



**THE CITY OF KEY WEST
Tree Commission**

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

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

May 28, 2019

Tree Commission
City of Key West
Petitioner,

Vs.

Island Homes Key West LLC
1421 Catherine Street and 425 Eaton Street
Key West, FL 33040

Par-Con, Inc
906 Grinnell Street
Key West, FL 33040

An administrative hearing before the Tree Commission for the City of Key West will be held on **Tuesday, June 11, 2019, 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 May 16, 2019 at 1119 White Street, 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;

Factual allegation: Seven (7) Silver Buttonwood trees have been removed without benefit of a tree removal permit.





5-trees removed
from this area

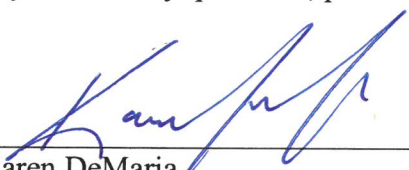


If the Tree Commission for the City of Key West finds that there has been a violation of the above code section, it will elect to enter into a compliance settlement agreement pursuant to section 110-291 of the Key West City Code or recommend a fine and further hearing before the Special Master of the 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 mailed to the Respondents and has been sent via e-mail, regular mail, and certified U.S. Mail to the above named Respondent's listed address on this **29th day of May 2019**.

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



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



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 00034460-000000
 Account# 1035386
 Property ID 1035386
 Millage Group 10KW
 Location 1119 WHITE St, KEY WEST
 Address
 Legal KW KNIGHTS SUB PB1-59 LOTS 3 AND 4 SQR 1 TR 14 G8-548 OR463-380/81 PROB78-209-CP-12 PROB83-209-CP-12 OR903-1655/57 OR990-2436 OR1361-1426 OR1653-2466 OR1829-546 OR1964-402 OR2240-2396/97 OR2917-1964/65
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property Class PROF. BLDG (1900)
 Subdivision Knights Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

ISLAND HOMES KEY WEST LLC
 425 Eaton St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$285,951	\$300,072	\$307,831	\$315,074
+ Market Misc Value	\$5,460	\$5,502	\$6,536	\$6,137
+ Market Land Value	\$886,313	\$415,650	\$414,486	\$365,723
= Just Market Value	\$1,177,724	\$721,224	\$728,853	\$686,934
= Total Assessed Value	\$793,346	\$721,224	\$728,853	\$686,934
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,177,724	\$721,224	\$728,853	\$686,934

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	8,150.00	Square Foot	81.5	100

Commercial Buildings

Style	PROFESSIONAL BLDG / 1900	
Gross Sq Ft	1,911	
Finished Sq Ft	1,895	
Perimeter	0	
Stories	1	
Interior Walls		
Exterior Walls	C.B.S.	
Quality	350 (I)	
Roof Type		
Roof Material		
Exterior Wall1	C.B.S.	
Exterior Wall2		
Foundation		
Interior Finish		
Ground Floor Area		
Floor Cover		
Full Bathrooms	0	
Half Bathrooms	0	
Heating Type		
Year Built	1938	
Year Remodeled	0	
Effective Year Built	2000	
Condition	GOOD	
Code	Description	Sket
CAN	CANOPY	16
FLA	FLOOR LIV AREA	1,89
TOTAL		1,91

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:

ISLAND HOMES KEY WEST, LLC
 425 EATON STREET
 KEY WEST, FL 33040

2. Article Number
(Transfer from service label)

7007 3020 0000 5349 1401

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X.M.A. Wagner

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

M.A. WAGNER

C. Date of Delivery

5/31

D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☐ Yes
☐ 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

DATE: June 6, 2019

RE: Administrative Hearing-1119 White Street

In May 2019, a building permit application was submitted for the location change of an ac unit at 1119 White Street. Additional information was requested during this building permit review process and photos submitted indicated that silver buttonwood trees had been removed without benefit of a permit.

The property is currently being remodeled for a new business. In 2002, a development plan was approved for this address with an approved landscape plan. In May 2017, a minor development plan was reviewed and the existing landscape was documented (see attached memo dated May 30, 2017). Landscaping associated with development plans are required to remain in perpetuity (Sec 108-347, 514, and 482).

