



T2024-0015
CL00436

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: _____

Tree Address 1300 Tropical - Seminary Road

Cross/Corner Street _____

List Tree Name(s) and Quantity 1- Strangler Fig tree

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 Large decay area in main trunk - ^{new} property owners afraid of canopy failure. Tree has been dropping branches for at least 2 years. Has received major trimming twice in past 2 years (2021+2022)

Property Owner Name City of Key West

Property Owner email Address _____

Property Owner Mailing Address PO Box 1409 KW FL 33041

Property Owner Phone Number _____

Property Owner Signature [Signature] 1-12-23, ACM

*Representative Name Property Owner: Sherri + Doug Montgomery

Representative email Address _____

Representative Mailing Address 1300 Tropical KW FL 33040
(927 Private Road 764, Lipan, TX 76462)

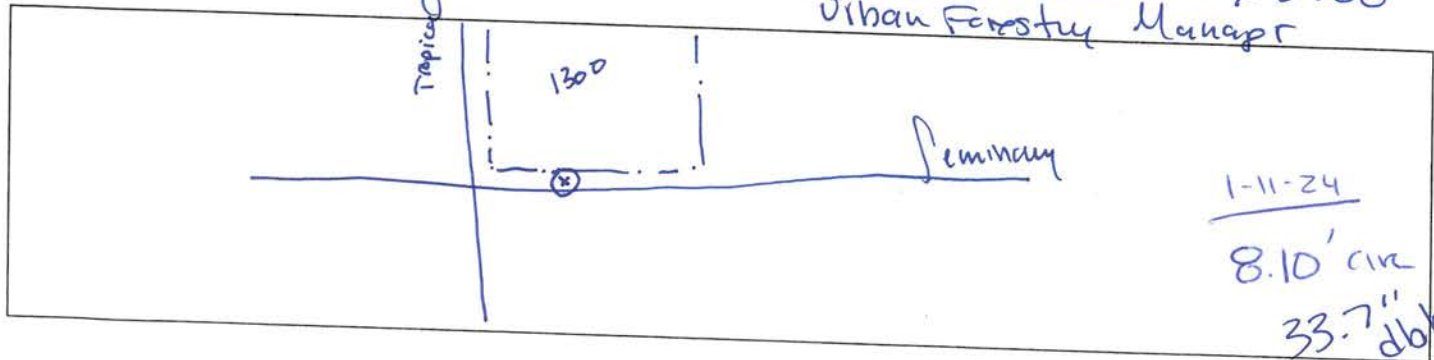
Representative Phone Number _____

*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.

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.

Application Submitted:
Karen Dellavia - x 3768
Urban Forestry Manager



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 00042050-000000
 Account# 1042692
 Property ID 1042692
 Millage Group 10KW
 Location Address 1300 TROPICAL St. KEY WEST
 Legal Description KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 13 AND 14 AND PT LOT 15 AND PT LOT 12 SQR 8 TR 19 PB1-34 H1-221 OR522-728 OR1006-2167 OR1442-136/37 OR1482-1666/69AFF OR2817-1647D/C OR3201-1383
(Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

MONTGOMERY FAMILY INVESTMENTS LLC
 927 Private Road 764
 Lipan TX 76462

Valuation

| | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$1,312,735 | \$1,089,792 | \$394,661 | \$400,380 |
| + Market Misc Value | \$45,083 | \$46,041 | \$32,778 | \$33,607 |
| + Market Land Value | \$1,055,184 | \$750,506 | \$495,747 | \$468,205 |
| = Just Market Value | \$2,413,002 | \$1,886,339 | \$923,186 | \$902,192 |
| - Total Assessed Value | \$2,413,002 | \$582,031 | \$565,079 | \$557,278 |
| - School Exempt Value | \$0 | (\$25,500) | (\$25,500) | (\$25,500) |
| = School Taxable Value | \$2,413,002 | \$556,531 | \$539,579 | \$531,778 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2022 | \$750,506 | \$1,089,792 | \$46,041 | \$1,886,339 | \$582,031 | \$25,500 | \$556,531 | \$500,000 |
| 2021 | \$495,747 | \$394,661 | \$32,778 | \$923,186 | \$565,079 | \$25,500 | \$539,579 | \$358,107 |
| 2020 | \$468,205 | \$400,380 | \$33,607 | \$902,192 | \$557,278 | \$25,500 | \$531,778 | \$344,914 |
| 2019 | \$539,087 | \$400,380 | \$34,436 | \$973,903 | \$544,749 | \$25,500 | \$519,249 | \$429,154 |
| 2018 | \$545,784 | \$411,820 | \$35,220 | \$992,824 | \$534,592 | \$25,500 | \$509,092 | \$458,232 |

