

TREE COMMISSION TREE REMOVAL REPORT
CITY of KEY WEST

PROPERTY: 306 Truman Ave

APPLICATION NUMBER: T2025-0065

REQUEST: Property owner is seeking removal of (1) Strangler Fig Tree (*Ficus aurea*).

APPLICATION SUMMARY: An application was submitted to remove one Strangler Fig from the backyard of the property. The application states that the tree is damaging house foundation, the neighbor's plumbing, the fence, and the owner is concerned of the tree falling on his house. The applicant is also installing a pool. KWHHA has given a "no objection" letter for applying for removal.

TREE ASSESSMENT and PHOTOS:



A photo of the tree overall



2 photos of the canopy





2 photos of the canopy





2 photos of the base of the tree





A photo of the base of the tree and a photo of aerial roots from the trunk/ limbs





A photo of aerial roots from the trunk/ limbs and a photo of the main trunk of the tree





A photo of the canopy's proximity to the adjacent property

Diameter: 78"

Condition: 70% (the tree's health is great, it appears to have been trimmed before, there are no signs of damage or decay, it has been trimmed but not entirely evenly)

Location: 60% (growing in the back yard, visible tree due to its size but also slightly hidden by houses)

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

Tree Value: 77%

Required Mitigation: 59.8 caliper inches

RECOMMENDATION: The tree is extremely large and in good health. It is taking apart the fence of the 4 properties since it's growing in the corner. The roots can be intrusive, but with the base already be substantial, root and canopy trimming is an option.

PREPARED BY:

Mckenzie Fraley

Mckenzie Fraley
Urban Forestry Manager
City of Key West

Application



2025-0065

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: Rec'd 3-26-25 MF

Tree Address 306 TRUMAN AVE

Cross/Corner Street THOMAS ST.

List Tree Name(s) and Quantity 1 FICUS

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 ONE LARGE FICUS - DAMAGE HOUSE FOUNDATION

Explanation AND NEIGHBOR PLUMBING, DAMAGE MY FENCE
I'M AFRAID THAT HIGH WINDS WILL CAUSE THE TREE
TO FALL ON MY HOUSE

Property Owner Name DAREK LYZWINSKI

Property Owner email Address lyzwiniskil@aol.com

Property Owner Mailing Address 306 TRUMAN AVE.

Property Owner Phone Number (305) 304-4412

Property Owner Signature Derek Lyzwin

*Representative Name

Representative email Address

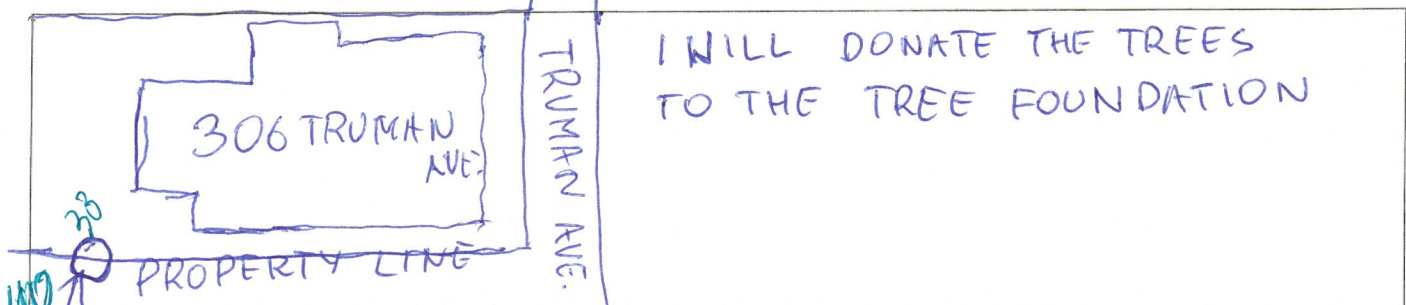
Representative Mailing Address

Representative Phone Number

*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.

THOMAS ST.
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.



