

TREE COMMISSION TREE REMOVAL REPORT  
CITY of KEY WEST

PROPERTY: 323 Whitehead Street

APPLICATION NUMBER: T2025-0012

REQUEST: Property owner is seeking removal of (1) Sapodilla tree (Manilkara zapota).

APPLICATION SUMMARY: The application states that the tree has gotten too large for the area and is causing impacts to the structure. The property is the Banyan Resort, a hotel facility.

TREE ASSESSMENT and PHOTOS:

Photo showing location of tree from front gate







Photo showing location of tree.





Two photos of  
tree canopy,  
views 1 & 2.







Two photos  
of tree  
canopy,  
views 3 & 4.







Three photos showing tree location in relation to structure, views 1, 2, & 3.







Three photos showing tree location in relation to structure, views 4 & 5.



Photo showing repair work area done inside the structure.

Diameter: 31"

Condition: 50% (fair to poor, canopy has die back and dead areas)

Location: 20% (growing in rear area of property-not very visible to public, growing into structure causing damage to ceiling/roof area)

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

Tree Value: 56%

Required Mitigation: 17.3 caliper inches

**RECOMMENDATION:** According to the manager of the resort, the structure that the tree is impacting is historic. To allow the tree to remain would require extensive construction/remodeling of the structure and immediate area. Due to the impact of the tree on the structure and the health of the tree, it is recommended that the tree be removed.

PREPARED BY:

*Karen DeMaria*

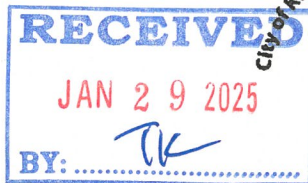
Karen DeMaria

Consulting Arborist/Senior Environmental Scientist

Terramar Environmental Services, Inc.

# APPLICATION





T2025-0012

## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 1/29/25

Tree Address 323 Whitchard

Cross/Corner Street Eaton St

List Tree Name(s) and Quantity one Sapodilla

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 Tree has gotten too large for area to keep tree would require extensive construction possibly entire building moved

Property Owner Name Amy Lynch

Property Owner email Address am@thebanyanresort.com

Property Owner Mailing Address 323 Whitchard Key West, FL

Property Owner Phone Number X

Property Owner Signature [Signature]

\*Representative Name John Hustman

Representative email Address jhustman90@gmail.com

Representative Mailing Address 23027 Bluegill Ln Cudjoe Key, FL

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.

As of August 1, 2022, application fees are required. See back of application for fee amounts.

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.







## 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 1/29/25  
Tree Address 323 Whitchend  
Property Owner Name X The Banyan Resort  
Property Owner Mailing Address X 323 Whitchend  
Property Owner Mailing City, X Key West  
State, Zip X FL 33040  
Property Owner Phone Number X 305-296-7786  
Property Owner email Address X gm@thebanyanresort.com  
Property Owner Signature [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 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 29 day JAN, 2025.  
By (Print name of Affiant) Amy Lynch who is personally known to me or has produced as identification and who did take an oath.

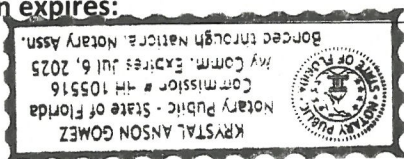
Notary Public

Sign name: [Signature]

Print name: KRYSTAL GOMEZ

My Commission expires:

Notary Public-State of \_\_\_\_\_ (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 00004530-000100  
 Account# 8709803  
 Property ID 8709803  
 Millage Group 10KW  
 Location 323 WHITEHEAD St, KEY WEST  
 Address  
 Legal Description KW THE BANYAN TREE OF KEY WEST IV A TIME SHARE RESORT PT LOT 4 SQR 25 G24-44 OR597-797/800 OR658-288/289 OR662-863/865 OR690-742/743 OR752-198/204 OR752-793/799 OR870-979/980 OR877-1754/1755 OR942-653/723 OR942-968/970 OR1210-599/608(CERT) OR1210-728/780AMD OR1249-1294/95AMD  
 (Note: Not to be used on legal documents.)  
 Neighborhood 8962  
 Property Class TIMESHARE (3905)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



AK 8709803 6/24/2010 Banyan Tree of Key West

**Owner**

BANYAN TREE OF KW CONDO AND OWNER ASSOC  
 IN PH IV  
 323 Whitehead St  
 Key West FL 33040

**Valuation**

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,630,475	\$1,630,475	\$1,343,300	\$1,457,225
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$1,630,475	\$1,630,475	\$1,343,300	\$1,457,225
= Total Assessed Value	\$1,625,393	\$1,477,630	\$1,343,300	\$1,457,225
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,630,475	\$1,630,475	\$1,343,300	\$1,457,225

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$0	\$1,630,475	\$0	\$1,630,475	\$1,625,393	\$0	\$1,630,475	\$0
2023	\$0	\$1,630,475	\$0	\$1,630,475	\$1,477,630	\$0	\$1,630,475	\$0
2022	\$0	\$1,343,300	\$0	\$1,343,300	\$1,343,300	\$0	\$1,343,300	\$0
2021	\$0	\$1,457,225	\$0	\$1,457,225	\$1,457,225	\$0	\$1,457,225	\$0
2020	\$0	\$1,459,850	\$0	\$1,459,850	\$1,459,850	\$0	\$1,459,850	\$0
2019	\$0	\$1,598,625	\$0	\$1,598,625	\$1,328,058	\$0	\$1,598,625	\$0
2018	\$0	\$1,207,325	\$0	\$1,207,325	\$1,207,325	\$0	\$1,207,325	\$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
(0500)	1.00	Unit	0	0





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## Detail by Entity Name

Florida Not For Profit Corporation

THE BANYAN TREE OF KEY WEST CONDOMINIUM AND OWNERS ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	766069
<b>FEI/EIN Number</b>	59-2735297
<b>Date Filed</b>	12/10/1982
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT AND NAME CHANGE
<b>Event Date Filed</b>	03/18/1992
<b>Event Effective Date</b>	NONE

### Principal Address

323 WHITEHEAD STREET  
KEY WEST, FL 33040

Changed: 11/07/1991

### Mailing Address

323 WHITEHEAD STREET  
KEY WEST, FL 33040

Changed: 11/07/1991

### Registered Agent Name & Address

Lynch, Amy L.  
323 WHITEHEAD STREET  
KEY WEST, FL 33040

Name Changed: 01/20/2023

Address Changed: 09/20/2006

### Officer/Director Detail

#### **Name & Address**

Title VP