

Karen DeMaria

From: Jim J. Young
Sent: Wednesday, April 13, 2022 12:02 PM
To: Karen DeMaria; Michael Donoghue
Cc: Ronald Ramsingh
Subject: RE: 1501 George

Thank you.

JY

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Wednesday, April 13, 2022 11:18 AM
To: Jim J. Young <jjyoung@cityofkeywest-fl.gov>; Michael Donoghue <airsquid@gmail.com>
Cc: Ronald Ramsingh <rramsingh@cityofkeywest-fl.gov>
Subject: RE: 1501 George

Of course. Once I get the ZOOM instructions from IT for the May 10 meeting I will send them to Mr. Donoghue.

Thank you,

Sincerely,

Karen

From: Jim J. Young <jjyoung@cityofkeywest-fl.gov>
Sent: Wednesday, April 13, 2022 10:31 AM
To: Michael Donoghue <airsquid@gmail.com>
Cc: Ronald Ramsingh <rramsingh@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: 1501 George

Karen,
I spoke with Mr. Donoghue yesterday and he expressed his desire to pay \$1,360.00 to the Tree Fund to settle the Tree case. Can you assist Mr. Donoghue in appearing at the next Tree Commission meeting via Zoom?

Jim Young

Director of Code Compliance
City of Key West
Office: 305-809-3737
Cell: 305-481-7666
jjyoung@cityofkeywest-fl.gov



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076.

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, September 14, 2021 1:02 PM
To: Ronald Ramsingh; Jim J. Young
Cc: Katie P. Halloran
Subject: Referral of Tree Commission Enforcement Case and Permits 1501 George St
Attachments: 1501 George St Code Referral memo 9-14-21.pdf

As per City Code, I am referring my files regarding 1501 George Street to the Code Enforcement Special Magistrate for processing as I am not able to get compliance. Attached is a memo regarding the files and the support documentation.

TRAKIT FILE:
Enforcement #: TC2020-0003

Permit #: CNVTRE2020-0105 (T16-7833)
CNVTRE2020-0109 (T16-7854)

I will be happy to assist whomever gets assigned this file.

Sincerely,

Karen

Karen DeMaria

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



MEMORANDUM

DATE: September 14, 2021

RE: Tree Commission Settlement Agreement and Tree Permit Referral to Special Magistrate-1501 George Street (file number TC2020-0003)

From: Karen DeMaria, Urban Forestry Manager, City of Key West *KD*

During an inspection of 1501 George Street for a building permit-pool construction it was documented that a key lime tree existed in the proposed work area and another tree had recently been cut down. On February 18, 2016, an application was submitted to the Tree Commission for the transplanting of a Key Lime tree, 4.1 inch diameter, at 1501 George Street for the construction of a pool (T16-7833). On February 25, 2016 a permit was issued to transplant the Key Lime tree.

On March 8, 2016, a Settlement Agreement was approved by the Tree Commission with Michael Donoghue, property owner, regarding the unauthorized removal of a Mango tree at 1501 George Street (TC2020-0003). The agreement required that Mr. Donoghue replant 4.7 caliper inches of FL #1 native dicot or fruit trees within 6 months of the date of this signed agreement and submit an after the fact removal permit for the tree (T16-7854).

On April 4, 2016, information was received that the Key Lime tree was dead therefore, 4.1 inches of approved trees must be planted to close this file. The transplant permit states: "Transplanting work shall follow ANSI A-300 Standards and if the tree dies within the one (1) year establishment period, it shall be replaced with a new tree of equal value." Standard procedures are that equal value means replacing with a tree of equal diameter and species. Therefore, in order to close out the two permits and the enforcement case a total of 8.8 caliper inches of approved trees needs to be planted on the property.

On January 6, 2017, a job completion form was submitted. By email dated February 9, 2017, Mr. Donoghue was notified that the files could not be closed due to lack of access and by looking over the fence it was documented that most of the vegetation planted were ornamental plant species and not trees from the approved tree list. An additional inspection was attempted on June 12, 2017. Photos were taken from over the fence due to lack of access.

An actual site inspection was conducted on July 19, 2017 which documented that a lemon/key lime tree, approximately 1 inch diameter, and a Carambola/Starfruit tree, approximately 1 inch diameter, was planted on the property (trees #1 and #2). No other planted vegetation on the property was noted or observed as being appropriate for closure of the tree files.

In August 2018, the property owner via email indicated that Hurricane Irma (September 2017) destroyed trees on the property and requested closure of the permit. A site inspection was attempted of the property to document the vegetation and documentation was requested from the property owner regarding any additional trees planted after the July 2017 inspection. The inspection documented that no changes occurred to the planted vegetation from previous inspections except growth. To date no documentation has been received from the property owner. Several standard reminder letters have been sent to the property owner requesting compliance to the issued permits but no response has been received therefore, no additional inspections have been done the property.

Therefore, in accordance with Sec 110-292, this file is being forwarded to the code enforcement special master for further hearing and penalty.

Attachments:

1. Tree Commission Permit Applications
2. Administrative Hearing notice
3. Signed Settlement Agreement
4. Job Completion Forms and Associated Email Correspondence
5. Compliance Letters
6. 2021 Property Card

Needed for File Closures:

1. Inspection of property to document condition of two planted fruit trees.
2. Additional planting of trees-if starfruit and lemon/lime tree still healthy then a total credit of approximately 2 inches will be given, dependent on existing size of trees. Therefore, $8.8'' - 2'' =$ approximately 6.8'' of additional plantings required or a fee paid to the City of Key West Tree Fund (\$200 per inch).



