

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

November 16, 2022

Tree Commission City of Key West Petitioner,

Vs.

Stephen Graniela 1717 George Street Key West, FL 33040

An administrative hearing before the Tree Commission for the City of Key West will be held on Monday, December 12, 2022, 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.

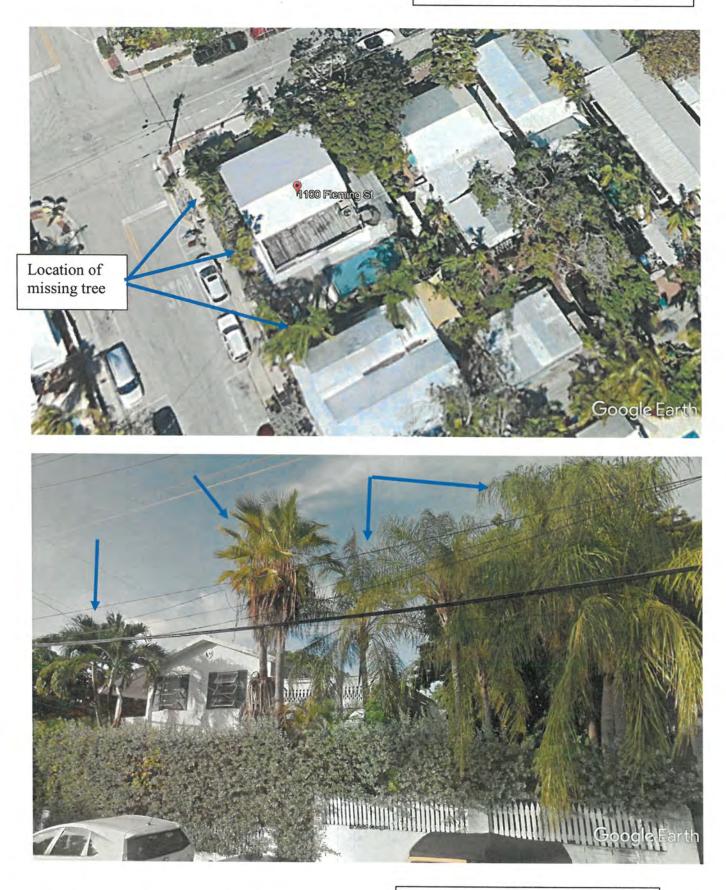
Date of alleged violation: prior to October 10, 2022 at 1100 Fleming Street, Key West, FL:

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:
 - (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 rootball:

Factual allegation: One (1) double trunked Christmas Palm, (2) Fan Palms, and (4) Queen Palms have been removed without benefit of a tree removal permit, file #TC2022-00012.

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



Google Street photo dated July 2015

Kev to the Caribbean - average vearly temperature 77 ° Fahrenheit.



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 via e-mail, regular mail, and certified U.S. Mail to the above named Respondent's listed address on this 16th day of November 2022.

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

Karen DeMaria

Urban Forestry Manager kdemaria@cityofkeywest-fl.gov

Kev to the Caribbean - average vearly temperature 77 ° Fahrenheit.

(qPublic.net 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 00006970-000000 Account# Property ID Millage Group Location Address Legal Description 1007226 10KW 100 FLEMING 5L KEY WEST 1100 FLEMING 5L KEY WEST KW PT LOT 3 SQR 44 OR32-384/85 OR930-317 OR976-2131 OR1052-1639 OR3184-1545 3187-132 OR3199-2145 OR3199-2147 Not to be used on legal de Neighborhood Property Class Subdivision 6108 SINGLE FAMILY RESID (0100) Sec/Twp/Rng Affordable Housing 06/68/25 No



Owner

GRANIELA STEPHEN M 1717 George St Key West FL 33040

Valuation

valuation					
	2022 Certifie	ed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value		\$236,386	\$207,350	\$207,350	\$213.274
+ Market Misc Value		\$15,490	\$15,490	\$15,490	\$16,078
+ Market Land Value		\$867,544	\$641,655	\$636,744	\$671,119
 Just Market Value 	\$1	1,119,420	\$864,495	\$859,584	\$900,471
 Total Assessed Value 	3	\$356,623	\$346,236	\$341,456	\$333,780
 School Exempt Value 		(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
 School Taxable Value 		\$331,623	\$321,236	\$316,456	\$308.780
Land					
Land Use RESIDENTIAL DRY (010D)	Number of Units		Unit Type	Frontage	Depth
RESIDERTIAL DET (010D)	3.375.00		Square Foot	50	67.5

Buildings

Buildings							
Building ID Style Building Typ Gross Sq Ft Finished Sq I Stories Condition Perimeter Functional C Economic OI Depreciation Interior Wal	2615 Ft 1500 2 Floor GOOD 220 bbs 0 bs 0 bs 0 1% 32				Exterior Walls Year Built EffectiveYearBuilt Foundation Roof Type Roof Coverage Flooring Type Heating Type Bedrooms Full Bathrooms Half Bathrooms Grade Number of Fire Pi	C.B.S. 1971 1998 CONCR FTR GABLE/HIP METAL CONC 5/B GRND FCD/AIR DUCTED with 0% NONE 3 2 0 550 0	
Code	Description	Sketch Area	Finished Area	Perimeter	Number of Fire Fi	0	
CPU I	COVERED PARKING UNFIN	349	0	0			
OPX I	EXC OPEN PORCH	766	0	0			
FLA	FLOOR LIV AREA	1,500	1,500	0			
TOTAL		2,615	1,500	0			

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1979	1980	1	36 SF	2
FENCES	1979	1980	1	498 SF	3
CONC PATIO	1985	1986	1	120 SF	2
WOOD DECK	1987	1988	1	196 SF	2
RES POOL	1990	2004	1	220 SF	5

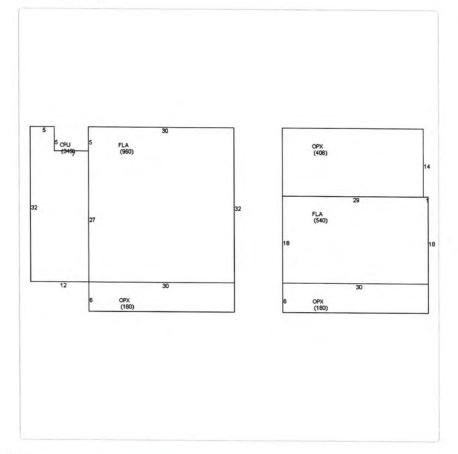
Sales

Sale Date	Sale Price	Instrument		Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee	
10/31/2022	\$100			2396213	3199	2147	11 - Unqualified	Improved			
7/21/2022	\$0	Order (to be used for Order Det. He	eirs, Probate in	2385901	3187	132	30 - Unqualified	Improved			
6/22/2022	\$0	Order (to be used for Order Det. He	eirs, Probate in	2396212	3199	2145	30 - Unqualified	Improved			
4/1/1988	\$260,000	Warranty Deed			1052	1639	Q-Qualified	Improved			
6/1/1986	\$139,000	Warranty Deed			976	2131	Q - Qualified	Improved			
Permits											
Number \$		Date Issued #	Date Completed +		Amount \$	Perm	it Type \$			Notes \$	
03-3710		10/27/2003	11/24/2003		\$2.100				REP	ASTER POOL	

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



Photos









TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

Karen DeMaria

From:	Stephen Graniela <kwmagictouch@earthlink.net></kwmagictouch@earthlink.net>
Sent:	Wednesday, November 16, 2022 11:48 AM
To:	Karen DeMaria
Subject:	[EXTERNAL] Re: Tree Commission Hearing Notice

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.

Good morning Karen,

Thank you for your efforts in setting up this meeting. I will be sure to mark this on my calendar, and appear on the set date/time.

Regards, Stephen Graniela

Sent from my iPhone

On Nov 16, 2022, at 11:39 AM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Stephen:

Attached is a copy of the Tree Commission administrative hearing notice. The hearing has been scheduled for the Monday, December 12, 2022 meeting. Please let me know that you have received this notice.

If you have any questions or concerns, fell free to call me.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager Certified Arborist FL-6585A City of Key West 305-809-3768

<image001.png>

<1100 Fleming Admin notice.pdf>

STAFF REPORT

DATE: December 2, 2022

RE: Administrative Hearing for 1100 Fleming Street (TC2022-00012)

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

On October 10, 2022, I received two calls from individuals concerned regarding the removal of tall palms from the property and the lack of ropes or safety equipment. A subsequent inspection documenting that several regulated palms had been removed without benefit of a tree removal permit.

Contact was made with the property owner who stated he was cleaning up the property and removed the palms and he **didn't** know that permits were required to remove them. Subsequently, a site meeting was held which documented that (1) double trunked Christmas Palm and (2) Fan Palms along the side of the property and been removed and (4) Queen Palms had been removed from the rear property line area. All of the remaining vegetation removed from the property appears to have been unregulated vegetation (ornamental vegetation, non-native palms less than 10 ft tall, and a silver buttonwood hedge) and no permit was required to remove them.

