



AGENDA ITEM #

City of Key West Tree Commission

Tree Permit Application

PO Box 1409  
Key West, FL 33040  
Phone: 305-809-3764  
Fax: 305-809-3978

605

Home/Property Owner: HABITAT FOR HUMANITY INC. Date: JULY 5, 2012

KEY WEST  
LOWER KEYS,

Mailing Address: P.O. Box 5873 KEYWEST, FL 33045

Owner Signature: Frank Mor ED / AGENT Owner Ph#: (305) 407-4070 cell

Represented by: \_\_\_\_\_ Rep. Ph#: ( ) 294-9006 OFFICE

Represented by mailing address: \_\_\_\_\_

**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.**  
A letter of representation from the owner must accompany this application if the owner is unable to attend.

Letter of Representation ( )

Tree(s) Address: 1 AVO CADO  
716 E. LYNNE - SEE SURVEY Cross/Corner Street: TREES ARE AT BACK OF PROPERTY ALONG E. SIDE OF PEARL.

Common Name(s): 6 - COCONUT PALM  
1 - WASHINGTONIA PALM Scientific Name(s): \_\_\_\_\_  
2 - SHEFFLERIA

Species Type(s) {check all that apply}:  Palm ( ) Flowering ( ) Fruit ( ) Shade

Reason(s) for Application {check all that apply}:  
 REMOVE ( ) TRANSPLANT ( ) HEAVY MAINTENANCE  
( ) Tree Health ( ) New Location ( ) Branch Removal  
 Safety ( ) Same Property ( ) Crown Cleaning/Thinning  
( ) Other / Explain ( ) Other / Explain ( ) Crown Reduction

Reason(s) for request:  
THE COCONUT PALMS ARE GROWING INTO ELECTRICAL LINE ON PEARL.  
THE WASHINGTONIAN + SHEFFLERAS ARE OVERTALL AND STORM HAZARDS.  
THE AVO CADO HAS TERMITES.  
A HARC APPROVED PICKET FENCE IS PLANNED ON THE PERIMETER

Replacement plant material must be Florida Grade #1. Replacement of a palm with a native palm is required. Replacement of a canopy tree with a native canopy tree is required. If you need assistance with replacements, please call the Landscape Department at 305-809-3764.





Doc# 1857650 11/08/2011 4:05PM  
Filed & Recorded in Official Records of  
NONROE COUNTY DANNY L. KOLHAGE

LEASE  
BETWEEN Doc# 1857650  
Bk# 2541 Pg# 896

THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FLORIDA

"LESSOR"

AND

HABITAT FOR HUMANITY OF KEY WEST AND  
LOWER FLORIDA KEYS, INC.

"LESSEE"

FOR PROPERTY LOCATED AT

712, 714 AND 716 EISENHOWER DRIVE AND 703 AND 705 PEARL STREET

KEY WEST, FLORIDA

DATED NOVEMBER 3, 2011

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Bk# 2541 Pg# 897

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**OCCUPANCY AGREEMENT AND GROUND LEASE**

THIS Agreement and Lease made and entered into on this 3<sup>rd</sup> day of November, 2011 by and between THE HOUSING AUTHORITY OF THE CITY OF KEY WEST, FLORIDA, a public body, corporate and politic, created and organized pursuant to and in accordance with the provisions of Housing Authorities Law, codified as Chapter 421, Florida (referred to as the "Lessor" or "Owner") and HABITAT FOR HUMANITY OF KEY WEST AND LOWER FLORIDA KEYS, INC., a Florida non-profit corporation (referred to as the "Lessee" or "Occupant").

**RECITALS**

WHEREAS, Lessor is the owner in fee simple of the property located at what is now known as 712, 714 and 716 Eisenhower Drive and 703 and 705 Pearl Street, Key West, Monroe County, Florida 33040; RE #00023300-000000 including 11 residential units, in addition to the easement property described in that certain easement granted by the City of Key West for the benefit of the foregoing property, recorded at Official Records Book 2526 at Page 884 (the fee simple property and easement property shall hereinafter be referred to as "Property"), and the Property being more particularly described in the attached Exhibit A;

WHEREAS, it is Lessor's intent, together with the Monroe County Comprehensive Plan Land Authority, that the Property be rehabilitated and used to provide affordable housing for Key West;

WHEREAS, Lessee desires to use the Property for rental use of the existing housing units for qualified tenant occupants as affordable housing;

WHEREAS, in order to preserve the affordability of the Units to be developed on the Property, Lessor desires to lease the Property to Lessee for ninety-nine (99) years, subject to the Affordable Restrictions as set forth and further defined herein; and

NOW THEREFORE, in consideration of the mutual covenants and obligations contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**ARTICLE I**

**Definitions**

"Affordable Housing Unit" shall mean a residential housing unit that meets the moderate or lesser income requirements set forth in applicable sections of the Key West Land Development Regulations and Florida Statutes section 380.0666(3), as may be amended from time to time without limitation and also supplemented with Lessor's own regulations in Lessor's complete business and governmental prerogatives, said restrictions to encumber the Property for the term of the ninety-nine (99) year lease. The singular



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 **No Name History**

**Detail by Entity Name**

**Florida Non Profit Corporation**

HABITAT FOR HUMANITY OF KEY WEST AND LOWER FLORIDA KEYS, INC.

**Filing Information**

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**Event Effective Date** NONE

**Principal Address**

30320 OVERSEAS HWY  
BIG PINE KEY FL 33043 US

Changed 04/29/2005

**Mailing Address**

30320 OVERSEAS HWY  
BIG PINE KEY FL 33043 US

Changed 04/29/2005

**Registered Agent Name & Address**

MOSS, MARK  
30320 OVERSEAS HIGHWAY  
BIG PINE KEY FL 33043 US

Name Changed: 04/11/2011

Address Changed: 03/31/2006

**Officer/Director Detail**

**Name & Address**

Title D

LEAMARD, WARREN  
2300 HARRIS AVENUE  
KEY WEST FL 33040

Title ED