

TREE COMMISSION TREE REMOVAL REPORT  
CITY of KEY WEST

PROPERTY: 1019 South St

APPLICATION NUMBER: T2025-00

REQUEST: Property owner is seeking removal of (1) Royal Poinciana (*Delonix regia*) and (1) Gumbo Limbo (*Bursera simaruba*).

APPLICATION SUMMARY: An application was submitted to remove a Royal Poinciana and a Gumbo Limbo. The application stated that the Poinciana is retaining water and is in poor condition, and that the Gumbo has a severe large decay in the base of the tree.

TREE ASSESSMENT and PHOTOS:

TREE 1 (Royal Poinciana):



A photo of the Poinciana overall



2 photos of the trunks of the tree





A photo of the trunk of the tree and a photo of the crotch of the tree





A photo of the crotch of the tree and a photo of fungus/ disease along the trunk





A photo of disease at the base of the tree and a photo of a growth area on the trunk





A photo of leaf material in the canopy and a photo of the tree flowering yellow flowers





A photo of a damaged area of the trunk and a photo of the canopy of the tree



Diameter: 33"

Condition: 40% (Health is poor, the canopy is redeveloping leaf material and it's beginning to flower, but there are multiple signs of disease and fungus within the trunk/ base/ crotches of the tree)

Location: 70% (it's a huge tree on the corner of a lot adjacent to the intersection of 2 streets, so it's very visible to the public, but this also leads to it being more of a liability should it fail)

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

Tree Value: 70%

Required Mitigation: 23.1 caliper inches

## TREE 2:



A photo of the trunk of the Gumbo Limbo



A photo of the crotch of the tree and a photo of the proximity of the tree to the roof of the covered porch





A photo of a hole developing and a photo of

a hole in the base





A photo of a rake in the base of the tree and a photo of the rake for size





A photo of more decay on the tree and a photo of the tree's trunks





2 photos of the tree's canopy





A photo of the tree's canopy's proximity to the house

Diameter: 28"

Condition: 20% (Health is poor, the canopy is large and has leaf material, but the base is completely diseased and hollow)

Location: 70% (it's a huge tree on the corner of a lot adjacent to the intersection of 2 streets, so it's very visible to the public, but this also leads to it being more of a liability)

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

Tree Value: 63%

Required Mitigation: 17.6 caliper inches

Total Required Mitigation: 40.7 caliper inches

**RECOMMENDATION:** The trees should be removed. With the Gumbo being so large, completely hollow, and at a street intersection this is a serious liability; And the Poinciana is in poor health, which typically leads to it becoming hollow being a soft wood. With its size, that is also a serious liability.

PREPARED BY:

*Mckenzie Fraley*

Mckenzie Fraley

Urban Forestry Manager

City of Key West

# Application



T2025-0068

\$120.00

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 03/26/2025

Tree Address 1019 South St

Cross/Corner Street Wharton St

List Tree Name(s) and Quantity 1 Gumbo Limbo, 1 Royal Poinciana

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 Royal poinciana is retaining water and is in poor condition. The Gumbo Limbo has a severe large decay with video documented proof in the base of the tree. It is in poor condition as well.

Property Owner Name Paul M. Stohner

Property Owner Email Address stohner@gmail.com

Property Owner Mailing Address 11 Foxboro Ct Voorhees NJ 08043

Property Owner Phone Number 856-297-3864

Property Owner Signature [Signature]

\*Representative Name Clifton Turner Shorty's Tree & Lawn Care LLC

Representative Email Address Shorty's Tree & Lawn Care LLC

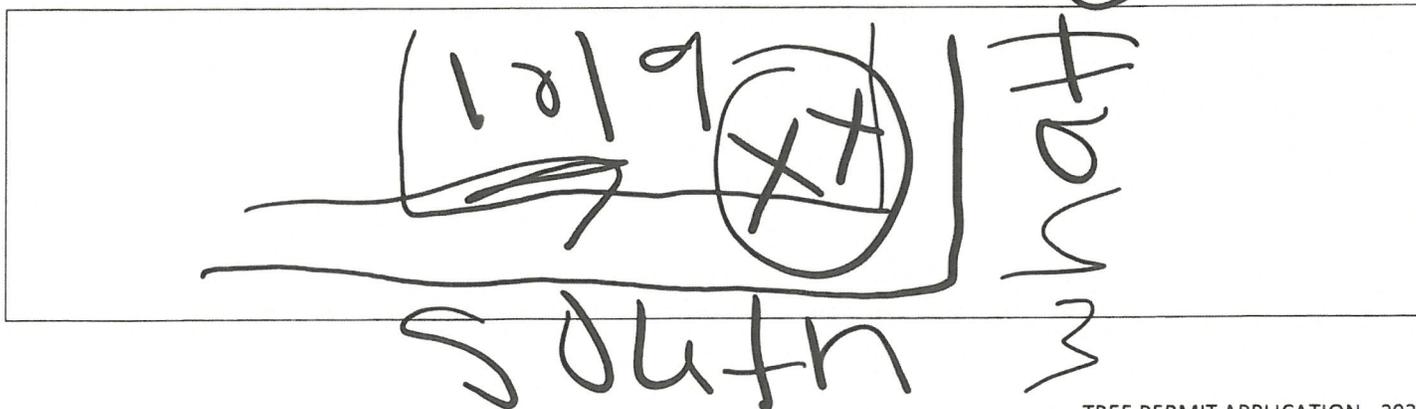
Representative Mailing Address 19463 Date Palm Dr

