

# 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



C T2022-0292-heavy trim  
P T2022-0293  
add's 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 Washingtonia  
Species Type(s) check all that apply ☒ Palm ☒ Flowering ☐ Fruit ☐ Shade ☐ Unsure palm  
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

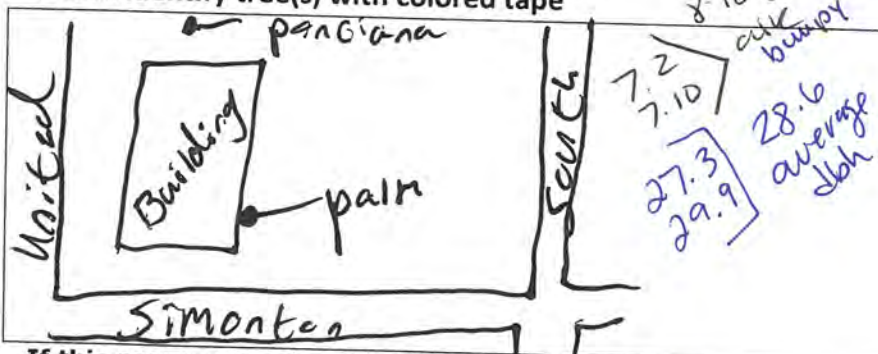
Additional Information and Explanation Heavy Trim very Hazardous poinciana.  
Remove palm

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

Representative Name John Hartman  
Representative email Address ① Royal Poinciana  
Representative Mailing Address dropped large limb into  
Representative Phone Number parking lot of hotel -  
remove rest of weighty  
trim

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



Fees - commercial  
① canopy \$40  
\$25 trim  
\$65  
+ 50 TC review  
\$115  
② Palm \$40  
\$10  
\$50

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 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 Branham

Representative Name John Hartman  
Representative Mailing Address 23027 Bluegill Ln  
Representative Mailing City, Cudjoe Key  
State, Zip FL 33042  
Representative Phone Number 305-587-4834  
Representative email Address Jhartman90@gmail.com

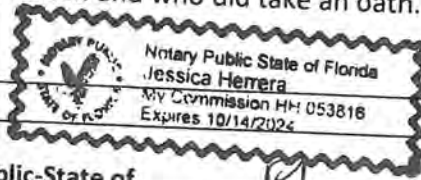
X Deborah Branham hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature X Branham

The forgoing instrument was acknowledged before me on this 8<sup>th</sup> 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 Herrera  
Print name: Jessica Herrera



My Commission expires: 10/14/24

Notary Public-State of \_\_\_\_\_

(Seal)


**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 RECP.                              |
| 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.

