

STAFF REPORT

DATE: April 28, 2024

RE: 610 Duval Street (permit application # T2024-0112)

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 whole tree and location, view 1.



Photo of whole tree showing location, view 2.



Photo of tree trunk, view 1.



Two photos of tree canopy and trunk, views 1 and 2.





Photo of tree trunk, view 2.



Photo of base of tree and trunk.



Photo of tree canopy and trunk, view 3.



Two photos of tree canopy, views 1 & 2.





Photo of main tree trunks and legs.



Photo of base of tree.

Diameter: 39.4"

Location: 60% (growing in backyard very close to historic structures and ac units.)

Species: 100% (on protected tree list)

Condition: 50% (overall health of tree appears to be fair, poor structure due to old storm damage in canopy of tree, decay.)

Total Average Value = 70%

Value x Diameter = 27.5 replacement caliper inches

Application



Trim T2024-0111
Removal T2024-0112

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 4 3 2024

Tree Address 610 Duval St
 Cross/Corner Street _____
 List Tree Name(s) and Quantity 1 - Ficus Tree 1 - Royal Poinciana *on neighboring property*
 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
 1 Royal Poinciana Limb will be removed. 1 Ficus tree will be entirely removed due to its proximity to the building structure. A significant limb fell during a storm, leading to extensive decay. The extent of this decay is currently unknown.

Property Owner Name MICHAEL MAYER *610 property Management LLC*
 Property Owner email Address MGM304@COX.NET
 Property Owner Mailing Address 3725 FRAN ST., METAIRIE, LA 70001
 Property Owner Phone Number 504-234-1515
 Property Owner Signature *[Signature]*

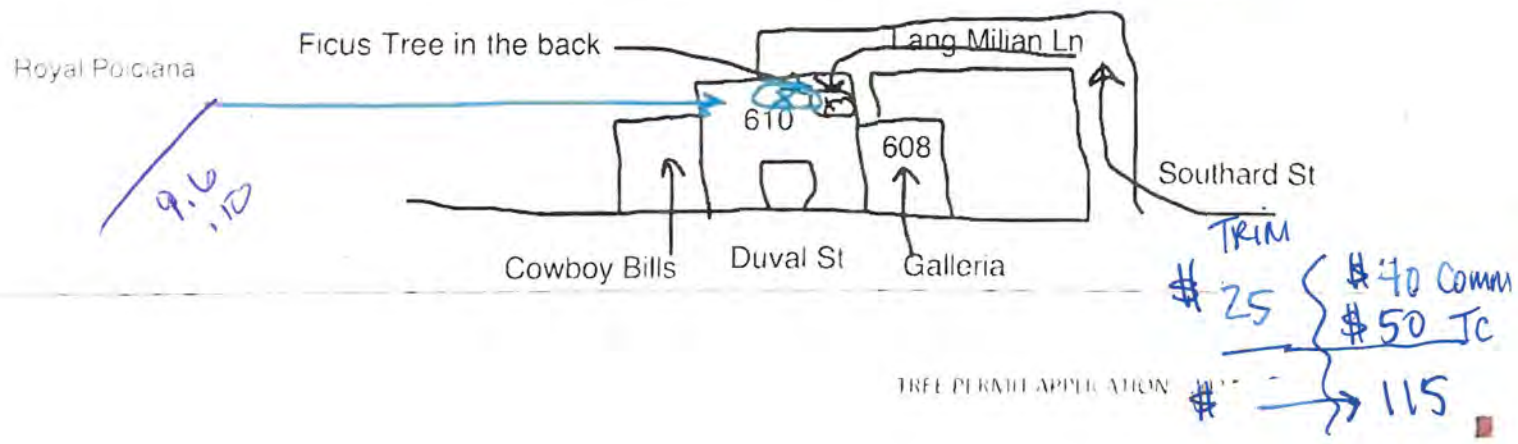
*Representative Name Clifton Turner
 Representative email Address shortystlc@gmail.com
 Representative Mailing Address 19463 date palm dr
 Representative Phone Number 3056479261

*NOTE: A Tree Representation Authorization form must accompany this application if someone is representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

As of August 1, 2022, application fees are required. [Click here for the fee schedule](#)

Sketch location of tree (aerial view) including cross/corner street. Please include a photo regarding this application with colored tape or ribbon.

