

STAFF REPORT

DATE: October 30, 2018

RE: **649 William Street (permit application # T2018-0050)**

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

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

Tree Species: Almond (*Terminalia catappa*)



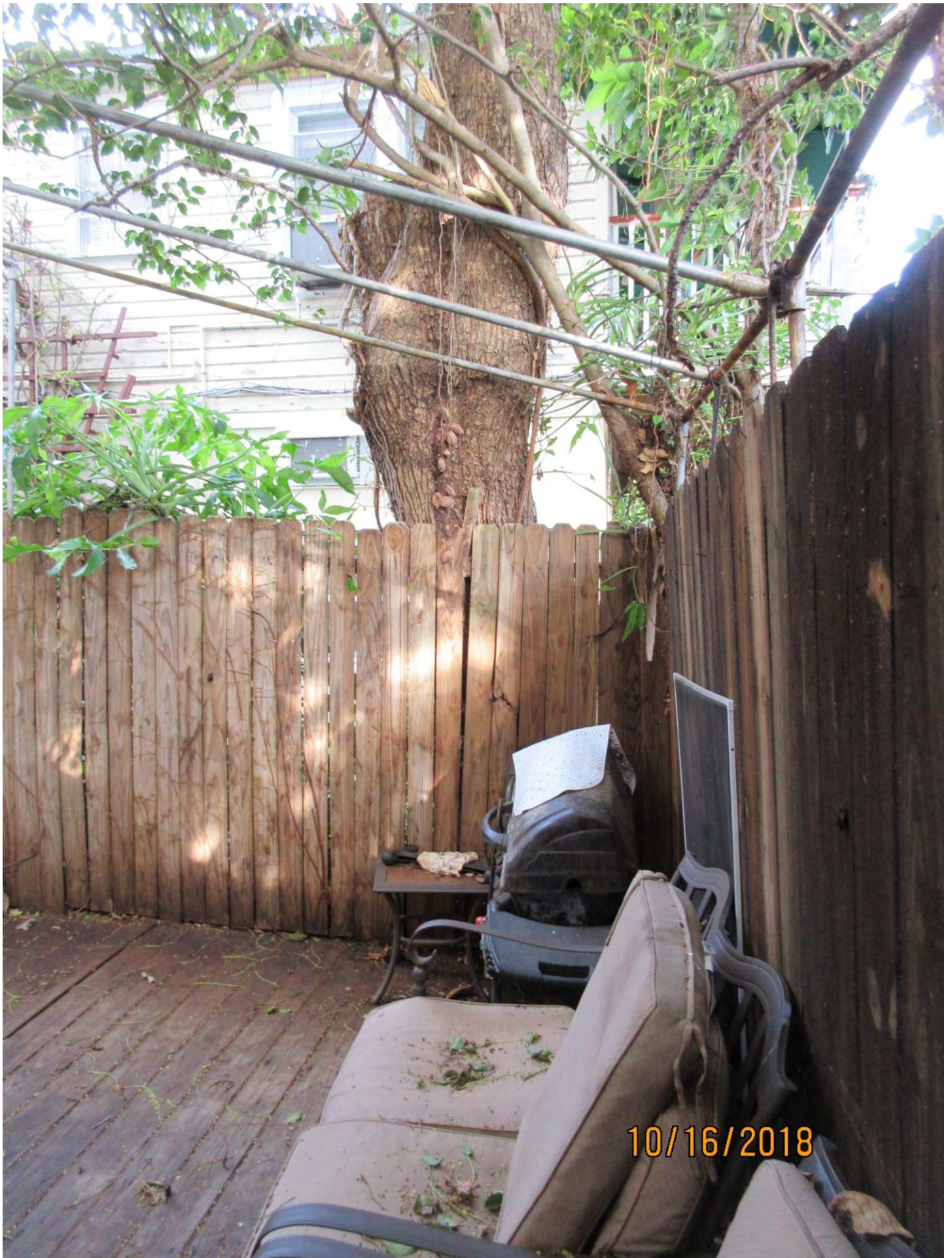












Diameter: 26" - 24" = 2" dbh

Location: 60% (close to fence and structures)

Species: 0% (on the not protected tree list)

Condition: 50% (fair to poor structure-one sided canopy)

Total Average Value = 36%

Value x Diameter = 0.7 replacement caliper inches

Recommendation: Recommend approval of the removal of one (1) Almond tree at 649 William Street to be replaced with 0.7 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted on site.