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 |
|-------------------------|-----------------|-------------|----------|-------|
| RES SUPERIOR DRY (01SD) | 9,432.02 | Square Foot | 0 | 0 |

Buildings

| | | | | |
|----------------|-------------------------|--------------------|--------------------|-----------|
| Building ID | 3295 | Exterior Walls | ABOVE AVERAGE WOOD | |
| Style | 1 STORY ELEV FOUNDATION | Year Built | 1988 | |
| Building Type | S.F.R. - R1 / R1 | EffectiveYearBuilt | 2015 | |
| Building Name | | Foundation | CONC BLOCK | |
| Gross Sq Ft | 3680 | Roof Type | GABLE/HIP | |
| Finished Sq Ft | 2687 | Roof Coverage | METAL | |
| Stories | 1 Floor | Flooring Type | CONC S/B GRND | |
| Condition | GOOD | Heating Type | NONE with 0% NONE | |
| Perimeter | 382 | Bedrooms | 3 | |
| Functional Obs | 30 | Full Bathrooms | 4 | |
| Economic Obs | 0 | Half Bathrooms | 0 | |
| Depreciation % | 7 | Grade | 650 | |
| Interior Walls | WD PANL/CUSTOM | Number of Fire Pl | 0 | |
| Code | Description | Sketch Area | Finished Area | Perimeter |
| OPX | EXC OPEN PORCH | 787 | 0 | 284 |
| FLA | FLOOR LIV AREA | 2,687 | 2,687 | 442 |
| OPU | OP PR UNFIN LL | 142 | 0 | 70 |
| OPF | OP PRCH FIN LL | 16 | 0 | 16 |
| SBF | UTIL FIN BLK | 48 | 0 | 28 |
| TOTAL | | 3,680 | 2,687 | 840 |

Yard Items

| Description | Year Built | Roll Year | Size | Quantity | Units | Grade |
|--------------|------------|-----------|---------|----------|--------|-------|
| FENCES | 1974 | 1975 | 6 x 159 | 1 | 954 SF | 1 |
| LC UTIL BLDG | 1981 | 1982 | 0 x 0 | 1 | 90 SF | 2 |
| FENCES | 1986 | 1987 | 6 x 92 | 1 | 552 SF | 2 |
| LC UTIL BLDG | 1987 | 1988 | 4 x 5 | 1 | 20 SF | 2 |
| FENCES | 1987 | 1988 | 4 x 75 | 1 | 300 SF | 2 |
| TILE PATIO | 1987 | 1988 | 0 x 0 | 1 | 993 SF | 4 |
| CONC PATIO | 1993 | 1994 | 0 x 0 | 1 | 100 SF | 2 |
| RES POOL | 2001 | 2002 | 0 x 0 | 1 | 405 SF | 4 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|------------|-------------|--|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 11/15/2022 | \$3,000,000 | Warranty Deed | 2397660 | 3201 | 1383 | 19 - Unqualified | Improved | | |
| 9/22/2022 | \$0 | Order (to be used for Order Det. Heirs, Probate in | 2392540 | 3195 | 1133 | 30 - Unqualified | Improved | | |

