

STAFF REPORT

DATE: February 21, 2024

RE: 1230 5th Street (permit application # T2024-0033)

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

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

Tree Species: Sea Grape (*Coccoloba uvifera*)



Photo showing location of tree, view 1.



Photo showing location of tree, view 2.



Photo of base of tree, view 1.



Photo of trunks and base of tree, view 1.

Note: photos of trunks and canopy branches show significant decay and cracking.



Photo of tree trunks, view 2.



Two photos of canopy branches, views 1 & 2.





Two photos of canopy branches, views 3 & 4.





Two photos of trunks and canopy branches showing decay.



Photo of trunks and base of tree, view 2.



Photo showing cracking in fence/containment walls. Propane used to be installed in this area.



Two photos showing base of tree area and the surrounding impacts.





Photo showing uplifting of tiles in walkway.

Diameter: 50.3"

Location: 30% (front yard tree-very visible, roots impacting walkways, concrete wall, and steps as evidence by uplifting and cracks in walls and tiles immediately nearby tree.)

Species: 100% (on protected tree list)

Condition: 40% (overall condition is poor, major decay throughout canopy including main trunks. Tree is in decline.)

Total Average Value = 56%

Value x Diameter = 28.1 replacement caliper inches

Additional Information

STAFF REPORT

DATE: February 27, 2020

RE: 1230 5th Street (permit application # T2020-0058)

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

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

Tree Species: Sea Grape (*Coccoloba uvifera*)



Photo showing location of tree.