RP on neighboring property





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 4-8-2024

Tree Address 610 DUVAL ST., KEY WEST, FL 33040

Property Owner Name MICHAEL MAYER

Property Owner Mailing Address 3725 FRAN ST.,

Property Owner Mailing City, State, Zip METAIRIE, LA 70001

Property Owner Phone Number 504-234-1515

Property Owner email Address MGM324@COX.NET

Property Owner Signature [Signature]

Representative Name Clifton Turner Shortys Tree & Lawn Care LLC

Representative Mailing Address 19463 date palm dr

Representative Mailing City, State, Zip sugarloaf key fl 33042

Representative Phone Number 3056479261

Representative email Address shortystlc@gmail.com

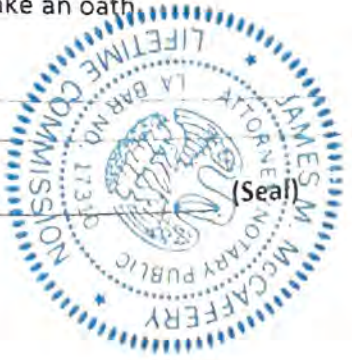
I MICHAEL MAYER hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 8 day April 2024.
By (Print name of Affiant) Michael Mayer who is personally known to me or has produced LAID 8610510 as identification and who did take an oath.

Notary Public
Sign name: [Signature]
Print name: James M. McCaffery

My Commission expires: at death Notary Public-State of CA





Detail by Entity Name

Florida Limited Liability Company
610 PROPERTY MANAGEMENT LLC

Filing Information

Document Number	L23000509674
FEI/EIN Number	93-4385023
Date Filed	11/09/2023
State	FL
Status	ACTIVE

Principal Address

2338 HICKORY AVE.
RIVER RIDGE, LA 70123

Mailing Address

3725 FRAN ST.
METAIRIE, LA 70001

Registered Agent Name & Address

MAYER, MICHAEL G
610 DUVAL ST.
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title AMBR

SOMMET ENTERPRISES INC.
2338 HICKORY AVE.
RIVER RIDGE, LA 70123

Annual Reports

Report Year	Filed Date
2024	01/12/2024

Document Images

[01/12/2024 -- ANNUAL REPORT](#)

[11/09/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

[View image in PDF format](#)

Prepared by and return to:

Gregory S. Oropeza

Attorney

Oropeza Stones & Cardenas, P.L.L.C.

221 Simonton Street

Key West, FL 33040

(305) 294-0252

File Number: 23-642

Consideration: \$3,850,000.00

Parcel Identification No.: 00012600-000000

(Space Above This Line For Recording Data)

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31 day of January, 2024 between Key Endeavors LLC, a Florida Limited Liability Company whose post office address is 702 Commercial Street, Suite 3A, Emporia, KS 66801 of the County of Lyon, State of Kansas, grantor*, and 610 Property Management LLC, a Florida Limited Liability Company whose post office address is 3725 Fran Street, Metairie, LA 70001 of the County of Jefferson, State of Louisiana, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

PARCEL ONE

The Northerly 1/2 of the following described property, to-wit: A part of lot Two (2) in Square Sixty-two (62), on the Island of Key West, Florida, according to Wm. A. Whitehead's map, delineated in February, A.D. 1829; Commencing at a point on Duval Street, at the Southeast corner of said Lot Two (2) running thence along the line of said Duval Street, in a Northwesterly direction, Fifty (50) feet; thence at right angles in a Southwesterly direction, Seventy-nine (79) feet; thence at right angles in a Southeasterly direction Fifty (50) feet to the South line of said lot Two; thence at right angles in a Northeasterly direction Seventy-nine (79) feet to the place of beginning on Duval Street.

PARCEL TWO

The Northerly 1/2 of the following described property, to-wit; A part of said Lot Two (2), according to said Whitehead's map, commencing at a point which is Seventy-nine (79) feet from the corner of Southard and Duval Streets and One Hundred and Fifty-one (151) feet in a Southeasterly direction, back from Southard Street, and running thence from said last named point, in a Southeasterly direction, Fifty (50) feet to the dividing line of Lots One (1) and Two (2); thence along said dividing line in a Southwesterly direction, One Hundred (100) feet; thence at right angles in a Northwesterly direction, Fifty (50) feet; thence at right angles in a Northeasterly direction, One Hundred (100) feet to the place of beginning.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Ma. Murphy
Address: 221 Simonton St. Key West
FL 33040

[Signature]
Bryan Whitmore, Manager

[Signature]
Witness
Printed Name: Calypso Orange
Address: 221 Simonton St
KEY West FL 33040

State of FL
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of Feb, 2024 by Bryan Whitmore, Manager of Key Endeavors LLC, who are personally known or have produced a driver's license as identification.


