

# STAFF REPORT

DATE: February 27, 2023

RE: 718 South Street (permit application # T2023-0028)

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

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

Tree Species: Spanish Lime (*Melicoccus bijugatus*)



Photo showing location of tree.





Photo of  
tree  
canopy,  
view 1.



Photo of  
base of  
tree,  
view 1.





Photo of  
base of tree,  
view 2.



Photo of  
tree trunk  
and canopy  
branches.





Photo of tree canopy and utility lines, view 1.





Photo of  
tree  
canopy  
and utility  
lines,  
view 2.



Photo of  
base of tree,  
view 3.





Photo of tree trunk showing location in relation to structure, view 1.





Photo of tree trunk showing location in relation to structure, view 2.





Photo of tree trunk showing location in relation to structure, view 3.





Photo of tree canopy, view 2.



Photo showing base of tree in relation to structure, view 1.





Two photos showing root impacts to walkways and planter.





Photo of whole tree.





Photo of tree canopy, view 3.

Diameter: 19.7"

Location: 40% (Very visible tree growing close to structure-trunk and root system, canopy in utility lines.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair)

Total Average Value = 66%

Value x Diameter = 13 replacement caliper inches

Note: In October 2014, this tree was approved to be removed as part of a development plan project. At that time, the tree was measured at 17" diameter with a value of 66%.

Recommend approval of the removal of (1) Spanish Lime tree to be replaced with 13 caliper inches of approved, FL#1, trees to be planted on the property.



# Application





palm removal → T2023-0027  
canopy removal → T2023-0028

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 12/19/22

Tree Address 718 South street  
Cross/Corner Street South and little over William st.  
List Tree Name(s) and Quantity ~~canopy~~ tree - 1  
Reason(s) for Application: palm  
☒ 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 Palm tree next to SPANISH TREE

1- Washingtonian palm

1- Spanish Lime tree

BOTH ARE ALMOST TOUCHING PROPERTY ROOF AND WALL.

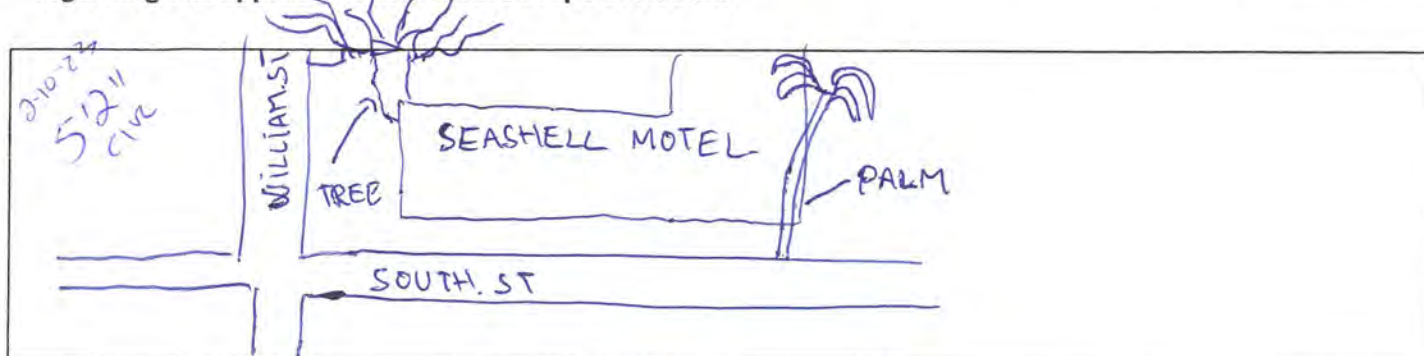
Property Owner Name South street Hospitality LLC  
Property Owner email Address Kristsoni@gmail.com  
Property Owner Mailing Address 830 Truman Avenue, Key West, FL 33040  
Property Owner Phone Number 305-879-0558  
Property Owner Signature [Signature]

\*Representative Name FILIP POPP  
Representative email Address FABISGARDENS@GMAIL.COM  
Representative Mailing Address 19 BEACH DRIVE KEY WEST FL 33040  
Representative Phone Number 305-923-7327

\*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.



Palm \$ 10 / To Dicot \$ 50  
✓ Comm App 40  
\$ 50 + \$ 50 = \$ 100 -





## 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 12/19/22

Tree Address 718 South street

Property Owner Name South street Hospitality LLC

Property Owner Mailing Address 830 Truman Avenue, Key West, FL

Property Owner Mailing City, 33040

State, Zip

Property Owner Phone Number 305-879-0358

Property Owner email Address

Property Owner Signature [Signature]

Representative Name FILIP POPP

Representative Mailing Address 3316 DUCK AVE

Representative Mailing City, KEY WEST, FLORIDA, 33040

State, Zip

Representative Phone Number 305-923-7327

Representative email Address FABISGARDENS@GMAIL.COM

I Krishna Soni 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 [Signature] 12/19/22

The forgoing instrument was acknowledged before me on this 19 day DECEMBER 2022

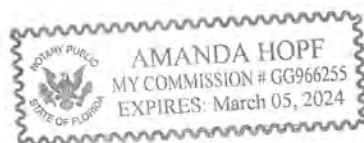
By (Print name of Affiant) KRISHNA SONI who is personally known to me or has produced FLDL 5500518-84723-0 exp 6/23/29 as identification and who did take an oath.

