

STAFF REPORT

DATE: January 23, 2024

RE: 1321 Simonton Street (permit application # T2024-0031)

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

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

Tree Species: Royal Poinciana (*Delonix regia*)



Photo showing location of tree, view 1.



Photo showing location of tree, view 2.



Photo of tree canopy, view 1.



Photo showing location of base of tree in relation to property line and utility box.



Photo showing base and trunk of tree, view 1.



Photo of tree trunk, view 1.



Closeup photo of decay/fungal body area on main trunk, view 1.



01/18/2024

Two close up photos of decay/fungal body area on main trunk, views 2 & 3.



01/18/2024



Photo of tree trunk, view 2.



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





Two photos
of canopy
and main
branches,
views 1 & 2.





Standing at tree trunk looking at canopy trunk and canopy that grows toward structure.



Standing at tree trunk looking at canopy growing over structure.

Diameter: 22.9"

Location: 60% (growing in front yard area of property, very visible tree, utility lines and water/sewer nearby.)

Species: 100% (on protected tree list)

Condition: 20% (overall condition is poor, major decay and fungal bodies growing on main trunk area with a lot of canopy weight above diseased area.)

Total Average Value = 60%

Value x Diameter = 13.7 replacement caliper inches

Application

T2024-0031

RECEIVED
JAN 17 2024
BY: TK



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 1/11/2024

Tree Address 1321 Simonton Street
Cross/Corner Street ON Simonton between United and South
List Tree Name(s) and Quantity Poinciana - 1 tree
Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure

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 visable damage cawed by fungus and termites and the tree is rotting out on the inside

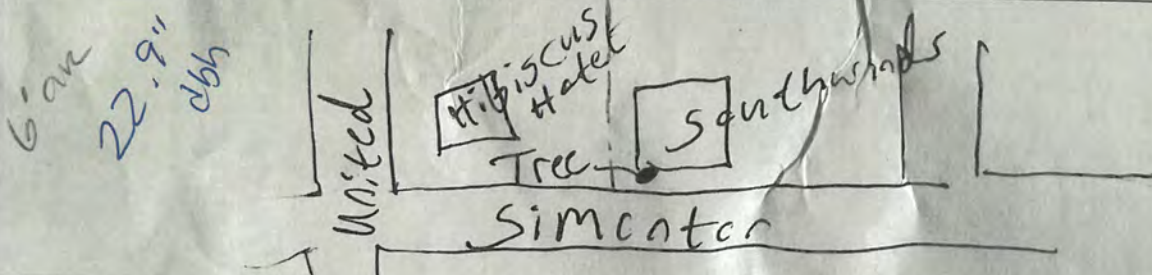
Property Owner Name meisel Holdings FL-1321 Simonton Street DBA-Jeff Swirsky Southwind Mfg
Property Owner email Address J.Swirsky@meiselholdings.com
Property Owner Mailing Address 6000 Executive Drive, 7th Floor Rockville, MD 20850
Property Owner Phone Number 240-558-1584 or 352-989-7291
Property Owner Signature [Signature]

Representative Name Jeff Swirsky
Representative email Address J.Swirsky@meiselholdings.com
Representative Mailing Address 1212 Simonton Street Key West, FL 33040
Representative Phone Number 352-989-7291 - Cell phone best num

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

1-17-24 Submitted by
John Hartman



\$50
40
\$90

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

MEISEL HOLDINGS FL - 1321 SIMONTON STREET, LLC

Filing Information

Document Number	L14000109907
FEI/EIN Number	47-1321132
Date Filed	07/11/2014
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	05/01/2017
Event Effective Date	NONE

Principal Address

1321 SIMONTON STREET
KEY WEST, FL 33040

Mailing Address

6000 EXECUTIVE BLVD
7TH FLOOR
ROCKVILLE, MD, MD 20852

Changed: 01/14/2015

Registered Agent Name & Address

HUGHES-STERLING, ERICA
500 FLEMING STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

MEISEL, MARC L
6000 EXECUTIVE BLVD., 7TH FLOOR
ROCKVILLE, MD 20852

Title MGR

MEISEL, JOEL S
6000 EXECUTIVE BLVD., STE 700
ROCKVILLE, MD 20852

Annual Reports

Report Year	Filed Date
2021	02/01/2021
2022	01/22/2022
2023	01/19/2023

Document Images

01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/22/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- Merger	View image in PDF format
01/15/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
09/02/2014 -- LC Amendment	View image in PDF format
07/11/2014 -- Florida Limited Liability	View image in PDF format

Karen DeMaria

From: Jeff Swirsky <j.swirsky@meiselholdings.com>
Sent: Wednesday, January 17, 2024 1:25 PM
To: Karen DeMaria
Cc: John Hartman
Subject: [EXTERNAL] Re: Tree removal application
Attachments: BusinessCard- Jeff Swirsky MHMS.pdf

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.

