

# STAFF REPORT

DATE: November 30, 2022

RE: 1015 Windsor Lane (permit application # T2022-0404)

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

An application was received requesting the removal of (2) Sapodilla and (1) Royal Poinciana tree. A site inspection was done and documented the following:

Tree Species: Sapodilla (Manilkara zapota)



Photo showing location of Sapodilla tree  
#1



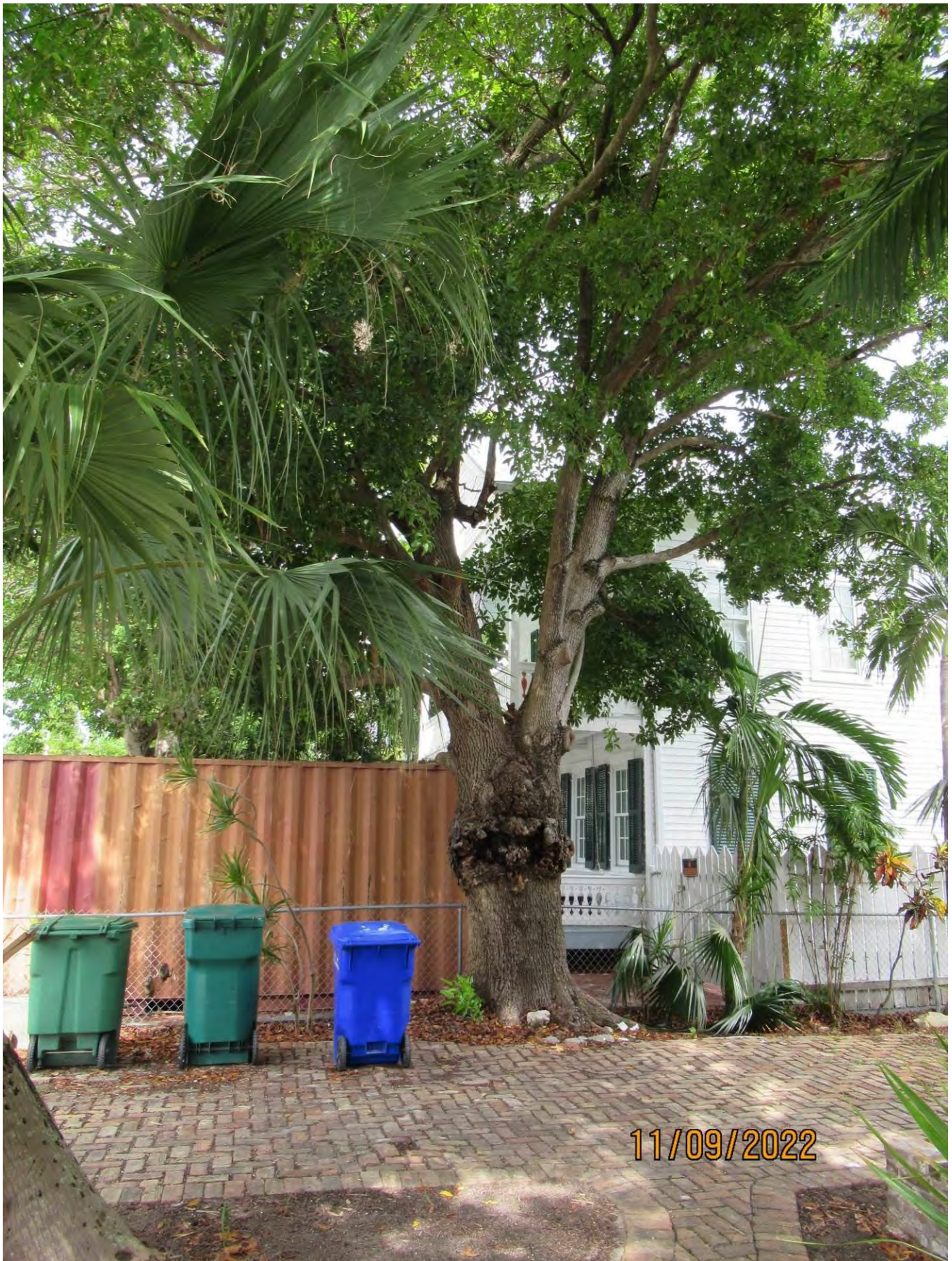


Photo of whole tree, view 1.





Photo of  
tree  
canopy,  
view 1.



Photo of  
gall area  
growing  
on  
trunk.





Photo of whole tree, view 2.





Photo of  
tree  
canopy,  
view 2.