Application



CANOPY
REMOVAL

2018-0050

canopy
trim

2018-0076

Date: 10/2/2018

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise.

Tree Address 649 WILLIAM ST.
Cross/Corner Street WINDSOR LANE
List Tree Name(s) and Quantity ONE LARGE ALMOND (PECAN) TREE ?
Species Type(s) check all that apply () Palm () Flowering () Fruit () Shade () Unsure
Reason(s) for Application:
() REMOVE () Tree Health () Safety () Other/Explain below
() TRANSPLANT () New Location () Same Property () Other/Explain below
() HEAVY MAINTENANCE () Branch Removal () Crown Cleaning/Thinning () Crown Reduction
Other/Explain EXTREMELY LARGE TREE WITH A SERIOUS LEAN
WITHIN FEET OF A TWO STORY STRUCTURE. TREE
Reason for Request WAS ROCKING DURING THE HURRICAN AS REPORTED
BY ADJACENT NEIGHBOR JUST 10' AWAY. TREE
EXTENDS OVER THE SUBJECT BLDG'S ROOF.
Property Owner Name 649 WILLIAM, LLC, FRED TILMAN, MANAGING OWNER
Property Owner eMail Address OWNER'S ADDRESS - 314 DUVAL ST, KEY WEST
Property Owner Mailing Address KEY WEST **State** FL **Zip** 33040
Property Owner Mailing City KEY WEST
Property Owner Phone Number (305) 923-4913 (305-923-4913)
Property Owner Signature Fred Tilman, MGR
EMAIL - CAPTFREET@AOL.COM
Representative Name _____
Representative eMail Address _____
Representative Mailing Address _____
Representative Mailing City _____ **State** _____ **Zip** _____
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.

Tree Representation Authorization form attached ()

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

Please identify tree(s) with colored tape

SEE ATTACHED PHOTOS & PROPERTY SITE PLAN

7ft cive
26" dbh
24" dbh
2" dbh
Add heavy
trim S&S rope
at sidewalk

If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

Karen DeMaria

From: rjcapas@aol.com
Sent: Tuesday, October 2, 2018 1:14 PM
To: Karen DeMaria
Cc: captfredt@aol.com
Subject: Tree Application | 649 William Street
Attachments: 649 William Tree Application Package 10-2-2018.pdf

Hello Karen,

Natalie in the Planning Department directed us to your office regarding Tree Commission business. I attach an application for a possible Tree Removal at a property located at 649 William Street. The application is in the owner's name: 649 William, LLC, Fred Tillman, managing partner.

The summary has Fred's contact information, however as his broker, I may be easier to reach regarding any questions with the attached information.

Look forward to hearing from you and gladly help schedule a site visit as your time permits. There is a serious situation there with a leaning tree that could fall over with the next storm. Anxious for your review of the matter so Fred can act accordingly.

Many thanks,

Ray
305.587.3483

Raymond J. Capas | 305.587.3483 | Realtor | Broker.Associate

Berkshire Hathaway Knight & Gardner Realty | 336 Duval Street, Key West, FL 33040

Tree Removal Discussion– 649 William Street 10-2-2018

ADDITIONAL NOTES:

- This Peacon or Almond tree is situated between two neighboring buildings. Its base sits predominantly on the applicant's 649 William property.
- As it angles up towards the building, its several main core branches are at the roof level of the two story conch structure, which is a 6 unit apartment building.
- Two serious concerns as follows:
 - o The photos show the branches are hitting the roof and extend well over the single story addition
 - o The winds from Irma caused roof soffett damage from the branches.
 - o The angle of the lean of the main trunk is quite serious & at a point where the weight from the top could push the tree over onto or into, the building.
- The root system of the tree probably has grown around a large cistern that sits right up against it. It is questionable whether the tree has a sound foundation as a result.
- During the hurricane, the neighbor reported that the entire tree was actually rocking back and forth, probably from the saturated soil from the rain & possible compromised roof system. It settled at a greater angle toward my building. a
- If the tree falls over in the next storm, the size and weight of it will seriously crush the building and anyone who might be in residence.
- .
- Let me know when you would like to do a site inspection so we can resolve these concerns before the next storm shows up.

