

STAFF REPORT

DATE: December 27, 2022

RE: 12 Hilton Haven Drive (permit application # T2022-0445)

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

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

Tree Species: Strangler Fig (*Ficus aurea*)



Photo of whole tree and its location, view 1.



Photo of
whole tree
and its
location,
view 2.



Photo of
whole tree
and its
location,
view 3.



Photo of
tree
canopy,
view 1.



Photo of
tree
trunks and
canopy,
view 1.



Photo of
base of tree,
view 1.

12/19/2022



Photo of
base and
trunks of
tree, view 1.

12/19/2022



Photo showing
utility lines through
canopy.



Photo of tree canopy, view 2.



Photo of
tree trunks
and canopy,
view 2.



Photo of
trunks and
base of tree,
view 2.



Photo of
base of tree,
view 2.



Photo of
trunks and
canopy,
view 3.



Photo of
trunks and
canopy of
tree, view 4.



Photo of tree
canopy,
view 3.



Photo of whole tree and location, view 4.

Diameter: 57.3"

Location: 50% (growing near property line on vacant lot. Canopy in utility lines to neighboring property.)

Species: 100% (on protected tree list)

Condition: 60% (overall condition is fair, canopy growth lopsided due to utility trimming, multiple trunks, storm damage in canopy. Healthy new growth.)

Total Average Value = 70%

Value x Diameter = 40.1 replacement caliper inches

Additional Information

Karen DeMaria

From: Mark Chapin <machchapin@earthlink.net>
Sent: Monday, January 9, 2023 10:39 AM
To: Karen DeMaria
Subject: [EXTERNAL] 12 Hilton Haven tree removal permit
Attachments: Strangler on utility 3.jpg; Root and meter shaded red.pdf; 12 Hilton Haven ground level.pdf

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.

Karen,

Sorry to get this to you at this late date before tomorrow's tree commission meeting but had the date of the meeting wrong.

Here are photos showing the roots of the Strangler Fig which completely encase the water line and presumably sewer line and run north underneath the road.

I was not able to locate the photos I have of the excavated root/meter. I hand dug out all around the root and meter to the extent possible (it is all root) and had FKAA come out and examine, take photos. I have attached a black and white photo with red pencil shading of the large root that goes right to the meter box and completely encapsulates it. The entire area is a massive root mass. These roots are highly aggressive and powerful. One root attacked the plumbing in a bathroom that was 30 feet away, a monster root that broke up the slab and busted out the plumbing. Insert FKAA and KES policy on tree planting along utility infrastructure (especially Ficus) here.

The roots run north under the road, with the tree leaning to the south. If the tree goes down the road and the city utilities will be ripped up.

The tree roots have attacked the irrigation, carport and driveway of the neighbors at 13 Hilton Haven. I am sure their plumbing is at risk as well.

The ground level page from the architects drawings for the new building there showing the location of that tree in conflict with the new construction.

I am not able to attend the meeting represented by Ken King, The neighbors at 13 Hilton Haven are going to attend as well. I will try to zoom it.

Thank you for your consideration.

