

Staff Report

TREE COMMISSION TREE REMOVAL REPORT
CITY of KEY WEST

PROPERTY: 2300 Harris Ave

APPLICATION NUMBER: T2025-0024

REQUEST: Property owner is seeking removal of (1) Mango tree (*Mangifera indica*).

APPLICATION SUMMARY: An application was submitted to remove one mango tree from the northwest corner of the property. The application states that the tree is cracking the concrete wall and is planted too close to the house.

TREE ASSESSMENT and PHOTOS:



Photo of overall tree



Photo of mango canopy and photo of mango tree trunk near the concrete wall

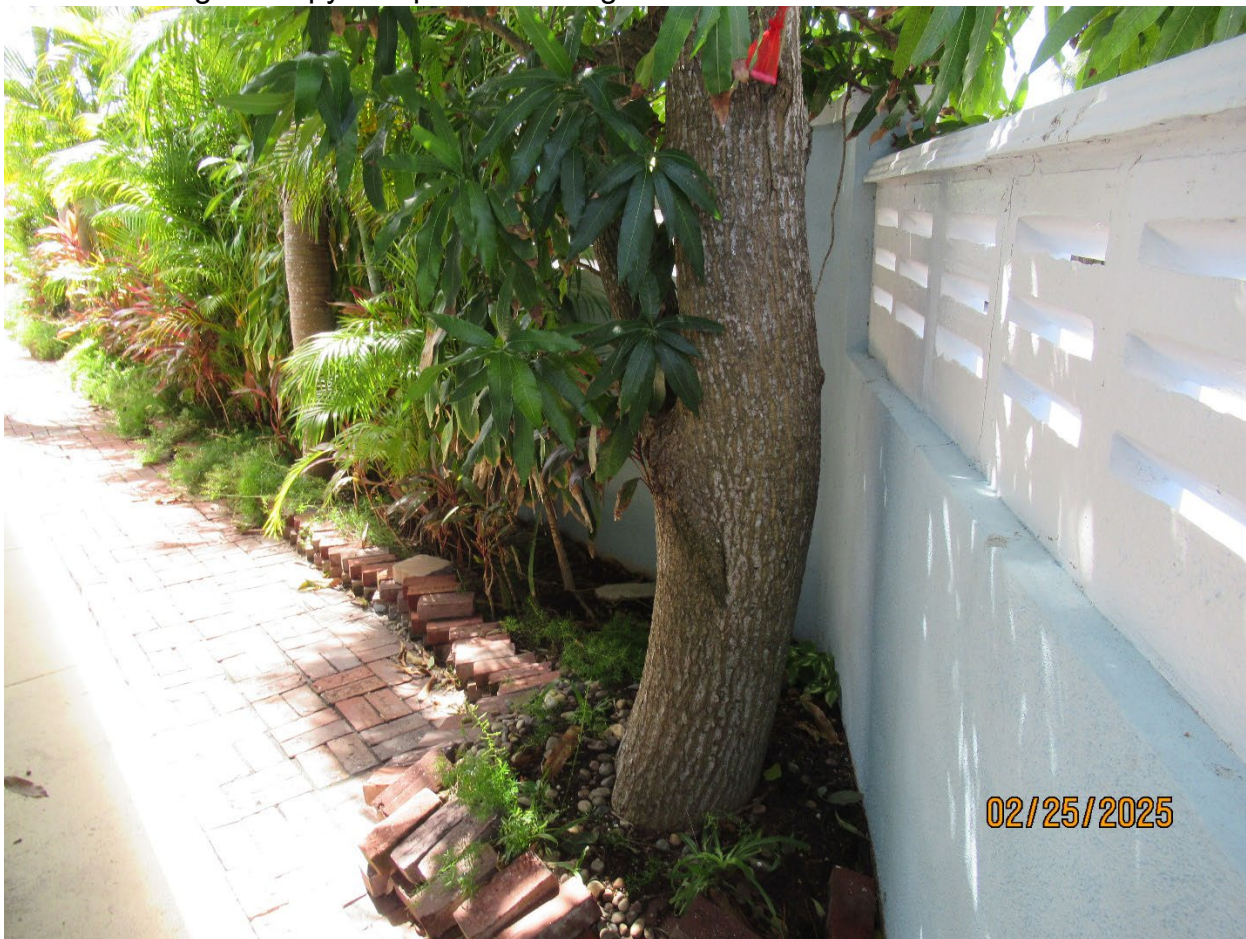




Photo of crotch and photo of canopy close to the house





Photo of how close the tree is to the house and photo of wall near the tree





Photos of the crack on the concrete wall on the inside of the property and outside of the property