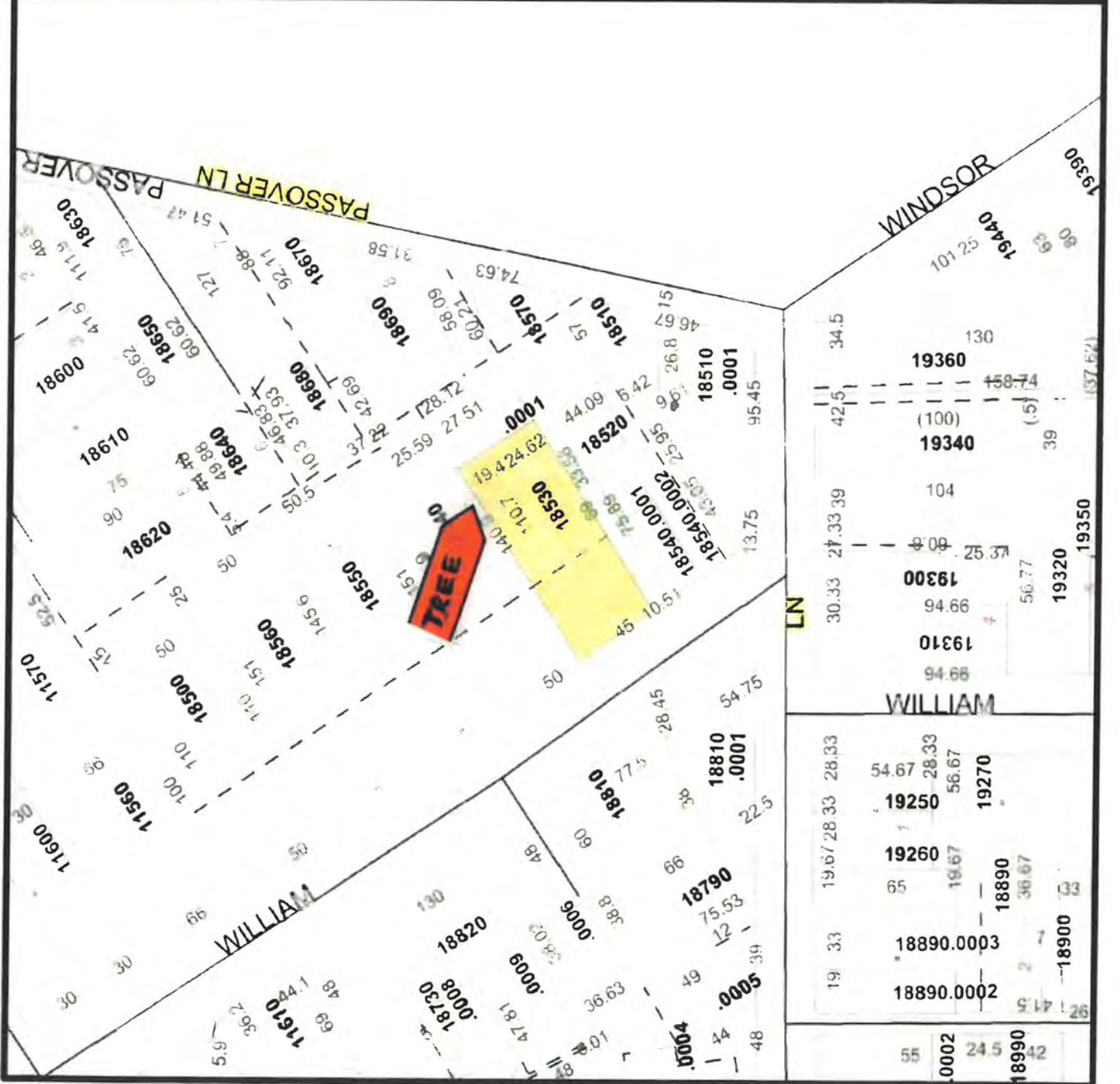
Many thanks – Fred Tillman 305.923.4913

Ervin A Higgs, CFA
Monroe County
Property Appraiser






649 WILLIAM STREET

Real Estate Number
Parcel Lot Text
Dimension Text
Subdivision Text
Block Text
Hooks_Leads
Lot Lines
Road Names
Road Names2
Road Centerlines
Water Names
Parcels
Shading

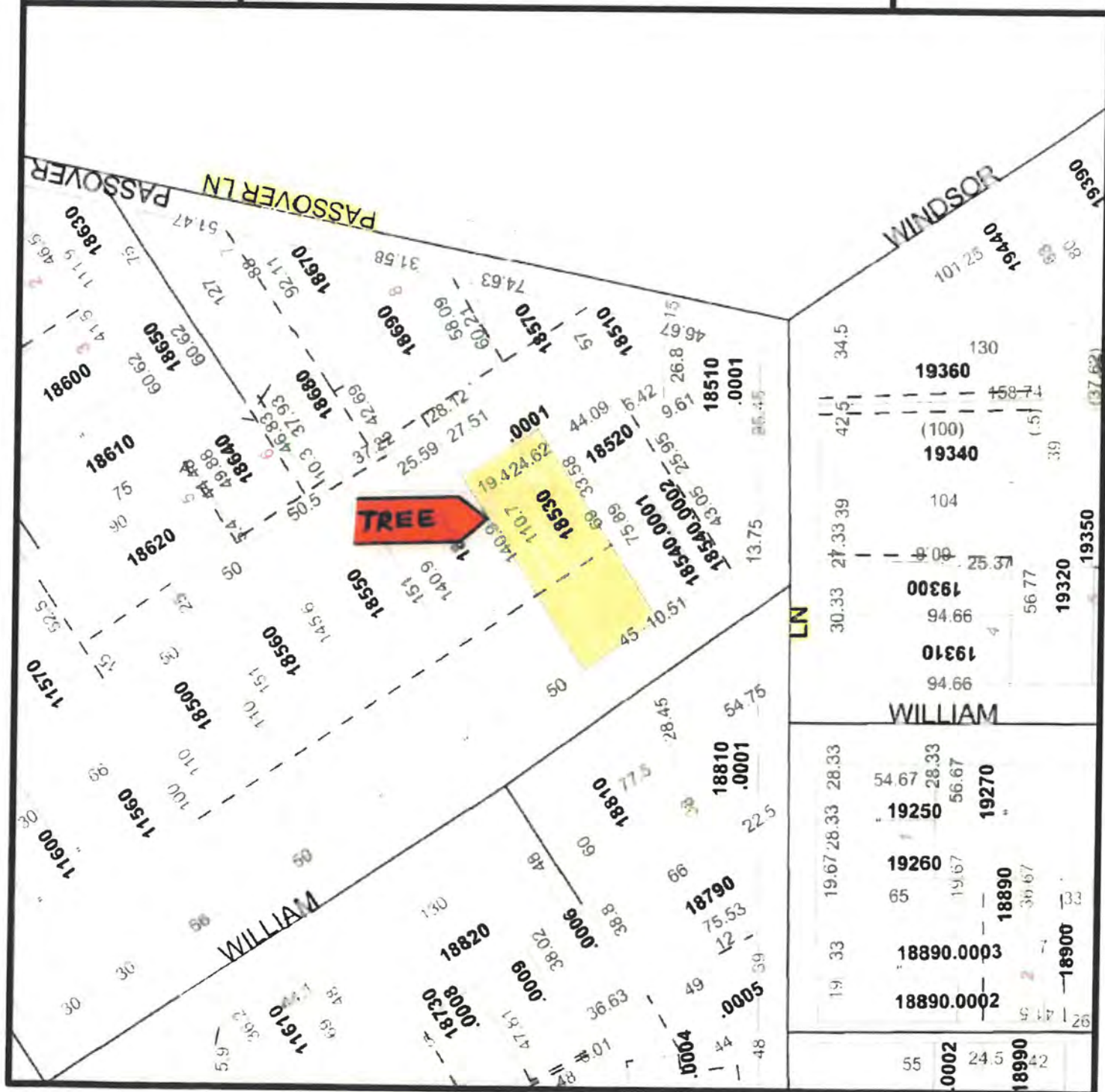
1 in. = 65.3 feet



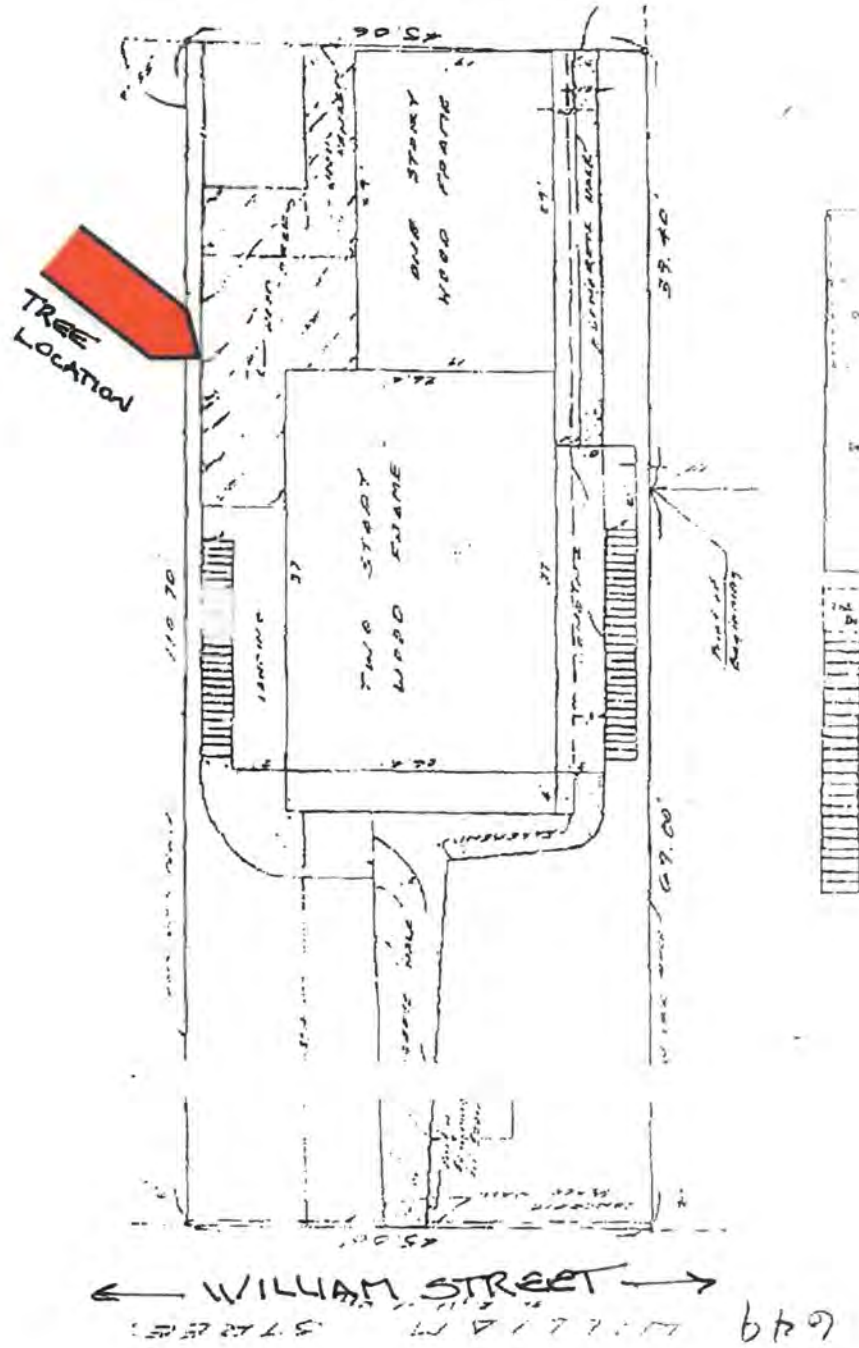
649 WILLIAM STREET

Real Estate Number	
Parcel Lot Text	
Dimension Text	
Subdivision Text	
Block Text	
Hooks_Leads	
Lot Lines	
Road Name's	
Road Name's2	
Road Centerlines	
Water Names	
Parcels	
Shedline	

1 in. = 65.3 feet



LAND SURVEY









Karen DeMaria

From: plumview <plumview@gmail.com>
Sent: Monday, October 22, 2018 2:34 PM
To: Karen DeMaria
Subject: 649 Williams Street

Hello Karen,

This is to notify you that I am in the process of purchasing this property from Fred Tillman and plan on closing on October 30th.

Once I close I will send you a copy of the deed so you have my information for the meeting scheduled on November 13th.

My phone number is 401-640-2551

Thanks you

Fern Malouin

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ascs

Karen DeMaria

From: plumview <plumview@gmail.com>
Sent: Tuesday, October 30, 2018 4:32 PM
To: Karen DeMaria
Subject: Fwd: Deed...
Attachments: Warranty Deed.pdf

Hello Karen
I will be attending this meeting
Thanks

----- Forwarded message -----

From: Anne Barnett <keywest4sale@gmail.com>
Date: Tue, Oct 30, 2018 at 2:53 PM
Subject: Deed...
To: Fern Malouin <plumview@gmail.com>

Anne Barnett, *Licensed Real Estate Broker/Southernmost Island Realty*
State-Certified General Real Estate Appraiser 1445
Certified International Property Specialist (CIPS)
Chair of the North Florida Global Council 2013 and 2014
Phone: 305-395-1910
Email: Keywest4sale@gmail.com

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ascs

Prepared by and return to:
Erica Hughes Sterling
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 62-18.00460 EC
Purchase Price: \$850,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of October, 2018 between 649 William, LLC, a Florida limited liability company whose post office address is 314 Duval Street, Key West, FL 33040, grantor, and Fernand Malouin, Trustee of the Fernand Malouin Trust dated May 25, 2005 whose post office address is 1317 Whitehead 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, Monroe County, Florida; said parcel of land being described as follows:

COMMENCE at the intersection or the NE'ly right of way line (ROWL) of William Street with the Northerly ROWL of Windsor Lane and run thence NW'ly along the ROWL of the said William Street for a distance of 16.75 feet; thence NE'ly and at right angles for a distance of 18.00 feet; thence SE'ly and at right angles for a distance of 3.00 feet; thence NE'ly and at right angles for a distance of 14.42 feet; thence SE'ly and at right angles for a distance of 3.40 feet; thence NE'ly and at right angles for a distance of 9.30 feet; thence NW'ly and at right angles for a distance of 3.40 feet; thence NE'ly and at right angles for a distance of 27.28 feet; thence NW'ly and at right angles for a distance of 51.50 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence NE'ly and at right angles for a distance of 39.40 feet; thence NW'ly along a line deflected 87°05' to the left for a distance of 45.06 feet; thence SW'ly along a line deflected 92°55' to the left for a distance of 110.70 feet to the NE'ly ROWL of the said William Street; thence SE'ly along the NE'ly ROWL of the said William Street for a distance of 45.00 feet; thence NE'ly and at right angles for a distance of 69.00 back to the POINT OF BEGINNING.

Parcel Identification Number: 00018530-000000

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed does NOT constitute the Homestead property of the Grantor, as defined under the Florida Constitution.

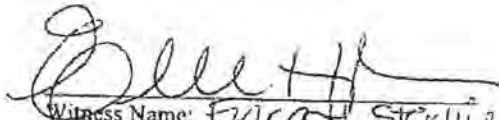

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

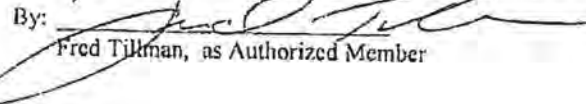
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in our presence:


Witness Name: Eric H. Sterling

Witness Name: MARY E. TURSO

649 William, LLC, a Florida limited liability company

By: 
Fred Tillman, as Authorized Member

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 30th day of October, 2018 by Fred Tillman, as Authorized Member of 649 William, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: MARY E. TURSO
My Commission Expires: 5/16/21