Representative Phone Number 3056479261

\*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will represent the owner at a Tree Commission meeting or pick up an issued Tree Permit.

As of August 1, 2022, application fees are required. [Click here for the fee schedule.](#)

Sketch the tree's location (aerial view), including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon and if the tree is accessible.





# 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** 2/26/2025

**Tree Address** 1019 South Street, Key West, FL 33040

**Property Owner Name** Paul M. Stohner

**Property Owner Mailing Address** 11 Foxboro Court

**Property Owner Mailing City, State, Zip** Voorhees, NJ 08043

**Property Owner Phone Number** 856-297-3864

**Property Owner email Address** stohner@gmail.com

**Property Owner Signature**

**Representative Name** Clifton Turner Shorty's Tree & Lawn Care LLC

**Representative Mailing Address** 19563 Date Palm Dr

**Representative Mailing City, State, Zip** Sugarloaf key FL 33042

**Representative Phone Number** 3056479261

**Representative email Address** shortystlc@gmail.com

I  Paul M. Stohner 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

The forgoing instrument was acknowledged before me on this 26 day March, 2025

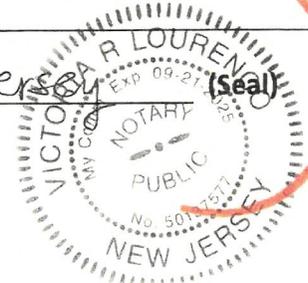
By (Print name of Affiant)  Paul Stohner who is personally known to me or has produced NJDL as identification and who did take an oath.

**Notary Public**

Sign name: Victoria R. Lourenco  
Print name:  Victoria R. Lourenco

My Commission expires:  09/21/2025

Notary Public-State of  New Jersey



# 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** 00040370-000000  
**Account#** 1041084  
**Property ID** 1041084  
**Millage Group** 10KW  
**Location** 1019 SOUTH St, KEY WEST  
**Address**  
**Legal Description** KW GEORGE W NICHOLS SUB PB1-42 SELY 11 FT 9 INCHES LOT 7 AND ALL LOT 8 SQR 2 TR 18 OR52-464/65 OR556-949 OR912-2267 OR1223-1330/31 OR1910-1176/77 OR2666-804/05 OR3042-877D/C OR3041-0639  
(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 Housing** No



1041084 1019 SOUTH ST 09/23/20

### Owner

CMSOUTH REVOCABLE TRUST 8/3/20  
 C/O STOHNER PAUL M AND CARRIE TRUSTEES  
 11 Foxboro Ct  
 Voorhees NJ 08043

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$2,370,759	\$2,261,329	\$2,075,718	\$1,787,865
+ Market Misc Value	\$53,558	\$54,986	\$56,415	\$57,841
+ Market Land Value	\$1,200,600	\$1,252,800	\$944,820	\$621,180
= Just Market Value	\$3,624,917	\$3,569,115	\$3,076,953	\$2,466,886
= Total Assessed Value	\$3,283,426	\$2,984,933	\$2,713,575	\$2,466,886
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,624,917	\$3,569,115	\$3,076,953	\$2,466,886

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,200,600	\$2,370,759	\$53,558	\$3,624,917	\$3,283,426	\$0	\$3,624,917	\$0
2023	\$1,252,800	\$2,261,329	\$54,986	\$3,569,115	\$2,984,933	\$0	\$3,569,115	\$0
2022	\$944,820	\$2,075,718	\$56,415	\$3,076,953	\$2,713,575	\$0	\$3,076,953	\$0
2021	\$621,180	\$1,787,865	\$57,841	\$2,466,886	\$2,466,886	\$0	\$2,466,886	\$0
2020	\$574,200	\$1,651,984	\$53,744	\$2,279,928	\$2,279,928	\$0	\$2,279,928	\$0
2019	\$621,180	\$1,734,654	\$55,880	\$2,411,714	\$2,411,714	\$0	\$2,411,714	\$0
2018	\$597,690	\$1,752,723	\$56,048	\$2,406,461	\$2,371,807	\$0	\$2,406,461	\$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)	5,220.00	Square Foot	58	90

**Buildings**

<b>Building ID</b>	3157	<b>Exterior Walls</b>	CUSTOM
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1963
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2015
<b>Building Name</b>		<b>Foundation</b>	CONCR FTR
<b>Gross Sq Ft</b>	3632	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	2928	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	CONC ABOVE GRD
<b>Condition</b>	GOOD	<b>Heating Type</b>	FCD/AIR DUCTED
<b>Perimeter</b>	302	<b>Bedrooms</b>	4
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	3
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	1
<b>Depreciation %</b>	8	<b>Grade</b>	650
<b>Interior Walls</b>	WD PANL/CUSTOM	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	704	0	0
FLA	FLOOR LIV AREA	2,928	2,928	0
<b>TOTAL</b>		<b>3,632</b>	<b>2,928</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CUSTOM PATIO	2009	2010	0 x 0	1	600 SF	4
FENCES	2007	2008	6 x 176	1	1056 SF	2
FENCES	2007	2008	6 x 88	1	528 SF	5
WATER FEATURE	2009	2010	0 x 0	1	1 UT	3
BRICK PATIO	2009	2010	0 x 0	1	332 SF	4
RES POOL	2009	2010	0 x 0	1	299 SF	4

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/28/2020	\$2,850,000	Warranty Deed	2279720	3041	0639	01 - Qualified	Improved		
1/6/2014	\$2,200,000	Warranty Deed		2666	804	02 - Qualified	Improved		
7/2/2003	\$585,000	Warranty Deed		1910	1176	Q - Qualified	Improved		
6/1/1984	\$1	Warranty Deed		912	2267	U - Unqualified	Improved		
2/1/1973	\$41,500	Conversion Code		556	949	Q - Qualified	Improved		