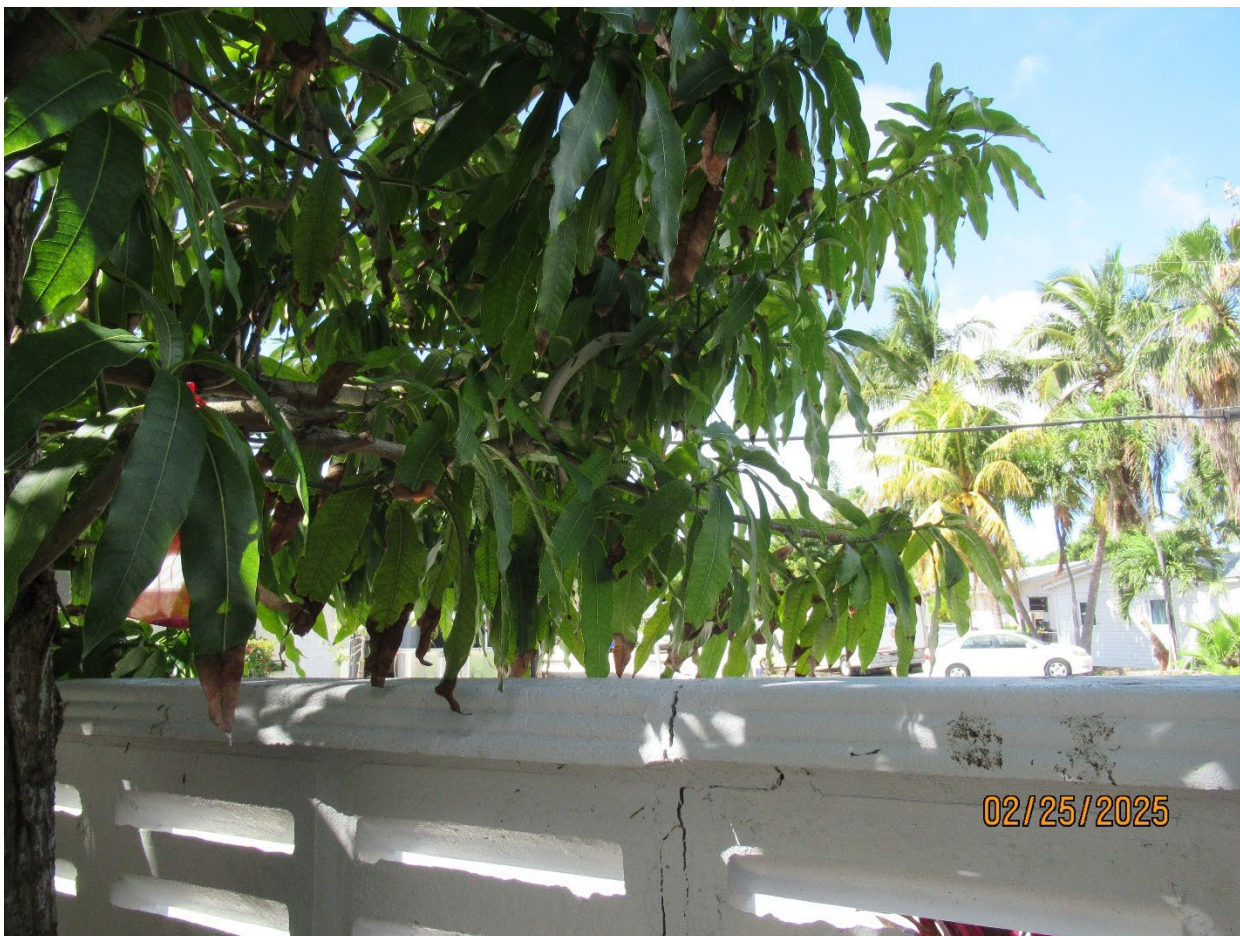


Photo of the foliage and photo looking up at the mango tree flowering



Diameter: 14.3"

Condition: 60% (fair, foliage has dieback on the ends, but it is flowering, and there's green new growth)

Location: 70% (growing in front yard, very visible tree, wall is cracking adjacent to tree, and tree's canopy is close to the house)

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

Tree Value: 77%

Required Mitigation: 11 caliper inches

Note: Property owner is also requesting removal of the Washingtonian Palm at the corner of the property (Staff Approved).

RECOMMENDATION: I think the canopy could be trimmed back from the house, but the wall is cracking adjacent to the tree, and it goes all the way through. As the tree grows, it could become more of a problem in such a small area. The tree is along 5th Street as well and is exposed to many environmentally harmful factors, which I think is causing the dieback because on the same property on the northeastern side is a very healthy mango tree but it's protected by the house from 5th Street