Hi Karen,

Here is an email from me with my email signature and a scan of my business card for your records. Thanks for taking my call earlier and I look forward to hearing back from you.



Jeff Swirsky, VP of Operations
t: 240-558-1594 | c: 352-989-7291
e: j.swirsky@meiselholdings.com
w: meiselhms.com | w: meiselholdings.com
6000 Executive Blvd., 7th Floor | Rockville, MD 20855

On Wed, Jan 17, 2024 at 10:56 AM Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Jeff:

John Hartman submitted an application to remove a Royal Poinciana tree at 1321 Simonton Street. Before I can process this application I need to verify who you are in connection with Meisel Holdings FL-1321 Simonton Street LLC. Please provide documentation as to your relation to this property and the ownership.

Also, are you planning on attending the meeting to represent the tree? If not, then I need a representation form signed and notarized stating who is attending the meeting to represent the tree and property. Attached is the required form, if needed.

Feel free to call me if you have any questions.



Jeff Swirsky
VP of Operations

Meisel Holdings Managed Services
6000 Executive Blvd. 7th Floor
Rockville, MD 20852

p: 240-558-1594
c: 352-989-7291
j.swirsky@meiselholdings.com

www.meiselholdings.com
www.meiselhms.com



Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County 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 00035940-000000
 Account# 1036803
 Property ID 1036803
 Millage Group 10KW
 Location Address 1321 SIMONTON ST, KEY WEST
 Legal Description KW FILER BOYLE SUB N-476 LOT 3 SQR 1 TR 16 OR8-48/49 OR523-423 OR717-99/100 OR840-675/76 OR950-1898/99 OR955-903 OR1036-538/39 OR2701-1846/48
 (Note: Not to be used on legal documents)
 Neighborhood 32110
 Property Class HOTEL - MOTEL (3903)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

MEISEL HOLDINGS FL - 1321 SIMONTON STREET LLC
 6000 Executive Blvd
 Rockville MD 20852

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$2,036,658	\$1,842,634	\$2,115,268	\$1,976,149
+ Market Misc Value	\$290,951	\$258,533	\$235,030	\$197,615
+ Market Land Value	\$3,491,413	\$3,102,393	\$2,350,298	\$1,778,534
= Just Market Value	\$5,819,022	\$5,203,560	\$4,700,596	\$3,952,298
- Total Assessed Value	\$5,260,506	\$4,782,279	\$4,347,527	\$3,952,298
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,819,022	\$5,203,560	\$4,700,596	\$3,952,298

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$3,102,393	\$1,842,634	\$258,533	\$5,203,560	\$4,782,279	\$0	\$5,203,560	\$0
2021	\$2,350,298	\$2,115,268	\$235,030	\$4,700,596	\$4,347,527	\$0	\$4,700,596	\$0
2020	\$1,778,534	\$1,976,149	\$197,615	\$3,952,298	\$3,952,298	\$0	\$3,952,298	\$0
2019	\$1,905,318	\$1,714,787	\$190,532	\$3,810,637	\$3,810,637	\$0	\$3,810,637	\$0
2018	\$3,505,094	\$0	\$0	\$3,505,094	\$3,505,094	\$0	\$3,505,094	\$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
COMMERCIAL DRY (100D)	24,800.00	Square Foot	100	248

Buildings

Building ID	40092	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	Effective Year Built	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Building ID	40093	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	Effective Year Built	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Building ID	40094	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996	
Building Name		Foundation		
Gross Sq Ft	2688	Roof Type		
Finished Sq Ft	1920	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	272	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,920	1,920	0
OPF	OP PRCH FIN LL	608	0	0
SBF	UTIL FIN BLK	160	0	0
TOTAL		2,688	1,920	0

