



**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**

March 20, 2018

Tree Commission
City of Key West
Petitioner,

Vs.

Greene Street Condos LLC
301 Whitehead Street
Key West, FL 33040

An administrative hearing before the Tree Commission for the City of Key West will be held on **Monday, April 9, 2018**, 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 February 23, 2018 at Telegraph Lane (414 Greene 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: One (1) protected Royal Poinciana tree has been removed from the property without benefit of a tree removal permit.

Tree location



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



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

December 2017



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 regular mail and certified U.S. Mail to the above named Respondent's listed address on this **20th day of March 2018**.

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

Karen DeMaria

Urban Forestry Manager

kdemaria@cityofkeywest-fl.gov



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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**

March 8, 2018

Tree Commission
City of Key West
Petitioner,

Vs.

QS KWA Greene LLC
13095 N. Telecom Pkwy
Temple Terrace, FL 33637

Island Safari Rentals
408 Greene Street
Key West, FL 33040

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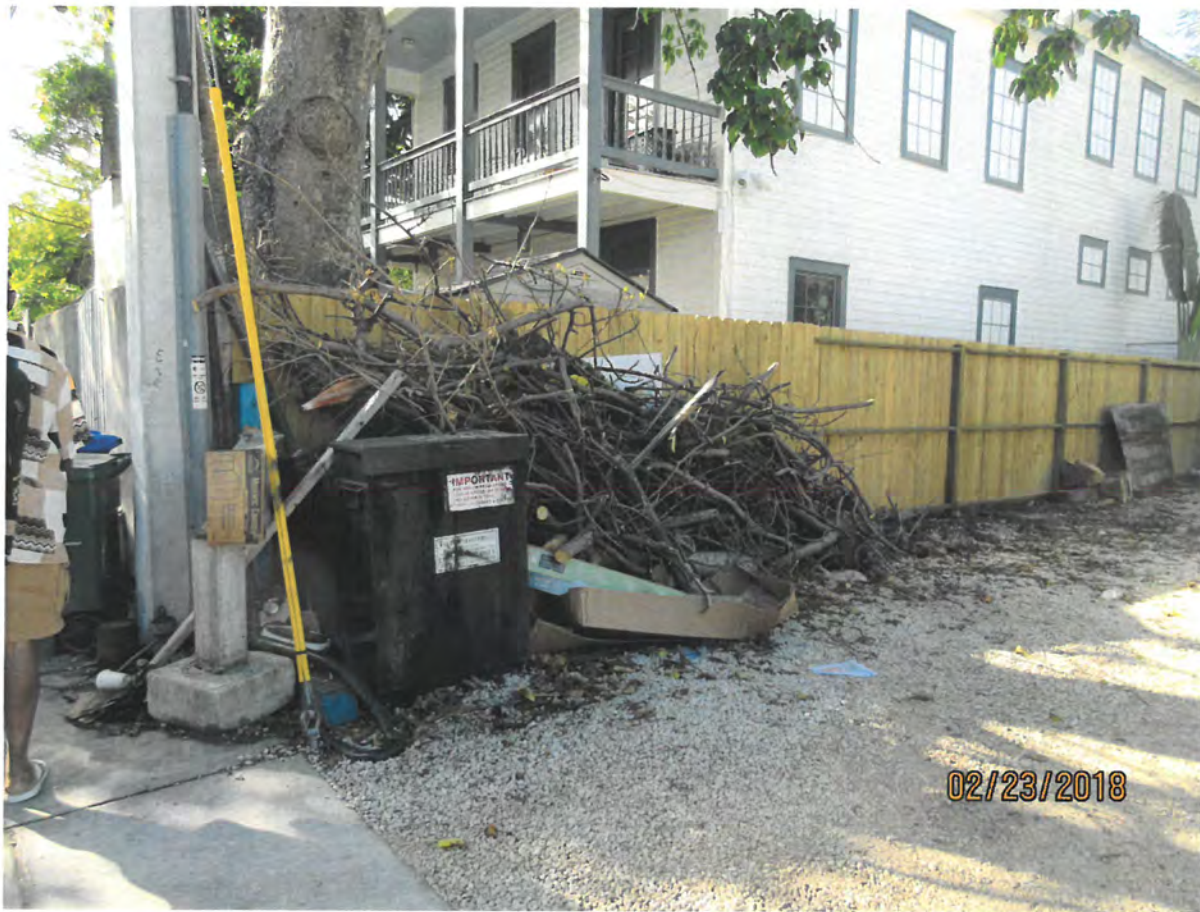
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Factual allegation: One (1) protected Royal Poinciana tree has been removed from the property without benefit of a tree removal permit.