Mark Chapin



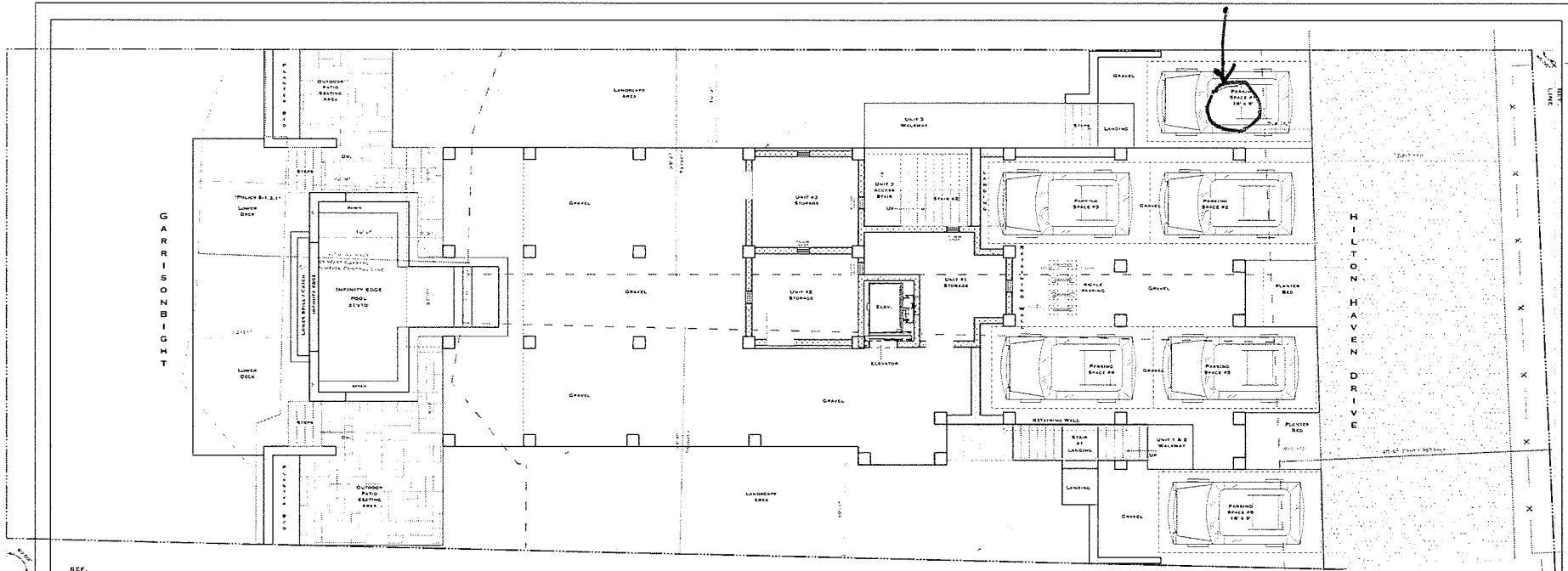






WATER METER.

STRANGER
FIG
Approximate
Location



T.S. NEAL
ARCHITECT INC.
22974 OVERSEAS HWY
GURJEE KEY, FL
33042
305-340-8857
251-452-9547

DESIGN SET
FOR REVIEW
AND COMMENT
ONLY

A NEW BUILDING FOR
12 HILTON HAVEN DR.
KEY WEST, FL 33040

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWN: TSN
CHECKED:
DATE: 12-02-2022

REVISION #	DATE

A1.0
SHEET #



Additional Information

Karen DeMaria

From: Marilou Howell <ml.howell@outlook.com>
Sent: Monday, January 9, 2023 12:05 PM
To: Karen DeMaria; machchapin@earthlink.net
Subject: [EXTERNAL] Tree Removal- 12 Hilton Haven Dr KW

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.

Dear Ms. DeMaria,

I spoke with my neighbor Mark Chapin about the upcoming meeting on Jan 10th for the potential removal of the Strangler Tree adjacent to our property at 13A Hilton Haven Dr.

In 2017 we built an attached Carport to our current structure. The tree is adjacent to our carport (about 4 ft away) and has sent root systems under our concrete driveway and has cracked the concrete in multiple places. We have returned to Key West to find the tree has again grown over the carport. Also, for the past 5 years the tree is infested with white fuzzy caterpillars that eat all the leaves and then attached themselves to our carport, roof rafters and house. There are hundreds of them and we are forced to remove them one at a time. They are poisonous and cannot be touched without gloves, nothing will eat them. The Tree's root system has engulfed Mark's Water & Sewer Connections.

