

# STAFF REPORT

DATE: May 31, 2023

RE: 1503 Duncan Street (permit application # T2023-0179)

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

An application was received requesting the removal of (1) Ficus tree. The tree appears to be a hybrid with characteristics of both the Strangler and Cuban Laurel Fig trees. A site inspection was done and documented the following:

Tree Species: Fig Tree (Ficus sp.)



Photo showing location of tree.



Photo of tree canopy, view 1.



Photo of base of tree, view 1. Note tree is enveloping a Sabal/Fan type palm that will also have to be removed.



Photo of base of tree, view 2.



Photo of tree canopy, view 2.



Phot of canopy, tree trunk.



Close up photo of base of tree.



Close up photo of tree trunk and palm trunk.



Closeup photo of base of tree showing thatch palm growing in root system.



Close up photo of tree trunk and aerial roots impacting property line fence and location of adjacent neighbor's structure, view 1.



Close up photo of tree trunk and aerial roots impacting property line fence, view 2.



Close up photo of tree trunk and aerial roots impacting property line fence and location of adjacent neighbor's structure, view 2.





Photo of tree canopy taken from neighbor's property, view 1.



Photo showing location of neighboring structure and tree. Note impact area on structure.



Photo of tree trunk structure and palm that is being enveloped, taken from neighbor's property.



Two photos of neighboring structure that is being directly impacted by tree. Structure has water and electrical line system in it.





Photo of tree canopy taken from neighbor's property, view 2.

Diameter:  $36.3'' - 24'' = 12.3''$  regulated diameter

Location: 60% (growing in back yard against property line fence, impacting neighbor's accessory structure, enveloping a Sabal Palm.)

Species: 0% (tree appears to be a hybrid fig tree, on not protected tree list but regulated if over 24'' diameter.)

Condition: 60% (overall condition is fair, typical ficus strangling growth.)

Total Average Value = 40%

Value x Diameter = 4.9 replacement caliper inches

# Additional Information

## Karen DeMaria

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**From:** Paul Toppino <pault@CharleyToppino.com>  
**Sent:** Tuesday, May 30, 2023 7:47 AM  
**To:** Karen DeMaria  
**Cc:** Paul Toppino  
**Subject:** [EXTERNAL] Tree Removal Permit

**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.

Ms. DeMaria,

I am writing about the pending tree removal request that is growing on my back yard neighbors' lot at 1503 Duncan. My address is 1500 Catherine Street.

The tree is pressing on my fence and the roof of my laundry room and is continuing to grow and encroach.

Besides leaning into the structure, I am concerned that the Water, Sewer and Gas line under the structure are being impacted.

Please allow this tree (trees as there are 2 or 3 trees wrapped around each other) to be removed before further damage occurs.

Thank you for your time and consideration.

Paul E Toppino  
1500 Catherine Street  
Key West, FL 33040

[pault@toppkw.com](mailto:pault@toppkw.com)

305 797 1000

# Application



canopy removal T2023-0179

Palm removal

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5/2/2023

**Tree Address** 1503 Duncan Street

**Cross/Corner Street** LEON strangler + eucalyptus

**List Tree Name(s) and Quantity** 1 Ficus Tree (sp?) + (1) Sabal Palm - being enveloped

**Species Type(s) check all that apply** ( ) Palm ( ) Flowering ( ) Fruit ( ) Shade ( ) Unsure (1) Thicket palm growing in root