Photo  
of tree  
canopy,  
view 3.





Photo of tree trunk, view 1.





Close up photo of tree trunk-gall area, view 1.





Photo of tree trunk-gall area, view 2.





Photo of tree trunk and canopy, view 1.





Photo of tree trunk and canopy, view 2.





Photo of  
base of tree,  
view 1.



Photo of  
base of  
tree, view  
2.





Photo of base of tree, view 3.

Tree #1 Diameter: 30.2"  
Location: 70% (growing in front, side property line area, very visible tree)  
Species: 100% (on protected tree list)  
Condition: 60% (overall condition is fair, large, old tree, healthy canopy, no evidence of termites, gall on trunk but hard wood immediately under gall cracks)  
Total Average Value = 76%  
Value x Diameter = 22.9 replacement caliper inches





Photo showing location of Sapodilla tree #2 and Royal Poinciana tree, view 1.



Photo showing location of Sapodilla tree #2 and Royal Poinciana tree, view 2.





Photo showing specific location of each tree.





Close up photo of location of trees, view 2.



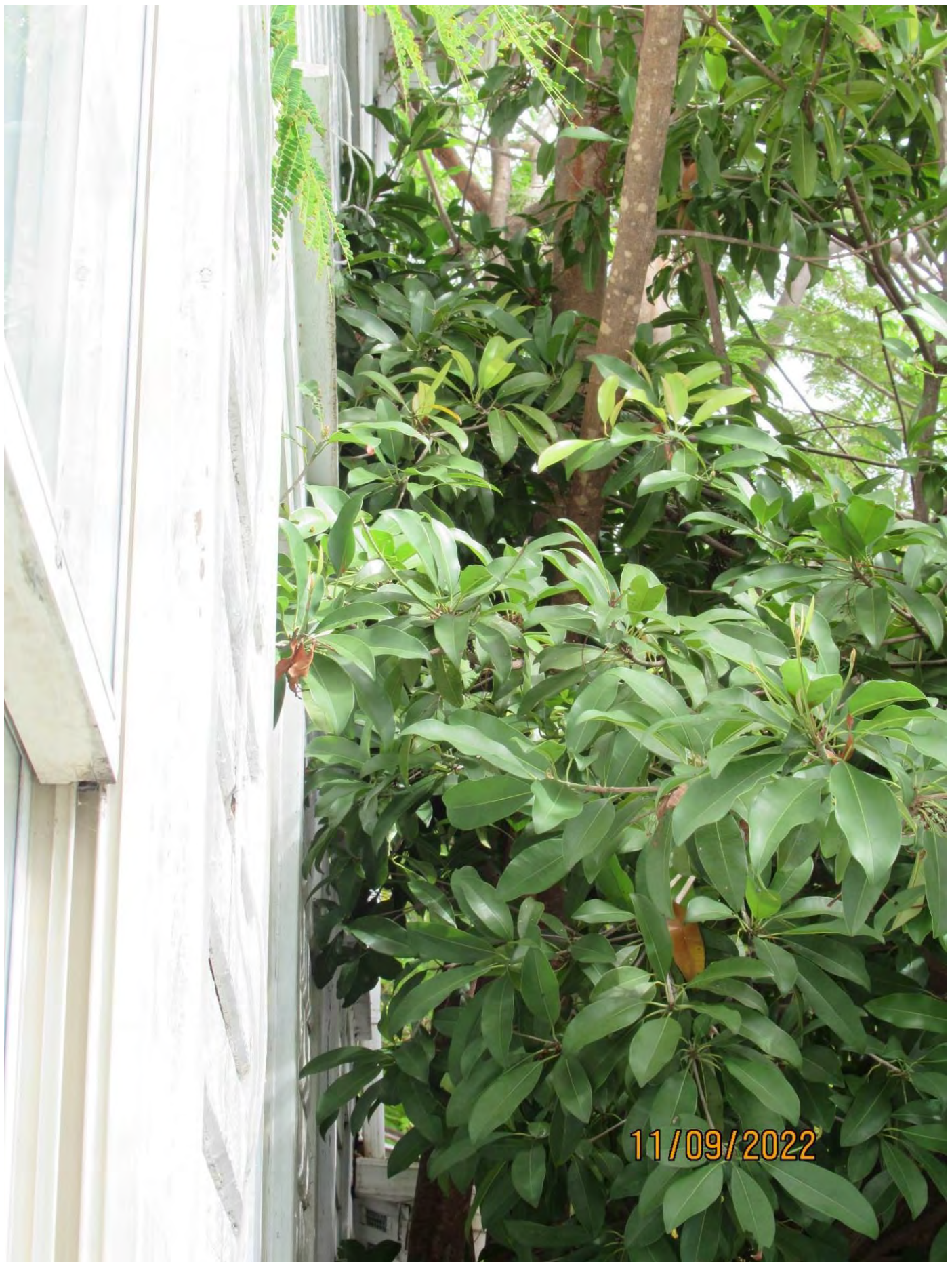


Photo of Sapodilla #2 tree canopy, view 1.





Photo showing tree trunks.

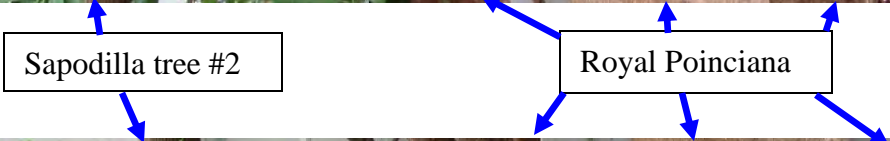


Photo showing trunks and base of trees.





Photo of tree canopy, view 2.



Photo of base of Sapodilla tree #2.





Photo of tree  
trunks and  
canopy of  
Sapodilla #2.

Tree #2 Diameter: 3.8"

Location: 40% (growing in side area of lot next to property line and in root zone of Royal Poinciana tree, too close to structure-wrong tree, wrong place)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair)

Total Average Value = 63%

Value x Diameter = 2.3 replacement caliper inches



Tree Species: Royal Poinciana (*Delonix regia*)



Photo showing trunks and base of tree.





Photo showing base of tree, view 1.





Photo showing base of tree, view 2.

Diameter: 34.3" (multiple trunks)

Location: 40% (growing in side area of lot next to property line, too close to structure-wrong tree, wrong place)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is poor-low, codominant trunks, poor structure)

Total Average Value = 60%

Value x Diameter = 20.5 replacement caliper inches

Total required replacements if all removals approved

Sap Tree #1: 22.9"

Sap Tree #2: 2.3"

RP Tree: 20.5"

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45.7"



# Application





T2022-0404

## Tree Permit Application

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

Tree Address 1015 Windsor Ln.  
Cross/Corner Street Truman Ave.  
List Tree Name(s) and Quantity 2 Sappodilla trees 1 Polkadana

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 Sappodilla and Polkadana trees on the right side of the property are growing into the house. The Sappodilla on the other side of the property had termites

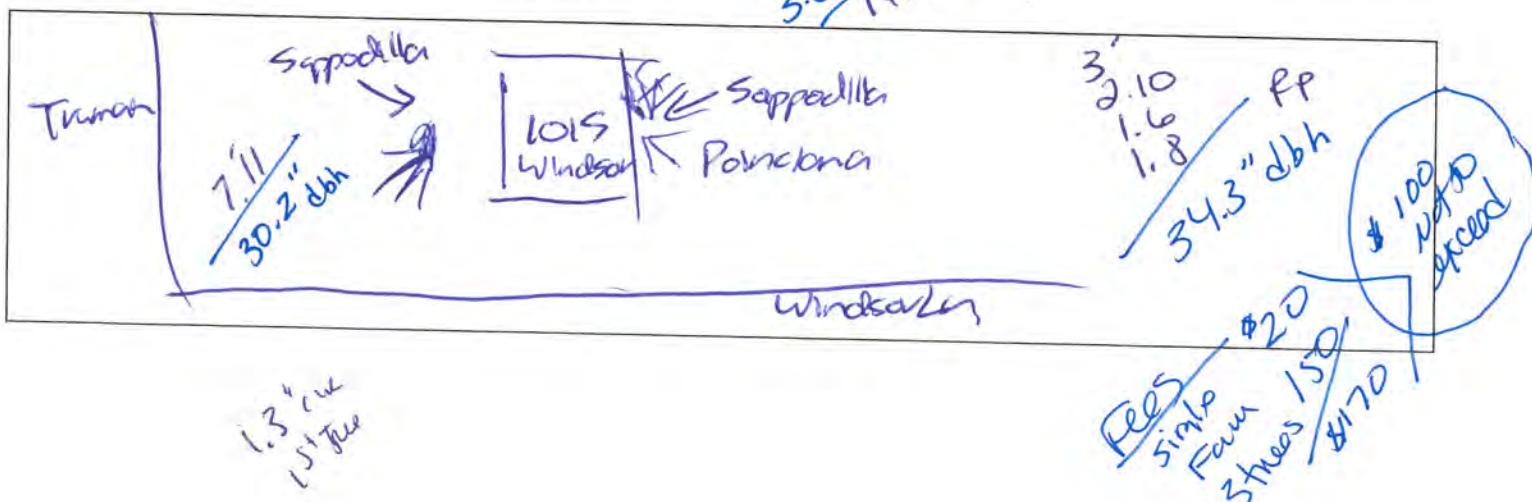
Property Owner Name Nana Properties LLC  
Property Owner email Address Tony Willis CPA@gmail.com  
Property Owner Mailing Address 2432 Flagler Ave.  
Property Owner Phone Number 305-395-9768  
Property Owner Signature \_\_\_\_\_

\*Representative Name Kenneth King  
Representative email Address \_\_\_\_\_  
Representative Mailing Address 1602 Laland 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.







## 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 11-1-2022  
Tree Address 1015 WINDSOR  
Property Owner Name NANA Properties LLC  
Property Owner Mailing Address 2432 FLAGLER Key West FL  
Property Owner Mailing City, State, Zip SAME  
Property Owner Phone Number 305-395-9768  
Property Owner email Address Tony.Willis@CPA@Gmail.com  
Property Owner Signature [Signature]  
Representative Name Kenneth King  
Representative Mailing Address 1602 Land 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 \_\_\_\_\_

The forgoing instrument was acknowledged before me on this 1<sup>st</sup> day November 2022.  
By (Print name of Affiant) Tony Willis who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: DM Farver

Print name: DEVON FARVER

My Commission expires: 9/20/25

Notary Public-State of \_\_\_\_\_

(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 00030120-000000  
 Account# 1030881  
 Property ID 1030881  
 Millage Group 10KW  
 Location 1015 WINDSOR LN, KEY WEST  
 Address  
 Legal Description KW TROPICAL SUB PB1-37 LOT 5 SQR 2 TR 12 D3-165 OR926-190/92 OR927-1699 OR933-1117 OR1034-1321/22 OR1225-1665 OR1335-2038/40 OR1335-2041/43 OR1335-2044/46 OR1920-1771/72 OR2703-181/84 OR2843-1540/41  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Tropical Building and Investment Co Sub  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing

**Owner**

NANA PROPERTIES LLC  
 2432 Flagler Ave  
 Key West FL 33040

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$239,473	\$215,563	\$220,821	\$173,502
+ Market Misc Value	\$10,703	\$11,031	\$11,361	\$11,689
+ Market Land Value	\$1,069,585	\$791,089	\$785,035	\$827,415
= Just Market Value	\$1,319,761	\$1,017,683	\$1,017,217	\$1,012,606
= Total Assessed Value	\$1,119,451	\$1,017,683	\$1,017,217	\$1,005,455
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,119,451	\$1,017,683	\$1,017,217	\$1,012,606

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5.52900	Square Foot	48.5	114

**Buildings**

Building ID 2328	Exterior Walls ABOVE AVERAGE WOOD with 20% WD FRAME
Style 2 STORY ELEV FOUNDATION	Year Built 1938
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 2008
Gross Sq Ft 2183	Foundation WD CONC PADS
Finished Sq Ft 1280	Roof Type GABLE/HIP
Stories 2 Floor	Roof Coverage METAL
Condition AVERAGE	Flooring Type SFT/HD WD
Perimeter 208	Heating Type FCD/AIR DUCTED with 0% NONE
Functional Obs 0	Bedrooms 2
Economic Obs 0	Full Bathrooms 2
Depreciation % 16	Half Bathrooms 1
Interior Walls WALL BD/WD WAL	Grade 600
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETCHED GARAGE	240	0	0
OPX	EXC OPEN PORCH	342	0	0
FLA	FLOOR LIV AREA	1,280	1,280	0
OPU	OP PR UNFIN LL	306	0	0
SBF	UTIL FIN BLK	15	0	0
TOTAL		2,183	1,280	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1939	1940	1	50 SF	1
FENCES	1939	1940	1	64 SF	4
CH LINK FENCE	1959	1960	1	1164 SF	1
BRICK PATIO	2000	2001	1	288 SF	3
BRICK PATIO	2000	2001	1	300 SF	3
BRICK PATIO	2000	2001	1	780 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/30/2017	\$100	Warranty Deed	2114182	2843	1540	30 - Unqualified	Improved	FAMILY TRUST UNDER MARINA S MOSHER REV TR 6/11/03	
6/19/2014	\$100	Warranty Deed		2703	181	11 - Unqualified	Improved		
9/1/1994	\$22,000	Warranty Deed		1335	2038	K - Unqualified	Improved		



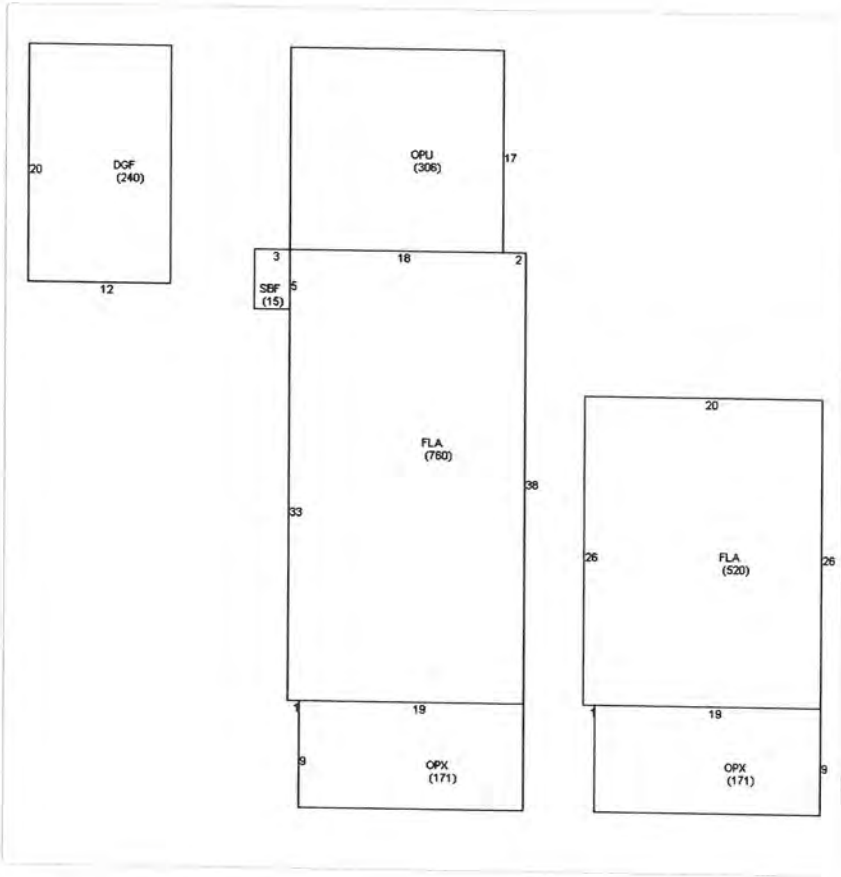
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
06-4579	8/1/2006	9/27/2006	\$2,450	Residential	REPLACE PORCH DECKING.
9602353	6/1/1996	11/1/1996	\$380	Residential	FENCES
E953675	10/1/1995	12/1/1995	\$3,000	Residential	100AMP SVC.1/100-200SUB
A952785	8/1/1995	12/1/1995	\$1,800	Residential	8 SQRS V-CRIMP RFG
B951729	5/1/1995	11/1/1996	\$8,000	Residential	RENOVATIONS
P951762	5/1/1995	11/1/1996	\$4,000	Residential	PLUMBING
M943505	10/1/1994	12/1/1994	\$4,800	Residential	1-2TON & 1-3TON A/C W/17D
B942909	9/1/1994	12/1/1994	\$4,100	Residential	RENOVATIONS
B920004	1/1/1992	12/1/1994	\$900	Residential	INTERIOR/EXTERIOR REPAIRS
B912435	9/1/1991	12/1/1994	\$4,600	Residential	REPAIRS/ADD DECK
B912696	1/1/1991	12/1/1994	\$900	Residential	INTERIOR REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





## Map



## TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

## 2022 Notices Only

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## Detail by Entity Name

Florida Limited Liability Company  
NANA PROPERTIES, LLC

### Filing Information

<b>Document Number</b>	L16000222537
<b>FEI/EIN Number</b>	38-4022238
<b>Date Filed</b>	12/08/2016
<b>Effective Date</b>	12/08/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2432 FLAGLER AVE.  
KEY WEST, FL 33040

### Mailing Address

2432 FLAGLER AVE.  
KEY WEST, FL 33040

### Registered Agent Name & Address

WILLIS, GUY A  
2432 FLAGLER AVE.  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

WILLIS, TONY  
2432 FLAGLER AVE.  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	01/03/2020
2021	01/05/2021
2022	01/05/2022

### Document Images