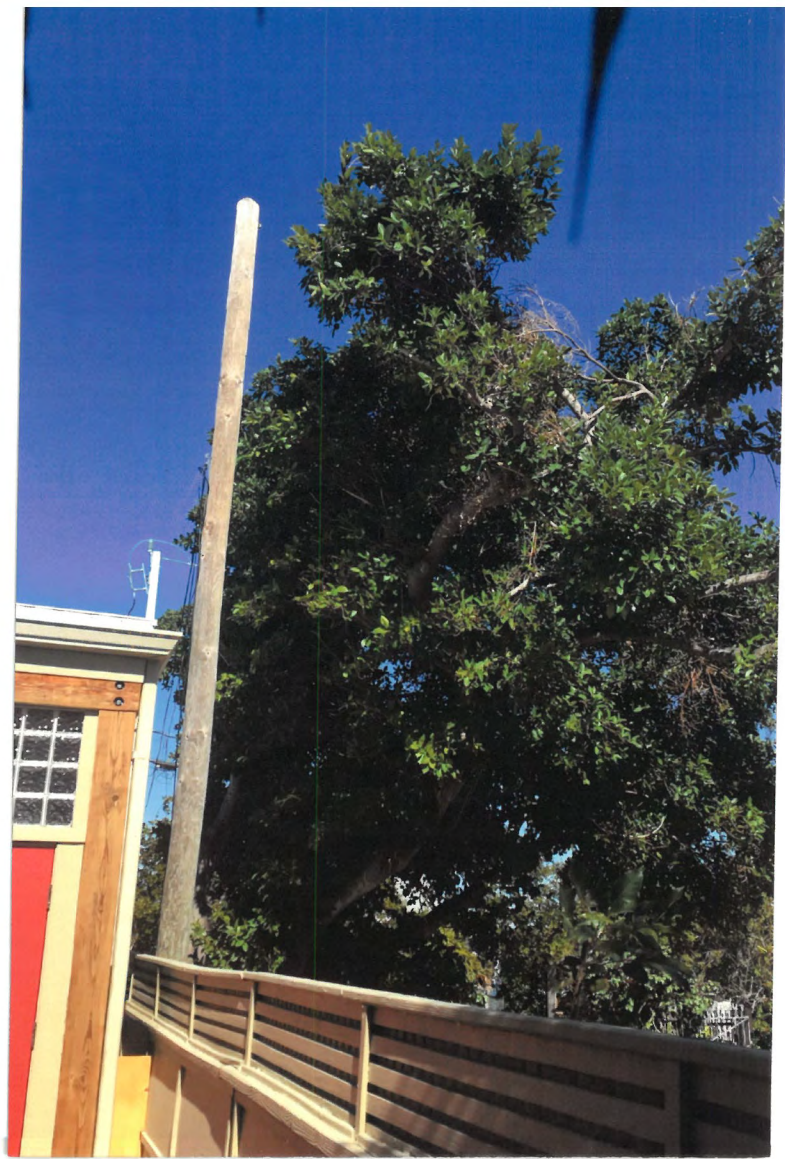
We feel very strongly that it is everyone's best interest that this Tree be removed.

We understand the importance of preserving the canopy and in total agreement. This is a vacant lot that will be brought up to FEMA grade before construction and will be developed in accordance with the current landscape rules.

I will email photos separately.

Please feel free to contact us at 908-415-3113 (Marilou) ml.howell@outlook.com or 732-239-9550 (Bob)