FICUS TREE - HALF ON MY PROPERTY
AND HOUSING AUTHORITY PROPERTY

20
+ 50
= 70 paid



HOUSING AUTHORITY

OF THE CITY OF KEY WEST, FLORIDA

1400 Kennedy Drive – Key West, FL 33040 • Phone: 305-296-5621 • TTY/Florida Relay Service (FRS): 800-955-8771

February 26, 2025

Ms. Mckenzie Fraley
Urban Forester
City of Key West
1300 White Street
Key West, FL 33040

Subject: No Objection to Application for a Tree Removal Permit – 306 Truman Avenue

Dear Urban Forester Mckenzie Fraley,

The Housing Authority of the City of Key West, Florida, was advised that the owner of 306 Truman Avenue is concerned about a canopy tree located on the property line between 306 Truman Avenue and 310 Truman Avenue. The Housing Authority owns 310 Truman Avenue, and we understand that the owner of 306 Truman Avenue is seeking to apply for a tree removal permit for the tree in question.

After review, I confirm that the Housing Authority has no objection to the property owner of 306 Truman Avenue proceeding with their application for a tree removal permit. In addition, the Housing Authority defers to the City's determination regarding the approval of the permit in accordance with applicable ordinances and regulations.

Please note that the Housing Authority will not accept any responsibility for the cost of removing the tree or for purchasing and planting any required replacement trees.

Please do not hesitate to contact me should you require any additional information or documentation.

Sincerely,

Randy Sterling
Executive Director



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 00025590-000000
Account# 1026361
Property ID 1026361
Millage Group 11KW
Location 306 TRUMAN Ave, KEY WEST
Address
Legal KW PB1-25-40 PT LOTS 6 & 7 SQR 1 TR 10 E2-286 OR605-714 OR838-1718 OR840-201 OR987-2269 OR993-1552 OR1087-2388 OR1498-154 OR1828-361 OR3235-390 OR3305-2210 OR3305-2253 OR3305-2265
Description
(Note: Not to be used on legal documents.)
Neighborhood 6021
Property Class SINGLE FAMILY RESID (0100)
Subdivision Tracts 10 and 15
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

LYZWINSKI DAREK
306 Truman Ave
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$154,878	\$150,477	\$154,148	\$109,491
+ Market Misc Value	\$1,189	\$1,189	\$1,189	\$1,189
+ Market Land Value	\$711,909	\$731,085	\$354,756	\$287,640
= Just Market Value	\$867,976	\$882,751	\$510,093	\$398,320
= Total Assessed Value	\$867,976	\$99,220	\$96,331	\$93,526
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$867,976	\$74,220	\$71,331	\$68,526

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$711,909	\$154,878	\$1,189	\$867,976	\$867,976	\$0	\$867,976	\$0
2023	\$731,085	\$150,477	\$1,189	\$882,751	\$99,220	\$25,000	\$74,220	\$500,000
2022	\$354,756	\$154,148	\$1,189	\$510,093	\$96,331	\$25,000	\$71,331	\$413,762
2021	\$287,640	\$109,491	\$1,189	\$398,320	\$93,526	\$25,000	\$68,526	\$304,794
2020	\$278,052	\$98,541	\$1,189	\$377,782	\$92,235	\$25,000	\$67,235	\$285,547
2019	\$296,269	\$100,106	\$1,189	\$397,564	\$90,162	\$25,000	\$65,162	\$307,402
2018	\$296,269	\$100,106	\$1,189	\$397,564	\$88,481	\$25,000	\$63,481	\$309,083

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)	2,505.00	Square Foot	0	0

Map



TRIM Notice

2024 TRIM Notice (PDF)

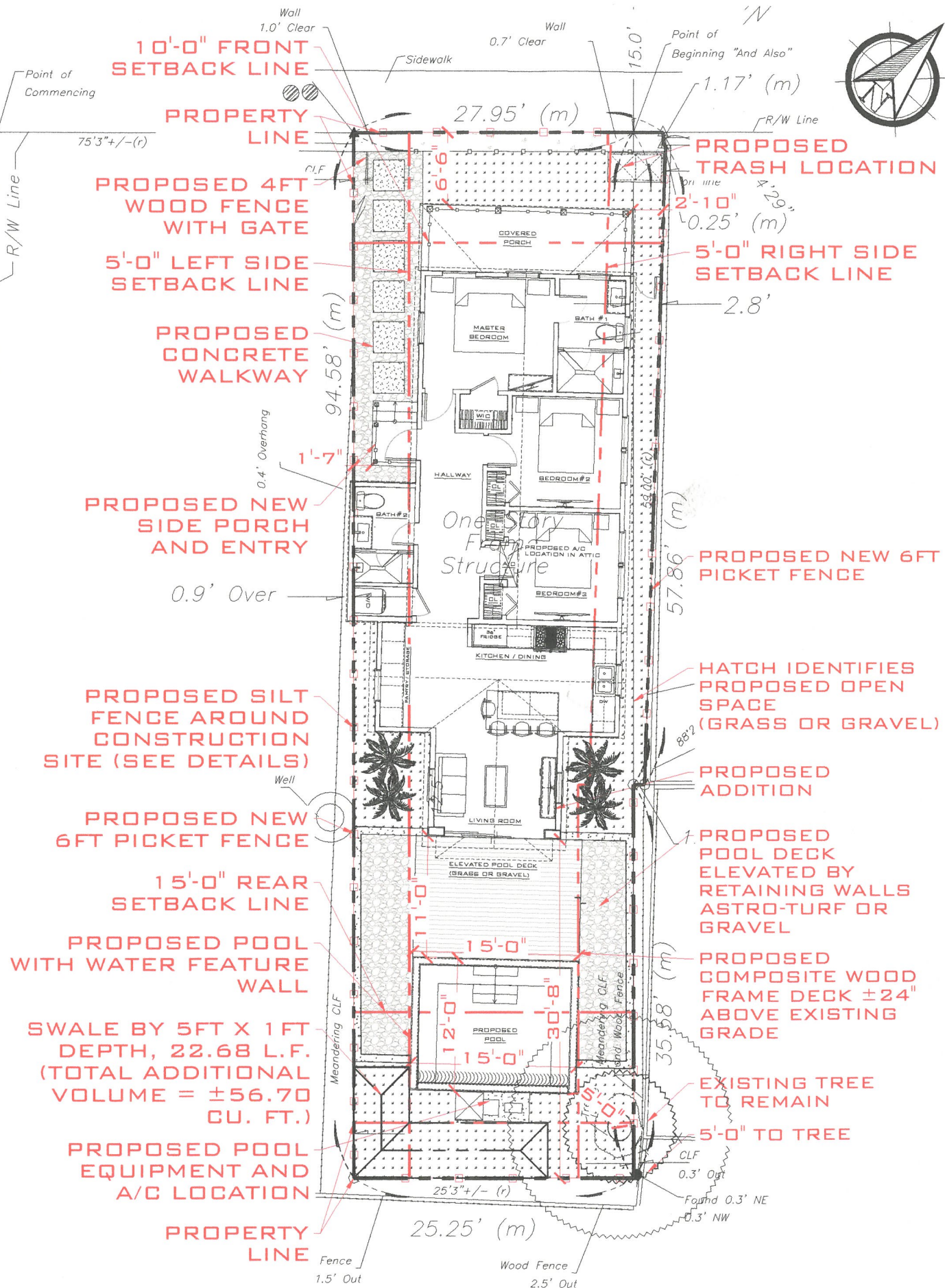
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its 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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/2/2025, 1:36:50 AM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

Thomas St.



PROPOSED SITE PLAN

SITE DATA:

TOTAL SITE AREA: ±2,505.45 SQ.FT
 LAND USE: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE: X

SETBACKS

FRONT:
 REQUIRED: 10'-0"
 EXISTING: 6'-6"
 PROPOSED: NO CHANGES

RIGHT SIDE:
 REQUIRED: 5'-0"
 EXISTING: 2'-10"
 PROPOSED: NO CHANGES

LEFT SIDE:
 REQUIRED: 5'-0"
 EXISTING: 0'-9"
 PROPOSED: NO CHANGES

REAR:
 REQUIRED: 15'-0"
 EXISTING: 27'-9"
 PROPOSED: 30'-8"

MAXIMUM IMPERVIOUS SURFACE RATIO:

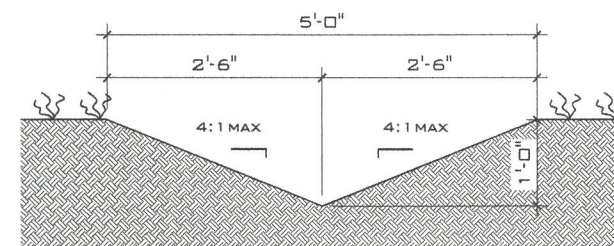
REQUIRED: 60% (±1,503.2 SQ.FT.)
 EXISTING: 47.9% (±1,201.8 SQ.FT.)
 PROPOSED: 58.8% (±1,474.4 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