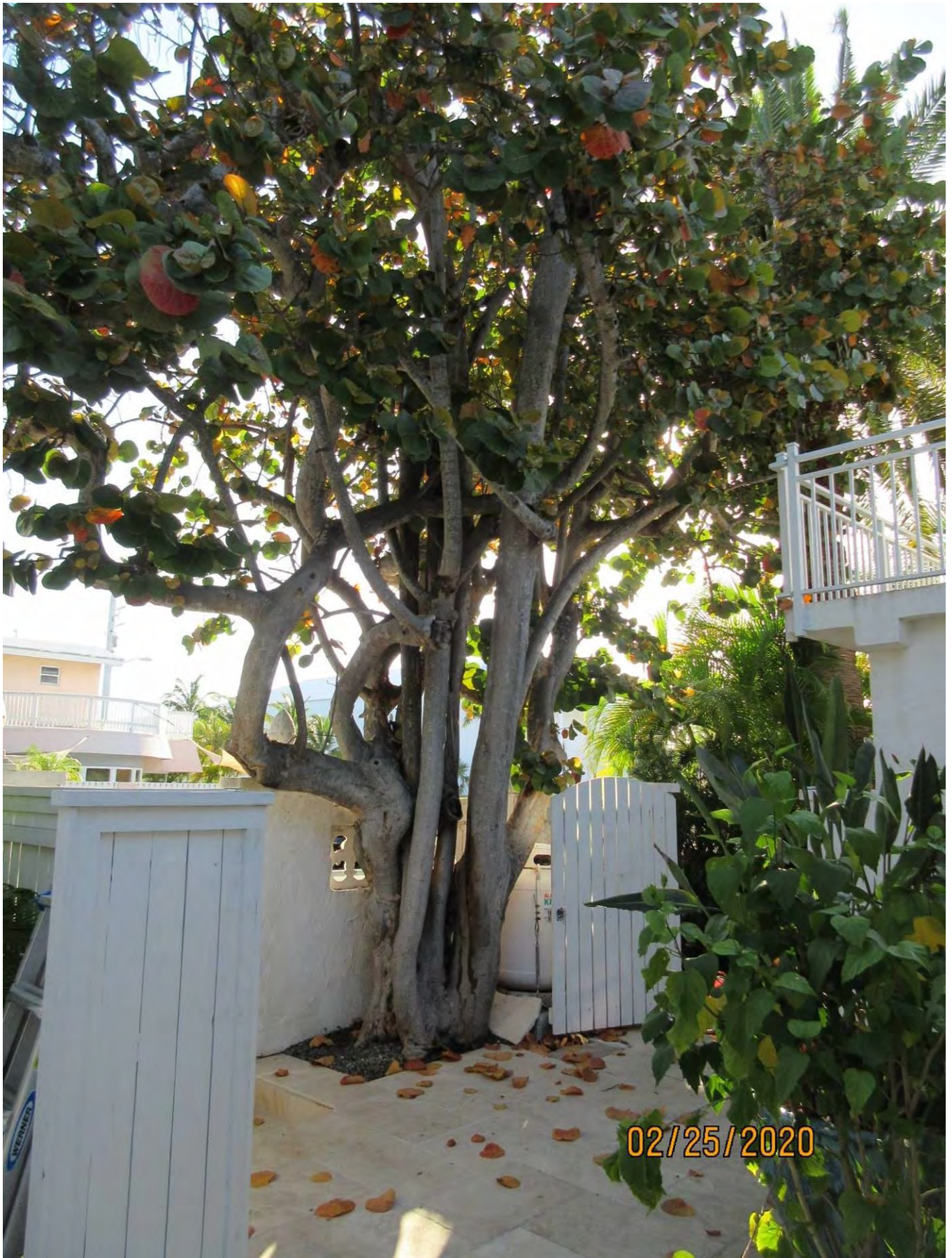


Photo showing entire tree.



Photo of tree canopy, view 1.



Photo of tree canopy, view 2.



Photo of tree canopy showing cross branches, view 1.



Photo of tree canopy showing cross branches, view 2.



Photo of tree trunk and base, view 1.



Photo of tree trunk and base, view 2.

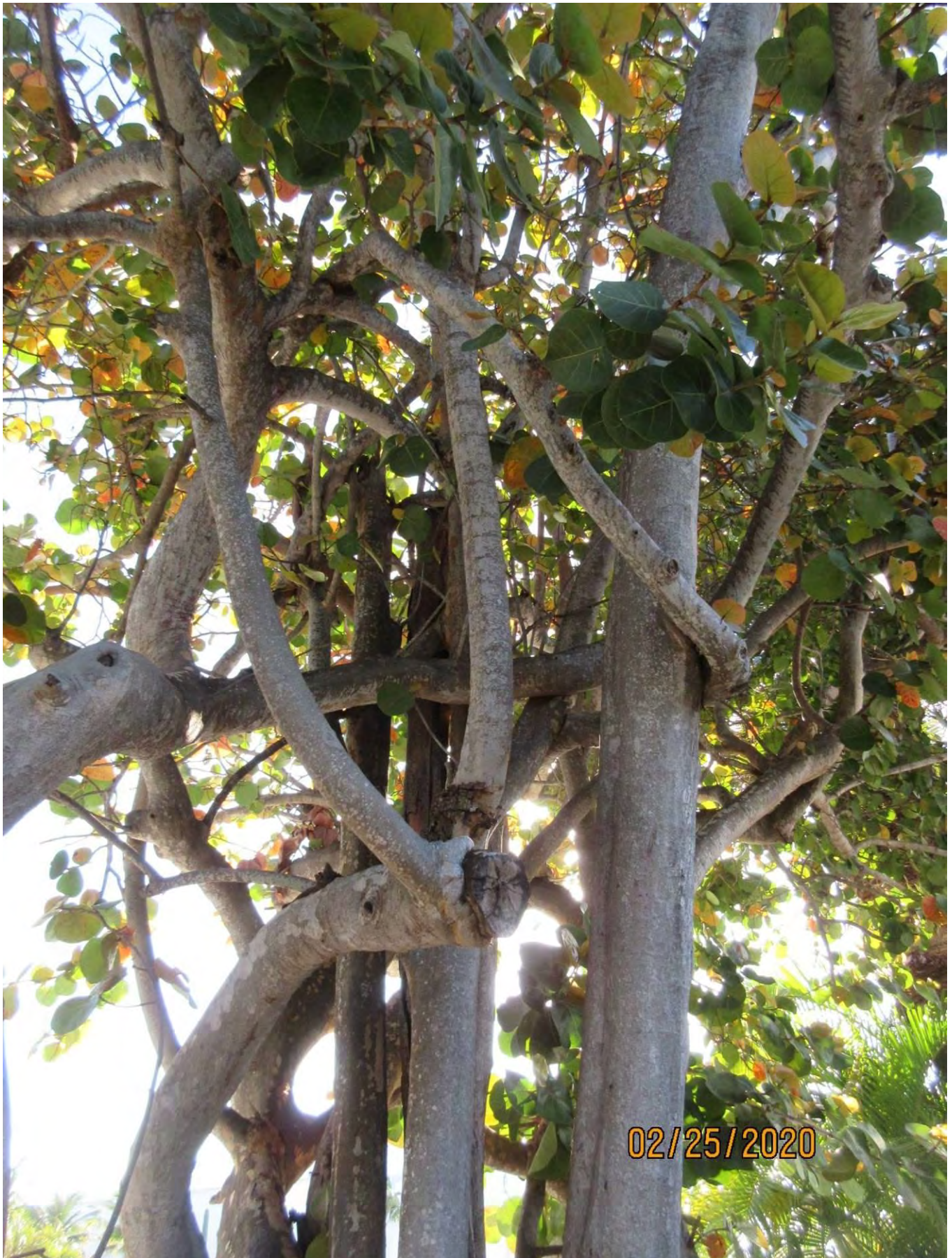


Photo of tree canopy and trunks, view 1.



