

STAFF REPORT

DATE: August 28, 2023

RE: 3525 Northside Drive (permit application # T2023-0228)

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

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

Tree Species: Yellow Tabebuia (*Tabebuia aurea*)



Photo showing location of tree.



Two photos showing trunk and canopy of tree, views 1 & 2.





Two photos showing trunk and base of tree-growing in conflict with Gumbo Limbo tree (to remain).





Two photos
of trunk and
canopy
structure,
views 3 & 4.





Photo of tree canopy.

Diameter: 11.4"

Location: 40% (growing against trunk of gumbo limbo tree in back yard area, most of canopy over structure.)

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

Condition: 50% (overall condition is fair, poor structure-major growth lean.)

Total Average Value = 46%

Value x Diameter = 5.2 replacement caliper inches

Application

RECEIVED

JUL 07 2023

BY: TK



T2023-0228

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: _____

Tree Address 3525 Northside DR.

Cross/Corner Street _____

List Tree Name(s) and Quantity 1 tabebu yellow tabebu

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 extreme lean over house

Property Owner Name John Throver

Property Owner email Address John throver 58 @ yahoo.com

Property Owner Mailing Address 3525 Northside E.W.

Property Owner Phone Number 713 628 - 7274

Property Owner Signature _____

*Representative Name Keys Tree Man

Representative email Address KeysTreeMan@gmail.com

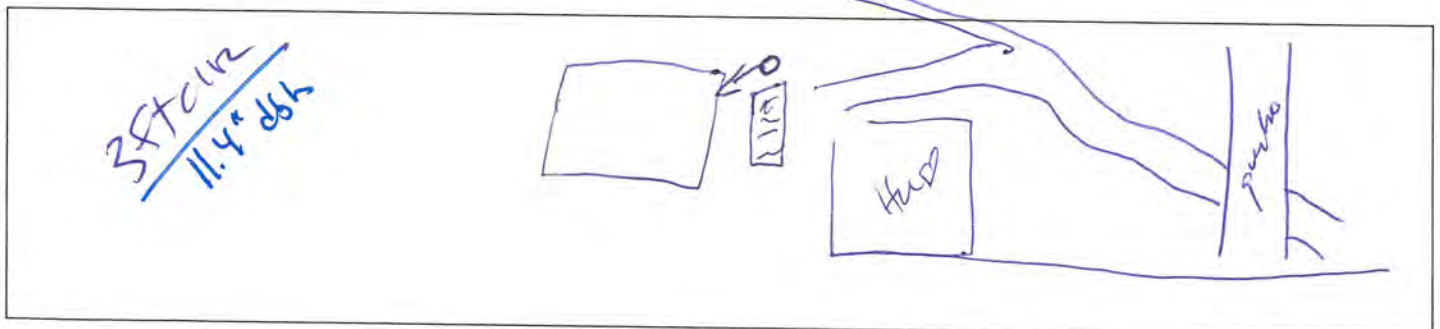
Representative Mailing Address ROOSEVELT ST. BPK

Representative Phone Number 305 900 - 8448

*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.



\$ 50
20
\$ 70



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.

All Information unless indicated otherwise.

Date 7/7/2023
Tree Address 3525 Northside Dr
Property Owner Name John + Linda Throuwer
Property Owner Mailing Address 3525 Northside Dr
Property Owner Mailing City, State, Zip Key West FL 33040
Property Owner Phone Number 713-628-7274
Property Owner email Address Johnthrouwer58@yahoo.com
Property Owner Signature [Signature]
Representative Name Treeman - Sean Creedon
Representative Mailing Address P.O. Box 430204
Representative Mailing City, State, Zip Big Pine Key, FL 33043
Representative Phone Number 305-900-8448
Representative email Address Keystreeman@gmail.com

I, John Throuwer 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 is there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 7th day June 2023.

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

Notary Public

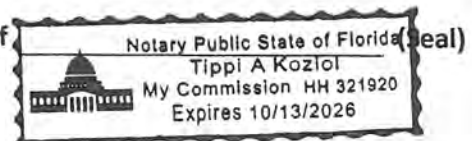
Sign name:

Print name:

Tippi A Kozlowski
Tippi A. Kozlowski

My Commission expires: 10/13/2026

Notary Public-State of



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 00057170-000000
 Account# 1057657
 Property ID 1057657
 Millage Group 10KW
 Location 3525 NORTHSIDE Dr, KEY WEST
 Address
 Legal BK 4 LT 4 PEARLMAN HEIGHTS PB4-85 OR297-29/30 OR438-766/67 OR671-486/87 OR1020-222 OR1075-1759 OR1465-1499 OR2873-988 OR2876-2485 OR2885-1098/99 OR2886-1983-84 OR2934-0790
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6223
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Pearlman Heights
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

