

Administrative Hearing Notice



**THE CITY OF KEY WEST
Tree Commission**

Post Office Box 1409 Key West, FL 33041-1409
Telephone: 305-809-3723

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

November 18, 2015

Tree Commission
City of Key West
Petitioner,
Vs.

Charley Toppino & Sons, Inc
P.O. Box 787
Key West, FL 33041

Brytrex LLC
8405 Greensboro Drive Ste P130
McLean, VA 22102

Key West 07LLC
508 SW 12th Avenue
Deerfield Beach, FL 33442

Jewel Construction Corp
508 SW 12th Avenue
Deerfield Beach, FL 33442

An administrative hearing before the Tree Commission for the City of Key West will be held on **Tuesday, December 8, 2015**, at 5:00 p.m., at Old City Hall, 510 Green St. 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 August 24, 2015 at 119-159 Simonton Street, Key West, Florida

Alleged code violation: *Sec. 110-256. Tree abuse.*

- (a) *Generally. Tree abuse is prohibited, and abused trees shall not be counted toward fulfilling landscape requirements. The city may require the abused trees to be replaced.*
- (b) *Prohibited acts. A tree shall be considered abused if a person takes an action so that one of the following occurs:*
 - (1) *Significant damage has been inflicted upon any part of a tree, including the root system, by machinery, storage of materials, soil compaction, excavation, vehicle accidents, chemical application or change to the natural grade.*
 - (2) *Damage inflicted to or cutting upon a tree which permits infection or pest infestation.*
 - (3) *Cutting upon any tree which permanently reduces the function of the tree or causes it to go into irreversible decline.*
 - (7) *Tears and splitting of limb ends or peeling and stripping of bark.*

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.

Factual allegation: On March 9, 2015, a permit was issued to transplant/relocate 1-Pigeon Plum and 1-Thatch Palm (T15-7307) according to ANSI A-300 Standards. Shade Tree Service had been hired to transplant the trees and root pruning of the trees was being done. On or about August 24, 2015, the tree was pulled out of the ground by Toppino & Sons with no guidance from Shade Tree Services. Their method caused a significant amount of bark to be removed from the tree and caused damage to the tree, in violation of ANSI A-300 transplanting standards.







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 regular mail and certified U.S. Mail to the above named Respondent's listed address on this **18th day of November 2015**.

If you have any questions, please call the office at (305) 809-3768.


Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov

cc: Carl Gilley, Thrinax, Inc

John Cole, Shade Tree Services

7007 3020 0000 5347 3384

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 48
Certified Fee	345
Return Receipt Fee (Endorsement Required)	280
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	673

NOV 18 2015

Postmark
RECEIVED

Sent To

Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

Jewel Construction Corp
508 SW 12th Avenue
Deerfield Beach, FL 33442

PS Form 3800, August 2001

7007 3020 0000 5349 2019

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NOV 18 2015

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Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

Charley Toppino & Sons
PO Box 787
Key West, FL 33041

PS Form 3800, August 2001

7007 3020 0000 5349 2026

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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Postage	\$ 48
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Total Postage & Fees	673

NOV 18 2015

Postmark
RECEIVED

Sent To

Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

Brytrex LLC
8405 Greensboro Drive
Suite P130
McLean, VA 22102

PS Form 3800, August 2001

7007 3020 0000 5347 3377

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

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Sent To

Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

Key West 07LLC
508 SW 12th Avenue
Deerfield Beach, FL 33442

PS Form 3800, August 2001

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Charley Toppino & Sons
PO Box 787
Key West, FL 33041

2. Article Number

(Transfer from service label)

7007 3020 0000 5349 2019

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

☒ Agent
☐ Addressee

B. Received by (Printed Name)

Patrick Toppino

C. Date of Delivery

11/20/15

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☒ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Staff Report

STAFF REPORT

DATE: November 23, 2015

RE: Administrative Hearing, 119-159 Simonton Street



A complaint was received on or about August 24, 2015 regarding the transplanting of a pigeon plum tree at the development project located at 119-159 Simonton Street. A permit had been issued to transplant that tree in March 2015 (T15-7307). The permit was issued to Key West 07 LLC and Carl Gilley (representative). I was made aware that John Cole with Shade Tree Services was actually doing the transplantation work. Contact was made with John Cole reading the complaint. He stated that he had been root pruning the tree in

preparation for transplanting and his workers had not relocated the tree. He said a worker from Toppino's in a dozer, wrapped straps around the base of the tree and pulled it out of the ground.

