

STAFF REPORT

DATE: April 26, 2024

RE: 401 South Street (permit application # T2024-0095)

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

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

Tree Species: Silver Buttonwood (*Conocarpus erectus*)



Photo showing location of tree, view 1.



Photo of whole tree.



Photo of whole tree showing location, view 2.



Photo of tree trunk, view 1.



Photo of trunk and canopy branches.



Two photos of tree trunk, views 2 & 3.





Photo of base of tree.

Diameter: 8.5"

Location: 60% (growing in front/side yard adjacent to sidewalk in a line with two other silver buttonwood trees-very visible tree.)

Species: 100% (on protected tree list)

Condition: 50% (overall health of tree is fair, structure is poor-growth of tree is sideways over sidewalk.)

Total Average Value = 70%

Value x Diameter = 5.9 replacement caliper inches

Application



12024-0095
RECEIVED
MAR 19 2024
BY: tk

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 3/18/2024

Tree Address 401 South Street

Cross/Corner Street Whitehead

List Tree Name(s) and Quantity As indicated on attached plans 1-Silver buttonwood

Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure removal

Reason(s) for Application:

() Remove () Tree Health () Safety () Other/Explain below

() Transplant () New Location () Same Property () Other/Explain below

(X) Heavy Maintenance Trim (X) Branch Removal (X) Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation A low Multi branched Silver Buttonwood reaching over public sidewalk. Owner requesting to trim this branch that is below head height over the sidewalk.

Property Owner Name Dennis and Allyson Sheckler

Property Owner email Address asheckler@aol.com

Property Owner Mailing Address 401 South Street, Key West, FL 33040

Property Owner Phone Number 857 998 8189

Property Owner Signature X Allyson Sheckler

Representative Name Keith Oropeza, Landscape Architect

Representative email Address keithoropeza2@gmail.com

Representative Mailing Address PO Box 547201 Orlando, FL 32854

Representative Phone Number 407 222 9583

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 (X)

Sketch location of tree in this area including cross/corner Street
Please identify tree(s) with colored tape

See photo

4-3-24
2'3" circ

3-26-24
branch is separate
from adjacent tree.
removal not
TM. KD
2nd SB is
minor trim



If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

\$ 25
20
\$45



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 03/19/2024

Tree Address 401 South Street, Key West

Property Owner Name Allyson Sheckler

Property Owner Mailing Address 401 South Street, Apt. 3

Property Owner Mailing City, State, Zip Key West, FL 33040

Property Owner Phone Number 857-998-8189

Property Owner email Address Asheckler@aol.com

Property Owner Signature Allyson Sheckler

Representative Name Keith Oropeza, landscape Architect

Representative Mailing Address P.O. Box 547201

Representative Mailing City, State, Zip Orlando, FL 32854

Representative Phone Number 407-222-9583

Representative email Address KeithoropezA2@gmail.com

I Allyson Sheckler 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 Allyson Sheckler

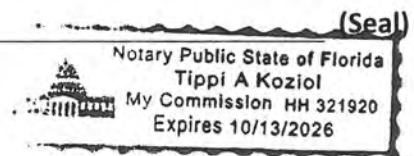
The forgoing instrument was acknowledged before me on this 18th day March 2024.

By (Print name of Affiant) Massachusetts Driver Licencel who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Tippi A. Koziol
Print name: Tippi A. Koziol

My Commission expires: 10/13/2026 Notary Public-State of



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 00036210-000000
 Account# 1037079
 Property ID 1037079
 Millage Group 10KW
 Location Address 401 SOUTH St, KEY WEST
 Legal Description KW FILER BOYLE SUB N-476 PT LOT 8 SQR 3 TR 16 OR135-414 OR755-767 OR2680-1635 OR3154-0585
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY TRIPLEX (0803)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SHECKLER DENNIS L TRUST 8/11/2011
 401 South St
 Key West FL 33040

SHECKLER ALLYSON E TRUST 8/11/2011
 401 South St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,016,273	\$1,028,357	\$548,341	\$559,336
+ Market Misc Value	\$5,083	\$5,109	\$5,486	\$5,864
+ Market Land Value	\$1,332,923	\$1,009,467	\$730,155	\$709,975
= Just Market Value	\$2,354,279	\$2,042,933	\$1,283,982	\$1,275,175
= Total Assessed Value	\$2,354,279	\$1,412,380	\$1,283,982	\$1,275,175
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,354,279	\$2,042,933	\$1,283,982	\$1,275,175

