

STAFF REPORT

DATE: March 2, 2021

RE: Administrative Hearing for 725 White Street-Arthur's Guesthouse
(TC2021-0001)

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

On July 13, 2020, during a site visit regarding building permit work being done on the property (property under renovation-new owners), I noticed vegetation had been cleaned up and some young trees were missing in one area along Petronia Street. Prior site visits on the property had documented many protected and regulated tree species on the property.

A letter was sent dated January 19, 2021 regarding a missing lignum vitae tree and requesting communication about the tree removal. No response was received. An administrative hearing notice was sent dated February 22, 2021. The manager of Arthur's Guesthouse did call and said he did not know the tree was a protected tree species. At the request of the property manager, a site meeting will be held to discuss the existing vegetation on the property and any additional concerns they might have.

The caliper measurement of the lignum vitae tree was approximately 1.5 inches.





Planning Dept

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <div style="display: flex; justify-content: space-between;"> X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee </div> </p> <p>B. Received by (Printed Name) C. Date of Delivery <div style="display: flex; justify-content: space-between;"> <i>Amador Bar</i> <i>2/24/21</i> </div> </p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>725 White Street LLC 980 N. Federal Hwy Ste 110 Boca Raton, FL 33432</p> </div>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. </div> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number 7007 3020 0000 5347 7122 (Transfer from se)</p>	
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540	

Planning Dept

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<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Arthurs Guesthouse-Manager 725 White Street Key West, FL 33040</p> </div>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. </div> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number 7007 3020 0000 5347 7115 (Transfer from se)</p>	
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540	



THE CITY OF KEY WEST
Tree Commission
P.O. BOX 1409
Key West, FL 33041-1409

January 19, 2021

725 White Street LLC
980 N. Federal Hwy Ste 110
Boca Raton, FL 33432

To Whom It May Concern:

During a site visit it came to my attention that a regulated tree is missing from the property, a Lignum vitae tree located on the Petronia Street side of 725 White Street, Key West, FL. I do not have any records of a permit having been issued for the removal. This removal violates standards set forth in Section 110 (Tree Ordinance of the City of Key Code of Ordinances.

Sec. 110-321. Required.

- (a) Unless a tree removal permit approved by the Tree Commission and issued by the Urban Forestry Manager has been obtained, no person, whether on publicly or privately owned land, shall cause tree abuse or other harm, or major maintenance to, hatracking, transplanting, topping or removal of the following:
 - (1) Any tree listed as "specially protected" in section 110-253;



Spanish Stopper



Lignum vitae

Schefflera tree
(NPR)

07/13/2020

Spanish
Stopper

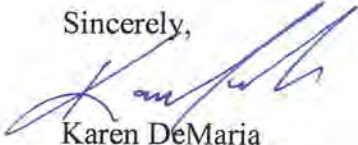
Lignum vitae



04/28/2020

On April 28, 2020, while visiting the site for various building permit requests, I took numerous photos of the property. A subsequent inspection in the area indicated that vegetation had been removed, cleaned from the property. A site inspection documented two stump areas where trees had been removed. A discussion with the former owner indicated that the area of interest had a Spanish stopper and a lignum vitae. It appears that the lignum vitae, a protected tree species, is one of the missing trees. The other stump appears to be from a schefflera tree, a not regulated tree. Please contact my office to discuss the situation. Failure to contact my office may result in the processing of an Administrative Hearing in front of the Tree Commission

Sincerely,



Karen DeMaria
Urban Forestry Manager
305-809-3768

kdemaria@cityofkeywest-fl.gov



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 00022800-000000
Account# 1023591
Property ID 1023591
Millage Group 10KW
Location 725 WHITE ST, KEY WEST
Address
Legal KW WADDELLS SUBDIVISION PB1-28 LOTS 3&4 SQR 3 TR 7 OR527-592 OR707-778
Description OR892-1791 OR948-496 OR985-1756 OR1235-2275/76 OR1248-1076/77 OR1523-66
 OR1728-1562/63 OR2028-1874 OR2982-0476
 (Note: Not to be used on legal documents.)
Neighborhood 32090
Property HOTEL/MOTEL (3900)
Class
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

