

STAFF REPORT

DATE: September 29, 2015

RE: **1226 South Street (permit application # T15-7599)**

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

An application was received for the removal **of (1) Sea Grape tree**. A site inspection was done on September 23, 2015 and documented the following:

Tree Species: Sea Grape (*Coccoloba uvifera*)









Diameter: **16.8"**

Location: 50% (fighting for space with other large canopy trees, close to structure)

Species: 100% (on protected tree list)

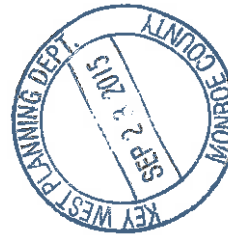
Condition: 50% (fair-trunk with lean and curve, fighting for light,)

Total Average Value = 66%

Value x Diameter = 11 replacement caliper inches

Recommendation: Recommend approval of the removal of one (1) Sea Grape tree at 1226 South Street to be replaced with 11 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted onsite.

Application



7599

Tree Permit Application

Date: 9-22-2015

Please Clearly Print All Information unless indicated otherwise.

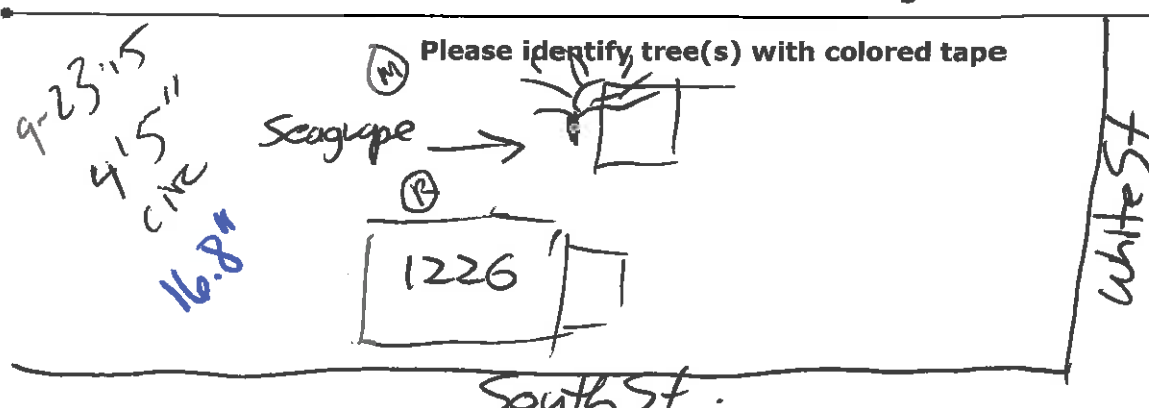
Tree Address 1226 South St.
Cross/Corner Street White St.
List Tree Name(s) and Quantity 1 Sea Grape
Species Type(s) check all that apply () Palm () Flowering (X) Fruit (X) Shade () Unsure
Reason(s) for Application:
☒ **REMOVE** () Tree Health (X) Safety (X) Other/Explain below
() **TRANSPLANT** () New Location () Same Property () Other/Explain below
() **HEAVY MAINTENANCE** () Branch Removal () Crown Cleaning/Thinning () Crown Reduction
Other/Explain This new owner loves all the other gigantic canopy trees and understory native trees in the yard but the Sea Grape threatens the cottage. Its roots grow underneath its canopy grows over the structure.
Reason for Request
Property Owner Name Cynthia Kemery
Property Owner eMail Address
Property Owner Mailing Address 1226 South St.
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (305) 231-9108
Property Owner Signature

Representative Name Kenneth King
Representative eMail Address
Representative Mailing Address 1602 Laid 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.



7599

Tree Representation AuthorizationDate: 9/21/15

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 1226 South St.

Property Owner Name Cynthia Kemeny
Property Owner eMail Address _____
Property Owner Mailing Address 1226 South St.
Property Owner Mailing City Key West State FL Zip 33040
Property Owner Phone Number (305) 231-9108
Property Owner Signature _____

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

I CYNTHIA KEMENY, 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 Cynthia Kemeny

The forgoing instrument was acknowledged before me on this 21 day Sept. 2015.

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

NOTARY PUBLICSign Name: Leri PattinsonPrint Name: Leri PattinsonMy Commission Expires: Apr. 5, 2019

Notary Public - State of Florida (seal)





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

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

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

Alternate Key: 1042145 Parcel ID: 00041470-000000

Ownership Details

Mailing Address:

FORD WILLIAM R 2000 REV TR
3 BEACHWOOD DR
KEY WEST, FL 33040-6207

All Owners:

FORD ANN-FRANCIS B 2000 REV TR T/C, FORD WILLIAM R
2000 REV TR

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

**Section-Township-
Range:** 05-68-25

Property Location: 1226 SOUTH ST KEY WEST

Legal Description: KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 17 SQR 5 TR 19 PB1-34 B OF W C-213 E1-480
OR404-1099/1100 OR1675-1507/09

Click Map Image to open interactive viewer

THIS INSTRUMENT PREPARED BY:
NICHOLAS E. CHRISTIN, ESQUIRE
Wicker, Smith, O'Hara, McCoy, & Ford, P.A.
2800 Ponce de Leon Blvd, Suite 800
Miami, Florida 33134

RETURN TO:
Oscar Rodriguez, Esq.
LAW OFFICES OF OSCAR J. RODRIGUEZ, P.A.
4500 S. LeJeune Road
Coral Gables, Florida 33146

Property Appraisers Parcel
Identification (Folio) Number(s): 00041470-000000
Alternate Key: 1042145

WARRANTY DEED

THIS WARRANTY DEED, executed this 25 day of August, 2015, by ANN-FRANCIS B. FORD, whose address is 1227 Washington Street, Key West, Florida 33040, individually and as Trustee of the ANN-FRANCIS B. FORD 2000 REVOCABLE TRUST under agreement dated July 26, 2000 for the purposes herein expressed, party of the first part, to CYNTHIA KEMENY, a single woman, whose post office address is 1226 South Street, Key West, Florida 33041-6207, second party. (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration to them, in hand paid by the second party, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, her heirs and assigns forever, the following described land situate, lying and being in the County of Monroe, State of Florida (hereinafter called the "Property"), to wit:

On the Island of Key West, and known as Lot 17, in Square 5 of Tract 19, according to a diagram of Tract 19 made by William A. Gwynn and filed by the Tropical Building and Investment Company in Plat Book 1, Page 34, Monroe County Records:

Commencing at a point on South Street 200 feet, 8-1/2 inches from the corner of Tropical Avenue and South Street, and running thence along South Street in a Southwesterly direction 50 feet, 3-3/4 inches; thence Southeasterly 93 feet and 6 inches; thence at right angles in a Northeasterly direction 50 feet, 3-3/4 inches; thence in a Northwesterly direction 93 feet and 6 inches to the place of beginning on South Street.

Page 2 of 3 / Warranty Deed:

Anne-Francis B. Ford Rev. Trust

SUBJECT TO: real property taxes for the current year and subsequent years; conditions, restrictions and limitations of record, however, this provision shall not serve to reimpose conditions, restrictions and limitations which have been barred by operation of law; and applicable zoning ordinances.

ANN-FRANCIS B. FORD, individually and as Trustee, represents that this property does not constitute her homestead property, nor has it ever been her homestead property, nor is it the homestead property of her family, nor is it contiguous thereto.

The party of the second part is hereby vested with full power and authority to either protect, conserve, and to sell, or to lease, or to encumber or otherwise manage and dispose of the real property hereby conveyed.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Individual Acknowledgment Page to Follow

ACKNOWLEDGEMENT INDIVIDUALLY AND AS TRUSTEE FOR THE ANN-FRANCIS B. FORD
2000 REVOCABLE TRUST UNDER AGREEMENT DATED JULY 26, 2000

Signed, sealed and delivered in the presence of:

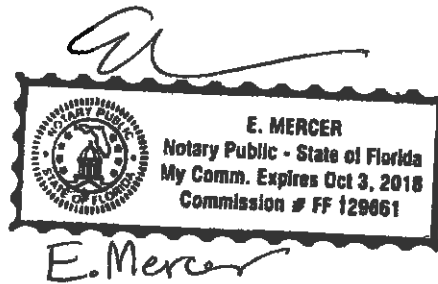
Jean P. Hubicki
Witness Signature
Print name: Jean P. Hubicki

Lynn Kaufert
Witness Signature
Print name: Lynn Kaufert

State of Florida }
County of Monroe }

Ann-Francis B. Ford
Signature

ANN-FRANCIS FORD
Type or Print Name
Individually and as Trustee of the ANN-
FRANCIS B. FORD 2000 REVOCABLE
TRUST under agreement dated July 26, 2000



The foregoing instrument was acknowledged before me this 25 day of August 2015, by ANN-FRANCIS FORD, who is personally known to me or has produced the following as identification: _____

THIS INSTRUMENT PREPARED BY:
NICHOLAS E. CHRISTIN, ESQUIRE
Wicker, Smith, O'Hara, McCoy, & Ford, P.A.
2800 Ponce de Leon Blvd, Suite 800
Miami, Florida 33134

RETURN TO:
Oscar Rodriguez, Esq.
LAW OFFICES OF OSCAR J. RODRIGUEZ, P.A.
4500 S. LeJeune Road
Coral Gables, Florida 33146

Property Appraisers Parcel
Identification (Folio) Number(s): 00041470-000000
Alternate Key: 1042145

WARRANTY DEED

THIS WARRANTY DEED, executed this 25 day of August, 2015, by ANN-FRANCIS B. FORD, whose address is 1227 Washington Street, Key West, Florida 33040, and RICHARDS H. FORD, whose address is 390 North Orange Avenue, Suite 1000, Orlando, FL 32802, individually and as Co-Successor Trustees of the WILLIAM R. FORD 2000 REVOCABLE TRUST under agreement dated July 26, 2000 for the purposes herein expressed, party of the first part, to CYNTHIA KEMENY, a single woman, whose post office address is 1226 South Street, Key West, Florida 33041-6207, second party. (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That the said first party, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration to them, in hand paid by the second party, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, her heirs and assigns forever, the following described land situate, lying and being in the County of Monroe, State of Florida (hereinafter called the "Property"), to wit:

On the Island of Key West, and known as Lot 17, in Square 5 of Tract 19, according to a diagram of Tract 19 made by William A. Gwynn and filed by the Tropical Building and Investment Company in Plat Book 1, Page 34, Monroe County Records:

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SUBJECT TO: real property taxes for the current year and subsequent years; conditions, restrictions and limitations of record, however, this provision shall not serve to reimpose conditions, restrictions and limitations which have been barred by operation of law; and applicable zoning ordinances.

RICHARDS H. FORD and ANN-FRANCIS B. FORD, both individually and as Co-Successor trustees, represent that this property does not constitute their homestead property, nor has it ever been their homestead property, nor is it the homestead property of their family, nor is it contiguous thereto.

The party of the second part is hereby vested with full power and authority to either protect, conserve, and to sell, or to lease, or to encumber or otherwise manage and dispose of the real property hereby conveyed.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Individual Acknowledgment Pages to Follow

ACKNOWLEDGEMENT INDIVIDUALLY AND AS CO-SUCCESSOR TRUSTEE FOR THE
WILLIAM R. FORD 2000 REVOCABLE TRUST UNDER AGREEMENT DATED JULY 26, 2000

Signed, sealed and delivered in the presence of:


Witness Signature

Print Name: RAYMOND WATTS


Signature

RICHARDS H. FORD

Type or Print Name

Individually and as Co-Successor Trustee of
the WILLIAM R. FORD 2000 REVOCABLE
TRUST under agreement dated July 26, 2000


Witness Signature

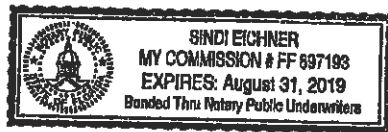
Print Name: Megan Berry

State of Florida

County of ORANGE }

The foregoing instrument was acknowledged before me this 26th day of August 2015, by
RICHARDS H. FORD, who is ☒ personally known to me or ☐ has produced the following
as identification: _____

[SEAL]




Notary Public

Print name: SINDI EICHNER

ACKNOWLEDGEMENT INDIVIDUALLY AND AS CO-SUCCESSOR TRUSTEE FOR THE
WILLIAM R. FORD 2000 REVOCABLE TRUST UNDER AGREEMENT DATED JULY 26, 2000

Signed, sealed and delivered in the presence of:

Jean P. Hubicki
Witness Signature
Print Name: Jean P. Hubicki

Ann-Francis B. Ford
Signature

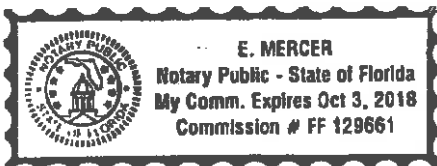
ANNE-FRANCIS B. FORD
Type or Print Name
Individually and as Co-Successor Trustee of
the WILLIAM R. FORD 2000 REVOCABLE
TRUST under agreement dated July 26, 2000

Lynn Kaufert
Witness Signature
Print Name: Lynn Kaufert

State of Florida }
County of Monroe }

The foregoing instrument was acknowledged before me this 25 day of August 2015, by
ANNE-FRANCIS B. FORD, who is personally known to me or has produced the
following as identification: _____

[SEAL]



E. Mercer
Notary Public
Print name: E. Mercer