

TREE COMMISSION TREE REMOVAL REPORT
CITY of KEY WEST

PROPERTY: 903 Frances Street-Havana Lane ROW

APPLICATION NUMBER: T2025-0020

REQUEST: Property owner is seeking removal of (1) Green Buttonwood tree (Conocarpus erectus) located on the Havana Lane Right of Way .

APPLICATION SUMMARY: The area where this tree is growing is City right of way area that is currently under an easement with the property owner of 903 Frances Street. The easement states that the property owner is responsible for maintenance of the vegetation in this area. The buttonwood tree is growing with an Almond Tree and the rootballs of each tree are intertwined and uplifted. The entire canopy area of both trees is over 903 Frances.

TREE ASSESSMENT and PHOTOS:

Location of tree, as seen from the corner of Olivia and Havana Lane.





Two photos showing main trunks and canopy.





Photo of base of tree.



Photo of tree trunks on fence- showing some decay.



Photo of tree trunks- showing some decay.



Photo from inside property showing growth of main trunk and canopy.

Note: the almond tree is less than 24” diameter and therefore, is not regulated (no permit needed for its removal)

Diameter: 18” (multiple trunks-only measured live trunks)

Condition: 20% (poor, rootball uplifted with heavy growth lean-fence probably holding up tree, lots of decay in main trunk)

Location: 50% (growing in right of way area against fence)

Species: 100% (on City of KW protected tree list)

Tree Value: 56%

Required Mitigation: 10 caliper inches

RECOMMENDATION: Tree is in poor condition. The uplifting of the rootball has damaged the asphalt of Havana Lane and is a safety issue. This tree should be approved for removal. The removal and the required mitigation is the responsibility of the property owner of 903 Frances Street.

PREPARED BY:

Karen DeMaria

Karen DeMaria

Consulting Arborist/Senior Environmental Scientist

Terramar Environmental Services, Inc.

APPLICATION



T2025-0020

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: _____

Tree Address 903 Frances St / Havana Lane Row
 Cross/Corner Street Olivia Street
 List Tree Name(s) and Quantity 1- green Buttonwood

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

as per legal - tree located in easement area that 903 Frances responsible for but the tree is actually owned by the city

Property Owner Name

City of Key West

Property Owner email Address

Property Owner Mailing Address

PO Box 1409

Property Owner Phone Number

KW FL 33041

Property Owner Signature

[Signature] Acem 2-5-25

***Representative Name**

Deborah Hindsley Or Kimberley Darby (903 Frances property owner)

Representative email Address

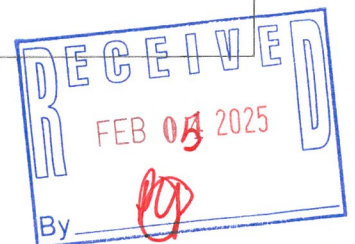
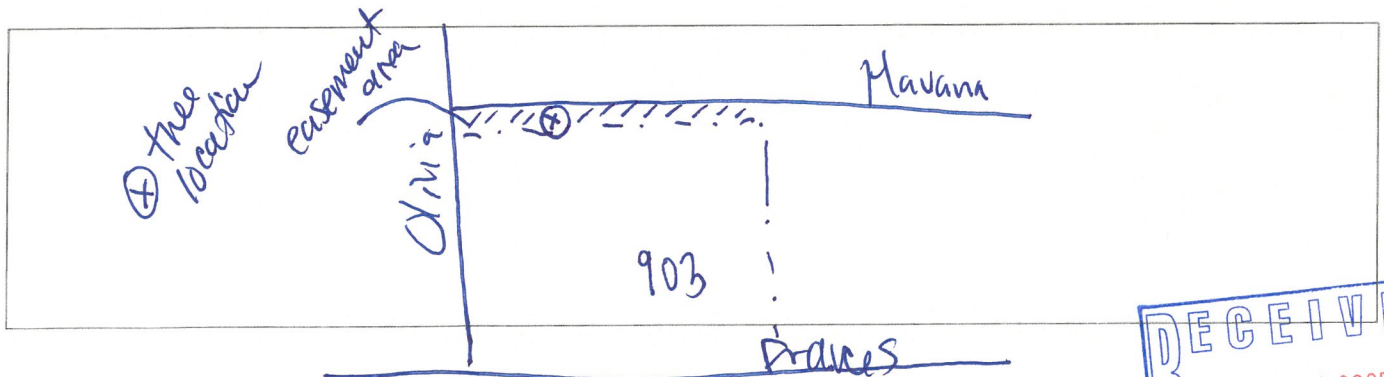
Representative Mailing Address

Representative Phone Number

*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.