**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** Damaging the neighbors house & fence.

**Property Owner Name** Martin Ray Allen Schoneck

**Property Owner email Address** martin.schoneck@icloud.com

**Property Owner Mailing Address** 1320 20th Terrace

**Property Owner Phone Number** (305)

**Property Owner Signature** Martin Schoneck

**Representative Name** Clifton Turner

**Representative email Address** shortystlc@gmail.com

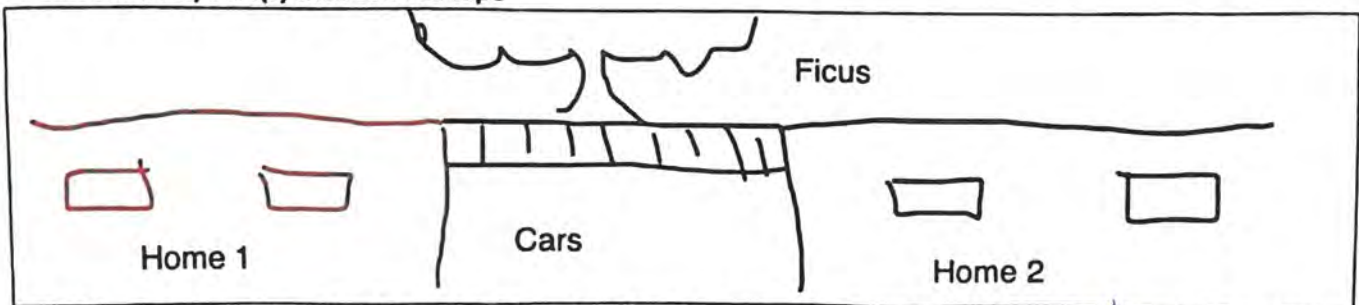
**Representative Mailing Address** 19463 date palm dr

**Representative Phone Number** 3056479261

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will 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.

9.6' cur  
 36.3" dbh  
 -24'  
 12.3" regulator  
 \$ 50  
 20  
 \$ 70 + \$10





# 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 5-16-2023  
 Tree Address 1503 Duncan Street  
 Property Owner Name Martin Ray Allen Schoneck  
 Property Owner Mailing Address 1320 20th Terrace  
 Property Owner Mailing City, State, Zip Key West Florida 33040  
 Property Owner Phone Number (305) 896-6796  
 Property Owner email Address Martin.schoneck@icloud.com  
 Property Owner Signature [Signature]

Representative Name Clifton Turner  
 Representative Mailing Address 19463 Date Palm Dr  
 Representative Mailing City, State, Zip Summerland Key FL 33042  
 Representative Phone Number 3056479261  
 Representative email Address shortystlc@gmail.com

I [Redacted] 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 is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 16 day MAY, 2023. By (Print name of Affiant) MARTIN SCHONECK who is personally known to me or has produced DL 5520576-98-305-0 as identification and who did take an oath.

Notary Public Sign name: [Redacted] Print name: GRACIELA LOZANO

My Commission expires: 11/26/2025 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 00044060-000000  
 Account# 1044695  
 Property ID 1044695  
 Millage Group 10KW  
 Location 1503 DUNCAN ST, KEY WEST  
 Address  
 Legal KW MONROE INVESTMENT CO SUB PB1-41 THE SWLY 16 FT 91N OF LOT 6 AND  
 Description ALL LOT 7 SQR 21 TR 20 OR68-505 OR476-706 OR1131-2164 OR2460-1956  
 OR2604-1659 OR2604-1660 OR2604-1661 OR3141-2255 OR3176-1691  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6181  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Monroe Investment Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

SCHONECK MARTIN RAY ALLEN  
 4 Azalea Dr  
 Key West FL 33040

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$186,309	\$163,204	\$149,604	\$151,870
+ Market Misc Value	\$4,282	\$4,282	\$4,282	\$4,282
+ Market Land Value	\$476,633	\$306,209	\$306,209	\$310,365
= Just Market Value	\$667,224	\$473,695	\$460,095	\$466,517
= Total Assessed Value	\$667,224	\$389,775	\$384,394	\$375,752
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$667,224	\$364,775	\$359,394	\$350,752