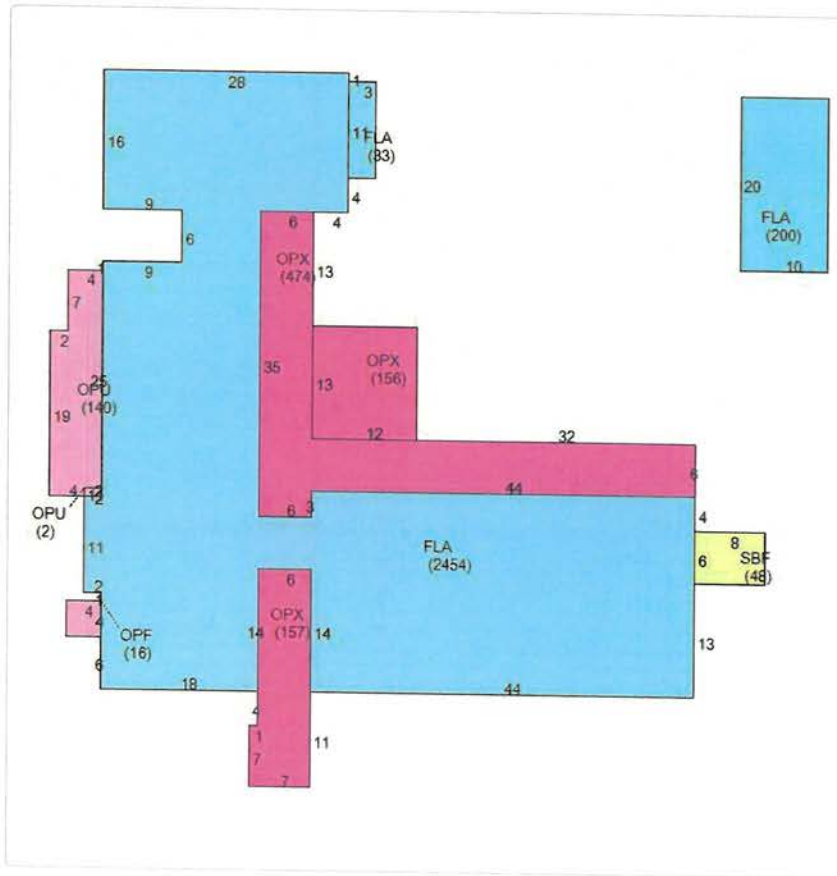
Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|----------|-------------|----------------|----------|-------------|---|
| 23-2759 | 10/3/2023 | | \$25,000 | Residential | Remove and Replace All Ductwork, Install One (1) Ruud 1½ Ton Split System (RA14AZ18AJ1 Condenser - RH1PZ1817STANNJ) Remove Existing 4 Ton and 1½ Ton Units and Reinstall After Renovations, Install an ERV, Install Bathroom Exhaust Fans - All as Per Plans Install One (1) Ruud 1½ Ton Split System |
| 23-2306 | 8/10/2023 | | \$30,000 | Residential | Install Wiring per Plans Lights Outlets and Switches |
| 23-1771 | 6/15/2023 | | \$22,000 | Residential | Replace existing plumbing fixtures as per plans. |
| 23-1524 | 6/7/2023 | | \$62,375 | Residential | Remove 455Q existing metal roofing and install a new Berridge Metal Shingle roofing system with Grace Ice & water Shield underlayment. Remove 3.55Q existing flat roofing and install a new HydroStop Rubber Membrane roofing system. |
| 23-0841 | 4/25/2023 | | \$0 | Residential | Replace (i) Flooring (ii) Bathroom & Kitchen Cabinets (iii) Kitchen Appliances (iv) Paint (v) Bathroom Fixtures (vi) Light Switches, Cover Plates, Light Fixtures. Remove fiberglass insulation and replace w/ spray foam insulation. Replace spiral staircase w/ conventional staircase. Enclose kitchen service door and add pantry. Relocate toilet in master bath into new powder room under stairs. Install new door hardware. Remove skylights. Replace gutters, downspouts and metal roof. |
| 23-0519 | 2/27/2023 | 3/29/2023 | \$25,000 | Residential | Interior and Exterior Demo Please see detail on plans for scope of work- basic tear out REMOVE COUNTER TOP(S) & UPPER AND LOWER CABINET(S) DISCONNECT & REMOVE ALL APPLIANCES REMOVE ALL RECESSED CAN LIGHTS IN KITCHEN AREA DISCONNECT & REMOVE HOT WATER HEATER DISCONNECT & REMOVE WINE CAPTAIN REMOVE ALL INTERIOR DOORS **TO BE RE-INSTALLED** REMOVE EXISTING FLOORING IN EACH ROOM Demo of pavers |
| 07-5230 | 12/4/2007 | 2/20/2008 | \$600 | Residential | REMOVE EXISTING 120 GAL TANK & SET 100 GAL. TANK ON PAD |
| 02-0620 | 7/2/2002 | 2/20/2008 | \$4,000 | Residential | RESURFACE POOL |
| 02-0620 | 3/14/2002 | 11/5/2002 | \$4,000 | Residential | RESURFACE POOL |
| 98-2132 | 7/9/1998 | 2/20/2008 | \$4,900 | Residential | INSTALL CENTRAL AC UNIT |
| B95-3335 | 10/1/1995 | 8/1/1996 | \$5,000 | Residential | INTERIOR ATRIUM/PLANTER |
| M94-3784 | 11/1/1994 | 12/1/1994 | \$1,000 | Residential | REWORK DUCTS |
| B94-3374 | 10/1/1994 | 12/1/1994 | \$1,500 | Residential | INTERIOR DEMO |
| B94-3515 | 10/1/1994 | 12/1/1994 | \$21,500 | Residential | ROOF/INTERIOR IMPROVMENTS |
| B94-3149 | 9/1/1994 | 12/1/1994 | \$6,100 | Residential | HURRICANE SHUTTERS |
| A94-0272 | 1/1/1994 | 12/1/1994 | \$6,320 | Residential | NEW ROOFING |
| B94-0310 | 1/1/1994 | 12/1/1994 | \$7,500 | Residential | CONSTRUCT NEW PORCH |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 12/18/2023 4:02:16 AM

Contact Us



Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, December 19, 2023 11:07 AM
To: Joanne Nitka
Cc: Michael Biskupich; Jill Burnham
Subject: RE: [EXTERNAL] 1300 Tropical St, tree removal

Received, thank you.