As of August 1, 2022, application fees are required. See back of application for fee amounts.

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.



RECEIVED
JAN 27 2025
BY: TK



Palms Removal > T2025-0007
Canopy Trim > T2025-0008
Canopy Removal > T2025-0009
NPR - T2025-0010

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 1/23/2025

Tree Address 903 Frances Street
Cross/Corner Street Olivia Street & Havana Lane
List Tree Name(s) and Quantity see package for tree commission
Reason(s) for Application:

- (x) Remove () Tree Health () Safety () Other/Explain below
- () Transplant () New Location () Same Property () Other/Explain below
- (x) Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Explanation see package. "tree commission"

Property Owner Name Kimberley Darby
Property Owner email Address carolinakim@earthlink.net
Property Owner Mailing Address 4 Pinder Lane, Key West, FL 33040
Property Owner Phone Number 603-986-4522
Property Owner Signature Kimberley Darby
*Representative Name John Cole - Shade Tree Inc.
Representative email Address shadetreeserviceskw@gmail.com
Representative Mailing Address PO Box 1341 - Key West FL 33040
Representative Phone Number 305 340 8094

*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.

As of August 1, 2022, application fees are required. See back of application for fee amounts.

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.

see package & tree inventory

Deborah Hindsley

NO rep form



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 1/23/2025

Tree Address 903 Frances Street

Property Owner Name Kimberley Darby

Property Owner Mailing Address 4 Pinder Lane

Property Owner Mailing City, State, Zip Key West, FL 33040

Property Owner Phone Number 603-986-4522

Property Owner email Address carolinakim@earthlink.net

Property Owner Signature Kimberley Darby

Representative Name Deborah Hindsley

Representative Mailing Address 2206 Seidenberg Ave.

Representative Mailing City, State, Zip Key West FL. 33040

Representative Phone Number 305-360-0966

Representative email Address deborah@keywestlandscape design.com

Kimberley Darby

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 are any questions or need access to my property.

Property Owner Signature Kimberley Darby

The forgoing instrument was acknowledged before me on this 23rd day of JAN 2025.

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

Notary Public

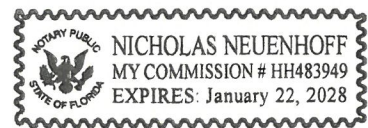
Sign name: Nicholas Neuenhoff

Print name: NICHOLAS NEUENHOFF

My Commission expires: 01/22/2028

Notary Public-State of FLORIDA

(Seal)



PROPERTY RECORD CARD

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 00021710-000000
 Account# 1022462
 Property ID 1022462
 Millage Group 10KW
 Location 903 FRANCES St, KEY
 Address WEST
 Legal KW PT LOT 17 SQR 3 OF
 Description TR 6 A5-378 G8-491 J1-44
 OR275-36 OR1014-962
 OR1014-966 OR1014-960
 OR1017-1230 OR1084-
 585 OR1324-1718
 OR1346-1481 OR1429-
 2241 OR2792-1368
 OR3306-1614
 (Note: Not to be used on
 legal documents.)

Neighborhood 6103
 Property Class SINGLE FAMILY RESID
 (0100)

Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

DARBY KIMBERLEY R REVOCABLE TRUST 09/23/2024
 4 Pinder Ln
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$103,143	\$93,315	\$94,708	\$80,850
+ Market Misc Value	\$8,601	\$8,601	\$8,601	\$8,601
+ Market Land Value	\$1,113,840	\$1,071,000	\$685,440	\$449,106
= Just Market Value	\$1,225,584	\$1,172,916	\$788,749	\$538,557
= Total Assessed Value	\$716,819	\$651,654	\$592,413	\$538,557
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,225,584	\$1,172,916	\$788,749	\$538,557

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,113,840	\$103,143	\$8,601	\$1,225,584	\$716,819	\$0	\$1,225,584	\$0
2023	\$1,071,000	\$93,315	\$8,601	\$1,172,916	\$651,654	\$0	\$1,172,916	\$0
2022	\$685,440	\$94,708	\$8,601	\$788,749	\$592,413	\$0	\$788,749	\$0
2021	\$449,106	\$80,850	\$8,601	\$538,557	\$538,557	\$0	\$538,557	\$0
2020	\$408,408	\$82,039	\$8,601	\$499,048	\$499,048	\$0	\$499,048	\$0
2019	\$385,560	\$72,527	\$8,601	\$466,688	\$466,688	\$0	\$466,688	\$0
2018	\$354,144	\$72,527	\$8,975	\$435,646	\$435,646	\$0	\$435,646	\$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.

