



**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**

October 25, 2022

Tree Commission
City of Key West
Petitioner,

Vs.

Apex Companies, LLC
Attn: Steven Veil
5909 Breckenridge Parkway, Suite E
Tampa, FL 33610

Key Home Investors, LLC
c/o The Mack Company
1 Bridge Plaza N, Ste 660
Fort Lee, NJ 07024

An administrative hearing before the Tree Commission for the City of Key West will be held on **Monday, November 7, 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 Respondents. **Your presence is required at this Tree Commission meeting.**

Date of alleged violation: prior to September 9, 2022, at 2811 N. Roosevelt Blvd, 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;

Factual allegation: Numerous trees and palms were removed without benefit of a tree removal permit. Removals include at least (3) sprawling Green Buttonwood trees, (5) Sabal Palms, (2) Coconut Palms, and (1) Pouritis Palms clump. File #TC2022-0009.

Location of tree/palm removal



Key to the Caribbean – average yearly 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 sent 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 **25th day of October 2022.**

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


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

cc: The Home Depot
Attn: Manager
2811 N. Roosevelt Blvd
Key West, FL 33040

Key Home Investors, LLC
c/o The Mack Company
2115 Linwood Avenue, Suite 110
Fort Lee, NJ 07024

STAFF REPORT

DATE: November 4, 2022

RE: Administrative Hearing for 2811 N. Roosevelt Blvd-Home Depot
(TC2022-00009)

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

On September 9, 2022, I received a member of the Key Cove HOA regarding the removal of trees at the Home Depot next to their property line. Code enforcement had also been called and Officers Leo Slection and Sean Davis did an inspection and contacted my office verifying that trees and palms were/had been removed. I did a quick site inspection while on my way home for the weekend and spoke to Steven Veil, project manager for Apex. We set up a site meeting for Monday, September 12 and he agree to stop further work.

On September 12, 2022, documentation was collected regarding the removal of the trees and palms from the stormwater retention area. Mr. Veil said the trees and palms were removed due to a current notice of violation the City issued to Home Dept regarding the stormwater system not functioning properly. The company was given approval to clean up the area of the vegetative debris and to stabilize the area.

Based on documentation from the site visit and aerial photos, it appears that the following regulated trees and palms has been removed without benefit of a Tree Commission permit:

- (3) Sprawling Green Buttonwood trees: stumps measured at 17.5" caliper, 22.2" caliper, and 8.2" caliper.
- (5) Sabal Palms: all palms over 12 ft tall (wood)
- (2) Coconut Palms: tall palms but actual height not known
- (1) Paurotis Palm clump: some stalks taller than 10 ft

The following photos were taken during the September 12, 2022 site visit.













Photos below were taken on October 26, 2002:









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 00002410-000000
Account# 1002496
Property ID 1002496
Millage Group 10KW
Location 2811 N ROOSEVELT Blvd, KEY WEST
Address
Legal KW A PARCEL OF LAND LYING ON THE NORTHWESTERLY SIDE OF NORTH ROOSEVELT BOULEVARD PT TR 2 AND PT TR 3 (6.602 AC)
Description OR9-40 OR28-183/84 OR562-667 OR679-423/24 OR688-260/61 OR691-59/60 OR845-2455/57 OR886-2115/17 OR886-2123/24 OR947-1935/38 OR947-2448/55 OR962-551/53 OR965-609/10 OR965-611/12 OR985-1804 OR1863-552/56
(Note: Not to be used on legal documents.)
Neighborhood 31030
Property DEPT STORE (1300)
Class
Subdivision
Sec/Twp/Rng 33/67/25
Affordable No
Housing

**Owner**

KEY HOME INVESTORS LLC
 C/O MACK COMPANY THE
 1 Bridge Plaza N, Ste 660
 Fort Lee NJ 07024

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$7,328,664	\$6,582,478	\$7,708,972	\$8,089,662
+ Market Misc Value	\$285,237	\$285,591	\$286,077	\$286,563
+ Market Land Value	\$6,060,915	\$4,048,732	\$4,848,732	\$5,454,824
= Just Market Value	\$13,674,816	\$10,916,801	\$12,843,781	\$13,831,049
= Total Assessed Value	\$12,005,620	\$10,914,200	\$9,922,000	\$9,020,000
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$13,674,816	\$10,916,801	\$12,843,781	\$13,831,049

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1300)	288.615.00	Square Foot	500	560.9

Buildings

Building ID	39241	Exterior Walls	METAL SIDING
Style		Year Built	2003
Building Type	DEPARTMENT STORES / 13C	EffectiveYearBuilt	2005
Gross Sq Ft	110625	Foundation	
Finished Sq Ft	92700	Roof Type	
Stories	1 Floor	Roof Coverage	
Condition	GOOD	Flooring Type	
Perimeter	1218	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	2
Depreciation %	23	Half Bathrooms	0
Interior Walls		Grade	300
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	7,155	0	0
FLA	FLOOR LIV AREA	92,700	92,700	0
OPU	OP PR UNFIN LL	9,222	0	0
OPF	OP PRCH FIN LL	1,548	0	0
TOTAL		110,625	92,700	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1989	1990	1	2100 SF	3
CH LINK FENCE	1996	1997	1	1566 SF	1
ASPHALT PAVING	2003	2004	1	126170 SF	2
CH LINK FENCE	2003	2004	1	1566 SF	2
CONC PATIO	2003	2004	1	2332 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/26/2003	\$13,000,000	Warranty Deed		1863	0552	Z - Unqualified	Improved
1/1/1986	\$1	Warranty Deed		962	551	M - Unqualified	Vacant
2/1/1976	\$250,000	Conversion Code		691	59	Q - Qualified	Vacant

Permits

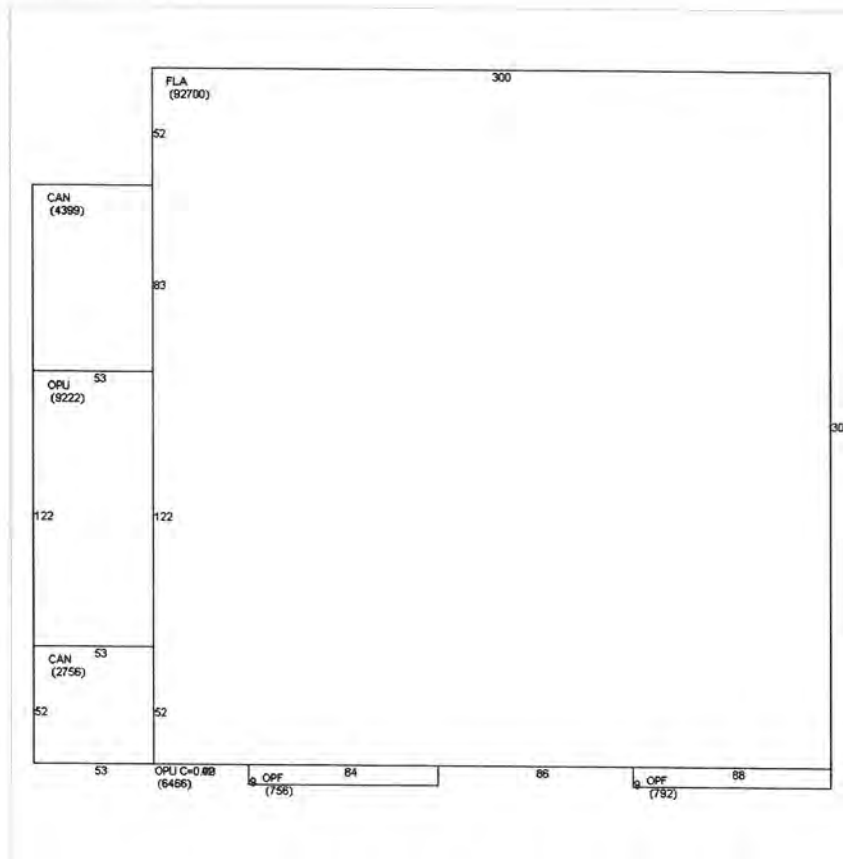
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-1913	7/26/2022		\$1,000	Commercial	THE HOME DEPOT - INSTALLING POWER FOR TEMPORARY TENT STRUCTURE: (2) WR/TR GFCI OUTLETS FOR STRING LIGHTING AND EXIT SIGNS. POWER WILL BE TIED INTO (2) EXISTING DEDICATED CIRCUITS. INSTALLATION SHALL COMPLY WITH THE NEC STANDARDS.
BLD2021-2540	9/9/2021	11/1/2021	\$661,690	Commercial	REMOVAL AND REPLACEMENT OF GARDEN CENTER FENCE. WE ARE REMOVING THE EXISTING GARDEN CENTER FENCE AND REPLACING WITH THE SAME LAYOUT.

BLD2020-0359	1/30/2020	3/3/2020	\$2,700	Commercial	ELECTRICAL
BLD2019-2773	8/5/2019		\$1,000	Commercial	Install power for temporary tent structure (1) GFI outlet for register, string lighting and exit signs Tying into existing (2) dedicated circuits for power
BLD2019-1408	7/2/2019	9/10/2019	\$11,202	Commercial	Replacement of rear garden ctr, automatic sliding door with like kind.
17-3718	10/19/2017	5/15/2018	\$950	Commercial	PROVIDE TEMPORARY POWER TO CHRISTMAS TREE TENT
17-2216	6/5/2017	10/4/2017	\$290,375	Commercial	Replacing existing TPO roofing system with new Carlisle 60 mil TPO roof of 82,700 sq ft.
16-4199	1/27/2017	10/25/2018	\$55,447	Commercial	REVISION 1 PROVIDE AND INSTALL 250 LF OF NEW 22 GAUGE REFINISHED GUTTER AT UPPER GARDEN CENTER CANOPY ROOF AND FASTEN WITH NEW OVER SIZED SELF DRILLING SCREWS AND NEOPRENE WASHER REVISION 2 REMOVE 250 LF OF DAMAGED AND DETERIORATED GUTTER UPPER GARDEN CENTER CANOPY AND DISPOSE OFF PROPERTY ALL RELATED DOWNSPOUTS TO REMAIN
16-00003656	9/19/2016	4/16/2017	\$4,000	Commercial	R/R PLUMBING FIXTURES, 11 LAVATORIES, 3 URINALS, 8 TOILETS, 2 WATER FOUNTAINS AND 1 WATER HEATER. INSTALL NEW SLOP SINK. **NOC REQUIRED **
16-2606	7/7/2016	4/15/2017	\$53,117	Commercial	RESTROOM REFRESH-REMOVE ALL FIXTURES INCLUDING TILE AND REPLACE LIKE FOR LIKE INSTALL NEW HAND DRYERS.
13-0619	2/19/2013	12/31/2013	\$45,000	Commercial	REPLACE 13 EXISTING ROOFTOP A/C UNITS, ONE UP TO 5 TON, FOUR UP TO 10 TON AND EIGHT UP TO 25 TON
13-0621	2/19/2013	12/31/2013	\$1,500	Commercial	UPGRADE OF EXISTING WIRING FOR A.C. UNIT #10 FROM #12 TO #10 THHN
13-0020	1/8/2013	12/31/2013	\$5,000	Commercial	REPAIR REPLACEMENT OF EXISTING LETTERS, WALL SIGN, AND POLE BOX
12-428	2/6/2012	12/31/2013	\$26,648	Commercial	REMOVE AND REPLACE 1,700 SF DAMAGED CONCRETE
05-1929	6/6/2005	5/29/2007	\$14,966	Commercial	REPLACE CHAINLINK FENCE 550' AND GATES
03-1900	6/3/2003	9/19/2003	\$41,000		CENT A/C
03-0578	2/28/2003	9/19/2003	\$500		CONST. TRAILER 8X28
03-0271	1/30/2003	9/19/2003	\$500		TRAILER & TIE DOWN
03-3224	1/30/2003	9/19/2003	\$5,485,500		CONST NEW HOME DEPOT
02-3223	1/23/2003	9/19/2003	\$250,000		TOTAL DEMO OF SCOTTYS
	1/1/1900		\$0		TWO ACCORDIAN SHUTTERS, ONE ROLL-DOWN SHUTTER

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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