

STAFF REPORT

DATE: June 1, 2017

RE: **1325 Simonton Street (permit application # T17-8508)**

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

An application was received requesting the removal of **(1) Bottlebrush tree**. A site inspection was done on May 26, 2017 and documented the following:

Tree Species: Bottlebrush (Callistemon sp.)











Diameter: 44.8"

Location: 60% (roots impacting asphalt driveway)

Species: 50% (not on protected or not protected tree list)

Condition: 20% (very poor-agree with comments in attached arborist report, tree has significantly declined in the past year)

Total Average Value = 43%

Value x Diameter = 19.2 replacement caliper inches

Recommendation: Recommend approval of the removal of one (1) Bottlebrush tree at 1325 Simonton Street to be replaced with 19.2 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted on site.

Additional Information

Cynthia's Blue Palms

City of Key West Tree Commission

May 24, 2017

Purpose: Following are my findings of evaluation concerning 1 Bottlebrush tree located at 1325 Simonton Street, also known as Spanish Gardens Hotel, Key West, Florida. I have been retained by owner Marc Meisel of Meisel Holdings. This application is being submitted due to the poor condition of the Bottlebrush tree and proposed construction of an ADA ramp serving the new convenience store and access to adjacent building. Tree can be seen from South and Simonton Streets (photo 1)

Last year, June '16, an application was submitted for the removal of this tree and denied. History of past photos and staff reporting indicated no internal decay was evident. Condition rating was listed as 'fair'. However, due to current further inspection of the Bottlebrush tree the condition rating has declined to 'poor'.

Red Bottlebrush, *Callistemon* ssp, located immediately north at entrance to hotel from Simonton Street. Tree is growing in wooden planked planter adjacent to the south side of building (photo 2). Canopy spread is approximately 18'x25'. The tree is codominate with stems growing to the west and south; both completely overhang pedestrian and vehicular areas (photo 3). Southernmost stem is approximately 21.5" diameter with western stem at approximately 23" diameter totaling 44.5". Photographs depict codominance at approximately 3' above grade with severely included bark (photos 4&5). While twisting is common in Bottlebrush spps, this trees stems are twisting in opposite directions. Clearly both stems depict internal decay by areas of elevated internal pressure causing oozing (photos 6-10). Borers have invaded areas of decay. Repair is not possible by restoration pruning or by chemical infusion. Due to the trees lean away from the building the root system is compensating lifting the area surrounding the tree, asphalt and concrete pad cracking the opposite wall outside of the ice machine and employee rooms. The canopy is thinning with tip dieback. Condition is very

poor and failure likely. Due to the trees size and location failure in any direction will cause harm to its 'target'.

Construction of a retail store, ADA parking and ramp is to be installed servicing the hotel complex with ADA parking and ramp abutting the building. The ramp and ADA parking is in same location as the Bottlebrush tree. No other location is feasible for the ramp and parking.

Therefore, since failure of the Bottlebrush tree is likely and since the installation of the ADA ramp and parking can only be constructed in the same location of the tree, I recommend removal.

If you have any questions concerning this report please contact me at 305/747-2141.

Cynthia Domenech-Coogle, ISA Certified Arborist, FL 0277A





















ADDITIONAL INFORMATION

STAFF REPORT

DATE: June 2, 2016

RE: **1325 Simonton Street (permit application # T16-7979)**

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

An application was received requesting the removal of **(1) Bottlebrush tree**. A site inspection was done on May 27, 2016 and documented the following:

Tree Species: Bottlebrush (*Callistemon* sp.)















Diameter: 44.5"

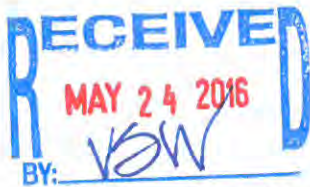
Location: 60% (roots impacting asphalt driveway)

Species: 50% (not on protected or not protected tree list)

Condition: 50% (fair)

Total Average Value = 53%

Value x Diameter = 23.5 replacement caliper inches



1979

Tree Permit Application

Date: 5-24-2016

Please Clearly Print All Information unless indicated otherwise.

Tree Address 1325 Simonton St.
Cross/Corner Street South St.
List Tree Name(s) and Quantity 1 Bottlebrush tree
Species Type(s) check all that apply () Palm () Flowering () Fruit (X) Shade () Unsure
Reason(s) for Application:

(X) REMOVE (X) Tree Health (X) Safety (X) Other/Explain below
() TRANSPLANT () New Location () Same Property () Other/Explain below
() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation Tree is in bad shape, is doing a lot of root damage and is too big for the space it's in.

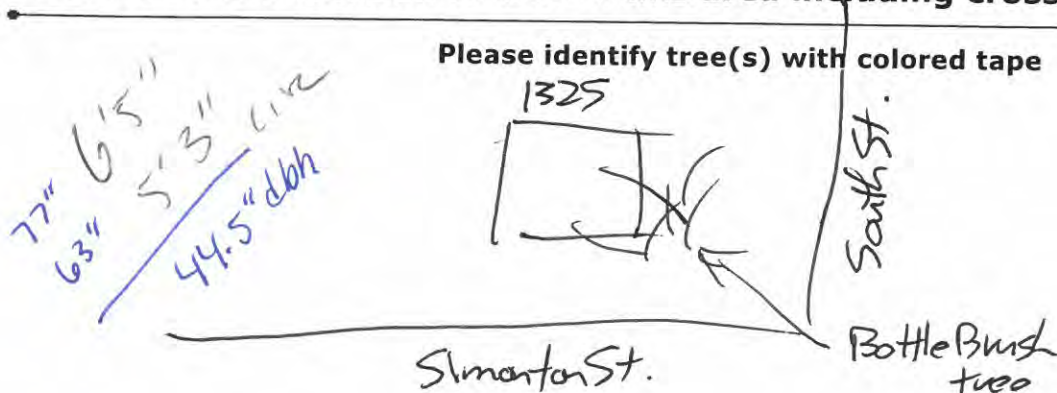
Property Owner Name Mesrel Holdings PL, 1325 Simonton St. LLC
Property Owner eMail Address mhm @ mesrelholdings.com
Property Owner Mailing Address 6000 Executive Blvd
Property Owner Mailing City Rockville State MD Zip 20852
Property Owner Phone Number (301) 881-5003
Property Owner Signature _____

Representative Name Kenneth King
Representative eMail Address _____
Representative Mailing Address 1602 Laland St.
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 296-8101

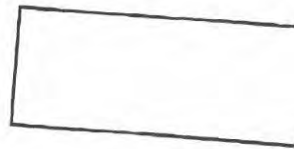
NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

Tree Representation Authorization form attached ()

<<<<< Sketch location of tree in this area including cross/corner Street >>>>>



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

Date: 5/20/16

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.

Tree Address 1325 Simon Street
Property Owner Name Meisel Holding FL - 1325 Simon Street LLC
Property Owner eMail Address mlm@meiselholding.com
Property Owner Mailing Address 6000 Executive Blvd
Property Owner Mailing City Baltimore State MD Zip 20852
Property Owner Phone Number (301) 881-5002
Property Owner Signature [Signature]

Representative Name Kenneth King
Representative eMail Address [Blank]
Representative Mailing Address 1602 Land St
Representative Mailing City Key West State FL Zip 33040
Representative Phone Number (305) 296-9101

I MARC MEISEL, 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 if there is any questions or need access to my property.

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 20th day May 2016.

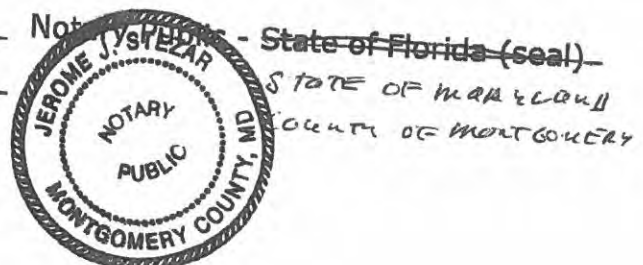
By (Print name of Affiant) MARC MEISEL who is personally known to me or has produced [Signature] as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Jerome J Steza

My Commission Expires: 5-19-2019





Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed ~~Monday~~ the 30th for Memorial Day.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1036811 Parcel ID: 00035950-000000

Ownership Details

Mailing Address:

MEISEL HOLDINGS FL - 1325 SIMONTON STREET LLC
6000 EXECUTIVE BLVD STE 700
ROCKVILLE, MD 20852-3883

Property Details

PC Code: 39 - HOTELS,MOTELS

Millage Group: 10KW

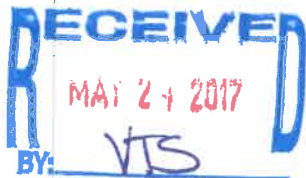
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 1325 SIMONTON ST Unit Number: 26 KEY WEST

Legal Description: KW FILER BOYLE SUB N-476 LOT 4 SQR 1 TR 16 G49-577/78 G63-130/31 OR332-278 OR547-278
OR698-1/2 OR971-829/30 OR2795-953/54

Application



Remove -
Canopy

8508

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise.

Date: 5.23.17

Tree Address
Cross/Corner Street
List Tree Name(s) and Quantity
Species Type(s) check all that apply
Reason(s) for Application:

1325 Simonon Street
South Street

1- Bottlebrush

() Palm () Flowering () Fruit () Shade () Unsure

☒ REMOVE

☒ Tree Health ☒ Safety () Other/Explain below

() TRANSPLANT

() New Location () Same Property () Other/Explain below

() HEAVY MAINTENANCE

() Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional
Information
and Explanation

mature tree heavily impacted codominate stems.

Decay evident with oozing opposite of crotch on
western stem. Included bark pushing stems apart
with failure curtain. See Report following.

* Property Owner Name

Meisel Holdings FL-1321 Simonon Street LLC (DBA. SouthWinds Motel)

* Property Owner eMail Address

meiselholdings.com

* Property Owner Mailing Address

6000 Executive Blvd, 7th floor

* Property Owner Mailing City

Rockville

State MD

Zip 20852

* Property Owner Phone Number

(301) 881-5003

* Property Owner Signature

Representative Name

Cynthia's Blue Palms LLC

Representative eMail Address

1006-10th Ave

Representative Mailing Address

Cynthia's Blue Palms@gmail.com

Representative Mailing City

Key West

State FL

Zip 33040

Representative Phone Number

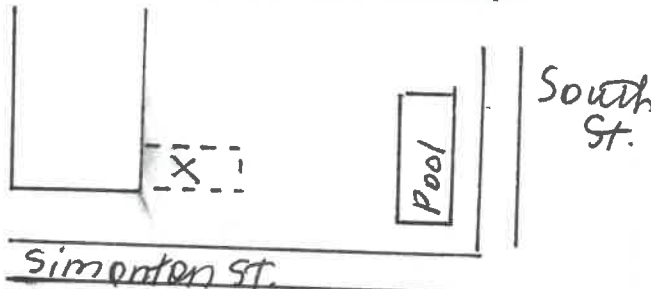
(305) 747-2442

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



24.8" 6'6"
20" 5'3"
44.8" dbh

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

Updated: 02/22/2014

PA



Tree Representation Authorization

Date: 5/23/17

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.

Tree Address 1325 Simonton Street

Property Owner Name Meisel Holdings FL - 1324 Simonton Street LLC. (DBA. Southwinds Motel)
Property Owner eMail Address 6000 MLM@meiselholdings.com
Property Owner Mailing Address 6000 Executive Blvd, 7th Floor
Property Owner Mailing City Rockville State MD Zip 20852
Property Owner Phone Number (201) 981-5003
Property Owner Signature [Signature]

Representative Name Cynthias Blue Palms, LLC
Representative eMail Address Cynthiasbluepalms@gmail.com
Representative Mailing Address 1006 7th Terrace
Representative Mailing City Kipahua State FL Zip 33040
Representative Phone Number (305) 747-2142

* I Marc C. Meisel, 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 if there is any questions or need access to my property.

* **Property Owner Signature** [Signature]

The forgoing instrument was acknowledged before me on this 23rd day May 2017.

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: [Signature]

Print Name: Lamont Miller

My Commission Expires: 8-3-2019

Notary Public - State of Florida (seal)

LAMONT MILLER
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND

Detail by Entity Name

Florida Limited Liability Company

MEISEL HOLDINGS FL - 1325 SIMONTON STREET, LLC

Filing Information

Document Number	L16000082505
FEI/EIN Number	APPLIED FOR
Date Filed	04/28/2016
State	FL
Status	INACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	05/01/2017
Event Effective Date	NONE

Principal Address1325 SIMONTON ST
KEY WEST, FL 33040**Mailing Address**6000 EXECUTIVE BLVD 7TH FLOOR
ROCKVILLE, MD 20852**Registered Agent Name & Address**STERLING, ERICA H
500 FLEMING ST
KEY WEST, FL 33040**Authorized Person(s) Detail****Name & Address**

Title MGR

MEISEL, MARC L1325 SIMONTON ST
KEY WEST, FL 33040

Title MGR

MEISEL, JOEL S
1325 SIMONTON ST
KEY WEST, FL 33040**Annual Reports**

Report Year	Filed Date
2017	05/02/2017

Document Images[05/02/2017 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/28/2016 -- Florida Limited Liability](#)[View image in PDF format](#)