Respectfully,

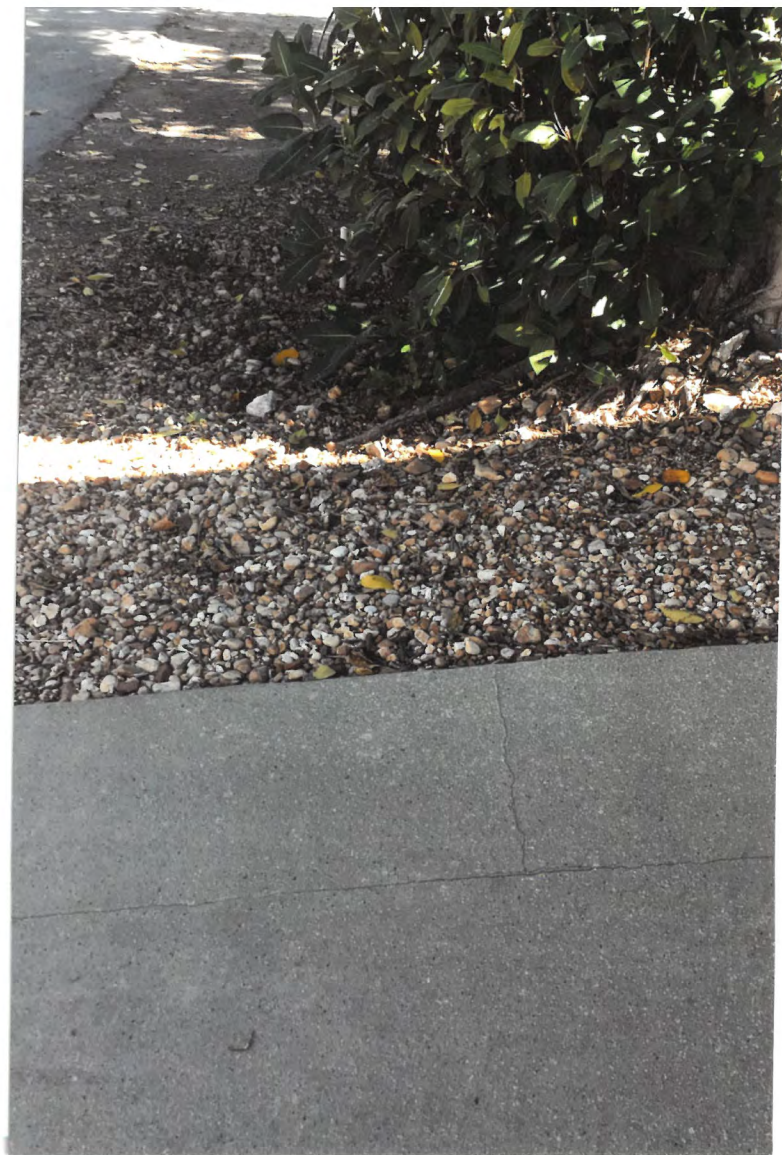












Application



canopy removal
T2022-0445

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 12-12-2022

Tree Address 12 Hilton Haven Rd Drive
Cross/Corner Street N. Roosevelt Blvd
List Tree Name(s) and Quantity 1 Stranger Fig

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

A house is being built to replace the house that was removed and the tree is in the way. The tree's root system also threatens the house next door.

