

## Town of Loxahatchee Groves

[155 "F" Road • Loxahatchee Groves, Florida 33470 • Telephone \(561\) 793-2418 • Fax \(561\) 793-2420](#)

**TO:** Francine Ramaglia, Town Manager  
Town of Loxahatchee Groves

**FROM:** Jim Fleischmann  
Town Planning Consultant

**RE:** 1742 A Road Specimen Tree Report

**DATE:** September 3, 2024

Christopher and Geraldine Walczak, Owners of the property located at 1742 Road, have received administrative acknowledgement of a Residential Vegetative Clearing Exemption request to remove non-native plant species and applied for approval of a Residential Vegetation Clearing Waiver to remove specified native trees on the property.

Faelan Stirling, Agent for the Owners, has worked diligently with staff to plan the proposed vegetation removal on the single-family residential development in a manner to preserve native trees to the maximum extent.

The Waiver Application includes the proposed removal of native Specimen trees, within a 50-foot radius around the proposed house pad and the ingress/egress driveway. The proposed waiver area is illustrated on Exhibit 1.

Per ULDC Section 87-035(C) (2) (i), Specimen trees are not subject to cutting, relocation, or mitigation without Town Council approval. To determine if Council approval is necessary, a native tree survey in the northwest area of the property was prepared by Southeast Soil and Environmental Services, Inc. The locations of native trees within the northwest survey area are illustrated on Exhibit 2.

Native Specimen tree species to be removed include one Laurel Oak and four Slash Pines. The following data, extracted from the survey, illustrates the locations of Specimen trees within the area of the proposed Waiver (i.e. house pad and driveway).

A. Native Specimen Trees Minimum Size (DBH) Criteria

Slash Pine = 14 inches; and Laurel Oak = 17 inches

B. Location of Native Specimen Trees within the Waiver area (Ref: Exhibit 2):

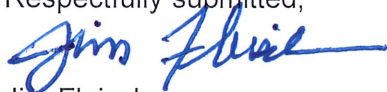
Total of 5. T26, T53, T54, T56, and T61.

C. Detail of Native Specimen Trees to be Removed:

Exhibit 2 Reference	Species	Diameter (DBH)
T26	Slash Pine	16 inches
T53	Slash Pine	21 inches
T54	Laurel Oak	22 inches
T56	Slash Pine	19 inches
T61	Slash Pine	18 inches

Removal of any additional native trees illustrated on Exhibit 2 will require a Vegetation Removal Permit (VRP) application, including a mitigation plan.

Respectfully submitted,



Jim Fleischmann  
Town Planning Consultant

Attachments:

1. Survey illustrating the location of the Waiver area
2. Location of native trees in the northwest area of the property
3. Current aerial photograph and PAPA data of the property