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,009,467	\$1,028,357	\$5,109	\$2,042,933	\$1,412,380	\$0	\$2,042,933	\$0
2021	\$730,155	\$548,341	\$5,486	\$1,283,982	\$1,283,982	\$0	\$1,283,982	\$0
2020	\$709,975	\$559,336	\$5,864	\$1,275,175	\$1,275,175	\$0	\$1,275,175	\$0
2019	\$790,695	\$450,908	\$6,241	\$1,247,844	\$1,247,844	\$0	\$1,247,844	\$0
2018	\$790,695	\$457,171	\$6,618	\$1,254,484	\$1,254,484	\$0	\$1,254,484	\$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
MULTI-FAMILY SUPERIOR (085D)	7,644.00	Square Foot	76	100

Buildings

Building ID	2880	Exterior Walls	CUSTOM
Style	2 STORY ON GRADE	Year Built	1948
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2014
Building Name		Foundation	CONCR FTR
Gross Sq Ft	3627	Roof Type	IRR/CUSTOM
Finished Sq Ft	2420	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	307	Bedrooms	4

Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	8	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
SPX	EXEC SC PORCH	381	0	114
FLA	FLOOR LIV AREA	2,420	2,420	363
OPU	OP PR UNFIN LL	145	0	52
OUU	OP PR UNFIN UL	562	0	169
SBF	UTIL FIN BLK	110	0	50
SBU	UTIL UNFIN BLK	9	0	12
TOTAL		3,627	2,420	760

Building ID	2881	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1958
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2004
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	458	Roof Type	GABLE/HIP
Finished Sq Ft	425	Roof Coverage	ROLLED COMPOS
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	84	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	27	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	425	425	0
OPU	OP PR UNFIN LL	12	0	0
SBU	UTIL UNFIN BLK	21	0	0
TOTAL		458	425	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1975	1976	4 x 4	1	16 SF	2
FENCES	2004	2005	4 x 220	1	880 SF	4
BRICK PATIO	2000	2007	0 x 13	1	133 SF	2
CONC PATIO	1948	2007	3 x 12	1	36 SF	2

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/8/2022	\$2,800,000	Warranty Deed	2360796	3154	0585	01 - Qualified	Improved		
4/22/2014	\$1,400,000	Warranty Deed		2680	1635	02 - Qualified	Improved		
2/1/1978	\$100,000	Conversion Code		755	767	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-3156	12/18/2023		\$66,000	Residential	Main: Remove 25SQ existing metal shingles and install a new Berridge Metal Shingle roofing system with Grace Ice & Water Shield. Remove 6SQ flat roofing and install a new HydroStop Rubber Membrane roofing system.
23-1510	7/24/2023		\$74,486	Residential	INInstall (2) 2 Ton Split A/C Systems And Ductwork, ETC per Plans (Rheem RA18AZZ & RHMV2421), (Mitsubishi- SUZKA18 & SVZKP18) Install (2) 2 Ton Split A/Cs and a Mini Split. with Ducts
23-1737	6/21/2023		\$4,410	Residential	Set underground 500 gallon tank in hole on concrete pad, strap tank down to pad, run gas piping to stove, water heater, and generator.
23-1680	6/6/2023		\$35,000	Residential	M install wiring per plans lights outlets and switches new renovation
23-1099	5/9/2023		\$5,000	Commercial	THE ROUGH AND SET OF 4 TOILETS. 3 SHOWERS4 LAVATORY SINKS,1 KITCHEN SINK, 1 BATHHUB ONE CLOTHES WASHER, 1 BAR SINK, 2 WATER HEATERS, 6 HOSE BIBBS. ALL WATER LINES WILL BE PEX PIPE. ALL WATER AND SEWER LINES WILL BE NEW TO STREET..
23-0856	4/6/2023		\$466,500	Residential	Renovation of Single Family Home 2467 Sq. Ft. 2 Stories 3 Bedrooms 3-1/2 Bathrooms. Permit for the main house only, the garage and addition will be permitted separately.
23-0353	2/3/2023		\$0	Residential	Exploratory demo of drywall on ceilings and some walls to determine what repairs are necessary so the main engineering and architectural plans can be complete. Remove some areas of flooring to inspect existing floor joists and attachments
22-0568	3/1/2022	3/21/2022	\$0	Residential	Demo kitchen cabinets, bathroom tile, replace with owner supplied. Paint the interior NOC required 3/1/2022 2:29:04 PM Please change job value to \$10,000.00 for permit price.
15-905	3/18/2015	4/7/2015	\$7,500	Residential	INSTALL 3 TON SPLIT SYSTEM WITH 3 RETURNS
06-3064	5/19/2006	8/14/2006	\$2,500	Residential	REMOVE ROLL ROOFING AND REPLACE WITH 5 SQS V-CRIMP
04-0604	3/1/2004	10/22/2004	\$2,100	Residential	SEWER LINE
03-3404	10/17/2003	9/24/2003	\$6,000	Residential	REPLACE UPSTAIRS PORCH
03-3423	9/25/2003	10/22/2004	\$13,570	Residential	REBUILD PERIMETER WALL
02-2174	8/20/2002	10/4/2002	\$45,500	Residential	PAINT ROOF COVER
98-3113	10/8/1998	3/6/2000	\$3,000	Residential	REPAIRS