Photo of tree trunk showing area where liquid dripping from tree trunk.



02/25/2020

Close up photo of tree trunk showing area where liquid dripping from tree trunk.



Photo of tree canopy and trunks, view 2.



Photo showing cracks in wall and gate step, view 1.



Photo showing location of water meter and tree. Also showing recently repaired cracks in wall, view 1.



Photo showing location of water meter and tree. Also showing recently repaired cracks in wall, view 2.



Photo showing damage to tile and entrance area.



Photo showing interior walkway and wall area damage. Propane tank is located behind wall.

Diameter: 50.3"

Location: 30% (front yard tree-very visible, roots impacting walkway, concrete wall, and steps, potential impacts to water and propane gas lines as evidence by uplifting and cracks in walls and tiles immediately nearby)

Species: 100% (on protected tree list)

Condition: 50% (overall condition is fair, some decay, cross branches create weak areas in canopy, one trunk released a large amount of liquid when sap scar scraped)

Total Average Value = 60%

Value x Diameter = 30 replacement caliper inches

Application

RECEIVED
JAN 19 2024
BY: KD



T2024-0033

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 11/15/2024

Tree Address 1230 5th st
Cross/Corner Street Fogarty
List Tree Name(s) and Quantity 1 sea grape
Species Type(s) check all that apply () Palm () Flowering (x) Fruit () Shade () Unsure
Reason(s) for Application:
(x) Remove (x) Tree Health (x) Safety (x) Other/Explain below
() Transplant () New Location () Same Property () Other/Explain below
() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

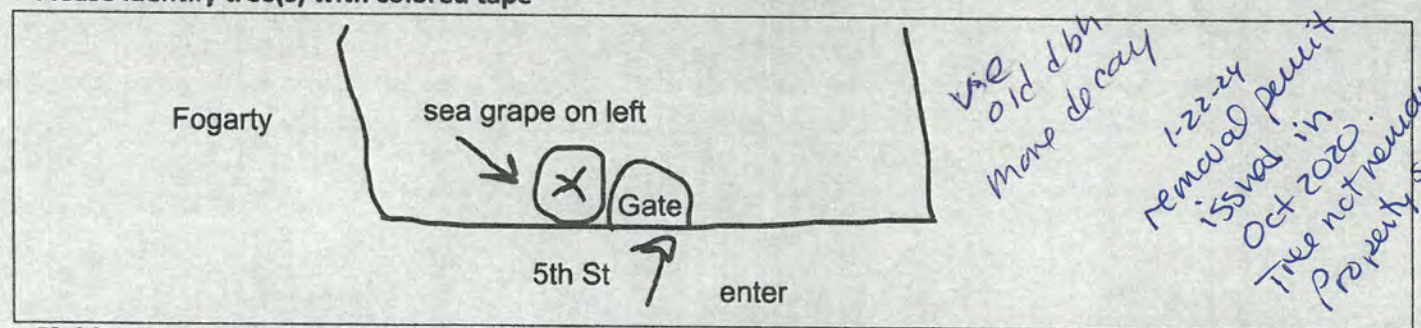
Additional Information and Explanation Signs of termites, uplifting the walkway, & cracking the concrete wall.

Property Owner Name Cynthia Westfall
Property Owner email Address cindy@cindywestfall.com
Property Owner Mailing Address 1230 5th St. Key West FL 33040
Property Owner Phone Number 503-819-5241
Property Owner Signature Cynthia Westfall

Representative Name Clifton Turner Shorty's Tree & Lawn Care LLC
Representative email Address shortystlc@gmail.com
Representative Mailing Address 19463 date palm dr sugarloaf key
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. Tree Representation Authorization form attached ()

Sketch location of tree in this area including cross/corner Street
Please identify tree(s) with colored tape



If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

\$ 20
30
\$ 70



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 1/18/2024

Tree Address 1230 5th St.