[Notary Seal]




[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Kari Murphy
Address: 221 Simonton St. Key West
FL 33040


Bryan Whitmore, Manager


Witness
Printed Name: Gregory Orsini
Address: 221 Simonton St
KEY West FL 33040

State of FL
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of February, 2024 by Bryan Whitmore, Manager of Key Endeavors LLC, who are personally known or have produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: _____
My Commission Expires: _____

Monroe County, FL

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 00012600-000000
 Account# 1012971
 Property ID 1012971
 Millage Group 10KW
 Location 610 DUVAL St, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 62 G6-5 OR481-201 OR796-2055/56 OR876-153 OR884-1425/26 OR1001-1559 OR1201-1157 OR1411-299 OR1633-747/55 OR1737-2140/41 OR1789-2036/39 OR1789-2080 OR3228-1023
 Description
 (Note: Not to be used on legal documents)
 Neighborhood 32050
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[KEY ENDEAVORS LLC](#)
 702 Commercial St
 Ste 3A
 Emporia KS 66801

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$365,653	\$331,565	\$329,362	\$339,496
+ Market Misc Value	\$1,605	\$1,566	\$1,566	\$1,566
+ Market Land Value	\$1,772,100	\$1,772,100	\$724,950	\$724,950
= Just Market Value	\$2,139,358	\$2,105,231	\$1,055,878	\$1,066,012
= Total Assessed Value	\$1,277,611	\$1,161,465	\$1,055,878	\$1,066,012
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,139,358	\$2,105,231	\$1,055,878	\$1,066,012

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,772,100	\$331,565	\$1,566	\$2,105,231	\$1,161,465	\$0	\$2,105,231	\$0
2021	\$724,950	\$329,362	\$1,566	\$1,055,878	\$1,055,878	\$0	\$1,055,878	\$0
2020	\$724,950	\$339,496	\$1,566	\$1,066,012	\$1,066,012	\$0	\$1,066,012	\$0
2019	\$724,950	\$339,496	\$1,566	\$1,066,012	\$1,016,328	\$0	\$1,066,012	\$0
2018	\$724,950	\$322,855	\$1,566	\$1,049,371	\$923,935	\$0	\$1,049,371	\$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
(1200)	4,475.00	Square Foot	0	0

Buildings

Building ID	39571	Exterior Walls	AB AVE WOOD SIDING
Style	2 STORY ON GRADE	Year Built	1933
Building Type	1 STY STORE-A / 11A	EffectiveYearBuilt	2000
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	3294	Roof Type	GABLE/HIP
Finished Sq Ft	3203	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	
Perimeter	444	Bedrooms	0
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	21	0	20
FLA	FLOOR LIV AREA	3,203	3,203	444
OUU	OP PR UNFIN UL	70	0	52
TOTAL		3,294	3,203	516

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1987	1988	3 x 8	1	24 SF	2
FENCES	2019	2020	6 x 125	1	750 SF	2

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/30/2023	\$3,075,000	Warranty Deed	2420412	3228	1023
5/29/2002	\$755,000	Warranty Deed		1789	2036
2/1/1983	\$132,000	Warranty Deed		876	153
9/1/1979	\$115,000	Conversion Code		796	2055

Permits

Number	Date Issued	Date Completed	Amount	Permit Type
BLD2023-1056	5/12/2023		\$400,000	Commercial
BLD2021-0973	4/14/2021	6/23/2021	\$11,575	Commercial
BLD2020-3642	12/16/2020	12/30/2020	\$6,838	Commercial
BLD2019-4423	1/28/2020	6/15/2020	\$20,735	Commercial
BLD2019-2671	9/16/2019	12/26/2019	\$22,384	Commercial
11-3619	10/17/2011		\$19,000	Commercial
11-3623	10/17/2011		\$2,500	Commercial
11-3619	10/5/2011		\$18,000	Commercial
11-3620	10/5/2011		\$1,500	Commercial
11-3623	10/4/2011		\$1,500	Commercial
05-3250	11/3/2005		\$68,500	Commercial
02-2572	6/20/2003	5/12/2004	\$68,500	Commercial
03-0685	3/12/2003	10/3/2003	\$675	Commercial
02-1376	3/3/2003	5/12/2004	\$10,000	Commercial
02-2572	2/28/2003	5/12/2004	\$10,000	Commercial
02-2572	2/27/2003	5/12/2004	\$26,000	Commercial
02-2572	2/21/2003	5/12/2004	\$5,500	Commercial
02/2572	11/18/2002	5/12/2004	\$6,250	Commercial
02/2572	11/18/2002	5/12/2004	\$16,000	Commercial
02/2572	11/6/2002	10/3/2003	\$9,750	Commercial
02/1376	7/29/2002	10/3/2003	\$12,500	Commercial
9700464	2/1/1997	7/1/1997	\$2,000	Commercial

View Tax Info

[View Taxes for THIS Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

The Monroe County Property Appraiser's office maintains data ownership 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:

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 4/8/2024, 4:00:52 AM

Contact Us