Tree location



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



July 2015:
Royal Poinciana
tree

December 2017

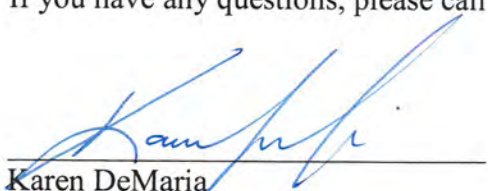


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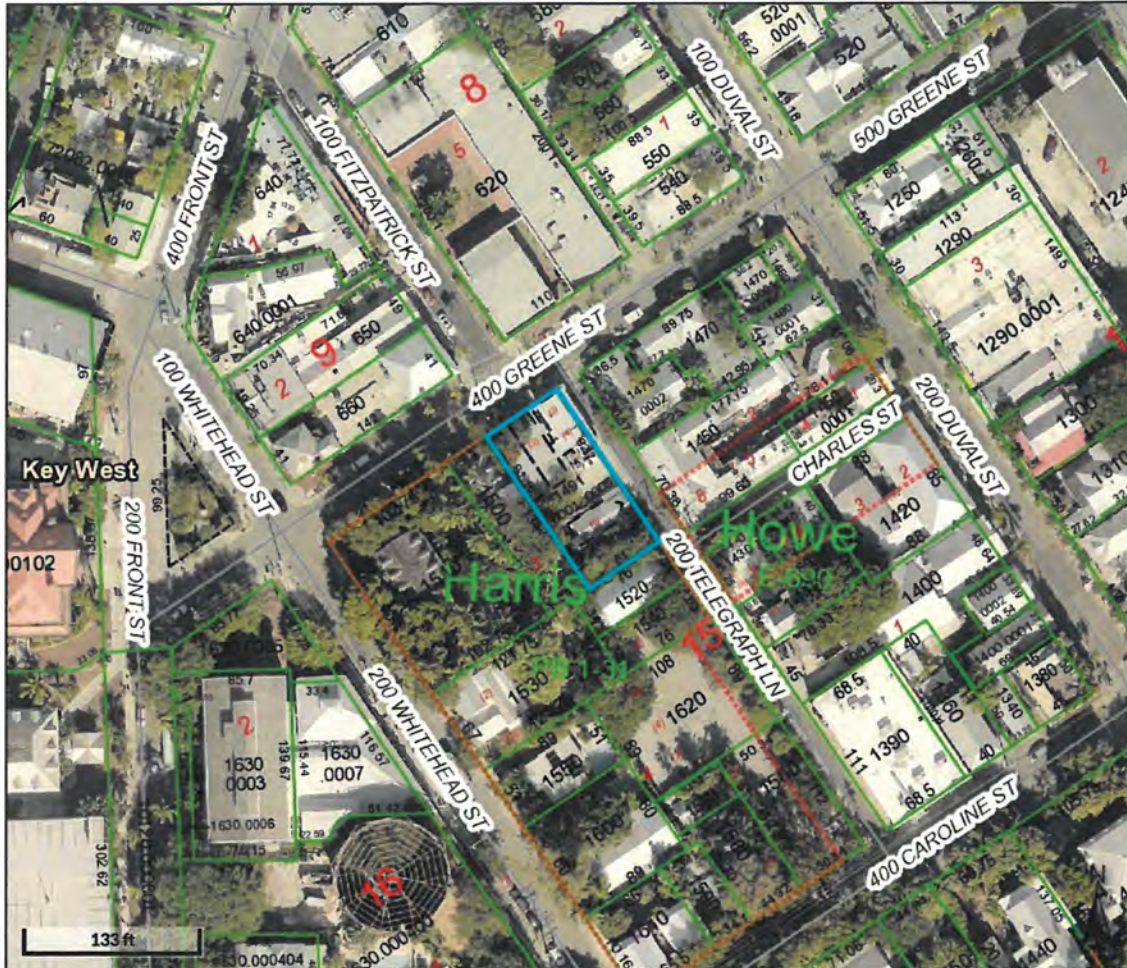
If you have any questions, please call the office at (305) 809-3768.


