

# STAFF REPORT

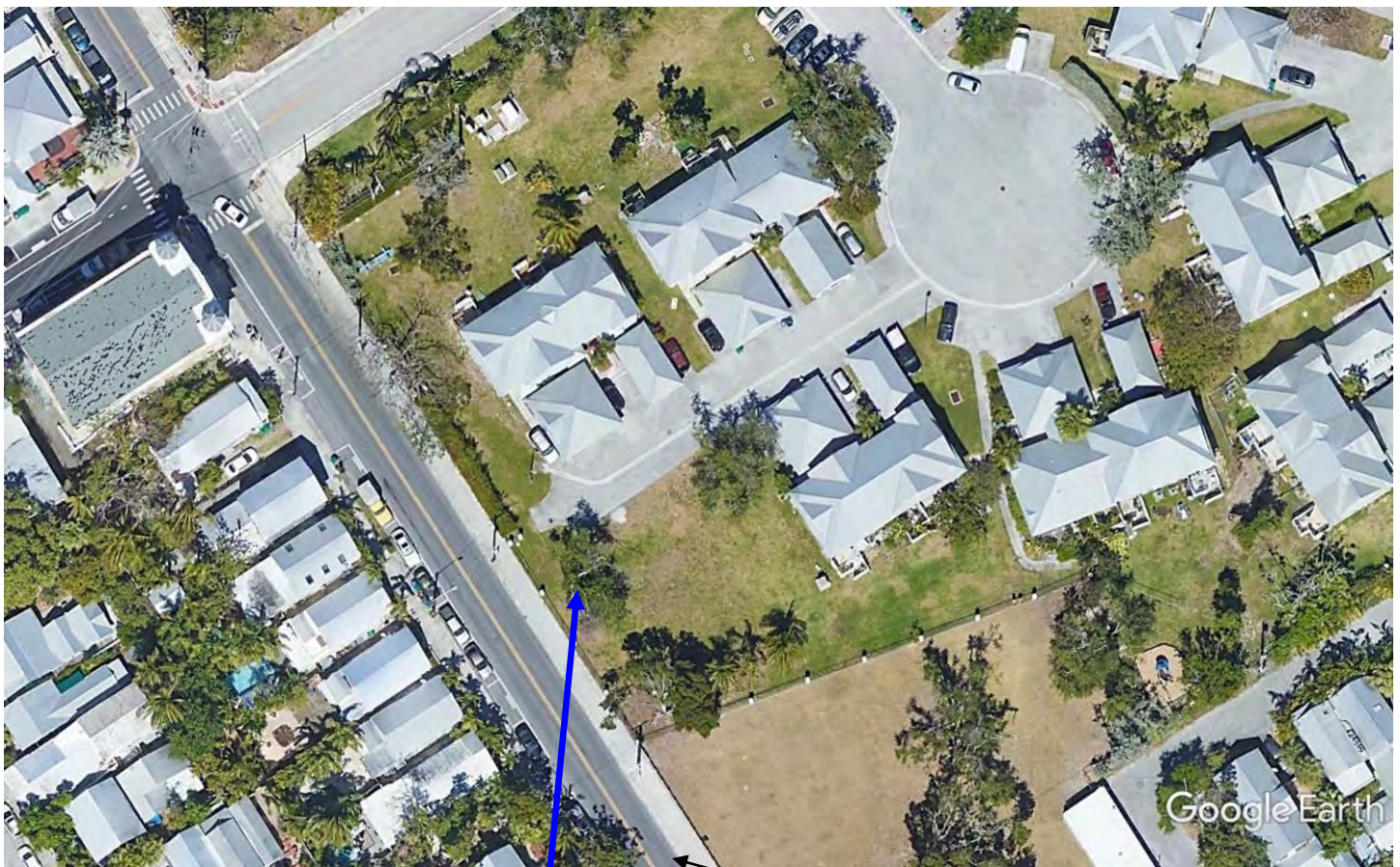
DATE: August 29, 2022

RE: 541 White Street (permit application # T2022-0314)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting the removal of (1) Madras Thorn tree. A site inspection was done and documented the following:

Tree Species: Madras Thorn (*Pithecellobium dulce*)



White Street

Aerial photo showing location of tree.





