

STAFF REPORT

DATE: January 30, 2023

RE: 57 Seaside Court South (permit application # T2023-0012)

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

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

Tree Species: Strangler Fig (*Ficus aurea*)



Photo showing location of tree as seen from the main access road into the Seaside/Oceanwalk/LaBria area.



Photo of whole tree, view 1.



Photo of trunk and base of tree.



Photo of tree canopy.



Photo showing base of tree.



Photo of whole tree, view 2.

Diameter: 3.1"

Location: 40% (Wrong tree, wrong place-poor location, species of tree tends to be large and this areas is very small.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair to poor, poor base with fair trunk and branch structure. Young tree.)

Total Average Value = 63%

Value x Diameter = 1.9 replacement caliper inches

Recommendation: Recommend approval of the removal of one, young Strangler Fig tree. Tree does not have room to properly grow in such a small place. Future issues with fence and structure foundation.

Application



T 23-0012

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 01/07/2023

Tree Address 57 Seaside South Court

Cross/Corner Street _____

List Tree Name(s) and Quantity 1 Ficus Tree

Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☒ Shade ☐ Unsure

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

Ficus tree will eventually outgrow its area. It is pushed between a fence and a house.

Fence can not be removed due to HOA

Property Owner Name

Marianne Lepre-Nolan

Property Owner email Address

mlepre@yahoo.com

Property Owner Mailing Address

57 Seaside South Court, Key West, FL 33040

Property Owner Phone Number

914-659-5992

Property Owner Signature _____

Representative Name

Clifton Turner

Representative email Address

Shortystlc@gmail.com

Representative Mailing Address

19463 Date Palm Dr Sugarloaf Key FL 33042

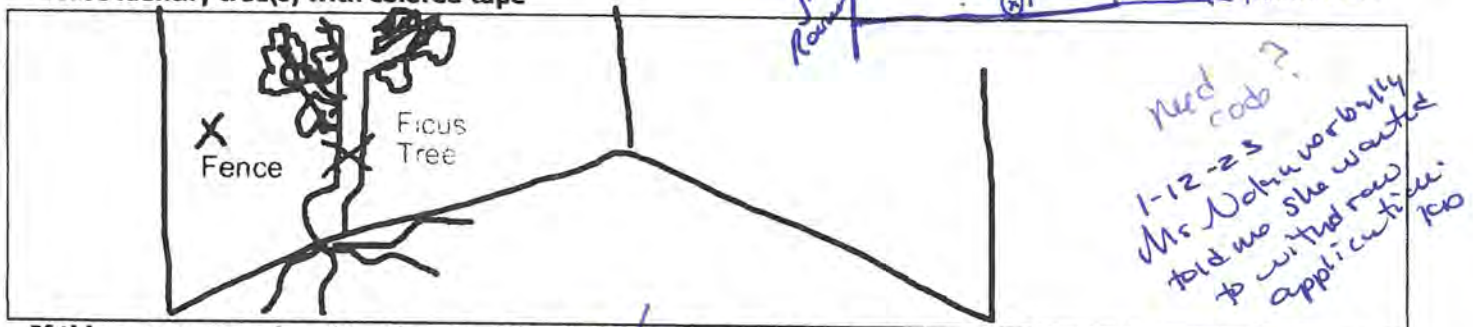
Representative Phone Number

305-647-9261

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.

10" circ / 3.1" dbh

\$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.

Please Clearly Print All Information unless indicated otherwise.

Date January 8, 2023
Tree Address 57 Seaside South Court, Key West, FL 33040
Property Owner Name Marianne Lepre-Nolan
Property Owner Mailing Address 57 Seaside South Court
Property Owner Mailing City, State, Zip Key West, FL 33040
Property Owner Phone Number 914-659-5992
Property Owner email Address mlepre@yahoo.com
Property Owner Signature _____

Representative Name Clifton Turner
Representative Mailing Address 19463 Date Palm Dr
Representative Mailing City, State, Zip Sugarloaf Key FL 33042
Representative Phone Number 305-647-9261
Representative email Address Shortystlc@gmail.com

I Marianne Lepre-Nolan 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

Marianne Lepre-Nolan

The forgoing instrument was acknowledged before me on this 8th day January 2023.
By (Print name of Affiant) Marianne Lepre-Nolan who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name:

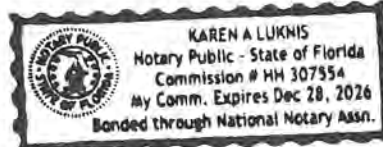
Print name:

KAREN A LUKNIS
KAREN A LUKNIS

My Commission expires: DEC 28 2026

Notary Public-State of _____

(Seal)



Karen DeMaria

From: Shorty's Tree & Lawn Care LLC <shortystlc@gmail.com>
Sent: Sunday, January 8, 2023 7:41 PM
To: Karen DeMaria
Subject: [EXTERNAL] Fwd: Tree Removal Permit Request
Attachments: 2023 tree removal permit, notarized.pdf

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.

----- Forwarded message -----

From: Marianne Lepre-Nolan <mlepre@yahoo.com>
Date: Sunday, January 8, 2023
Subject: Tree Removal Permit Request
To: Shorty's Tree & Lawn Care LLC <shortystlc@gmail.com>

Here you go, filled in and notarized today. Let me know what comes next and thank you!

Warm regards, Marianne

(914) 659-5992

On Saturday, January 7, 2023 at 08:01:49 PM EST, Shorty's Tree & Lawn Care LLC <shortystlc@gmail.com> wrote:

Hello Marianne,

Below I have provided the permit for your tree removal. Please be sure to fill out where indicated and send it back to us.

If you have any questions or need any further assistance please let us know.



Isa with Shorty's Team

Shorty's Tree & Lawn Care LLC.

Serving The Lower FL Keys.

--

Clifton Turner
Owner and Operator of Shorty's Tree & Lawn Care LLC
Serving the Lower FL Keys
305-647-9261

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 00066210-001570
Account# 9081766
Property ID 9081766
Millage Group 10KW
Location 57 SEASIDE SOUTH Ct, KEY WEST
Address
Legal PT PARCEL 35 MARIE B LEE PLAT PB4-69 (A/K/A UNIT 57 SEASIDE KEY WEST
Description RESIDENCES) OR2091-1709/1796DEC OR2108-325/327(REST) OR2111-1143/44
OR2903-390LET/ADM OR2923-2209/10ORD
(Note: Not to be used on legal documents.)
Neighborhood 6233
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 03/68/25
Affordable Yes
Housing

**Owner**

LEPRE-NOLAN MARIANNE
 57 Seaside South Ct
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$176,214	\$153,189	\$154,836	\$153,137
+ Market Misc Value	\$724	\$779	\$835	\$891
+ Market Land Value	\$91,250	\$94,900	\$75,190	\$93,440
= Just Market Value	\$268,188	\$248,868	\$230,861	\$247,468
= Total Assessed Value	\$241,115	\$234,093	\$230,861	\$247,468
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$215,615	\$208,593	\$205,361	\$221,968

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$94,900	\$153,189	\$779	\$248,868	\$234,093	\$25,500	\$208,593	\$14,775
2020	\$75,190	\$154,836	\$835	\$230,861	\$230,861	\$25,500	\$205,361	\$0
2019	\$93,440	\$153,137	\$891	\$247,468	\$247,468	\$25,500	\$221,968	\$0
2018	\$93,440	\$156,740	\$946	\$251,126	\$251,126	\$0	\$251,126	\$0

