

STAFF REPORT

DATE: April 26, 2023

RE: 620 Thomas Street Unit 172 (permit application # T2023-0131)

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

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

Tree Species: Gumbo Limbo (*Bursera simaruba*)



Photo showing location of tree in back yard and tree canopy.



Two photos showing tree canopy and location in relation to structure.





Photo of base of tree and trunk.



Photo of
tree trunk
and
canopy,
view 1.



Photo of
base of
tree and
deck,
view 1.



Two
photos of
base of
tree and its
roots in
relation to
ac unit.





Photo of base of tree and deck, view 2.



Two photos
of tree trunk
and canopy,
views 2 & 3.



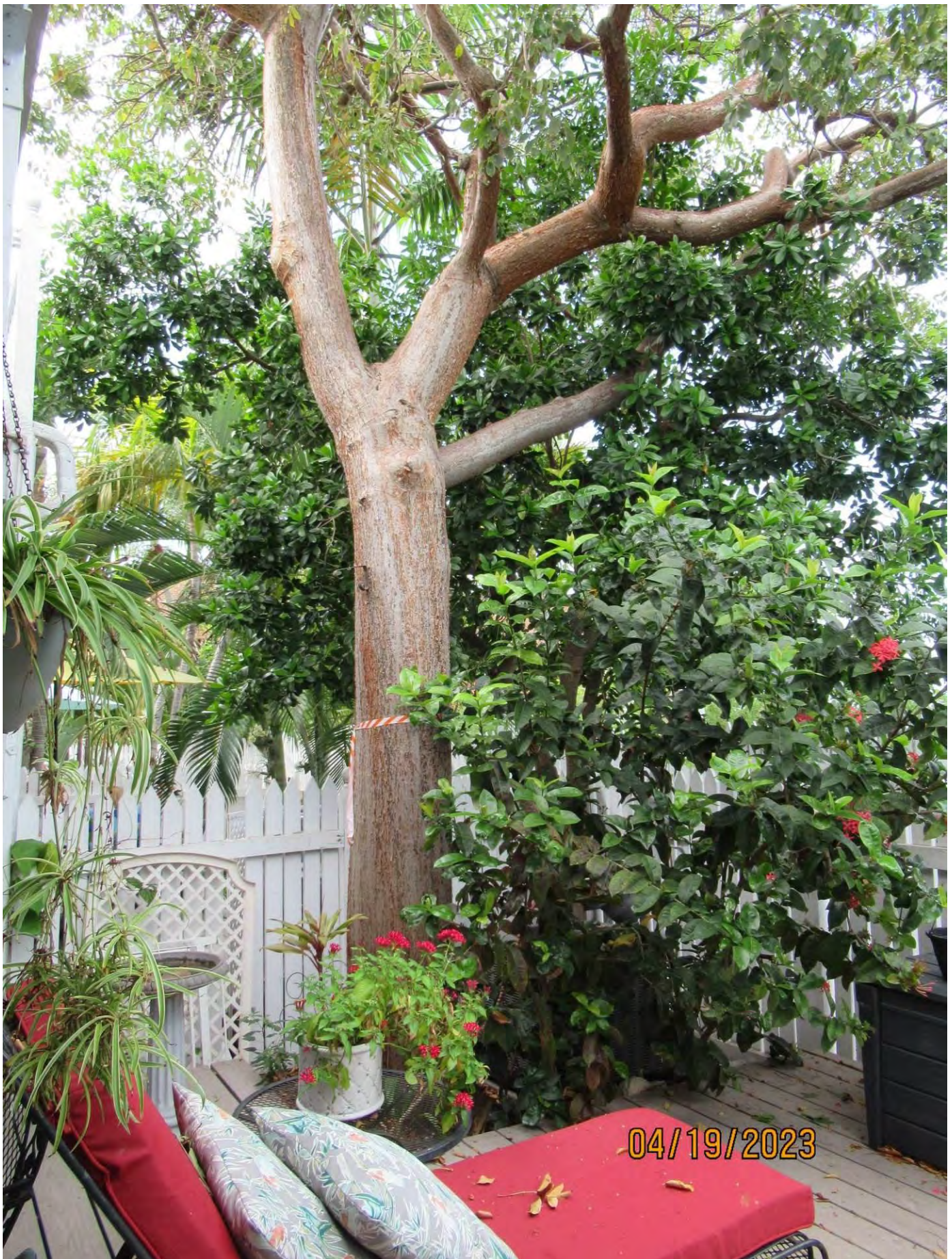


Photo of whole tree.

