

TREE COMMISSION TREE REMOVAL REPORT
CITY of KEY WEST

PROPERTY: 1317 Olivia St

APPLICATION NUMBER: T2025-0080

REQUEST: Property owner is seeking removal of (1) Gumbo Limbo (*Bursera simaruba*).

APPLICATION SUMMARY: An application was submitted to remove one Gumbo Limbo tree from the side of the property. The application states that the tree is leaking sap or displaying basal rot. It is also growing between 2 close properties.

TREE ASSESSMENT and PHOTOS:



A photo of the tree overall



Two photos of the tree's canopy





A photo of the tree's canopy from 1315 Olivia ROW and a photo of the tree's canopy's limbs





Two photos of the tree's limbs that look worn





A photo of the tree's base and a photo of the monstera taking over the trunk





Two photos of the monstera's growth on the trunk and the leakage on the trunk





Two photos of the monstera's growth on the trunk and the leakage on the trunk



Diameter: 28.5"

Condition: 60% (the tree is in fair health, the tree is massive and there is foliage throughout the canopy, but there is a substance leaking and there are some branches that look worn)

Location: 40% (growing in side yard between 2 close properties)

Species: 100% (on City of KW protected tree list)

Tree Value: 67%

Required Mitigation: 19.1 caliper inches

RECOMMENDATION: The tree is probably one of the largest Gumbo Limbos I've seen. There is a very strong monstera plant growing on the tree that could be affecting the tree. I'm not sure if the reason for the leaking is from a disease or the monstera impacting the trunk. There are multiple trees along this property line, so removal would not impact the vegetation cover greatly should removal be approved, but I am wondering if removing the monstera would have any effect on the tree.

PREPARED BY:

Mckenzie Fraley

Mckenzie Fraley

Urban Forestry Manager

City of Key West

Application

T2025-0080

\$70.00



RECEIVED
APR 09 2025
BY: ZB

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 04/04/2025

Tree Address 1317 Olivia St & 1315 Olivia St
Cross/Corner Street N/A
List Tree Name(s) and Quantity 1 Gumbo Limbo 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 gumbo limbo is displaying leaking sap or potential basal rot. It is growing closely in between 2 buildings.

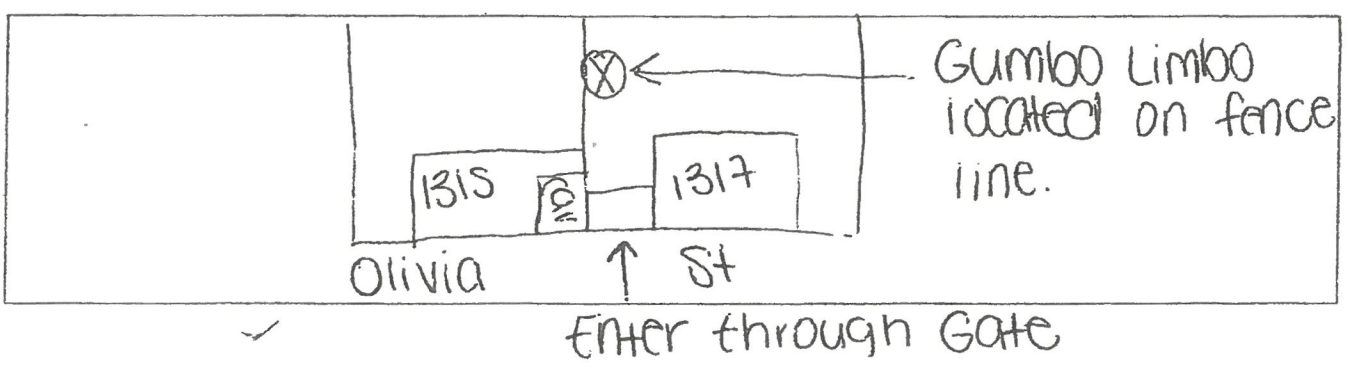
Property Owner Name CHARLES WHELAN and YUAN CHONG YANG
Property Owner email Address DRCHUCKW @ GMAIL. COM
Property Owner Mailing Address 1317 OLIVIA STREET
Property Owner Phone Number 973 204 - 1452
Property Owner Signature Charles A. Whelan Yuan Chong Yang