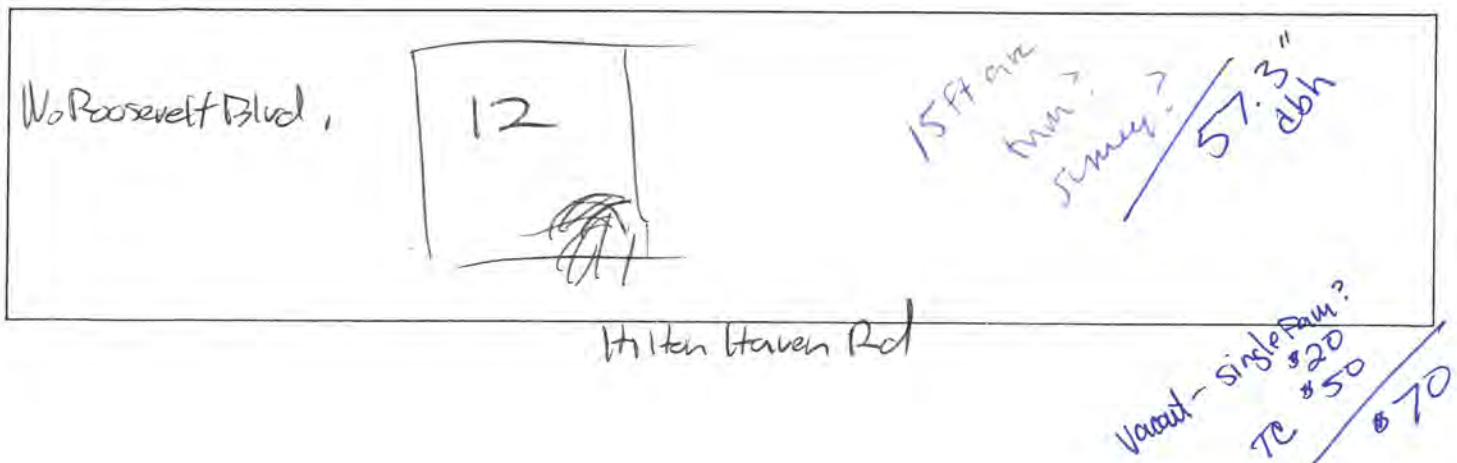
Property Owner Name 12 Hilton Haven Rd LLC
Property Owner email Address machchapin@earthlink.net
Property Owner Mailing Address P.O. Box 2128 Key West FL 33045
Property Owner Phone Number 305-304-7314
Property Owner Signature _____

*Representative Name Kenneth King
Representative email Address _____
Representative Mailing Address 1602 Laurel St
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.

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.





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 December 6, 2022
 Tree Address 12 Hilton Haven Road
 Property Owner Name 12 Hilton Haven Road LLC
 Property Owner Mailing Address P.O. Box 2128 Key West FL 33045
 Property Owner Mailing City, State, Zip Florida 33045
 Property Owner Phone Number 305 340 7314
 Property Owner email Address machchapin@earthlink.net
 Property Owner Signature Mark Chapin

Representative Name Kenneth King
 Representative Mailing Address 1602 Laird St.
 Representative Mailing City, State, Zip Key West FL 33040
 Representative Phone Number 305-296-8101
 Representative email Address _____

I Mark Chapin 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 Mark Chapin

The forgoing instrument was acknowledged before me on this 6th day December 2022.

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

Notary Public

Sign name:

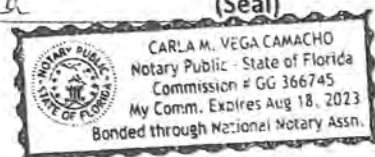
Print name:

Carla M. Vega Camacho

My Commission expires: 08/18/2023

Notary Public-State of Florida

(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 00002120-000100
Account# 1002232
Property ID 1002232
Millage Group 10KW
Location 12 HILTON HAVEN Dr, KEY WEST
Address
Legal Description AMENDED PLAT OF HILTON HAVEN SEC 2 A SUB ON THE ISLAND OF KEY WEST PB2-138 PT TRACT 12 OR688-611/12 OR776-112 OR882-1487/88 OR882-1489 OR1332-1287/1303 OR1576-1842/43 OR2511-392/94 OR2511-395/97 OR2548-2304 OR2555-496/98 OR2555-499/501
(Note: Not to be used on legal documents.)
Neighborhood 6225
Property Class VACANT RES (0000)
Subdivision Amended Plat of Hilton Haven Section No 2
Sec/Twp/Rng 32/67/25
Affordable Housing No

**Owner**

12 HILTON HAVEN ROAD, LLC
 PO Box 2128
 Key West FL 33045

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$0	\$172,530	\$182,679	\$186,062
+ Market Misc Value	\$14,679	\$15,017	\$15,017	\$15,017
+ Market Land Value	\$728,916	\$644,817	\$639,210	\$635,472
= Just Market Value	\$743,595	\$832,364	\$836,906	\$836,551
= Total Assessed Value	\$720,726	\$832,364	\$836,906	\$836,551
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$743,595	\$832,364	\$836,906	\$836,551