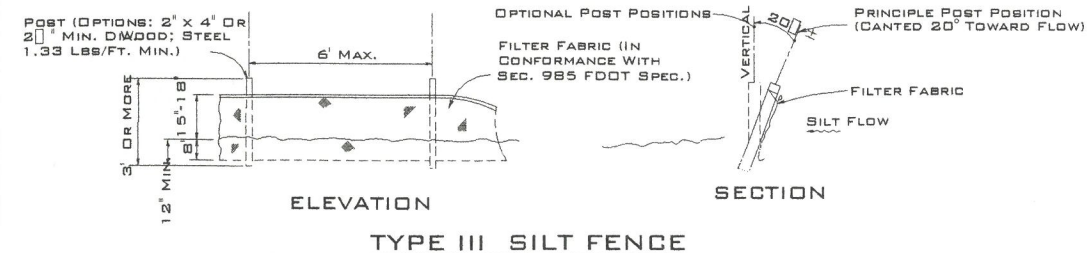
REQUIRED: 40% (±1,002.1 SQ.FT.)
 EXISTING: 44.4% (±1,122.2 SQ.FT.)
 PROPOSED: 44.3% (±1,121.1 SQ.FT.) (IMPROVEMENT)

OPEN SPACE MINIMUM:

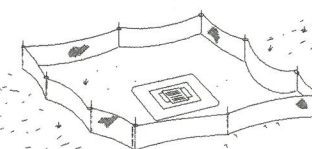
REQUIRED: 35% (±876.9 SQ.FT.)
 EXISTING: 51.6% (±1,294.7 SQ.FT.)
 PROPOSED: 35.1% (±879.6 SQ.FT.)



TYPICAL 5FT SWALE DETAIL
 SCALE: NTS



TYPE III SILT FENCE



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS



MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:			
Roof/slabs	A	ft	
Decks / Patios	B	ft	
Driveways	C	ft	
Sidewalks	D	ft	
Pool/Deck	E	ft	
Other	F	ft	1,201.80
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)			1,201.80 1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	ft	
Decks / Patios	B	ft	
Driveways	C	ft	
Sidewalks	D	ft	
Pool/Deck	E	ft	
Other	F	ft	272.60
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)			272.60 1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) 1,474.40 1

2. Determine Percentage of Impervious Coverage on site:

1,474.40 1 ft² / 2,505.45 2 ft² = 58.85% 2 % of Impervious Coverage

3. Determine "Disturbed Area" [(114-3)/(1/2) 4]

2,505.45 3 ft² - 2,505.45 3 ft² = 2,505.45 3 Disturbed Area

Total Lot Area Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "disturbed area" includes the entire lot except that the area covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and man-made) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume - Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

2,505.45 3 ft² X 0.083 = 4a 3 Swale Volume

b. For a NEW home with 40% or greater Impervious Coverage, use:

2,505.45 3 ft² X 0.208 X 58.85% 2 = 4b 3 Swale Volume

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:

272.60 1b ft² X 0.083 = 4c1 3 Added Swale Volume

2. When the new development increases the total lot impervious area to 40% or above:

272.60 1b ft² X 0.208 = 56.70 4c2 3 Added Swale Volume

Impervious Coverage PROPOSED Swale Volume

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

5.00 5 ft X 1.00 6 ft / 2 = 2.50 7 ft² Cross Sectional Area**

Width Depth

56.70 4c2 ft³ / 2.50 7 ft² = 22.68 8 ft Swale Length

Swale Volume Cross Sectional Area

(*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)(b) & a of Monroe County Code 114-3. Updated 9/5/2012

THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY DAREK LYZWIŃSKI, P.E. ON THE DATE INDICATED TO THE RIGHT. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE ENGINEER AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DAREK LYZWIŃSKI
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 11450

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

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DAREK LYZWIŃSKI

306 TRUMAN AVE

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KEY WEST, FL 33040

PROPOSED SITE PLAN