



## THE CITY OF KEY WEST

### Tree Commission

Post Office Box 1409 Key West, FL 33041-1409

Telephone: 305-809-3725

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## NOTICE OF ADMINISTRATIVE HEARING BEFORE THE TREE COMMISSION OF THE CITY OF KEY WEST

November 18, 2020

Tree Commission  
City of Key West  
Petitioner,

Vs.

William Ciupinski  
1526 Washington Street  
Key West, FL 33040

An administrative hearing before the Tree Commission for the City of Key West will be held on **Tuesday, December 8, 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 October 21, 2020 at 1526 Washington 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) Silver Buttonwood tree has been removed without benefit of a tree removal permit.**



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 **18th day of November 2020**.

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

A handwritten signature in blue ink, appearing to read 'Karen DeMaria', is written over a horizontal line.

Karen DeMaria  
Urban Forestry Manager  
[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)



# STAFF REPORT

DATE: November 23, 2020

RE: **Administrative Hearing for 1526 Washington Street (TC2020-0039)**

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

In October 2020, during a building permit review for the construction of a new pool, it was noticed, after viewing Google Earth photos, that a Silver Buttonwood tree was missing from the backyard area of the property. Subsequent correspondence with the property owner indicated that the tree had been cut down.

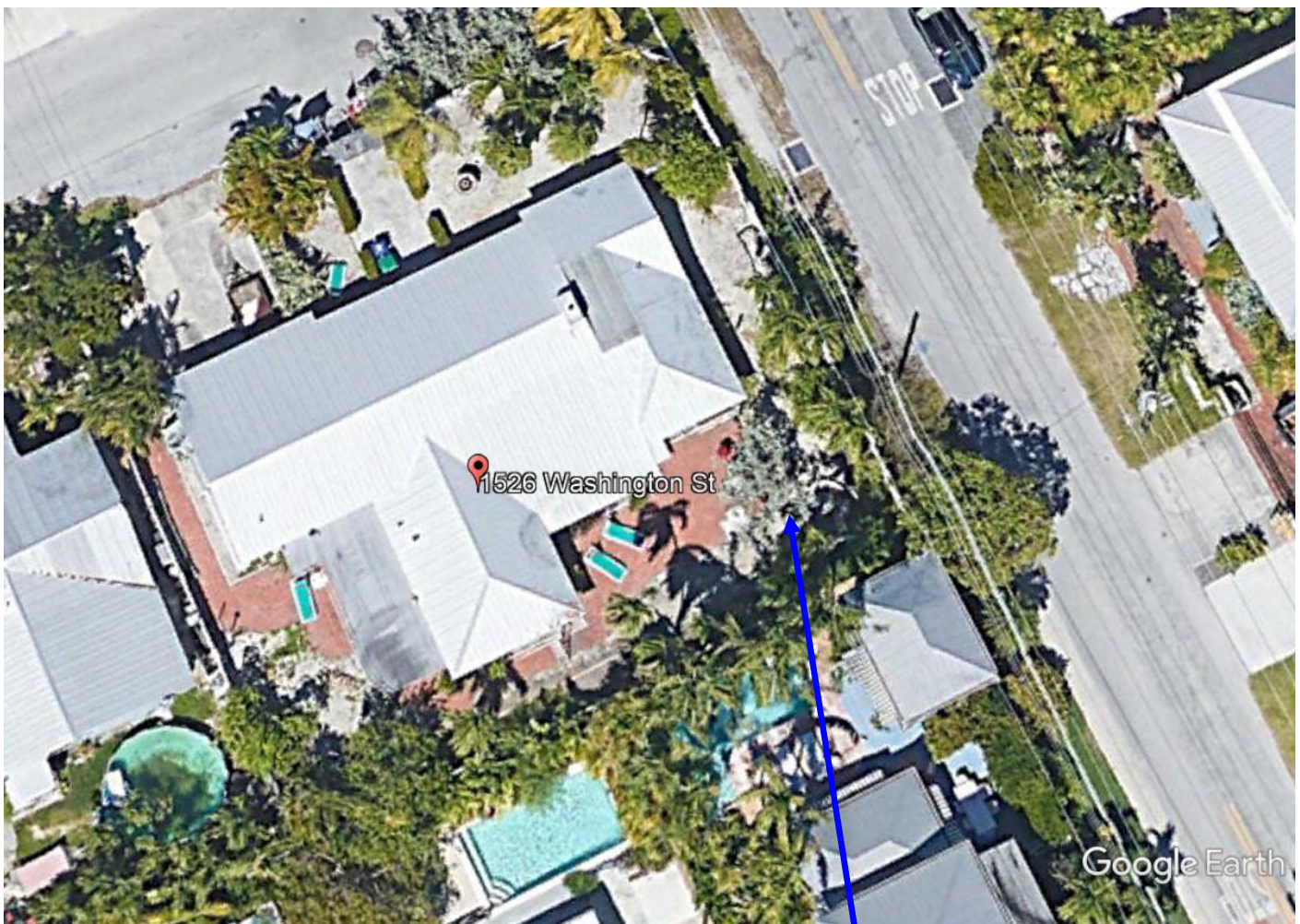


Photo taken February 2018

Missing Silver Buttonwood tree

Tree was approximately 4 inches diameter. Recommend requiring property owner to replant on the property.

## Karen DeMaria

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**From:** WILLIAM CIUPINSKI <mastersconstruction@comcast.net>  
**Sent:** Thursday, October 22, 2020 10:01 AM  
**To:** Karen DeMaria  
**Subject:** 1526 Washington Street

Karen,

My name is Bill Ciupinski. I am the new owner of 1526 Washington Street. Audrey Ibarra of Pool Tech forwarded me your email this morning. I am contacting you because I mistakenly removed a tree I shouldn't have on my property. I sincerely apologize for this error and would like to see what steps I need to take in order to resolve this situation.

I left you a voicemail this morning as well. Please contact me at your earliest convenience to discuss this matter. My cell number is (732) 501-9958. I will wait to hear from you.

Sincerely,

Bill Ciupinski

