

STAFF REPORT

DATE: April 8, 2021

RE: **Administrative Hearing for 500 White Street & 1118 Fleming Street
(TC2021-0004)**

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

In January 2021, it was brought to my attention that trees had been cut/removed at the corner of Fleming and White Street at the Sunbeam Grocery. An inspection documented that a Royal Poinciana tree had been improperly trimmed and two trees had been removed. A quick discussion with one of the employees (manager?) stated that the tree was trimmed by the roofing company. No explanation was verbally received regarding the removal of the two trees. A phone discussion and subsequent email with the property owner again asked for confirmation regarding the roofing company and the trimming of the Royal Poinciana tree and requesting information on who removed the two regulated trees. No direct response was received. Building department files indicate that RC Roofing pulled a permit to do work at the property.

An additional inspection of the site determined that both trees were red sandalwood trees, one 5 inch diameter and the other 7 inch diameter. The trees are on or very close to the property line with 1118 Fleming Street, Alexander's Guesthouse, therefore, they were included in the noticing information. At this time, ownership of the trees has not been determined but it is known that the work was not done by anyone at 1118 Fleming Street (see attached e-mail).



Photo showing location of Royal Poinciana tree



Photo showing improper cuts in canopy, view 1.



Photo showing improper cuts in canopy, view 2.



Photo showing location of tree trunk.



Photo looking at the property line on Fleming Street.



Photo of trunk of red sandalwood tree #1.



Photo showing the tree trunks of Red Sandalwood tree #1 and #2, view 1.



Photo showing the tree trunks of Red Sandalwood tree #1 and #2, view 2.



Photo showing location of Tree #2 (appears trunk is growing through fence).

Karen DeMaria

From: Laura Zequeira <laura@alexanderskeywest.com>
Sent: Tuesday, March 23, 2021 5:33 PM
To: Karen DeMaria
Subject: Re: Hi...Just contacting you about the letter you sent out?

Ok yes thank you for your help with this. As we have never considered anything beyond our Rm 11 ours.

We did see Sunbeam with a person cutting those trees....but we didn't consider those trees ours so we didn't think anything of it.

The Sunbeam manager is a decent person...they probably just didn't know they needed a permit.

Just like we didn't know that was our property line LOL.

I don't know who built the fence as it was here when I started working at Alexander's a few years ago.

Thank you for your help with it all....I definitely appreciate it.

Laura

Sent from my iPhone

On Mar 23, 2021, at 5:03 PM, Karen DeMaria <kdemaria@cityofkeywest-fl.gov> wrote:

I know but I think the trees are technically on your property so I wanted you to be aware of the situation. I'll talk to you more about it before the meeting.

Who built that ugly wall/fence?

Sincerely,
Karen

From: Laura Zequeira <laura@alexanderskeywest.com>
Sent: Tuesday, March 23, 2021 4:52 PM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Subject: Hi...Just contacting you about the letter you sent out?

Hi Karen,

I was just contacting you about the letter you sent out? About the trees in between Sunbeam Grocery and Alexander's (1118 Fleming Street).

We had nothing to do with any trees being cut there. That was the owners of Sunbeam. We have not trimmed or cut any trees in that area.

So how do we handle this? If we had nothing to do with this?

Have a wonderful day!

Thank you,
Laura Zequeira-Smith
General Manager
Alexander's Guesthouse
1118 Fleming Street
Key West, Florida 33040
(w) 305-294-9919
www.alexanderskeywest.com

Karen DeMaria

From: Karen DeMaria
Sent: Monday, January 25, 2021 5:07 PM
To: chino152@hotmail.com
Subject: Sunbeam Grocery-Tree issues White and Fleming Streets
Attachments: Tree Permit Application.pdf; Tree Representation Authorization.pdf

Thank you for the phone call today. Attached is an application and letter of authorization form, for your use. Last week I documented that a protected Royal Poinciana tree had been improperly trimmed and two trees had been removed without permits from the Tree Commission. The City of Key West has a tree ordinance that regulates the removal and trimming of trees in the City and permits are required to remove regulated trees. Please fill out the attached application and representation form and attach some photos of the area before the trees were removed/trimmed. Who actually trimmed and removed the trees?

