

# STAFF REPORT

DATE: February 21, 2024

RE: 1314 Whalton Street (permit application # T2024-0059)

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

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

Tree Species: Spanish Lime (*Melicoccus bijugatus*)



Photo showing location of tree.





Photo of whole tree.





Photo of tree trunk, view 1.





Photo of tree trunk, view 2.





Two photos of canopy trunks and branches, view 1.







Photo of canopy trunks.





Photo of tree trunk, view 3.





Closeup photo of fungal growths in trunk.





Photo of fungal growth in trunk.





Photo of base of tree, view 1.





Photo of base of tree, view 2.

Diameter: 26.7"

Location: 70% (growing in backyard, visible from side street-corner property.)

Species: 100% (on protected tree list)

Condition: 20% (overall condition is very poor, half of tree is dead, two different fungi observed growing from tree.)

Total Average Value = 63%

Value x Diameter = 16.8 replacement caliper inches



# Application





T2024-0059

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 2-14-2024

Tree Address 1314 Whalton St  
Cross/Corner Street Seminole St.  
List Tree Name(s) and Quantity 1 Spanish Lime tree

Reason(s) for Application:

- Remove  Tree Health  Safety  Other/Explain below
- Transplant  New Location  Same Property  Other/Explain below
- Heavy Maintenance Trim  Branch Removal  Crown Cleaning/Thinning  Crown Reduction

Additional Information and Explanation

The tree has been in a decline for years, last summer's heat and lack of rain did it in. Much of the tree is dead.

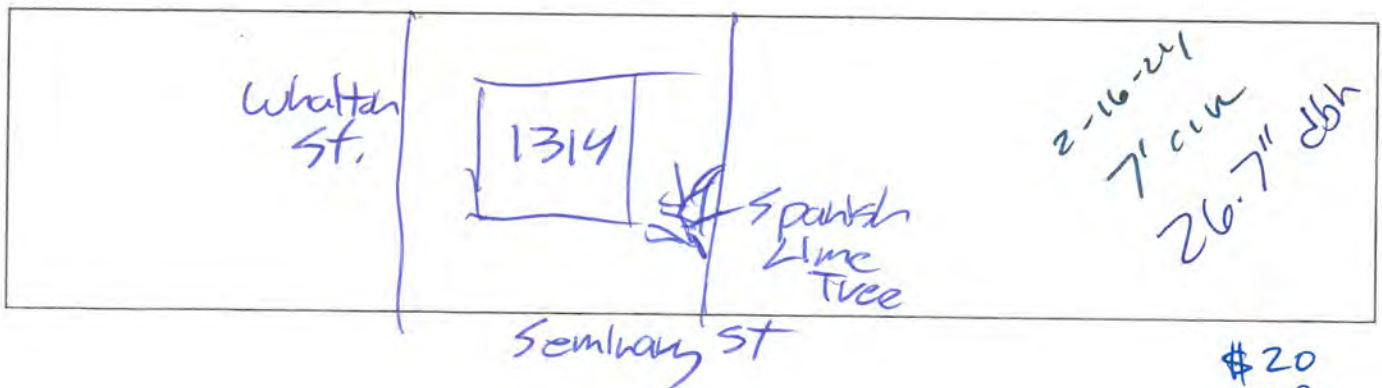
Property Owner Name Jennifer Resor  
Property Owner email Address Jakin7402@gmail.com  
Property Owner Mailing Address 1314 Whalton St.  
Property Owner Phone Number 828-551-4561  
Property Owner Signature \_\_\_\_\_

\*Representative Name Kenneth King  
Representative email Address \_\_\_\_\_  
Representative Mailing Address 1602 Caldwell St.  
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.

As of August 1, 2022, application fees are required. See back of application for fee amounts.

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.



\$20  
50  
---  
\$70



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TK



### Tree Representation Authorization

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.

