



**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 28, 2020

Tree Commission
City of Key West
Petitioner,

Vs.

Blue Native of the Florida Keys
155 Toppino Industrial Drive
Key West, FL 33040

To Whom it May Concern:

An administrative hearing before the Tree Commission for the City of Key West will be held on **Tuesday, November 10, 2020**, 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 June 12, 2020 at 1500 Reynolds Street (Casa Marina Resort), Key West, FL:

Sec. 110-402. Palms.

- (b) Live healthy fronds, should not be removed above the level horizontal plane initiating at the heart of the tree.
- (f) Hurricane cuts are not approved methods of palm pruning.



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 **28th day of October 2020**.

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

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

cc: Casa Marina Resort
Attn: General Manager
1500 Reynolds Street
Key West, FL 33040

STAFF REPORT

DATE: October 30, 2020

RE: Administrative Hearing for 1500 Reynolds Street (Casa Marina)-Blue Native of the Florida Keys (TC2020-0035)

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

Several complaints were received regarding the improper trimming of palms at the Casa Marina Resort by a crew from Blue Native of the Florida Keys. An e-mail was sent to representatives from Blue Native regarding the City code requirements for palm trimming. A subsequent inspection documented that approximately 70 Coconut Palms, 10 Sabal Palms, and 12 Royal Palms had been improperly trimmed. Speaking to the crew on site they stated they were informed of the City code and further palm trimming would be done according to code. An inspection done a week later did confirm additional palm trimming on the property had been done correctly.



Photo showing improper trimming of Royal Palms and a few Coconut Palms.



Two photos
showing
improper
Coconut Palm
trimming.





Photo showing improper Coconut Palm trimming.

A recent inspection was done to document the current condition of the palms.



Two photos showing updated views of the Royal Palms and Coconut Palms that had been improperly trimmed.





Two photos showing updated views of the Coconut Palms and Sabal Palms that had been improperly trimmed.

Additional Information

Karen DeMaria

From: Atif Awan <atif@bluenativekeys.com>
Sent: Wednesday, October 28, 2020 4:07 PM
To: Karen DeMaria; Louis Perez, Jr.
Cc: Albert Martinez
Subject: RE: Tree Commission Administrative Hearing Notice-Casa Marina Resort Palm Trim

Hi Karen

Acknowledged

Thank you

Atif Awan

Chief Operating Officer



O: [305-872-4050](tel:305-872-4050)
C: [305-504-4471](tel:305-504-4471)
E: atif@bluenativekeys.com

Miami-Dade County Branch:
[201 SW 2nd Ave, Suite 111](#)
[Florida City, FL 33034](#)

Monroe County Branch:
[155 Toppino Industrial Drive](#)
[Key West, FL 33040](#)

www.bluenativekeys.com



From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Sent: Wednesday, October 28, 2020 3:23 PM
To: Atif Awan <atif@bluenativekeys.com>; Louis Perez, Jr. <louis@bluenativekeys.com>

Karen DeMaria

From: Karen DeMaria
Sent: Wednesday, October 28, 2020 3:24 PM
To: Atif Awan; Louis Perez, Jr.
Cc: Albert Martinez
Subject: Tree Commission Administrative Hearing Notice-Casa Marina Resort Palm Trim
Attachments: 1500 Reynolds admin notice.pdf

All:

Attached is a copy of the Tree Commission Administrative Hearing notice that is being mailed to you. Someone must attend the meeting in order for this issue to get resolved. If you have any questions or concerns feel free to contact me.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager
City of Key West
305-809-3768

Karen DeMaria

From: Karen DeMaria
Sent: Monday, June 15, 2020 1:59 PM
To: Atif Awan
Subject: RE: Casa Marina. Code for palms.

+70 coconuts
+10 Sabal
12 Royal

I did go by the Casa Marina and wow. The complaints I received were valid. The work that has already been done to the beachside area of the Casa violates City Code. Those cuts are horrendous. I will be processing an enforcement case regarding the improper trimming of the palms. When I stopped by today I did speak to the crew and it did appear that today they were trimming the palms properly, as you had relayed to them.

City code does not differentiate by species of palms, the trimming requirement is for all palms. Classes I have taken through ISA (International Society of Arboriculture) with palm specialists indicate that Sabal Palms should have a full circular head and only the brown fronds need to be trimmed and Royal Palms should not be trimmed but to allow the frond to breakoff naturally. Of course, there is a safety aspect to that and most speakers stated that when the shaft of the Royal Palm frond starts to separate, then that frond should be removed.

Sincerely,

Karen

From: Atif Awan <atif@bluenativekeys.com>
Sent: Friday, June 12, 2020 6:18 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: Re: Casa Marina. Code for palms.

Good Morning Karen

Thank you kindly for giving us guidance and direction. We appreciate it. I will be ensuring my entire team set for this job is well aware of the code starting for management. And are always using this for reference. I will actually add the required code to all proposals for palm coconut and royal palm pruning.

