

STAFF REPORT

DATE: July 27, 2017

RE: **1230 Seminary Street (permit application # T17-8550)**

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 on July 6, 2017 and documented the following:

Tree Species: Royal Poinciana (*Delonix regia*)





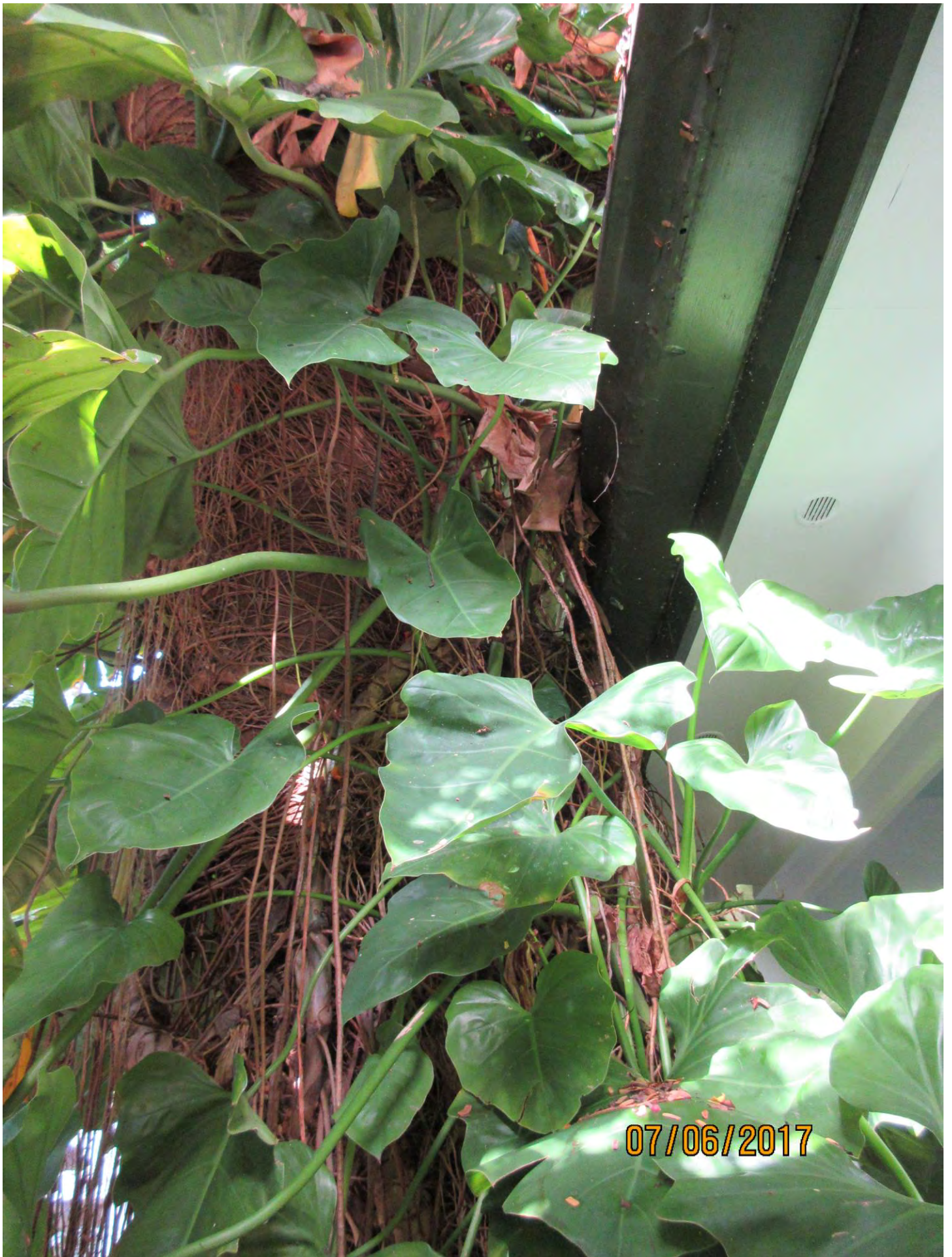


Royal Poinciana

Tamarind













Diameter: 19.4"

Location: 50% (close to house, growing under canopy of larger Tamarind tree)

Species: 100% (on protected tree list)

Condition: 50% (fair, canopy lopsided due to growth under tamarind tree, some decay in canopy)

Total Average Value = 66%

Value x Diameter = 12.8 replacement caliper inches

Due to the large amount of vines on the trunk of the tree, an accurate determination of location and condition value could not be achieved. It appears the tree is very close to the roof of the house structure. The base of the tree could not be clearly observed due to the existing decking.

Application



Canopy-
Removal

8550

Palm-
Removal

8551

Processed
7-27-17

Date: June 22, 2017

Tree Permit Application

Please Clearly Print

All Information unless indicated otherwise.

Tree Address 1230 Seminary Street
Cross/Corner Street Seminary and White Street *triangle palm 5*
List Tree Name(s) and Quantity (1) Royal Poinciana (2) ~~Queen Palm~~
Species Type(s) check all that apply (X) Palm () Flowering () Fruit (X) Shade () Unsure
Reason(s) for Application:

- (X) REMOVE () Tree Health () 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 Poinciana is too large to be growing up under a Tamarind, which will remain.

