



**THE CITY OF KEY WEST  
Tree Commission**

Post Office Box 1409 Key West, FL 33041-1409  
Telephone: 305-809-3725

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

April 10, 2024

Tree Commission  
City of Key West  
Petitioner,

Vs.

Choru Khushi Properties LLC  
415 Greene Street  
Key West, FL 33040

An administrative hearing before the Tree Commission for the City of Key West will be held on **Tuesday, June 4, 2024** at 5:00 p.m., at **Josephine Parker City Hall at Historic Glynn R. Archer School, 1300 White Street, Key West, Florida.**

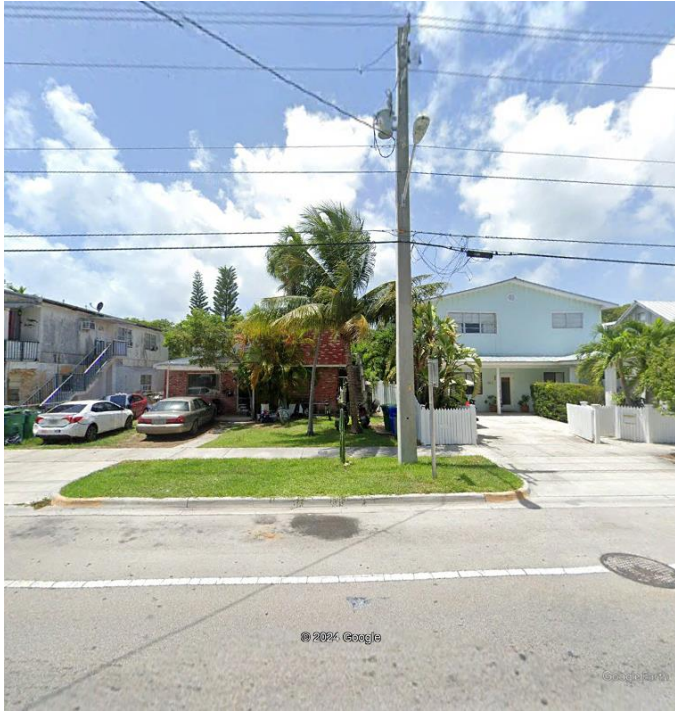
This hearing will be conducted pursuant to sections 110-288 et. seq. of the Key West City Code. The purpose of this hearing will be to determine if a code violation has been committed by the above named Respondent. **Your presence is required at this Tree Commission meeting.**

**Date of alleged violation: prior to November 13, 2023 at 1219 Flagler Avenue, Key West, FL.**

Sec. 110-321. 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; or
  - (2) Any monocot/palm tree which is ten (10) feet or more in height measured to the terminal bud. Palm tree counts are determined by root ball; or

**Factual allegation: One Coconut Palm and one Christmas Palm has been removed without benefit of a tree removal permit.**



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 sent via regular mail and certified U.S. Mail to the above named Respondent's listed address on this **10th day of April 2024**.

If you have any questions, please call the office at (305) 809-3725.

*Karen DeMaria*

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Karen DeMaria  
Urban Forestry Manager  
[tree@cityofkeywest-fl.gov](mailto:tree@cityofkeywest-fl.gov)

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- Print your name and address on the reverse so that we can return the card to you.
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Choru Khushi Properties LLC  
 415 Greene Street  
 Key West, FL 33040



9590 9402 7112 1251 0686 04

2. Article Number (Transfer from service label)

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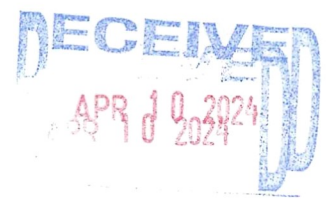
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PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

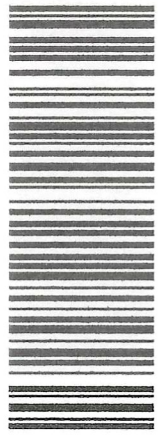


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Choru Khushi Properties LLC  
 415 Greene Street  
 Key West, FL 33040

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

*Planning*



# STAFF REPORT

DATE: May 24, 2024

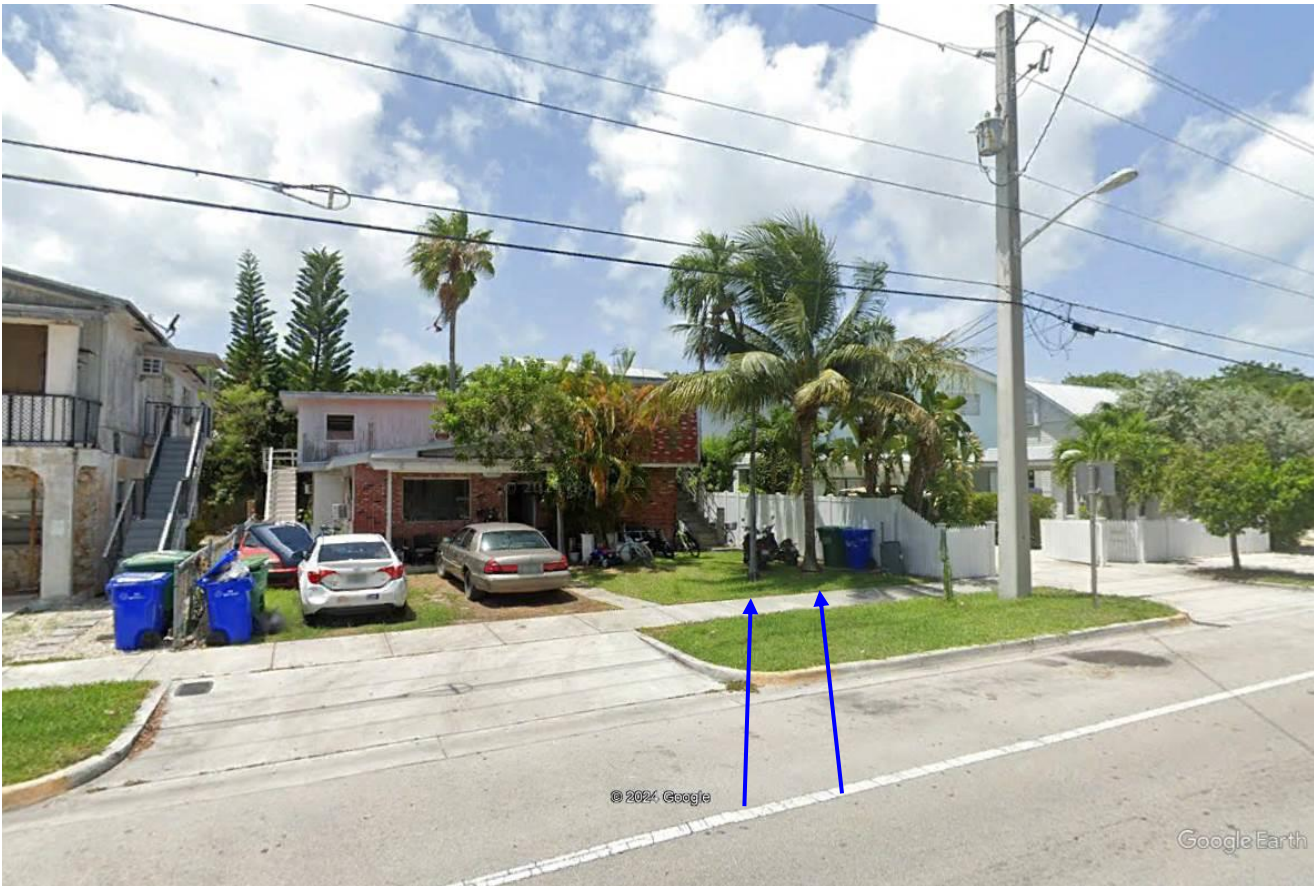
RE: **Administrative Hearing for 1219 Flagler Avenue (TC2024-00002)**

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

On November 13, 2023, I received an email from Jenny Metz, solid waste coordinator for the City for Key West, regarding a vegetation debris pile on Flagler Avenue. She did not notice a permit having been issued for the property in the TRAKIT permit system.

An inspection was done while Waste Management was picking up the debris pile. It was noted that (1) regulated Christmas Palm and (1) protected Coconut Palm had been removed without benefit of a removal permit. The area where the palms were once located now appears to be used as a parking area.

There has been no communication with the Urban Forestry Manager and anyone associated with this property.



Google Earth Streetview photo dated August 2022



Photo from Jenny Metz-City of KW



Vegetation debris pile.



Photo of vegetation debris pile as it was being removed.



Photo of where palms were once located.

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### 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 00040480-000000  
 Account# 1041190  
 Property ID 1041190  
 Millage Group 10KW  
 Location 1219 FLAGLER Ave, KEY WEST  
 Address  
 Legal Description KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 5 SQR 1 TR 19 PB1-34 OR215-63/64 OR393-330-331 OR393-332/333 OR748-31 OR892-815/816 OR1078-1552D/C OR1110-277Q/C OR1110-278Q/C OR1324-502/03 OR1439-2/3Q/C OR3161-0255  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6157  
 Property Class MULTI-FAMILY TRIPLEX (0803)  
 Subdivision Tropical Building and Investment Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

[CHORU KHUSHI PROPERTIES LLC](#)  
 415 Greene St  
 Key West FL 33040

### Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$296,776	\$296,776	\$230,004	\$230,004
+ Market Misc Value	\$628	\$628	\$628	\$628
+ Market Land Value	\$576,207	\$409,830	\$270,714	\$255,674
= Just Market Value	\$873,611	\$707,234	\$501,346	\$486,306
= Total Assessed Value	\$873,611	\$551,481	\$501,346	\$486,306
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$873,611	\$707,234	\$501,346	\$486,306

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$409,830	\$296,776	\$628	\$707,234	\$551,481	\$0	\$707,234	\$0
2021	\$270,714	\$230,004	\$628	\$501,346	\$501,346	\$0	\$501,346	\$0
2020	\$255,674	\$230,004	\$628	\$486,306	\$486,306	\$0	\$486,306	\$0
2019	\$245,745	\$233,598	\$628	\$479,971	\$479,971	\$0	\$479,971	\$0
2018	\$255,053	\$233,598	\$628	\$489,279	\$436,814	\$0	\$489,279	\$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
MULTI RES DRY (080D)	4,563.00	Square Foot	49	92

### Buildings

**Building ID** 3162  
**Style** 2 STORY ELEV FOUNDATION  
**Building Type** M.F. - R3 / R3  
**Building Name**  
**Gross Sq Ft** 2544  
**Finished Sq Ft** 2066  
**Stories** 2 Floor  
**Condition** AVERAGE  
**Perimeter** 336  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 31  
**Interior Walls** MASONRY/MIN

**Exterior Walls** C.B.S.  
**Year Built** 1940  
**EffectiveYearBuilt** 2000  
**Foundation** CONCR FTR  
**Roof Type** GABLE/HIP  
**Roof Coverage** ASPHALT SHINGL with 0% METAL  
**Flooring Type** CONC ABOVE GRD  
**Heating Type** NONE with 0% NONE  
**Bedrooms** 4  
**Full Bathrooms** 3  
**Half Bathrooms** 0  
**Grade** 500  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,066	2,066	0
OOU	OP PR UNFIN UL	18	0	0
OPF	OP PRCH FIN LL	75	0	0
PTO	PATIO	385	0	0
<b>TOTAL</b>		<b>2,544</b>	<b>2,066</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	196 SF	1
WALL AIR COND	1984	1985	0 x 0	1	1 UT	2
CONC PATIO	1984	1985	0 x 0	1	50 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/10/2022	\$800,000	Warranty Deed	2365971	3161	0255	01 - Qualified	Improved		

