

STAFF REPORT

DATE: July 26, 2022

RE: **314 Margaret Street (permit application # T2022-0245)**

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

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

Tree Species: Yellow Poinciana (*Peltophorum pterocarpum*)



Photo showing location of tree.



Photo showing whole tree.



Photo of tree canopy, view 1.



Photo of canopy and crotch area of tree.



Photo of tree trunk, view 1.



Photo showing main canopy branch structure, view 1.



Photo of base of tree and trunk. Note presence of girdled root.



Photo showing main canopy branch structure, view 2.



Photo of base of tree showing distance from tree to foundation, view 1.



Standing at base of tree looking up at canopy closest to structure.



Photo showing trunk of tree in relation to roof area of structure.



Photo of base of tree showing distance from tree to foundation, view 2.



Photo of structure wall near tree.

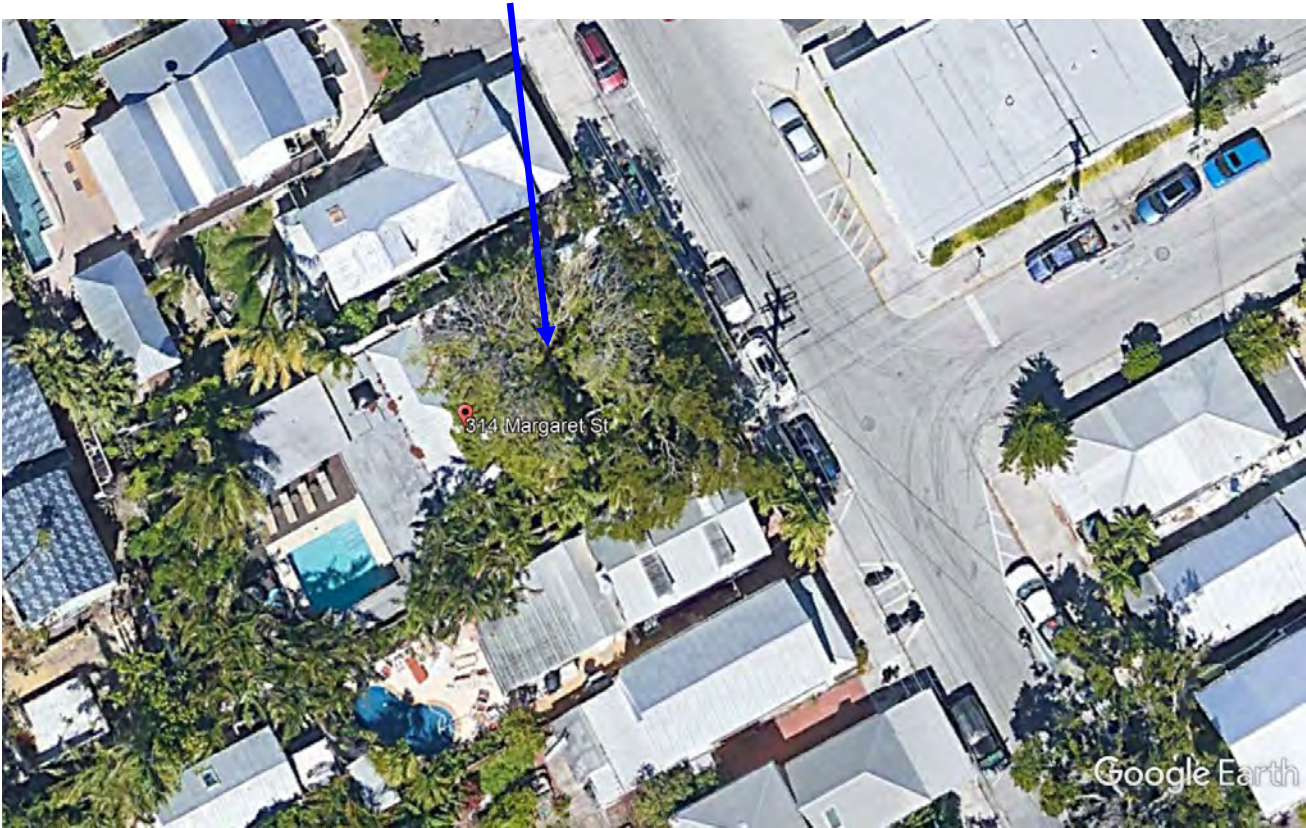


Photo showing location of tree on Google Earth aerial photo.