It appears that a total of (7) Silver Buttonwood trees have been removed from the rear of the property. Each tree was approximately 4-5 inches diameter. Information collected indicates that the property owner is responsible for most of the tree removal. The newest contractor on-site, Par-Con, is responsible for the removal of at least (1) Silver Buttonwood tree (parking lot planter). The property owner and contractor have submitted a preliminary plan to add landscaping to the property (see attached e-mail).

February 2018

Write a description for your map.

Legend

 1119 White St

 1119 White St

Google Earth



60 ft



05/16/2019



City Of Key West Building Department
Additional Information / Clarification Sheet

Date: 5 / 14 / 19

Permit: 19 - 0208

Construction Address: 1119 White Street

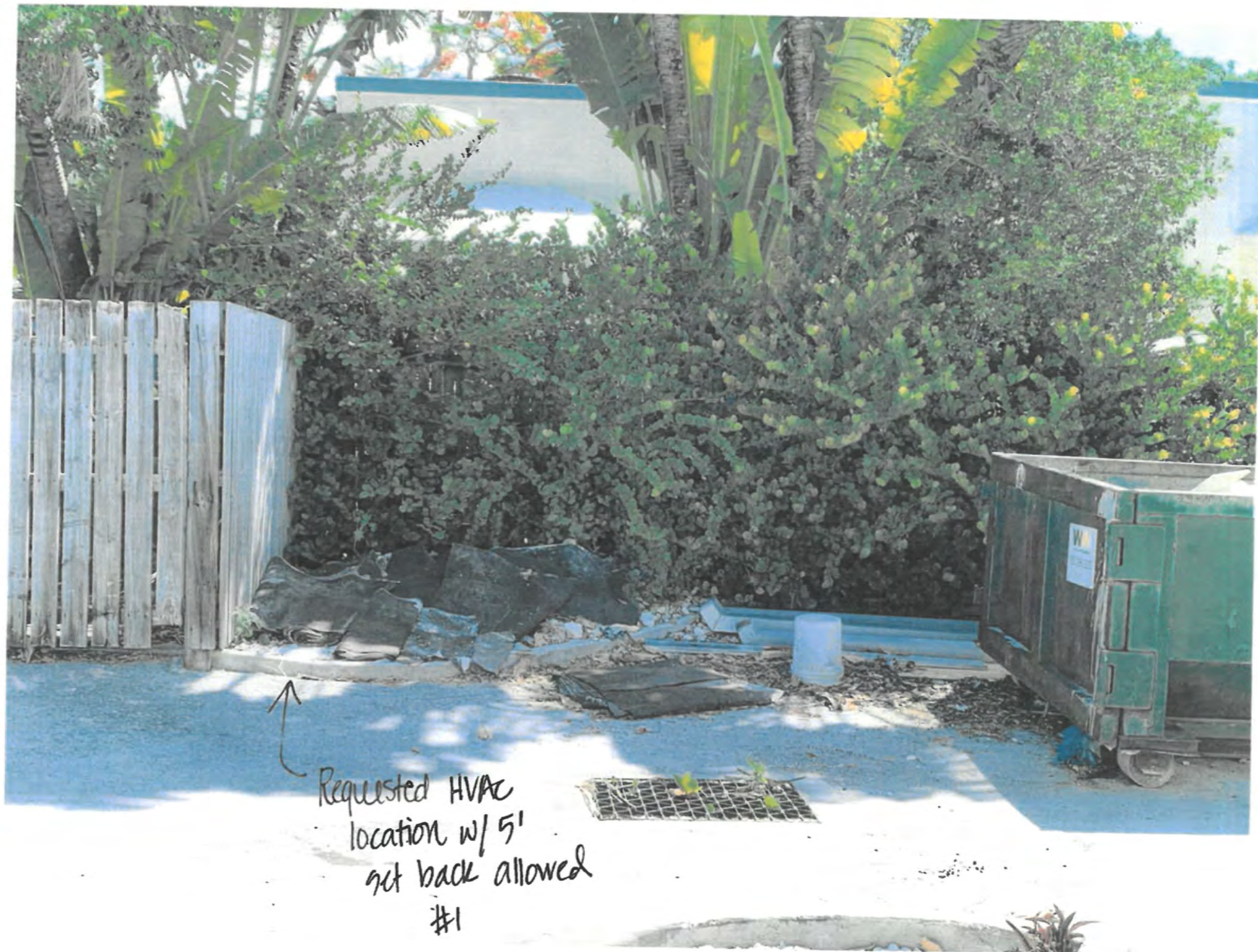
Contractor Name: Par-Con, Inc. / Curry AC