Two  
photos  
of the  
whole  
tree.





Two photos  
of the tree  
canopy.







Closeup photo of the tree canopy and trunks with decay, view 1.





Two closeup photos of the tree canopy and trunks with decay, views 2 & 3.





Photo of base of tree and decay areas, view 1.





Photo of tree trunk with decay



Photo of base of  
tree and decay  
areas, view 2.





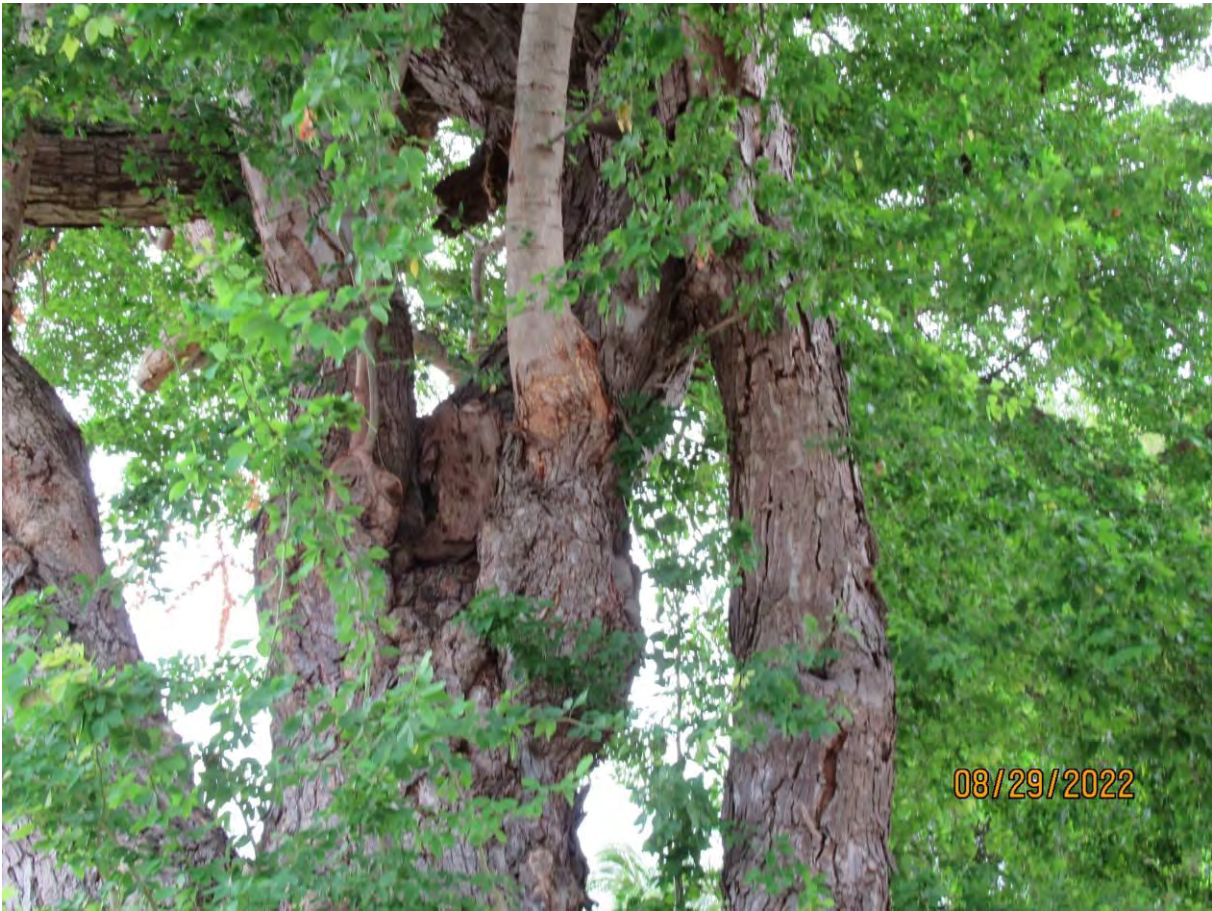
Photo of base of tree and decay areas, view 3.