Building ID	40095	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Building ID	40096	Exterior Walls	C.B.S.	
Style		Year Built	1953	
Building Type	HOTEL/MOTEL C / 39C	EffectiveYearBuilt	1996	
Building Name		Foundation		
Gross Sq Ft	935	Roof Type		
Finished Sq Ft	850	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	118	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	0
OPF	OP PRCH FIN LL	85	0	0
TOTAL		935	850	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0 x 0	1	760 SF	2
WOOD DECK	1977	1978	0 x 0	1	1440 SF	2
TIKI	1982	1983	0 x 0	1	350 SF	3
FENCES	1986	1987	6 x 96	1	576 SF	2
COMM POOL	1975	1976	15 x 30	1	450 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/3/2014	\$5,287,500	Warranty Deed		2701	1846	37 - Unqualified	Improved		
12/1/1987	\$775,000	Warranty Deed		1036	538	Q - Qualified	Improved		
8/1/1985	\$570,000	Warranty Deed		950	1898	Q - Qualified	Improved		
9/1/1981	\$340,000	Warranty Deed		840	675	Q - Qualified	Improved		
2/1/1977	\$150,000	Conversion Code		717	99	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-1508	5/25/2022		\$2,400	Commercial	UPGRADE EXISTING ELECTRICAL SERVICE TO 200A/240V/1PH SERVICE OVERHEAD IN SAME LOCATION AS KEYS ENERGY SERVICES METER LOCATION REPORT SUBMITTED W/THIS APPLICATION. **NOC EXEMPT**
BLD2022-0575	3/4/2022	5/20/2022	\$1,200	Commercial	CONTRACTOR IS POURING 4" CAP ON EXISTING POOL COPING. I'LL BE BONDING NEW STEEL TO EXISTING. **NOC EXEMPT** 3/4/2022 1:50:21 PM (TERRY RICHARDSON) ALL NEW STEEL TO BE BONDED TO THE EXISTING POOL STEEL IN ORDER TO PROVIDE A EQUIP. POTENTIAL BOND. SEE NEC 680
BLD2021-3596	2/4/2022	4/26/2022	\$10,000	Commercial	1/13/2022 1:02:43 PM *** WOOD FENCE NOT EXCEEDING 6 FEET TALL MEASURED BY NATURAL GRADE ET*** 3/3/2022 8:30:43 AM REMOVE AND REPLACE EXISTING WOODEN FENCE WITH PT WOOD MATERIALS.(APPROX 180 LF OF HORIZONTAL SLATS) 6" HIGH HARC INSPECTION REQUIRED NOC REQUIRED NOC FILED
BLD2021-3595	12/29/2021	4/21/2022	\$35,000	Commercial	3/3/2022 8:31:02 AM RESURFACE EXISTING POOL. POOL DECKING AND INSTALL NEW COPING NOC REQUIRED NOC FILED
17-00002351	6/22/2017	6/22/2019	\$5,600	Commercial	INSTALL NEW 18,000 MODEL 4TXM2218A12NOA WITH 2-9,000 MODEL 4MXW8509A10NOC. **NOC REQUIRED** ***HARC INSPECTION REQUIRED** CONDENSER TO BE 1' + ABOVE GRADE TO COMPLY WITH AE6 FLOOD ZONE REQUIREMENTS. (JT)
16-3760	10/20/2016	4/16/2017	\$14,800	Commercial	REMOVE CEILINGS IN ROOMS #18 & #19 REPLACE W/5/8 GREENE BOARD. REMOVE TWO NON-LOAD BEARING WALLS. (APPROX SQ/FT DRYWALL 600 SQ/FT REPLACE). INSTALL APPROX. 400 S.F. PARIS WOOF FLOORING. Addition of double layer of 5/8 Typex drywall on ceiling and party wall. All mechanical is existing. NOC FILED W/ORIGINAL
14-5044	11/5/2014	5/14/2017	\$8,000	Commercial	Remove existing fence on Northside of SouthWind Motel. Approx. 58LF - Install new fence like the standard Key West style railing approx. 110FL. 3' high. (per attached drawing). (noc rec'd w/application). HARC #14-01-1739-HSA-11/3/14-KP Railing will be 3' tall, painted white, & located in the property lines.(KP)** T/S: 11/03/2014 09:22 AM KEYVWXC -
13-3300	8/12/2013		\$1,400	Commercial	INSTALL 4X6 SIGN ONTO EXISTING POLE AS PER PLANS SIGN COPY SOUTHWINDS MOTEL POOL, ROOMS, EFFICIENCIES
13-3142	8/2/2013		\$32,000	Commercial	REPLACE TEN WINDOWS WITH IMPACT WINDOWS. DEMO INTERIOR AND INSTALL NEW WALLS IN SAME LOCATION, REMODEL FOUR BATHROOMS, NEW TILE, EACH ROOM IS 11 X 15.
13-1866	5/1/2013		\$14,000	Commercial	REMOVE EXISTING 4 X 4 POSTS AND REPLACE WITH 27 6 X 6 POSTS AND CAP. REMOVE EXISTING FENCE PANELS AND REPLACE WITH SHADOW BOX PANELS.



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: 1/17/2024, 5:39:08 AM

[Contact Us](#)