Property Owner Name Susan Henshaw Jones
Property Owner eMail Address susanhenshawjones@gmail.com
Property Owner Mailing Address 812 Fleming Street Unit 4
Property Owner Mailing City Key West **State** FL **Zip** 33040
Property Owner Phone Number (917) 887 - 5363
Property Owner Signature *[Signature]*

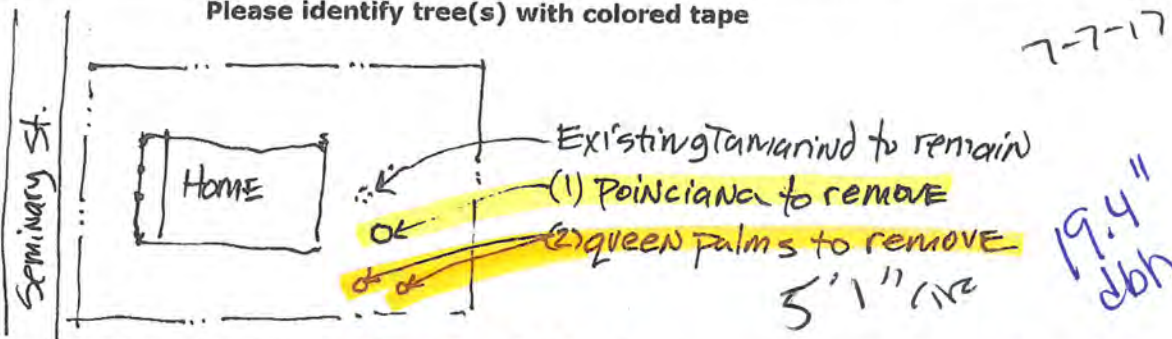
Representative Name John Cole - Shade Tree Services
Representative eMail Address shadetreeservices@yahoo.com
Representative Mailing Address POB 1341
Representative Mailing City Key West **State** FL **Zip** 33040
Representative Phone Number (305) 340 - 8094

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.

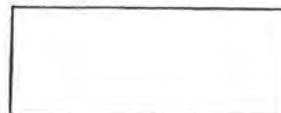
Tree Representation Authorization form attached ()

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

Please identify tree(s) with colored tape



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: 6-19-2017

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 1230 Seminary Street

Property Owner Name Henshaw
Susan Jones

Property Owner eMail Address susanhenshawjones@gmail.com

Property Owner Mailing Address 812 Fleming Street Unit 4

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

Property Owner Phone Number (917) 887 - 5363

Property Owner Signature [Signature]

Representative Name John Cole - Shade Tree Services

Representative eMail Address shadetreeservices@yahoo.com

Representative Mailing Address POB 1341

Representative Mailing City Key West **State** FL **Zip** 33040

Representative Phone Number (305) 340 - 8094

I Susan Henshaw Jones, 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 [Signature]

The forgoing instrument was acknowledged before me on this 22 day June.

By (Print name of Affiant) Susan Henshaw Jones who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

My Commission Expires: 12/26/17

Notary Public - State of Florida (seal)



M. HOLLY BOOTON
MY COMMISSION # FF 070470
EXPIRES: December 26, 2017
Bonded Thru Budget Notary Services

Prepared by and return to:
Susan M. Cardenas
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 17-133
Consideration: \$1,650,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of June, 2017 between John S. Waring, III and J. Sydney Waring, husband and wife whose post office address is 1230 Seminary Street, Key West, FL 33040, grantor, and Susan Henshaw Jones, a married woman whose post office address is 1230 Seminary Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

A parcel of land on the Island of Key West and known as Lot 15, and part of Lots 10 and 16, Block 6, SUBDIVISION OF TRACT 19 BY THE TROPICAL BUILDING AND INVESTMENT COMPANY as recorded in Plat Book 1, Page 34, 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 SW'ly right of way line of Tropical Avenue with the SE'ly right of way line of Seminary Street and run thence SW'ly along the SE'ly right of way line of the said Seminary Street for a distance of 100.47 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Seminary Street for a distance of 72.69 feet; thence SE'ly and at right angles for a distance of 88.0 feet; thence SW'ly and at right angles for a distance of 5.0 feet; thence SE'ly and at right angles for a distance of 5.5 feet; thence NE'ly and at right angles for a distance of 34.06 feet; thence SE'ly and at right angles for a distance of 3.5 feet; thence N'ly with a deflection angle of 92°10'45" to the left for a distance of 43.65 feet; thence NW'ly with a deflection angle of 87°49'15" to the left for a distance of 95.34 feet back to the Point of Beginning.