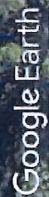
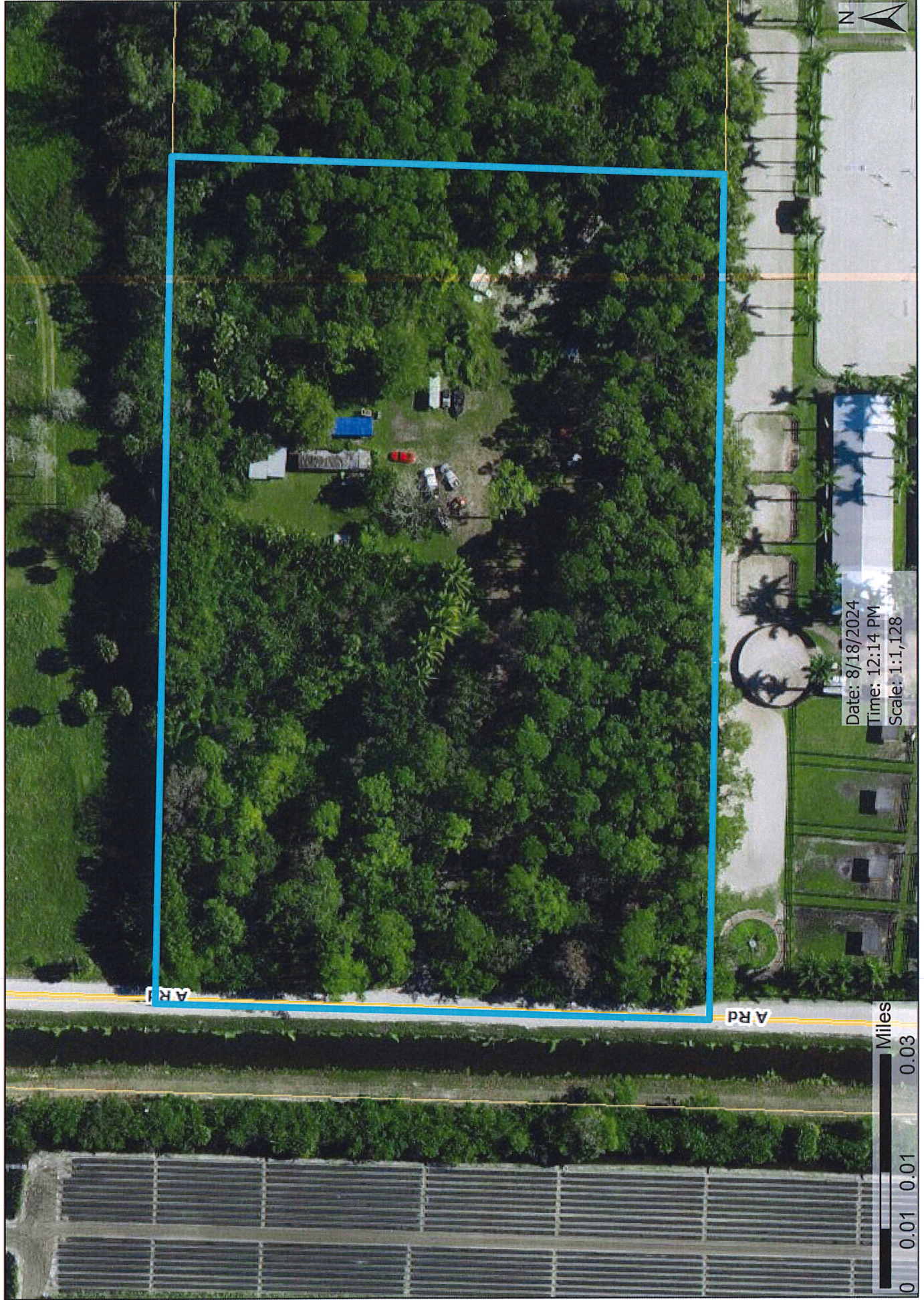


EXHIBIT 2 – LOCATION OF NATIVE TREES IN THE NORTHWEST SURVEY AREA



# 1742 A Road





**Property Detail**

**Location Address :** 1742 A RD  
**Municipality :** LOXAHATCHEE GROVES  
**Parcel Control Number :** 41-41-43-17-01-107-0030  
**Subdivision :** LOXAHATCHEE GROVES IN  
**Official Records Book/Page :** 33922 / 1102  
**Sale Date :** OCT-2022  
**Legal Description :** LOXAHATCHEE GROVES W 1/2 OF N 1/2 OF TR 7 BLK A

**Owner Information**

<b>Owner(s)</b>	<b>Mailing Address</b>
WALCZAK CHRISTOPHER T	11064 ORANGE GROVE BLVD
WALCZAK GERALDINE S &	ROYAL PALM BEACH FL 33411 9194

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2022	\$10	33922 / 01102	QUIT CLAIM	WALCZAK GERALDINE S &
APR-1998	\$100	10424 / 00202	QUIT CLAIM	WALCZAK KENNETH M & GERALDINE
APR-1998	\$66,300	10424 / 00200	WARRANTY DEED	WALCZAK KENNETH M & GERALDINE
NOV-1989	\$100	06275 / 01939	QUIT CLAIM	

**Exemption Information**

No Exemption Information Available.

**Property Information**

**Number of Units :** 1  
**\*Total Square Feet :** 720  
**Acres :** 5  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** AR—AGRICULTURAL RESIDENTIAL (41-LOXAHATCHEE GROVES)

**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$9,577	\$8,267	\$7,044	\$7,044	\$7,044
Land Value	\$387,500	\$351,900	\$265,000	\$264,000	\$240,000
Total Market Value	\$397,077	\$360,167	\$272,044	\$271,044	\$247,044

**Assessed and Taxable Values**

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$266,540	\$242,309	\$220,281	\$200,255	\$115,050
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$266,540	\$242,309	\$220,281	\$200,255	\$115,050

**Taxes**

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$6,019	\$5,575	\$4,843	\$4,609	\$2,853
NON AD VALOREM	\$1,620	\$1,615	\$1,659	\$1,655	\$1,657
TOTAL TAX	\$7,639	\$7,190	\$6,502	\$6,264	\$4,510