



T2026-0041
\$70.⁰⁰

TC



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 2/25/26

Tree Address 1118 Watson Street
Cross/Corner Street _____

List Tree Name(s) and Quantity 1 - FRANGIPANI

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 POOL & STRUCTURAL ADDITION
* WILL REPLACE WITH NATIVE FROM APPROVED LIST

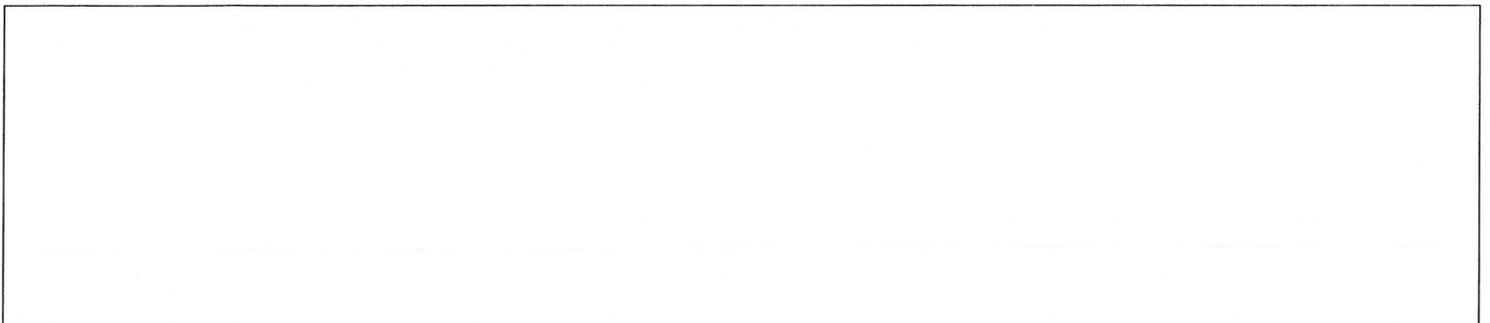
Property Owner Name KW SUNSHINE HOMES
 Property Owner email Address ASAINATO@PRIDEONE.CC
 Property Owner Mailing Address 812 CARSTEN LN, KEY WEST FL 33040
 Property Owner Phone Number 216-533-4988
 Property Owner Signature [Signature]

*Representative Name Alex Sainato
 Representative email Address Asainato@prideone.com
 Representative Mailing Address 33040
 Representative Phone Number 216 533 4988

*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. [Click here for the fee schedule.](#)

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.





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 _____

Tree Address 1118 Watson St, Key West Fl 33040

Property Owner Name KW Sunshine Homes, LLC- Tim Courtad

Property Owner Mailing Address 2211 Medina Road

Property Owner Mailing City, State, Zip Suite 100, Medina Ohio 44256

Property Owner Phone Number 330-310-9849

Property Owner email Address tcourtad@prideone.cc

Property Owner Signature [Handwritten Signature]

Representative Name Alex Sainato

Representative Mailing Address 812 Carsten Ln

Representative Mailing City, State, Zip Key West Florida 33040

Representative Phone Number 216-533-4988

Representative email Address asainato@prideone.cc

I Tim Courtad 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 [Handwritten Signature]

The forgoing instrument was acknowledged before me on this 26th day FEB.
By (Print name of Affiant) Tim Courtad who is personally known to me or has produced manager as identification and who did take an oath.

Notary Public
Sign name: Kamel Fechko
Print name: Kamel Fechko

My Commission expires: 12/1/29 Notary Public-State of Ohio (Seal)



Kamel Fechko
Notary Public, State of Ohio
My Commission Expires:
December 1, 2029

Monroe County, FL

PROPERTY RECORD CARD

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 00031820-000000
 Account# 1032603
 Property ID 1032603
 Millage Group 10KW
 Location 1118 WATSON St, KEY WEST
 Address
 Legal Description KW G G WATSON SUB I-209 LOT 9 SQR 6 TR 13 RR-543 COUNTY JUDGE DOCKET 10-125-A OR1053-482 OR1607-349 OR1053-481 OR1161-2067 OR2857-802 OR3236-1596 OR3327-1432
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1032603 1118 WATSON ST 03/18/21

