

TREE COMMISSION TREE REMOVAL REPORT
CITY of KEY WEST

PROPERTY: 630 Mickens Ln

APPLICATION NUMBER: T2025-0067

REQUEST: Property owner is seeking removal of (1) Tropical Almond Tree (*Terminalia catappa*), (1) Spanish Lime Tree (*Melicoccus bijugatus*), (1) Sapodilla Tree (*Manilkara zapota*), and (1) Royal Poinciana (*Delonix regia*).

APPLICATION SUMMARY: An application was submitted to remove one Tropical Almond tree, one Spanish Lime tree, and one Sapodilla Tree from the property. The property will be proposed to be developed into workforce housing. A Spanish Lime and a Tropical Almond are also being staff-reviewed for heavy maintenance trimming.

TREE ASSESSMENT and PHOTOS:



A photo of the trees

TREE 1 (Sapodilla):



A photo of the tree and the tree's canopy





2 photos of the tree's canopy





A photo of the crotch of the tree and a photos of a callus on the tree





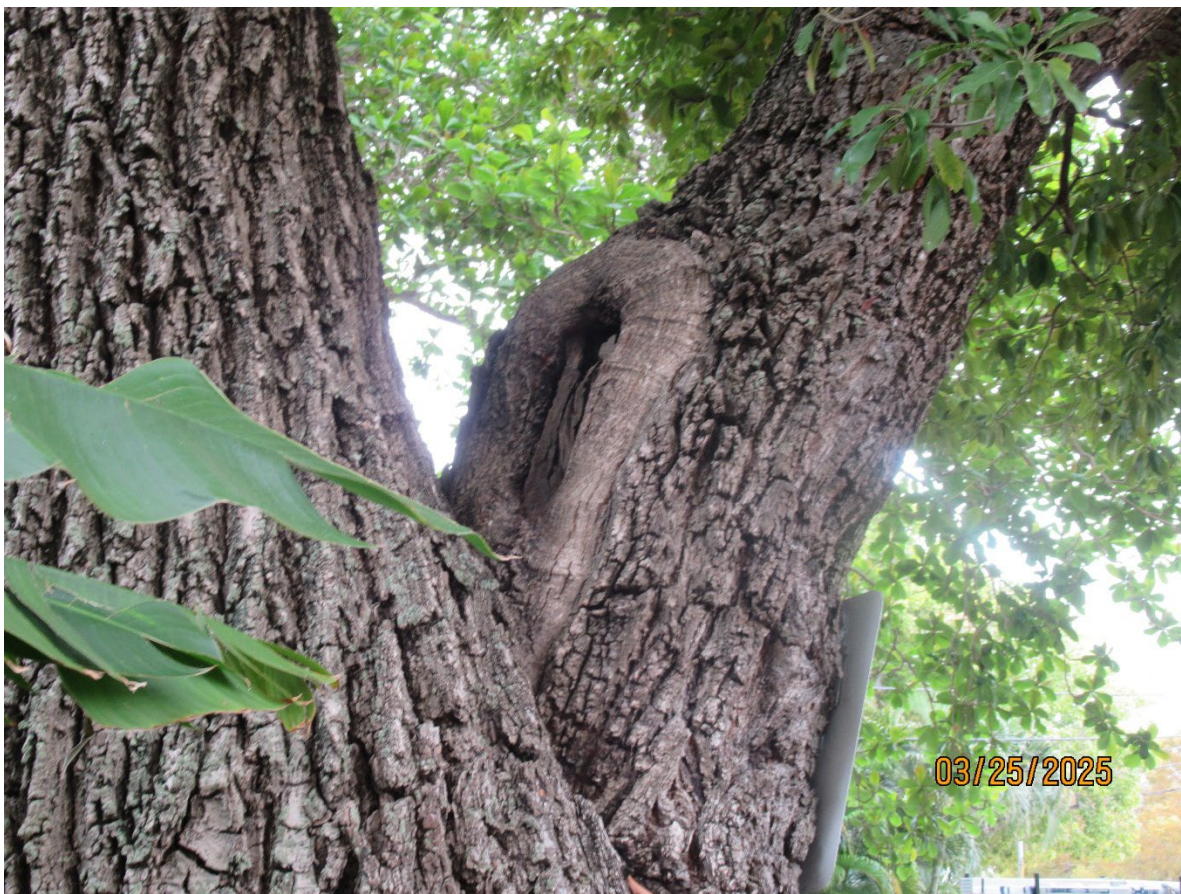
2 photos of termites in/ on the tree





2 photos of where the tree has been trimmed before; the top photo shows some decay of the branch