Karen DeMaria, Urban Forestry Manager

Photos of Key Lime tree taken February 17, 2016



Photo of area of yard where trees planted as per job completion form-January 11,



Photos below taken June 11, 2017-close out inspection

Tree #1-Starfruit tree



Right rear
corner of yard



Right front
corner of yard-
Lemon/Key Lime
tree (tree #2)
planted in corner
behind Areca
Palms



Photo of
lemon/lime tree in
corner (Tree #2)

Photos of property-close out inspection, August 24, 2018





08/24/2018



Areca Palms

Neighbor's tree

Photo of left side of property.

08/24/2018



View down
front fence
line area-
Areca Palms



Pre-existing
Frangipani tree
(on property in
2016)

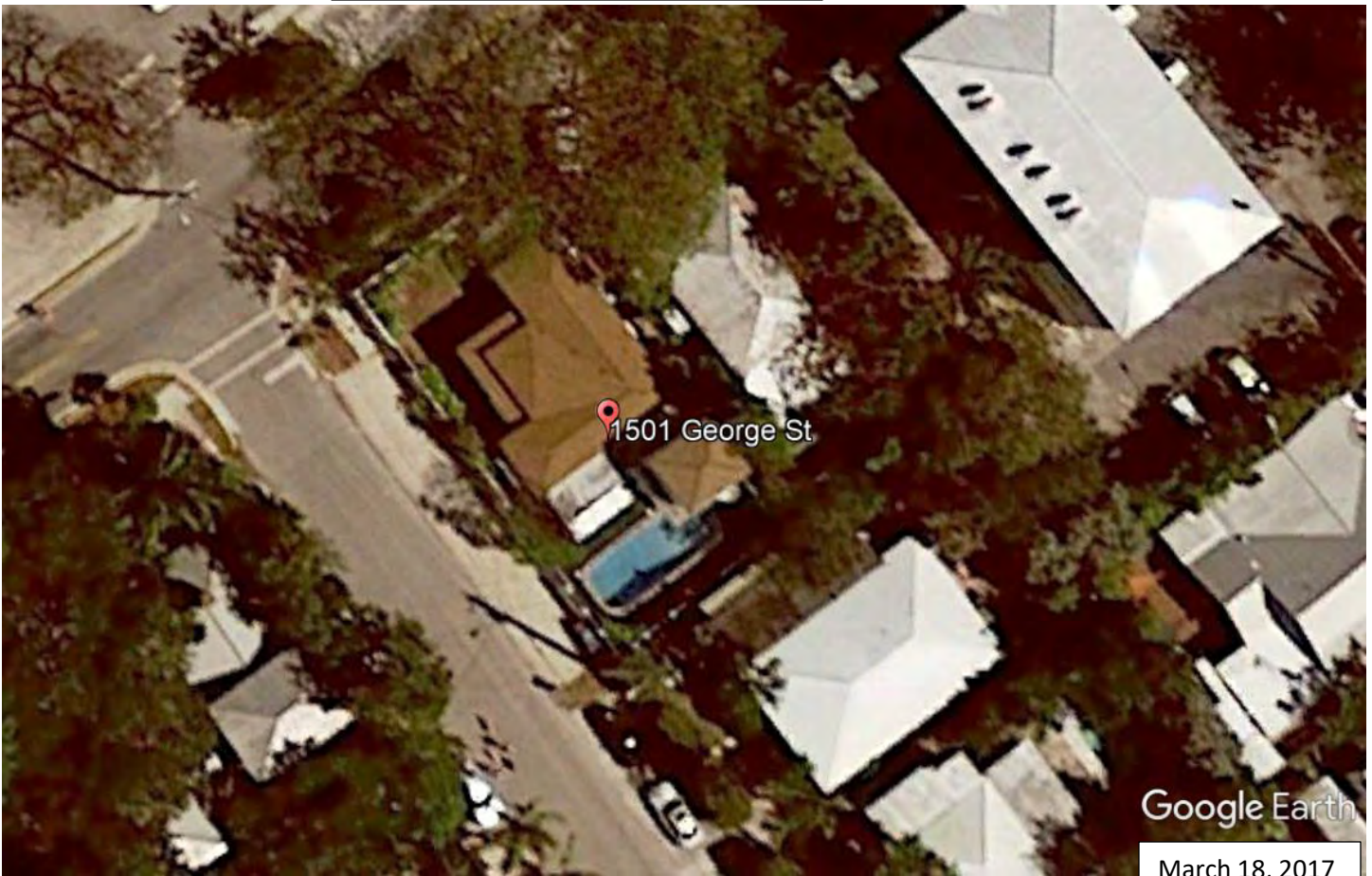


Photo of right
rear property
corner



Photo of right
front corner

Google Earth Aerial Photos of Property





February 2, 2018



FEB 18 2016



transplant

7833

canopy

7854

Date: 2/17/16

All Information unless indicated otherwise.

Tree Permit Application

Tree Address

1501 George St

Cross/Corner Street

FLAGLER

List Tree Name(s) and Quantity

Species Type(s) check all that apply

() Palm () Flowering (X) Fruit () Shade () Unsure

Reason(s) for Application:

(X) REMOVE

() Tree Health () Safety (X) Other/Explain below

(X) TRANSPLANT

() New Location (X) Same Property () Other/Explain below

() HEAVY MAINTENANCE

() Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation

Pool installation - move small Key Lime
NEAR P/L to be farther away from Pool
PLANT TREE IN FRONT yard to replace small
UNKNOWN tree cut.

Property Owner Name

Michael Donoghue

Property Owner eMail Address

Airsquid@gmail.com

Property Owner Mailing Address

1501 George St

Property Owner Mailing City

Key West

State

FL

Zip

38040

Property Owner Phone Number

(818) 219-5522

Property Owner Signature

[Signature]

Representative Name

AL WIGHT

Representative eMail Address

fastaw@aol.com

Representative Mailing Address

24843 Overseas Highway

Representative Mailing City

Summerville

State

FL

Zip

33042

Representative Phone Number

(863) 991-1353

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

ATF removed of unknown tree
Mango

4.7" dbh

(bark is grey)
+ burrowed +
heartwood is
reddish

Transplant Keylime = 4.1" dbh

CCPKeys@aol.com

Al- Crystal Clear Pools

863-991-1353

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



transplant

7833

canopy

Date: 2/17/16

All Information unless indicated otherwise.

Tree Address 1501 George St
Cross/Corner Street FLAGLER
List Tree Name(s) and Quantity
Species Type(s) check all that apply () Palm () Flowering (X) Fruit () Shade () Unsure
Reason(s) for Application:

(X) REMOVE () Tree Health () Safety (X) Other/Explain below
(X) TRANSPLANT () New Location (X) Same Property () Other/Explain below
() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation Pool installation - move small Key lime
NEAR P/L To be further away from Pool
PLANT TREE IN front yard to replace small
UNKNOWN tree cut.

Property Owner Name Michael Donoghue
Property Owner eMail Address Airsguide@gmail.com
Property Owner Mailing Address 1501 George St
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (813) 219-5522
Property Owner Signature [Signature]

Representative Name AL WIGHT
Representative eMail Address fastaw@aol.com
Representative Mailing Address 24843 Overseas Highway
Representative Mailing City Summitland Key State FL Zip 33042
Representative Phone Number (863) 991-1353

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

ATF removed of unknown tree 4.7" dbh (bark is grey + furrowed + heartwood is reddish)
Transplant Key lime = 4.1" dbh

CCPKeys@aol.com
Al- Crystal Clear Pools
863-991-1353

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.



Tree Representation Authorization

Date: 2/17/16

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.

Tree Address 1501 George St.

Property Owner Name Michael Donoghue
Property Owner eMail Address Airsguide@gmail.com
Property Owner Mailing Address 1501 George St
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (818) 219-5522
Property Owner Signature [Signature]

Representative Name AL NICHT
Representative eMail Address fastwad@aol.com
Representative Mailing Address 24843 OVERSEAS HIGHWAY
Representative Mailing City Summerland Key State FL Zip 33042
Representative Phone Number (863) 991-1253

I Michael Donoghue, 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 17th day of Feb 2016.

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

NOTARY PUBLIC

Sign Name: [Signature]

Notary Public - State of Florida (seal)