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
PERMITTED MULTIFAMILY OPEN WATER (08WP)	7,188.00	Square Foot	58.2	159.2
ENVIRONMENTALLY SENS (000X)	0.03	Acreage	0	0
EASEMENT (000E)	1.00	Lot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1957	1958	1	152 SF	2
SEAWALL	1957	1958	1	240 SF	3
CONCRETE DOCK	1957	1958	1	360 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/25/2011	\$100	Warranty Deed		2511	395	11 - Unqualified	Improved		
2/25/2011	\$100	Warranty Deed		2511	392	11 - Unqualified	Improved		
5/6/1999	\$185,000	Warranty Deed		1576	1842	K - Unqualified	Improved		
5/1/1983	\$67,500	Warranty Deed		882	1489	U - Unqualified	Improved		
5/1/1983	\$67,500	Warranty Deed		882	1487	Q - Qualified	Improved		
11/1/1978	\$96,400	Conversion Code		776	112	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
2021-603	3/31/2021	5/11/2021	\$28,267	Residential	COMPLETE DEMO
03-0675	3/7/2003	9/18/2003	\$1,500	Residential	SANITARY SEWER LINE

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

No data available for the following modules: Buildings, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to determine 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

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Detail by Entity Name

Florida Limited Liability Company
12 HILTON HAVEN ROAD LLC

Filing Information

Document Number	L11000110226
FEI/EIN Number	45-5403058
Date Filed	09/27/2011
Effective Date	09/26/2011
State	FL
Status	ACTIVE

Principal Address

6551 Maloney Ave
#5
Key West, FL 33040

Changed: 04/30/2018

Mailing Address

P.O. Box 2128
Key West, FL 33045

Changed: 04/30/2019

Registered Agent Name & Address

CHAPIN, MARK
3A 12th Avenue
Key West, FL 33040

Name Changed: 04/30/2018

Address Changed: 04/30/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

Chapin, Mark
3A 12th Avenue
Key West, FL 33040

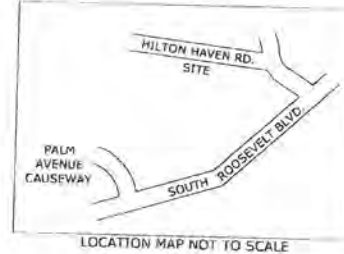
ELEVATIONS SHOWN AS
X.XX REFER TO NGVD 1929
UNLESS OTHERWISE INDICATED

BENCHMARK USED: NGS PID AA0023
STAMPING: KH 1 1959
MARK LOGO: USACE
ELEVATION: 14.27' NGVD29

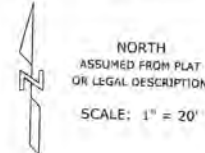
FLOOD ZONE DATA:
COMMUNITY NUMBER: 125129
MAP NUMBER: 12087C-1509K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE: 02/18/05
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 9', NGVD29

MAP OF BOUNDARY SURVEY

PART OF TRACT 12
HILTON HAVEN NO. 2
PLAT BOOK 2, PAGE 138
MONROE COUNTY, FLORIDA



LOCATION MAP NOT TO SCALE



ADDRESS:
12 HILTON HAVEN DRIVE
KEY WEST, FL 33040

BEARING BASE:
N/A FIELD AND DEED MEASURED ANGLES

SURVEYORS NOTE:
SIGNIFICANT CONFLICTING MONUMENTATION HAS BEEN NOTED IN THE
HILTON HAVEN PLATS, PLAT BOOK 2, PAGE 108 AND PAGE 138. THE
SURVEY IS A RETRACEMENT OF PRIOR SURVEY BY NORBY & ASSOCIATES,
INC. DATED NOVEMBER 3, 1999.

