STAFF REPORT

DATE: August 25, 2022

RE: 1313 Simonton Street (permit application # T2022-0302)

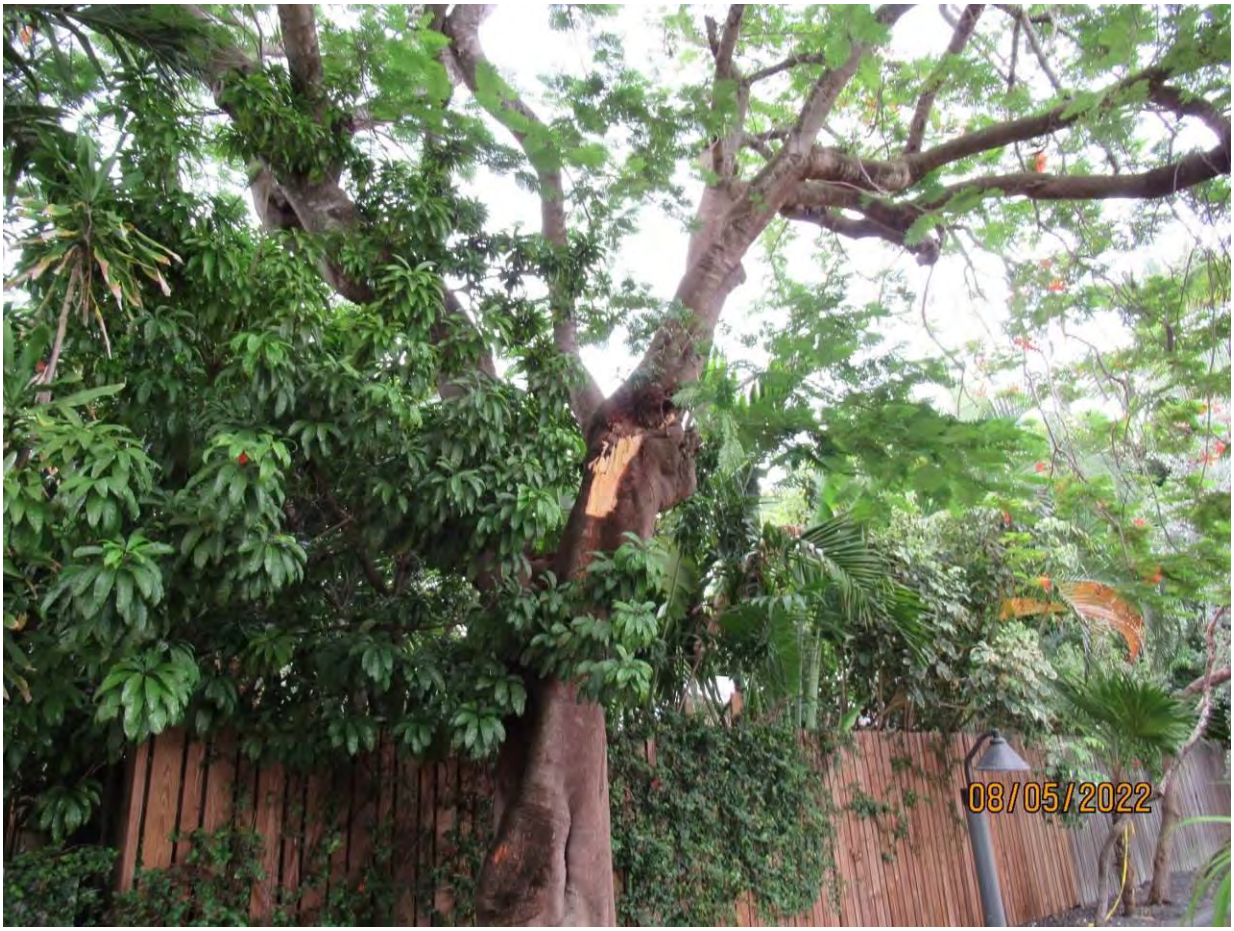
FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting the removal of (1) Royal Poinciana tree. A site inspection was done and documented the following:

Tree Species: Royal Poinciana (Delonix regia)