Print Name: Christy Ramirez

My Commission Expires: 12/22/2018





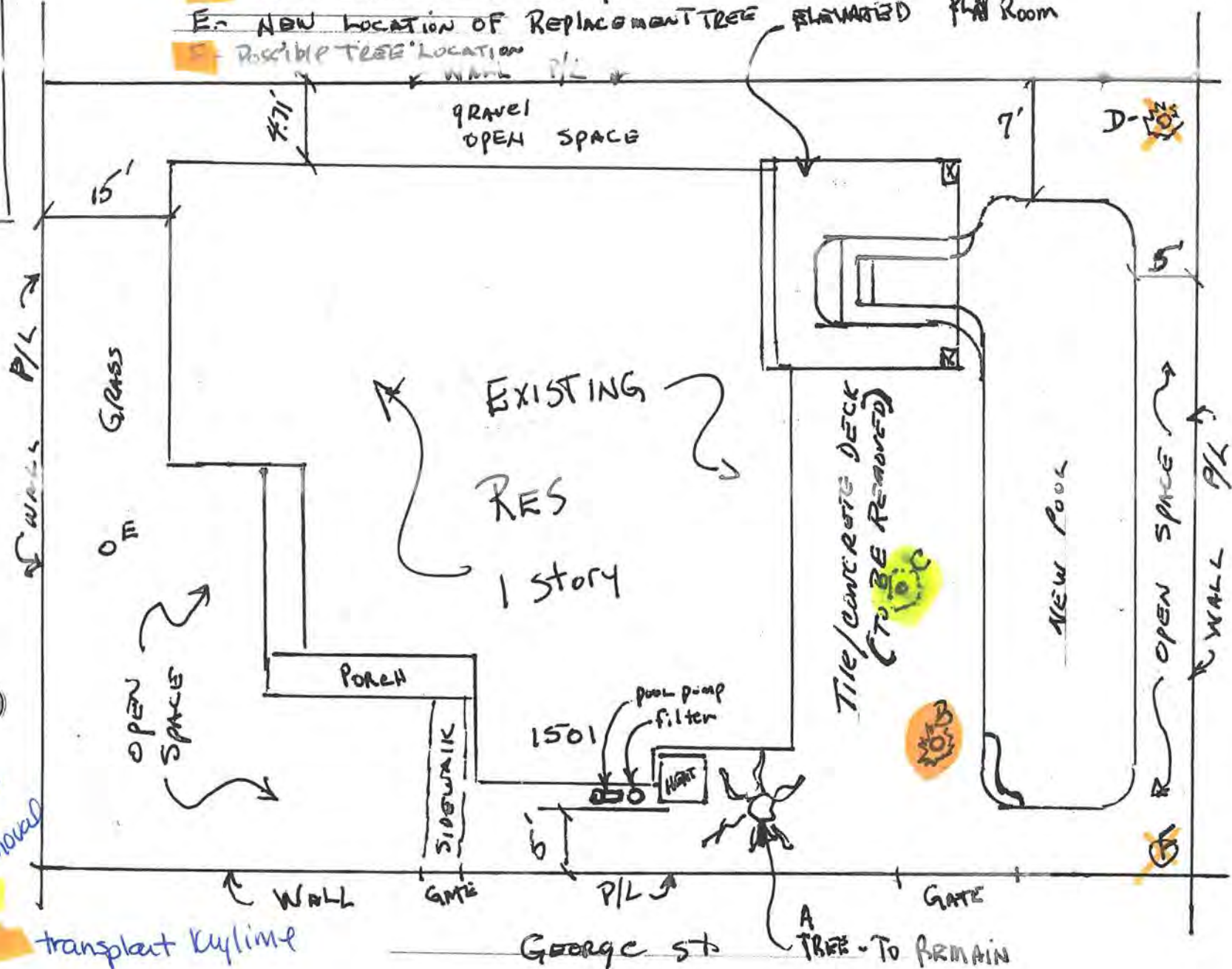
June 2015 Google Streetview

FLAS/EN

Mang D
ATF removed

transplant Kylin-e

5- Possible Tree Locations



NEW POOL by: Crystal Clear Pools
AL. ALCANTARA design
office 305-872-7233
CALL 863-941-1353

2-18-16
N.T.S
A

MIKE Donoghue
1501 George St.
KEY WEST

Michael Donoghue:



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1063657 Parcel ID: 00063220-000000

Ownership Details

Mailing Address:

DONOGHUE MICHAELL
2291 XIMENO AVE
LONG BEACH, CA 90815-2543

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1501 GEORGE ST KEY WEST

Legal Description: KW DIAG PB1-13 LOT 21 SQR 5 TR 30 G61-401-402 G75-144-145 OR2433-2191 OR2748-310/11

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,625.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1431
 Year Built: 1958

Building 1 Details

Building Type R1	Condition A	Quality Grade 500
Effective Age 21	Perimeter 224	Depreciation % 28
Year Built 1958	Special Arch 0	Grnd Floor Area 1,431
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover ASPHALT SHINGL
Heat 1 NONE	Heat 2 NONE
Heat Src 1 NONE	Heat Src 2 NONE

Foundation CONCR FTR
Bedrooms 3

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



**THE CITY OF KEY WEST
Tree Commission**

Post Office Box 1409 Key West, FL 33041-1409
Telephone: 305-809-3723

**NOTICE OF ADMINISTRATIVE HEARING
BEFORE THE TREE COMMISSION OF THE CITY OF KEY WEST**

February 20, 2016

Tree Commission
City of Key West
Petitioner,

Vs.

Michael Donoghue
1501 George Street
Key West, FL 33040

An administrative hearing before the Tree Commission for the City of Key West will be held on **Tuesday, March 8, 2016**, at 5:00 p.m., at Old City Hall, 510 Green St. Key West, Florida.

This hearing will be conducted pursuant to sections 110-288 et. seq. of the Key West City Code. The purpose of this hearing will be to determine if a code violation has been committed by the above named Respondent. Your presence is required at this Tree Commission meeting.

Date of alleged violation: prior to February 17, 2016 at 1501 George Street

Alleged code violation:

Section 110-321. Permit Required.

- (a) Unless a tree removal permit approved by the tree commission and issued by the urban forestry manager has been obtained, no person, whether on publicly or privately owned land, shall cause tree abuse or other harm, or major maintenance to, hatracking, transplanting, topping or removal of the following:*

- (1) Any tree listed as "specially protected" in section 110-253;*

Factual allegation: A mango tree was removed from the property without benefit of a tree removal permit. Mango is on the specially protected tree species list.



Photo of stump
February 17, 2016



Photo of tree
October 2014

If the Tree Commission for the City of Key West finds that there has been a violation of the above code section, it will elect to enter into a compliance settlement agreement pursuant to section 110-291 of the Key West City Code or recommend a fine and further hearing before the Special Master of The City of Key West pursuant to section 110-294 of the Key West City Code.

Attendees are hereby notified that a complete and accurate record of the proceeding is required under Florida Statute 286.0105 if an appeal is sought. Appellants are responsible for providing transcription services.

I hereby certify that the forgoing notice has been e-mailed to the Respondent, and has been sent regular mail and certified U.S. Mail to the above named Respondent's listed address on this **22nd day of February 2016.**

If you have any questions, please call the office at (305) 809-3768.



Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov

cc: Al Wicht, Crystal Clear Pool
24843 Overseas Highway
Summerland Key, FL 33042



**THE CITY OF KEY WEST
Tree Commission**

Post Office Box 1409 Key West, FL 33041-1409
Telephone: 305-809-3723

**TREE COMMISSION OF THE CITY OF KEY WEST, FLORIDA
COMPLIANCE SETTLEMENT AGREEMENT**

This ("Agreement"), is made and entered into this 12th day of April 2016, by and between **Michael Donoghue**, having an address of **1501 George Street, Key West, Florida 33040**, ("Property Owner"), and the **City of Key West**, a municipal corporation, having an address of **3140 Flagler Avenue, P.O. Box 1409, Key West, Florida 33041-1409**, by and through the Tree Commission of the City of Key West, Florida ("Tree Commission").

