

Staff Report

TREE COMMISSION TREE REMOVAL REPORT
CITY of KEY WEST

PROPERTY: 1230 Washington Street

APPLICATION NUMBER: T25-0033

REQUEST: Property owner is re-evaluation of required mitigation credits based on location of diameter measurements

APPLICATION SUMMARY: An application was submitted to re-evaluate the caliper inches required for mitigation based on where the diameter of the tree was measured previously.

TREE ASSESSMENT and PHOTOS:



Requested removal of Mango tree at 1230 Washington Street to be replaced with more appropriate native shade tree, due to non-fruiting habit of this specific mango tree.

Photo of the mango tree during the May 2024 inspection – the tree has not been impacted since this inspection



Closer backyard view of mango tree. Notice the low center supporting multiple large limbs

Photo of the mango tree from the May 2024 inspection – the arrow is pointing at the multiple trunks branching off the main singular trunk at around 2ft height



Single trunk of mango tree.

Photo of the mango tree trunk during the May 2024 inspection



Union of lowest horizontal branch, with large pruning wound and open center. *note nutritional deficiency of foliage (interveinal chlorosis is often a sign of micronutrient deficiency, such as Manganese or Iron).

Photo of the mango tree's main trunk splitting into multiple trunks at around 2ft in height

Previous Evaluation where the multiple trunks were measured at 4.5ft height and added together -

Diameter: 29.6" (several trunks at the 4.5 ft diameter mark)

Location: 80% (very visible tree growing in front yard along property line)

Species: 100% (on protected tree list)

Condition: 70% (overall condition is fair to good, fair - structure, good health except tree does not fruit)

Total Average Value = 83%

Value x Diameter = 24.5 replacement caliper inches

Current Evaluation where the diameter was measured at approximately 2ft 2in height just below the splitting of the trunks -

Diameter: 10.2"

Location: 80% (very visible tree growing in front yard
along property line)

Species: 100% (on protected tree list)

Condition: 70% (overall condition is fair to good, fair - structure, good health except tree does not
fruit)

Total Average Value = 83%

Required Mitigation: 8.5 caliper inches

UF COMMENTS: Neither measurement is wrong, there are simply 2 ways to obtain the diameter for
trees such as this where the splitting of the trunks occurs at a short height.

PREPARED BY:

Mckenzie Fraley

Mckenzie Fraley
Urban Forestry Manager
City of Key West

**Application
and
Previously
Issued
Permit
T2024-0153**

T2025-0033

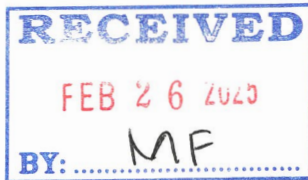
KEN KING
(305) 296-8101

INVOICE

Date 2-26-2025

Golden Bough Tree Service, Inc.

1602 Laird Street, Key West, Florida 33040



I would like to request
a reevaluation of the
mitigation caliper inches
on this tree per T #
T2024-0153 for the
Mango tree at 1230
Washington St.

Ken King
Kenneth King
ISA Certified
Arborist
#120468A



\$80 paid

CITY OF KEY WEST

TREE PERMIT

Permit# T2024-0153 Date Issued June 5, 2024

Address 1230 Washington Street

This it to certify that Raymond Warakowski / Kenneth King

has permission to Remove (1) Mango tree. Replacement of 24.5", FL #1 native dicot or fruit
tree(s) of choice from approved list, to be planted on site. Replacements shall be planted in
the six (6) months from the approval date as described here in. All plants shall be planted
according to current 'Best Management Practices'. Submit completed Job Completion form to
Urban Forestry Manager for tree replacement inspection (\$10 inspection fee required). All
replacement trees shall be maintained as trees in perpetuity.

as per application approved June 4, 2024

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

If this process requires blocking of a city right-of-way, a separate ROW Permit is required. Please contact City of Key West at 305-809-3861.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY 

Misha McRAE – Tree Commission Chairman

City of Key West
Tree Commission
PO Box 1409
Key West, FL 33041
Phone: (305) 809-3725

**Original Staff
Report
and
Application
May 2024**

STAFF REPORT

DATE: May 24, 2024

RE: **1230 Washington Street (permit application # T2024-0153)**

FROM: Amy Dismukes, City of Key West Urban Forestry Manager

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

Tree Species: Mango (*Mangifera indica*)



Requested removal of Mango tree at 1230 Washington Street to be replaced with more appropriate native shade tree, due to non-fruiting habit of this specific mango tree.



Side view of Mango tree. Structure and growth habit are leggy and sparse. Canopy thin.



View of mango tree from backyard.



Closer backyard view of mango tree. Notice the low center supporting multiple large limbs



Canopy view of mango tree.



Single trunk of mango tree.



Union of lowest horizontal branch, with large pruning wound and open center. *note nutritional deficiency of foliage (interveinal chlorosis is often a sign of micronutrient deficiency, such as Manganese or Iron).

Diameter: 29.6" (several trunks at the 4.5 ft diameter mark)

Location: 80% (very visible tree growing in front yard along property line)

Species: 100% (on protected tree list)

Condition: 70% (overall condition is fair to good, fair structure, good health except tree does not fruit)

Total Average Value = 83%

Value x Diameter = 24.5 replacement caliper inches



T2024-0153

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5-13-2024

Tree Address 1230 Washington St.
Cross/Corner Street Tropical St.
List Tree Name(s) and Quantity 1 Mango 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 In 15 years this mango tree has produced 1 mango, a native shade tree would be better than a mangless Mango tree.