725 WHITE STREET LLC
 980 N Federal Hwy
 Ste 110
 Boca Raton FL 33432

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$1,512,930	\$1,111,393	\$1,075,660	\$1,057,946
+ Market Misc Value	\$151,293	\$123,488	\$119,518	\$117,550
+ Market Land Value	\$1,361,637	\$1,234,881	\$1,195,178	\$1,175,495
= Just Market Value	\$3,025,860	\$2,469,762	\$2,390,356	\$2,350,991
= Total Assessed Value	\$3,025,860	\$2,469,762	\$2,390,356	\$2,339,582
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,025,860	\$2,469,762	\$2,390,356	\$2,350,991

Land

Land Use (3900)	Number of Units	Unit Type	Frontage	Depth
	8,624.00	Square Foot	98	88

Commercial Buildings

Style HOTEL/MOTEL B / 39B
Gross Sq Ft 4,483
Finished Sq Ft 3,551
Perimeter 0
Stories 2
Interior Walls
Exterior Walls C.B.S.
Quality 450 ()
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1952
Year Remodeled

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/27/2019	\$3,617,500	Warranty Deed	2234503	2982	0476	01 - Qualified	Improved
7/15/2004	\$1,900,000	Warranty Deed		2028	1874	Q - Qualified	Improved
9/27/2001	\$1,360,000	Warranty Deed		1728	1562	Q - Qualified	Improved
6/1/1998	\$1,175,000	Warranty Deed		1523	0066	Q - Qualified	Improved
12/1/1992	\$575,000	Warranty Deed		1235	2275	Q - Qualified	Improved
8/1/1986	\$319,000	Warranty Deed		985	1756	Q - Qualified	Improved
7/1/1985	\$210,000	Warranty Deed		948	496	U - Unqualified	Improved
9/1/1983	\$360,000	Warranty Deed		892	1791	Q - Qualified	Improved