WITNESSETH

Whereas, Chapter 110 of the Code of Ordinances for the City of Key West provides for hearings of violations, notice, procedure and compliance settlement with regard to the damage or destruction of certain protected trees; and

Whereas, in accordance with Chapter 110 of the Code of Ordinances for the City of Key West, the Tree Commission conducted a hearing and rendered a decision with respect to a certain violation of Chapter 110.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the parties agree as follows:

1. Acceptance of Responsibility for Damage or Destruction:

Violator accepts full and complete responsibility for the damage or destruction of protected and regulated trees on real property located at **1501 George Street**, in the City of Key West, Florida, in violation of Chapter 110 of the Code of Ordinances for the City of Key West, as found in the findings made and decision issued by the Tree Commission at its hearing held on March 8, 2016.

2. Remedy:

Pursuant to Section 110-291 of the Code of Ordinance for the City of Key West, the Tree Commission has ordered, and Violator agrees to, the following remedy:

- a. The property owner (Michael Donoghue) shall submit a tree permit application for the after-the-fact removal of one (1) Mango tree and replace with 4.7 caliper inches, FL#1, native dicot, or fruit trees from the approved list, to be planted on site.
- b. Replacement trees shall be planted according to 'Best Management Practices' within 6 months of the date of this signed document.
- c. Consistent with permitting requirements, the replacement trees shall remain alive for a minimum of 1 year or replace with like.
- d. The City of Key West, Urban Forestry Program Manager shall be contacted for inspection of required tree installation.

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.

The remedy as indicated above is based upon the value of the damaged or destroyed tree, as found by the Tree Commission.

3. Penalty for Non-Performance:

Failure of Violator to comply with the remedy indicated in Paragraph 2 above shall result in the institution of any and all permitted administrative and legal actions.

4. Sale of Property:

In the event the subject property is sold prior to the completion of compliance with this Agreement, the new owner shall be subject to the terms and conditions of this Agreement. It shall be the duty of the selling property within ten days of the effective date of the sales contract to provide the buyer with a copy of this Agreement. The landscape division shall issue a letter to the property owner when compliance is achieved.

IN WITNESS WHEREOF, Violator and the Tree Commission have caused this instrument to be executed as of the date first written.

TREE COMMISSION

City of Key West, Florida, a municipal corporation, by and through the Tree Commission of the City of Key West

Chairperson: _____

David Jackson
David Jackson

Witness: _____

Print Name: _____

Date: _____

VIOLATOR: Michael Donoghue

Print Name: _____

Witness: _____

Print Name: _____

Date: _____

ATTN: KAREN
301-809-5978



CITY OF KEY WEST

Tree Permit Job Completion

In order to close out the tree permit, the owner/agent must send in this completed form when the approved work has been completed and the replacement(s) has been completed.

In lieu of planting tree(s), you may choose to pay mitigation fees to the City Tree Fund, please make your check payable to "City of Key West" and make reference to number **00100003660100** on your check. Mitigation fees are as follows: \$250 per tree for palm trees, and/or \$150 per required replacement caliper inch for dicot/canopy or fruit trees.

Permit # _____

The replacement of Starfruit, Key Lime (1)
Type of tree(s) planted or Mitigation funds attached

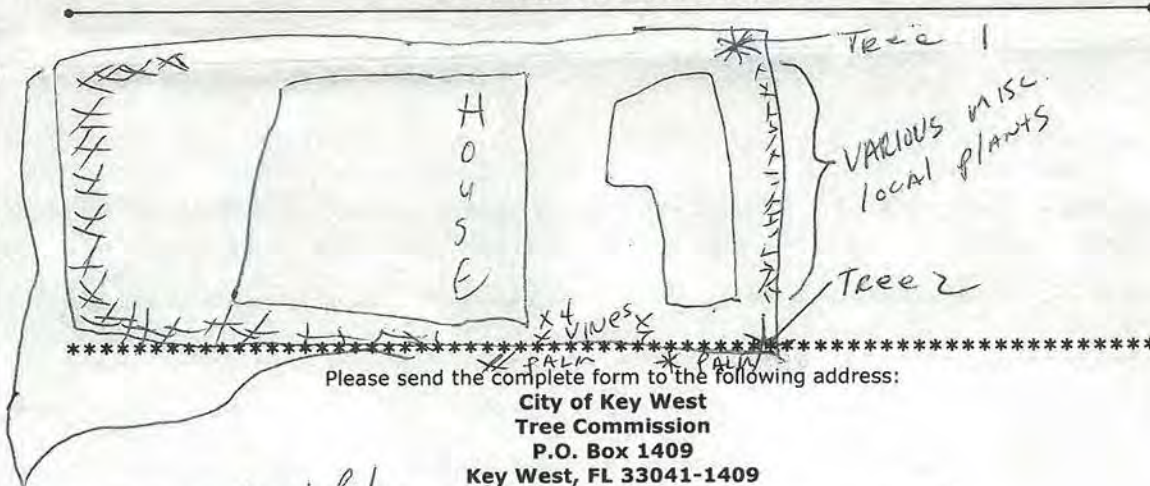
has been completed at 1501 George
Location of tree(s)

Owner Name Michael Donoghue Signature [Signature]
Print name

Mailing Address 2291 Ximeno Ave Long Beach, CA 90815

Phone Number 518-218-5522 Date 10/20/16

Below please sketch location of replacement tree(s) including structure and cross/corner street names.
Please identify tree(s) with colored tape.