### Permits

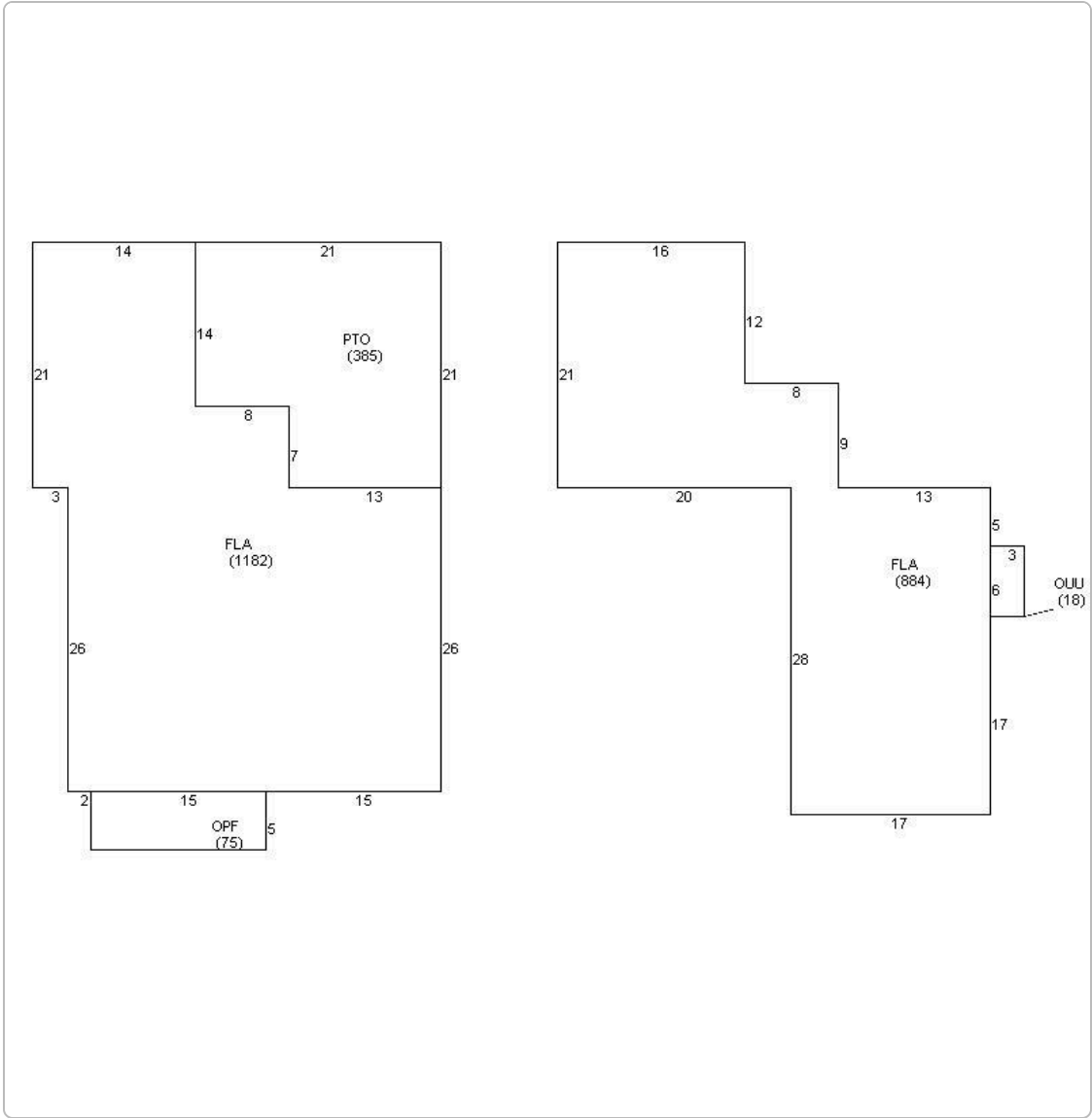
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-2902	6/14/2007	7/2/2008	\$1,500	Residential	INSTALL 3 SQRS GALVALUME V-CRIMP ROOFING.
06-2039	3/29/2007	11/5/2007	\$2,500	Residential	REPLACE KITCHEN CABINETS AT UNIT #1
05-4916	11/4/2005	8/30/2006	\$2,400	Residential	INSTALL TORCH DOWN MOD RUBBER
05-4747	10/27/2005	8/30/2006	\$200	Residential	REPAIR RISER DUE TO STORM DMG
9800587	9/18/1998	12/31/1998	\$2,000	Residential	2 SQS GLOSS SHINGLES
9800587	2/25/1998	12/31/1998	\$2,000	Residential	REPLACE 6 SQS ROOF
9604424	11/1/1996	12/1/1996	\$10,000	Residential	ELECTRIC
A950226	1/1/1995	9/1/1995	\$800	Residential	4 SQS OF ROOFING

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)





Photos



## Map



## TRIM Notice

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

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