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

SENDER: COMPLETE THIS SECTION		PLANNING COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature ☒ <i>Heper</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>Katalia Chereh</i> 3/26/18 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: Greene Street Condos LLC 301 Whitehead Street Key West, FL 33040		3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes	
2. Article Number (Transfer from service label) XXXXXX			
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

SENDER: COMPLETE THIS SECTION		PLANNING COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature ☒ <i>Jared Lopez</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>Jared Lopez</i> 3-19-18 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: Island Safari Rentals 408 Greene St. Key West, FL 33040		3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes	
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1. Article Addressed to: QS KWA Greene LLC 13095 N. Telecom Pkwy Temple Terrace, FL 33637		3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes	
2. Article Number (Transfer from service label) XXXXXX			
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	



Overview



Legend

-  Major Roads
-  Centerline
-  Hooks
-  Road Center
-  Rights of Way
-  Condo Building
-  Conservation Easement
-  Key Names
-  Subdivisions
-  Parcels

Parcel ID	00001491-000500	Alternate ID	9100238	Owner Address	GREENE STREET CONDOS LLC
Sec/Twp/Rng	06/68/25	Class	STORE COMBO		301 WHITEHEAD ST
Property Address	208 TELEGRAPH Ln				KEY WEST, FL 33040
	KEY WEST				

District 10KW
 Brief Tax Description UNIT 5 GREENE STREET CONDOMINIUMS OR2548-1972/2051DEC OR2568-856/936DEC
 (Note: Not to be used on legal documents)

Date created: 3/20/2018
 Last Data Uploaded: 3/20/2018 3:15:51 AM



Developed by
 The Schneider Corporation

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, March 20, 2018 12:02 PM
To: 'glangton@keywestaloe.com'
Cc: Gary Langton
Subject: RE: Notice of Administrative Hearing Before the Tree Commission of the City of Key West

Thank you for the information and response to the Administrative Hearing notice. The property appraiser's office is very unclear as to who actually owns the land where the tree was. I know that 212 Telegraph was not involved and I am waiting to hear from Island Safari and Greene Street Condos. Island Safari was using the area when I did my site visit so that is why they were noticed.

At this time, based on the information below, I do not believe your business/property ownership was involved in the unauthorized tree removal and I hereby rescind the notice.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager/Tree Commission
Certified Arborist
305-809-3768

From: glangton@keywestaloe.com [mailto:glangton@keywestaloe.com]
Sent: Monday, March 19, 2018 6:31 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Cc: Gary Langton <glangton@intellichief.com>
Subject: Notice of Administrative Hearing Before the Tree Commission of the City of Key West

Ms. DeMaria,

I am in receipt of your letter dated March 8, 2018 as notice for a hearing on Monday, April 9, 2018 at 5:00PM at Josephine Parker City Hall at Historic Glynn R. Archer School, 1300 White Street, Key West, Florida.