Parcel Identification Number: 00042070-000000

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimee

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Susan M. Cardenas

[Signature]
Witness Name: Roger Emmons

[Signature] (Seal)
John S. Waring, III

[Signature]
Witness Name: Susan M. Cardenas

[Signature]
Witness Name: Roger Emmons

[Signature] (Seal)
J. Sydney Waring

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 26th day of June, 2017 by John S. Waring, III and J. Sydney Waring, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Susan M. Cardenas

Commission Expires:

10.23.2020





Summary

Parcel ID 00042070-000000
Account # 1042714
Property ID 1042714
Millage Group 10KW
Location 1230 SEMINARY ST, KEY WEST
Address
Legal KW TROPICAL BLDG AND INVESTMENT CO SUB PT LOT 15 & PT LOT 16& PT LOT 10 SQR 8 TR 19
Description PB1-34 G7-387 H1-48 OR522-728 OR1007-25/26R/S OR1047-1666Q/C OR1047-1667/1668
 OR1103- 2291/2292 OR1458-2319/20 OR1782-1959/61(LG)
 (Note: Not to be used on legal documents)
Neighborhood 6157
Property Class SINGLE FAMILY RESID (0100)
Subdivision Tropical Building and Investment Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

WARING JOHN S
 1230 Seminary ST
 Key West FL 33040-3402

WARING SYDNEY H/W
 1230 Seminary ST
 Key West FL 33040-3402

Valuation

| | 2016 | 2015 | 2014 | 2013 |
|----------------------------|------------|------------|-------------|------------|
| + Market Improvement Value | \$278,762 | \$271,277 | \$268,451 | \$275,516 |
| + Market Misc Value | \$24,852 | \$21,629 | \$20,248 | \$20,832 |
| + Market Land Value | \$469,404 | \$604,455 | \$716,501 | \$430,842 |
| = Just Market Value | \$773,018 | \$897,361 | \$1,005,200 | \$727,190 |
| = Total Assessed Value | \$730,457 | \$725,379 | \$719,622 | \$708,987 |
| - School Exempt Value | (\$25,000) | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value | \$705,457 | \$700,379 | \$694,622 | \$683,987 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 6,940.56 | Square Foot | 73 | 95 |

Buildings

| | | | |
|-----------------------|------------------|--------------------------|-------------------------------------|
| Building ID | 3296 | Exterior Walls | ABOVE AVERAGE WOOD with 3% WD FRAME |
| Style | | Year Built | 1943 |
| Building Type | S.F.R. - R1 / R1 | Foundation | WD CONC PADS |
| Gross Sq Ft | 3859 | Roof Type | IRR/CUSTOM |
| Finished Sq Ft | 1911 | Roof Coverage | METAL |
| Stories | 3 Floor | Flooring Type | CONC S/B GRND |
| Condition | GOOD | Heating Type | FCD/AIR DUCTED with 0% NONE |
| Perimeter | 293 | Bedrooms | 3 |
| Functional Obs | 0 | Full Bathrooms | 2 |
| Economic Obs | 0 | Half Bathrooms | 1 |
| Depreciation % | 30 | Grade | 650 |
| Interior Walls | WALL BD/WD WAL | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| OPX | EXC OPEN PORCH | 339 | 0 | 0 |
| DUF | FIN DET UTILIT | 60 | 0 | 0 |
| FAT | FINISHED ATTIC | 640 | 0 | 0 |
| FLA | FLOOR LIV AREA | 1,911 | 1,911 | 0 |
| OUU | OP PR UNFIN UL | 102 | 0 | 0 |
| OPF | OP PRCH FIN LL | 164 | 0 | 0 |
| PTO | PATIO | 643 | 0 | 0 |
| TOTAL | | 3,859 | 1,911 | 0 |

Karen DeMaria

From: John Cole <shadetreeservices@yahoo.com>
Sent: Thursday, June 22, 2017 2:24 PM
To: Karen DeMaria
Subject: Fw: 1230 Seminary Street, Sydney Waring Tree Application
Attachments: Sydney Waring-Tree application.pdf

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, June 20, 2017, 1:11 PM, Tamara Alvarez <coordinator@craigreynolds.net> wrote:

John,

Here it the Tree Application signed from the current owner, Sydney Waring. The other two forms from the buyer/soon to be new owner should be here tomorrow.

All the best,

Tamara Alvarez

Coordinator

Craig Reynolds Landscape Architecture

www.craigreynolds.net

[305-292-7243](tel:305-292-7243)



Tree Representation Authorization

Date: June 20th 2017

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 1230 Seminary Street

Property Owner Name Sydney Waring

Property Owner eMail Address coordinator@craigreynolds.net

Property Owner Mailing Address 1230 Seminary Street

Property Owner Mailing City Key West State FL Zip 33040

Property Owner Phone Number (305) 394 - 2713

Property Owner Signature [Signature]

Representative Name John Cole, Shade Tree Services

Representative eMail Address shadetreeservices@yahoo.com

Representative Mailing Address PO Box 1341

Representative Mailing City Key West State FL Zip 33040

Representative Phone Number (305) 340 - 8094

I Sydney Waring, 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 [Signature]

The forgoing instrument was acknowledged before me on this 20th day June 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: Ayn Lewis

Notary Public - State of Florida (seal)

Print Name: Ayn Lewis

My Commission Expires: May 2, 2021