Since it is a City tree, I will need to file an application to be signed by City Management. I do not think the tree is an imminent danger of failure therefore, it does not qualify for an emergency removal. If the City Manager signs the application, then the file will be placed on the February 6 Tree Commission agenda which is the next meeting we are currently accepting applications for. The Tree Commission will be the ones to determine whether the tree should be removed.

The letter states that an arborist looked at the tree and said it should be removed. I know the Tree Commissioners will want to know whom that was. It would be good to have a written statement from the arborist, for the file.

I will be in touch once I have an application signed. Please note that with the holidays, it might be a week or so before I can get that processed. Also, it would be good for someone associated with the property to attend the February Tree Commission meeting.

Sincerely,

Karen

Karen DeMaria

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



From: Joanne Nitka <joanne@mgckw.net>
Sent: Tuesday, December 19, 2023 8:33 AM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Cc: Michael Biskupich <mike@mgckw.net>; Jill Burnham <jill@parconconstruction.com>
Subject: [EXTERNAL] 1300 Tropical St, tree removal

Karen DeMaria

From: Joanne Nitka <joanne@mgckw.net>
Sent: Tuesday, December 19, 2023 8:33 AM
To: Karen DeMaria
Cc: Michael Biskupich; Jill Burnham
Subject: [EXTERNAL] 1300 Tropical St, tree removal
Attachments: 1300 Tropical P.O. letter.jpg

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.

Good morning,

Attached is the letter from the property owners as requested.

Please advise the next steps to get this matter resolved.

Thank you,

Joanne Nitka

Mama's Garden Center

joanne@mgckw.net

December 15, 2023

To Whom It May Concern:

We are writing to you today to formally request the removal of the Strangler Fig located within the city right-of-way next to our property located at 1300 Tropical Street.

First and foremost, the tree has several large cavities and has already lost large limbs during minor storms. This is a huge cause for concern for the safety of our family and our home. We have had an arborist look at the tree and his opinion is that due to the large cavities the tree should be removed.

We understand the Strangler Fig is a valuable resource of food and shelter for migratory birds, which is why we have hired Mama's Garden to install several natives throughout the property landscaping to provide additional food and shelter.

We appreciate your thoughtful consideration for immediate removal.

Respectfully,




Sherri and Doug Montgomery

Karen DeMaria

From: Joanne Nitka <joanne@mgckw.net>
Sent: Wednesday, December 13, 2023 9:36 AM
To: Karen DeMaria; Michael Biskupich
Subject: [EXTERNAL] Fwd:
Attachments: Resized_20231208_150843.jpeg; Resized_20231208_150805.jpeg; Resized_20231208_150747.jpeg

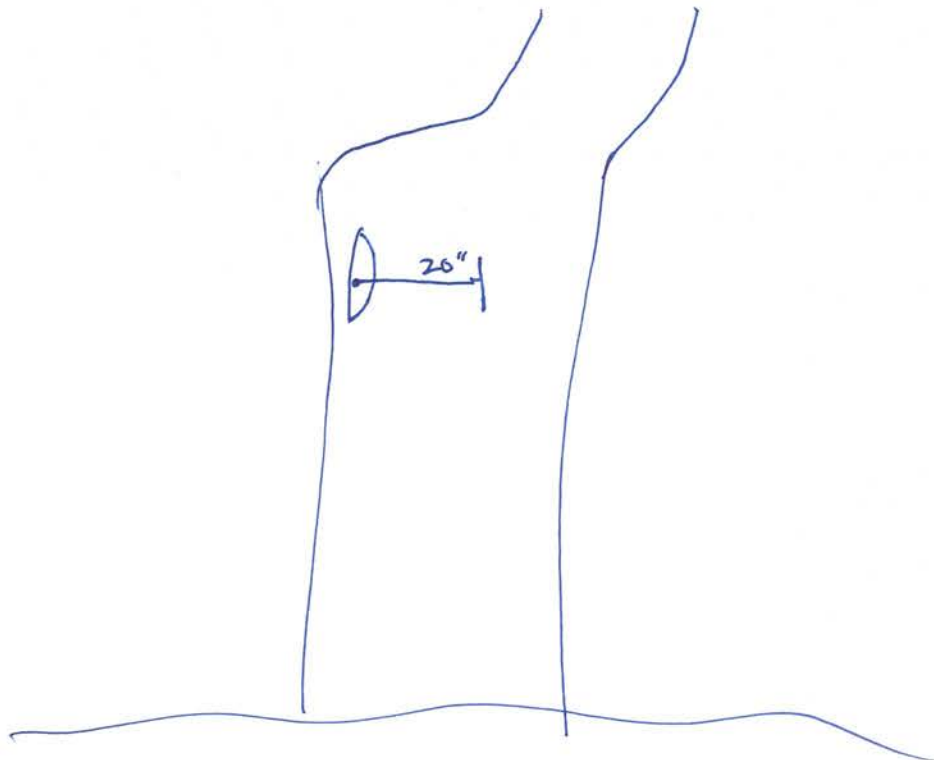
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