2 photos of where the tree has been trimmed before. Some decay is shown



Diameter: 44.3"

Condition: 40% (the tree's health is poor, the canopy is large and green, but the tree has signs of decay and there are termite trails/ mud/ and active termites in the crotch and in the bark area)

Location: 60% (currently it's a very visible tree on a vacant lot, but at the time of development, this will either be in the way of the property or be in the backyard)

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

Tree Value: 66%

Required Mitigation: 29.2 caliper inches

TREE 2 (Tropical Almond):



A photo of the tree overall



A photo of the tree's growth lean over Angela St and a photo of the roots





A photo of the roots and a photo of the tree's canopy





A photo of the tree's canopy

Diameter: 1.8" (25.8-24)

Condition: 60% (the tree's health is fair, the canopy is large and green, and it has been trimmed well where the cuts have healed properly, but it has a dangerous growth lean over Angela St, and there is surface root damage from being driven on)

Location: 70% (very, very visible tree on Angela St, but will most likely be in the way for development, it's in the powerlines, and the growth lean is a safety concern)

Species: 0% (on City of KW not protected tree list if DBH is under 24")

Tree Value: 43%

Required Mitigation: 0.78 caliper inches

TREE 3 (Spanish Lime):



A photo of the tree overall



2 photos of the trunk/ base of the tree





A photo of the base of the tree showing decay and a photo of the base showing that it's hollow





A photo of an opening into the tree with decay around it, and a photo of litter within the trunk of the tree





A photo looking up into the hollowness of the tree and a photo of the canopy





2 photos of the canopy





A photo of the canopy

Diameter: 37.5"

Condition: 20% (the tree's health is very poor, the canopy is large and green, but there is dieback and dead branches, but the main concern is the base and trunk where it is completely hollow)

Location: 70% (very, very visible tree on Angela St, but will most likely be in the way for development, it's in the powerlines, and the closeness to Angela St is a safety concern)

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

Tree Value: 63%

Required Mitigation: 23.8 caliper inches

TREE 4 (Royal Poinciana):



A photo of the tree

Diameter: 4.4"

Condition: 20% (the tree's health is poor, it appears that someone cut the top off of it, but they didn't kill it)

Location: 30% (growing against a fence in the back of the property, not very visible)

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

Tree Value: 50%

Required Mitigation: 2.2 caliper inches

Total Required Mitigation: 56.0 caliper inches

RECOMMENDATION:

Tree 1: Sapodillas are hardwood trees and can handle termite infestation much better than softwood trees. There are bait treatments for the termites for Sapodillas as well. However, there are signs of decay within the canopy and branches of the tree, so it's difficult to say when this tree would become a hazard due to damage

Tree 2: Tropical Almonds are on the unprotected list if under 24" DBH. At 25.8" this is a very large tree, with a dangerous growth lean over Angela St. The roots have damage from being driven on. Removal is recommended.

Tree 3: This Spanish Lime has no strong foundation, it's completely hollow. While the canopy is large and mostly green, there is dieback within the branches. Removal is recommended

Tree 4: This does not appear to have been cut by the applicant, but based on its location within the fence line, and the fact that the entire top has been removed, removal is recommended.

Note: There is also an application to heavy trim (1) Spanish Lime and (1) Tropical Almond.