Your letter references notice for a hearing on a tree that has been alleged to have been cut down in violation of Sec 110-321 of City of Key West ordinances ("Cut Down Tree"). The notice was sent to QS KWA Greene, LLC in error and should be immediately rescinded for the following reasons:

1. The Cut Down Tree identified in the notice appears to be or was located on property that is neither owned nor leased/rented by either QS KWA Greene, LLC nor QS Key West Aloe, LLC, entities for which I am a member-manager and the only entities operating, owning or leasing property in Key West.
2. Island Safari Rentals, located at 408 Greene Street is included in the notice as somehow being connected to or affiliated with QS KWA Greene, LLC. Island Safari Rentals is not in any way connected to or affiliated with QS

KWA Greene, LLC nor has that entity ever had a relationship, connection or affiliation to either QS KWA Greene, LLC or QS Key West Aloe, LLC, either as a tenant or otherwise.

3. The pictures provided in the notice clearly show the Cut Down Tree is located between or on property located at 208 Telegraph Lane and 212 Telegraph Lane, properties which neither QS KWA Greene, LLC or QS Key West Aloe, LLC controls, manages or is connected.
4. QS Key West Aloe, LLC, QS KWA Greene Street, LLC and any of its employees or agents were not involved in or connected to the cutting down, pruning or any city ordinance violating activities related to the Cut Down Tree.

It would seem the notice should be properly addressed to the property owners and/or tenants located at 208 Telegraph Lane and 212 Telegraph Lane, such owners or tenants being located on or abutting the property where the Cut Down Tree is or was located. It is my understanding from the city's property appraiser's web site, the owners for those two properties are GREENE STREET CONDOS LLC and 212 TELEGRAPH LLC respectively.

Your immediate attention to correct this incorrectly identified and addressed notice by sending written confirmation to me at the address on file for QS KWA Greene, LLC is greatly appreciated. Please call me at 813-775-9982 should you require any additional information or clarification.

Regards,

Gary Langton

Member-Manager, QS KWA Greene, LLC

Member-Manager, QS Key West Aloe, LLC

813-775-9982



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 00001491-000200
 Account # 9100234
 Property ID 9100234
 Millage Group 10KW
 Location Address 414 GREENE St, KEY WEST
 Legal Description UNIT 2 GREENE STREET CONDOMINIUMS OR2548-1972/2051DEC OR2554-1108/09 OR2573-2447/48C
 (Note: Not to be used on legal documents)
 Neighborhood 8190
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

Owner

QS KWA GREENE LLC
 13095 N TELECOM PKWY
 TEMPLE TERRACE FL 33637

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$345,882	\$345,882	\$345,882	\$345,882
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$345,882	\$345,882	\$345,882	\$345,882
= Total Assessed Value	\$345,882	\$345,882	\$345,882	\$345,882
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$345,882	\$345,882	\$345,882	\$345,882

Commercial Buildings

Style CN_2 / CN_2
 Gross Sq Ft 826
 Finished Sq Ft 826
 Perimeter 0
 Stories
 Interior Walls
 Exterior Walls
 Quality ()
 Roof Type
 Roof Material
 Exterior Wall1
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1930
 Year Remodeled
 Effective Year Built 1930
 Condition

Island Safari
 Rentals
 305 962 5153
 408 Greene St
 305 414 8142

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/5/2012	\$0	Warranty Deed		2573	2447	11 - Unqualified	Improved
1/13/2012	\$1,550,000	Warranty Deed		2554	1108	05 - Qualified	Improved

Map



No data available for the following modules: Land, Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge), Photos.

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The Schneider
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Untitled Map

Write a description for your map.

Hand
Removal

Legend

- Audubon House
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- go GPS tours
- Key West Pub Crawl
- Mel Fisher's Treasures
- Sunset Key Development
- The Westin Key West Resort & Marina

2-23-18
Philip &
Karey &
Lori
Lori
Lori

Google Earth

© 2018 Google

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US Dept of State Geographer

7.17 ft

