



**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**

April 10, 2024

Tree Commission
City of Key West
Petitioner,

Vs.

Tammy Diorio
908 Frances Street Apt A
Key West, FL 33040

AllGood Landscaping
Attn: Joey Figueroa

An administrative hearing before the Tree Commission for the City of Key West will be held on **Tuesday, June 4, 2024** 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 March 10, 2023 at 908 Frances 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; or
 - (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 root ball; or

Factual allegation:

- 1. Three Christmas Palms (2-singles and 1-quad trunked) and one Fan Palm have been removed without benefit of a tree removal permit.**

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

2. AllGood Landscaping did the removals for the property owner. They are currently not licensed to work in the City of Key West.



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 via e-mail, regular mail, and certified U.S. Mail to the above named Respondent's listed address on this **10th day of April 2024**.

If you have any questions, please call the office at (305) 809-3725.

Karen DeMaria

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Tammy Diorio
 908 Frances Street Apt A
 Key West, FL 33040



9590 9402 7112 1251 0685 98

2. Article Number (Transfer from service label)

7021 2720 0000 6729 5183

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) *E. MEDINA* C. Date of Delivery *09/15/21*

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

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- Adult Signature
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Restricted Delivery

STAFF REPORT

DATE: May 24, 2024

RE: **Administrative Hearing for 908 Frances Street (TC2024-00001)**

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

On March 10, 2023, while doing an inspection in the area, I noticed palms being removed from 908 Frances Street by a crew from All Good Landscaping. I asked the crew if there was a permit to remove the palms and was told that a permit was not needed. A lady then came out from the house and informed me that she was told she did not need a permit to remove non-native palms. I informed her that yes, permits were required, gave her an application, and asked her to fill it out and return it to my office. No additional communication had been received since that visit till the issuance of the administrative hearing notice.