Segregated

1 palm removal - Coconut palm #2
 4 tree trimming - ① Spanish lime #15 + ③ Green Buttonwood (14, 16, 17)

2 tree removed - Green Buttonwood (+8+18)

TREE INVENTORY LIST

NO #	BOTANICAL NAME	COMMON NAME	CONDITION	PROTECTED(Y/N)	CANOPY	DBH	CAL	DISPOSITION	REMARKS
KIM AND CHRIS DARBY									
903 FRANCES STREET KEY WEST, FL.33040									
TREE INVENTORY									
		beniamina							
NP 1	Ficus microcarpa	FICUS NITIDA	POOR	NO	20'	36"/48"	12"/16"	REMOVE	Double Trunk Growing next to house
2	Cocos nucifera	COCONUT PALM	MODERATE	YES	15'	34"	10"	REMOVE	
NP 3	Araucaria excelsa heterophylla	NORFOLK PINE TRIPLE	GOOD	NO	10'	14"/24"/34"	6"/8"/12"	REMOVE	
NP 4	Araucaria excelsa heterophylla	NORFOLK PINE SINGLE	GOOD	NO	8'	40"	12"	REMOVE	
NP 5	Araucaria excelsa heterophylla	NORFOLK PINE SINGLE	GOOD	NO	6'	28"	8"	REMOVE	
NP 6	Tabebuia heterophylla	PINK SHOWER TREE	GOOD	NO	15'	36"	12"	REMOVE	
7	Conocarpus erectus var sericeus	SILVER BUTTON WOOD	MODERATE	YES	5'	23"	8"	REMAIN (TRIM)	One arm growing out from porch. No other limb.
8	Conocarpus erectus	GREEN BUTTONWOOD	MODERATE	YES	Varies	4'7" varies 5'-6"	16" ✓	REMOVE	Growing in structural area of porch
NP 9	Schefflera arboricola	SCHEFFLERA	MODERATE	NO	10'	See Remarks	7"	REMOVE	Intertwined with Green Buttonwood
NP 10	Tabebuia heterophylla	PINK SHOWER TREE	MODERATE	NO	7'	2'-3"	6"	REMOVE	
NP 11	Schefflera arboricola	SCHEFFLERA	MODERATE	NO	20'	VARIABLES	8"/8"	REMOVE	Multi-Trunk
NP 12	Tabebuia heterophylla	PINK SHOWER TREE	GOOD	NO	15'	2'7"	12"	REMAIN (TRIM)	
NP 13	Tabebuia heterophylla	PINK SHOWER TREE	GOOD	NO	15'	2'5"	12"	REMAIN (TRIM)	
14	Conocarpus erectus	GREEN BUTTONWOOD	GOOD	YES	30'	5'7"	16"	REMAIN (TRIM)	
15	Melicococcus bijugatus	SPANISH LIME	GOOD	YES	10'	1'6"	6"	REMAIN (TRIM)	
16	Conocarpus erectus	GREEN BUTTONWOOD	GOOD	YES	15'	3'	9"	REMAIN (TRIM)	
17	Conocarpus erectus	GREEN BUTTONWOOD	GOOD	YES	15'	4'4"	11"/12"	REMAIN (TRIM)	Multi-Trunk
18	Conocarpus erectus	GREEN BUTTONWOOD	POOR	YES	15'	5"	18" ✓	REMOVE	To be removed on city property.
NP 19	Terminalia catappa	TROPICAL ALMOND	POOR	NO (NEED PERM)	30'	4"	18"	REMOVE	To be removed on city property.
Yellow is on city property and shall be addressed with the city and the right of way									

2-3-25
105

#19 16.5" dbh (didn't measure dead trunk)
 #18 measurement confirmed - poor condition.

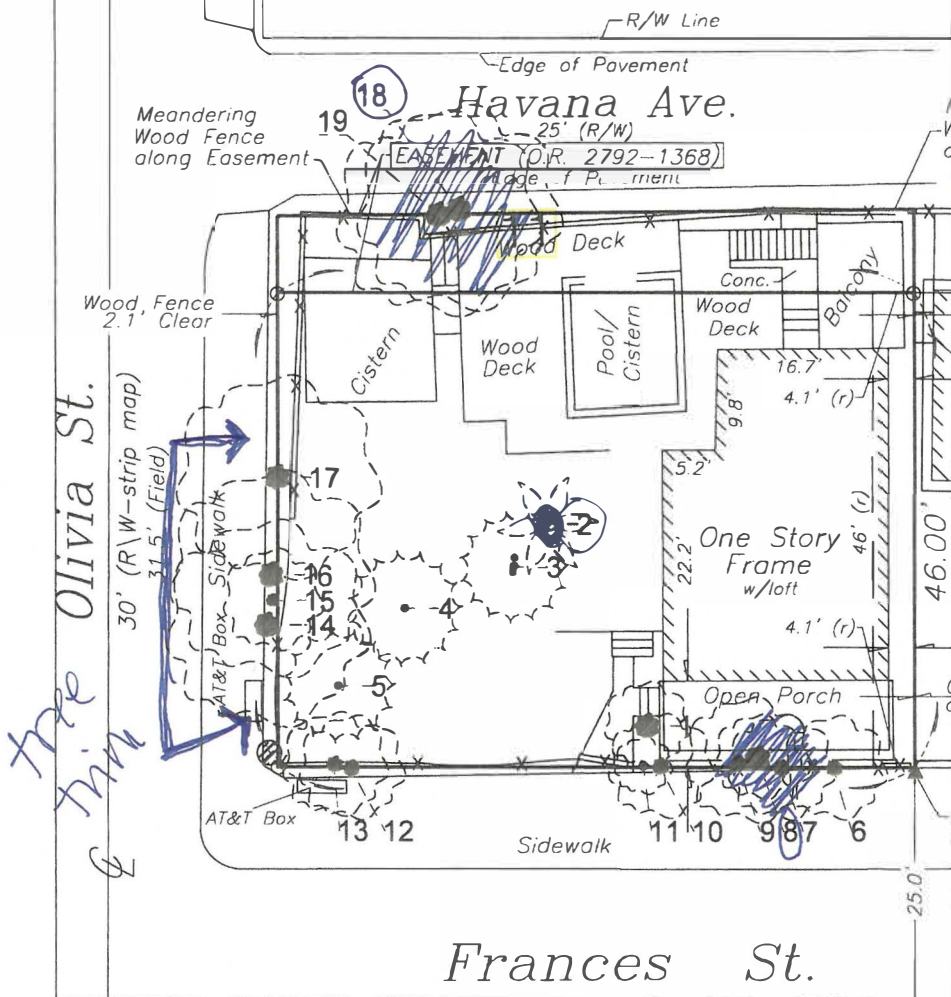
DARBY RESIDENCE / JANUARY 27, 2025

903 FRANCES STREET, KEY WEST, FL. 33040

#8 poor condition - Multiple trunks growing at base of structure

TREE SURVEY

SITE PLAN



TREE INVENTORY LIST

NO.	PROTAXIAL NAME	COMMON NAME	CONDITION	APPROX. DBH (IN)	CATEGORY	DATE	DBH	DBH	DBH	REMARKS
1
18	...	Green Buttonwood	...	...	...	...	...	...	...	In City Easement
19	...	Tropical Almond	...	...	...	...	...	...	...	Adjacent Property

NOTE: TREES IN CITY EASEMENT
 #18 - GREEN BUTTONWOOD
 #19 - TROPICAL ALMOND

tree removal
 palm removal

2-3-25
 KD

L1.0 TREE DISPOSITION
 SCALE 3/32" = 1'-0"
 DARBY RESIDENCE / JANUARY 27, 2025

903 FRANCES STREET, KEY WEST, FL. 33040

PROJECT NAME
 DARBY RESIDENCE

DRAWING TITLE
 TREE DISPOSITION

Author: AR BICKFELD
 Date: JANUARY 27, 2025
 Drawn:
 Checked:

Sheet No
L-1.0

903 FRANCES STREET
 KEY WEST, FL. 33040

NORTH

RESOLUTION NO. 16-129

903 FRANCES STREET EASEMENT

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING AN EASEMENT OF 462 SQUARE FEET, MORE OR LESS, TO ADDRESS THE ENCROACHMENT OF AN EXISTING BACK YARD CONCRETE SLAB, AN UNDERGROUND CISTERN, WOOD DECKS AND FENCE WHICH ENCROACH ONTO THE HAVANA AVENUE RIGHT-OF-WAY LOCATED AT 903 FRANCES STREET, KEY WEST, FLORIDA (RE # 00021710-000000); PROVIDING FEES AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That an easement of 462 square feet, more or less, for the real property described in the attached specific purpose survey prepared by J. Lynn O'Flynn of J. Lynn O'Flynn, Inc., dated January 15, 2016, is granted subject to the execution of the attached easement agreement, incorporating the minimum conditions described in section 2 below.

Section 2: That the following conditions shall apply to the grant of easement:

(1) The easement shall terminate upon the replacement of the structure.

(2) The City may unilaterally terminate the easement upon a finding of public purpose by a vote of the Key West City Commission.

(3) The owner shall pay the annual fee of \$400.00 specified in Section 2-938(b) of the Code of Ordinances.

(4) The owner shall irrevocably appoint the City Manager as its agent to permit the removal of the encroachment if the annual fee required by the Code of Ordinances is not paid.

(5) The existing back yard concrete slab, an underground cistern, wood decks and fence shall be the only total allowed construction within the easement area.

(6) The property owner must maintain the vegetation from impacting the access to Havana Avenue.

(7) The easement area shall not be used in site size calculations such as lot, yard, and bulk calculations for site development.

(8) The City reserves the right to construct surface improvements within the easement area.

(9) Grantee shall secure, pay for, and file with the Grantor, prior to commencing any work under this Resolution, all certificates for public liability, and property damage liability

insurance, and such other insurance coverages as may be required by specifications and addenda thereto, in at least the following minimum amounts with specification amounts to prevail if greater than minimum amount indicated. Notwithstanding any other provision of this Resolution, Grantee shall provide the minimum limits of liability coverage as follows:

Doc# 2072341
Bk# 2792 Pg# 1370

General Liability

- a. \$2,000,000 Aggregate (Per Project)
- b. \$2,000,000 Products Aggregate
- c. \$1,000,000 Personal Injury
- d. \$300,000 Fire Damage/Legal

(10) Grantee shall furnish an original Certificate of Insurance indicating, and such policy providing coverage to, City of Key West named as "Additional Insured" on a primary and non-contributory basis utilizing an ISO standard endorsement at least as broad as CG 2010 (11/85) or its Equivalent, (combination OF CG 20 10 07 04 and CG 20 37 07 04, providing coverage for completed operations is acceptable) including a "Waiver of Subrogation" clause in favor of City of Key West on all policies. Grantee shall maintain the General Liability coverage summarized above, including the "additional insured" endorsement, with coverage continuing in full force during the period of time this Resolution remains in effect.

(11) Grantee's insurance policies shall be endorsed to give 30 days written notice to Grantor in the event of cancellation or material change, using form CG 02 24, or its equivalent.

(12) Certificates of Insurance submitted to Grantor shall not be accepted without copies of the endorsements being requested. This includes additional insured endorsements, cancellation / material change notice endorsements and waivers of subrogation. Copies of USL&H Act and Jones Act endorsements shall also be required if necessary. Grantee shall advise its insurance agent accordingly.

(13) To the fullest extent permitted by law, the Grantee expressly agrees to indemnify and hold harmless the City of Key West, their respective officers, directors, agents and employees (herein called the "indemnitees") from any and all liability for damages

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 6th day of April, 2016.

Authenticated by the presiding officer and Clerk of the
Commission on April 7, 2016.

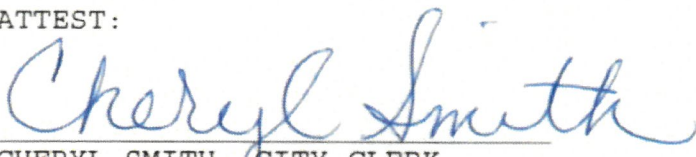
Filed with the Clerk April 7, 2016.

Mayor Craig Cates	<u>Yes</u>
Vice Mayor Clayton Lopez	<u>Yes</u>
Commissioner Samuel Kaufman	<u>Yes</u>
Commissioner Richard Payne	<u>Yes</u>
Commissioner Margaret Romero	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>



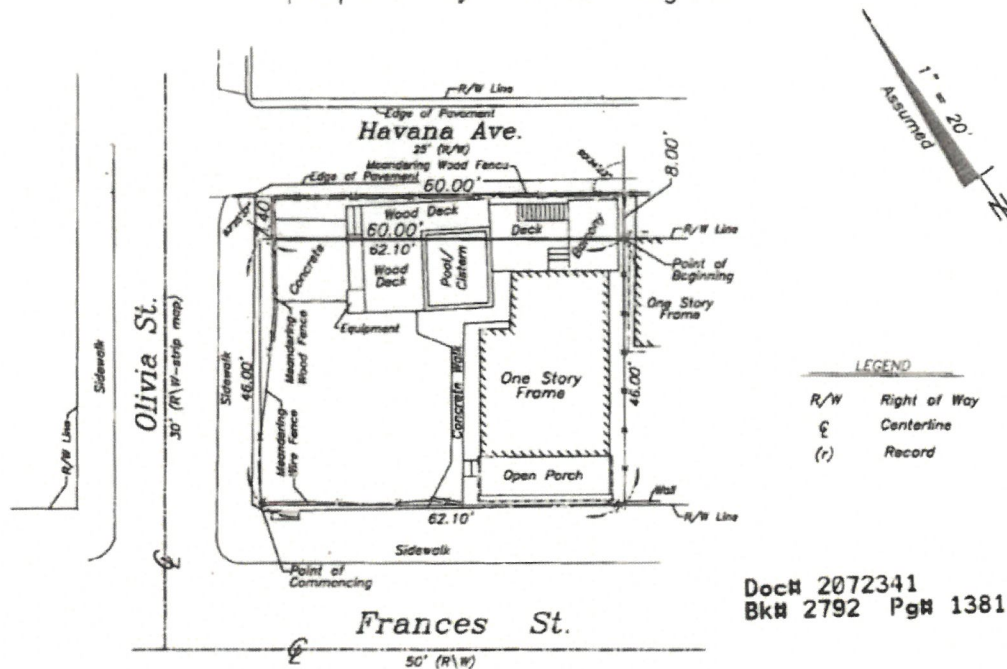
CRAIG CATES, MAYOR

ATTEST:



CHERYL SMITH, CITY CLERK

Specific Purpose Survey of a portion of Havana Avenue,
in Tract 6, Island of Key West, Florida
prepared by the undersigned



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 903 Frances Street, Key West, FL
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Adjoiners are not furnished.
10. The description contained herein and sketch do not represent a field boundary survey.

**SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED**

A parcel of land on the Island of Key West, and known as part of the right of way of Havana Avenue adjacent to Lot 17, in Square 3, Tract 6 on said Island, subdivided by John Lowe, a diagram of which subdivision is duly recorded in Book "T", Page 425 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the Northeastly right of way line of Frances Street with the Southeastly right of way line of Olivia Street and run thence Southeastly along the Northeastly right of way line of the said Frances Street for a distance of 62.10 feet to the Southerly corner of the lands described in Official Record Book 1429 at Page 2243 of the said Public Records; thence Northeastly and at right angles along the Southeastly boundary line of said lands for a distance of 48.00 feet to the Southwesterly right of way line of Havana Avenue, said point also being the Point of Beginning; thence continue Northeastly along the previously mentioned course for a distance of 8.00 feet; thence Northwestly with a deflection angle of 90°34'23" to the left and along the Northeastly face of an existing wood fence and extension thereof for distance of 60.00 feet to a fence corner; thence Southwesterly with a deflection angle of 89°25'37" to the left and along the Northwestly face of said fence for a distance of 7.40 feet to the Southwesterly right of way line of the said Havana Avenue; thence Southeastly and at right angles along Havana Avenue for a distance of 60.00 feet back to the Point of Beginning, containing 462 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Arthur G. Mustakas;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

January 15, 2016

RECEIVED

FEB 02 2016

CITY OF KEY WEST
PLANNING DEPT.

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PMS #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

MONROE COUNTY
OFFICIAL RECORDS