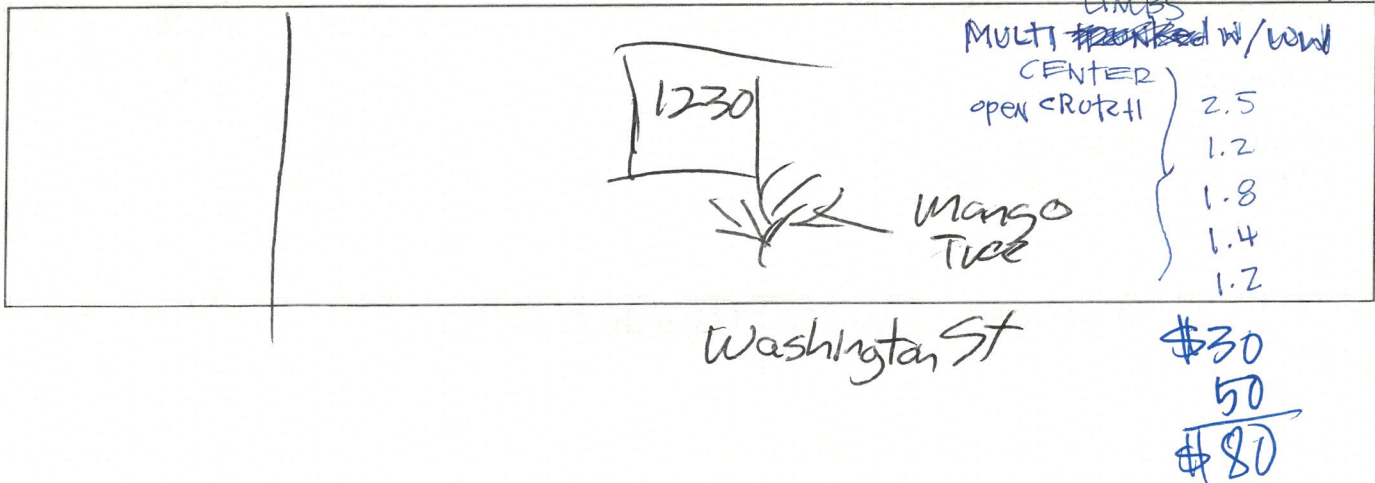
Property Owner Name Raymond Wawakowski
Property Owner email Address poolgroom@aol.com
Property Owner Mailing Address 1230 Washington St.
Property Owner Phone Number 305-849-2971
Property Owner Signature _____

*Representative Name Kenneth King
Representative email Address _____
Representative Mailing Address 1602 Laird 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.





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 5-1-24
Tree Address 1230 WASHINGTON ST Key West
Property Owner Name Raymond Warakomski
Property Owner Mailing Address 1230 WASHINGTON ST
Property Owner Mailing City, State, Zip Key West FL 33040
Property Owner Phone Number 305-849-2971
Property Owner email Address Poolgroom@AOL.com
Property Owner 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, Raymond Warakomski 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 Raymond Warakomski

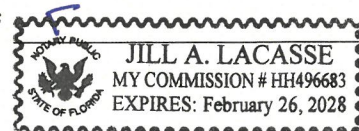
The forgoing instrument was acknowledged before me on this 8th day May 2024.
By (Print name of Affiant) FLD who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: Jill A Lacasse
Print name: Jill A Lacasse

My Commission expires: Feb 26, 2028

Notary Public-State of FL



(Seal)

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 00041250-000000
Account# 1041921
Property ID 1041921
Millage Group 10KW
Location 1230 WASHINGTON St, KEY WEST
Address
Legal KW TROPICAL BLDG AND INVESTMENT CO SUB THE SW LY 10FT OF LOT 16 ALL
Description LOT 17 SQR 4 TR 19 PB1-34 OR192-95/96 OR531-781 OR678-191 OR1009-2256
 OR1012-670 OR1835-420
 (Note: Not to be used on legal documents.)
Neighborhood 6157
Property Class MULTI-FAMILY DUPLEX (0802)
Subdivision Tropical Building and Investment Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



AK 1041921 1230 WASHINGTON ST 06/22/2011

Owner

WARAKOMSKI RAYMOND
 1230 Washington St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$255,137	\$255,137	\$219,843	\$223,029
+ Market Misc Value	\$21,562	\$22,199	\$22,837	\$23,475
+ Market Land Value	\$846,893	\$602,358	\$397,888	\$375,783
= Just Market Value	\$1,123,592	\$879,694	\$640,568	\$622,287
= Total Assessed Value	\$508,418	\$480,681	\$454,927	\$442,931
- School Exempt Value	(\$30,000)	(\$25,500)	(\$25,000)	(\$25,000)
= School Taxable Value	\$572,515	\$502,450	\$429,927	\$421,098

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$602,358	\$255,137	\$22,199	\$879,694	\$480,681	\$25,500	\$502,450	\$351,744
2021	\$397,888	\$219,843	\$22,837	\$640,568	\$454,927	\$25,000	\$429,927	\$185,641
2020	\$375,783	\$223,029	\$23,475	\$622,287	\$442,931	\$25,000	\$421,098	\$176,189
2019	\$353,565	\$223,029	\$24,112	\$600,706	\$421,693	\$25,000	\$409,020	\$166,686
2018	\$370,821	\$229,401	\$24,750	\$624,972	\$403,001	\$25,000	\$410,503	\$189,469

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
MULTI RES DRY (080D)	5,639.00	Square Foot	60.3	93.5

Buildings