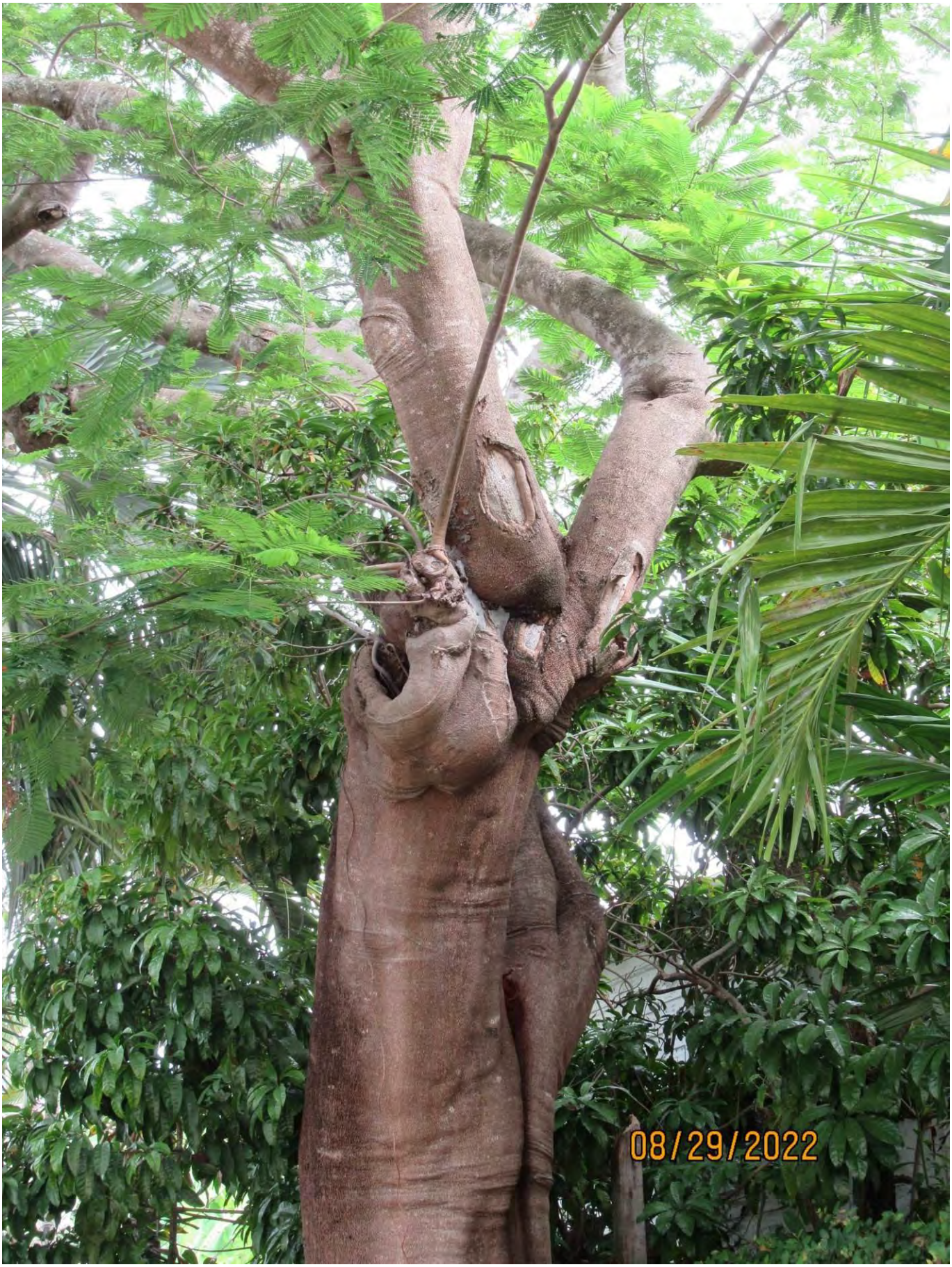
Photo of tree showing location.

Photo of whole tree, view 1.



Two photos of tree showing damaged area when large branch broke off.

Two photos showing the rest of that side of the tree at the crotch where failure occurred. Lots of old decay and weight. Permit to heavy trim to remove this portion of tree issued for safety reasons.



Another view of remaining section of failed tree area.

Close up of codominant trunk area with fungus type growth.

Photo of whole tree, view 2.

Photo of whole tree, view 3.

Photo showing the two trunks, view 1.

Photo of the two trunks, view 2.

Photo of whole tree, view 4.

Photo of tree canopy.

Diameter: 28.6″
Location: 70% (growing in hotel parking lot buffer-property line area)
Species: 100% (on protected tree list)
Condition: 30% (overall condition is very poor, a large branch section broke off canopy at a main crotch point. For safety reasons, a heavy trimming permit was issued to remove the remaining branches on that crotch leaving a heavily lopsided tree with major decay.)
Total Average Value = 66%
Value x Diameter = 18.8 replacement caliper inches

Application

RECEIVED
AUG 08 2022
BY: KD

City of Key West Tree Commission

C T2022-0292 - heavy trim
P T2022-0293
adds canopy removal T2022-0302

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 8/8/22

Tree Address 1313 Simonton St
Cross/Corner Street United
List Tree Name(s) and Quantity 1 Royal poinciana / 1 Washingtonian palm
Species Type(s) check all that apply (✓) Palm (✓) Flowering ( ) Fruit ( ) Shade ( ) Unsure
Reason(s) for Application:
(✓) Remove ( ) Tree Health ( ) Safety ( ) Other/Explain below
( ) Transplant ( ) New Location ( ) Same Property ( ) Other/Explain below
(✓) Heavy Maintenance Trim ( ) Branch Removal ( ) Crown Cleaning/Thinning ( ) Crown Reduction

Additional Information and Explanation Heavy Trim very Hazardous poinciana. Remove palm

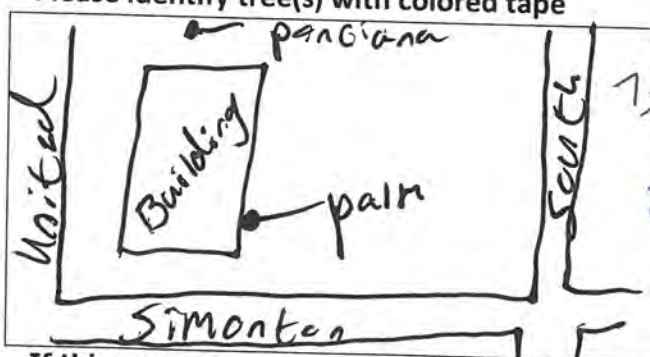
Property Owner Name Best Western Hibiscus Motel
Property Owner email Address deb@kemp-properties.com
Property Owner Mailing Address 615-B United St. Key West
Property Owner Phone Number 305-294-3763
Property Owner Signature D Brecham

Representative Name John Hartman
Representative email Address
Representative Mailing Address
Representative Phone Number

① Royal Poinciana dropped large limb into parking lot of hotel - remove rest of weight
② remove rest of RP tree - TC

NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit. Tree Representation Authorization form attached.

Sketch location of tree in this area including cross/corner Street
Please identify tree(s) with colored tape



8.10.22 oak bumpy
7.2
7.10
27.3
29.9
28.6 average dbh

Fees - commercial

① canopy	② Palm
$40	$40
$25 trim	$10
$65	$50
+ 50 TC review	
$115	

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This **Tree Representation Authorization** form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print **All Information unless indicated otherwise.**

Date 2/15/22

Tree Address 1313 Simonton

Property Owner Name X Best Western Hibiscus

Property Owner Mailing Address X 1313 Simonton St

Property Owner Mailing City, X

State, Zip X Key West FL 33040

Property Owner Phone Number X 305-294-3763

Property Owner email Address X deb@kemp-properties.com

Property Owner Signature X DBranham

Representative Name John Hartman

Representative Mailing Address 23027 Bluegill Ln

Representative Mailing City, Cudjoe Key

State, Zip FL 33042

Representative Phone Number 305-587-4034

Representative email Address jhartman90@gmail.com

I X Deborah Branham hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature X DBranham

The forgoing instrument was acknowledged before me on this 8th day Feb 2022.

By (Print name of Affiant) _____ who is personally known to me or has produced _____ as identification and who did take an oath.

Notary Public

Sign name: J Hera

Print name: Jessica Herrera

Notary Public State of Florida
Jessica Herrera
My Commission HH 053816
Expires 10/14/2024

My Commission expires: 10/14/24 **Notary Public-State of** FL **(Seal)**

qPublic.net™ 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	00035920-000000
Account#	1036781
Property ID	1036781
Millage Group	10KW
Location Address	1313 SIMONTON St, KEY WEST
Legal Description	KW FILER BOYLE SUB N-476 LOTS 1 & 2 SQR 1 TR 16 OR136-221/24 OR511-474 OR621-736/737 OR762-145/146 (Note: Not to be used on legal documents.)
Neighborhood	32110
Property Class	HOTEL - FLAG (3901)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