A total of (7) regulated palms have been removed. The property owner would like to replant with fruit trees on the property. Normal permitting for the removal of palms would have required the replanting of (7) approved palms, 4 ft tall each palm. If dicot trees are planted, the equivalency would be 1-4 ft palm = 1.3 caliper inches of approved tree under normal permitting procedures.



Google Earth streetview photo dated July 2015



Google Earth street view photo dated July 2015 of front and side yard.



Photo of side-rear corner of property taken on 11-2-2022, location of some of the missing queen palms.

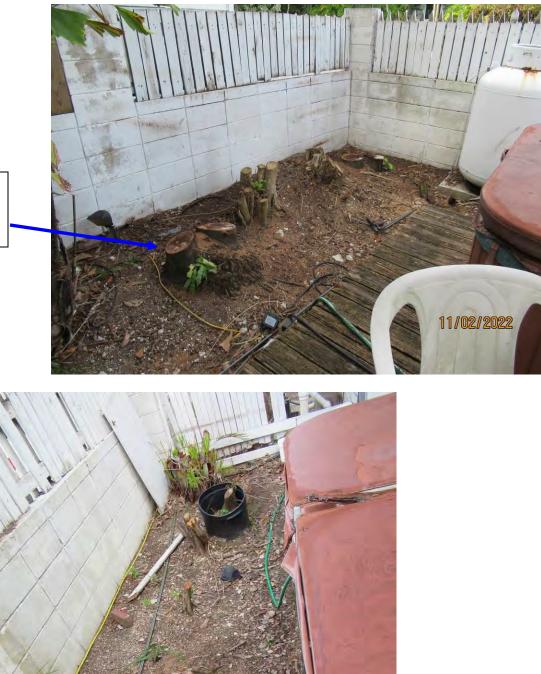


Photo of Queen Palm stump 1.

Photo of Queen Palm stump 2.



Stump 3.



Photo taken on 10-11-22 of debris pile and side-rear corner of property.

Photo taken on 10-11-22 of side of property area.



Photo taken on 10-11-22 of front yard area.

Photo taken 10-11-22 of double Christmas Palm stump.



Photo taken on 10-11-22 of Fan Palm stumps.



Photo taken on 10-11-22 of debris pile.

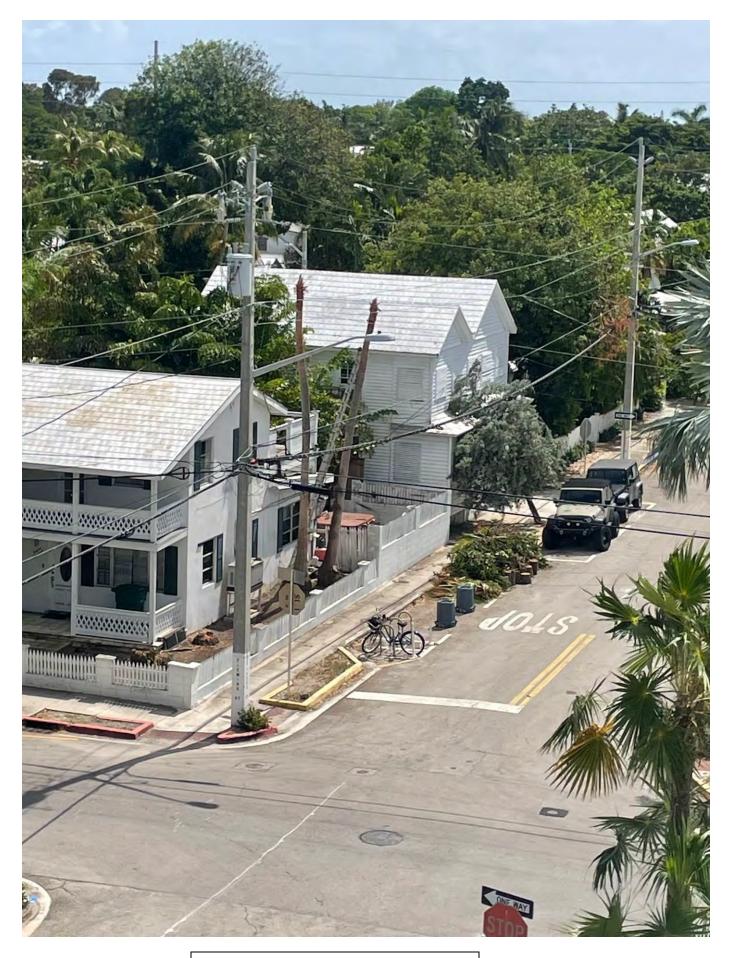


Photo of property received on 10-10-22.



Two photos of property received on 10-10-22.