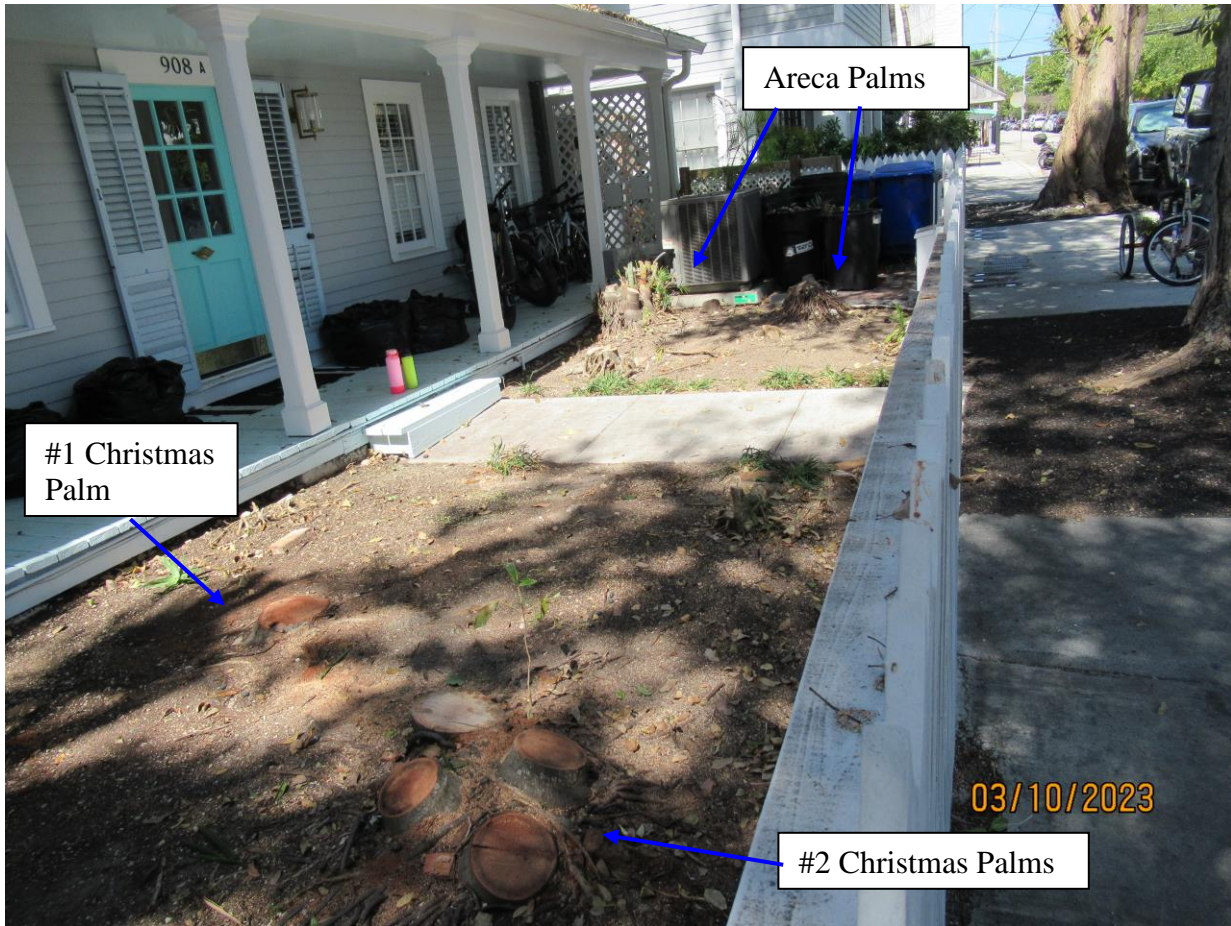
July 2018



Street view Google Earth photo.



Two street view photos of property.



#3 Christmas Palm



#4 Fan palm

Palm #3

Palm #2

Palm #1

03/10/2023

It appears that (3) Christmas palms, 2-singles and 1-quad trunked, and (1) Fan Palm, single trunked, were removed from the property without benefit of a removal permit. A pandarus and numerous areca palms were also removed-no permit required.

Photo after tree
removed and house
relocated.

Monroe County, FL

PROPERTY RECORD CARD

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 00020830-000100
 Account# 8704763
 Property ID 8704763
 Millage Group 10KW
 Location 908 FRANCES St A, KEY WEST
 Address
 Legal KW PT LOTS 3 & 5 SQR 3 TR 6 A/K/A PARCEL 1 MAXWELL GABLES (908 A) & 2/12
 Description INT IN COMMON AREA OR997-470/494 OR999-331/333 OR1120-1112/13
 OR1282-215/221 OR1288-2463/65 OR1427-2192/94 OR3082-1518
 (Note: Not to be used on legal documents.)
 Neighborhood 6109
 Property Class COMPOUNDS (0700)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

DIORIO TAMMY ELIZABETH
 908 Frances St
 Apt A
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$92,216	\$93,634	\$119,966	\$131,846
+ Market Misc Value	\$649	\$649	\$649	\$649
+ Market Land Value	\$771,176	\$568,537	\$480,672	\$508,238
= Just Market Value	\$864,041	\$662,820	\$601,287	\$640,733
= Total Assessed Value	\$668,176	\$648,715	\$601,287	\$637,505
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$643,176	\$623,715	\$601,287	\$640,733

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$568,537	\$93,634	\$649	\$662,820	\$648,715	\$25,000	\$623,715	\$14,105
2021	\$480,672	\$119,966	\$649	\$601,287	\$601,287	\$0	\$601,287	\$0
2020	\$508,238	\$131,846	\$649	\$640,733	\$637,505	\$0	\$640,733	\$0
2019	\$463,444	\$133,677	\$649	\$597,770	\$579,550	\$0	\$597,770	\$0
2018	\$493,881	\$135,508	\$649	\$630,038	\$526,864	\$0	\$630,038	\$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
RESIDENTIAL DRY (010D)	2,051.00	Square Foot	48.1	51.8

Buildings

Building ID	33402	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1939
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1993
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1686	Roof Type	GABLE/HIP
Finished Sq Ft	1200	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	152	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	400
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	256	0	0
FLA	FLOOR LIV AREA	1,200	1,200	0
OPF	OP PRCH FIN LL	230	0	0
TOTAL		1,686	1,200	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1985	1986	3 x 46	1	138 SF	2
CONC PATIO	1987	1988	0 x 0	1	100 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/12/2021	\$595,000	Warranty Deed	2309273	3082	1518	01 - Qualified	Improved		
1/1/1994	\$152,000	Warranty Deed		1288	2463	Q - Qualified	Improved		
2/1/1990	\$180,000	Warranty Deed		1120	1112	Q - Qualified	Improved		

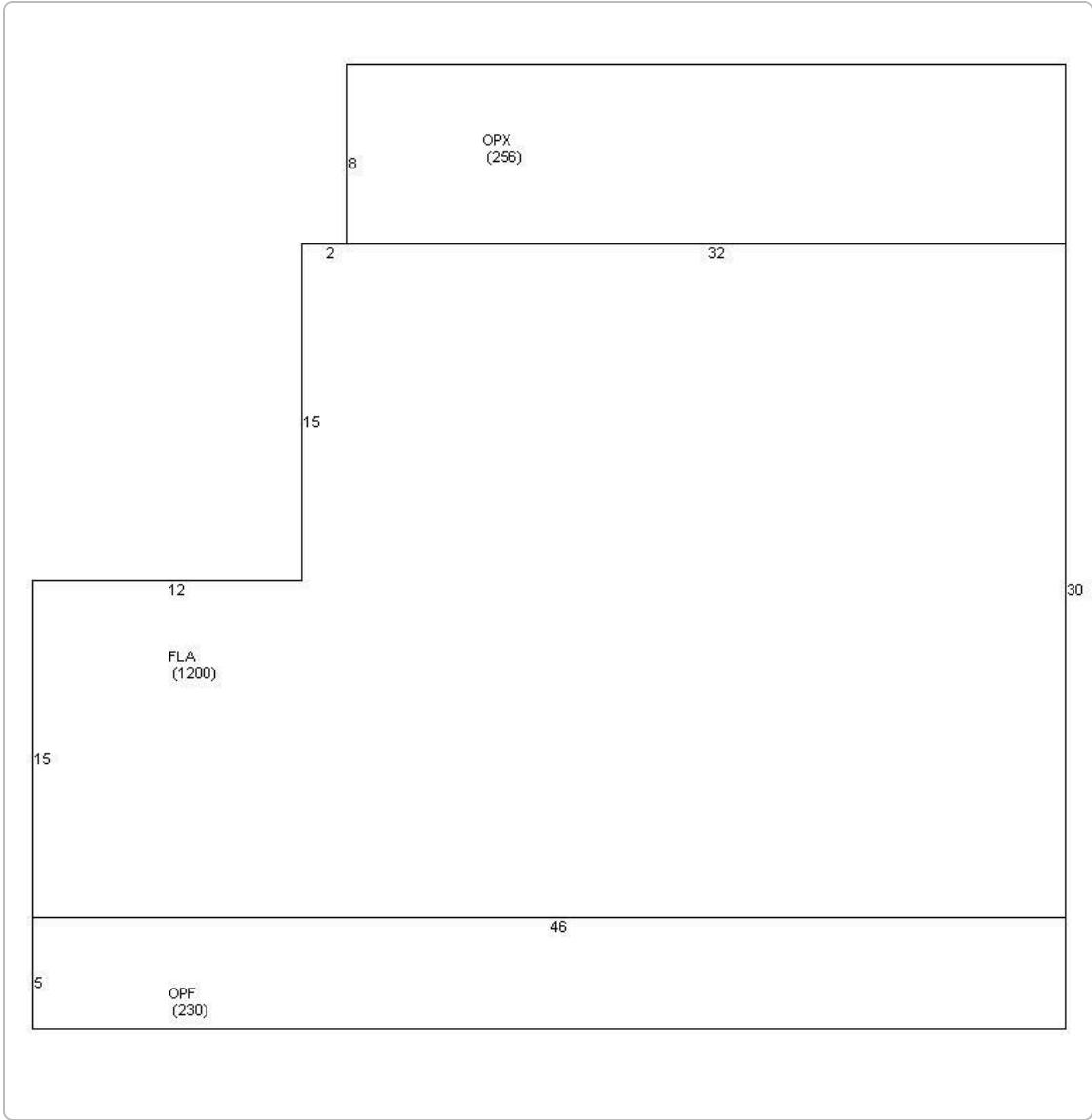
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-2216	5/16/2014	12/18/2014	\$7,800		REPLACE 4 SKYLIGHTS, METAL ROOF IN SUN ROOM AND LIVING 5VCRIMP
10-2811	9/22/2010	11/3/2010	\$3,500		EMERGENCY PERMIT REMOVE EXISTING VCRIMP, INSTALL TITAINUM EAVES DRIP FLASHING AND NEW METAL VCRIMP 6 SQRS
8-3255	9/17/2008	11/3/2010	\$9,120		INSTALL NEW RAFTERS ALONGSIDE EXISTG, INSULATE+DRYWALL FACE OF RAFTERS.
04-0963	3/31/2004	9/28/2004	\$2,100		R&R 3-TON A/C

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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