HIBISCUS MOTEL INC
615 United St
Key West FL 33040

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	$5,642,138	$4,624,937	$5,415,061	$5,520,763
+ Market Misc Value	$806,020	$513,882	$541,506	$613,418
+ Market Land Value	$9,672,236	$5,138,819	$4,873,555	$6,134,181
= Just Market Value	**$16,120,394**	**$10,277,638**	**$10,830,122**	**$12,268,362**
= Total Assessed Value	**$11,305,401**	**$10,277,638**	**$10,830,122**	**$11,391,216**
- School Exempt Value	$0	$0	$0	$0
= School Taxable Value	**$16,120,394**	**$10,277,638**	**$10,830,122**	**$12,268,362**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	49,600.00	Square Foot	200	248

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
HOT TUB	2002	1985	1	1 UT	2
CONC PATIO	1984	1985	1	22000 SF	2
WROUGHT IRON	1994	1995	1	1012 SF	1
COMM POOL	2002	2002	1	1424 SF	1

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-00004832	12/7/2017	3/5/2018	$310,000	Commercial	INSTALL OD NEW ROOF SYSTEM. N.O.C. REQUIRED. HARC INSPECTION REQUIRED. GH.
13-0213	1/24/2013		$99	Commercial	INSTALL WIRELESS SECURITY SYSTEM WITH PANIC BUTTON
07-5167	11/26/2007		$1,200	Commercial	INSTALL ONE MOTOR 21.7 AMP 220 X. 1 GFI RECEP.
07-4090	8/24/2007		$35,000	Commercial	RE-ROOF OVERHANG
07-1217	3/14/2007		$40,000	Commercial	REPLACE POOL DECKING AND POOL EQUIPMENT
06-5798	10/19/2006	12/18/2006	$2,100	Commercial	REPAIR CRACKS AROUND POOL & WATERPROOFING
06-4839	8/31/2006	12/18/2006	$5,000	Commercial	INSTALL FIRE ALARM SYSTEM
06-3907	6/29/2006	12/18/2006	$6,000	Commercial	INSTALL FLOOR DRAINS
06-3908	6/28/2006	12/18/2006	$12,000	Commercial	INSTALL ONE 5-TON A/C
06-3717	6/21/2006	12/18/2006	$31,000	Commercial	INSTALL 27 RECEPTACLES AND FIRE ALARM AT LOBBY
06-2932	5/23/2006	12/18/2006	$12,405	Commercial	ROUGH IN PLUMBING
06-2976	5/23/2006	12/18/2006	$135,000	Commercial	INSTALL NEW ROOF 80SQS
06-1938	4/18/2006	12/18/2006	$110,000	Commercial	PERMIT REVISION FOR ADA
05-5678	2/23/2006	12/18/2006	$110,000	Commercial	RENOVATION OF THE EXISTING LOBBY AS PER PLANS
04-3462	11/10/2004	12/16/2004	$2,400	Commercial	AWNINGS
03-0084	1/15/2003	10/2/2003	$18,000	Commercial	REPLASTER POOL
01-302	1/3/2002	10/3/2002	$7,000	Commercial	FLOOR COVERING
01-3622	11/9/2001	10/3/2003	$5,000	Commercial	RENOVATE FIRE DAM ROOM
96-2219	5/1/1996	8/1/1996	$1,800	Commercial	SIGN
A94-4129	12/1/1994	12/1/1995	$7,075	Commercial	ALUMINUM FENCE

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)

Map

TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

No data available for the following modules: Buildings, Sales.

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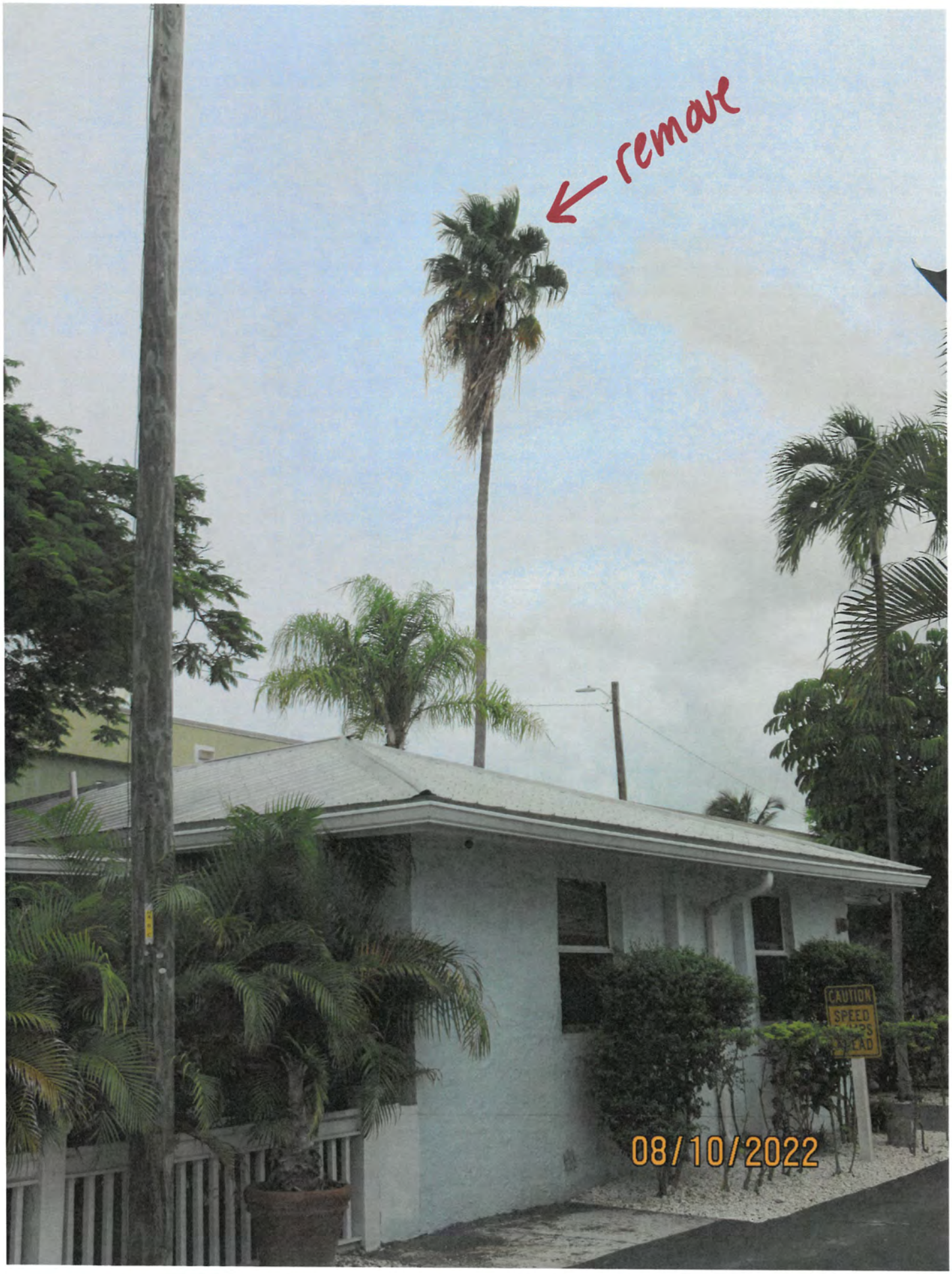
Version 2.3.214


remove
CAUTION
SPEED
08/10/2022

Strike zone -
hotel parking
lot.
08/05/2022

08/10/2022

trim to remove weight
decay root area
08/05/2022

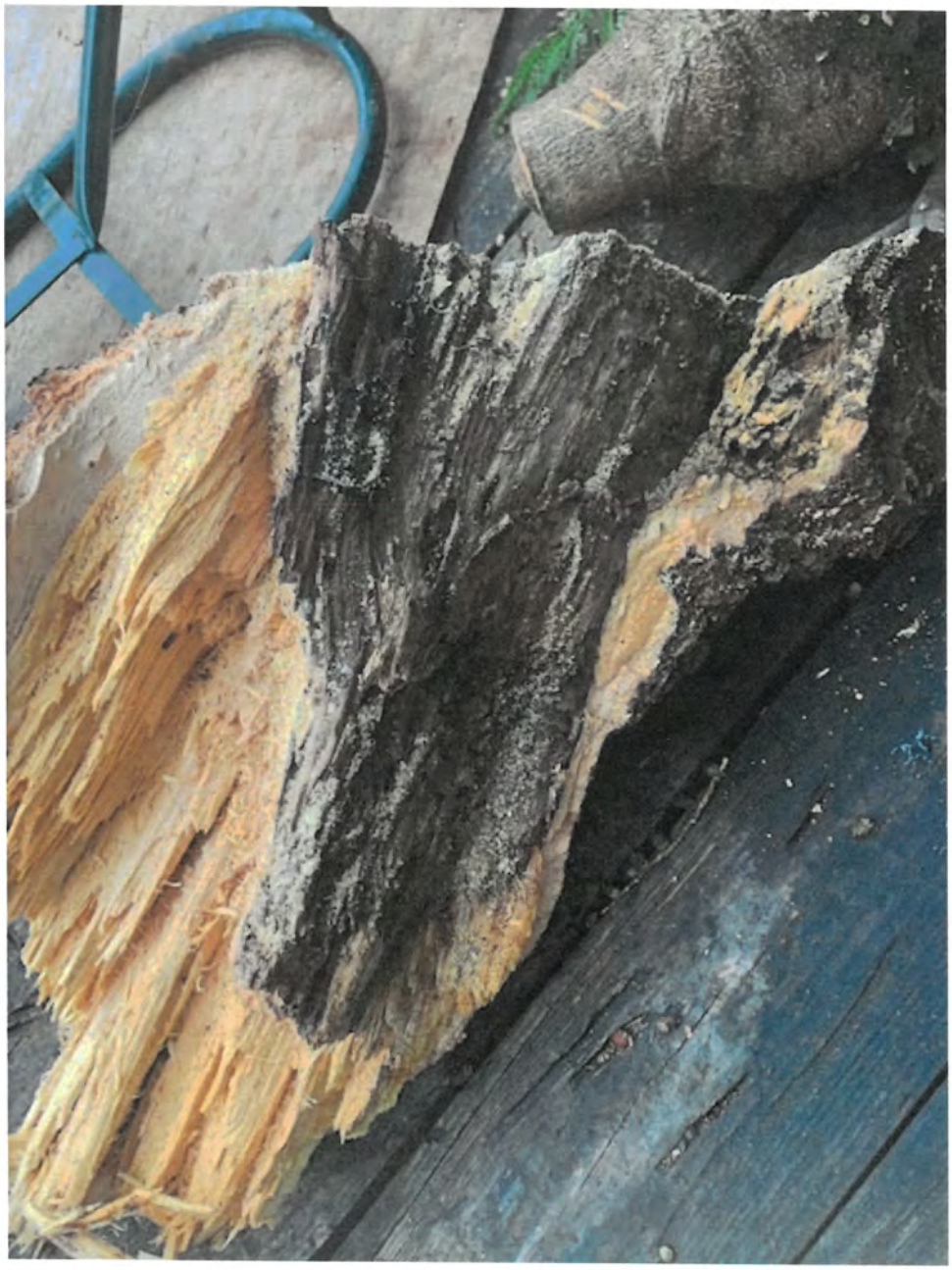
area
hollow
decay
08/05/2022

Karen DeMaria

From: Karen DeMaria <kwtreelady@gmail.com>
Sent: Wednesday, August 10, 2022 3:35 PM
To: Karen DeMaria
Subject: [EXTERNAL] Hibiscus

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.

photos from
John Hartman
8-5-22
large limb fell into
parking lot area
of hotel



Sent from my iPhone

Karen DeMaria

From: Karen DeMaria <kwtreelady@gmail.com>
Sent: Wednesday, August 10, 2022 3:36 PM
To: Karen DeMaria
Subject: [EXTERNAL] Hibiscus

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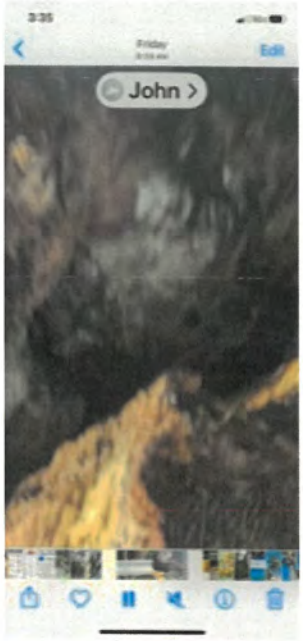
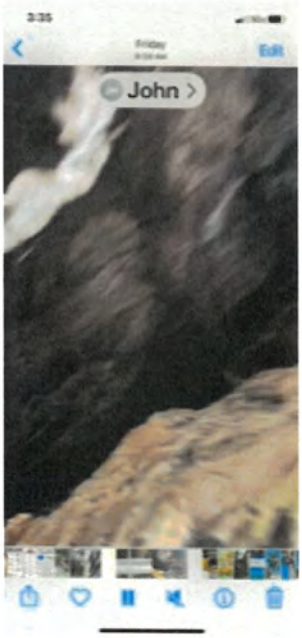
Screen shots from video by John Hartman of tear area - trunk + much area hollow - decay

3:35
Friday
Edit
John

3:35
Friday
Edit
John >





Sent from my iPhone