Diameter: 16.2"

Location: 60% (growing in back yard area, roots close to ac unit, tree close to deck. Application states tree is lifting structures.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair, tree appears to be healthy, lopsided canopy.)

Total Average Value = 73%

Value x Diameter = 11.8 replacement caliper inches

Additional Information

Karen DeMaria

From: mike@caronkeywest.com
Sent: Wednesday, April 26, 2023 8:36 PM
To: Karen DeMaria
Subject: [EXTERNAL] 620 Thomas St #172

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.

Hi Karen,
The attached photos are of the rear deck/porch and the effect of the tree raising the deck and a/c
If you need anything else please let me know.
Kind Regards,
Mike Caron











Sent from my iPhone

Application



T2023-0131

Tree Permit Application

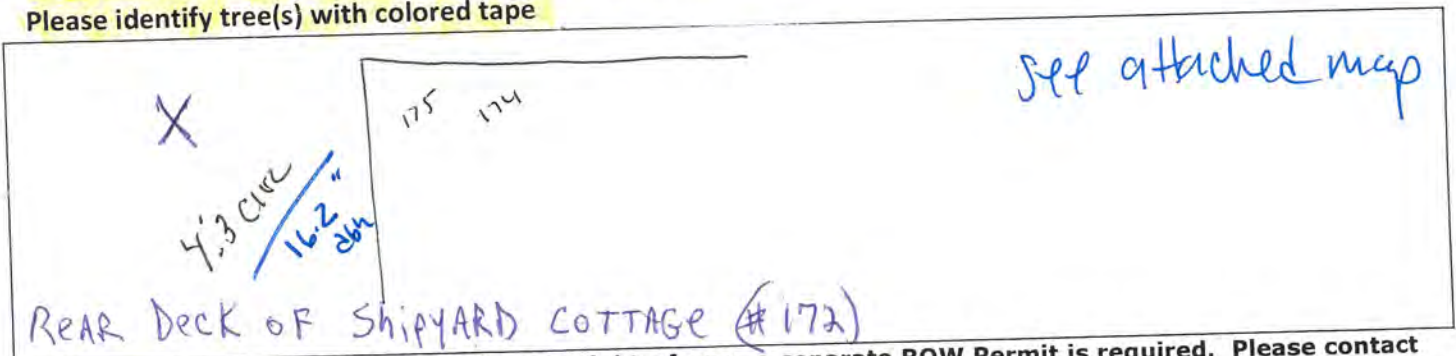
Please Clearly Print All Information unless indicated otherwise. Date: 3-27-23Tree Address 620 Thomas St Unit 172
Cross/Corner Street ShipyardList Tree Name(s) and Quantity 1 Gumbo Limbo
Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☒ Shade ☐ Unsure

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 ReductionAdditional Information and Explanation Tree is lifting porch, deck and air conditionProperty Owner Name Michael or Ellen CaronProperty Owner email Address mike@CARONkeywest.comProperty Owner Mailing Address P.O. Box 867 Key West, FL 33041Property Owner Phone Number 508 269-8565Property Owner Signature Michael CaronRepresentative Name Dot Palm Landscaping, IncRepresentative email Address dotpalm@comcast.netRepresentative Mailing Address 5200 Overseas Hwy Marathon, FL 33050Representative Phone Number 305-481-0959 John HarrisonNOTE: 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.

boyle
picket

\$80



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 3-27-23
Tree Address 620 Thomas Unit 172 Shipyard
Property Owner Name Michael or Ellen Caron
Property Owner Mailing Address P.O. Box 867 Key West, FL 33041
Property Owner Mailing City, State, Zip Key West, FL 33041
Property Owner Phone Number 508 269-8565
Property Owner email Address Mike @ CARONKEYWEST.COM
Property Owner Signature [Signature]

Representative Name Dot Palm Landscaping, Inc
Representative Mailing Address 5200 Overseas Hwy
Representative Mailing City, State, Zip Marathon, FL 33050
Representative Phone Number 365-481-0959 John Harrison
Representative email Address dot Palm@comcast.net

I J. Michael CARON 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 30 day MARCH.
By (Print name of Affiant) J. Michael CARON who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name:

Print name:

[Signature]
OSCAR DELGADO GALIANO

My Commission expires:

11/16/2026

Notary Public-State of

(Seal)



OSCAR DELGADO GALIANO
Notary Public
State of Florida
Comm# HH332966
Expires 11/16/2026



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 00013180-000172
Account# 8792336
Property ID 8792336
Millage Group 10KW
Location Address 620 THOMAS St 172, KEY WEST
Legal Description SHIPYARD, A CONDOMINIUM UNIT 172 & .54644% COMMON ELEMENTS OR1188-781/82 OR1304-1028/29 OR1392-1379 OR1554-403/04/TR OR1759-953AFF OR1759-955/57T/C OR1839-260/61
(Note: Not to be used on legal documents.)
Neighborhood 8064
Property Class CONDOMINIUM (0400)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing

Owner

CARON J MICHAEL
 PO Box 867
 Key West FL 33041

CARON ELLEN P
 PO Box 867
 Key West FL 33041

Valuation

| | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$662,350 | \$603,512 | \$603,512 | \$603,728 |
| + Market Misc Value | \$0 | \$0 | \$0 | \$0 |
| + Market Land Value | \$0 | \$0 | \$0 | \$0 |
| = Just Market Value | \$662,350 | \$603,512 | \$603,512 | \$603,728 |
| = Total Assessed Value | \$483,839 | \$469,747 | \$463,262 | \$452,847 |
| - School Exempt Value | (\$25,000) | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value | \$458,839 | \$444,747 | \$438,262 | \$427,847 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2021 | \$0 | \$603,512 | \$0 | \$603,512 | \$469,747 | \$25,000 | \$444,747 | \$133,765 |
| 2020 | \$0 | \$603,512 | \$0 | \$603,512 | \$463,262 | \$25,000 | \$438,262 | \$140,250 |
| 2019 | \$0 | \$603,728 | \$0 | \$603,728 | \$452,847 | \$25,000 | \$427,847 | \$150,881 |
| 2018 | \$0 | \$572,043 | \$0 | \$572,043 | \$444,404 | \$25,000 | \$419,404 | \$127,639 |

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.

Buildings

| | | | | | |
|----------------|----------------|-------------|---------------|--------------------|------|
| Building ID | 53385 | | | Exterior Walls | |
| Style | | | | Year Built | 1991 |
| Building Type | CN_5 / CN_5 | | | EffectiveYearBuilt | 1991 |
| Gross Sq Ft | 899 | | | Foundation | |
| Finished Sq Ft | 899 | | | Roof Type | |
| Stories | | | | Roof Coverage | |
| Condition | AVERAGE | | | Flooring Type | |
| Perimeter | 0 | | | Heating Type | |
| Functional Obs | 0 | | | Bedrooms | 3 |
| Economic Obs | 0 | | | Full Bathrooms | 2 |
| Depreciation % | 0 | | | Half Bathrooms | 0 |
| Interior Walls | | | | Grade | |
| | | | | Number of Fire Pl | 0 |
| Code | Description | Sketch Area | Finished Area | Perimeter | |
| FLA | FLOOR LIV AREA | 899 | 899 | 0 | |
| TOTAL | | 899 | 899 | 0 | |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|------------|------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 11/27/2002 | \$495,000 | Warranty Deed | | 1839 | 0260 | Q - Qualified | Improved | | |
| 1/29/2002 | \$380,000 | Warranty Deed | | 1759 | 0955 | T - Unqualified | Improved | | |
| 2/1/1996 | \$206,000 | Warranty Deed | | 1392 | 1379 | Q - Qualified | Improved | | |
| 4/1/1994 | \$192,000 | Warranty Deed | | 1304 | 1028 | Q - Qualified | Improved | | |
| 10/1/1991 | \$150,600 | Warranty Deed | | 1188 | 781 | Q - Qualified | Improved | | |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|---------|-------------|---|
| 13-0259 | 1/30/2013 | | \$4,500 | Residential | ADD APPROX. 120 SF DECK TO EXISTING, REPLACE EXISTING 2 X 6 DECK BOARDS W/ 2 X 6 TO MATCH EXISTING UPPER DECK BOARDS. |

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

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

2022 Notices Only

No data available for the following modules: Land, Yard Items, Sketches (click to enlarge), Photos.

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04/19/2023