Owner

[KW SUNSHINE HOMES LLC](#)
 2211 Medina Rd
 Ste 100
 Medina OH 44256

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$180,320	\$200,965	\$192,342	\$202,205
+ Market Misc Value	\$1,202	\$1,202	\$1,202	\$1,202
+ Market Land Value	\$975,594	\$975,594	\$848,605	\$729,680
= Just Market Value	\$1,157,116	\$1,177,761	\$1,042,149	\$933,087
= Total Assessed Value	\$1,157,116	\$1,177,761	\$873,413	\$794,012
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,157,116	\$1,177,761	\$1,042,149	\$933,087

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$975,594	\$200,965	\$1,202	\$1,177,761	\$1,177,761	\$0	\$1,177,761	\$0
2023	\$848,605	\$192,342	\$1,202	\$1,042,149	\$873,413	\$0	\$1,042,149	\$0
2022	\$729,680	\$202,205	\$1,202	\$933,087	\$794,012	\$0	\$933,087	\$0
2021	\$544,236	\$176,391	\$1,202	\$721,829	\$721,829	\$0	\$721,829	\$0
2020	\$596,644	\$153,292	\$1,202	\$751,138	\$751,138	\$0	\$751,138	\$0
2019	\$584,550	\$146,992	\$1,202	\$732,744	\$732,744	\$0	\$732,744	\$0
2018	\$577,495	\$146,992	\$1,202	\$725,689	\$715,073	\$0	\$725,689	\$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
RESIDENTIAL DRY (010D)	5,678.00	Square Foot	0	0

Buildings

Building ID	2498	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2065	Roof Type	GABLE/HIP
Finished Sq Ft	1378	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	NONE with 0% NONE
Perimeter	180	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPU	COVERED PARKING UNFIN	200	0	0
FLA	FLOOR LIV AREA	1,378	1,378	0
OPF	OP PRCH FIN LL	487	0	0
TOTAL		2,065	1,378	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	1144 SF	1
UTILITY BLDG	1964	1965	7 x 7	1	49 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/22/2025	\$1,250,000	Warranty Deed	2502030	3327	1432	03 - Qualified	Improved		
5/30/2017	\$100	Quit Claim Deed	2125503	2857	802	11 - Unqualified	Improved	ALLISON EDNA A	