Sincerely,

Karen

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

From building permit files:

1-25-21

RC Roofing ?

305-588-9577

need confirmation from
property owner

Red Sandlewood trees based on seeds in area:

5" dbh

7" dbh

KD



Palms?
also?



Missing trees
2 trees
paly
over
4"
c/bk

Fleming + white

maybe Chingkey or red sandalwood



March 2019

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 00006890-000000
 Account# 1007145
 Property ID 1007145
 Millage Group 10KW
 Location 500 WHITE St, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 44 G23-309 OR232-424/26 OR423-622/24 OR614-683/84 OR821-348 OR845-325 OR845-323/24 OR1037-608/10 OR1037-1766/69 OR1161-1216/19 OR1788-1429
 Description (Photo: 0101 0101 - 0101 0101 - 0101 0101)
 Neighborhood 32090
 Property Class RETAIL-CONVENIENCE STORE (1103)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



Owner

ARIF KHADIJA AKHTER D MANNAN MOHAMMED ABDUL
 8236 NW 125th Ln
 Parkland FL 33076

Valuation

	2020	2019	2018	2017	2016
+ Market Improvement Value	\$295,240	\$308,460	\$283,130	\$299,309	\$324,167
+ Market Misc Value	\$15,582	\$15,582	\$10,277	\$10,277	\$10,277
+ Market Land Value	\$1,134,510	\$1,080,486	\$1,080,486	\$629,224	\$631,426
= Just Market Value	\$1,445,332	\$1,404,528	\$1,373,893	\$938,810	\$965,870
= Total Assessed Value	\$1,249,556	\$1,135,960	\$1,032,691	\$938,810	\$965,870
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,445,332	\$1,404,528	\$1,373,893	\$938,810	\$965,870

Land

Land Use (1100)	Number of Units	Unit Type	Frontage	Depth
	10,593.00	Square Foot	105.5	100.5

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1975	1976	1	1129 SF	2
FENCES	1975	1976	1	190 SF	4
ASPHALT PAVING	1975	1976	1	4737 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/30/2002	\$500,000	Warranty Deed		1788	1429	S - Unqualified	Improved
2/1/1991	\$1	Warranty Deed		1161	1216	M - Unqualified	Improved
1/1/1988	\$1	Warranty Deed		1037	1766	M - Unqualified	Improved
1/1/1981	\$45	Warranty Deed		845	323	U - Unqualified	Improved
11/1/1980	\$90,000	Warranty Deed		821	348	Q - Qualified	Improved
2/1/1975	\$24,500	Conversion Code		614	683	Q - Qualified	Improved

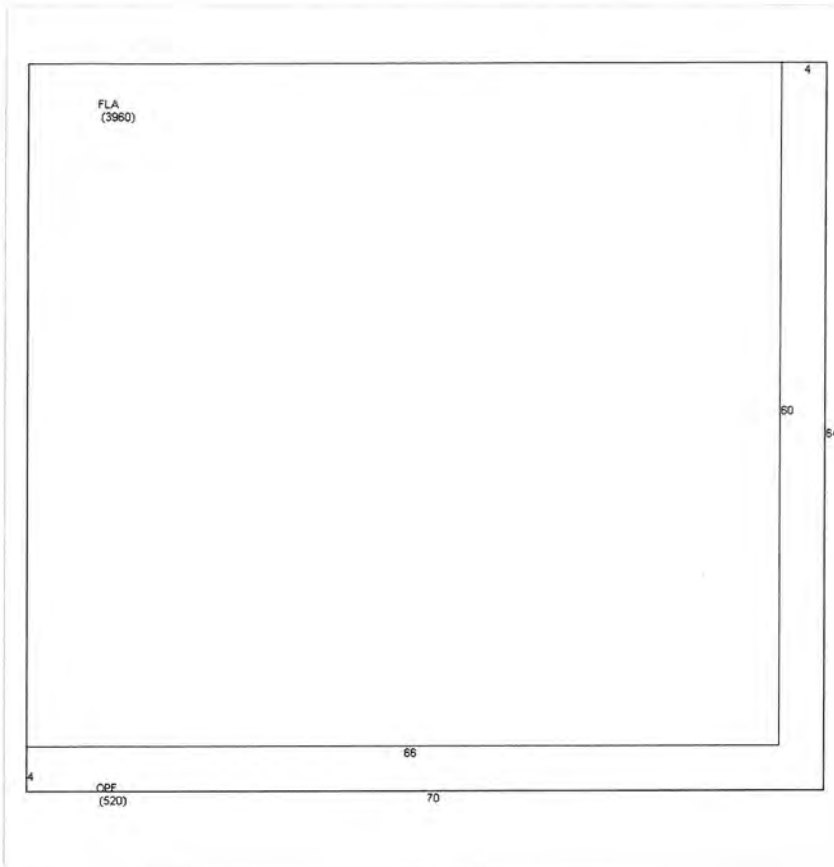
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
04-0714	3/19/2004	11/18/2004	\$2,000		UPGRD EXH HOOD
020195	1/28/2002	10/10/2002	\$200		LATTICE WORK ON WINDOWS
9802315	7/28/1998	1/1/1999	\$6,000	Commercial	REPLACE ROOF
9701391	5/1/1997	8/1/1997	\$4,800		A/C UNIT_CHANGE
9601391	3/1/1996	8/1/1996	\$6,000		MECHANICAL

