

# **Staff Report**

TREE COMMISSION TREE REMOVAL REPORT  
CITY of KEY WEST

PROPERTY: 809 Washington St #102

APPLICATION NUMBER: T2025-0023

REQUEST: Property owner is seeking removal of (2) Bahama Tabebuia Trees (*Tabebuia bahamensis*).

APPLICATION SUMMARY: An application was submitted to remove two white tabebuia trees on either side of the walkway of the property. The application states that the trees are growing against the house and causing damage to the side and have taken the drainpipes down.

TREE ASSESSMENT and PHOTOS:



A photo of the property with red arrows pointing at the 2 trees



Tree 1:



A photo from the parking area looking at Tree 1 to the east of the walkway. Red arrows are pointing at the canopy and trunk





Photos looking at the trunk – the bottom photo shows the beginning of inclusion within the crotch







Photo looking at the tree's 2 trunks





Photo looking at the canopy and photo of the railing where the drainpipe was torn off from the tree





Diameter: 7.6"

Condition: 75% (Health is good, but this type of tree does not typically extend this tall and there is a lack of branches in the subcanopy area)

Location: 30% (growing in small garden area, hidden behind a cabbage palm, the tree is growing close to the house)

Species: 50% (not on City of KW protected tree list, nor not protected list)

Tree Value: 52%

Required Mitigation: 3.9 caliper inches

Tree 2:



A photo from the parking area looking at Tree 2 to the west of the walkway. A red arrow is pointing at the canopy





Photo looking into the canopy and photo looking at a cut limb







Photo looking at the drainpipe disconnecting from the railing and photo looking into canopy







Photo looking at the canopy where a limb has significant damage due to hitting the townhouses

Diameter: 7.0"

Condition: 50% (overall health is good, but there is damage to the branches from hitting the townhouses, this type of tree does not typically extend this tall and there is a lack of branches in the subcanopy area)

Location: 30% (growing in small garden area, hidden behind a cabbage palm, the tree is growing close to the house)

Species: 50% (not on City of KW protected tree list, nor not protected list)

Tree Value: 43%

Required Mitigation: 3 caliper inches

Total Required Mitigation: 6.9 caliper inches

RECOMMENDATION: The garden areas are small, and these trees are growing close to the house. Their growth is abnormal due to their locations. Heavy maintenance trimming of the trees is possible, but would cause major decline to the health of the trees.

PREPARED BY:

*Mckenzie Fraley*

Mckenzie Fraley

Urban Forestry Manager

City of Key West



# **Additional Information**

**Photos and additional  
information submitted by  
property owner.**



**From:** [John Merick](#)  
**To:** [McKenzie Fraley](#)  
**Subject:** [EXTERNAL] Re: Tree Permit Application  
**Date:** Friday, February 21, 2025 11:42:51 AM  
**Attachments:** [image002.png](#)  
[image001.png](#)

Emailed  
photo of a  
drainpipe  
adjacent to  
the tree

**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.





Emailed  
photo of  
fallen  
drainpipes





## Emailed photo of missing drainpipe

there are pictures of the drain pipes that the trees knocked off on the right side and pictures of the left side where the trees are knocking that one off too.





# Application





## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 2-12-25

Tree Address 809 WASHINGTON ST. Apt 102  
Cross/Corner Street WASHINGTON & WILLIAMS  
List Tree Name(s) and Quantity \_\_\_\_\_

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

TREES ARE SMALL and laym  
up against the House + DRAIN  
pipe

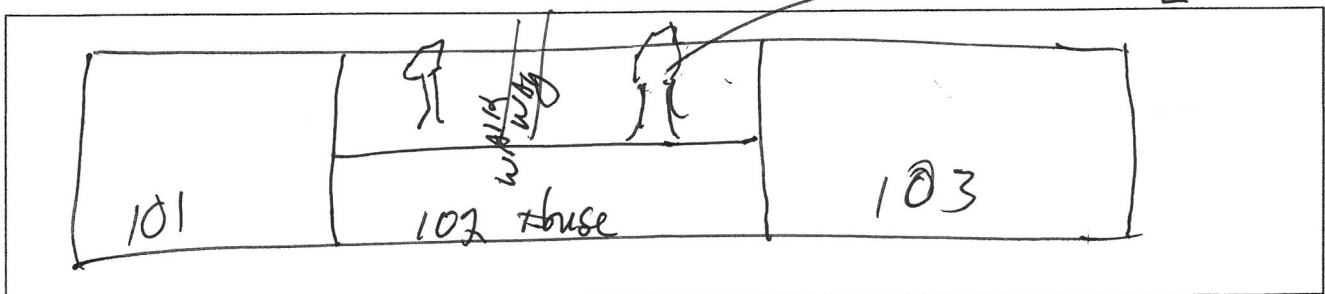
Property Owner Name John + Crystal Merrick  
Property Owner Email Address JMERRICK64@YAHOO.COM  
Property Owner Mailing Address 809 WASHINGTON ST. 102 APT 33040  
Property Owner Phone Number 570 233 6733  
Property Owner Signature John Merrick

\*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 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.





# 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 00037809-000102  
Account# 9090037  
Property ID 9090037  
Millage Group 10KW  
Location 809 WASHINGTON St 102, KEY WEST ✓  
Address  
Legal UNIT 102 809 WASHINGTON ST CASA MARINA ESTATES AND PARKING SPACE PS-5  
Description KW KW INVESTMENT CO SUB PB1-69 PT LTS 12 AND 13 SQR 14 TR 17 OR2139-1522 OR2281-557 OR2306-1208 OR2533-152 OR2680-1030 OR3154-0589 OR3268-2322 OR3272-0085  
(Note: Not to be used on legal documents.)  
Neighborhood 6130  
Property Class SINGLE FAMILY RESID (0100)  
Subdivision Key West Investment Co's Sub  
Sec/Twp/Rng 05/68/25  
Affordable No  
Housing



9090037  
6/6/2024

### Owner

MERRICK JOHN DANIEL ✓  
100 Unico Dr  
West Hazleton PA 18202

MERRICK CRYSTAL LYNN  
100 Unico Dr  
West Hazleton PA 18202

### Valuation

|                            | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$432,155             | \$417,956             | \$422,499             | \$324,648             |
| + Market Misc Value        | \$15,306              | \$15,688              | \$16,070              | \$14,227              |
| + Market Land Value        | \$989,638             | \$989,638             | \$657,182             | \$432,967             |
| = Just Market Value        | \$1,437,099           | \$1,423,282           | \$1,095,751           | \$771,842             |
| = Total Assessed Value     | \$1,437,099           | \$1,423,282           | \$849,026             | \$771,842             |
| - School Exempt Value      | \$0                   | \$0                   | \$0                   | \$0                   |
| = School Taxable Value     | \$1,437,099           | \$1,423,282           | \$1,095,751           | \$771,842             |

### Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$989,638  | \$432,155      | \$15,306        | \$1,437,099         | \$1,437,099    | \$0          | \$1,437,099   | \$0                 |
| 2023 | \$989,638  | \$417,956      | \$15,688        | \$1,423,282         | \$1,423,282    | \$0          | \$1,423,282   | \$0                 |
| 2022 | \$657,182  | \$422,499      | \$16,070        | \$1,095,751         | \$849,026      | \$0          | \$1,095,751   | \$0                 |
| 2021 | \$432,967  | \$324,648      | \$14,227        | \$771,842           | \$771,842      | \$0          | \$771,842     | \$0                 |
| 2020 | \$432,967  | \$328,102      | \$14,610        | \$775,679           | \$775,679      | \$0          | \$775,679     | \$0                 |
| 2019 | \$432,967  | \$331,555      | \$14,992        | \$779,514           | \$779,514      | \$0          | \$779,514     | \$0                 |
| 2018 | \$432,967  | \$335,009      | \$15,595        | \$783,571           | \$783,571      | \$0          | \$783,571     | \$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) | 1,531.00        | Square Foot | 19.26    | 79.5  |



## Map



## TRIM Notice

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

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