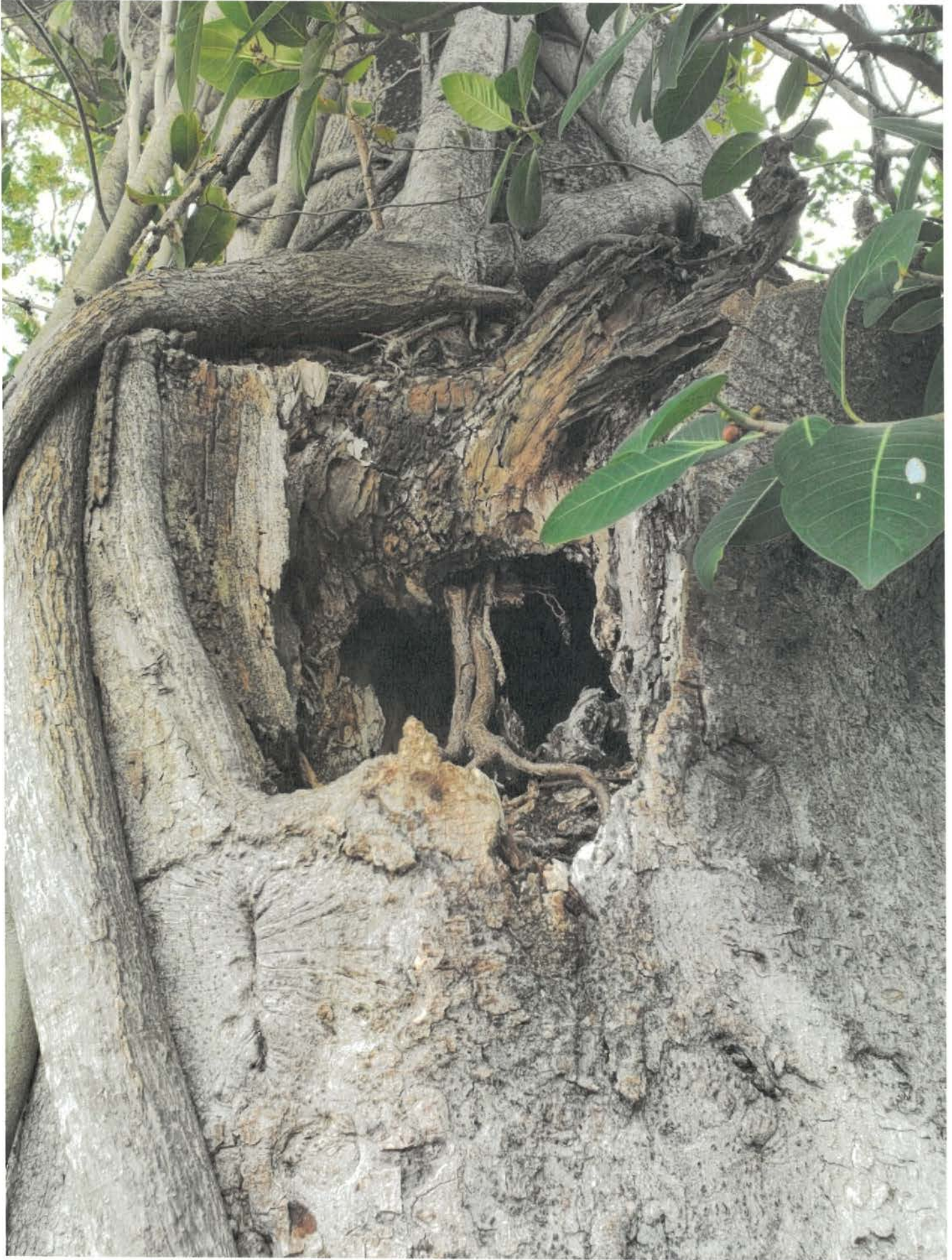
1300 Tropical St.