Date 2/13/2024

Tree Address 1314 Whalton St

Property Owner Name Jennifer Resor

Property Owner Mailing Address 1314 Whalton St

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

Property Owner Phone Number 828-551-4561

Property Owner email Address Jakin7402@gmail.com

Property Owner Signature [Signature]

Representative Name Kenneth King

Representative Mailing Address 1602 Laurel St

Representative Mailing City, State, Zip Key West FL 33040

Representative Phone Number 305-296-8101

Representative email Address \_\_\_\_\_

I Jennifer Resor 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 if there are any questions or need access to my property.

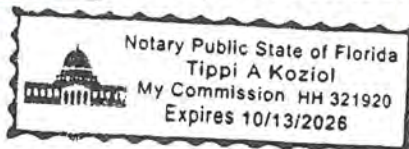
Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 13th day February, 2024.  
By (Print name of Affiant) \_\_\_\_\_ who is personally known to me or has produced  
FL DL as identification and who did take an oath.

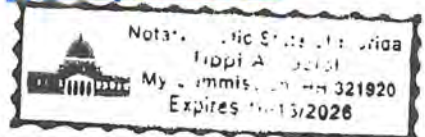
Notary Public

Sign name: [Signature]  
Print name: Tippi A. Koziol

My Commission expires: 10-13-24 Notary Public-State of \_\_\_\_\_



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FEB 13 2024  
TK





# Monroe County, FL

## Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

Parcel ID 00040340-000000  
 Account# 1041050  
 Property ID 1041050  
 Millage Group 10KW  
 Location 1314 WHALTON St, KEY WEST  
 Address  
 Legal KW GEORGE W NICHOLS SUB PB1-42 ALL LOT 5 SQR 2 TR 18 PT LOT 6 G58-  
 Description 506/507 G59-17/18 OR599-639 OR901-677 OR946-2466 OR957-1438/39 OR999-  
 2100/01 OR1391-1648/49 OR1394-2047/48 OR1675-1099/1102 OR2603-936/39  
 OR3006-2219 OR3052-0377 OR3052-379 OR3052-0381 OR3052-0383 OR3052-  
 0385 OR3052-0387  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision George W Nichols Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



## Owner

RESOR III JOSEPH T  
 1314 Whalton St  
 Key West FL 33040

RESOR JENNIFER  
 1314 Whalton St  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$977,153	\$887,505	\$237,918	\$246,832
+ Market Misc Value	\$42,575	\$42,310	\$3,844	\$7,426
+ Market Land Value	\$1,368,576	\$1,032,134	\$678,586	\$627,264
= Just Market Value	\$2,388,304	\$1,961,949	\$920,348	\$881,522
= Total Assessed Value	\$2,003,721	\$1,945,361	\$920,348	\$834,239
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$1,978,721	\$1,920,361	\$920,348	\$881,522

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,032,134	\$887,505	\$42,310	\$1,961,949	\$1,945,361	\$25,000	\$1,920,361	\$16,588
2021	\$678,586	\$237,918	\$3,844	\$920,348	\$920,348	\$0	\$920,348	\$0
2020	\$627,264	\$246,832	\$7,426	\$881,522	\$834,239	\$0	\$881,522	\$0
2019	\$668,197	\$179,601	\$8,896	\$856,694	\$758,399	\$0	\$856,694	\$0
2018	\$642,929	\$162,612	\$9,030	\$814,571	\$689,454	\$0	\$814,571	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	6,480.00	Square Foot	69.38	90