***Representative Name** Clifton Turner - Shorty's Tree & Lawn Care LLC
Representative email Address shortystlc@gmail.com
Representative Mailing Address 19463 date palm dr
Representative Phone Number 3056479261

*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 04/08/2025
 Tree Address 1317 OLIVIA STREET KEY WEST, FL 33040
 Property Owner Name CHARLES WHELAN and YUAN CHUNG YANG
 Property Owner Mailing Address 1317 OLIVIA STREET
 Property Owner Mailing City, State, Zip KEY WEST, FL 33040
 Property Owner Phone Number 973 204-1452
 Property Owner email Address DRCHUCKW@GMAIL.COM
 Property Owner Signature Charles R. Zuhela

Representative Name Clifton Turner Shortys Tree & Lawn Care LLC
 Representative Mailing Address 19463 date palm dr
 Representative Mailing City, State, Zip sugarloaf key fl 33042
 Representative Phone Number 3056479261
 Representative email Address shortystic@gmail.com


I CHARLES A. WHELAN YUAN CHUNG YANG 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 Charles R. Zuhela Yuan chun yang

The forgoing instrument was acknowledged before me on this 8th day APRIL 2025.
 By (Print name of Affiant) Charles Whelan + Yuan yang who is personally known to me or has produced as identification and who did take an oath.
Driver License

Notary Public
 Sign name: [Signature]
 Print name: Gabryella Blanco

My Commission expires: 01/01/2029 Notary Public-State of Florida (Seal)

 GABRYELLA BLANCO
 Notary Public
 State of Florida
 Comm# HH625081
 Expires 1/1/2029

Monroe County, FL

PROPERTY RECORD CARD

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Summary

Parcel ID 00025110-000000
Account# 1025895
Property ID 1025895
Millage Group 10KW
Location 1315 OLIVIA St, KEY WEST
Address
Legal KW W C MALONEY DIAGRAM PB1-22 LOT 8 SQR 5 TR 7 H1-239 OR103-70/71 OR316-212/13 OR823-1806 OR823-1808 OR1139-2414/17 OR2766-1120 OR2766-1121 OR2841-871/72 OR3019-1757 OR3185-1259
Description
 (Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

HARRISON JOHN AND DEBORAH JOINT
 REVOCABLE TRUST 07/25/2000
 C/O JOHN HARRISON CO TRUSTEE
 1131 PIONEER RD
 Sheridan WY 82801

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,110,234	\$1,065,938	\$1,077,158	\$941,496
+ Market Misc Value	\$33,383	\$34,615	\$21,682	\$22,205
+ Market Land Value	\$1,420,195	\$1,217,434	\$922,431	\$682,251
= Just Market Value	\$2,563,812	\$2,317,987	\$2,021,271	\$1,645,952
= Total Assessed Value	\$2,563,812	\$2,005,062	\$1,810,547	\$1,645,952
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$2,538,812	\$2,317,987	\$2,021,271	\$1,645,952

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,420,195	\$1,110,234	\$33,383	\$2,563,812	\$2,563,812	\$25,000	\$2,538,812	\$0
2023	\$1,217,434	\$1,065,938	\$34,615	\$2,317,987	\$2,005,062	\$0	\$2,317,987	\$0
2022	\$922,431	\$1,077,158	\$21,682	\$2,021,271	\$1,810,547	\$0	\$2,021,271	\$0
2021	\$682,251	\$941,496	\$22,205	\$1,645,952	\$1,645,952	\$0	\$1,645,952	\$0
2020	\$677,029	\$991,095	\$22,731	\$1,690,855	\$1,690,855	\$0	\$1,690,855	\$0
2019	\$713,578	\$970,614	\$23,257	\$1,707,449	\$1,692,942	\$0	\$1,707,449	\$0
2018	\$635,519	\$0	\$0	\$635,519	\$635,519	\$0	\$635,519	\$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)	4,001.00	Square Foot	46	86.8