An inspection of the pigeon plum indicated that the tree had been replanted. The tree showed obvious signs of damage primarily to the trunks of the tree and to the canopy. Several location near the base of the tree had bark stripped from the trunk.











Pigeon Plum = 19.4" dbh



CITY OF KEY WEST

TREE PERMIT

Permit# 7307 Date Issued March 9, 2015

Address 119-135 Simonton Street

This it to certify that Key West 07LLC/Carl Gilley

has permission to Transplant 1-Pigeon Plum and 1- Thatch Palm. Transplanting work shall follow ANSI A-300 Standards and if the tree dies within the one (1) year establishment period, it shall be replaced with a new tree of equal value.

as per application approved August 13, 2014

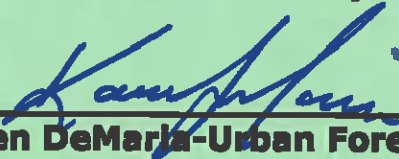
The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued. If this process requires blocking of a city right-of-way, a separate ROW Permit is required. Please contact City of Key West at 305-809-3740.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY


Karen DeMarla-Urban Forestry Manager
City of Key West
Tree Commission
PO Box 1409
Key West, FL 33040
Phone: (305)809-3768

14x
10-19-15



Transplant: 7307
Removal: 7308

Tree Permit Application

Date: 3-9-15

Please Clearly Print All Information unless indicated otherwise.

Tree Address 119-135 Simonton Street
Cross/Corner Street Green Street
List Tree Name(s) and Quantity _____
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 () Branch Removal () Crown Cleaning/Thinning () Crown Reduction
Other/Explain _____
Reason for Request Work is to begin at 119-135 Simonto St. and we would like to have permits issued for previously approved transplants & removals. As per plans
Property Owner Name Key West 07 LLC
Property Owner eMail Address _____
Property Owner Mailing Address _____
Property Owner Mailing City _____ **State** _____ **Zip** _____
Property Owner Phone Number (_____) _____ - _____
Property Owner Signature _____

Representative Name Carl Gilley
Representative eMail Address thrinaxinc@gmail.com
Representative Mailing Address 1207 Grinnell Street
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (304) 305 - 1032

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

See previously supplied & approved plans

have permits for demo
of buildings.

See T14- 6 99D
Landscape approval
8-13-14

① removals
+

② transplants

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



Tree Representation Authorization

Date: July 3, 2014

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.

Tree Address 119-135 Simonton Street

Property Owner Name Key West 07 LLC
Property Owner eMail Address richard@jewelconstruction.com
Property Owner Mailing Address 508 SW 12th Avenue
Property Owner Mailing City Deerfield Beach State FL Zip 33442
Property Owner Phone Number (954) 571 - 3969
Property Owner Signature [Signature]

Representative Name Carl Gilley
Representative eMail Address thrinaxinc@gmail.com
Representative Mailing Address 1207 Grinnell Street
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 304 - 1032

I Richard S. Jones, Jr., 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 is there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 3rd day of July, 2014.

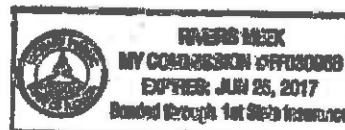
By (Print name of Affiant) Richard S. Jones, Jr. who is personally known to me or has produced _____ as identification and who did take an oath.

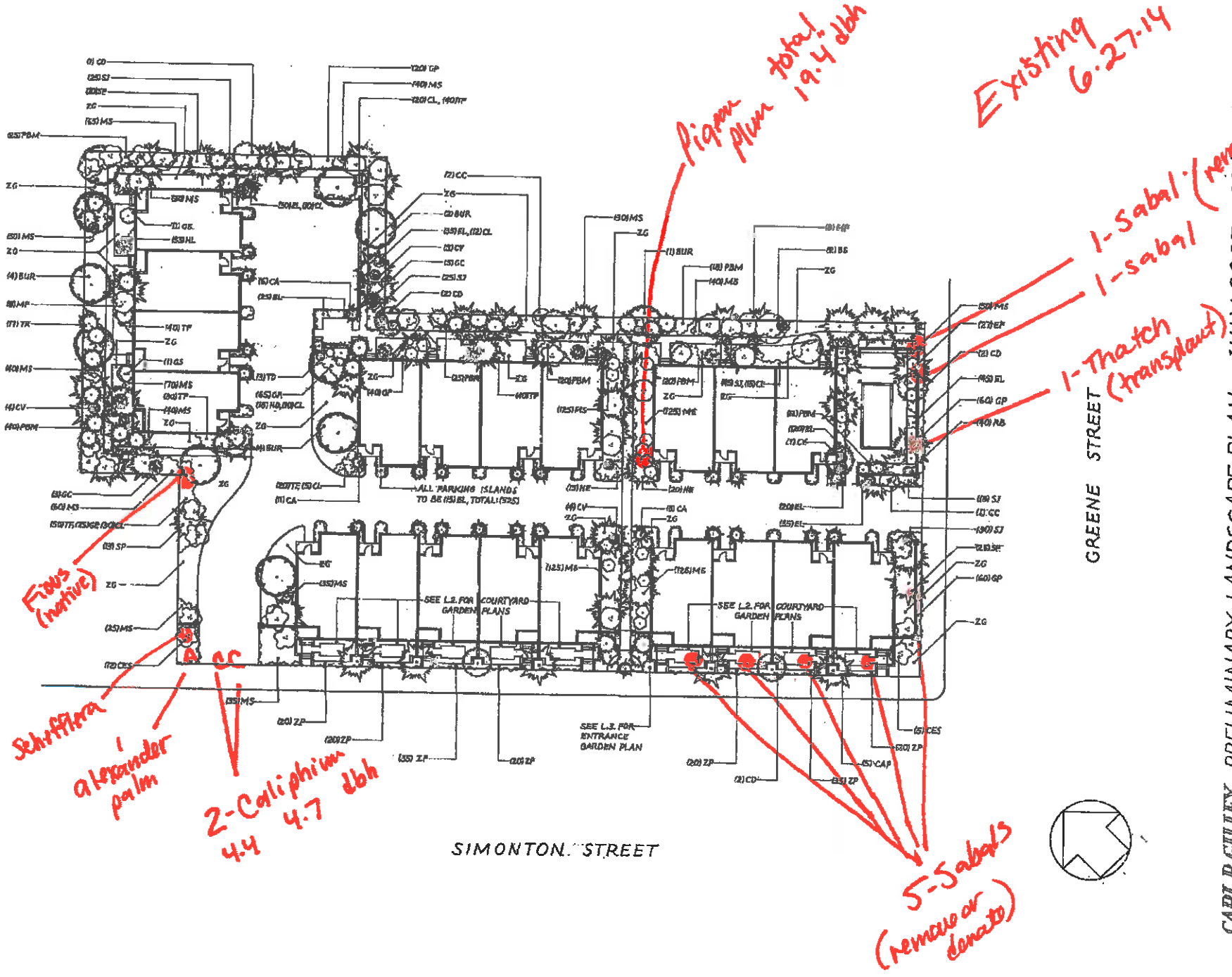
NOTARY PUBLIC

Sign Name: [Signature] Notary Public - State of Florida (seal)

Print Name: Rivers Meek

My Commission Expires: 6/25/17





CARL P. GILLEY PRELIMINARY LANDSCAPE PLAN • JULY 2007 • SCALE: 1/8" = 1'-0"

119-135 SIMONTON ST.

KEY WEST • FLORIDA

POST OFFICE BOX 4288
KEY WEST, FLORIDA 33041
PHONE: 305-304-1032
FAX: 305-296-0504

L-1



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
 Marathon (305) 289-2550
 Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1000230 Parcel ID: 00000240-000000

Ownership Details

Mailing Address:

BRYTREX LLC
 8405 GREENSBORO DR STE P130
 MCLEAN, VA 22102-5105

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS

Millage Group: 12KW

**Affordable
Housing:** No

**Section-
Township-
Range:** 06-68-25

**Property
Location:** 119-159 SIMONTON ST KEY WEST

Legal KW PT LOTS 1, 2, 3 & ALL LOT 4 SQR 5 G23-204/05 G34-78/79 G40-283/84 G44-394/95 G58-298/99 H3-329 OR61-344/45 COUNTY
Description: JUDGE'S DOCKET 12-167 A OR316-174/77 OR514-690/92 OR544-498/99 OR702-192 OR798-1141/42 OR998-451/52 OR1887-253/255 OR1902-368/370 OR2278-1965/67QC OR2278-1977/82 OR2282-564/565(TDR) OR2296-1258/1261 OR2721-1202/09

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	305	150	52,385.03 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	9,854 SF	0	0	1986	1987	2	25
2	FN2:FENCES	807 SF	0	0	1986	1987	4	30
3	PT2:BRICK PATIO	391 SF	23	17	2005	2006	2	50

Appraiser Notes

2015-03-24 DEMO OF ALL IMPROVEMENTS COMPLETE.DKRAUSE

OR2282-564/565 IS A TRANSFER OF DEVELOPMENT RIGHTS (12 TRANSIENT ROGO UNITS) FROM 2801 N ROOSEVELT BLVD (AK 8609892) TO 119-135 SIMONTON ST (AK 1000230)

PER CITY OF KEY WEST LETTER DTD 2/5/2015, THE ASSIGNMENT FOR THE 20 RESIDENTIAL UNITS TO BE DEVELOPED ON THIS PROPERTY SHALL REFLECT: 119 - 157 SIMONTON STREET AND THE ADDRESS OF 159 SIMONTON STREET IS BEING ASSIGNED FOR THE COMMON AREA IMPROVEMENTS. THIS IS NOT A CONDOMINIUM DEVELOPMENT BUT RATHER SINGLE FAMILY RESIDENCES THAT SHARE A COMMON AREA. PER CITY OF KEY WEST RESOLUTION NO 08-131 THERE WILL BE NO TRANSIENT LICENSES OR USE OF SAID LICENSES AT THIS LOCATION.

PER OR2296-1258/1261 THIS PARCEL HAS ACQUIRED 2 TRANSIENT LICENSES AND ROGO UNITS FROM AK. 1003875 DTD 4/26/2007

2006-3-2 - ELECTRIC CAR RENTAL KIOSK BEING LIVED IN BY EMPLOYEES.BCS

Building Permits

Call for inspections,
293-6462
24-hour inspection line



THE CITY OF KEY WEST

BUILDING DEPARTMENT

P.O. BOX 1408
KEY WEST, FL 33041-1408
(305) 809-3956

Application Number 14-00003857 Date 9/05/14
Application pin number 497637
Property Address 119 SIMONTON ST 135
RE #/PARCEL #/TAX ID etc 0000-0240-000000-
Application type description DEMOLITION - NONRESIDENTIAL STRUCTURE
Property Zoning HIGH DENSITY RES/COMM
Application valuation 100000

Owner

KEY WEST 07 LLC
508 SW 12th AVE
DEERFIELD BEACH FL 33442
(954) 571-3969

Contractor

JEWEL CONSTRUCTION CORP.
508 SW 12TH AVE
DEERFIELD BEACH FL 33442
(954) 571-3969

Permit DEMOLITION PERMIT
Additional desc GH
Permit Fee 2950.00
Issue Date 9/05/14 Valuation 100000
Expiration Date 9/04/16

Qty	Unit	Charge	Per	Extension
			BASE FEE	2950.00

Special Notes and Comments

Demolition of existing structures,
17,009 s.f. n. o. c. required
T/S: 08/14/2014 03:06 PM KEYWMCX ---
RES: #08-131 AND #09-207 * * * * * MC*
harc #07-06-29857 * * * * * MC*

Other Fees

APPLICATION FEE BLDG NEW 50.00
DCA SURCHARGE: FS553.721 46.50
EDUCATION FEE 2.00
HARC FEE DEMOLITION 150.00
HARC FEE INSPECTION 25.00
PLAN REVIEW FEE 100.00
DBPR SURCHARGE: FS468.631 46.50

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	2950.00	.00	.00	2950.00
Other Fee Total	420.00	50.00	.00	370.00
Grand Total	3370.00	50.00	.00	3320.00

Drawn: KEYWMLD Issued By: Drawers 1
Date: 9/12/14 08:40:00 Modified: 9/12/14 08:40:00

THE PROPOSED CONSTRUCTION IS PERMITTED ON CONDITION OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND CONFORMANCE WITH ALL PLANS, SPECIFICATIONS AND ESTIMATES SUBMITTED WITH THE SUBJECT APPLICATION. PERMIT VOID UNLESS CONSTRUCTION COMMENCED WITHIN 180 DAYS OF ISSUE.

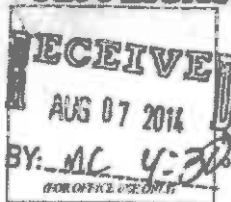
Issue date: 9/12/14 Issue: 12:00:00

9/12/14

DATE ISSUED

[Signature]
BY

APPLICATION FOR FLOODPLAIN BUILDING PERMIT



CITY OF KEY WEST, FLORIDA
3140 FLAGLER AVE., KEY WEST, FL 33040
PHONE 305-899-3940



Permit No.

14-3856

(FOR OFFICE USE ONLY)

Note: All owner builders must apply in-person and be present at time of all inspections.

AT TIME OF SUBMITTAL, A \$50 APPLICATION FEE IS DUE.

APPLY: APPLICATION DATE: 8-7-14

Street Address of proposed construction: 119-135 Simonton Street

FAILURE TO ENTER ALL CONTACT INFO MAY RESULT IN NOTIFICATION DELAYS.

Property owner's name as appears on deed: Key West 07 LLC

Phone #: 954-571-3969

Property owner's mailing address: 308 SW 12th Ave, Deerfield Beach, FL 33442

E-mail: Richard@TandConstruction.com

Contractor's Company name: Tand Construction Corporation

Phone #: 954-571-3969

Contractor's Contact Person: Richard Jones

E-mail: Richard@TandConstruction.com

Architect/Engineer's Name: Allen Perez

Phone #: 305-393-9440

Architect/Engineer's Address: 1040 E Kennedy Dr Suite 201

E-mail: Perez.Engineering@earthlink.net

Involve: Contributing Historic Structure ☐ Yes ☒ No ☐ Live.

Value of Construction: \$ 621,000.00

NUMBER OF DWELLING UNITS: 00	
TYPE OF WORK. CIRCLE ALL THAT APPLY:	
New Construction	Commercial
Addition	After-the-Fact
Demolition	Interior
Renovation/Repair	<u>Site Work</u>
Hurricane Shutters	Exterior
HARC #	

Describe proposed construction in detail, including quantities & square footage: Paving - Grading - Draining - Small

FLOODPLAIN PERMIT (FOR OFFICE USE ONLY)				
FLOOD ZONE	BFE	PANEL NUMBER	ELEVATION LOWEST FLOOR	SUBSTANTIAL IMPROVEMENT?
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

I AS OWNER OR CONTRACTOR OF RECORD FOR THIS PROJECT, AGREE THAT I WILL COMPLY WITH THE PROVISIONS OF FLORIDA STATUTE 469.002 AND TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF MY INTENT TO DEMOLISH/RENOVATE A STRUCTURE AND REMOVE ASBESTOS, WHEN APPLICABLE, IN ACCORDANCE WITH STATE AND FEDERAL LAW.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THAT SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE, OR FEDERAL LAWS REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

"NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE DEED RESTRICTIONS AND/OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES."

CHAPTER 837.06 FS FALSE OFFICIAL STATEMENTS - WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A Misdemeanor OF THE SECOND DEGREE PUNISHABLE AS PROVIDED FOR IN S. 775.082 OR S. 775.063

<p>I have obtained all necessary approvals from Associations, Government Agencies, H.A.R.C. and other parties as applicable, in order to complete the above described work.</p> <p>Owner (print name): Richard S. Jones Jr.</p> <p>Owner Signature: <i>[Signature]</i></p> <p>State of Florida, County of Monroe, Sworn to and subscribed before me this 7th day of August, 2014 by: <i>[Signature]</i></p> <p>Personally known or Produced identification: <i>[Signature]</i></p>	<p>I have obtained all necessary approvals from Associations, Government Agencies, H.A.R.C. and other parties as applicable, in order to complete the above described work.</p> <p>Contractor Qualifier: Richard S. Jones Jr.</p> <p>Qualifier Signature: <i>[Signature]</i></p> <p>State of Florida, County of Monroe, Sworn to and subscribed before me this 7th day of August, 2014 by: <i>[Signature]</i></p> <p>Personally known or Produced identification: <i>[Signature]</i></p>
--	--

Building Official, Assistant Building Official or Plan Reviewer, Reviewed for issuance of permit:

Cost of Permit: 11,196.00 (office use only) + 177.25 (Rec Fee 2014) + 177.25 = 11,550.50

Cost of Permit: 12,174.35 A.C.

APPLICATION FOR FLOODPLAIN BUILDING PERMIT



CITY OF KEY WEST, FLORIDA
3140 FLAGLER AVE., KEY WEST, FL 33040
PHONE: 305-894-3924 FAX: 305-894-3978

Permit No.

14-3857

(FOR OFFICE USE ONLY)

Note: All owner builders must apply in-person and be present at time of all inspections.

AT TIME OF SUBMITTAL, A \$50 APPLICATION FEE IS DUE.

APPLICATION DATE: 8-7-14

Street Address of proposed construction: 119-05 Sunset Street

Property owner's name as appears on deed: Key West '07 LLC

Phone #: 954-571-3969

Property owner's mailing address: 501 SW 12th Ave, Deerfield Beach, FL 33441

E-mail: Richard@JesseConstruction.com

Contractor's Company name: Jesse Construction Corporation

Phone #: 954-571-3969

Contractor's Contact Person: Richard Jones

E-mail: Richard@JesseConstruction.com

Architect/Engineer's Name: Alvaro Perez

Phone #: 305-293-9440

Architect/Engineer's Address: 100 E. Kennedy Dr. Suite 201

E-mail: Perez.Engineering@earthlink.net

Involves Contributing Historic Structure: ☐ Yes ☒ No ☐ Unk.

Value of Construction: \$ 100,000.00

Describe proposed construction in detail, including quantities & square foot-
age: Demolition of Existing Structures
CBS Structures of 802 Pinckney Street

17,000 sq ft

NUMBER OF DWELLING UNITS: _____				
TYPE OF WORK. CIRCLE ALL THAT APPLY:				
New Construction	Commercial			
Addition	After-the-Fact			
<u>Demolition</u>	Interior			
Renovation/Repair	Site Work			
Hurricane Shutters	Exterior			
HARC # _____				
FLOODPLAIN PERMIT (FOR OFFICE USE ONLY)				
FLOOD ZONE	BFE	PANEL NUMBER	ELEVATION LOWEST FLOOR	SUBSTANTIAL IMPROVEMENT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

I AS OWNER OR CONTRACTOR OF RECORD FOR THIS PROJECT, AGREE THAT I WILL COMPLY WITH THE PROVISIONS OF FLORIDA STATUTE 469.003 AND TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF MY INTENT TO DEMOLISH/RENOVATE A STRUCTURE AND REMOVE ASBESTOS, WHEN APPLICABLE, IN ACCORDANCE WITH STATE AND FEDERAL LAW.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THAT SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES RELATING TO TYPE OF WORK WILL BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRECLUDE OR GIVE AUTHORITY TO VIOLATE OR CAUSE THE VIOLATION OF ANY LOCAL, STATE, OR FEDERAL LAWS REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

"NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE DEED RESTRICTIONS AND/OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PLAN OF RECORDS OF THIS COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES OR FEDERAL AGENCIES."

CHAPTER 337.06 F.S. FALSE OATHS: STATEMENTS - WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING, AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE AS PROVIDED FOR IN S. 775.062 OR S. 775.063.

I have obtained all necessary approvals from Associations, Government Agencies, H.A.R.C. and other parties as applicable, in order to complete the above described work. Owner (print name): Richard S. Jones Jr. Owner Signature: [Signature] State of Florida, County of Monroe, sworn to and scribed before me this 7th day of August, 2014. by: Marta Caralero  Personally known or Produced identification: [Signature] Building Official, Assistant Building Official or Plan Reviewer, Reviewed for issuance of permit. Cost of Permit: \$ 3195.00		I have obtained all necessary approvals from Associations, Government Agencies, H.A.R.C. and other parties as applicable, in order to complete the above described work. Contractor Qualifier: [Signature] Qualifier Signature: [Signature] State of Florida, County of Monroe, sworn to and scribed before me this 7th day of August, 2014. by: Marta Caralero  Personally known or Produced identification: [Signature] (office use only) Issued: 8/12/14 Fee: \$3195.00 Terms date: 8/12/14 Terms: 8/12/14	
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Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card**Alternate Key: 1000230 Parcel ID: 00000240-000000**

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:
KEY WEST 07 LLC
508 SW 12TH AVE
DEERFIELD BEACH, FL 33442-3110

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS
Village Group: 12KW
Affordable Housing: No
Section:
Township: 06-08-25
Range:
Property Location: 119-135 SIMONTON ST KEY WEST
Legal: KW PT LOTS 1, 2, 3 & ALL LOT 4 SOR 5 G23-204/05 G34-78/79 G40-283/84 G44-394/85 G58-298/89 H3-329
Description: OR61-344/85 COUNTY JUDGE'S DOCKET 12-187 A OR316-174/77 OR514-490/82 OR544-484/88 OR702-192
OR798-114/42 OR996-451/52 OR1887-253/255 OR1902-365/370 OR2278-1965/67OC OR2278-1977/62
CR2282-564/565(TDR) OR2296-1258/1281

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AUG 07 2012
BY: MC 4-30

119-135 SIMONTON SA

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

KEY WEST '07 LLC

Filing Information

Document Number L08000122344
FEVEIN Number 208134358
Date Filed 12/27/2006
State FL
Status ACTIVE
Effective Date 12/28/2006

Principal Address

508 SW 12TH AVENUE
DEERFIELD BEACH, FL 33442

Changed: 04/11/2012

Mailing Address

508 SW 12TH AVENUE
DEERFIELD BEACH, FL 33442

Changed: 04/11/2012

Registered Agent Name & Address

JONES, RICHARD SJR
508 SW 12TH AVENUE
DEERFIELD BEACH, FL 33442

Address Changed: 05/15/2013

Authorized Person(s) DetailName & Address

Title MGR

JONES, RICHARD SJR
508 SW 12TH AVENUE
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year Filed Date

RECEIVED
AUG 07 2014
BY: MC 4:30

BP821U01

CITY OF KEY WEST
Application Fees Maintenance9/05/14
14:15:08Application number . . . 14 00003857
Address 119 SIMONTON ST 135
Position to Starting characters

Type options, press Enter.

1=Select

Opt	Amount To Apply	Description	Previously Applied	Paid	Inactive
-	.00	FINES (3)	.00	.00	
-	.00	FINES (4)	.00	.00	
-	.00	FINES (5)	.00	.00	
-	.00	FIRE MARSHALL REVIEW FEE	.00	.00	
-	.00	FIRE MARSHALL REVIEW FEE2	.00	.00	
-	50.00	HARC FEE DEMOLITION	.00	.00	
-	25.00	HARC FEE INSPECTION	.00	.00	
-	100.00	HARC FEE MAJOR PROJECT	.00	.00	
-	50.00	HARC FEE MINOR PROJECT	.00	.00	

More...

F3=Exit F11=Display active and inactive F12=Cancel

CHARLEY TOPPINO & SONS, INC.

P.O. BOX 787 KEY WEST, FLORIDA 33041 (305) 296-5606 FAX (305) 296-5189

QUOTE

TO: Jewel Construction

ATT: Richard Jones Jr

FROM: Andrew Toppino, Charley Toppino & Sons Inc.

DATE: 9/10/14

JOB ID: Old Town Villas

This document contains a quote to Jewel Construction for the proposed site-work at the Old Town Villa Project in Key West. These prices are inclusive of all costs associated with the completion of work included in scope breakdown.

SCOPE: Base Bid

- MOB/Layout/Erosion Control
- Import Fill/Grade (2,550 T)
- Dig Swales + Sodding (6,300SF Sod)
- Sewer System
- Water System
- Drainage System
- Injection Well + Box
- 3 1/8" Brick Pavers (11,400 SF)
- 4" Compacted Rock Base (11,600 SF)
- Type "D" Curb (1,050 LF)
- Concrete Sidewalk (2,000 SF)
- Striping (Including Parking bumpers)

SCOPE: Asphalt Parking V.E. ALTERNATE

- 1.5" SP9.5 Asphalt Paving + 8" LR Base (11,400 SF)

Exclusions: Fill under buildings, concrete testing, fire system, hazardous waste removal, sidewalk restoration, contaminant surveys, remediation, utility disconnects, permit fees, permits, bonding, temporary access to power/water, site security, protection, landscape watering.