

STAFF REPORT

DATE: January 23, 2024

RE: 1300 Tropical Street (permit application # T2024-0030)

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

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

Tree Species: Mahogany (*Swietenia mahagoni*)



Photo showing location of tree.



Photo of whole tree, view 1.



Photo of base and trunk of tree.



Photo of tree trunk and canopy, view 1.



Photo of tree canopy, view 1.



Photo of base of tree.



Two photos of tree canopy- two main canopy trunks, views 2 & 3.





Two photos showing main trunk and the two canopy trunks.



Photo of whole tree,
view 2.

Diameter: 16.8"

Location: 70% (growing in front yard along property line under other large canopy trees.)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair, poor structure .)

Total Average Value = 73%

Value x Diameter = 12.2 replacement caliper inches

Application



T2024-0030

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 1-17-2024

Tree Address 1300 Tropical St
Cross/Corner Street Seminole St
List Tree Name(s) and Quantity 1 Mahogany 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

This tree has a completely one sided canopy severely unbalanced because it's had to grow out from under the other Mahogany trees' canopies.

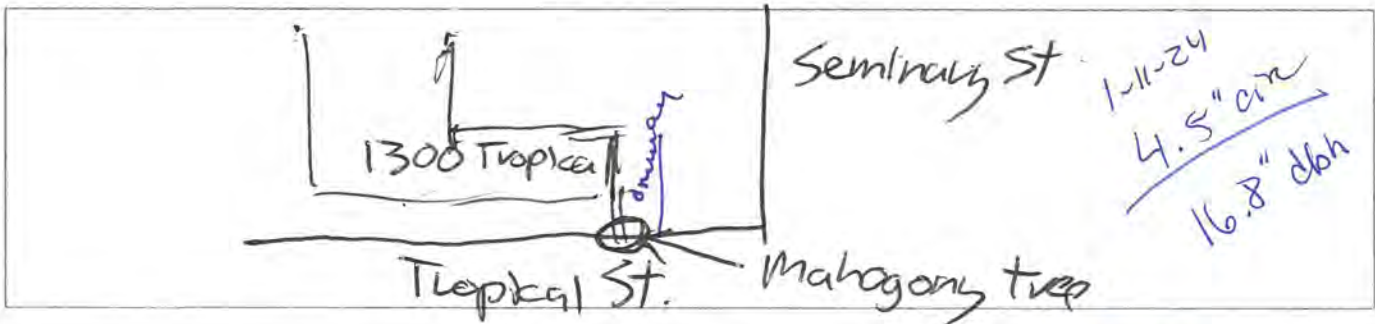
Property Owner Name Montgomery Family Trust
Property Owner email Address smont815@gmail.com
Property Owner Mailing Address 1300 Tropical St
Property Owner Phone Number 254 542-1176
Property Owner Signature _____

*Representative Name Kenneth King
Representative email Address _____
Representative Mailing Address 1602 Laurel St
Representative Phone Number Key West FL 33040

*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.



50
20
70



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 1/16/24
 Tree Address 1300 TROPICUM ST.
 Property Owner Name MONTGOMERY FAMILY TRUST
 Property Owner Mailing Address 1300 TROPICUM ST.
 Property Owner Mailing City, State, Zip KEY WEST, FL 33040
 Property Owner Phone Number 254.592.1176 / 294.592.3882
 Property Owner email Address SMONT819@GMAIL.COM
 Property Owner Signature Sherri Montgomery
 Representative Name Kenneth King
 Representative Mailing Address 1602 Laird St.
 Representative Mailing City, State, Zip Key West FL 33040
 Representative Phone Number 305-296-8101
 Representative email Address _____

I SHERRI MONTGOMERY 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 Sherri Montgomery

The forgoing instrument was acknowledged before me on this 13th day JANUARY 2024.
By (Print name of Affiant) SHERRI MONTGOMERY who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name:

Print name:

JEFF BURNHAM

My Commission expires: 7/5/2026 Notary Public-State of FLORIDA (Seal)



JEFFERY BURNHAM
Notary Public
State of Florida
Comm# HM284408
Expires 7/5/2026

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 1300 TROPICAL St, KEY WEST
 Address
 Legal KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 13 AND 14 AND PT LOT15
 Description 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



1042692 MONROE COUNTY, FL 34894

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	20			Full Bathrooms	4
Economic Obs	0			Half Bathrooms	0
Depreciation %	7			Grade	650
Interior Walls	WD PANL/CUSTOM			Number of Fire PI	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
11/15/2022	\$3,000,000	Warranty Deed	2397660	3201	1383
9/22/2022	\$0	Order (to be used for Order Det. Heirs, Probate in	2392540	3195	1133

Permits

Number	Date Issued	Date Completed	Amount	Permit Type
23-3000	11/20/2023		\$72,000	Residential
23-2759	10/3/2023		\$25,000	Residential
23-2306	8/10/2023		\$30,000	Residential
23-1771	6/15/2023		\$22,000	Residential
23-1524	6/7/2023		\$62,375	Residential
23-0841	4/25/2023		\$0	Residential
23-0519	2/27/2023	3/29/2023	\$25,000	Residential
07-5230	12/4/2007	2/20/2008	\$600	Residential
02-0620	7/2/2002	2/20/2008	\$4,000	Residential
02-0620	3/14/2002	11/5/2002	\$4,000	Residential
98-2132	7/9/1998	2/20/2008	\$4,900	Residential
B95-3335	10/1/1995	8/1/1996	\$5,000	Residential
M94-3784	11/1/1994	12/1/1994	\$1,000	Residential
B94-3374	10/1/1994	12/1/1994	\$1,500	Residential
B94-3515	10/1/1994	12/1/1994	\$21,500	Residential
B94-3149	9/1/1994	12/1/1994	\$6,100	Residential
A94-0272	1/1/1994	12/1/1994	\$6,320	Residential
B94-0310	1/1/1994	12/1/1994	\$7,500	Residential

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

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

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