Please send the complete form to the following address:

City of Key West
Tree Commission
P.O. Box 1409

Key West, FL 33041-1409

Dozens more local palms & plants
Key to the Caribbean - average yearly temperature 77 ° Fahrenheit.

ATTN: KAREN
304-809-3978



CITY OF KEY WEST

Tree Permit Job Completion

In order to close out the tree permit, the owner/agent must send in this completed form when the approved work has been completed and the replacement(s) has been completed.

In lieu of planting tree(s), you may choose to pay mitigation fees to the City Tree Fund, please make your check payable to "City of Key West" and make reference to number **00100003660100** on your check. Mitigation fees are as follows: \$250 per tree for palm trees, and/or \$150 per required replacement caliper inch for dicot/canopy or fruit trees.

Permit # _____

The replacement of Starfruit (1) Key Lime (1)
Type of tree(s) planted or Mitigation funds attached

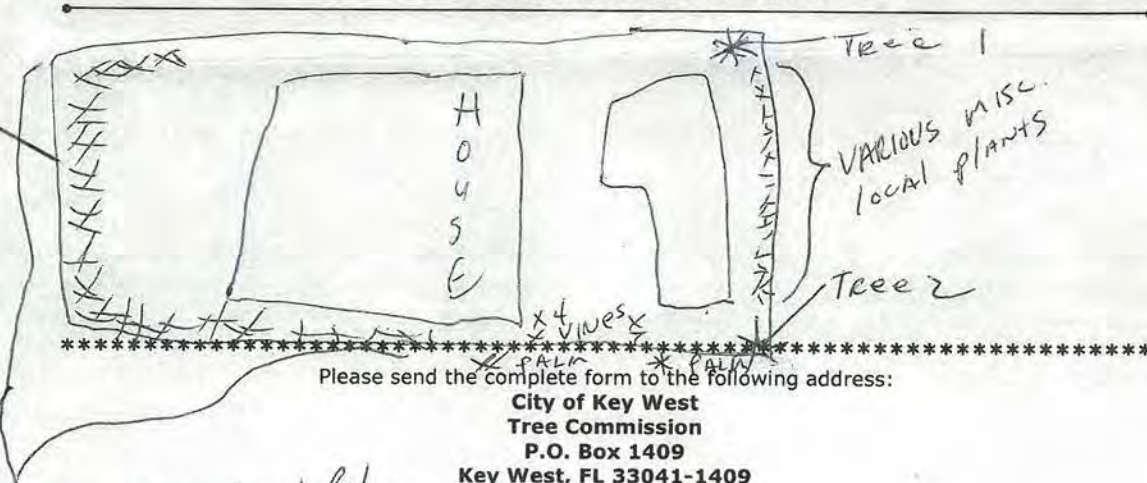
has been completed at 1501 George
Location of tree(s)

Owner Name Michael Donoghue Signature [signature]
Print name

Mailing Address 2291 Ximeno Ave Long Beach, CA 90815

Phone Number 518-219-5522 Date 10/20/16

Below please sketch location of replacement tree(s) including structure and cross/corner street names.
Please identify tree(s) with colored tape.



Dozens more local palms & plants
Key to the Caribbean - average yearly temperature 77° Fahrenheit.

16-7833
Key Lime transplant 4.1"
7854
4.7"
Settlement Green

Karen DeMaria

From: Karen DeMaria
Sent: Thursday, February 09, 2017 5:11 PM
To: 'Michael Donoghue'
Subject: RE: 1501 George Street
Attachments: Approved Dicot Tree Replacement List 20161114.pdf; Job Complete 201504.pdf

Michael:

I have been by the property a couple of times regarding the close out of the tree permit. No one has been at the property and I have not been able to get access. I did pull my truck up and stand in the bed of the truck and looked over the fence at the plantings.

The settlement agreement and permits require the replacement of 4.7 caliper inches (T16-7854) and 4.1 caliper inches (T16-7833) for the key lime tree that died when transplanted (total 8.8 caliper inches-caliper is a width measurement of the trunk taken 6 inches above the ground). A list of the approved replacements for these trees was attached to the permit and it does not include palms or vines. All of the palms I could see are areca palms and are not approved palms for replacements. I could not clearly identify the two trees noted on the job completion form as Tree 1 and Tree 2. The other various misc plants are ornamentals that are not on the approved replacement tree list. Therefore, I can not close out the file at this time.

Attached is an updated replacement tree list for your review and use. The City recently added some additional trees to the list. Please contact me when you are ready for and inspection.

Sincerely,

Karen

T16-7833
T16-7854

1501 George

7.19.17

Carombola 1"
Lemon tree 1"

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, August 21, 2018 2:42 PM
To: 'Michael Donoghue'
Subject: RE: 1501 George St.

I inspected your property prior to the hurricane (June 2017) and documented what was planted and at that time you did not comply with the tree permit or the settlement agreement. I can not close the file because you are in non compliance and I do not have the authority to close it unless compliance is achieved. If you do not want to plant the required trees, then you can request a hearing in front of the Tree Commission to resolve the issue.

Sincerely,

Karen

From: Michael Donoghue <Mike@amphibiousmedics.com>
Sent: Tuesday, August 21, 2018 2:15 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: 1501 George St.

Karen,

I'm in receipt of your letter dated 10AUG18.

As I'm sure you are aware, there was a hurricane last year that destroyed many of the trees on the island, including the ones you're requesting to inspect.

Please close my file.

Cheers,

Michael Donoghue
Chief Executive Officer
Industrial Medical Support, Inc. dba Amphibious Medics
877-878-9185 x1001
818-219-5522 cell
877-729-3210 fax
www.AmphibiousMedics.com
[FACEBOOK](#) | [LINKEDIN](#)

Certified MBE, DVBE
a Veteran-Owned Business



Karen DeMaria

From: Michael Donoghue <Mike@amphibiousmedics.com>
Sent: Tuesday, August 21, 2018 4:34 PM
To: Karen DeMaria
Subject: Re: 1501 George St.

No. Everything was destroyed by the storm. You should have checked in early August.

Aside from that, you're wrong again. We again planted multiple fruit trees, including starfruit, and lime.

Seriously? This is what my taxes go to?

Cheers,

Michael Donoghue

Chief Executive Officer

Industrial Medical Support, Inc. dba Amphibious Medics

877-878-9185 x1001

818-219-5522 cell

877-729-3210 fax

www.AmphibiousMedics.com

[FACEBOOK](#) |

| [LINKEDIN](#)

Certified MBE, DVBE

a Veteran-Owned Business



On Tue, Aug 21, 2018 at 1:28 PM Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Do you have copies of receipts or invoices or even photos of the trees in place? If so, I can accept that as documentation and will review your file. Otherwise, the file remains open. I am not complaining just following the law. The majority of the plants you planted are not acceptable trees for replacements, they are palms or ornamental shrubs species. You signed a legal agreement and my job is to get compliance. Only the Tree Commission or the Code Enforcement Special Magistrate can change the requirements of the permit and settlement agreement.

Sincerely,

Karen



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409
Key West, FL 33041-1409

August 17, 2018

Michael Donoghue
2291 Ximeno Avenue
Long Beach, CA 90815

Dear Applicant:

Our files indicate that a close out inspection was never conducted on the property located at **1501 George Street** for Tree Commission permit **T16-7833**. The permit authorized the **Transplantation of 1- Key Lime tree**. The original tree died therefore, full replacement is required. **1- Key Lime tree** to be replaced with **4.1 caliper inches of choice from the approved list, FL #1, native dicot or fruit tree(s), to be planted on site**. Our records indicate that you are the property owner of record.

This inspection is part of the requirement to complete your obligation for the Tree Commission permit.

This is a letter to inform you that an inspection is **required** to close the file. Please complete the attached form and return it to our office.

Please do not hesitate to contact the office at 305-809-3725 or at the number listed below for additional information and for verification so that the Tree Commission permit file can be closed.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen DeMaria", is written over a horizontal line.

Karen DeMaria
Urban Forest Manager
305-809-3768
kdemaria@cityofkeywest-fl.gov



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409
Key West, FL 33041-1409

August 10, 2018

Michael Donoghue
2291 Ximeno Avenue
Long Beach, CA 90815

Dear Applicant:

Our files indicate that a close out inspection was never conducted on the property located at **1501 George Street** for Tree Commission permit **T16-7854**. The permit authorized the **Removal of 1- Mango tree** to be replaced with **4.7 caliper inches of choice from the approved list, FL #1, native dicot or fruit tree(s), to be planted on site**. Our records indicate that you are the property owner of record.

This inspection is part of the requirement to complete your obligation for the Tree Commission permit.

This is a letter to inform you that an inspection is **required** to close the file. Please complete the attached form and return it to our office.

Please do not hesitate to contact the office at 305-809-3725 or at the number listed below for additional information and for verification so that the Tree Commission permit file can be closed.

Sincerely,

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Karen DeMaria
Urban Forest Manager
305-809-3768
kdemaria@cityofkeywest-fl.gov



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409
Key West, FL 33041-1409

July 15, 2019

Michael Donoghue
2291 Ximeno Avenue
Long Beach, CA 90815

Dear Applicant:

Our files indicate that a close out inspection was never conducted on the property located at **1501 George St.** for Tree Commission permit **T16-7833**. The permit authorized the **Transplantation of 1-Key Lime tree**. In April 2016, it was documented that the Key Lime tree had died. Therefore, full replacement of the tree is required, and 4.1 caliper inches is to be planted on the property. Our records indicate that you are the property owner of record.

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THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409
Key West, FL 33041-1409

March 26, 2020

Michael Donoghue
2291 Ximeno Avenue
Long Beach, CA 90815

Dear Applicant:

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kdemaria@cityofkeywest-fl.gov



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409
Key West, FL 33041-1409

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2291 Ximeno Avenue
Long Beach, CA 90815

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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 00063220-000000
 Account# 1063657
 Property ID 1063657
 Millage Group 10KW
 Location Address 1501 GEORGE ST KEY WEST
 Legal Description KW DIAG PB1-13 LOT 21 SQR 5 TR 30 G61-401-402 G75-144-145 OR2433-2191 OR2748-310/11
 (Note: Not to be used for legal documents)
 Neighborhood 6239
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable Housing No