Contact Phone #: (850) 532 - 1250

Permit Status: ☒ Application currently being reviewed?
☐ Permit been issued – this is requested additional information only?

Please list additional information / clarification being submitted below:

HVAC Condensor location redrawn as requested on certified
survey plan. Photos of property also provided showing
requested location.

















MAP OF BOUNDARY SURVEY

PART OF TRACT 14 (WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST)
BETTER KNOWN AS LOTS 3 AND 4 CORRECTED SUBDIVISION OF PLAT OF MIDDLE 1/3, TRACT 14
PLAT BOOK 1, PAGE 59
MONROE COUNTY, FLORIDA

BEARING BASE:
DERIVED FROM PLAT AS NE'LY R/W LINE OF
WHITE STREET AT NW'LY(DEED)

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED

ADDRESS:
1119 WHITE STREET
KEY WEST, FLORIDA 33040

(2) Rudd AC Condensers - specs provided. New concrete slab will be poured to secure required bracing for units, specs also provided. Will add new landscaping on property, in addition to some to conceal units.

Entire footprint of existing asphalt will receive
a new coat. No additional coverage requested.

NORTH
ASSUMED FROM FLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 20'

LEGAL DESCRIPTION:

On the Island of Key West and is known as a Part of Tract 14, according to William A. Whitehead's Map of said Island, delineated in February, 1829, but now better known and described as Lots 3 and 4, according to corrected subdivision of Part of Middle 1/3, Tract 14, plat of which appears on record in Plat Book 1, Page 59 in the Office of the Clerk of the Circuit Court of Monroe County, Florida, said lots being described by metes and bounds and follows: Beginning at a point on the Northwestern side of Catherine Street, which point is distant 218 feet Southwesterly from the Western corner of the intersection of Catherine and Georgia Street and running thence along the said Northwestern side of Catherine Street in a Southwesterly direction 100 feet to White Street; thence at right angles along the Northeasterly side of White Street in a Northwesternly direction 81 feet, 6 inches; thence at right angles in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 81 feet, 6 inches to the point or place of beginning.

GENERAL NOTES

1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN AS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE CONSIDERED AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ANY ENCUMBRANCES OR EASEMENTS BEEN RESEARCHED.
3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6. MEASURED DIMENSIONS PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

SCALE: 1"=20'

FIELD WORK 03/20/18

DATE 07/20/18
DECLARATION

REVISION DATE *44*

SHEET 1 OF 1

CE

DRUMMER: GP

CHECKED BY: RER

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PUNSUANT TO SECTION 472.07, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE 1 HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENGAGEMENT FORM 3, SUBPARAGRAPH 1(B) (1)(B) (TRACKS), (1)(B) (2) (ENCROACHMENTS), & 1(B) (4) (EASEMENTS). SCHEDULE 1B HAS NOT BEEN PROVIDED.

SIGNED  NOT VALID
ROBERT E. REECE, PSM 5832, PROFESSIONAL SURVEYOR AND MAPPER SIGNATURE
SEAL
BUREAU

CERTIFIED TO:
Island Homes Key West LLC a Florida Limited Liability Company
Branch Banking and Trust Company
First International Title, Inc.
Fidelity National Title Insurance Company

ABBREVIATIONS:		NGS	= NATIONAL GEODETTIC SURVEY
BFP	= BACK-FLOW PREVENTER	NGVD	= NATIONAL GEODETTIC VERTICAL DATUM (1929)
BO	= BLOW OUT	DHW	= OVERHEAD WIRES
CA	= CALCULATED	PLAT	= PLAT
CG	= CENTRAL ANGLE	PC	= POINT OF CURVATURE
CDW	= CONCRETE BLOCK WALL	PCD	= POINT OF COMPOUND CURVATURE
CE	= CENTERLINE	PLC	= PERMANENT CONTROL POINT
CLF	= CHAINLINK FENCE	PIP	= POINT OF INTERSECTION
D	= DEED	PI	= PERMANENT IDENTIFIER
DMH	= DRAINAGE MANHOLE	PICT	= POINT OF BEGINNING
E	= ELECTRIC BOX	POC	= POINT OF COMMENCEMENT
EL	= ELEVATION	PRC	= POINT OF REVERSE CURVATURE
ENCL	= ELECTRIC METER	PERMAN	= PERMANENT SURVEY MONUMENT
ENCLOSURE		PT	= POINT OF TANGENCY
FE	= FINISHED FLOOR ELEVATION	R	= RADIUS
FI	= FIRE HYDRANT	R/O	= RIGHT OF WAY LINE
F	= FENCE	R/W	= RIGHT OF WAY
FI	= FENCE OUTSIDE	SCO	= SANITARY CLEAN-OUT
FO	= FENCE ON LINE	SG	= SANITARY MANHOLE
GI	= GROUND INLET	SV	= SEWER VALVE
GL	= GROUND LEVEL	TGB	= TOP OF BANK
Q	= GUY	TG	= TOP OF CURVE
L	= ARC LENGTH	UPC	= UTILITY POLE CONDUIT
LE	= LOWER ENCLOSURE	UPM	= UTILITY POLE METAL
LI	= LIGHT POLE	UPL	= UTILITY POLE WOOD
LS	= LANDSCAPING	+WOF	= WOOD FENCE
M	= MEASURED	WL	= WOOD LANDING
MEAN	= MEAN HIGH WATER LINE	WATER	= WATER KER
NAVD	= NORTH AMERICAN	WV	= WATER VALVE

LOT LINES —————
CHAIN LINK FENCE — X — X — X — X — X — UTILITY POLE WOOD "CL."
OVERHEAD WIRES ~~~~~ UTILITY POLE CONC. "CL."

REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043

OFFICE (305) 872-1348

FAX (305) 872-5622

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE ST.
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	INITIAL & DATE
		BLD2019.0208	
FLOODPLAIN PERMIT		ZONING	REVISION #
			1
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT
			YES NO %

ADDRESS OF PROPOSED PROJECT:

1119 White Street

OF UNITS

1

RE # OR ALTERNATE KEY:

NAME ON DEED:

Island Homes Key West, LLC

OWNER PHONE NUMBER

305.304.1116

OWNER'S MAILING ADDRESS:

1421 Catherine Street

OWNER EMAIL

BRENDADONNELLY.COM

CITY
Key West

STATE

FL

ZIP

33040

CONTRACTOR COMPANY NAME:

Par-Con, Inc. / Curry Ref. AC

CONTR. PHONE NUMBER

850.532.1250

CONTRACTOR'S CONTACT PERSON:

Jill Burnham / JEFF BURNHAM

CONTR. EMAIL

JILL@PARCONCONSTRUCTION.COM

ARCHITECT / ENGINEER'S NAME:

William Rowan

A/E PHONE NUMBER

305.291.3784

ARCHITECT / ENGINEER'S ADDRESS:

321 Peacon Lane

A/E EMAIL

WROWAN@GMAIL.COM

AUTHORIZED AGENT'S NAME:

JILL BURNHAM

AGENT PHONE NUMBER

850.532.1250

AGENT'S ADDRESS:

906 GRINNELL ST.

AGENT EMAIL

JILL@PARCONCONSTRUCTION.COM

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING? ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR EST. TOTAL FOR MAT'L, LABOR, OH & PROFIT:

\$3500 / Verbal Patrick Curry

FLORIDA STATUTE 837.06: 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 PER SECTION 775.082 OR 775.083.

DETAILED, SPECIFIC PROJECT DESCRIPTION... (The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is permitted by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the DESCRIPTION of work shall be controlling.)

The existing plans have the AC units on rear of building. The owner didn't want them there because they are encroaching in parking spaces. We are requesting permission to relocate installation spot as shown on plan, set back exceeds the required 5' requested.

Printed name of property owner or agent or licensed contractor.	Signature.
PATRICK CURRY	Pat T Curry
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced	as identification.

Official Use Only:

STAFF REPORT

DATE: May 30, 2017

RE: **1119 White Street
(Minor Development Plan Review)**

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

The Planning Department received an application for a Minor Development Plan at 1119 White Street. City Code of Ordinances requires review by the Tree Commission or Urban Forester prior to Planning Board review.

The property has a previously approved Landscape Plan (Res 02-101). The existing landscape is in line with what was originally approved except that groundcover plant species are missing. Attached is a site plan showing existing conditions of the property. The applicant has agreed to replant with golden creeper plants instead of the purple queen groundcover plants.

It is not recommended that the hibiscus plantings along the northwest property line against the existing concrete wall be planted. Therefore, a landscape waiver is required for this area.

The Landscape Plan that currently exists, with the addition of the golden creeper plants, is over 70% native vegetation. No existing trees or palms on the property are being removed.

It is recommended that the applicant submit a clean landscape drawing for the file showing existing conditions of the property with the addition of the golden creeper plants.

Recommendation: Recommend approval of the Landscape Plan With Waiver at 1119 White Street.