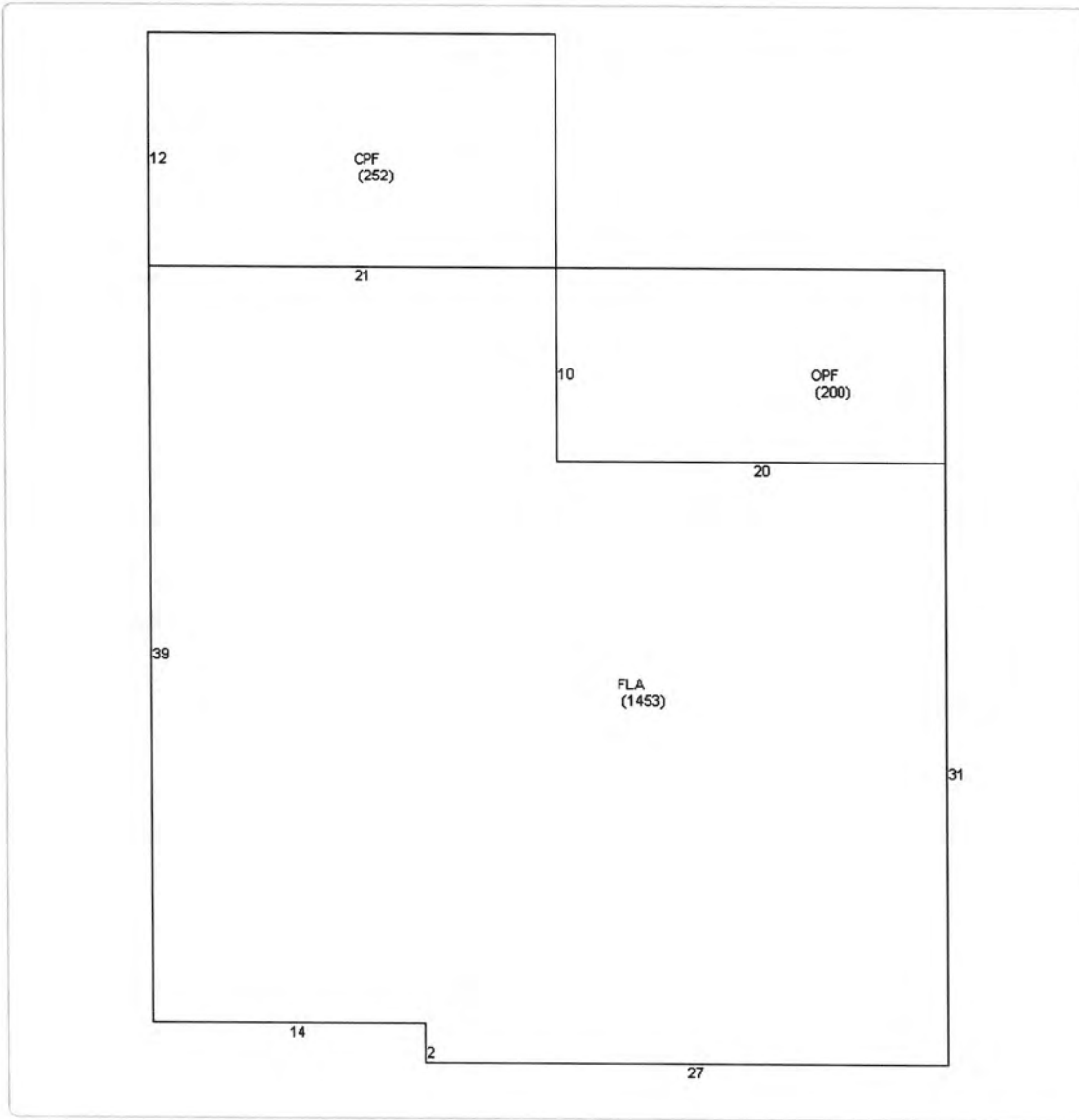
**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$306,209	\$163,204	\$4,282	\$473,695	\$389,775	\$25,000	\$364,775	\$83,920
2020	\$306,209	\$149,604	\$4,282	\$460,095	\$384,394	\$25,000	\$359,394	\$75,701
2019	\$310,365	\$151,870	\$4,282	\$466,517	\$375,752	\$25,000	\$350,752	\$90,765
2018	\$340,848	\$154,137	\$4,282	\$499,267	\$368,746	\$25,000	\$343,746	\$130,521

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)	5,896.00	Square Foot	67	88



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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