PREPARED BY:

Mckenzie Fraley

Mckenzie Fraley
Urban Forestry Manager
City of Key West

Application



dict: T2025-0024

palm: T2025-0025

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 01/20/2025

Tree Address 2300 Harris Ave
Cross/Corner Street 5th St
List Tree Name(s) and Quantity 1 Mango, 1 Washingtonian

Reason(s) for Application:

- (x) Remove () 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

Washingtonian Palm is unwanted, scared of height that it could fall. Mango is cracking the concrete wall and mango is planted too close to the house.

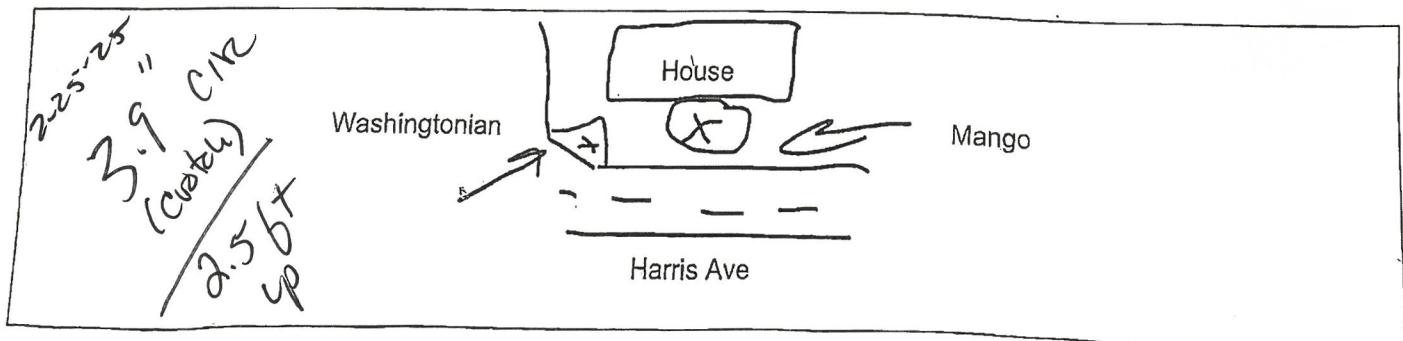
Property Owner Name WARREN LEAMARD
Property Owner Email Address Jambungary1@AOL.com
Property Owner Mailing Address 2300 Harris Ave
Property Owner Phone Number 305 923 1906
Property Owner Signature [signature]

*Representative Name Clifton Turner - Shorty's Tree & Lawn Care LLC
Representative Email Address Shortystlc@gmail.com
Representative Mailing Address 19463 date palm dr
Representative Phone Number 3056479261

*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.





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 1-21-25
Tree Address 2300 HARRIS AVE. Key West, FL 33040
Property Owner Name WARREN LEAMARD
Property Owner Mailing Address 2300 HARRIS AVE
Property Owner Mailing City, KEY WEST
State, Zip FLORIDA 33040
Property Owner Phone Number 305 923 1908
Property Owner email Address JAMLEON@GMAIL.COM
Property Owner Signature [Signature]

Representative Name Clifton Turner Shortys Tree & Lawn Care LLC
Representative Mailing Address 19463 date palm dr
Representative Mailing City, sugarloaf key fl
State, Zip 33042
Representative Phone Number 3056479261
Representative email Address shortystlc@gmail.com

I WARREN LEAMARD 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 [Signature]

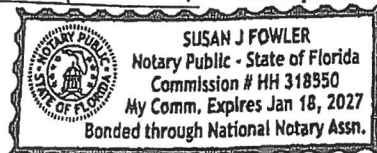
The forgoing instrument was acknowledged before me on this 21st day January 2025.
By (Print name of Affiant) Warren Leonard who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: [Signature]

Print name: Susan J. Fowler

My Commission expires: Jan 18, 2027 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 00047940-000000
Account# 1048551
Property ID 1048551
Millage Group 10KW
Location 2300 HARRIS Ave, KEY
Address WEST
Legal KW KW REALTY CO'S
Description FIRST SUB PB1-43 LOT 16
SQR 23 TR 21 OR118-
410/11 OR1129-817
OR1327-240/41 OR1468-
784/85 OR1468-786/87
OR1540-1574/75R/S
OR2127-921 OR2322-
547/48C/T OR2335-
2109/10

(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 04/68/25
Affordable No
Housing

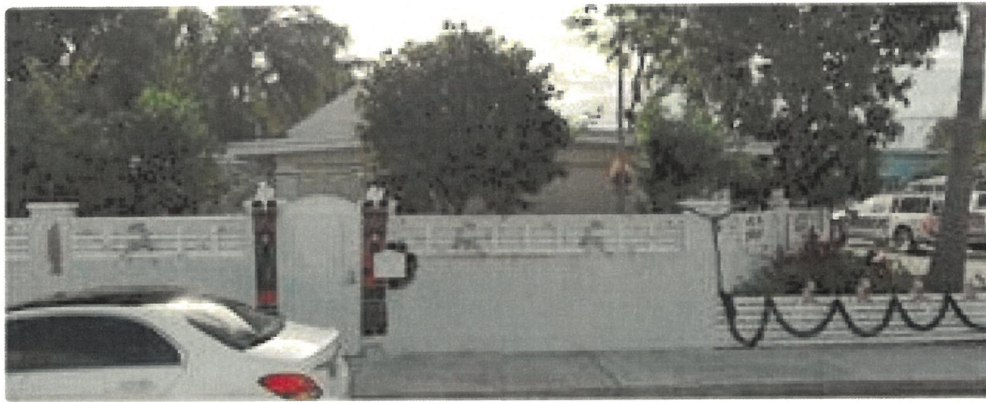


Owner

LEAMARD WARREN
2300 Harris Ave
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$232,239	\$223,050	\$191,595	\$166,418
+ Market Misc Value	\$44,986	\$45,967	\$37,807	\$38,788
+ Market Land Value	\$493,000	\$386,750	\$331,500	\$252,875
= Just Market Value	\$770,225	\$655,767	\$560,902	\$458,081
= Total Assessed Value	\$414,429	\$396,708	\$380,017	\$364,279
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$413,508	\$386,932	\$363,569	\$339,279



Map



TRIM Notice

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

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