Map



TRIM Notice

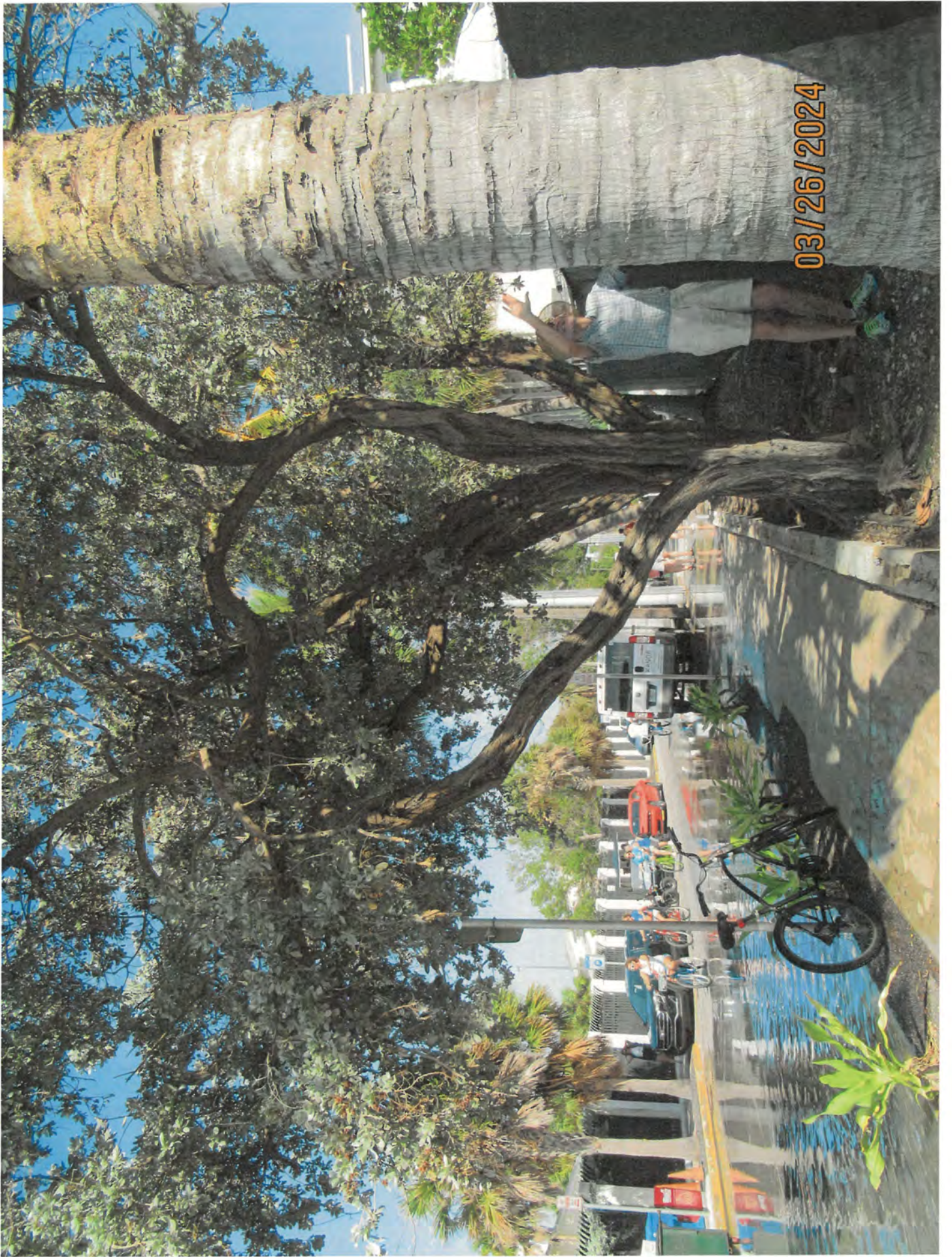
[2023 TRIM Notice \(PDF\)](#)

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Contact Us







03/26/2024