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[View Taxation Data](#)

Sketches (click to enlarge)



Photos



Map

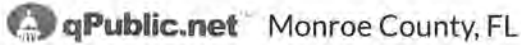


TRIM Notice



2020 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions.



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Summary

Parcel ID 00006880-000000
 Account# 1007137
 Property ID 1007137
 Millage Group 10KW
 Location Address 1118 FLEMING ST, KEY WEST
 Legal Description KW PT LOT 2 SQR 44 G39-53/54 OR494-404 OR896-2397 OR896-2399 OR1231-1512/14 OR1899-498
 Neighborhood 32090
 Property Class HOTEL/MOTEL (3900)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No



Owner

TURKOP REAL ESTATE LLC
 1118 Fleming St
 Key West FL 33040

Valuation

	2020	2019	2018	2017	2016
+ Market Improvement Value	\$1,357,452	\$1,357,452	\$1,191,262	\$1,191,262	\$0
+ Market Misc Value	\$150,828	\$150,828	\$132,362	\$132,362	\$0
+ Market Land Value	\$1,508,280	\$1,508,280	\$1,323,624	\$1,323,624	\$2,382,996
= Just Market Value	\$3,016,560	\$3,016,560	\$2,647,248	\$2,647,248	\$2,382,996
= Total Assessed Value	\$3,016,560	\$2,869,623	\$2,608,749	\$2,371,590	\$2,155,991
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,016,560	\$3,016,560	\$2,647,248	\$2,647,248	\$2,382,996

Land

Land Use (3900)	Number of Units	Unit Type Square Foot	Frontage	Depth
	5,301.00		0	0

Commercial Buildings

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 3,295
 Finished Sq Ft 2,058
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 450 (I)
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1938
 Year Remodeled
 Effective Year Built 1989
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	264	0	0
FLA	FLOOR LIV AREA	2,058	2,058	0
OPU	OP PR UNFIN LL	247	0	0
OUU	OP PR UNFIN UL	204	0	0
OPF	OP PRCH FIN LL	393	0	0
PTD	PATIO	120	0	0
SBF	UTIL FIN BLK	9	0	0
TOTAL		3,295	2,058	0

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 908
 Finished Sq Ft 710
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 450 (I)
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover

Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1993
 Year Remodeled
 Effective Year Built 1993

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	710	710	0
OUU	OP PR UNFIN UL	28	0	0
OPF	OP PRCH FIN LL	85	0	0
OUF	OP PRCH FIN UL	85	0	0
TOTAL		908	710	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1975	1976	1	134 SF	1
FENCES	1992	1993	1	150 SF	4
FENCES	1992	1993	1	383 SF	2
WALL AIR COND	1992	1993	1	7 UT	2