Property Owner Name Cynthia Westfall

Property Owner Mailing Address 1230 5th St.

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

Property Owner Phone Number 503-819-5241

Property Owner email Address Cindy@cindywestfall.com

Property Owner Signature Cynthia Westfall

Representative Name Clifton Turner Shorty's 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 shortystlc@gmail.com

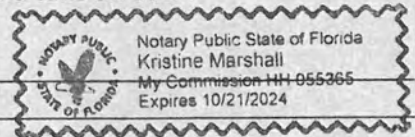
I CYNTHIA WESTFALL hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above is there is any questions or need access to my property.

Property Owner Signature Cynthia Westfall

The forgoing instrument was acknowledged before me on this 18th day JANUARY 2024
By (Print name of Affiant) CYNTHIA WESTFALL who is personally known to me or has produced DRIVERS LICENCE as identification and who did take an oath.

Notary Public

Sign name: Kristine Marshall
Print name: KRISTINE MARSHALL



My Commission expires: 10/21/2024 Notary Public-State of FLORIDA (Seal)

Karen DeMaria

From: Shorty's Tree & Lawn Care LLC <shortystlc@gmail.com>
Sent: Thursday, January 18, 2024 3:35 PM
To: Karen DeMaria
Subject: [EXTERNAL] Re: Notarized permit application for 1230 5th St.
Attachments: 1230 5th St.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On Thu, Jan 18, 2024 at 2:06 PM Shorty's Tree & Lawn Care LLC <shortystlc@gmail.com> wrote:

----- Forwarded message -----

From: **Cindy Westfall** <Cindy@cindywestfall.com>
Date: Thu, Jan 18, 2024, 1:49 PM
Subject: Notarized permit application for 1230 5th St.
To: Shortystlc@gmail.com <Shortystlc@gmail.com>
Cc: Westfall, Richard <RWestfall@leviton.com>

Hi Clifton or Beiya, attached is our notarized permit application to remove the seagrape tree at 1230 5th St.

Thanks much,

Cindy and Rick Westfall

503-819-5241

1230 5th St

Sea Grape
Removal



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 00050040-000000
 Account# 1050652
 Property ID 1050652
 Millage Group 10KW
 Location 1230 5TH St, KEY WEST
 Address
 Legal KW KW REALTY COS FIRST SUB PB1-43 LT 7 SQR 40 TR 21 Z-83 H3-421 OR334-73
 Description OR365-97/98 OR598-781 OR689-312 OR828-2006 OR867-5 OR1091-652 OR1091-652C OR1217-2385 OR1413-1142/43 OR1567-118/120 OR2100-83 OR2295-2172 OR2527-389/90100 OR2565-2031/36 OR2870-1500/01 OR3097-1595
 (Note: Not to be used on legal documents.)
 Neighborhood 6183
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Realty Co's First Sub
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

WESTFALL RICHARD
 1230 5th St
 Key West FL 33040

WESTFALL CYNTHIA SANQUIST
 1230 5th St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$645,906	\$652,564	\$544,938	\$550,735
+ Market Misc Value	\$44,496	\$45,428	\$27,643	\$28,273
+ Market Land Value	\$455,000	\$390,000	\$297,500	\$295,000
= Just Market Value	\$1,145,402	\$1,087,992	\$870,081	\$874,008
= Total Assessed Value	\$1,145,402	\$1,087,992	\$870,081	\$874,008
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,145,402	\$1,087,992	\$870,081	\$874,008

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$390,000	\$652,564	\$45,428	\$1,087,992	\$1,087,992	\$0	\$1,087,992	\$0
2021	\$297,500	\$544,938	\$27,643	\$870,081	\$870,081	\$0	\$870,081	\$0
2020	\$295,000	\$550,735	\$28,273	\$874,008	\$874,008	\$0	\$874,008	\$0
2019	\$290,000	\$556,532	\$28,903	\$875,435	\$875,435	\$0	\$875,435	\$0
2018	\$250,000	\$562,329	\$29,533	\$841,862	\$841,862	\$0	\$841,862	\$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)	5,000.00	Square Foot	50	100

Buildings

Building ID	4033	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1988
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2018
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	3314	Roof Type	GABLE/HIP
Finished Sq Ft	2236	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	344	Bedrooms	3