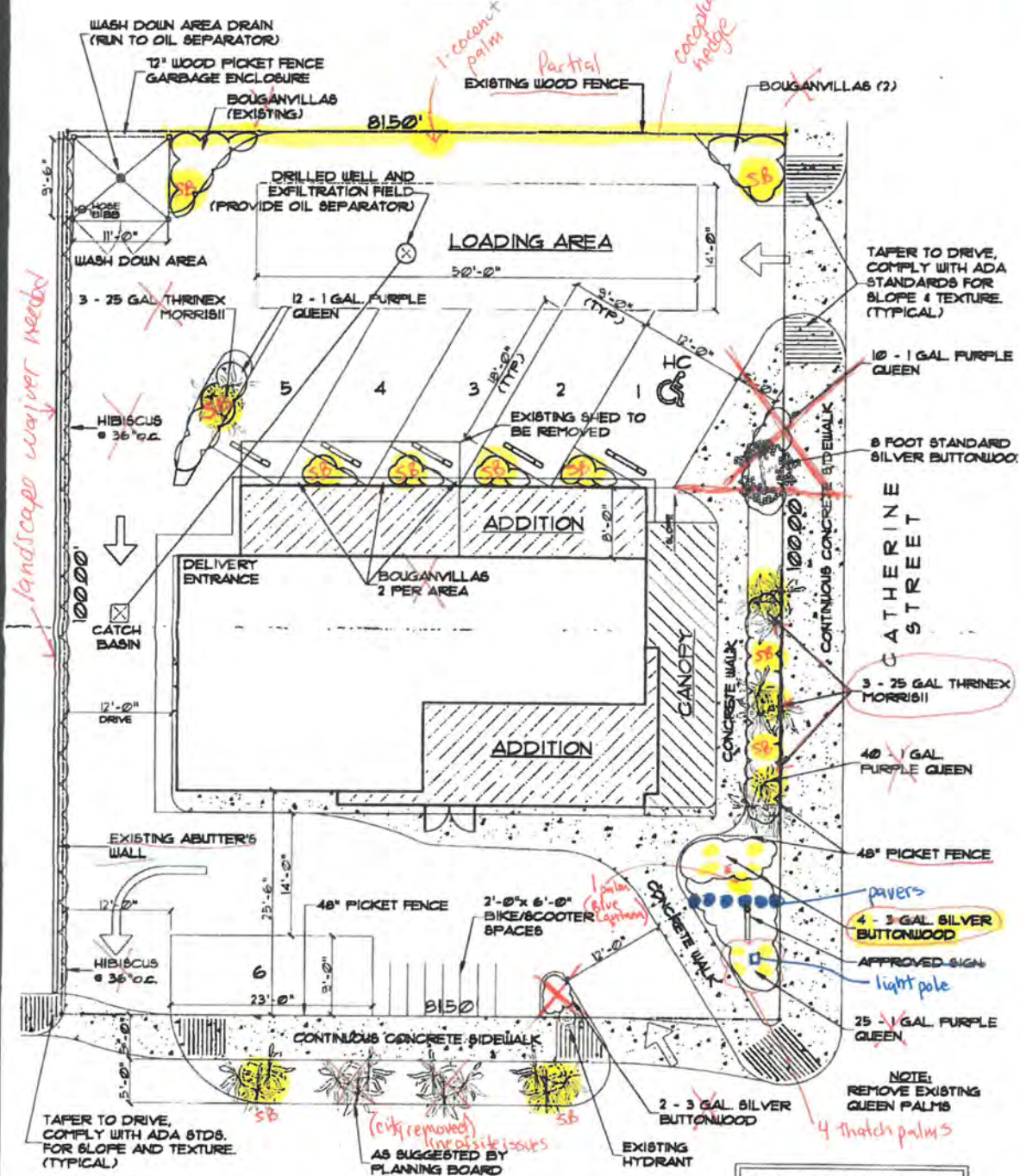


*Kevin
Fullan
5-30-17*

Approved Landscape Plan

Per Resolution No. 02-101

SB = Silver buttonwood



APPROVED
MAY 18 2002
CITY PLANNER
TY SAMPOR



WHITE STREET
1 SITE PLAN
SCALE: 3/32" = 1'-0"

APPROVED
CITY OF KEY WEST
PLANNING DEPT.

TY SAMPOR
CITY PLANNER
5/30/2017
DATE CL Res. 02-101

SITE PLAN SCALE: 3/32" = 1'-0"

Michael B. Ingram Architects & Associates
1001 Overseas Boulevard
Key West, FL 33602
PH: 305-751-1122 • FAX: 305-751-3602
E: mbingram@mbiarchitects.com

March 18, 2002
A.I.I.
*SB = Silver buttonwood
E = Elephant Ear plant*

Karen DeMaria

From: Jill Burnham <jill@parconconstruction.com>
Sent: Thursday, May 23, 2019 10:33 AM
To: Karen DeMaria
Subject: Response to 5/20/19 Meeting for 1119 White Street
Attachments: 1119 White Landscaping.HEIC

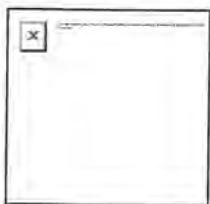
Good Morning Karen,

Thank you for taking the time to meet with both Jeff and I on Monday to discuss the policies in place for tree removal. Moving forward, we assure you we will be proactive in taking the necessary steps to have approval before anything is done on one our of our job sites. We fully understand that we will need to meet with the tree commission on June 11, and both Jeff and I will be in attendance. If our client needs to attend as well, please let us know.

In the meantime, our client has agreed to hire Evan Bell with Ecoscapes to design a proposal for a new landscaping plan for 1119 White Street. Our client is more than willing to add more trees back on the property, but would like to rely on Mr. Bell's expertise in regards to what to plant and the locations. Jeff has already spoken to Evan about this project and we are finalizing a meeting date. If you need additional confirmation of this plan, I can send you a copy of a retainer check once we receive a requested amount from Ecoscapes. Attached you will find a very basic drawing showing where we are requesting to install the HVAC condensing units, as well as areas where we can add back additional trees and greenery. If Evan can find additional areas to add more trees, our client is willing to comply.

At this time, we fully acknowledge the next steps and respectfully request that you consider allowing the installation of the HVAC units so the interior work that needs to be completed is not further delayed. As you know, we inherited this job from another Contractor and it has taken much longer than out client expected. We are working diligently to try to get her in as soon as possible, which means materials are arriving for installation such as hardwood flooring (which requires the AC units be turned on for the wood to settle.) If you would allow us to proceed with the understanding that we promise to move forward with a newly proposed landscape plan to present before the tree commission we would be extremely grateful.