LEGAL DESCRIPTION:

On the Island of Key West, Monroe County, Florida and is known as part of Tract 12, HILTON HAVEN NO. 2, according to the plat thereof recorded in Plat Book 2 at Page 138 of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:
COMMENCE at the Northwest corner of the said Tract 12 and run thence Southerly along the westerly boundary of said Tract 12 a distance of 30.80 feet to the Point of Beginning of the parcel of land herein being described; thence with a deflection angle of 92 degrees 33'35" to the left and Easterly 58.20 feet to a point; thence with a deflection angle of 93 degrees 52'33" to the right and Southerly along a chain link fence 171.84 feet to a point on the Southerly boundary line of said Tract 12, said point being 54.19 feet Easterly of the Southwest corner of the said Tract 12 a distance of 54.19 feet to the Southwest corner thereof; thence Northerly along the Westerly boundary line of the said Tract 12 a distance of 169.20 feet back to the Point of Beginning.

CERTIFIED TO:
12 HILTON HAVEN ROAD LLC

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.	
BFP	BACK-FLOW PREVENTER
BO	BLOW OUT
C	CALCULATED
CB	CONCRETE BLOCK
CBW	CONCRETE BLOCK WALL
CI	CURB INLET
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CONC.	CONCRETE
COVD	COVERED
D	DEED
DELTA	DELTA ANGLE
DMH	DRAINAGE MANHOLE
EB	ELECTRIC BOX
EL	ELEVATION
ELEV	ELEVATED
EM	ELECTRIC METER
ENCL	ENCLOSURE
FEE	FINISHED FLOOR ELEVATION
FI	FIRE HYDRANT
FI	FENCE INSIDE
FO	FENCE OUTSIDE
FOL	FENCE ON LINE
GI	GRATE INLET
GL	GROUND LEVEL
GV	GUY WIRE
IF	IRON PIPE
IR	IRON ROD
LE	LOWER ENCLOSURE
LP	LIGHT POLE
LS	LANDSCAPING
M	MEASURED
MHWL	MEAN HIGH WATER LINE
NAVD	NORTH AMERICAN VERTICAL DATUM (1988)
NGVD	NATIONAL GEODETIC VERTICAL DATUM (1929)
OHV	OVERHEAD WIRE
OFFSET	OFFSET
P	PLAT
PC	POINT OF CURVE
PCL	POINT OF COMPOUND CURVE
PCP	PERMANENT CONTROL POINT
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENT
R	RADIUS
ROL	ROOF OVERHANG LINE
ROWL	RIGHT OF WAY LINE
R/W	RIGHT OF WAY
SCO	SANITARY CLEAN-OUT
SMH	SANITARY MANHOLE
SV	SEWER VALVE
TB	TELEPHONE BOX
TBM	TIDAL BENCHMARK
TOR	TOP OF ROAD
TOS	TOP OF SLOPE
TP	TYPICAL
UPC	UTILITY POLE CONCRETE
UPM	UTILITY POLE METAL
UPW	UTILITY POLE WOOD
WD	WOOD DECK
WOF	WOOD FENCE
WL	WOOD LANDING
WH	WATER METER
WV	WATER VALVE

- NOTES:
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
 - LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE OVERLAPS OR HAZARDS. ADJOINING PROPERTIES HAVE BEEN RESEARCHED TO DETERMINE OVERLAPS OR HAZARDS.
 - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
 - ADDITIONS OR OMISSIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
 - MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

SCALE 1" = 20'
FIELD WORK DATE 12/06/21
REVISION DATE -/-
SHEET 1 OF 1
DRAWN BY: GF
CHECKED BY: RER
INVOICE # 2112904

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 477.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUPPLEMENT 1(B) (1) SETBACKS, 1(B)3 (ENCROACHMENTS), 8 (1)B4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
FAX (305) 872-5622