Would you be kind enough to forward me the code for DATE palms and SABLE palms. And any other which are native here. So I ensure to section out on proposals. So the client understands and also our team who get the proposal / work order to do the job are always following guidance

PS Luis is coming on Tuesday to escort and show the trees in Basilica school to Albert and our new asst landscape design Estimator (she is is new hire with a masters degree in landscape architecture & bachelors in horticulture & landscape design). I partnered with Fiu to get a graduate to assist with designs to help us close out tickets quicker. And support Albert. And also she will check out Hampton inn and other properties. She will be based out of our Florida city office but will come down the keys as needed

Thank you again for your support & guidance. As we move forward in creating opportunities for new hires in the company and training them so we support our growing needs.

Atif Awan

Chief Operating Officer



O: [305-872-4050](tel:305-872-4050)

C: [305-504-4471](tel:305-504-4471)

E: atif@bluenativekeys.com

Miami-Dade County Branch:

[201 SW 2nd Ave, Suite 111](#)
[Florida City, FL 33034](#)

Monroe County Branch:

[155 Toppino Industrial Drive](#)
[Key West, FL 33040](#)

www.bluenativekeys.com



From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>

Sent: Friday, June 12, 2020 4:11 PM

To: Atif Awan; Albert Martinez; Louis Perez, Jr.

Subject: Casa Marina

I have received several complaints regarding the palm trimming work being done by Blue Native at the Casa Marina Resort. The complaints are that the palms are being trimmed improperly, hurricane cuts on Coconut palms and Royal Palms. Hurricane cuts are not approved at all in the industry as the proper way to trim a palm. Royal Palm fronds should not be pruned at all unless they are starting to peel off. The City Code states that no live fronds are to be removed from any palm above the horizontal plan (9-3). I will be going by there shortly to see what has been done and to see whether the complaints are legitimate.

City Code: Sec. 110-402. Palms.

- (a) Palm pruning should be performed when fronds, fruit, or loose petioles may create a dangerous condition.
- (b) Live healthy fronds, should not be removed above the level horizontal plane initiating at the heart of the tree.
- (c) Fronds removed should be severed close to the petiole base without damaging living trunk tissues.

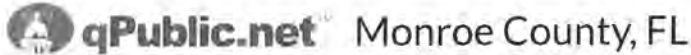
- (d) Palm peeling (shaving) should consist of the removal of the dead frond bases only, at the point they make contact with the trunk without damaging living trunk tissue.
- (e) Climbing spurs shall not be used to trim palms unless:
 - (1) A total tree removal permit is approved according to section 110-321; or
 - (2) A permit for maintenance trimming has been approved by the Tree Commission and satisfies the following criteria:
 - i. The palm tree cannot be accessed by a bucket truck.
 - ii. The work is being done by a certified arborist.
 - iii. The tree is of a height that safety of the arborist is an issue.
- (f) Hurricane cuts are not approved methods of palm pruning.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager
Certified Arborist FL# 6585A
City of Key West Planning Department
1300 White Street, Key West, FL 33040
305-809-3768





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 00037160-000100
 Account# 8735677
 Property ID 8735677
 Millage Group 10KW
 Location 1500 REYNOLDS St, KEY WEST
 Address
 Legal
 Description KW KW INVESTMENT CO SUB PB1-69 SQRS 1 THRU 5 & PT SQR 6 & SQR 7 TR 17 G6-103 G26-168 G37-65/67 G70-508/9 OR175-144/45 OR214-88/89 OR274-337/38 OR332-35 OR387-997/99 OR388-826/28 OR399-599/600 OR427-61/62 OR534-1098 OR660-860/887 OR695-8/9 OR1033-627/632 OR1033-633/648 OR1033-649/664 OR1350-357/368(LEASE) OR1350-385/91-C OR1359-745/774(LEASE) OR1436-592/597 OR1436-598/608 OR1437-275/278Q/C OR1624-743/763(LEASE) OR1624-764/779(LEASE) OR1701-931/932Q/C OR2115-141/147 OR2326-1954/1959(REST) OR2347-648/666(II LEASE) OR2414-19/25(REST)
 (Note: Not to be used on legal documents.)
 Neighborhood 32100
 Property Class HOTEL/MOTEL (3900)
 Subdivision Key West Investment Co's Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

CASA MARINA OWNER LLC
 PO Box 437
 Broadway NJ 08808

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$41,838,332	\$32,464,178	\$32,092,132	\$39,727,031
+ Market Misc Value	\$4,183,833	\$3,607,131	\$3,565,792	\$4,414,115
+ Market Land Value	\$37,654,499	\$36,071,309	\$35,657,925	\$44,141,145
= Just Market Value	\$83,676,664	\$72,142,618	\$71,315,849	\$88,282,291
= Total Assessed Value	\$79,356,879	\$72,142,618	\$71,315,849	\$87,948,749
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$83,676,664	\$72,142,618	\$71,315,849	\$88,282,291

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRONT (100W)	290,110.00	Square Foot	0	0
COMMERCIAL DRY (100D)	83,000.00	Square Foot	0	0

Commercial Buildings

Style WAREHOUSE/MARINA A / 48A
 Gross Sq Ft 11,610
 Finished Sq Ft 11,610
 Perimeter 0
 Stories 3
 Interior Walls
 Exterior Walls MIN WOOD SIDING
 Quality 450 (I)
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0