

# STAFF REPORT

DATE: October 27, 2015

RE: **2717 Staples Avenue (permit application # T15-7644)**

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

An application was received for the removal **of (1) Mahogany tree**. A site inspection was done on October 26, 2015 and documented the following:

1. Tree Species: Mahogany (Swietenia mahagoni)















Diameter: **14.6"**

Location: 80%

Species: 100% (on protected tree list)

Condition: 40% (fair to poor-root system has been cut and previously damaged, some decay in structural roots, surface roots completely missing in one quadrant-structure of some sort existed in this area, old cuts in canopy, included bark in canopy)

Total Average Value = 73%

**Value x Diameter = 10.6 replacement caliper inches**

**Recommendation: Recommend approval of the removal of one (1) Mahogany tree at 2717 Staples Avenue to be replaced with 10.6 caliper inches of dicot or fruit trees from approved list, FL#1, to be planted onsite.**

# Application



7644

# Tree Permit Application

Date: 10/26/15

Please Clearly Print All Information unless indicated otherwise.

**Tree Address** 2717 STAPLES AVE  
**Cross/Corner Street** TENTH & STAPLES  
**List Tree Name(s) and Quantity** 1- Mahogany  
**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

**Additional Information and Explanation** Building a NEW House  
old House DEMOL

**Property Owner Name** CRAIG + CHERYL CATES  
**Property Owner eMail Address** CATESAuto@AOL.COM  
**Property Owner Mailing Address** 3405 Eagle Ave  
**Property Owner Mailing City** Key West **State** FL **Zip** 33040  
**Property Owner Phone Number** (305) 587-0587  
**Property Owner Signature** [Signature]

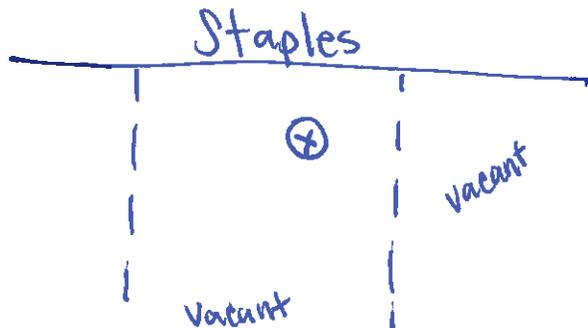
**Representative Name** \_\_\_\_\_  
**Representative eMail Address** \_\_\_\_\_  
**Representative Mailing Address** \_\_\_\_\_  
**Representative Mailing City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Representative Phone Number** (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

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 ( )

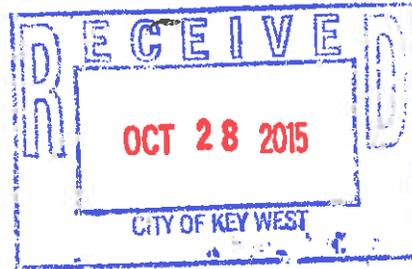
<<<< Sketch location of tree in this area including cross/corner Street >>>>

Please identify tree(s) with colored tape



10-26-15  
 3'10" circ  
 14.6" dbh

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



PREPARED BY AND RETURN TO:  
RICHARD M. KLITENICK, ESQ.  
RICHARD M. KLITENICK, P.A.  
1009 SIMONTON STREET  
KEY WEST, FL 33040  
305-292-4101  
FILE NUMBER: RE15-059  
RECORDING FEE: \$18.50  
DOCUMENTARY STAMPS PAID: \$2,030.00

[Space above this line for recording data]

## WARRANTY DEED

THIS WARRANTY DEED is made on this 23<sup>rd</sup> day of October, 2015, between T.D.J. DEVELOPMENTS & PROPERTIES, INC., a Florida corporation, whose address is 2908 Harris Avenue, Key West, FL 33040 (hereinafter referred to as 'Grantor'), and CRAIG & CHERYL CATES, husband and wife, whose address is 3405 Eagle Avenue, Key West, FL 33040 (hereinafter collectively referred to as "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 TWO HUNDRED NINETY THOUSAND & 00/100<sup>ths</sup> DOLLARS (\$290,000.00) and other good and valuable consideration 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, bearing the street address of 2717 Staples Avenue, Key West, FL 33040, and more particularly described as:

LOT 21, BLOCK 3, CORAL REEF ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS

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

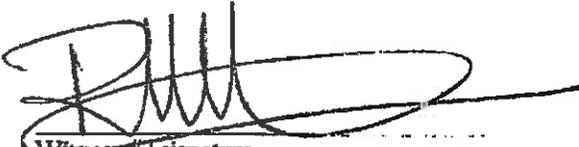
To Have and to Hold, the same in fee simple forever.

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, 2014, and those items listed above.

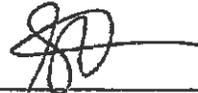
In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

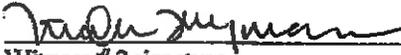


Witness #1 signature  
Print name: RICHARD M. KLITENICK

T.D.J. DEVELOPMENTS & PROPERTIES, INC., a Florida corporation



By: \_\_\_\_\_  
Steadman D. Jackson, President

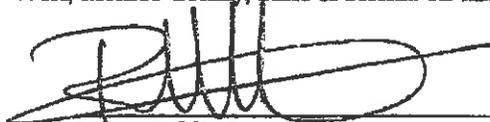


Witness #2 signature  
Print name: NICOLE TWYMAN

STATE OF FLORIDA  
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, STEADMAN D. JACKSON, who is personally known to me; or, who produced N/A as identification, to be the same person who is the named corporate principal Grantor in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed, with all requisite corporate authority.

WITNESS my hand and Official Seal at Key West, Monroe County, State of Florida on this 23<sup>rd</sup> day of October, 2015.



Notary Public-State of FL  
Commission Expires: 11-11-2016

(STAMP/SEAL)