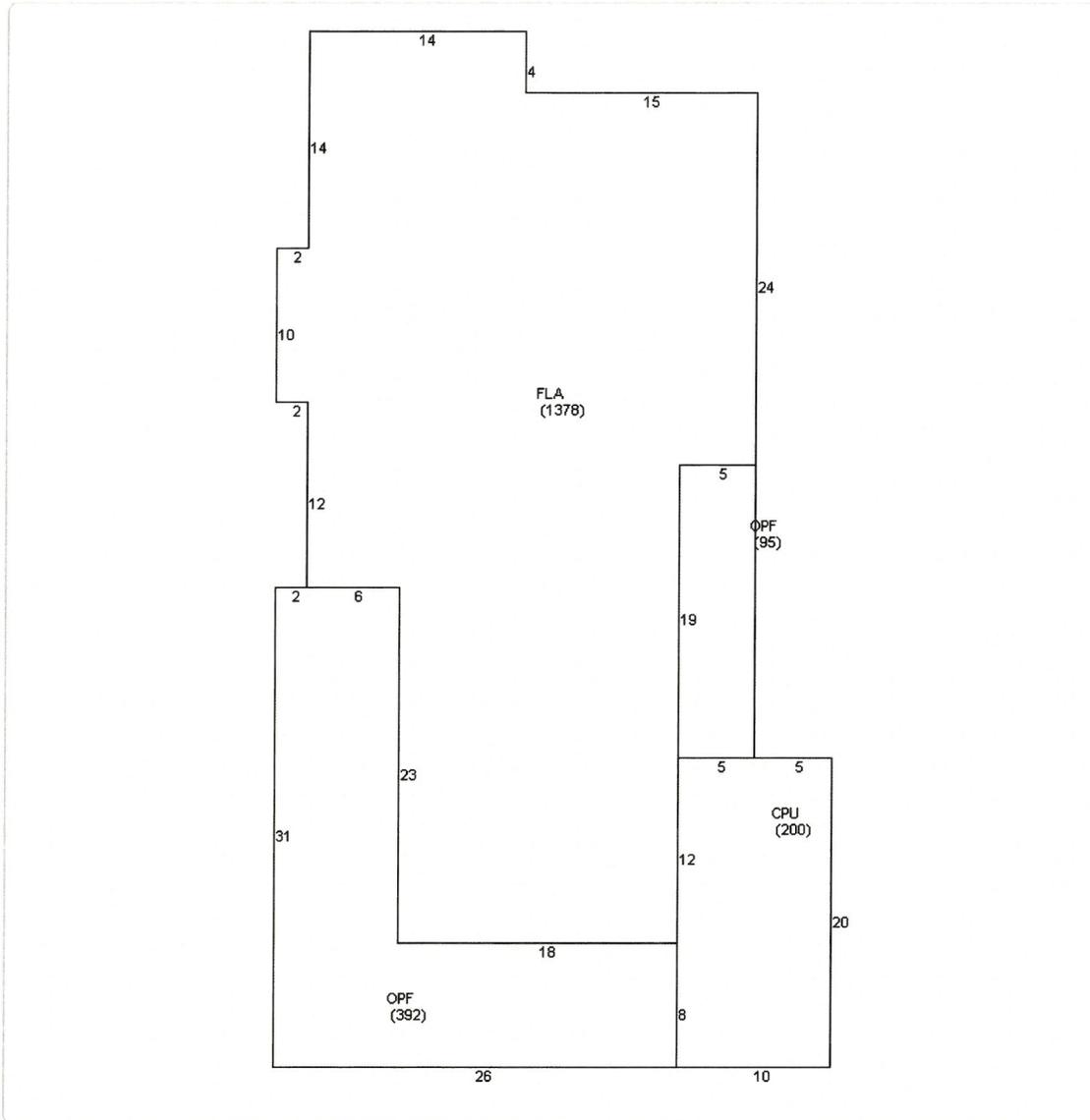
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-1647	07/08/2025	Active	\$10,000	Residential	Remove all interior drywall, flooring and trim
0000344	02/11/2000	Completed	\$3,060		ROOFING
E952532	08/01/1995	Completed	\$5,000		ELECTRICAL
P952541	08/01/1995	Completed	\$5,000		PLUMBING
A952378	07/01/1995	Completed	\$3,050		7 SQS GALV. V-CRIMP ROOF
B951685	05/01/1995	Completed	\$8,000		RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

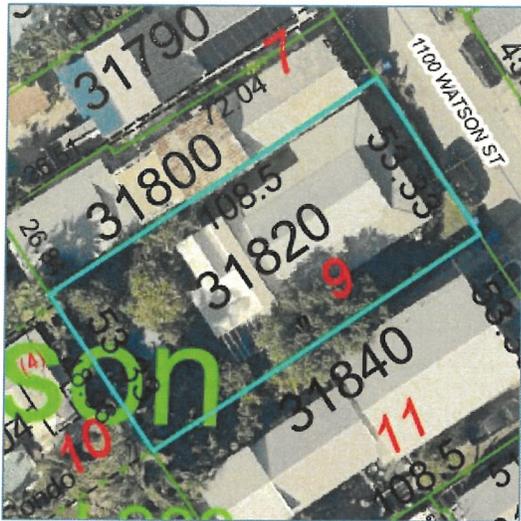
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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Detail by Entity Name

Florida Limited Liability Company
KW SUNSHINE HOMES LLC

Filing Information

Document Number	L25000125513
FEI/EIN Number	33-3777360
Date Filed	03/13/2025
Effective Date	03/13/2025
State	FL
Status	ACTIVE

Principal Address

2211 MEDINA RD
SUITE 100
MEDINA, OH 44256

Mailing Address

2211 MEDINA RD
SUITE 100
MEDINA, FL 44256

Registered Agent Name & Address

OROPEZA, STONES AND CARDENAS, PLLC
221 SIMONTON ST
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

LEOHR, DOUGLAS
2211 MEDINA RD SUITE 100
MEDINA, OH 44256

Title MGR

COURTAD, TIM
2211 MEDINA RD SUITE 100
MEDINA, OH 44256

Annual Reports

Report Year	Filed Date
2026	02/12/2026

Document Images

[02/12/2026 -- ANNUAL REPORT](#) [View image in PDF format](#)

[03/13/2025 -- Florida Limited Liability](#) [View image in PDF format](#)