----- Forwarded message -----

From: <3053602484@vzwpix.com>
Date: Wed, Dec 13, 2023 at 9:15 AM
Subject:
To: <joanne@mgckw.net>

Photos show decay in most of
tree trunk (20")





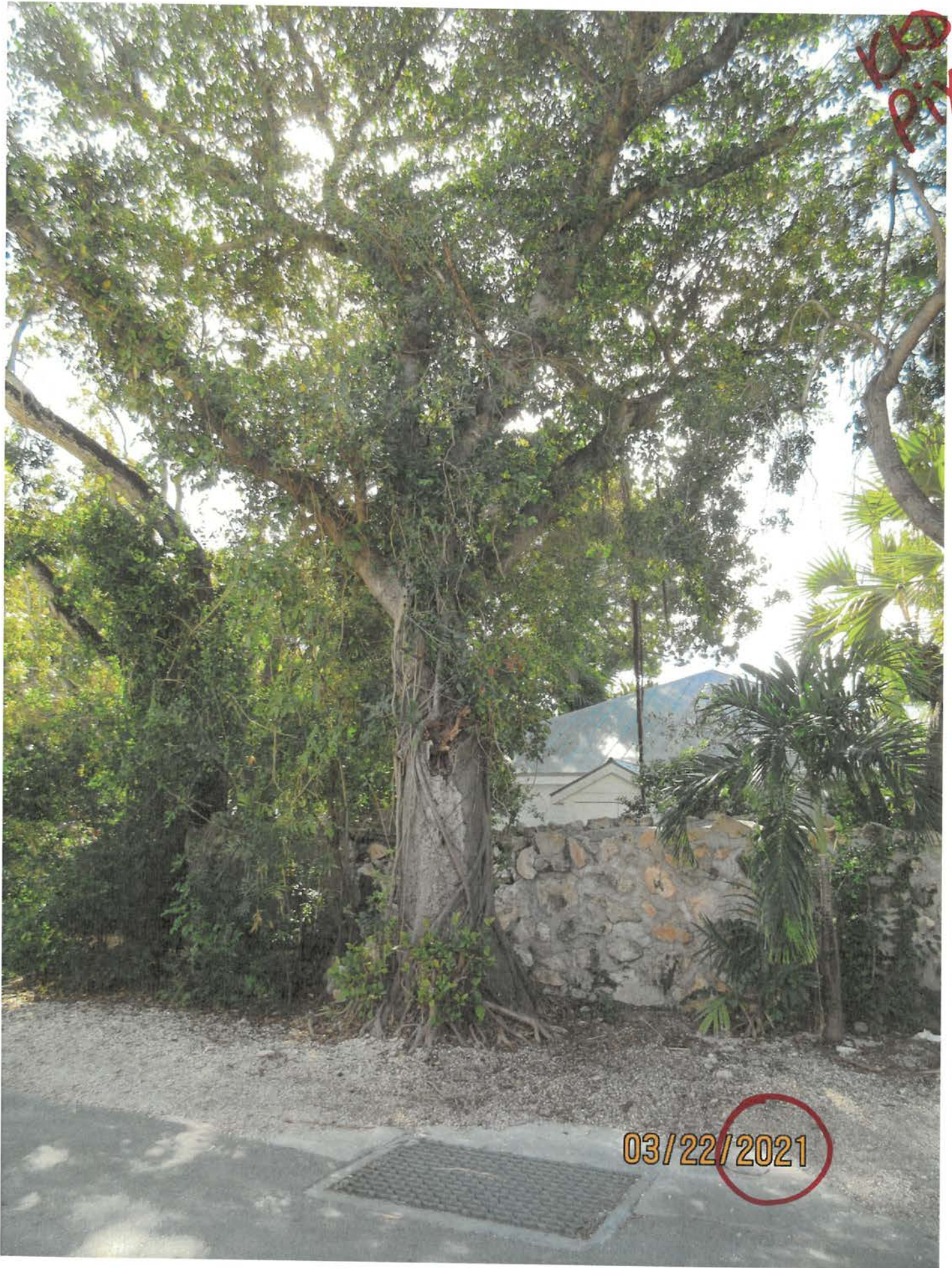
304





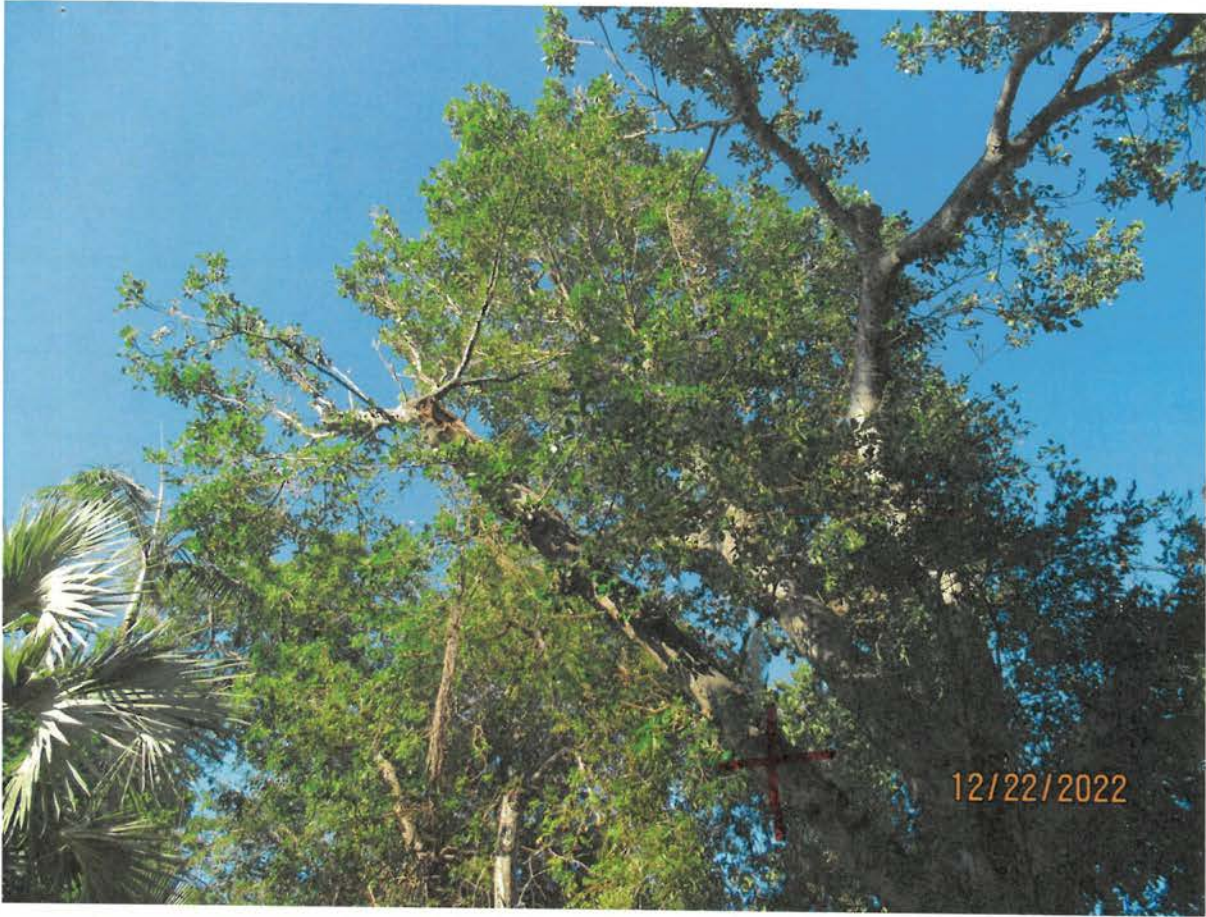
KO
PIP

03/22/2021

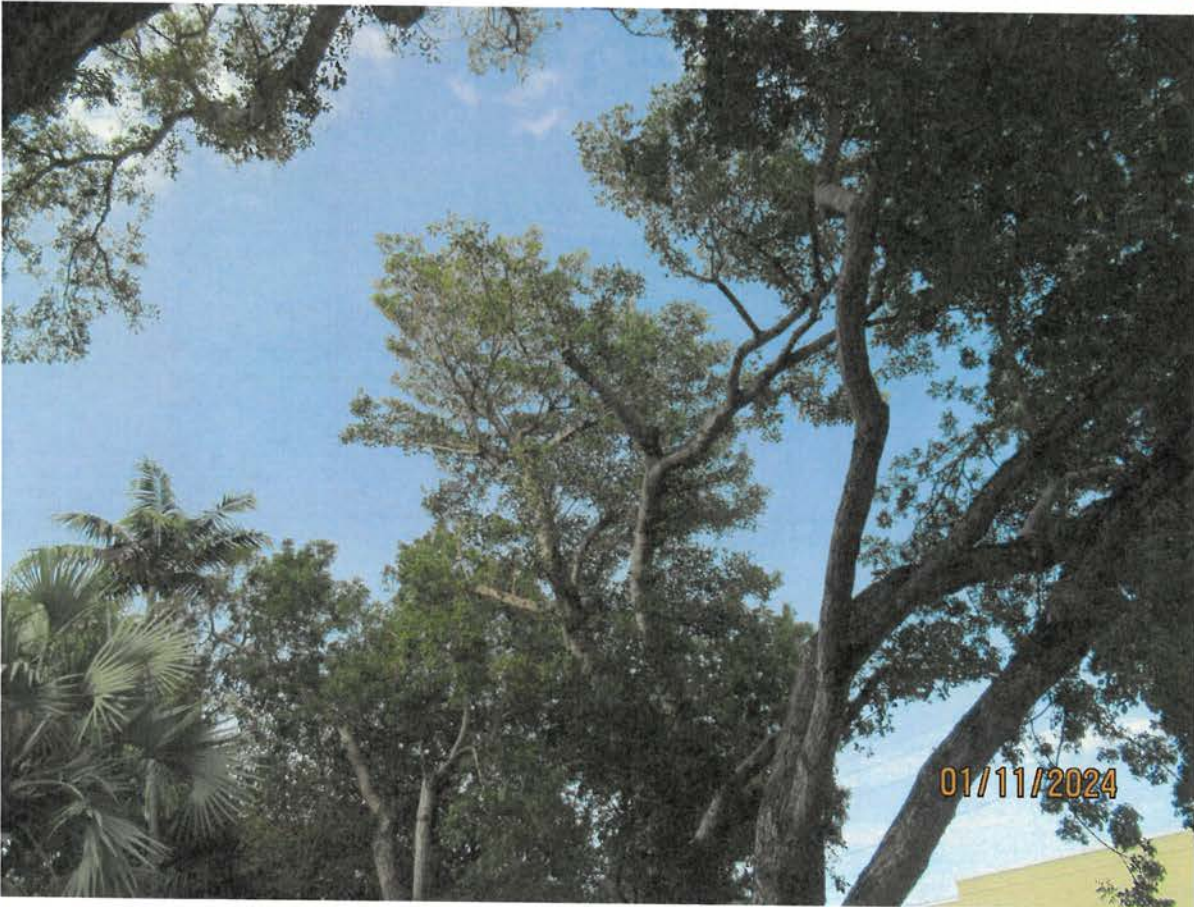