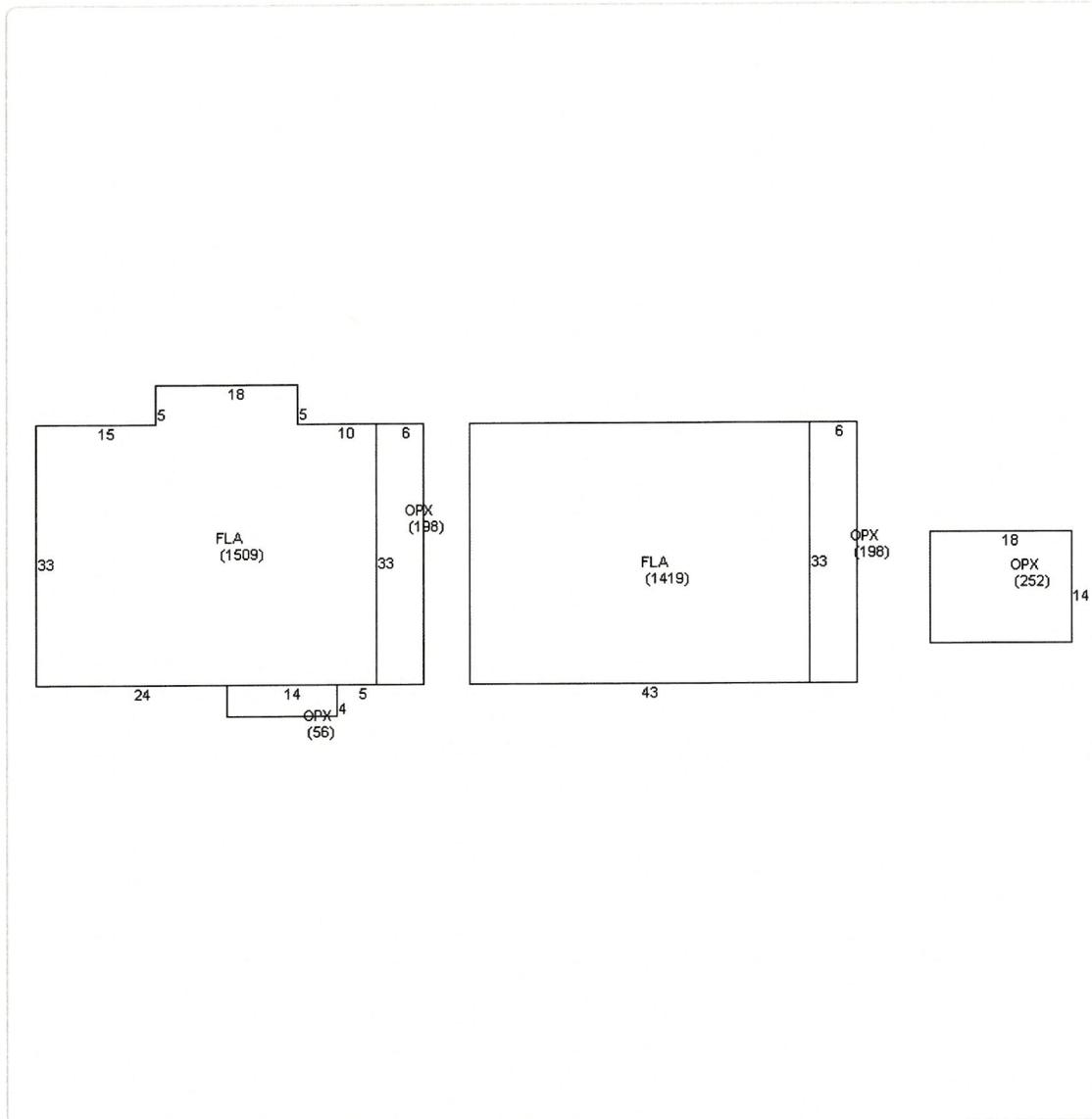
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
23-2179	08/01/2023	Active	\$13,000	Residential	REMOVE EXISTING 36 COLONIAL SHUTTERS AND REPLACE WITH NEW DECORATIVE ALUMINUM ONES
21-0876	08/30/2021	Completed	\$12,688	Residential	American Standard 4.0Ton, 20.25 SEER, AHRI#10149576 Condenser Model 4A7V0048A1000 41 37 34 Air Handler Model TEM8A0C48V41DB 55.87 23.5 21.1 Heater Model BAYHTR1510BRKC Thermostat Model AZON1050AC52ZA AccuLink™ Platinum 1050 Control.
09-1829	06/25/2009	Completed	\$6,500		INSTALL MARBLE PAVERS AROUND POOL DECK 600SF. INSTALL MARBLE BRICKS AT ENTRANCE TO WALKWAY 80sf, PAVERS ON DRIVEWAY 250sf
08-4428	12/09/2008	Completed	\$5,000		OUTDOOR LOGGIA 14X20
08-4430	12/09/2008	Completed	\$3,000		CONSTRUCT FENCE WITH HARDY BOARD & STUCCO-25LF 6'H TO TIE INTO EXISTING
08-4431	12/09/2008	Completed	\$500		INSTALL 6 RECESSED CAN LIGHTS & 2 CEILING FANS
8-2995	08/16/2008	Completed	\$25,000		BLSO 68LF POOL WITH ROCK WATER FALL
8-2996	08/16/2008	Completed	\$800		HOOK UP POOL PUMP,HEATER, SUB PANEL
07-0134	01/12/2007	Completed	\$650	Residential	RUN 40' COPPER TUBING FROM TANK TO WATER HEATER
06-2145	04/06/2006	Completed	\$3,000	Residential	INSTALL 16 NEW FIXTURES.
06-2144	04/03/2006	Completed	\$6,000	Residential	INSTALL TWO 4-TON UNITS.
06-1069	02/24/2006	Completed	\$2,000	Residential	TEMP SERVICE & ELECTRIC WIRING FOR ADDN.
06-0827	02/10/2006	Completed	\$4,000	Residential	INSTALL V-CRIMP 20 SQRS.
05-2886	08/25/2005	Completed	\$250,000	Residential	2ND STORY ADDN, 3 BED/ 2 BATHS.

**View Tax Info**

[View Taxes for this Parcel](#)

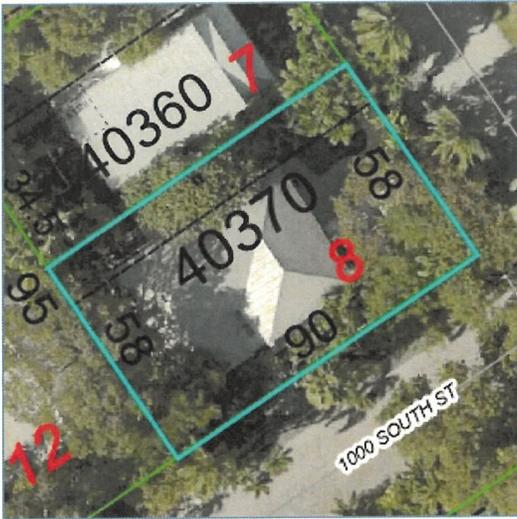
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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