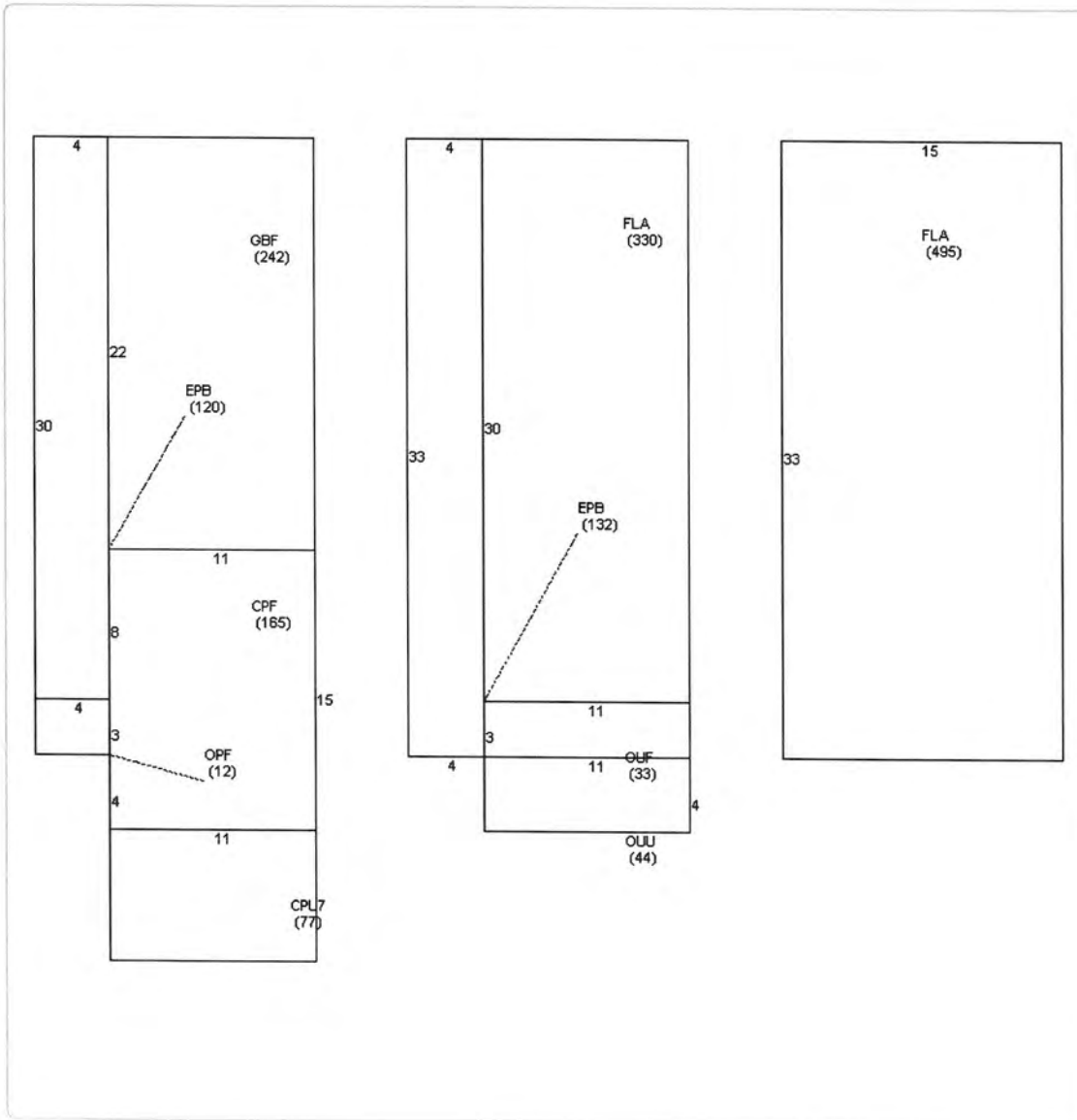
The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	730.00	Square Foot	0	0

Buildings

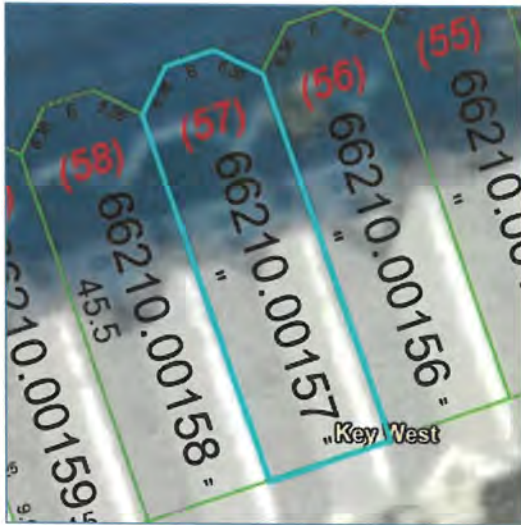
Building ID	1578	Exterior Walls	HARDIE BD
Style	STILT 2 STORY	Year Built	2005
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Gross Sq Ft	1650	Foundation	CONCRETE SLAB
Finished Sq Ft	825	Roof Type	GABLE/HIP
Stories	3 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC ABOVE GRD
Perimeter	178	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1



Photos



Map



TRIM Notice

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

2022 Notices Only

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