Diameter: 27"

Location: 50% (growing in front yard next to large mahogany tree, close to structure. This tree is the dominant canopy)

Species: 50% (not on protected or not protected tree list)

Condition: 70% (overall condition is fair to good, good overall structure, no major issues observed except for girdled root.)

Total Average Value = 56%

Value x Diameter = 15.1 replacement caliper inches

Application



T 2022-0245

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 7-11-2022

Tree Address 314 Margaret St.
Cross/Corner Street Eaton St.
List Tree Name(s) and Quantity 1 Yellow Poinciana tree
Species Type(s) check all that apply Peltandra
() Palm (x) Flowering () Fruit () Shade () Unsure Peltophorum sp.
Reason(s) for Application:
(x) Remove () Tree Health (x) Safety () Other/Explain below
() Transplant () New Location () Same Property () Other/Explain below
() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

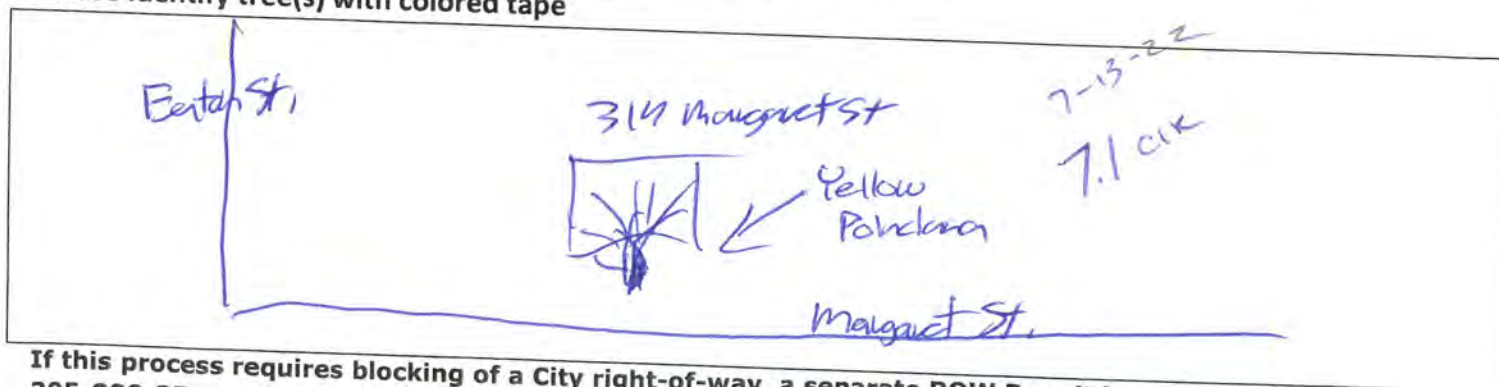
Additional Information and Explanation The tree is very close to the house, and very large and the owner is afraid of what might happen in a storm.

Property Owner Name Doug Erdman
Property Owner email Address _____
Property Owner Mailing Address 723 Eaton St.
Property Owner Phone Number 920-728-6711
Property Owner Signature _____

Representative Name Kenneth King
Representative email Address _____
Representative Mailing Address 1602 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. 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.



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 6-20-2022
Tree Address 314 MARGARET ST
Property Owner Name DOUG ERDMAN
Property Owner Mailing Address 723 EATON ST
Property Owner Mailing City, State, Zip Key West, FL 33040
Property Owner Phone Number 920-728-6711
Property Owner email Address _____
Property Owner Signature [Signature]
Representative Name Kenneth King
Representative Mailing Address 1602 LALAND ST
Representative Mailing City, State, Zip Key West FL 33040
Representative Phone Number 305-296-8101
Representative email Address _____

I _____ 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]

The forgoing instrument was acknowledged before me on this 20 day June 2022.
By (Print name of Affiant) Doug Erdman who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name:

Print name:

[Signature]
Dominique Barrera

My Commission expires: 6/25/22

Notary Public-State of



DOMINIQUE BARRERA
Commission # GG 231952
Expires June 25, 2022
Bonded Thru Budget Notary Services

(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 00003090-000000
 Account# 1003182
 Property ID 1003182
 Millage Group 12KW
 Location 314 MARGARET St, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 21 G65-377 G65-394 OR806-186 OR805-188 OR835-2337/38 OR1223-786/87 OR1223-788/90 OR2278-335/37 OR2594-1922/23 OR2658-1003/04 OR2658-1005/07 OR3181-1839
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

EKS-KEY WEST LLC
 43 S Water St E
 Fort Atkinson WI 53538

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$561,807	\$479,971	\$341,647	\$349,980
+ Market Misc Value	\$16,992	\$17,173	\$17,356	\$17,537
+ Market Land Value	\$1,150,127	\$850,660	\$844,149	\$889,721
= Just Market Value	\$1,728,926	\$1,347,804	\$1,203,152	\$1,257,238
= Total Assessed Value	\$1,455,814	\$1,323,467	\$1,203,152	\$1,257,238
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,728,926	\$1,347,804	\$1,203,152	\$1,257,238

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	6,382.50	Square Foot	58	111

Buildings

Building ID	155	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1945
Building Type	S.F.R. - R1 / R1	Effective Year Built	2015
Gross Sq Ft	2032	Foundation	CONCR FTR
Finished Sq Ft	1156	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC ABOVE GRD
Perimeter	136	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	5	Half Bathrooms	0
Interior Walls	PLASTER	Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	234	0	0
FLA	FLOOR LIV AREA	1,156	1,156	0
OUU	OP PR UNFIN UL	426	0	0
OPF	OP PRCH FIN LL	168	0	0
SBF	UTIL FIN BLK	48	0	0
TOTAL		2,032	1,156	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	1979	1980	1	225 SF	3
FENCES	1980	1981	1	232 SF	5
FENCES	2013	2014	1	300 SF	2
BRICK PATIO	2015	2016	1	724 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/7/2013	\$100	Quit Claim Deed		2658	1005	11 - Unqualified	Improved
11/7/2013	\$100	Quit Claim Deed		2658	1003	11 - Unqualified	Improved
10/18/2012	\$595,000	Warranty Deed		2594	1922	38 - Unqualified	Improved
2/27/2007	\$1,000,000	Warranty Deed		2278	335	Q - Qualified	Improved
5/1/1992	\$230,000	Warranty Deed		1223	786	Q - Qualified	Improved
7/1/1981	\$88,000	Warranty Deed		835	2337	Q - Qualified	Improved
1/1/1980	\$52,000	Conversion Code		805	188	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-0583	8/28/2015	8/28/2015	\$25,850		ATF***INSTALL APPROX 24X24 BRICK PAVER DRIVEWAY
15-1227	4/7/2015	2/1/2016	\$3,840		COMPLETE BONDING OF EXISTING POOL AND EQUIPMENT, INSTALL NEW POOL LIGHT
15-583	2/25/2015	2/1/2016	\$20,000		APPROX 1000SF WOOD DECKING
13-0543	5/22/2013	1/23/2014	\$3,468	Residential	REMOVE APPROX. 50 L.F. OF 6' HI FENCE & BUILD NEW FENCE TO MATCH @ BACK PROPERTY LINE, FENCE TO BE BUILT 6 X 6 POSTS W/1' X 6' PICKETS 6' TALL CLOSED PICKETS.
04-0338	2/6/2004	10/12/2004	\$11,000		METAL ROOFING

View Tax Info

[View Taxes for this Parcel](#)
[Sketches \(click to enlarge\)](#)

Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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

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Detail by Entity Name

Foreign Limited Liability Company
KW CASA MARGARITA, LLC

Filing Information

Document Number	M14000008329
FEI/EIN Number	45-5147006
Date Filed	11/18/2014
State	WI
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	01/28/2021
Event Effective Date	NONE

Principal Address

43 South Water Street East
Fort Atkinson, WI 53538

Changed: 04/25/2019

Mailing Address

43 South Water Street East
Fort Atkinson, WI 53538

Changed: 04/25/2019

Registered Agent Name & Address

Klitenick, Richard, Esq.
1009 Simonton Street
Key West, FL 33040

Name Changed: 01/26/2021

Address Changed: 03/02/2022

Authorized Person(s) Detail

Name & Address

Title Manager

ERDMAN, Douglas

43 South Water Street East
Fort Atkinson, WI 53538

Annual Reports

Report Year	Filed Date
2020	01/26/2021
2021	01/26/2021
2022	03/02/2022

Document Images

<u>03/02/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2021 -- LC Name Change</u>	View image in PDF format
<u>01/26/2021 -- REINSTATEMENT</u>	View image in PDF format
<u>04/25/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/22/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/18/2014 -- Foreign Limited</u>	View image in PDF format