**Buildings**

Building ID	3154	Exterior Walls	CUSTOM
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2020
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1827	Roof Type	GABLE/HIP
Finished Sq Ft	1815	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	174	Bedrooms	3
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	1
Depreciation %	2	Grade	650
Interior Walls	PLASTER	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,815	1,815	218
OPU	OP PR UNFIN LL	12	0	14
<b>TOTAL</b>		<b>1,827</b>	<b>1,815</b>	<b>232</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CARPORT	2021	2022	8 x 8	1	64 SF	4
WOOD DECK	2021	2022	0 x 0	1	603 SF	4
RES POOL	2021	2022	15 x 9	1	135 SF	1
FENCES	1986	1987	6 x 225	1	1350 SF	4
WATER FEATURE	2021	2022	0 x 0	1	1 UT	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/15/2020	\$100	Quit Claim Deed	2287531	3052	0379	11 - Unqualified	Improved		
10/7/2020	\$100	Quit Claim Deed	2287535	3052	0387	11 - Unqualified	Improved		
10/7/2020	\$100	Quit Claim Deed	2287532	3052	0381	11 - Unqualified	Improved		
9/29/2020	\$100	Quit Claim Deed	2287533	3052	0383	11 - Unqualified	Improved		
9/18/2020	\$100	Quit Claim Deed	2287530	3052	0377	11 - Unqualified	Improved		
9/16/2020	\$100	Quit Claim Deed	2287534	3052	0385	11 - Unqualified	Improved		
1/31/2020	\$1,005,000	Warranty Deed	2254467	3006	2219	03 - Qualified	Improved		
12/4/2012	\$100	Quit Claim Deed		2603	936	11 - Unqualified	Improved		
3/1/1996	\$275,000	Warranty Deed		1394	2047	Q - Qualified	Improved		
9/1/1985	\$68,000	Warranty Deed		957	1438	U - Unqualified	Improved		

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-0841	10/14/2021	4/12/2021	\$38,262	Residential	Fix fence and gates. use same materials. **NOC Required** **HARC Inspection Required** pdm **No impacts authorized
20-932	10/14/2021	4/12/2021	\$5,900	Residential	Change out One Ruud 5 ton package system with heat (same for same).
20-2369	1/12/2021	2/1/2021	\$41,850	Residential	New 9' x 15' Shotcrete Swimming Pool 3' to 5' Depth w/3 Step and 1 Bench w/ 2' x 8' Waterfall Wall and New Pool Equipment. N.O.C RECVD
20-2861	1/12/2021	1/27/2021	\$31,900	Residential	Main House - (Like for Like) Reroof to Victorian Shingle and 5V Crimp. Tear off existing metal shingle and 5V roof. Re-sheet roof with 5/8 CDX plywood. Install custom made 3"x3" 26g Galvalume eave drip and flashings. Install Grace Ice and Watershield HT Secondary waterproofing. Install 2,050 sf of Victorian metal Shingles and Install 720 sf of 5V Crimp 26g Galvalume metal roof. 2,770 sf total on main house. **NOC
20-2862	1/12/2021	1/25/2021	\$1,000	Residential	New Construction - Gazebo - Install 5V Crimp 26g Metal to Studio. Install custom made 3"x3" 26g Galvalume eave drip flashings. Install Grace Ice and Watershield HT Secondary waterproofing. Install 169 sf of 5V crimp 26g Galvalume metal roof. 169sf - Shed/Studio. Goes with New Bldg Permit 2020-2071 - New Studio/Gazebo. **NO
20-2906	1/12/2021	1/25/2021	\$500	Residential	New Construction - Install 5V Crimp 26g Metal to Bike Shed Master Permit 2020-2071 - Bike Shed Install 5V Crimp N.O.C
20-3073	1/12/2021	4/7/2021	\$2,300	Residential	Install outlets, lights, fans and sub panel. Existing Main panel 200amp Sub Panel: 16 spaces outdoor, main breaker 125 amp
20-3098	1/12/2021	4/12/2021	\$11,575	Residential	)Structure built according to attached plans Construct 8' x 8' bike structure
20-3242	1/12/2021	3/5/2021	\$4,500	Residential	Rough in and install 1 toilet, 1 shower, 1 hand sink.
20-2071	8/27/2020	3/30/2021	\$89,154	Residential	Demolition of partial deck at rear wall. Framing and finishing of new deck area, framing and finishing of new studio and bike shed, installation of new doors and windows in new studio and rear wall of house. Remodel of existing structure and deck with addition.





Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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