THROWER JOHN
 3525 Northside Dr
 Key West FL 33040

THROWER LINDA
 3525 Northside Dr
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$413,939	\$357,593	\$361,280	\$364,966
+ Market Misc Value	\$29,009	\$29,480	\$29,950	\$30,421
+ Market Land Value	\$353,953	\$241,785	\$234,307	\$234,307
= Just Market Value	\$796,901	\$628,858	\$625,537	\$629,694
= Total Assessed Value	\$647,723	\$628,858	\$625,537	\$629,694
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$622,723	\$603,858	\$600,537	\$629,694

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$241,785	\$357,593	\$29,480	\$628,858	\$628,858	\$25,000	\$603,858	\$0
2020	\$234,307	\$361,280	\$29,950	\$625,537	\$625,537	\$25,000	\$600,537	\$0
2019	\$234,307	\$364,966	\$30,421	\$629,694	\$629,694	\$0	\$629,694	\$0
2018	\$214,366	\$155,603	\$21,249	\$391,218	\$391,218	\$0	\$391,218	\$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 (010D)	5,865.00	Square Foot	0	0

Buildings

Building ID	4727	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1968
Building Type	S.F.R. - R1 / R1	Effective Year Built	2016
Gross Sq Ft	2485	Foundation	CONCR FTR
Finished Sq Ft	1936	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC ABOVE GRD
Perimeter	164	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	3

Depreciation % 5
Interior Walls PLYWOOD PANEL

Half Bathrooms 0
Grade 600
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	252	0	64
OPX	EXC OPEN PORCH	282	0	98
FLA	FLOOR LIV AREA	1,936	1,936	288
OPF	OP PRCH FIN LL	15	0	16
TOTAL		2,485	1,936	466

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1979	1980	6 x 293	1	1758 SF	5
CONC PATIO	1979	1980	0 x 0	1	394 SF	3
FENCES	1979	1980	6 x 16	1	96 SF	2
FENCES	1983	1984	4 x 10	1	40 SF	2
RES POOL	1979	1980	8 x 22	1	176 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/25/2018	\$760,000	Warranty Deed	2192895	2934	0790	01 - Qualified	Improved		
12/27/2017	\$420,000	Warranty Deed	2150643	2886	1983	19 - Unqualified	Improved	NUGENT JEANNE A	
9/15/2017	\$0	Order (to be used for Order Det. Heirs, Probate in	2149378	2885	1098	19 - Unqualified	Improved	NUGENT KEVIN MICHAEL ESTATE	
7/1/1997	\$215,900	Warranty Deed		1465	1499	Q - Qualified	Improved		
12/1/1988	\$155,500	Warranty Deed		1075	1759	Q - Qualified	Improved		
7/1/1987	\$140,000	Warranty Deed		1020	222	Q - Qualified	Improved		
2/1/1976	\$58,000	Conversion Code		671	486	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-1997	7/13/2022	8/15/2022	\$10,050	Residential	2 SMALLER ROOFS - 1) REMOVE METAL FROM LOW SLOPE AND INSTALL 5V 2) REMOVE TPO FROM FLAT AND INSTALL TAPER AND TPO
19-2311	6/28/2019		\$5,750	Residential	REPLASTER EXISTING 60 LF POOL. REPLACE WATERLINE TILE & COPING.
19-1793	6/7/2019	8/13/2019	\$7,000	Residential	REMOVE EXISTING CONCRETE WALKWAYS & POOL DECKS/PATIO & REPLACE WITH TRAVERTINE. 1054 SF.
19-1585	5/1/2019	7/16/2019	\$950	Residential	Renovation Interior-Remove existing tile on kitchen back splash & install approx 20 sf of tile.
19-0962	3/13/2019	6/26/2019	\$1,500	Residential	RUN A EQUIPOTENTIAL GROUND FOR POOL.
18-1397	4/13/2018	7/6/2018	\$6,000	Residential	INSTALL 4 REPLACEMENT DOORS, 3 IN THE FRON & 1 ON THE SIDE, HURRICANE RATED.
18-1391	4/2/2018	6/7/2018	\$14,000	Residential	INSTALL 4 WINDOWS REPLACEMENT IMPACT FRONT OF HOUSE.
18-1203	3/23/2018	6/8/2018	\$3,200	Residential	REPLACE SHEETROCK DAMAGED BY HURRICANE APPROX 50 SHEETS NEW KITCHEN CABINETS INSTALLED.
18-0570	2/16/2018	3/15/2018	\$11,000	Residential	RE-WIRE BAD WIRES IN KITCHEN CHANGE WIRES IN BAD SHAPE. HOUSE ADD 10 CAN LIGHTS
18-0329	1/27/2018	1/25/2018	\$21,500	Residential	CHANGE WIRES IN MASTER BATH.
0000333	2/11/2000	8/1/2000	\$1,500	Residential	REPLACE ROOF AND APPLY METAL PANELS, STEEL (2100 SF).
					REPIPE (2) BATHROOMS; REPIPE (1) KITCHEN, (1) LAUNDRY ROUGH IN (1) FULL BATHROOM.
					ROOF REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Map



TRIM Notice

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

2022 Notices Only

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