01/11/2024



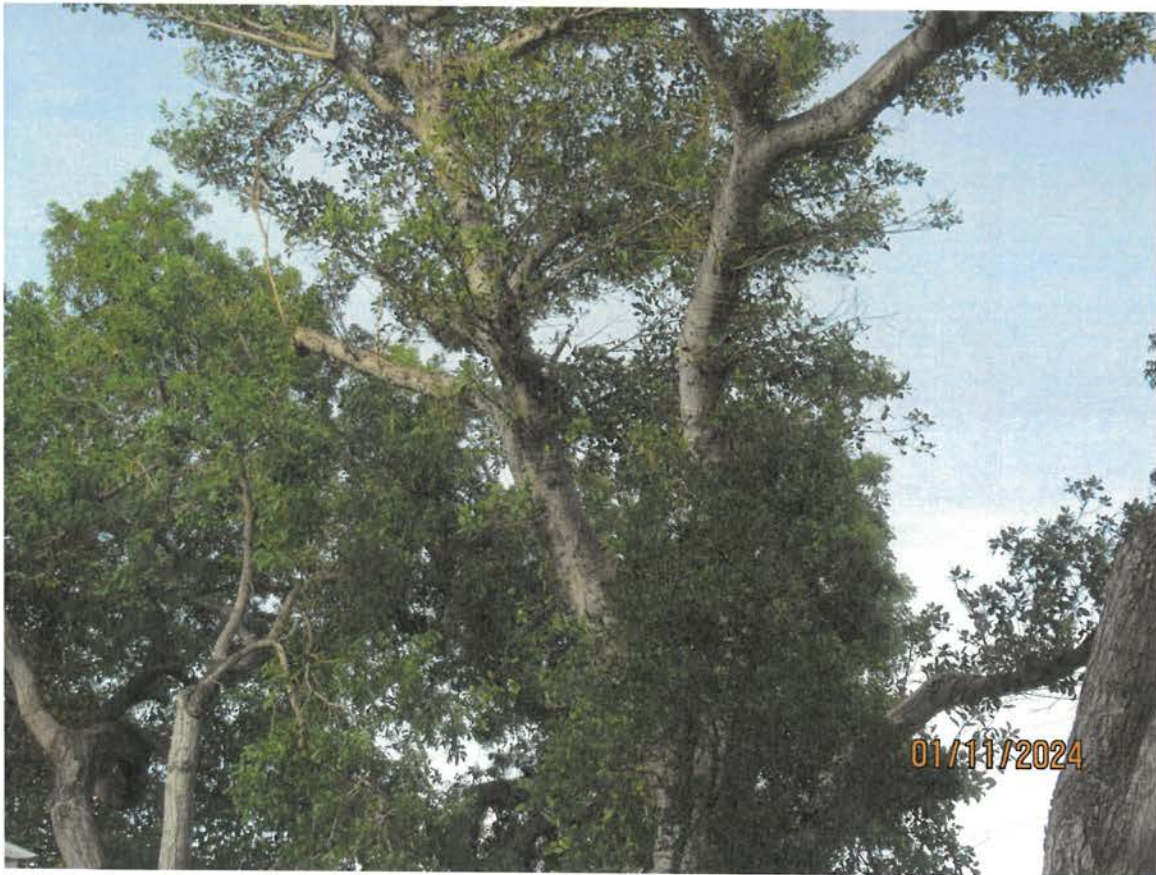
2022 pre
trim
Pix



2024



2022
pre trim
pix



2024



Banyan

12/13/2023



03/22/2021

