

STAFF REPORT

DATE: August 3, 2023

RE: 1527 Flagler Avenue (permit application # T2023-0244)

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

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

Tree Species: Barbados Cherry (*Malpighia glabra*)



Photo showing whole tree and location, view 1.



Photo of base of tree and trunks, view 1.



Photo of
tree
canopy,
view 1.



Photo of
tree trunks
and
canopy.



Photo of base and trunks of tree, view 2.



Photo of
tree
canopy,
view 2.



Photo of
whole tree
showing
location,
view 2.

Diameter: 15.6" (multiple trunks)

Location: 60% (growing in open yard area behind fence and under a Royal Poinciana tree that is being removed.)

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

Condition: 70% (overall condition is fair to good. Healthy, sprawling, tree.)

Total Average Value = 60%

Value x Diameter = 9.3 replacement caliper inches

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Photo of whole tree.



Photo of tree trunk and canopy, view 1.



Photo of
tree
canopy.



Photo of
tree trunk
and
canopy,
view 2.



Photo showing base of tree area.

Diameter: 6"

Location: 60% (growing in rear of open yard area)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair-young tree with poor canopy structure.)

Total Average Value = 73%

Value x Diameter = 4.3 replacement caliper inches

Total required replacements: 13.6"

Application



T2023-0244

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 7-23-2023

Tree Address 1527 Flager Ave.
Cross/Corner Street Thompson St.
List Tree Name(s) and Quantity 1 Cherry tree 1 Gumbo Limbo tree
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 Both trees are in the way of proposed construction.

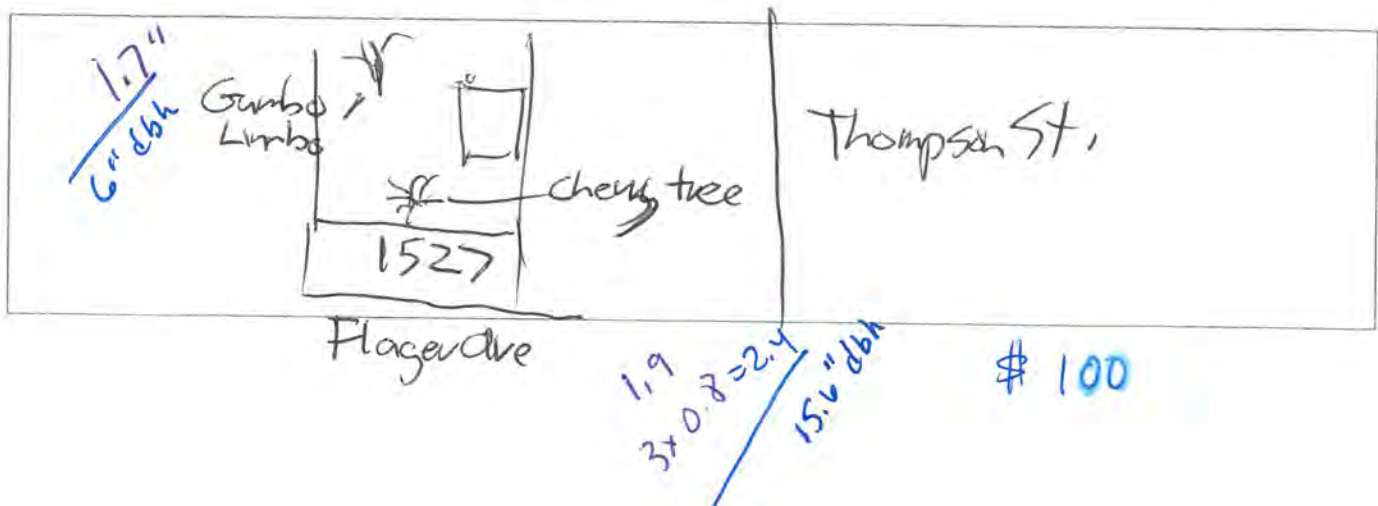
Property Owner Name Kenneth + Linda Joan King King Holdings II
Property Owner email Address of Key West LLC
Property Owner Mailing Address 1602 Laland St.
Property Owner Phone Number 305-296-8101
Property Owner Signature [Signature]

*Representative Name _____
Representative email Address _____
Representative Mailing Address _____
Representative Phone Number _____

*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.



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 from the previous 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 00042510-000000
 Account# 1043141
 Property ID 1043141
 Millage Group 10KW
 Location 1527 FLAGLER Ave, KEY WEST
 Address
 Legal KW MONROE INVESTMENT CO SUB PB1-41 LT 2 SQR
 Description 3 TR 20 OR306-290/91 OR320-449/53 OR444-1007/8
 OR526-1087D/C OR844-2391/2396WILL OR882-
 1854/55P/R OR882-1856/60 OR1436-576 OR1436-
 577 OR1696-1496 OR1811-2410/12 OR2117-1237
 OR2404-2389/91C OR2523-253/55R/S OR2624-
 2328D/C OR2983-2052
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class VACANT RES (0000)
 Subdivision Monroe Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KING HOLDINGS II OF KEY WEST LLC
 1602 Laird St
 Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$7,441	\$7,605	\$7,838	\$8,070
+ Market Land Value	\$520,213	\$369,224	\$244,881	\$230,924
= Just Market Value	\$527,654	\$376,829	\$252,719	\$238,994
= Total Assessed Value	\$305,790	\$277,991	\$252,719	\$238,994
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$527,654	\$376,829	\$252,719	\$238,994

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$244,881	\$0	\$7,838	\$252,719	\$252,719	\$0	\$252,719	\$0
2020	\$230,924	\$0	\$8,070	\$238,994	\$238,994	\$0	\$238,994	\$0
2019	\$257,556	\$0	\$8,303	\$265,859	\$212,395	\$0	\$265,859	\$0
2018	\$247,305	\$0	\$8,535	\$255,840	\$193,086	\$0	\$255,840	\$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 DRY UNPERMITTED (01DM)	5,025.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1986	1987	7 x 50	1	350 SF	2
GARAGE	1966	1956	10 x 18	1	180 SF	2
WOOD DECK	2004	2005	20 x 20	1	400 SF	2
FENCES	2004	2005	6 x 77	1	462 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/6/2019	\$1,025,000	Warranty Deed	2235758	2983	2052
6/23/2011	\$100	Warranty Deed		2523	253
3/13/2008	\$100	Quit Claim Deed		2404	2389
7/24/2002	\$175,000	Warranty Deed		1811	2410
6/1/1983	\$1	Warranty Deed		882	1854

Permits

Number	Date Issued	Date Completed	Amount	Permit Type
04-1291	4/30/2004	3/30/2005	\$2,000	
03-2388	8/12/2003	3/30/2005	\$2,400	

View Tax Info

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Photos



Map



TRIM Notice

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

No data available for the following modules: Buildings, Sketches (click to enlarge).