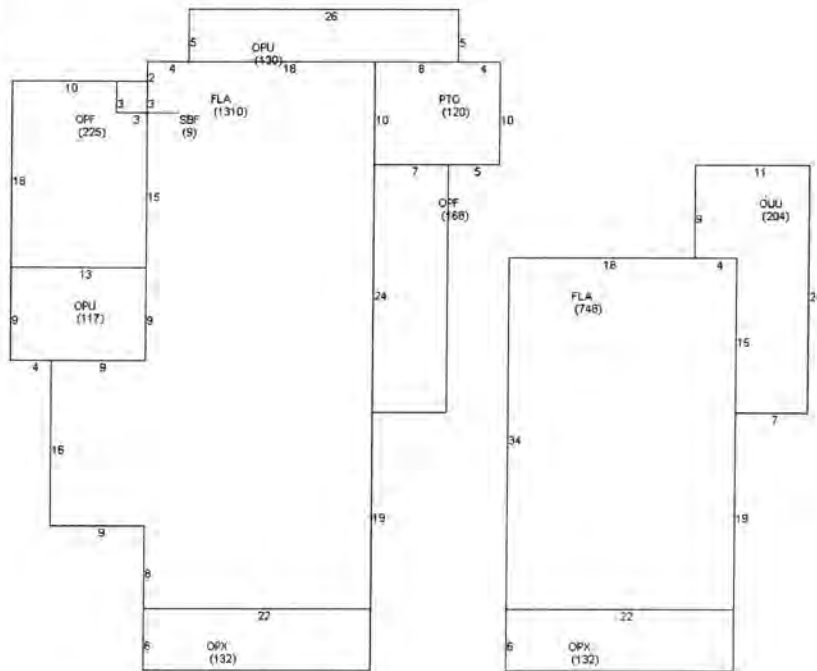
Sales

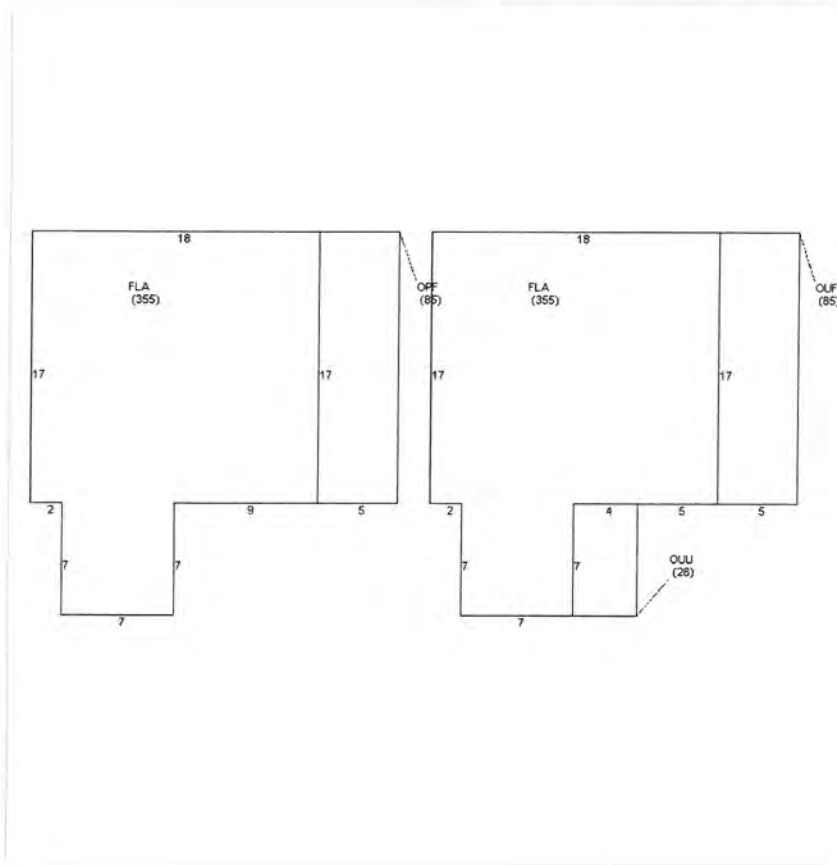
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/16/2003	\$1	Warranty Deed		1899	0498	M - Unqualified	Improved
10/1/1992	\$300,000	Warranty Deed		1231	1512	U - Unqualified	Improved
11/1/1983	\$95,000	Warranty Deed		896	2399	Q - Qualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

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