Photo of the tree canopy and trunk with decay, view 4.





Two photos of the tree canopy and trunks with decay, views 5 & 6.







Photo of trunk and base of tree.

Diameter: 44.5"

Location: 80% (very visible tree growing near White Street property line at corner of new development area)

Species: 50% (not on protected or not protected tree list)

Condition: 20% (overall condition is very poor, major decay throughout canopy, cross branches.)

Total Average Value = 50%

Value x Diameter = 22.2 replacement caliper inches



# Application





T2022-0314

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 8/18/22

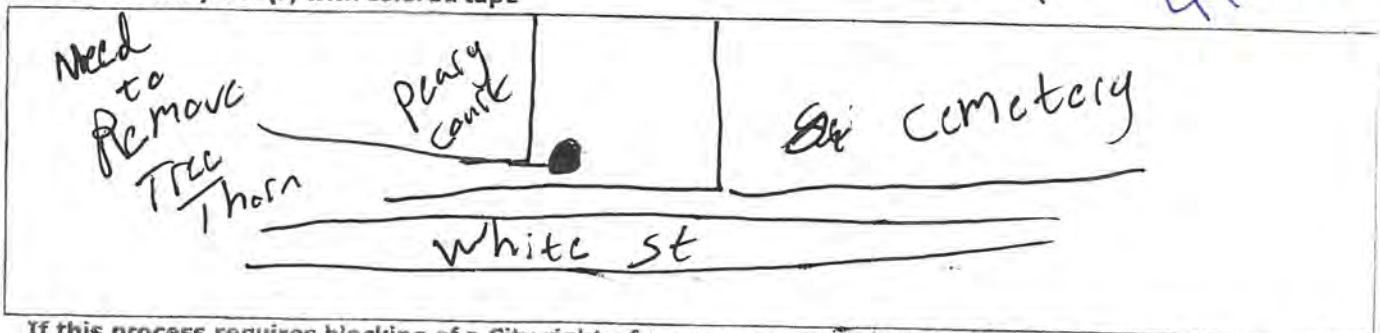
Tree Address Pearcy Court - 541 White St.  
Cross/Corner Street White St  
List Tree Name(s) and Quantity Madagas Thorn  
Species Type(s) check all that apply ☐ Palm ☐ Flowering ☐ Fruit ☒ Shade ☐ Unsure  
Reason(s) for Application:  
☒ Remove ☒ Tree Health ☒ Safety ☐ Other/Explain below  
☐ Transplant ☐ New Location ☐ Same Property ☐ Other/Explain below  
☐ Heavy Maintenance Trim ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction  
Additional Information and Explanation very Damaged Termites

Property Owner Name ☒ Jeffrey D. Cornfeld  
Property Owner email Address ☒ jeff@cornfeldgroup.com  
Property Owner Mailing Address ☒ 3850 Hollywood Blvd., suite 400  
Property Owner Phone Number ☒ (954) 989-2200  
Property Owner Signature ☒   
Representative Name John Hartman  
Representative email Address johnhartman90@gmail.com  
Representative Mailing Address 23027 Bluegill Ln  
Representative Phone Number 305-587-4834

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. Tree Representation Authorization form attached.

Sketch location of tree in this area including cross/corner Street  
Please identify tree(s) with colored tape

8.29.22  
Circ 11.8" circ  
44.5" dbh



If this process requires blocking of a City right-of-way, a separate ROW Permit is required. Please contact 305-809-3740.