## Karen DeMaria

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**From:** WILLIAM CIUPINSKI <mastersconstruction@comcast.net>  
**Sent:** Wednesday, November 18, 2020 7:35 PM  
**To:** Karen DeMaria  
**Subject:** Re: 1526 Washington Administrative Hearing Notice

Karen,

Got it. I will see you then. Have a good and safe Thanksgiving.

Bill Ciupinski

On 11/18/2020 3:42 PM Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Bill:

Attached is a copy of the administrative hearing notice that is being mailed to you regarding the removal of the silver buttonwood tree without a permit. See you December 8!

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager

City of Key West

305-809-3768





# qPublic.net<sup>TM</sup> 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** 00042750-000000  
**Account#** 1043389  
**Property ID** 1043389  
**Millage Group** 10KW  
**Location** 1526 WASHINGTON St, KEY WEST  
**Address**  
**Legal** KW MONROE INVESTMENT CO SUB PB1-41 LOTS 13-14 SQR 4 TR 20 OR336-212/13  
**Description** OR470-225 OR719-359/360 OR820-959/960 OR1438-2390/92 OR2299-26/28  
 OR2952-1611D/C OR3011-0708  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6157  
**Property** SINGLE FAMILY RESID (0100)  
**Class**  
**Subdivision** Monroe Investment Co  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



## Owner

[CIUPINSKI WILLIAM](#)  
 1526 Washington St  
 Key West FL 33040

[PRICE-CIUPINSKI LORETTA](#)  
 1526 Washington St  
 Key West FL 33040

## Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$239,400	\$225,377	\$228,643	\$228,643
+ Market Misc Value	\$21,342	\$21,342	\$21,342	\$21,342
+ Market Land Value	\$466,417	\$462,988	\$423,548	\$423,548
= Just Market Value	\$727,159	\$709,707	\$673,533	\$673,533
= Total Assessed Value	\$727,159	\$709,707	\$673,533	\$665,597
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$727,159	\$709,707	\$673,533	\$673,533

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	9,396.00	Square Foot	100.5	93.5

## Buildings

<b>Building ID</b>	3343	<b>Exterior Walls</b>	C.B.S.
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1953
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2000
<b>Gross Sq Ft</b>	3260	<b>Foundation</b>	CONCR FTR
<b>Finished Sq Ft</b>	2042	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	CONC ABOVE GRD
<b>Perimeter</b>	214	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	3
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Depreciation %</b>	28	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	500
		<b>Number of Fire Pl</b>	1

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,042	2,042	0
GBF	GAR FIN BLOCK	598	0	0
OPF	OP PRCH FIN LL	620	0	0
TOTAL		3,260	2,042	0