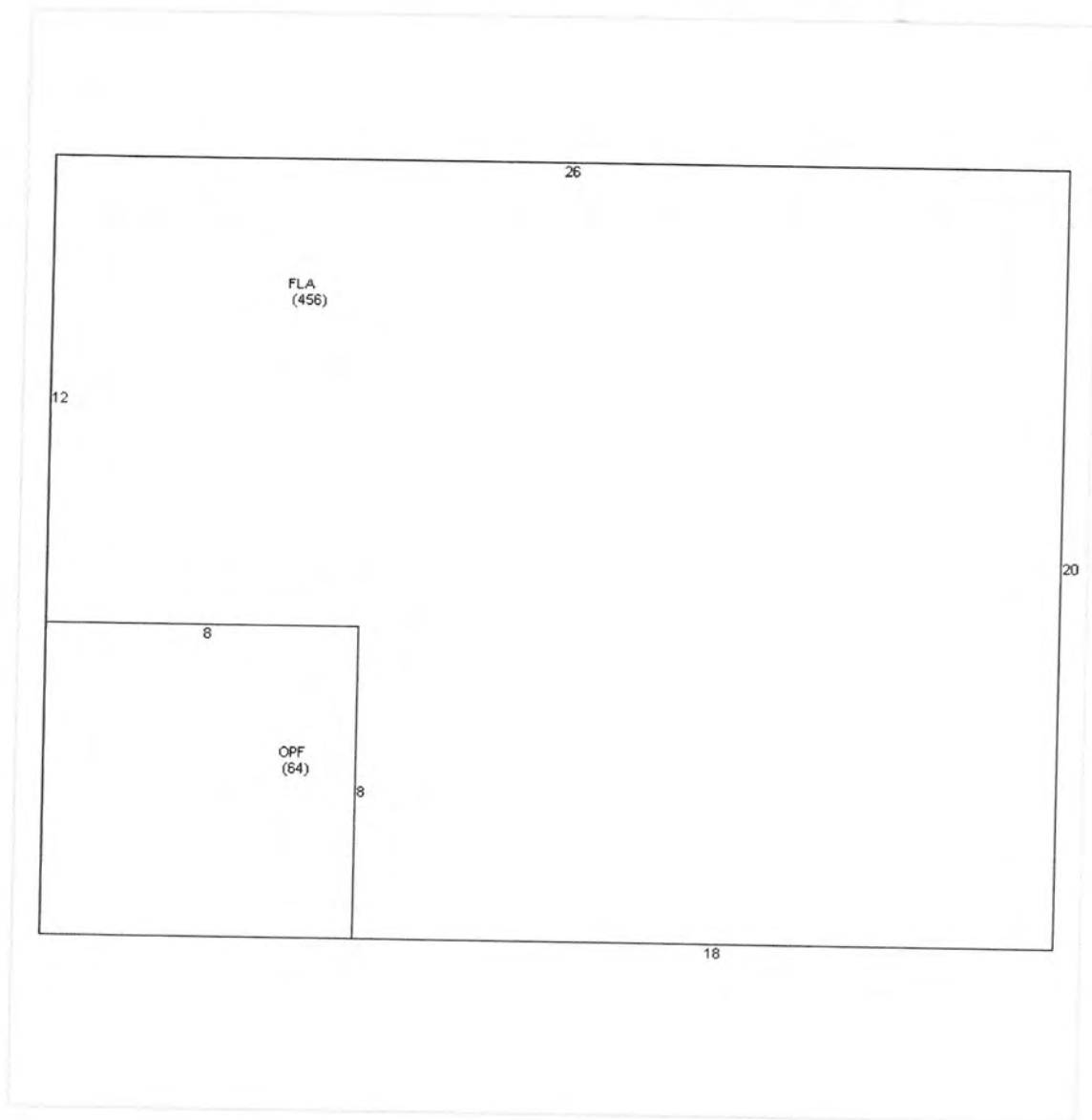
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-1219	5/28/2020		\$40,300	Commercial	INSTALL DUCTLESS HEAT/COOL AC SYSTEMS
BLD2019-4007	11/19/2019		\$79,780	Commercial	Remove/Replace 465 sf of damaged wood siding and trim
HARC2018-0067	12/7/2018	7/11/2019	\$1,200	Commercial	PAINT CONCRETE FENCE SURROUNDING PROPERTY (RE-PAINT EXISTING COLOR) SCRAPE OLD PAINT WHERE CHIPPING OFF, PRIME & PAINT SAME COLOR, 2 COATS, 234 LINEAR FEET X 4 TALL. ***NOC EXEMPT***
18-2244	6/30/2018	8/7/2018	\$10,500	Commercial	PAINT MAIN BUILDING (ROOF) WITH SILVER ROOF PAINT. REPLACE 1 COTTAGE ROOF WITH METAL SHINGLES. 5 SQUARES TOTAL.
18-2784	6/30/2018	8/7/2018	\$0	Commercial	REPLACE 5 SQUARES OF METAL SHINGLES ON COTTAGE.
2015-00003514	8/21/2015	8/27/2019	\$5,050	Commercial	REPAIR TO COMMERCIAL POOL 13' X 9'
06-3170	6/20/2006	9/29/2006	\$1,800	Commercial	INSTALL ELECTRIC FOR POOL.
06-3089	5/26/2006	9/29/2006	\$24,000	Commercial	POOL RENOVATION - TURN INTO COMMERCIAL SPA.
98-3222	11/2/1998	12/31/1998	\$2,100	Commercial	CONCRETE BLOCK FENCE
98-2973	9/29/1998	12/31/1998	\$200	Commercial	STORM DAMAGE
97-1080	4/1/1997	8/1/1997	\$2,000	Commercial	FIRE ALARM/SMOKE DETECTOR
96-4566	12/1/1996	8/1/1997	\$2,000	Commercial	ELECTRICAL
E953115	9/1/1995	12/1/1995	\$1	Commercial	MINIMUM ELECTRICAL
B952806	8/1/1995	12/1/1995	\$5,300	Commercial	RENOVATE 2 BATHS & 1 BEDRM
B93171	2/1/1994	8/1/1994	\$42,000	Commercial	ADDITION & DECK
B933118	11/1/1993	8/1/1994	\$25,000	Commercial	RENOVATIONS
B933357	11/1/1993	8/1/1994	\$400	Commercial	STORAGE BUILDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





1023591 725 WHITE ST 05-08-09

Map



TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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