Buildings

Building ID	63068	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	2018
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2016
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2513	Roof Type	GABLE/HIP
Finished Sq Ft	2076	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED
Perimeter	0	Bedrooms	4
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	1
Depreciation %	7	Grade	600
Interior Walls	DRYWALL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	437	0	158
FLA	FLOOR LIV AREA	2,076	2,076	290
TOTAL		2,513	2,076	448

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RES POOL	2018	2019	9 x 18	1	162 SF	3
BRICK PATIO	2018	2019	0 x 0	1	211 SF	4
FENCES	2018	2019	4 x 62	1	248 SF	2
FENCES	2018	2019	6 x 73	1	438 SF	2
WOOD DECK	2018	2019	4 x 22	1	88 SF	4
WATER FEATURE	2022	2023	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
7/13/2022	\$100		2384678	3185	1259	11 - Unqualified	Improved		
5/23/2022	\$100	Warranty Deed	2377052	3175	1808	11 - Unqualified	Improved		
4/24/2020	\$1,976,000	Warranty Deed	2264182	3019	1757	01 - Qualified	Improved		
2/28/2017	\$600,000	Warranty Deed	2112297	2841	871	37 - Unqualified	Vacant	SAUNDERS RON	

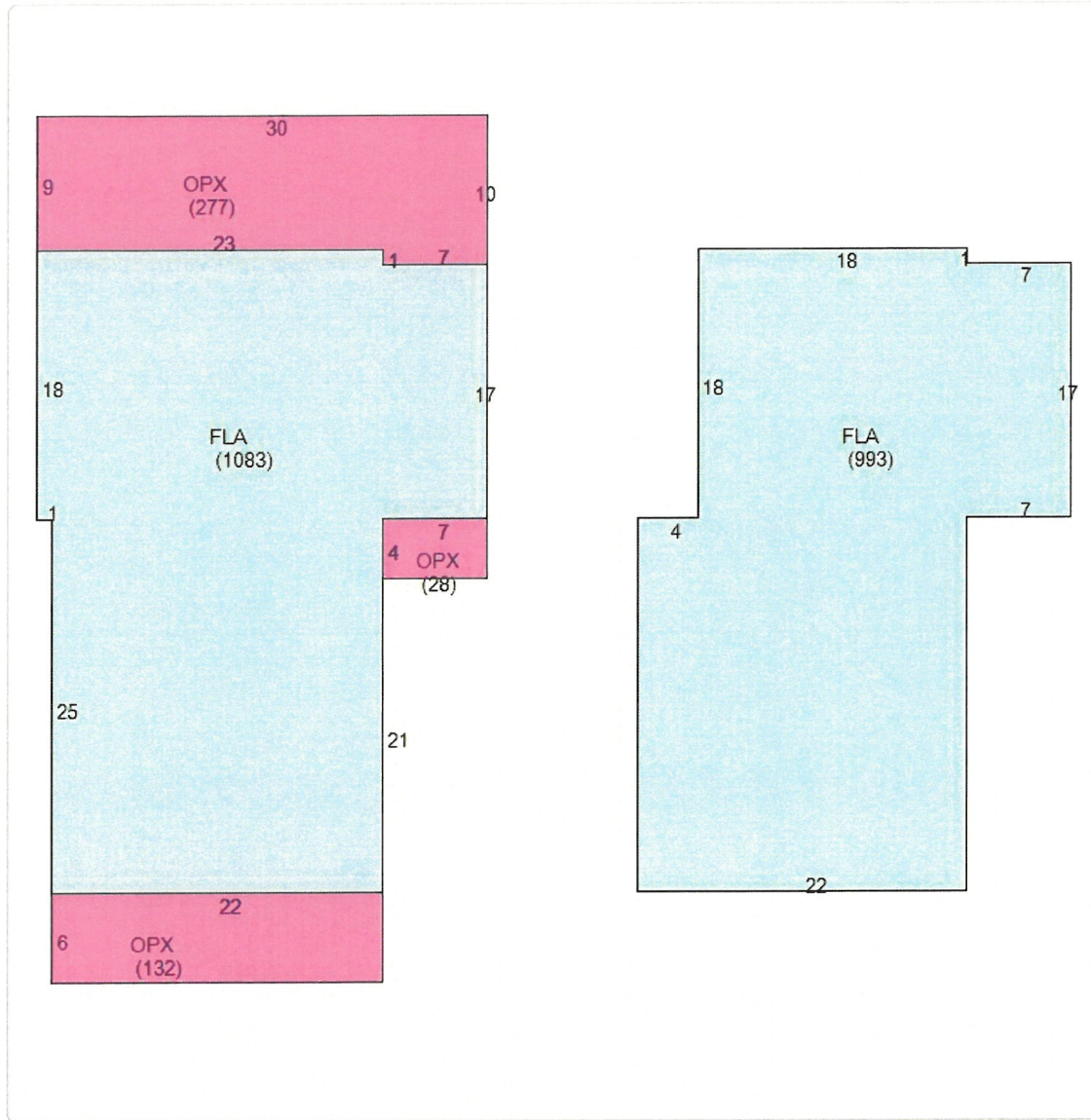
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
22-3602	01/31/2023	Completed	\$12,400	Residential	Construct a new waterfall on top of coping on deep end of pool. Waterfall to be 6 foot long by up to thirty inches high
18-1172	03/23/2018	Completed	\$0	Residential	INSTALL 1 PLY SECONDARY WATER BARRIER EAVES DRIP FLASHING AND VCRIMP
17-3455	01/09/2018	Completed	\$0	Residential	16 SQRS METAL VCRIMP
17-5342	12/22/2017	Completed	\$28,000	Residential	WIRE NEW RESIDENCE PER PLANS
17-3421	10/01/2017	Completed	\$15,000	Residential	TWO 3 TON SPLIT SYSTEMS 4 BATHROOM FANS
17-3421	08/28/2017	Completed	\$0	Residential	INSTALL TWO 3 TON SPLIT SYSTEMS
17-2833	07/20/2017	Completed	\$25,000	Residential	ROUGH /SET 5 TOILETS, 6 LAVS,2 BATHTUBS,2 SHOWERS, 1 KITCH
17-1413	05/19/2017	Completed	\$39,930	Residential	9X18 POOL WITH EQUIPMENT
17-1718	05/19/2017	Completed	\$375,000	Residential	CONSTRUCTION OF NEW SFR PER PLAN
10-1679	05/26/2010	Completed	\$5,000	Residential	DEMO OF SFR 1570 FT

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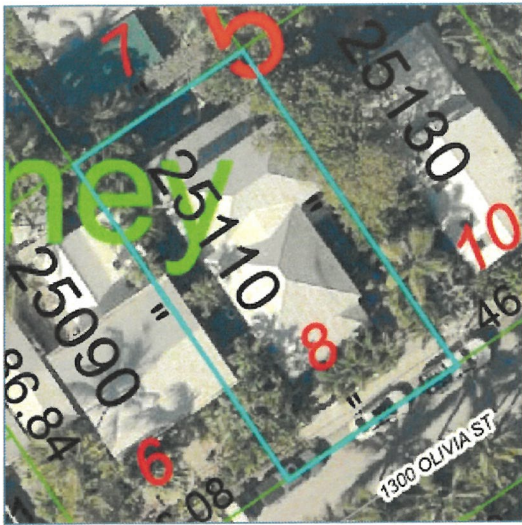
Sketches (click to enlarge)



Photos



Map



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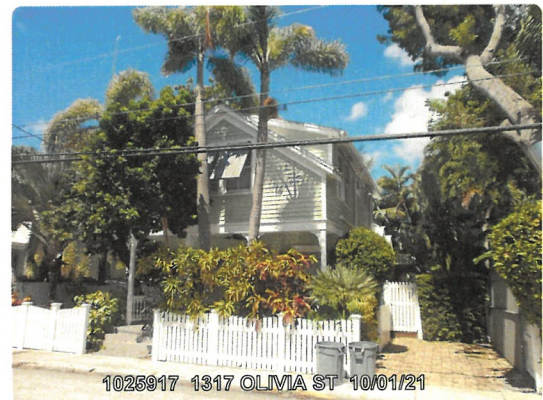
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Summary

Parcel ID 00025130-000000
Account# 1025917
Property ID 1025917
Millage Group 10KW
Location 1317 OLIVIA St, KEY WEST
Address
Legal KW W C MALONEY DIAGRAM PB1-22 LOT 10 SQR 5 TR 7 TT-332 G61-191/92
Description OR828-311 OR871-162 OR871-162 OR875-175 OR1170-2116 OR1281-37
 OR1281-38/40 OR1310-21/22 OR2677-1432/33 OR3113-2467
(Note: Not to be used on legal documents.)
Neighborhood 6284
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



1025917 1317 OLIVIA ST 10/01/21

Owner

WHELAN CHARLES
 1317 Olivia St
 Key West FL 33040

YANG YUAN CHUNG
 1317 Olivia St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$587,301	\$554,275	\$560,171	\$215,363
+ Market Misc Value	\$26,402	\$27,464	\$28,526	\$29,614
+ Market Land Value	\$1,183,256	\$1,064,186	\$777,674	\$543,256
= Just Market Value	\$1,796,959	\$1,645,925	\$1,366,371	\$788,233
= Total Assessed Value	\$1,449,582	\$1,407,362	\$1,366,371	\$624,499
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,424,582	\$1,382,362	\$1,341,371	\$599,499

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,183,256	\$587,301	\$26,402	\$1,796,959	\$1,449,582	\$25,000	\$1,424,582	\$347,377
2023	\$1,064,186	\$554,275	\$27,464	\$1,645,925	\$1,407,362	\$25,000	\$1,382,362	\$238,563
2022	\$777,674	\$560,171	\$28,526	\$1,366,371	\$1,366,371	\$25,000	\$1,341,371	\$0
2021	\$543,256	\$215,363	\$29,614	\$788,233	\$624,499	\$25,000	\$599,499	\$163,734
2020	\$543,256	\$217,606	\$30,700	\$791,562	\$615,877	\$25,000	\$590,877	\$175,685
2019	\$656,744	\$195,172	\$31,787	\$883,703	\$602,031	\$25,000	\$577,031	\$281,672
2018	\$632,558	\$197,416	\$32,873	\$862,847	\$590,806	\$25,000	\$565,806	\$272,041

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)	4,001.00	Square Foot	46.1	86.8

Buildings

Building ID	1952	Exterior Walls	HARDIE BD
Style	2 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1696	Roof Type	GABLE/HIP
Finished Sq Ft	1520	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	183	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	8	Grade	600
Interior Walls	WALL BD/WD WAL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	140	0	54
FLA	FLOOR LIV AREA	1,520	1,520	232
SBF	UTIL FIN BLK	36	0	30
TOTAL		1,696	1,520	316

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	2000	2001	24 x 8	1	192 SF	4
BRICK PATIO	2000	2001	11 x 3	1	33 SF	2
FENCES	2004	2005	4 x 40	1	160 SF	2
WOOD DECK	2000	2001	0 x 0	1	698 SF	2
FENCES	2014	2015	6 x 117	1	702 SF	2
RES POOL	2014	2015	10 x 17	1	170 SF	4
WATER FEATURE	2014	2015	0 x 0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/19/2021	\$1,580,000	Warranty Deed	2331191	3113	2467	01 - Qualified	Improved		
3/31/2014	\$900,000	Warranty Deed		2677	1432	03 - Qualified	Improved		
11/1/1993	\$195,000	Warranty Deed		1281	0038	Q - Qualified	Improved		
5/1/1991	\$219,000	Warranty Deed		1170	2116	Q - Qualified	Improved		
2/1/1983	\$86,000	Warranty Deed		875	175	Q - Qualified	Improved		

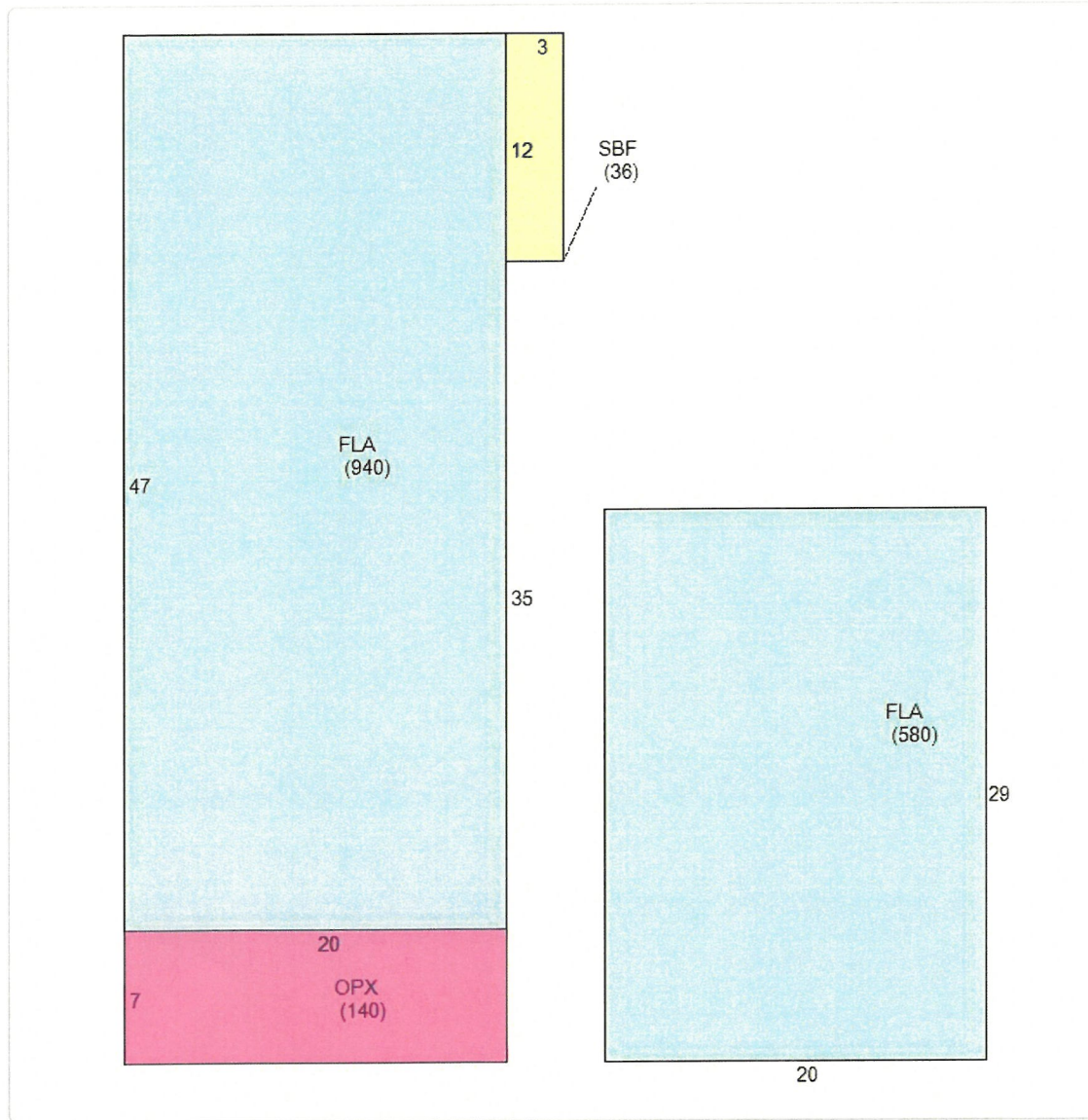
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
20-0178	09/14/2021	Completed	\$0	Residential	Remove and replace existing HVAC system utilizing footprint. Adding new condenser stand. Mitsubishi multi zone heat pump 2.5 ton
14-5794	12/24/2014	Completed	\$5,363		REBUILD VALLEY ON ROOF AND 100 SF SHINGLES ALSO REFLASH 4 SKYLIGHTS
14-5564	12/04/2014	Completed	\$1,800		WIRE POOL EQUIPMENT PUMP, LIGHT, HEATER, AND ELECTRICAL PANEL OUTSIDE BY POOL
14-5207	11/20/2014	Completed	\$27,525		DEMO POOL INSTALL 48 LF POOL WITH SAFTY NET
14-5151	11/18/2014	Completed	\$8,100		INSTALL NEW 200 A 240 V ELECTRICAL SERVICE
14-5017	11/04/2014	Completed	\$5,000		ATF***CONSTRUCT 117LF 6'H OPEN WOOD PICKET FENCING
14-4662	10/09/2014	Completed	\$4,500		R&R 2 TOILETS, 2 LAVS, 2 SHOWERS AND WASHER BOX
14-3835	08/20/2014	Completed	\$85,000		REPLACE WITH NEW ALUM IMPACT SKYLIGHTS, WOOD DECKING , WOOD DOUBLE HUNG & ALUM IMPACT DOORS, AND WINDOWS
06-2108	03/31/2006	Completed	\$13,000	Residential	REPLACE TWO A/C SYSTEMS
05-4490	10/11/2005	Completed	\$2,000	Residential	INSTALL HURRICANE PANELS
05-2968	07/19/2005	Completed	\$7,000	Residential	INSTALL WOODEN SHUTTERS
04-3012	09/16/2004	Completed	\$800	Residential	NEW FENCE
04-2963	09/03/2004	Completed	\$16,900	Residential	NEW PORCH & DECKING
04-2561	07/30/2004	Completed	\$4,000	Residential	METAL ROOFING
03-0127	02/18/2003	Completed	\$2,600	Residential	REPLACE SEWER LATERAL
0000758	03/30/2000	Completed	\$28,000	Residential	POOL & DECK
96-2057	05/01/1996	Completed	\$500	Residential	FENCE
E952317	07/01/1995	Completed	\$1,300	Residential	200 AMP SERVICE

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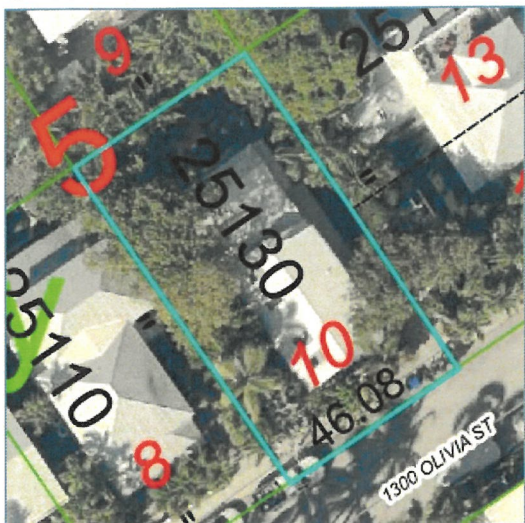
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