

# STAFF REPORT

DATE: March 30, 2021

RE: 1007 Simonton Street (permit application # T2021-0084)

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

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

Tree Species: Sapodilla (Manilkara zapota)



Street view photo showing location of tree.





Two photos showing canopy of tree, view 1 and 2.





Two photos showing main tree trunks and canopy of tree.





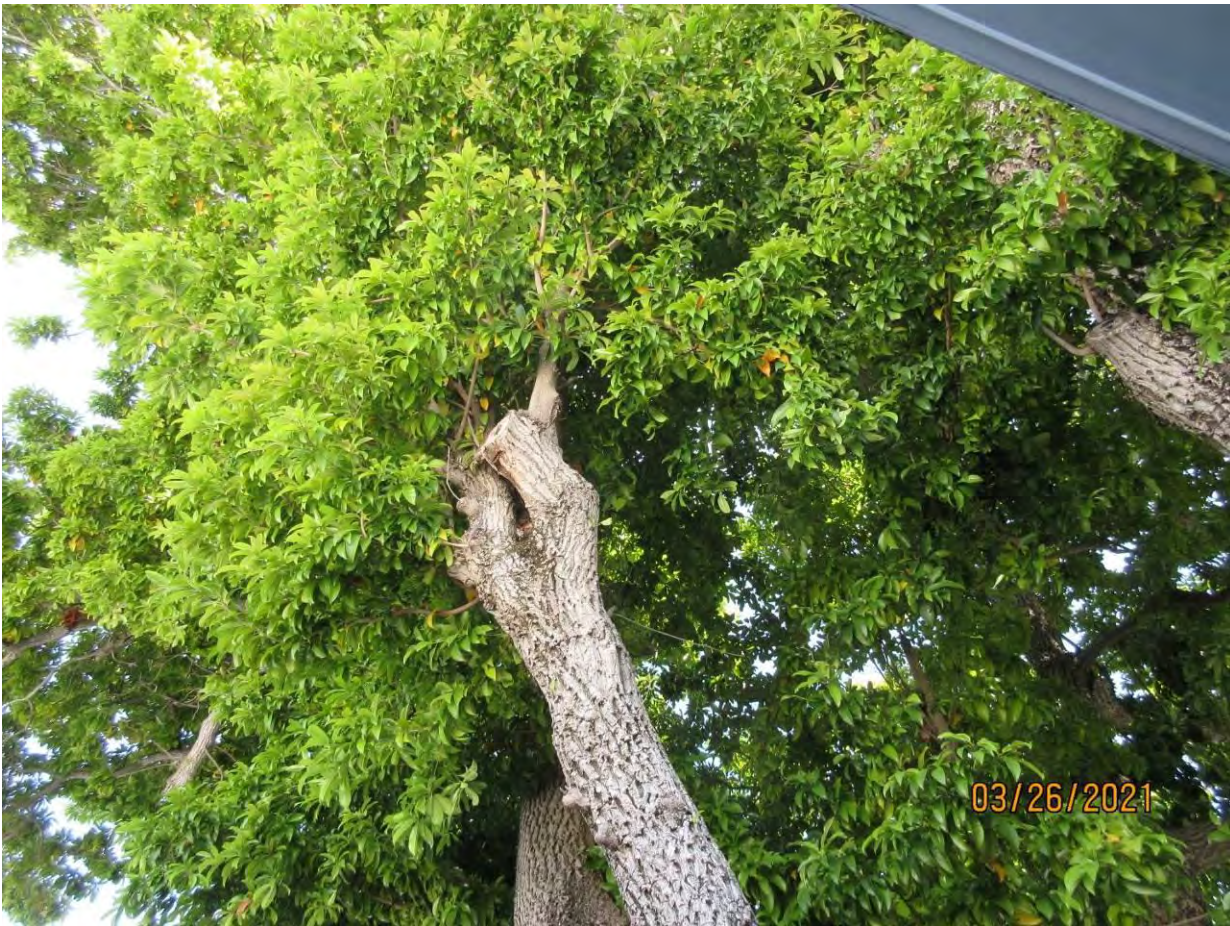


Two photos of  
tree canopy,  
view 3 and 4.





Two photos of  
tree canopy,  
view 5 and 6.







Standing on stairs looking at main trunks of tree, view 1.





Standing on stairs looking at main trunks, view 2.





Standing on stairs looking at main trunk, view 3.





Standing on stairs looking at main trunk and tree canopy.



Ground level view of tree trunk, view 1.





Ground level view of tree trunk, view 2.





Two photos showing base of tree, view 1 and 2.







Photo showing base of tree, view 3.





Close up photo of tree trunk showing decay area, view 1.





Close up photo of view 1 showing dead insects (ants and termites).





Close up photo of tree trunk showing included bark.





Close up photo of tree trunk showing termites mud, view 1.





03/26/2021

Close up photo of tree trunk showing termites mud, view 2, and cracks in main trunk.





Closeup photo of view 2 showing crack/decay area in main trunk.





Close up photo of view 2 showing mud trail with active termites.



Diameter: 45.8"

Location: 40% (growing in a small area between several buildings. Root system impacting structures.)

Species: 100% (on protected tree list)

Condition: 30% (overall condition is fair to poor, some decay in canopy, new growth healthy, numerous areas in main trunk with decay and termites)

Total Average Value = 56%

Value x Diameter = 25.6 replacement caliper inches



# Application





Tree Commission

T2021-0084

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 3/16/21

Tree Address 1007 Simonton  
Cross/Corner Street TRUMAN  
List Tree Name(s) and Quantity SAPODILLA (1)  
Species Type(s) check all that apply ( ) Palm ( ) Flowering (X) Fruit ( ) Shade ( ) Unsure  
Reason(s) for Application:  
(X) Remove (X) Tree Health (X) Safety (X) 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

Insect/termite infested tree trunk.  
Root system DAMAGE cement structure.  
Tree trunk rotten/infested/likely to fall in wind

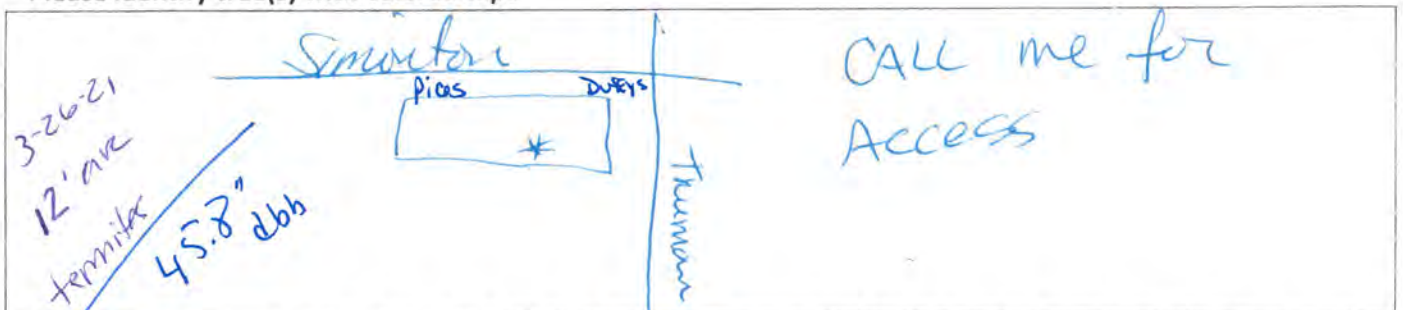
Property Owner Name Timothy Ryan  
Property Owner email Address 1007simonton@gmail.com  
Property Owner Mailing Address 1007 Simonton, KW 33040  
Property Owner Phone Number 305 304 1496  
Property Owner Signature [Signature]

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. 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.



**Detail by Entity Name**

Florida Limited Liability Company  
1007 SIMONTON ST LLC

Filing Information

**Document Number** L15000190136  
**FEI/EIN Number** 47-5572924  
**Date Filed** 11/10/2015  
**Effective Date** 11/09/2015  
**State** FL  
**Status** ACTIVE

Principal Address

1007 SIMONTON ST  
KEY WEST, FL 33040 UN

Mailing Address

1007 SIMONTON ST  
KEY WEST, FL 33040 UN

Registered Agent Name & Address

RYAN, TIMOTHY  
1007 SIMONTON ST  
KEY WEST, FL 33040

Authorized Person(s) Detail**Name & Address**

Title MGR.

RYAN, TIMOTHY  
1007 SIMONTON ST  
KEY WEST, FL 33040

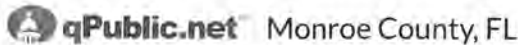
Annual Reports

Report Year	Filed Date
2019	01/27/2019
2020	01/26/2020
2021	02/22/2021

Document Images

02/22/2021 - ANNUAL REPORT	<a href="#">View image in PDF format</a>
01/26/2020 - ANNUAL REPORT	<a href="#">View image in PDF format</a>
01/27/2019 - ANNUAL REPORT	<a href="#">View image in PDF format</a>
01/27/2018 - ANNUAL REPORT	<a href="#">View image in PDF format</a>
01/11/2017 - ANNUAL REPORT	<a href="#">View image in PDF format</a>
02/03/2016 - ANNUAL REPORT	<a href="#">View image in PDF format</a>
11/10/2015 - Florida Limited Liability	<a href="#">View image in PDF format</a>





## 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 00027080-000200  
 Account# 8732350  
 Property ID 8732350  
 Millage Group 10KW  
 Location Address 1007 SIMONTON ST, KEY WEST  
 Legal Description KW PT LOT 2 SQR 1 TR 11 OR 1048-1798 OR 1208-1011C OR 2770-1983/84  
 (Public Note for the sale of this property)  
 Neighborhood 32080  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 06/58/25  
 Affordable Housing No



## Owner

1007 SIMONTON ST LLC  
 1007 Simonton St  
 Key West FL 33040

## Valuation

	2020	2019	2018	2017	2016
+ Market Improvement Value	\$887,716	\$887,716	\$848,591	\$848,591	\$935,903
+ Market Misc Value	\$1,297	\$1,297	\$1,297	\$1,297	\$1,297
+ Market Land Value	\$715,661	\$820,323	\$792,979	\$371,880	\$370,127
= Just Market Value	\$1,604,674	\$1,709,336	\$1,642,867	\$1,221,768	\$1,307,327
= Total Assessed Value	\$1,604,674	\$1,478,338	\$1,343,944	\$1,221,768	\$1,307,327
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,604,674	\$1,709,336	\$1,642,867	\$1,221,768	\$1,307,327

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	6,286.00	Square Foot	99	63.5

## Commercial Buildings

Style RESTNNT/CAFETR-B-/ 21B  
 Gross Sq Ft 7,646  
 Finished Sq Ft 6,238  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 4500  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 4  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1933  
 Year Remodeled  
 Effective Year Built 2002  
 Condition  
 Code Description Sketch Area Finished Area Perimeter  
 FLA FLOOR LIV AREA 6,238 6,238 0  
 OPU OP PR UNFIN LL 150 0 0  
 OUU OP PR UNFIN UL 388 0 0  
 QPF OP PRCH FIN LL 30 0 0  
 PTO PATIO 232 0 0  
 PDO PATIO DIN OPEN 608 0 0  
 TOTAL 7,646 6,238 0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1986	1987	1	342 SF	3

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/23/2015	\$100	Quit Claim Deed		2770	1983	11 - Unqualified	Improved
4/1/1988	\$380,000	Warranty Deed		1048	1798	Q - Qualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-2055	6/15/2012		\$3,500	Commercial	ALL WORK TO BE DONE BY CONTRACTOR. TO REMOVE EXISTING PAINTED VCRIMP. REPAINT SAME AS BEFORE THEN REINSTALL TO CODE
03-1967	6/4/2003	10/2/2003	\$300		REPLACE WATER HEATER



## Map



## TRIM Notice

[2020 Trimming Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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Last Data Update: 3/29/2021 2:17:44 AM





## Karen DeMaria

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**From:** Timothy Ryan 1007 EYW <1007simonton@gmail.com>  
**Sent:** Tuesday, March 16, 2021 1:00 PM  
**To:** Karen DeMaria  
**Subject:** Re: Tree Removal paperwork  
**Attachments:** 1007 Simonton Tree removal app.pdf

Hi Karen,

With great reluctance I am submitting the app for tree removal at 1007 Simonton. I've taken care of this tree for decades, unfortunately it is now insect infested and I am afraid there is a danger of the tree breaking in the wind due to the damage to the trunk. The roots are also causing damage to the cement structure of the building.

Please place this app on the April 13 schedule.

Thanks

On Wed, Mar 3, 2021 at 2:11 PM Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)> wrote:

It was nice speaking with you regarding the sapodilla tree. I'm sorry that the removal of the tree is the potential result of our discussion. Attached is a tree removal application and representation form. We are currently accepting applications for the April 13 Tree Commission meeting (applications due by March 24). Someone must attend the meeting to represent the tree and property. If you are the property owner and attending the meeting you do not need to fill out the representation form.

You can fill out the form/s, scan them, and email it back to me. If you have any additional information including photos or documentation regarding the health or condition of the tree also send that with the application. I will need to do a site visit so also note on the application if I need to call for access to the tree.

Sincerely,

Karen



## Karen DeMaria

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**From:** Karen DeMaria  
**Sent:** Tuesday, March 23, 2021 10:43 AM  
**To:** 1007Simonton@gmail.com  
**Subject:** Tree removal application

I am looking at your application and your reason for the tree removal. I will be at the property on Friday to take photos and document what I can to be submitted with my staff report but if you have any documentation regarding the damage to the structure (photos of interior cracks, statement from contractor, etc), the termite, or decay issues that you would like to add to the file, please get that to me by March 31 so I can include it in the package of information submitted to the Tree Commissioners for their review.

Sincerely,

Karen

*Karen DeMaria*

Karen DeMaria  
Urban Forestry Manager  
Certified Arborist FL-6585A  
City of Key West  
305-809-3768