Functional Obs	0	Full Bathrooms	3	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	4	Grade	650	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPU	COVERED PARKING UNFIN	480	0	94
FLA	FLOOR LIV AREA	2,236	2,236	402
OUU	OP PR UNFIN UL	278	0	112
PTO	PATIO	320	0	72
TOTAL		3,314	2,236	680

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1981	1982	0 x 0	1	4 UT	2
FENCES	1981	1982	0 x 0	1	616 SF	5
FENCES	1981	1982	6 x 12	1	72 SF	2
FENCES	2000	2001	3 x 38	1	114 SF	4
FENCES	2000	2001	6 x 87	1	522 SF	2
FENCES	2000	2001	6 x 150	1	900 SF	5
CONC PATIO	1997	1998	0 x 0	1	1372 SF	1
BRICK PATIO	1997	1998	0 x 0	1	589 SF	1
RES POOL	2000	2001	13 x 18	1	234 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/14/2021	\$1,250,000	Warranty Deed	2319865	3097	1595	01 - Qualified	Improved	ALEXANDER KATHRYN A TRUAX	
8/23/2017	\$1,000,000	Warranty Deed	2136368	2870	1500	01 - Qualified	Improved		
3/23/2012	\$207,000	Warranty Deed		2565	2031	12 - Unqualified	Improved		
7/22/2011	\$100	Certificate of Title		2527	389	12 - Unqualified	Improved		
5/18/2007	\$997,500	Warranty Deed		2295	2172	S - Unqualified	Improved		
3/21/2005	\$715,000	Warranty Deed		2100	83	Q - Qualified	Improved		
3/22/1999	\$230,000	Warranty Deed		1567	0118	Q - Qualified	Improved		
7/1/1996	\$180,000	Warranty Deed		1413	1142	Q - Qualified	Improved		
6/1/1992	\$140,000	Warranty Deed		1217	2385	Q - Qualified	Improved		
2/1/1974	\$15,500	Conversion Code		689	312	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-2214	5/19/2013	4/6/2015	\$10,950	Residential	INSTALLATION OF A 3.5 TON 16 SEER RHEEM A/C SYSTEM W/NEW DUCTWORK DOWN STAIRS.; INSTALLATION OF DUAL-ZONE 1.75 TON DUCTLESS SYSTEM UPSTAIRS.
13-2137	5/16/2013	2/9/2016	\$2,000	Residential	FENCE ALONG 1 SIDE OF PROPERTY 100'
13-2106	5/14/2013	11/8/2016	\$200	Residential	3'x3'x10' SLAB W/REBAR REINFORCEMENT AS PER SUPPLIED DRAWINGS FOR GAS TANK(PROPANE)
13-0831	4/5/2013	2/9/2016	\$19,000	Residential	NEW 200 AMP ELECTRIC SERVICE COMPLETE REWIRING OF THE RESIDENCE
13-0551	3/25/2013	11/9/2016	\$21,000	Residential	RON RUN 3/4" GAS LINE TO INSTA HOT HEATER AND STOVE
13-0997	3/15/2013	2/9/2016	\$12,305	Residential	INSTALL 800 SF OF VCRIMP METAL ROOF AND 900 SQ SINGLE PLY
13-0551	2/14/2013	11/9/2016	\$20,000	Residential	ROUGH EXISTING 4 TOILETS, 3 LAVS, 2 TUBS, 1 SHOWER, 1 KLS, 1 WH & RESET
12-4319	1/2/2013	8/9/2013	\$60,143	Residential	REBUILD PORTION OF FOUNDATION ADD STUDS JOISTS, NEW STAIR, ROOF SHEATHING, WALLS AND CEILINGS FINISHED, 2ND FLOOR PORCH ONLY
12-1408	4/25/2012	2/9/2016	\$2,250	Residential	DEMO OF EXISTING INTERIOR, WALLS, CABINERY, FIXTURES & FLOOR FINISHES 1ST & 2ND FLOOR ONLY
0001077	4/25/2000	8/17/2000	\$10,000	Residential	9X18 POOL
0000898	4/11/2000	8/17/2000	\$4,000	Residential	MASONRY FENCE
9803555	11/13/1998		\$1,000	Residential	MOVE METER NEW LOCATION
9800883	5/8/1998		\$300	Residential	DEMOLISH EXISTING WALL
9800883	5/8/1998		\$1,500	Residential	CONCRETE DECK
9800883	5/8/1998		\$1,500	Residential	ENCLOSE FRONT PORCH
9603106	7/1/1996	10/1/1996	\$2,500	Residential	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

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