\$40 Commercial app  
\$50 Tedicot  
\$90





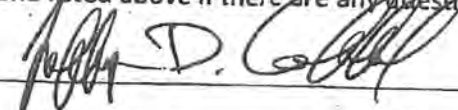
## Tree Representation Authorization

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 8/18/22  
Tree Address Peary court  
Property Owner Name ☒ Peary Court Apartments, LLC  
Property Owner Mailing Address ☒ 3850 Hollywood Blvd., suite 400  
Property Owner Mailing City, ☒  
State, Zip ☒ Hollywood, FL 33021  
Property Owner Phone Number ☒ (954) 989-2200  
Property Owner email Address ☒ jeff@cornfeldgroup.com  
Property Owner Signature ☒   
Representative Name John Hartman  
Representative Mailing Address 23027 Bluegill Ln  
Representative Mailing City, Cudjoe Key,  
State, Zip FL 33042  
Representative Phone Number 305-587-4834  
Representative email Address Jhartman90@gmail.com

I ☒ Jeffrey D. Cornfeld 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 11 day August.  
By (Print name of Affiant) Jeff Cornfeld who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: 

Print name: Jennifer Phelps

My Commission expires: 12/13/23

Notary Public-State of Florida (Seal)





**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** 00006730-000200  
**Account#** 9100458  
**Property ID** 9100458  
**Millage Group** 10KW  
**Location** 541 WHITE St, KEY WEST  
**Address**  
**Legal** SQRS 30 AND 43 PER WM WHITEHEAD MAP OF 1829 AND PARCEL IDENTIFIED AS  
**Description** UNITED STATE CANTONMENT (24.1835 AC) (A/K/A PEARY COURT) B47-183-396 G6-  
 277/278 A4-446 RR-94 OR432-317/318 OR2334-531/618(LEASE W/CONVEYANCE)  
 OR2648-126/133(PARTIAL TERMINATION OF LEASE) OR2648-134/154Q/C OR2648-  
 155/181 OR2648-182/189(REST) OR2657-648/650(AMD REST) OR2806-1639/42  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 32090  
**Property** AFFORDABLE MULTI-FAMILY 10 OR MORE UNITS (0301)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 32/67/25  
**Affordable** Yes  
**Housing**

**Owner**

PEARY COURT APARTMENTS LLC  
 3850 Hollywood Blvd  
 Ste 400  
 Hollywood FL 33021

**Valuation**

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$14,407,229	\$12,926,081	\$13,241,358	\$3,472,359
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$23,965,601	\$23,965,601	\$23,035,955	\$30,049,696
= Just Market Value	\$38,372,830	\$36,891,682	\$36,277,313	\$33,522,055
= Total Assessed Value	\$38,372,830	\$36,891,682	\$35,392,500	\$32,175,000
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$38,372,830	\$36,891,682	\$36,277,313	\$33,522,055

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(0301)	1,053,433.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	5258	<b>Exterior Walls</b>	VINYLSIDING
<b>Style</b>		<b>Year Built</b>	1996
<b>Building Type</b>	M.F. - R3 / R3	<b>Effective Year Built</b>	2005
<b>Gross Sq Ft</b>	5161	<b>Foundation</b>	
<b>Finished Sq Ft</b>	3853	<b>Roof Type</b>	
<b>Stories</b>	2 Floor	<b>Roof Coverage</b>	
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	
<b>Perimeter</b>	428	<b>Heating Type</b>	
<b>Functional Obs</b>	0	<b>Bedrooms</b>	0
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	3
<b>Depreciation %</b>	22	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>		<b>Grade</b>	350
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	863	0	0
FLA	FLOOR LIV AREA	3,853	3,853	0
OPF	OP PRCH FIN LL	249	0	0
SBF	UTIL FIN BLK	196	0	0
<b>TOTAL</b>		<b>5,161</b>	<b>3,853</b>	<b>0</b>