Notary Public

Sign name: [Signature]

Print name: AMANDA HOPE

My Commission expires: MARCH 5, 2024 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** 00036870-000000  
**Account#** 1037681  
**Property ID** 1037681  
**Millage Group** 10KW  
**Location** 718 SOUTH St, KEY WEST  
**Address**  
**Legal** KW INVESTMENT CO SUB PB1-69 PT LT 3 SQR 15 TR 17 AND KW WHITE AND  
**Description** PIERCE DIAGRAM N-613 LOTS 10 & 11 SQR 4 TR 17 OR53-405/06 OR171-294/95  
 OR471-633-634 OR655-249 OR746-171/72 OR752-1262/64 OR881-77 OR1007-  
 699/700 OR1007-701/02 OR1121-759/60 OR1162-280/81 OR1410-1439/40  
 OR1663-707/08 OR2106-2411/13 OR2366-2352/58(RES NO 08-107) OR2656-  
 1908/09  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 32100  
**Property Class** HOTEL - LUXURY (3900)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



### Owner

SOUTH STREET HOSPITALITY LLC  
 830 Truman Ave  
 Key West FL 33040

### Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$1,165,500	\$1,108,084	\$1,957,756	\$2,348,039
+ Market Misc Value	\$168,000	\$162,901	\$282,224	\$260,893
+ Market Land Value	\$1,998,000	\$1,729,015	\$2,140,020	\$2,608,932
= Just Market Value	\$3,331,500	\$3,000,000	\$4,380,000	\$5,217,864
= Total Assessed Value	\$3,300,000	\$3,000,000	\$3,844,208	\$3,494,735
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,331,500	\$3,000,000	\$4,380,000	\$5,217,864

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,729,015	\$1,108,084	\$162,901	\$3,000,000	\$3,000,000	\$0	\$3,000,000	\$0
2020	\$2,140,020	\$1,957,756	\$282,224	\$4,380,000	\$3,844,208	\$0	\$4,380,000	\$0
2019	\$2,608,932	\$2,348,039	\$260,893	\$5,217,864	\$3,494,735	\$0	\$5,217,864	\$0
2018	\$2,240,398	\$2,016,358	\$224,040	\$4,480,796	\$3,177,032	\$0	\$4,480,796	\$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 (3900)	Number of Units	Unit Type	Frontage	Depth
	13,743.00	Square Foot	0	0

### Buildings

<b>Building ID</b>	40146	<b>Exterior Walls</b>	C.B.S.
<b>Style</b>		<b>Year Built</b>	1948
<b>Building Type</b>	HOTEL/MOTEL C / 39C	<b>EffectiveYearBuilt</b>	1994
<b>Gross Sq Ft</b>	1303	<b>Foundation</b>	
<b>Finished Sq Ft</b>	898	<b>Roof Type</b>	
<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	
<b>Perimeter</b>	134	<b>Heating Type</b>	
<b>Functional Obs</b>	0	<b>Bedrooms</b>	0
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	0



## Map



## TRIM Notice

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

## 2022 Notices Only

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

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## Detail by Entity Name

Florida Limited Liability Company  
SOUTH STREET HOSPITALITY, LLC.

### Filing Information

<b>Document Number</b>	L13000124834
<b>FEI/EIN Number</b>	46-3579496
<b>Date Filed</b>	09/04/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	05/10/2018
<b>Event Effective Date</b>	NONE

### Principal Address

718 South street  
Key West, FL 33040

Changed: 12/04/2022

### Mailing Address

1301 ASHBY STREET  
KEY WEST, FL 33040

Changed: 12/04/2022

### Registered Agent Name & Address

SONI, TEJAS V  
1301 ASHBY STREET  
KEY WEST, FL 33040

Name Changed: 12/04/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

SONI, TEJAS V  
1301 ASHBY STREET  
KEY WEST, FL 33040



## Title Manager

SONI, ASHISH V  
830 TRUMAN AVE  
830 truman avenue  
Key West, FL 33040

## Title Secretary

SONI, KRISHNA T  
830 TRUMAN AVE  
Key West, FL 33040

## Annual Reports

Report Year	Filed Date
2021	03/12/2021
2022	03/13/2022
2022	12/04/2022

## Document Images

<a href="#">12/04/2022 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/13/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/12/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/08/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/03/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/10/2018 -- LC Amendment</a>	View image in PDF format
<a href="#">01/14/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/20/2017 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/01/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/01/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/02/2015 -- LC Amendment</a>	View image in PDF format
<a href="#">02/01/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/04/2013 -- Florida Limited Liability</a>	View image in PDF format











## Karen DeMaria

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**From:** Filip Popp <[fabisgardens@gmail.com](mailto:fabisgardens@gmail.com)>  
**Sent:** Thursday, January 26, 2023 1:56 PM  
**To:** Karen DeMaria  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 718 South st Tree and palm removal.

**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.

Yes, please I put both tree and palm on same application i asked before if i can do it because it's same property and they said yes hopefully everything is ok please let me know.

You told me that palm(is no problem to get permit)...but for that spanish lime we have to wait for meeting to get approve.

On Thu, Jan 26, 2023, 1:18 PM Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)> wrote:

Do you want to remove the Spanish Lime tree? The application only 1-Palm.

Removal of the Spanish Lime tree will require Tree Commission approval. That application will be placed on the March meeting.

Sincerely,

Karen

**From:** Filip Popp <[fabisgardens@gmail.com](mailto:fabisgardens@gmail.com)>  
**Sent:** Thursday, January 26, 2023 1:15 PM  
**To:** Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>  
**Subject:** [EXTERNAL] Re: [EXTERNAL] 718 South st Tree and palm removal.

**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.

Yes I already drop off permit application for both. I am not sure about that tree but I think it's Spanish tree.