Owner

DONOGHUE MICHAEL
 2291 Ximeno Ave
 Long Beach CA 90815

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$153,147	\$153,147	\$155,578	\$155,578
+ Market Misc Value	\$17,909	\$17,909	\$17,909	\$17,972
+ Market Land Value	\$232,628	\$226,089	\$209,272	\$213,943
= Just Market Value	\$403,684	\$397,145	\$382,759	\$387,493
= Total Assessed Value	\$403,684	\$397,145	\$382,759	\$387,493
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$403,684	\$397,145	\$382,759	\$387,493

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,625.00	Square Foot	0	0

Buildings

Building ID	5247	Exterior Walls	C.B.S. with 10% WD FRAME	
Style		Year Built	1958	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1985	
Gross Sq Ft	1789	Foundation	CONCR FTR	
Finished Sq Ft	1431	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	ASPHALT SHINGL	
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD	
Perimeter	224	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	37	Half Bathrooms	0	
Interior Walls	WD PANL/CUSTOM	Grade	500	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,431	1,431	0
OUU	OP PR UNFIN UL	112	0	0
OPF	OP PRCH FIN LL	136	0	0
SBF	UTIL FIN BLK	110	0	0
TOTAL		1,789	1,431	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TILE PATIO	1974	1975	1	1800 SF	5
FENCES	1984	1985	1	1190 SF	5
WALL AIR COND	2007	2008	1	2 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/25/2015	\$472,000	Warranty Deed		2748	310	02 - Qualified	Improved
9/22/2009	\$290,000	Warranty Deed		2433	2191	01 - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type
16-488	2/2/2016		\$71,600	Residential
15-4680	11/18/2015		\$20,300	Residential
10-1056	4/6/2010	12/31/2010	\$6,000	Residential
07-2607	5/30/2007	2/20/2008	\$1,800	Residential
02-148	6/10/2002	12/5/2002	\$1,500	Residential
00-3516	10/24/2000	12/21/2000	\$1,400	Residential
99-1233	4/13/1999	8/3/1999	\$2,500	Residential
895-1424	4/1/1995	8/1/1995	\$700	Residential
895-0173	1/1/1995	8/1/1995	\$2,000	Residential

Notes

POOL/SPA RESIDENTIAL

INSTALL 104 LF 1X6 SHADOWBOX; 48 LF 1X6 LOUVERS IN TOP OF EXISTING BLOCK WALL ADD ONE ROW OF BLOCK TO EXISTING TO BRING 6' 2X8 ROLLING GATES TO MATCH; 36 ENTRY DOOR. 54 LF DOG EAR PANELS ONE SIDE

REPLACEMENT OF TWENTY-FOUR WINDOWS THROUGHOUT ENTIRE HOUSE. ALL WINDOWS WILL BE REPLACE WITH SINGLE HUNG VINYL WINDOWS

INSTALL 2 SQS.TORCH DOWN MODIFIED RUBBER ROOFING

PORCH SOFFITT REPAIR
200AMP SERVICE

ROOFING

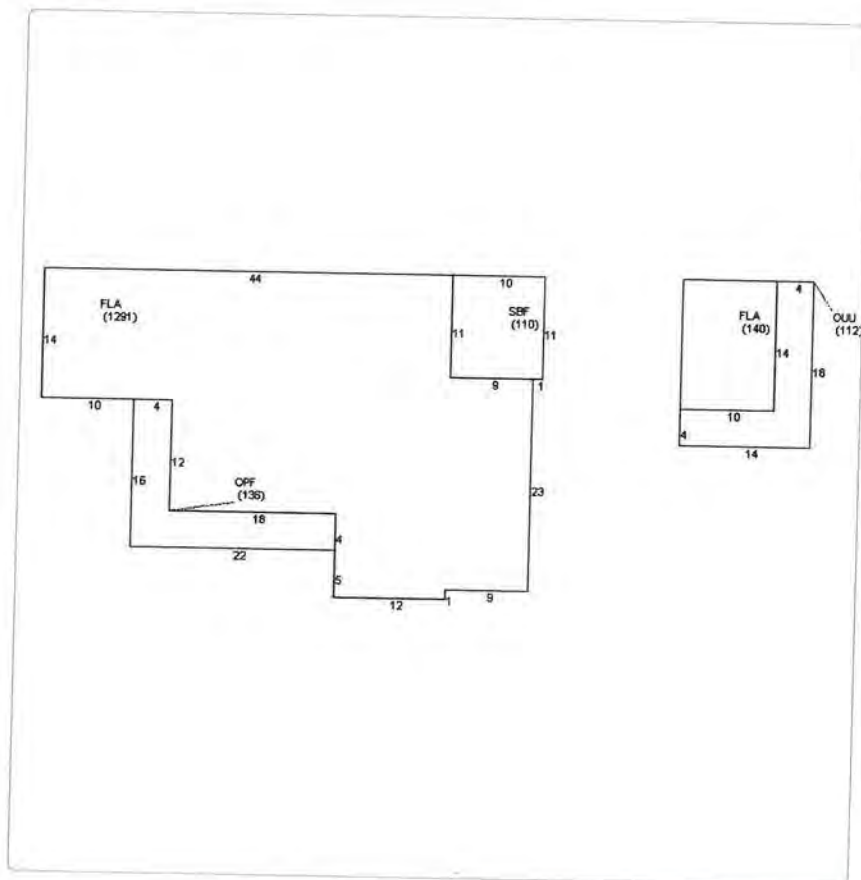
INSTALL 3 DOORS

TILE DECK REAR AND SIDE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)

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 GEOSPATIAL

Version 2.3.146