Thank you for your time,

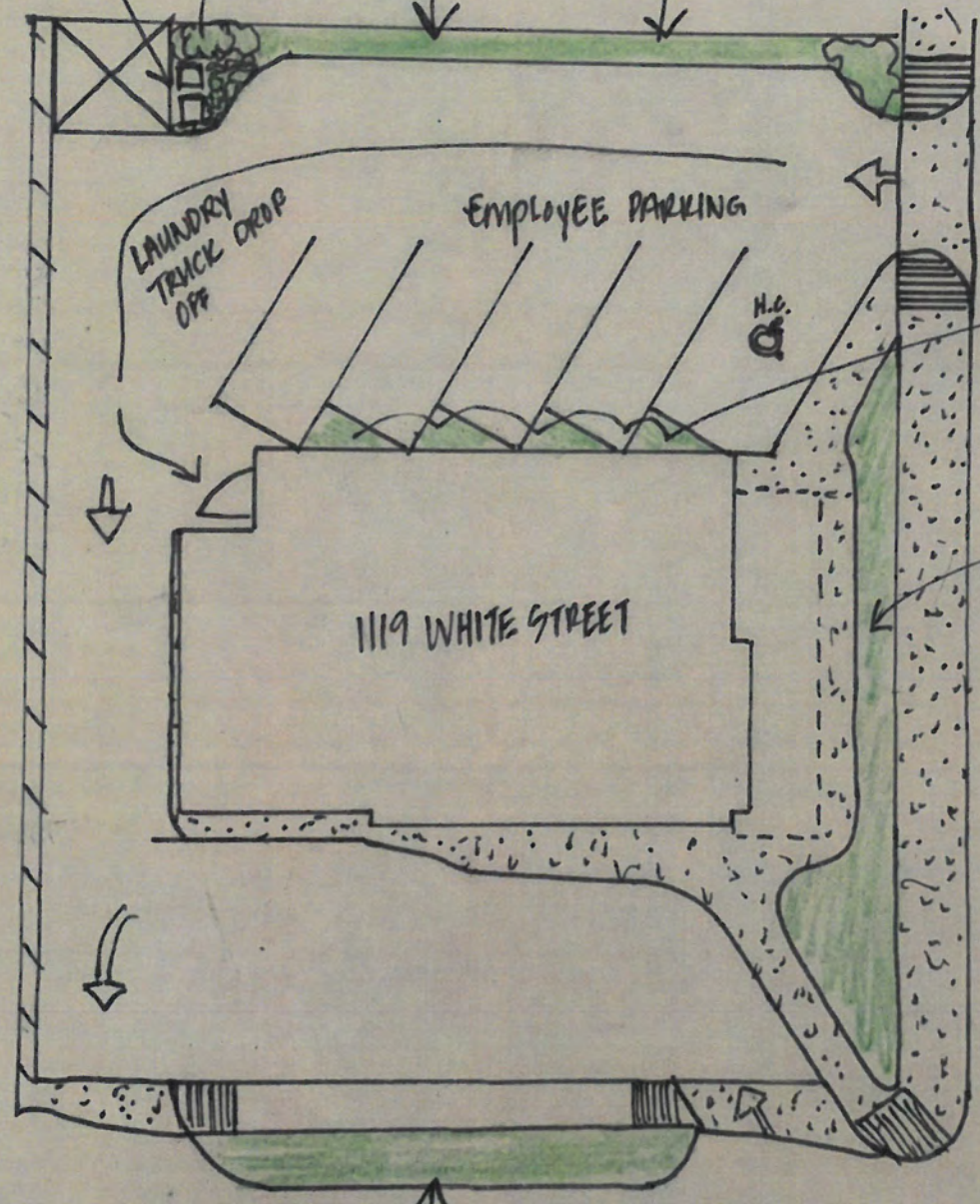


Jill Burnham
Interior Designer Allied ASID
P: 850.532.1250
[E:jill@parconconstruction.com](mailto:jill@parconconstruction.com)

HVAC PADS
TO CODE, CONCEALED
BY LANDSCAPING

fill in/trim what's there
additions tbd.

tall tree species
t.b.d.



TALL TREES
SPECIES T.B.D.

addition of
more trees +
greenery species
tbd

owner would like to
add more greenery
here. maybe palms...tbd