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

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

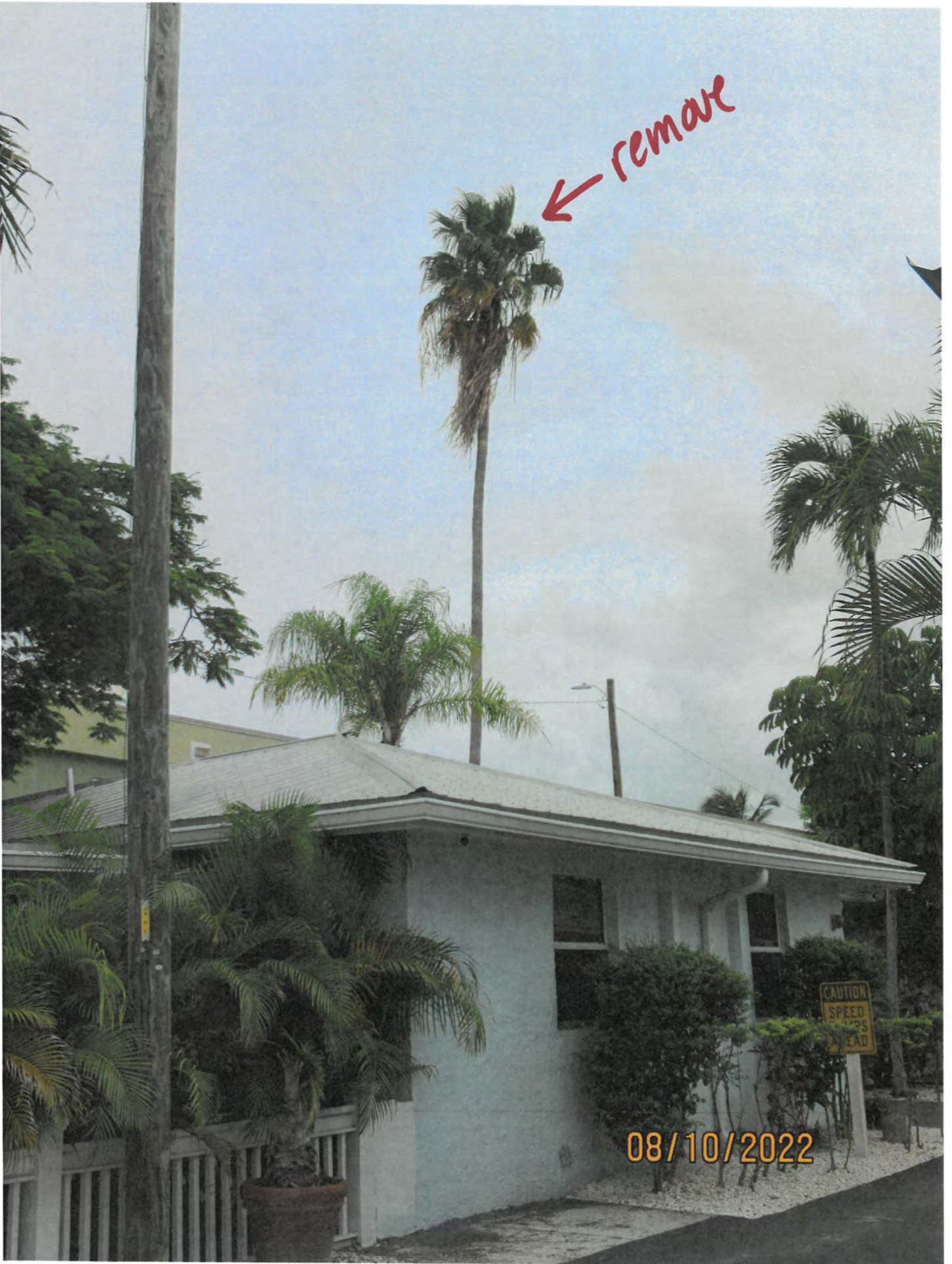
Last Data Upload: 8/25/2022, 4:08:23 AM

Developed by  
 Schneider  
GEOSPATIAL

Version 2.3.214

← remove

08/10/2022





↓  
Strike zone -  
hotel parking  
lot.

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

---

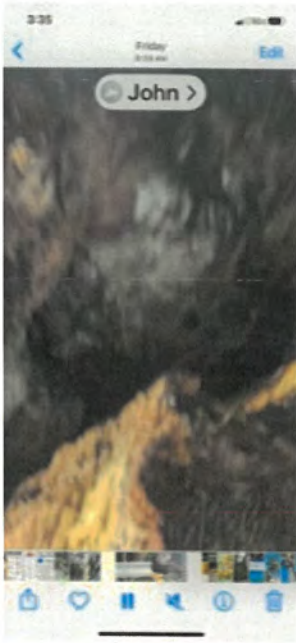
**From:** Karen DeMaria <kwtreelady@gmail.com>  
**Sent:** Wednesday, August 10, 2022 3:36 PM  
**To:** Karen DeMaria  
**Subject:** [EXTERNAL] Hibiscus

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.



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





Sent from my iPhone