

# **Staff Report**

TREE COMMISSION TREE REMOVAL REPORT  
CITY of KEY WEST

PROPERTY: 221 Golf Club Dr

APPLICATION NUMBER: T2025-0031

REQUEST: Property owner is seeking removal of (1) Gumbo Limbo (*Bursera simaruba*).

APPLICATION SUMMARY: An application was submitted to remove one large Gumbo Limbo tree from the front yard of the property. The application states that the tree is exceeding its designated area and is causing damage to the property's foundation and stairs.

TREE ASSESSMENT and PHOTOS:



Photo of the tree overall





Photo of the tree's canopy and a photo of the tree's lower main branches







A photo of a recent cut to a branch and a photo of the tree's canopy within the property limits







2 photos of the crotch of the tree







Photo of the tree's branches and photo of the tree's other crotch







2 photos of the walkway and stairs in relation to the tree's roots







2 photos of the tree's roots





Diameter: 17.5"

Condition: 90% (the tree is in excellent health)

Location: 70% (growing in front yard, very visible tree, small area and close to walkway/ stairs, but no cracking or damage from tree is visible)

Species: 100% (on City of KW protected tree list)

Tree Value: 87%

Required Mitigation: 15.2 caliper inches

Note: The applicant is also applying to remove (2) Thatch Palms in the front yard. This is being reviewed by Staff.

RECOMMENDATION: At the present time, there is no information submitted in the file or observed that supports removal of the tree. The tree could be trimmed to reduce the canopy away from the property, and the roots might be able to be trimmed away from the walkway and stairs. The tree seems to be in excellent health and there's no evidence of damage to the structures at this time.

PREPARED BY:

*Mckenzie Fraley*

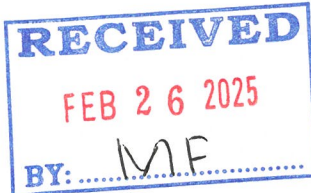
Mckenzie Fraley  
Urban Forestry Manager  
City of Key West



# Application



Dicot : T2025 - 0031  
Palm: T2025 - 0032



## Tree Permit Application

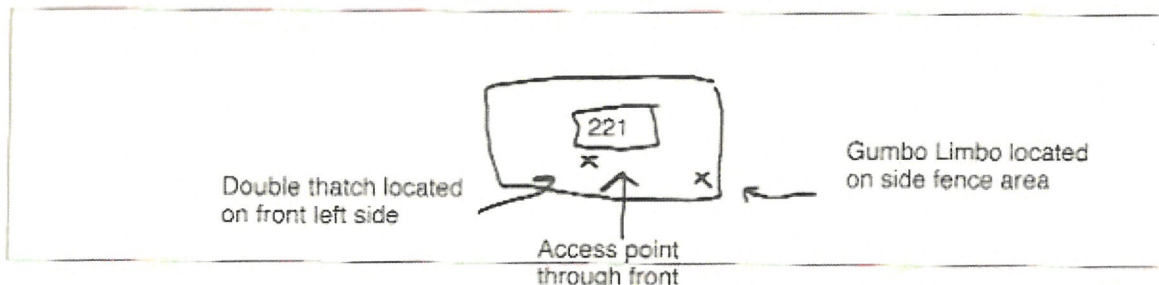
Please Clearly Print All Information unless indicated otherwise. Date: 02/25/2025

Tree Address 221 Golf Club Dr  
Cross/Corner Street NA  
List Tree Name(s) and Quantity 1 Gumbo Limbo 1 Double Thatch Palm  
Reason(s) for Application:  
(x) Remove ( ) Tree Health ( ) Safety (x) 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 gumbo limbo tree is exceeding its designated area and is causing damage to the property's foundation and stairs. Additionally, the thatch palm is scheduled for removal to accommodate relandscaping efforts. Moreover, the thatch palms are beginning to encroach upon the building.  
Property Owner Name Kimberly L Licina  
Property Owner Email Address kimlicina@gmail.com  
Property Owner Mailing Address 221 GOLF CLUB Drive Key West FL 33040  
Property Owner Phone Number 308-798-6018  
Property Owner Signature Kimberly L Licina  
\*Representative Name Clifton Turner  
Representative Email Address shortystlc@gmail.com  
Representative Mailing Address 19463 date palm dr  
Representative Phone Number 3056479261

\*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will represent the owner at a Tree Commission meeting or pick up an issued Tree Permit.

As of August 1, 2022, application fees are required. [Click here for the fee schedule.](#)

Sketch the tree's location (aerial view), including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon and if the tree is accessible.







## 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 2-26-25  
Tree Address 221 Golf Club Drive Key West FL 33040  
Property Owner Name Kimberly L Licina  
Property Owner Mailing Address 221 Golf Club Drive Key West FL 33040  
Property Owner Mailing City, State, Zip  
Property Owner Phone Number 808-795-6018  
Property Owner email Address kimlicina@gmail.com  
Property Owner Signature Kimberly L Licina  
Representative Name Clifton Turner Shortys Tree & Lawn Care LLC  
Representative Mailing Address 19463 date palm dr  
Representative Mailing City, State, Zip sugarloaf key fl 33042  
Representative Phone Number 3056479261  
Representative email Address shortystlc@gmail.com

I, Kimberly L Licina 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

Kimberly L Licina

The forgoing instrument was acknowledged before me on this 26 day February 2025.

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

FL, DL  
Notary Public

Sign name:

Veronica Cleare

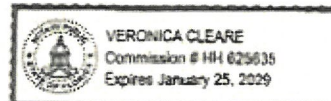
Print name:

Veronica Cleare

My Commission expires: 1/25/2029

Notary Public-State of FL

(Seal)





# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### 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 00072081-000461  
Account# 8880839  
Property ID 8880839  
Millage Group 10KW  
Location Address 221 GOLF CLUB Dr, KEY WEST  
Legal Description TOWNHOME UNIT 361 KEY WEST GOLF CLUB DEVELOPMENT OR1377-750 OR1904-1899 OR2429-2190 OR2609-1184 OR2656-1184 OR2662-120 OR3268-0297 OR3302-0751  
(Note: Not to be used on legal documents.)  
Neighborhood 6261  
Property Class SINGLE FAMILY RESID (0100)  
Subdivision  
Sec/Twp/Rng 26/67/25  
Affordable No  
Housing



### Owner

LICINA DEREK  
221 Golf Club Dr  
Key West FL 33040

LICINA KIMBERLY L  
221 Golf Club Dr  
Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$372,773	\$332,679	\$340,072	\$296,408
+ Market Misc Value	\$18,525	\$18,989	\$14,941	\$15,404
+ Market Land Value	\$682,305	\$689,303	\$426,003	\$270,298
= Just Market Value	\$1,073,603	\$1,040,971	\$781,016	\$582,110
= Total Assessed Value	\$636,087	\$660,956	\$619,947	\$582,110
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$611,087	\$804,264	\$665,294	\$557,110

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$682,305	\$372,773	\$18,525	\$1,073,603	\$636,087	\$25,000	\$611,087	\$437,516
2023	\$689,303	\$332,679	\$18,989	\$1,040,971	\$660,956	\$25,000	\$804,264	\$211,707
2022	\$426,003	\$340,072	\$14,941	\$781,016	\$619,947	\$25,000	\$665,294	\$90,722
2021	\$270,298	\$296,408	\$15,404	\$582,110	\$582,110	\$25,000	\$557,110	\$0
2020	\$300,914	\$299,595	\$15,866	\$616,375	\$616,375	\$0	\$616,375	\$0
2019	\$288,877	\$302,782	\$16,330	\$607,989	\$607,989	\$0	\$607,989	\$0
2018	\$287,198	\$305,969	\$16,922	\$610,089	\$610,089	\$0	\$610,089	\$0

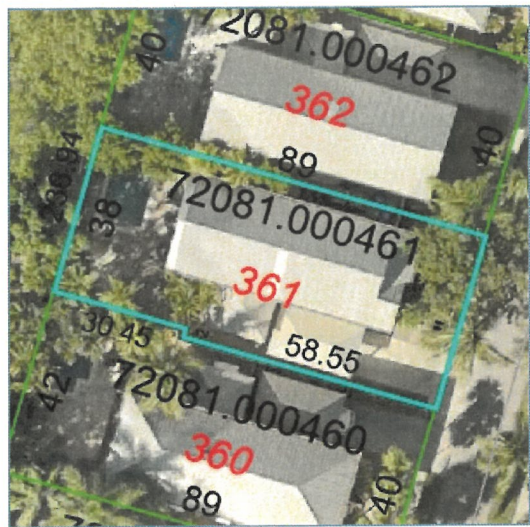
The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL GOLF COURSE VIEW (01GC)	3,499.00	Square Foot	0	0



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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 **SCHNEIDER**  
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