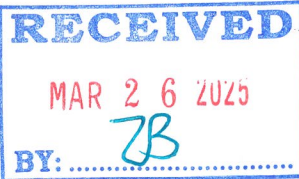


PREPARED BY:

Mckenzie Fraley

Mckenzie Fraley
Urban Forestry Manager
City of Key West

Application



2025-0067 removal

~~\$395.00~~
*trim permit 2025-0072

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 3/24/25

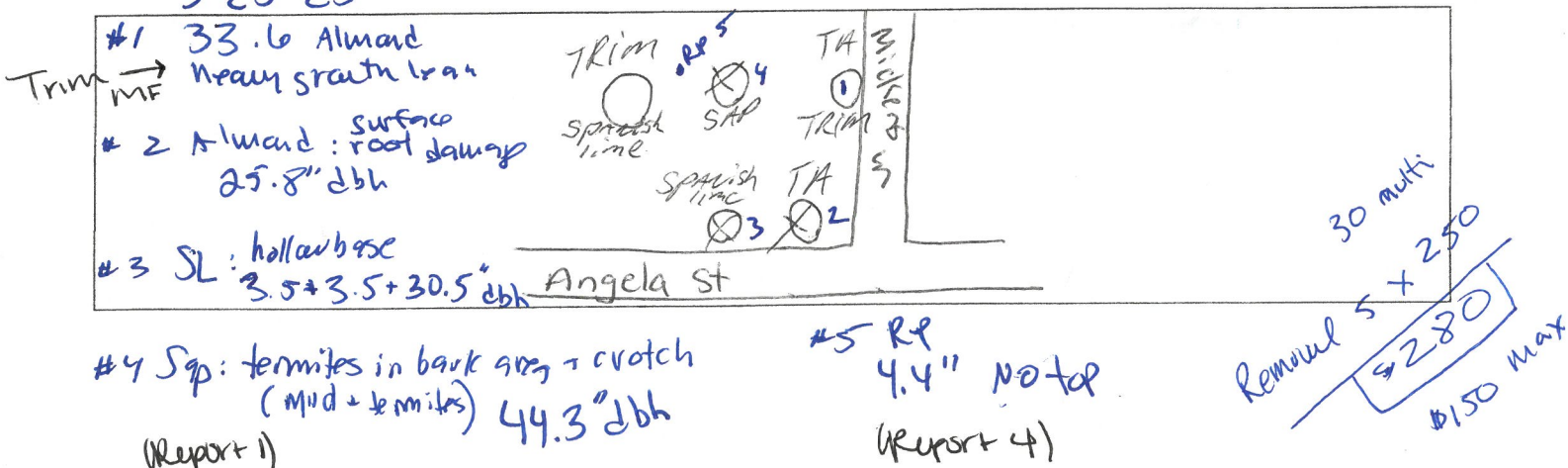
Tree Address 630 Mickens Ln
Cross/Corner Street Angela St.
List Tree Name(s) and Quantity 5 Spanish lime 2 Tropical Almond 1 Sapadillia
Reason(s) for Application: Add - 1 Royal Palm
☒ Remove ☒ Tree Health ☒ Safety ☒ Other/Explain below
☐ Transplant ☐ New Location ☐ Same Property ☐ Other/Explain below
☒ Heavy Maintenance Trim ☒ Branch Removal ☒ Crown Cleaning/Thinning ☒ Crown Reduction
Additional Information and Explanation Takedown Tropical Almond over Angela Street
Takedown Rotted Spanish lime Take down
Sapadillia - Heavy maintenance trim Remaining trees
Property Owner Name 631 Thomas Associates, LLC
Property Owner email Address jcolee@noblehousehotels.com
Property Owner Mailing Address 600 6th St. South, Kirkland, WA 98033
Property Owner Phone Number 425-827-8737
Property Owner Signature _____
*Representative Name Tree Man, LLC Sean Creedon
Representative email Address keystreeman@gmail.com
Representative Mailing Address P.O. Box 430204 Big Pine Key, FL 33043
Representative Phone Number 305-900-8448

*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.

3-25-25





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 01/20/2025

Tree Address 630 Mickens Lane

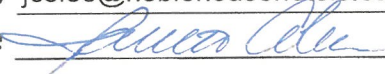
Property Owner Name 631 Thomas Associates, LLC

Property Owner Mailing Address 600 6th Street South

Property Owner Mailing City, State, Zip Kirkland, WA

Property Owner Phone Number 425.827.8737

Property Owner email Address jcolee@noblehousehotels.com

Property Owner Signature 

Representative Name Treeman - Sean Creedon

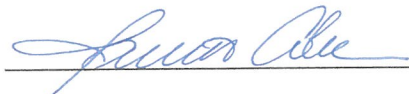
Representative Mailing Address PO Box 430204

Representative Mailing City, State, Zip Big Pine Key, Florida 33043

Representative Phone Number 305.900.8448

Representative email Address Keystreeman@gmail.com

I James Colee 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.

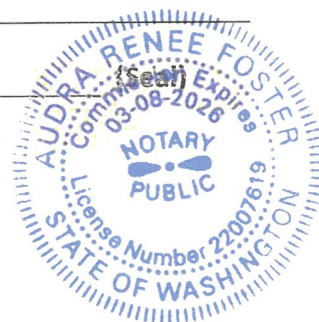
Property Owner Signature 

The forgoing instrument was acknowledged before me on this 21 day January, 2025.
By (Print name of Affiant) James Colee who is personally known to me or has produced
as identification and who did take an oath.

Notary Public

Sign name: Audra renee Foster
Print name: Audra Renee Foster

My Commission expires: 03/08/2026 Notary Public-State of WA



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 00013120-000000
Account# 1013510
Property ID 1013510
Millage Group 11KW
Location 630 MICKENS Ln, KEY WEST
Address
Legal KW PT LOT 4 SQR 63 ZZ-205 OR1365-553/58 OR1365-559/64 OR1369-92
Description OR1369-108/21 OR1369-122/38 OR1409-317/25 OR1413-1410/12
 OR1413-1413/15 OR1549-1545/49 OR1597-503/07 OR1650-1932/33
 OR1880-1860/61 OR2049-607/09 OR2153-1891 OR2153-1892 OR2153-1893 OR2153-1894 OR2153-1895
 (Note: Not to be used on legal documents.)
Neighborhood 6021
Property Class VACANT RES (0000)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



1013510 630 MICKENS LN 11/03/20

Owner

631 THOMAS ASSOCIATES LTD
 C/O NOBLE HOUSE HOTELS & RESORTS ATTN
 JANETTE AMENT
 600 6TH ST S
 Kirkland WA 98033

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$345,863	\$345,863	\$209,664	\$174,995
= Just Market Value	\$345,863	\$345,863	\$209,664	\$174,995
= Total Assessed Value	\$232,920	\$211,745	\$192,495	\$174,995
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$345,863	\$345,863	\$209,664	\$174,995

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$345,863	\$0	\$0	\$345,863	\$232,920	\$0	\$345,863	\$0
2023	\$345,863	\$0	\$0	\$345,863	\$211,745	\$0	\$345,863	\$0
2022	\$209,664	\$0	\$0	\$209,664	\$192,495	\$0	\$209,664	\$0
2021	\$174,995	\$0	\$0	\$174,995	\$174,995	\$0	\$174,995	\$0
2020	\$173,344	\$0	\$0	\$173,344	\$173,344	\$0	\$173,344	\$0
2019	\$176,646	\$0	\$0	\$176,646	\$176,646	\$0	\$176,646	\$0
2018	\$176,646	\$0	\$0	\$176,646	\$176,646	\$0	\$176,646	\$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 UNPERMITTED (01DM)	4,523.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/15/2005	\$550,000	Warranty Deed		2153	1895	Q - Qualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

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

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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

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Detail by Entity Name

Florida Limited Liability Company
631 THOMAS ASSOCIATES, LLC

Filing Information

Document Number	L24000126980
FEI/EIN Number	91-1964382
Date Filed	02/22/2024
Effective Date	04/12/1999
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	02/22/2024
Event Effective Date	02/29/2024

Principal Address

600 6TH STREET SOUTH
KIRKLAND, WA 98033

Mailing Address

600 6TH STREET SOUTH
KIRKLAND, WA 98033

Registered Agent Name & Address

INCORP SERVICES, INC.
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

Authorized Person(s) Detail

Name & Address

Title AMBR

COLEE, JAMES P
600 6TH STREET SOUTH
KIRKLAND, WA 98033

Annual Reports

Report Year	Filed Date
2025	03/12/2025

Document Images

03/12/2025 -- ANNUAL REPORT	View image in PDF format
02/22/2024 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations