

MEMORANDUM

DATE: December 21, 2023

RE: Administrative Hearing-1501 South Street

From: Karen DeMaria, Urban Forestry Manager

On December 3, 2023, I received an email with photos from Cameron Jewell regarding the cutting of primary roots from large trees at 1502 South Street. Additional e-mails with photos were also received on December 6, 2023 from Cameron Jewell and Kirk Irick regarding the cutting of the tree roots during the installation of new landscaping on the property.

On December 6, 2023, a site visit was conducted. New landscaping had been installed immediately next to the three large trees along Leon Street, a Sapodilla, a Tropical Almond, and a Sea Grape tree. I was able to speak to the landscaper, Balatazar Reyes, who stated that he did the work and he did cut some roots. Further discussion documented that Mr. Reyes was not licensed to work in the City and was not aware of the City regulations regarding trees and their root systems.

An administrative hearing notice was hand delivered to Mr. Reyes and emailed to the property owner and his contractor. Mr. Reyes was cited for tree abuse (Sec 110-256b.1 and c.1) and cutting primary roots without a permit (Sec 110-321.a.1).



Sapodilla tree



Sapodilla tree



Tropical Almond tree







Sea Grape tree

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, December 26, 2023 2:01 PM
To: Karen DeMaria
Subject: FW: [EXTERNAL] 1501 south

12-6-23 11:25 a.m.

From: Karen DeMaria <kwtreelady@gmail.com>
Sent: Tuesday, December 26, 2023 1:56 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: [EXTERNAL] 1501 south

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Sent from my iPhone

Conversations with the contractor, Castro Construction, representative of the property owner and the landscaper, Baltazar Reyes, informed them that in the past, settlement agreement requirements when roots are cut required watering of the impacted trees for a certain period of time, to help the root system and a training of the landscaper regarding the City regulations.

On December 20, 2023, Mr. Reyes attended a license training session with the Urban Forestry Manager to receive an overview regarding City of Key West land development regulations regarding trees, landscaping, and permitting requirements related to vegetation in the city.

On December 22, 2023, an email was received from the property owner stating that there was an irrigation system along that side of the property and the trees were being given extra water, as requested.

Recommendation:

1. Watering of the tree roots for a period of 6 months.
2. Fine issued to Mr. Reyes (2 counts).
3. Payment of a \$250 enforcement case processing fee.



THE CITY OF KEY WEST
TREE COMMISSION
P.O. BOX 1409
Key West, FL 33041-1409

DATE: 12-20-23

LICENSEE (name, address, phone, e-mail):

Baltazar Reyes — LANDSCAPING & CLEANING CORP
305-896-9527

(see attached subbiz)

baltazarreyes070@gmail.com

I hereby confirm that I have attended a training/informational session with the City of Key West Urban Forestry Manager and understand the regulations regarding tree and palm trimming, transplant and removal.

Baltazar Reyes
Signature


Karen DeMaria
Urban Forest Manager
(305) 809-3768
kdemaria@cityofkeywest-fl.gov

**2023 / 2024
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2024**

Business Name: LANDSCAPING & CLEANING CORP

RECEIPT# 29240-136890

Owner Name: BALTAZAR A REYES ARGUETA

Business Location: MO CTY
KEY WEST, FL 33040

Mailing Address:
28291 DOROTHY AVE
SUMMERLAND KEY, FL 33042

Business Phone: 786-490-1390
Business Type: MOBILE (LANDSCAPING/CLEANING)

1

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
25.00	0.00	25.00	0.00	0.00	0.00	25.00

Paid 114-22-00005885 07/05/2023 25.00

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

Sam C. Steele, CFC, Tax Collector
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX.
YOU MUST MEET ALL
COUNTY AND/OR
MUNICIPALITY
PLANNING, ZONING AND
LICENSING
REQUIREMENTS.

MONROE COUNTY BUSINESS TAX RECEIPT
P.O. Box 1129, Key West, FL 33041-1129
EXPIRES SEPTEMBER 30, 2024

Business Name: LANDSCAPING & CLEANING CORP

RECEIPT# 29240-136890

Owner Name: BALTAZAR A REYES ARGUETA

Business Location: MO CTY
KEY WEST, FL 33040

Mailing Address:
28291 DOROTHY AVE
SUMMERLAND KEY, FL 33042

Business Phone: 786-490-1390
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25.00	0.00	25.00	0.00	0.00	0.00	25.00

Paid 114-22-00005885 07/05/2023 25.00

LANDSCAPING & CLEANING CORP

Filing Information

Document Number P22000040910
FEI/EIN Number NONE
Date Filed 05/16/2022
Effective Date 05/16/2022
State FL
Status ACTIVE

Principal Address

28291 DOROTHY AVE
SUMMERLAND KEY, FL 33042

Mailing Address

28291 DOROTHY AVE
SUMMERLAND KEY, FL 33042

Registered Agent Name & Address

AYNA, CEPERO
5630 3RD AVE APT 5
KEY WEST, FL 33040

Officer/Director Detail

Name & Address

Title P

REYES ARGUETAAAA, BALTAZAR A
28291 DOROTHY AVE
SUMMERLAND KEY, FL 33042

Title VP

LEON URRUTIA, ODILMA SARAI
28291 DOROTHY AVE
SUMMERLAND KEY, FL 33042

Annual Reports

No Annual Reports Filed

Document Images

Karen DeMaria

From: PALLAB SENGUPTA <senguptaj@aol.com>
Sent: Friday, December 22, 2023 3:29 AM
To: Karen DeMaria
Subject: [EXTERNAL] Re: 1501 South Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen

Thanks very much for your email.

Yes there is an irrigation system watering that whole side. We are also watering by hose (when it hasn't been raining). to ensure that the tree gets lots of water

Regards

Jack

On 21 Dec 2023, at 17:46, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

Jack:

I hope this email finds you.

FYI-as the property owner you need to be noticed as the possible Settlement Agreements might involve future work on the property regarding the cutting of primary roots on the large trees. The landscaper whose crews cut the roots as initially reported by some neighbors, Baltaza Reyes, has been in my office and he has recently received a training as to the City Tree Ordinance.

At the Tree Commission meeting, I anticipate that Baltazar will receive a fine and that the Settlement Agreement will require that the trees be watered to encourage root regrowth. John Castro verbally mentioned that there is an irrigation system installed along the Leon Street property line area where the tree roots were cut and new landscaping installed. Is that valid?

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768

<image001.png>

Karen DeMaria

From: Karen DeMaria
Sent: Tuesday, December 19, 2023 5:19 PM
To: John Castro, Sr.
Subject: 1501 South Street
Attachments: 1501 South St Admin Hearing notice.pdf

Do you have a local address or email for Jack? I have the administrative hearing paperwork ready for the January 2, 2024 Tree Commission meeting. As the property owner, he needs to know about this issue as one of the potential conditions of the settlement agreement will require watering of the trees to help promote root growth. Does that area have irrigation?

I have attached a copy of the Administrative Hearing notice that I will hand to Baltazar tomorrow when he comes in for his license training.

Sincerely,

Karen

Karen DeMaria

Urban Forestry Manager
Certified Arborist FL-6585A
City of Key West
305-809-3768



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 00043380-000100
 Account# 9104776
 Property ID 9104776
 Millage Group 10KW
 Location Address 1501 SOUTH St, KEY WEST
 Legal Description LT 7 SQR 10 TR 20 KW MONROE INVESTMENT CO SUB PB1-41 G70-58-59-60-61 OR2466-1698/1700 OR3094-2353 OR3191-1705
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class VACANT RES (0000)
 Subdivision Monroe Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable Housing No



Owner

SUNSHINE REALTY KEY WEST LLC
 BUZON 44 PAL DEL BON
 SANUNTO VALENCIA 46500 ES

Valuation

	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0
+ Market Misc Value	\$0	\$1,679
+ Market Land Value	\$0	\$522,379
= Just Market Value	\$734,446	\$524,058
= Total Assessed Value	\$734,446	\$524,058
- School Exempt Value	\$0	\$0
= School Taxable Value	\$734,446	\$524,058

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$522,379	\$0	\$1,679	\$524,058	\$524,058	\$0	\$524,058	\$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
PERMITTED SFR DRY (01DP)	4,698.50	Square Foot	50.25	93.5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/11/2022	\$995,000	Warranty Deed	2389464	3191	1705	01 - Qualified	Vacant		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-2239	8/14/2023		\$0	Residential	Set (2) 120 gallon propane tanks onto concrete slab. Run gas piping from tanks to stove, (2) tankless heaters, and generator. Tanks more than 5' from side setback. Tanks more than 10' from closest source of ignition. Tanks blocked by fence and not visible from side street. Tanks in well ventilated area.
23-2337	8/14/2023		\$0	Residential	Install a 3.5 and 3 Ton Split A/C system per Plans With Duct work, Exhaust, ETC.
23-1868	6/27/2023		\$0	Residential	Install brick pavers for driveway (10' x 18') set in sand. Pour concrete slab for propane tank (3' x 9' x 10').
23-1874	6/26/2023		\$0	Residential	
23-1867	6/22/2023		\$0	Residential	Build 160' picket fence, paint white. Fence will be 6' high from rear property line to front facade of house, 4' high from house to front property line and across front of property.
23-1823	6/21/2023	8/1/2023	\$11,000	Residential	Roof Installation - We will install polyglass peel and stick base sheet and we will install 5V crimp metal.
23-1700	6/13/2023		\$32,000	Residential	Plumbing New House - Rough and Set 5-Toilet, 7-Lavs, 4-Showers, 1-Kitchen sink, 1-Washer, 2-Water Heater, 4-hose bibbs, 1-Ice Maker, 1-Dishwasher, New Sewer and Water Line to City connection.
23-1697	6/12/2023		\$76,950	Residential	New 12'4" x 14'10" Swimming Pool w/ 4' x 10' Tiled Waterfall Wall w/ 14' Sheer Decant and New Pool Equipment.
23-1744	6/12/2023		\$0	Residential	Installation of bonding and wiring of pool equipment per plans, assoc. w/permit 2023-1697
23-0576	2/24/2023		\$2,495	Residential	Installation of temp power per KES meter location report.
23-0074	1/10/2023		\$600,000	Residential	BUILD NEW SINGLE FAMILY HOME AND REAR DECK (4 BEDROOM, 4 BATHROOM)

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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

No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge).

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Detail by Entity Name

Florida Limited Liability Company
SUNSHINE REALTY KEY WEST, LLC

Filing Information

Document Number L21000527113
FEI/EIN Number 36-5005969
Date Filed 12/14/2021
State FL
Status ACTIVE

Principal Address

BUZON 44, PLA DEL BOU
SAGUNTO, VALENCIA, SPAIN, OC 46500 OC

Mailing Address

BUZON 44, PLA DEL BOU
SAGUNTO, VALENCIA, SPAIN, OC 46500 OC

Registered Agent Name & Address

REGISTERED AGENT SOLUTIONS, INC.
2894 REMINGTON GREEN LANE
SUITE A
TALLAHASSEE, FL 32308

Address Changed: 04/27/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

SENGUPTA, PALLAB
BUZON 44, PLA DEL BOU
SAGUNTO, VALENCIA, SPAIN, OC 46500 OC

Title AMBR

SENGUPTA, KIM
BUZON 44, PLA DEL BOU
SAGUNTO, VALENCIA, SPAIN, OC 46500 OC

Annual Reports

Report Year	Filed Date
2022	03/07/2022
2023	03/25/2023

Document Images

03/25/2023 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- ANNUAL REPORT	View image in PDF format
12/14/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations