

Additional Information

Karen DeMaria

From: Keith Oropeza <K.Oropeza@gaiconsultants.com>
Sent: Wednesday, March 1, 2023 2:50 PM
To: Karen DeMaria
Cc: Jeff Cornfeld; Haven Burkee
Subject: [EXTERNAL] Peary Court removal Request
Attachments: CSG_Letter_Peary Court Development_03.01.2023.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Karen,

Please find attached our justification regarding the request to remove five trees at Peary Court to accommodate the addition of the proposed residential units. If you would, please include this as a part of the upcoming Tree Commission presentation.

Thanking you in advance for your consideration.

Regards,
Keith Oropeza, ASLA



Planning | Urban Design
Landscape Architecture
Economics | Real Estate

March 1, 2023

GAI Project R210129.00

Ms. Karen DeMaria
Urban Forestry Manager
City of Key West
110 White Street
Key West, Florida 33040

via email: kdemaria@cityofkeywest-fl.gov

**Peary Court Tree Removal Request
Key West, Florida**

Dear Ms. DeMaria:

Per our application we are requesting five trees to be removed. These removals are based on both the health and safety of the public as well as two trees that are within a proposed building footprint. The two madrus thorns and one ficus are in extremely poor health with included bark at the crotches as well significant termite damage and excessive die back. These trees represent a public safety issue. There is history on site of madrus thorn branches of significant sizes breaking off and damaging personal property. The mango and mahogany on the survey were outside the building footprint, but as the surveyors have laid out the building perimeter, these two trees fall within the building foundation. Our current approved landscape plan proposes the following:

▶ 18 Gumbo Limos @ 4" cal. X 2	144 inches
▶ 12 Mahogany @ 3" cal. X 2	72 inches
▶ 4 Acacia @ 2.5 " cal.	10 inches
▶ 16 Orange Geiger @3" cal.	48 inches
▶ 3 Ironwood @3.5 cal.	10.5 inches
Total inches provided	284.5 inches

Base on the proposed design we are providing back to the community a significant canopy the far exceeds that required by code and brings a park like atmosphere to the development. In the area of the requested removals, we are providing 119 new caliper inches plus 12 palm trees.

GAI Consultants, Inc.
618 E South Street
Suite 700
Orlando, Florida 32801
T 407.423.8398

gaiconsultants.com

A GAI Consultants, Inc. Service Group



We are requesting that the removal inches needed to mitigate these trees be applied against the approved landscape plan. We are happy to relocate proposed trees to the general area of the requested removals.

Sincerely,
GAI Consultants, Inc.

Keith Oropeza, ASLA
Director, Landscape Architecture

KO/ja

Attachment: Tree Placement Illustration

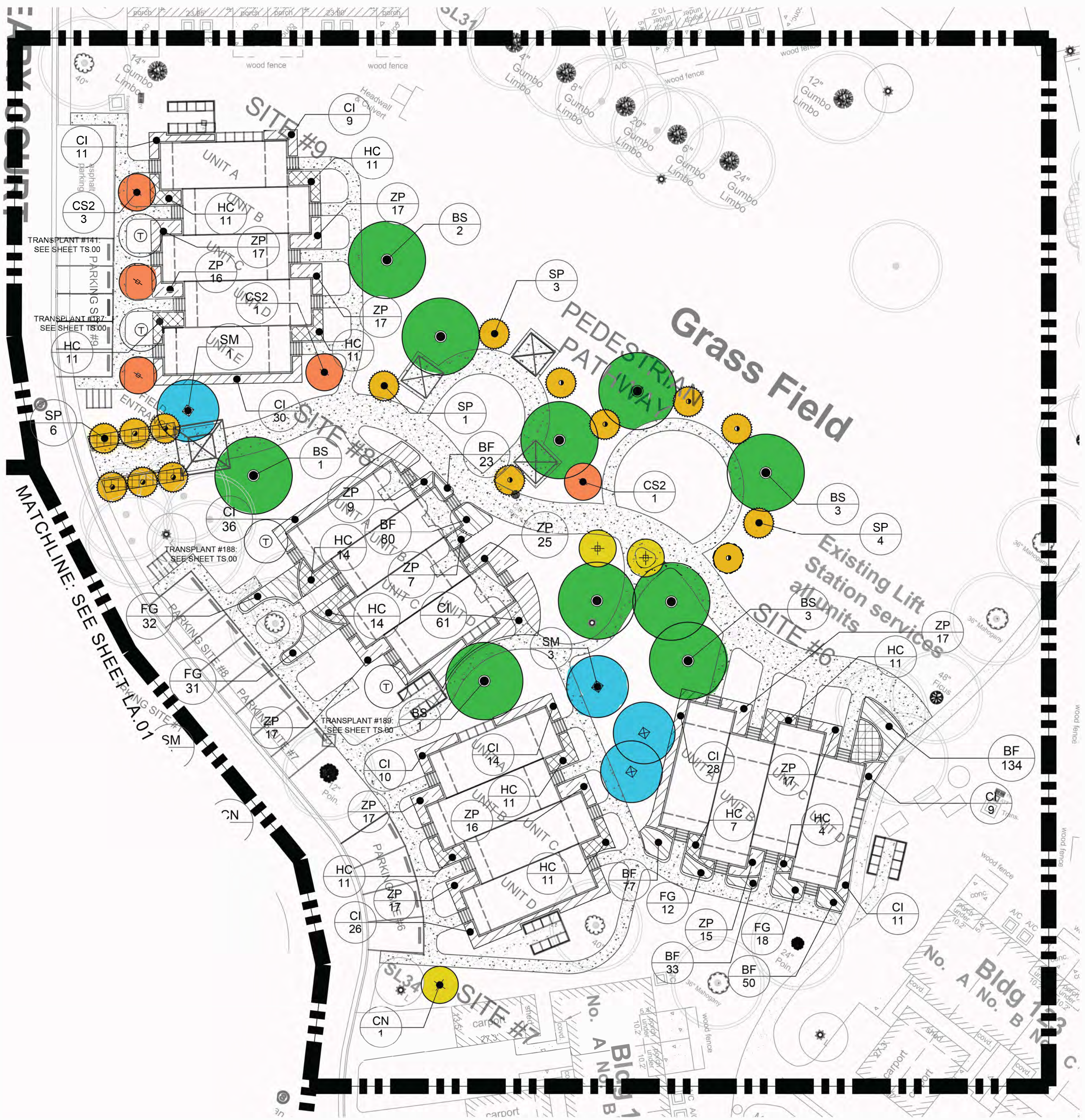
Proposed Trees

10 Gumbo Limbo 80 inches
4 Mahogany 24 inches
5 Orange Geiger 15 inches

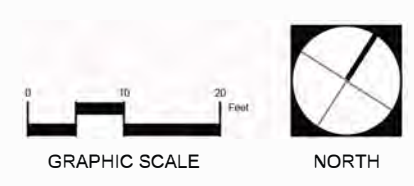
Trees provided 119 linches

Palms

9 Sabal Palms
3 coconut Palms



ISSUANCE	DD MMM YY



NOT FOR
CONSTRUCTION

Karen DeMaria

From: Karen DeMaria

Sent: Monday, February 27, 2023 11:28 AM

To: Keith Oropeza <K.Oropeza@gaiconsultants.com>

Cc: Jeff Cornfeld <jeff@cornfeldgroup.com>; Haven Burkee <hburkee@benderarchitects.com>

Subject: RE: [EXTERNAL] Update Perry Court

Do you have an updated, accurate copy of a survey with the approved site plan? It seems the approved development plan was not accurate regarding the tree locations. I remember being told numerous times how there was no tree removal involved due to the new, proposed structures!!!

I strongly suggest you look at the possible transplanting of the mango tree. There is nothing wrong with that tree and to remove it because of a building is poor planning and design and not something that the Tree Commission tends to approve. The other trees I can see some validity to the removal request.

Don't forget that the Coconut and thatch palms needs a permit prior to transplanting. Any thoughts on who will be doing that work? Proper transplanting of these palms does require root pruning of at least a month.

Sincerely,

Karen

From: Keith Oropeza <K.Oropeza@gaiconsultants.com>

Sent: Monday, February 27, 2023 11:12 AM

To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>

Cc: Jeff Cornfeld <jeff@cornfeldgroup.com>; Haven Burkee <hburkee@benderarchitects.com>

Subject: [EXTERNAL] Update Perry Court

Karen,

Based on the survey, the mango will be in the middle of building #6 footprint (the tagged was removed by someone) so I want to leave it as a removal. Regarding the coconut palm, it is part of the clump of thatch palms that is being relocated. So, in short, the original submittal stands as submitted.

Thank you, Keith

From: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>

Sent: Monday, February 27, 2023 10:48 AM

To: Keith Oropeza <K.Oropeza@gaiconsultants.com>

Cc: Jeff Cornfeld <jeff@cornfeldgroup.com>; Haven Burkee <hburkee@benderarchitects.com>

Subject: RE: [EXTERNAL] RE: Peary Court Tree Application 2-23-23 site notes

I still need an updated landscape plan, for the file. It would be best to have it by March 8.

Sincerely,

Karen



THE CITY OF KEY WEST
Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409
Telephone: 305-809-3725

April 12, 2022

Jeffrey Cornfeld
3850 Hollywood Blvd-Suite 400
Hollywood, FL 33021

Dear Mr. Cornfeld:

The City of Key West Tree Commission recently considered your permit application TP2022-00008 for Final Landscape Plan approval at 541 White Street (Peary Court), Key West, Florida, at their regularly scheduled meeting on April 11, 2022.

The Tree Commission approved the Final Landscape Plan for the development of additional housing on the property at their April 11, 2022 meeting.

The permit to transplant the trees and palms will not be issued until demolition and/or building permits have been issued for the project. When you are ready to start demolition or construction, please submit an application to the Urban Forestry Manager.

If you have any questions, please call the office at (305) 809-3725.

Sincerely,

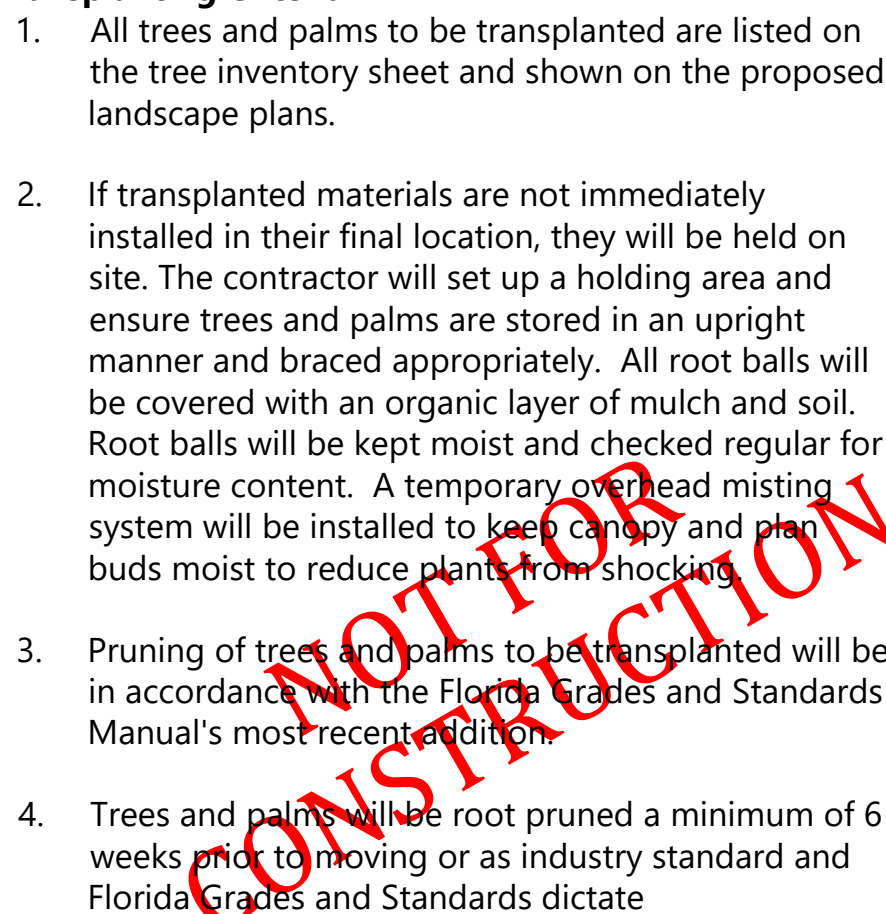
A handwritten signature in blue ink, appearing to read "Misha McRAE", written over a horizontal line.

Misha McRAE
Chairman, Tree Commission

A handwritten signature in blue ink, appearing to read "Karen DeMaria", written over a horizontal line.

Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov

cc: Keith Oropeza-GAI Consultants



Filename: D:\2021\20210320 - PEARY COURT DEVELOPMENT\CA\CA00\PRODUCTION DRAWINGS\20210320-CA-LA.1.DWG
Last Modified by: JIM MASON
Last Printed Date: 3/7/2022 12:15 PM

1/SHEET LA.03

SHEET LA.01

SHEET LA.02

2/SHEET LA.03

SHEET LA.04

NOT FOR
CONSTRUCTION

COMMUNITY
SOLUTIONS
GROUP

A GAI Consultants, Inc. Service Group

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

PEARY COURT
DEVELOPMENT

KEY WEST, FLORIDA

CLIENT

BENDER & ASSOCIATES
ARCHITECTS

410 ANGELA ST
KEY WEST, FLORIDA 33040
305.296.1347 tel

OWNER

PEARY COURT
APARTMENTS, LLC

C/O THE CORNFELD GROUP
3850 HOLLYWOOD BLVD, SUITE 400
HOLLYWOOD, FLORIDA 33021
954.989.2200 tel

CONSULTANTS

REGISTRATION



ISSUED FOR:

TREE COMMISSION SUBMITTAL	10 MAR 22
---------------------------	-----------

PROJECT NUMBER R210129.00

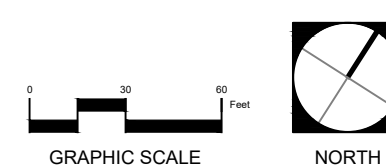
DATE: 02.08.22

SCALE: 1"=20'-0"

DRAWN BY: IM

CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW



SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NUMBER

LA.00

SHEET OF

CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT

Y WEST, FLORIDA

IENT

0 ANGELA ST
Y WEST, FLORIDA 33040
5.296.1347 tel

OWNER

O THE CORNFELD GROUP
 50 HOLLYWOOD BLVD, SUITE 400
 HOLLYWOOD, FLORIDA 33021
 4.989.2200 tel

CONSULTANTS

REGISTRATION



ISSUED FOR:

[illegible]

PROJECT NUMBER R210129.00

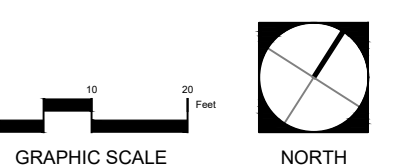
DATE: 02.08.22

SCALE: 1"=20'-0"

DRAWN BY: IM

HECKED BY: KO

DRAWING SCALE AND NORTH ARROW



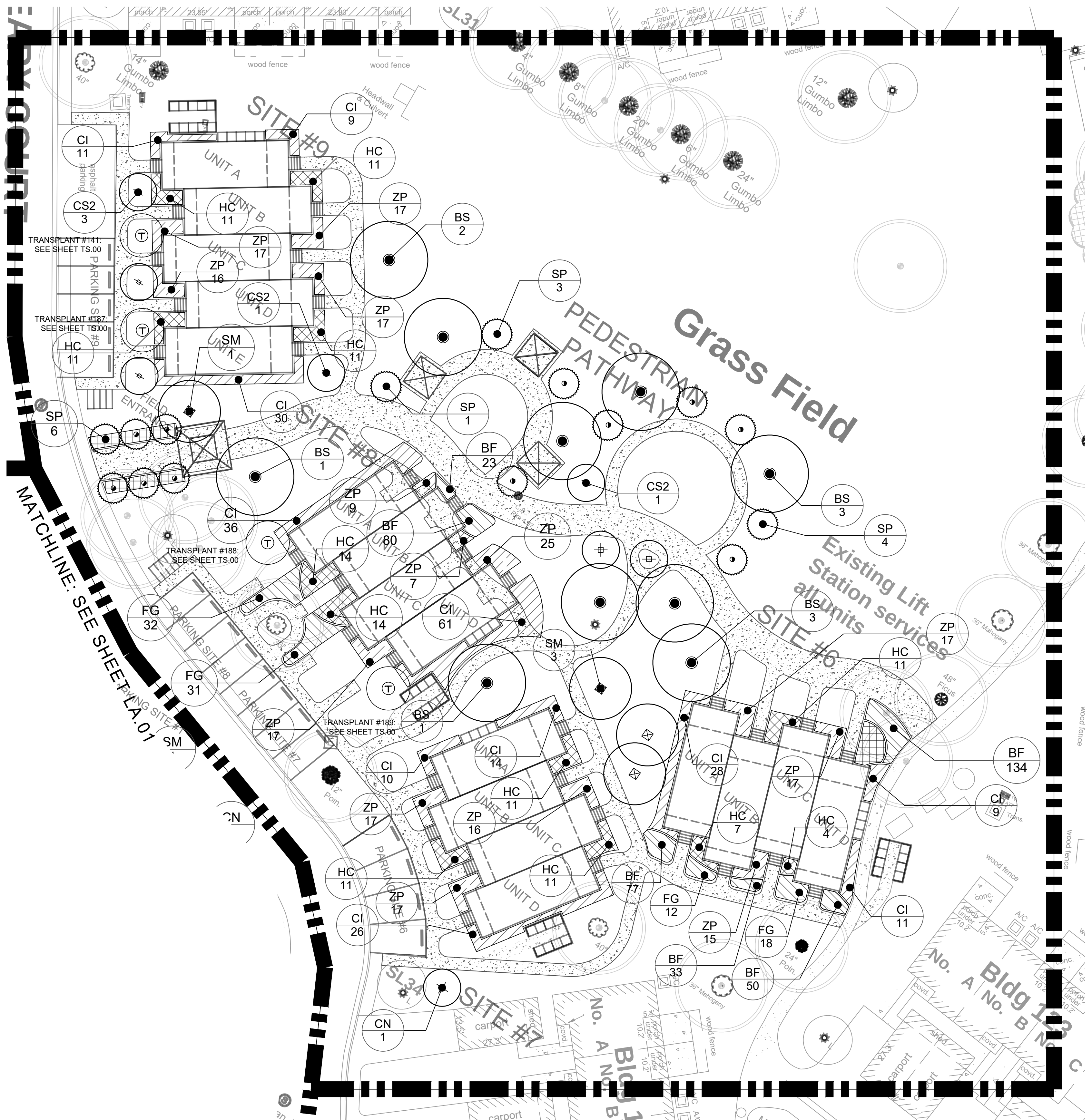
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

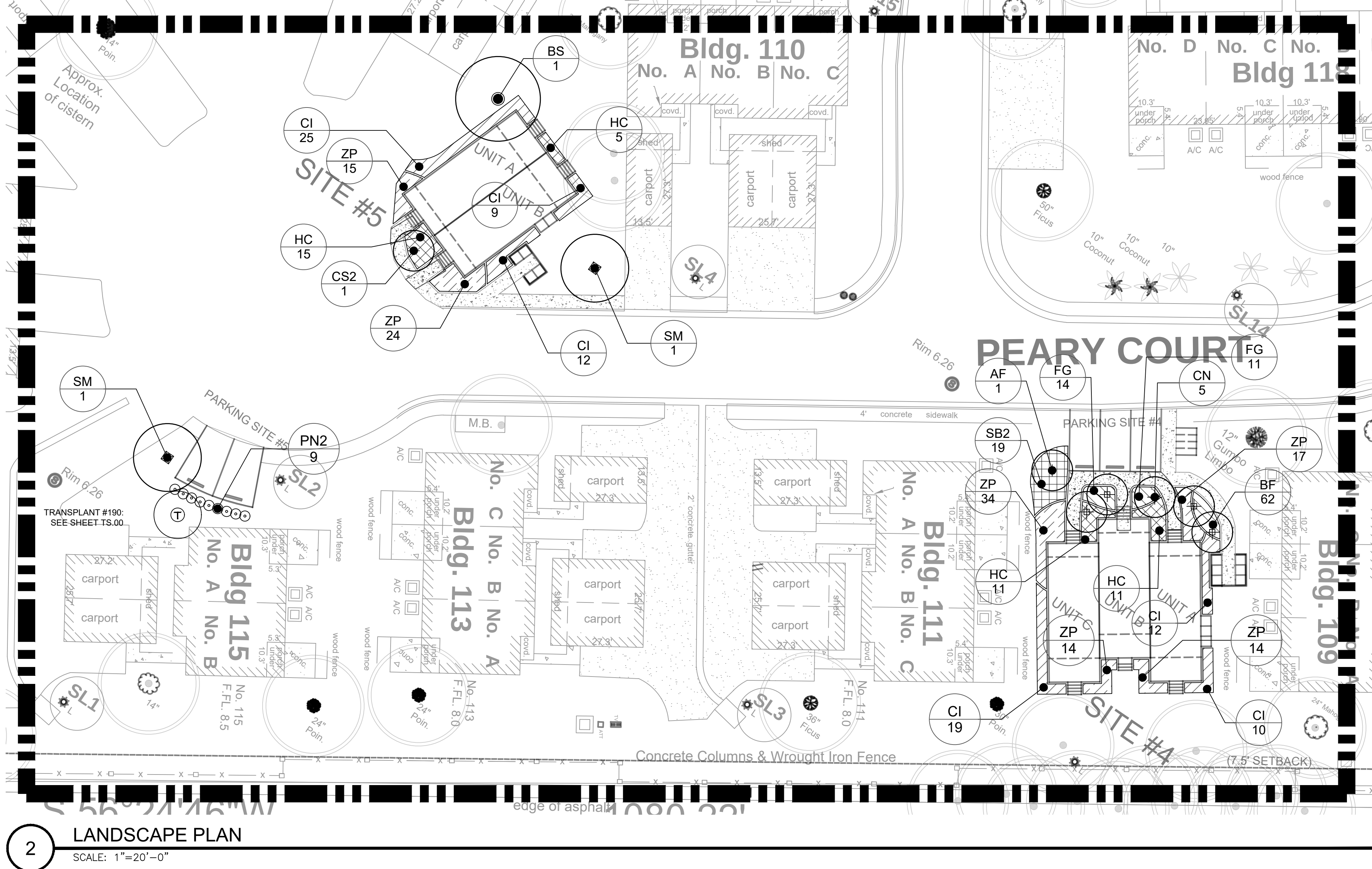
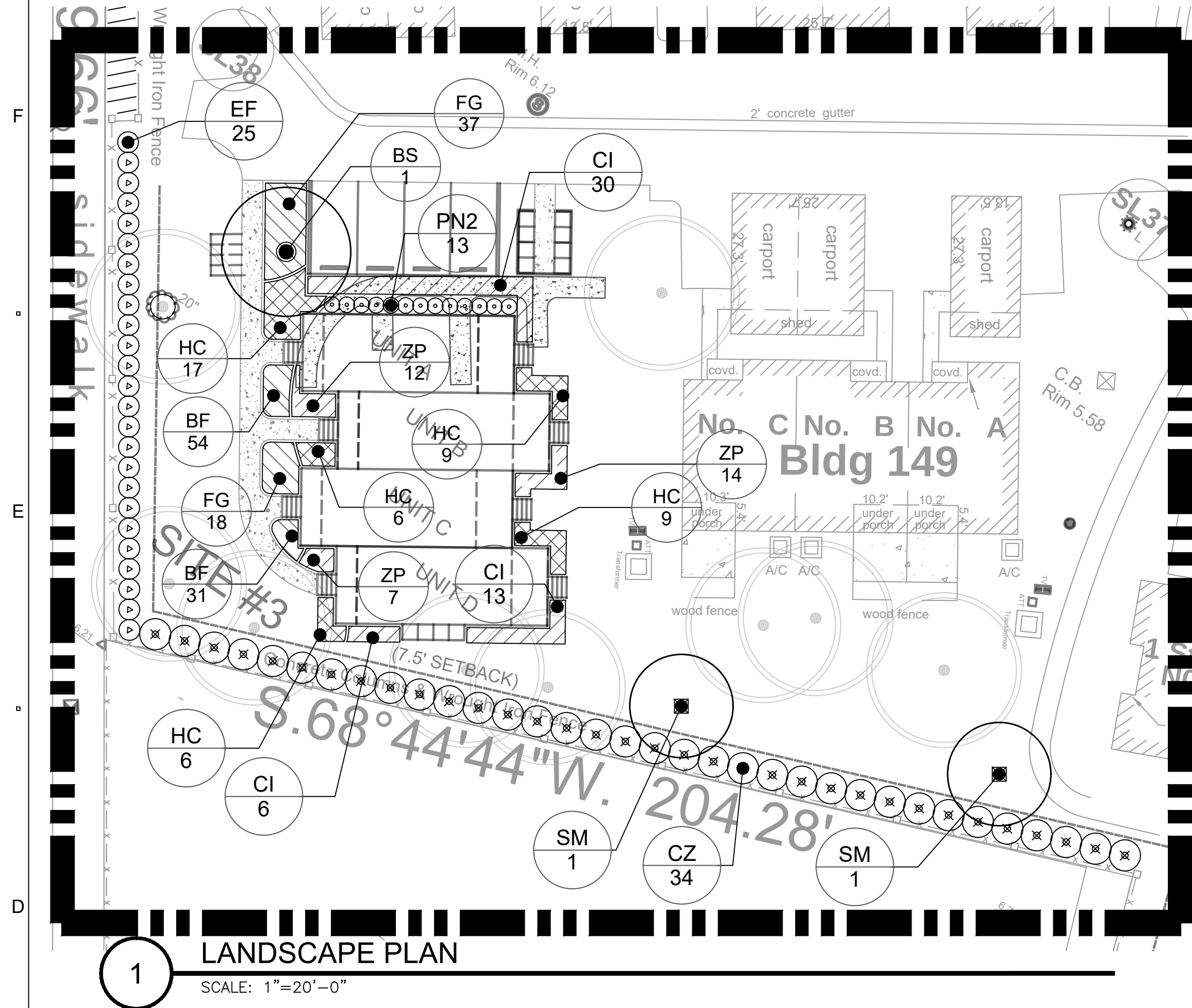
A.02

SHEET OF



**NOT FOR
CONSTRUCTION**

Filename: D:\2021\0210129.00 - PEARY COURT DEVELOPMENT\CAO\CAO\PRODUCTION DRAWINGS\0210129.00-LA-1.DWG
Last Modified by: JIM MCKENNA
Last Printed Date: 3/7/2022 10:17 AM



NOT FOR
CONSTRUCTION

COMMUNITY
SOLUTIONS
GROUP

A GAI Consultants, Inc. Service Group
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
PEARY COURT
DEVELOPMENT

KEY WEST, FLORIDA

CLIENT
BENDER & ASSOCIATES
ARCHITECTS
410 ANGELA ST
KEY WEST, FLORIDA 33040
305.296.1347 tel

OWNER
PEARY COURT
APARTMENTS, LLC
C/O THE CORNFELD GROUP
3850 HOLLYWOOD BLVD, SUITE 400
HOLLYWOOD, FLORIDA 33021
954.989.2200 tel

CONSULTANTS

REGISTRATION



ISSUED FOR:

TREE COMMISSION SUBMITTAL	10 MAR 22

PROJECT NUMBER R210129.00

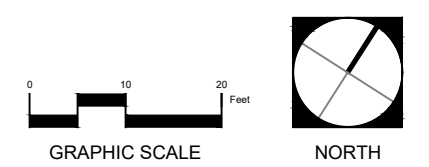
DATE: 02.08.22

SCALE: 1"=20'-0"

DRAWN BY: IM

CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW



SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LA.03

SHEET OF

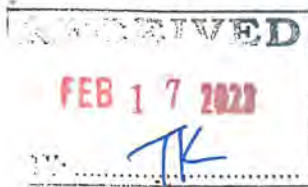


		36" o.c.
		24" o.c.
		12" o.c.

PROJECT NUMBER R210129.00



Application



T2023-0064

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: February 16, 2023

Tree Address	Peary Court
Cross/Corner Street	White Street and Palm Avenue
List Tree Name(s) and Quantity	1 Ficus spp., 2 Mardrus Thorn, 1 mahogany, 1 mango
Species Type(s) check all that apply	() Palm () Flowering (X) Fruit (X) Shade () Unsure
Reason(s) for Application:	
() Remove	(X) 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	The mardrus thorns are in poor condition and pose safety concerns, the ficus is too close to existing structures and is interfering with utilities, the small mahogany and mango are in the foot print of the proposed struture.
Property Owner Name	Jeffery Cornfeld
Property Owner email Address	jeff@cornfeldgroup.com
Property Owner Mailing Address	3850 Hollywood Blvd., suite 400, Hollywood, FL 33021
Property Owner Phone Number	954 989-2200
Property Owner Signature	
Representative Name	Keith Oropeza / Jeff Cornfeld
Representative email Address	k.oropeza@gaiconsultants.com
Representative Mailing Address	618 E. South Street, #700 Orlando, FL 32801
Representative Phone Number	407 222 9583

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

See submitted plans

Multi Fam
30
250 5 trees
282
B/50 not to exceed

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



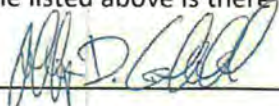
Tree Representation Authorization

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.

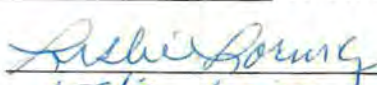
Date	February 16, 2023
Tree Address	Peary Court
Property Owner Name	Jeffery Cornfeld
Property Owner Mailing Address	3850 Hollywood Blvd. Suite 400 Hollywood, FL 33021
Property Owner Mailing City, State, Zip	
Property Owner Phone Number	954 989 2200
Property Owner email Address	jeff@cornfeldgroup.com
Property Owner Signature	X 
Representative Name	Keith Oropeza
Representative Mailing Address	GAI Consultants
Representative Mailing City, State, Zip	618 E. South Street, Suite 700 Orlando, FL 32801
Representative Phone Number	407 2229583
Representative email Address	k.oropeza@gaiconsultants.com

I, Jeffery 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 X 

The forgoing instrument was acknowledged before me on this 17th day FEBRUARY 2023.
By (Print name of Affiant) _____ who is personally known to me or has produced
as identification and who did take an oath.

Notary Public

Sign name: 
Print name: LESLIE LORING

My Commission expires: 10/12/25 Notary Public-State of FLORIDA



Karen DeMaria

From: Keith Oropeza <K.Oropeza@gaiconsultants.com>
Sent: Friday, February 17, 2023 10:42 AM
To: Karen DeMaria
Cc: Jeff Cornfeld; Haven Burkee
Subject: [EXTERNAL] RE: Peary Court Tree Removal
Attachments: Tree Permit Application 02162923 - Signed.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Apologies Karen, please find the signed application attached to this e-mail.

KO

From: Keith Oropeza
Sent: Friday, February 17, 2023 10:36 AM
To: Karen DeMaria <kdemaria@cityofkeywest-fl.gov>
Cc: Jeff Cornfeld <jeff@cornfeldgroup.com>; Haven Burkee <hburkee@benderarchitects.com>
Subject: Peary Court Tree Removal

Good morning Karen,

Please accept this application for consideration at the next Tree Commission meeting.

We are requesting the removal of 5 trees which I have indicated on the application and an attached drawing.

I am requesting consideration for the excess tree points provided on the current approved landscape drawings. We are well above the code requirement. With that in mind, I want to make minor adjustments to the approved tree layout to accommodate

a new canopy tree is in proximity to the ones being requested for removal.

Thank you for your consideration.

Bester regards,
Keith Oropeza

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 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
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 32090
 Property Class AFFORDABLE MULTI-FAMILY 10 OR MORE UNITS (0301)
 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 Certified 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

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$23,965,601	\$12,926,081	\$0	\$36,891,682	\$36,891,682	\$0	\$36,891,682	\$0
2020	\$23,035,955	\$13,241,358	\$0	\$36,277,313	\$35,392,500	\$0	\$36,277,313	\$0
2019	\$30,049,696	\$3,472,359	\$0	\$33,522,055	\$32,175,000	\$0	\$33,522,055	\$0
2018	\$29,250,000	\$0	\$0	\$29,250,000	\$29,250,000	\$0	\$29,250,000	\$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
(0301)	1,053,433.00	Square Foot	0	0

Buildings

Building ID	5258	Exterior Walls	VINYL SIDING
Style		Year Built	1996
Building Type	M.F. - R3 / R3	Effective Year Built	2005
Gross Sq Ft	5161	Foundation	
Finished Sq Ft	3853	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	428	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	3
Depreciation %	24	Half Bathrooms	0
Interior Walls		Grade	350
		Number of Fire Pl	0

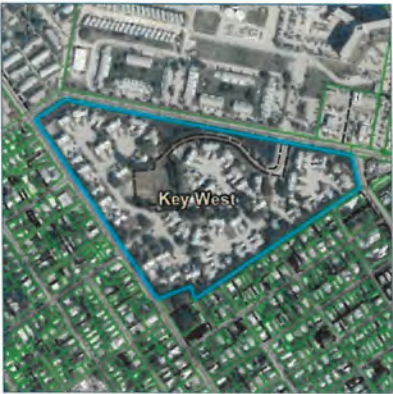
Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	863	0	0
FLA	FLOOR LIV AREA	3,853	3,853	0
OPF	OP PRCH FIN LL	249	0	0
SBF	UTIL FIN BLK	196	0	0
TOTAL		5,161	3,853	0

Building ID	5259	Exterior Walls	VINYL SIDING
Style		Year Built	1996
Building Type	M.F. - R3 / R3	Effective Year Built	2005
Gross Sq Ft	5155	Foundation	
Finished Sq Ft	3853	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	428	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	3
Depreciation %	24	Half Bathrooms	0
Interior Walls		Grade	350
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	858	0	0
FLA	FLOOR LIV AREA	3,853	3,853	0



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

No data available for the following modules: Yard Items.

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:

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 2/27/2023, 3:34:33 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.249



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
PEARY COURT APARTMENTS, LLC

Filing Information

Document Number M16000004780
FEI/EIN Number 81-2623908
Date Filed 06/10/2016
State DE
Status ACTIVE

Principal Address

3850 HOLLYWOOD BLVD, STE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD, STE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
200 EAST LAS OLAS BLVD STE 1000
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

THE CORNFELD GROUP, LLC
3850 HOLLYWOOD BLVD, STE 400
HOLLYWOOD, FL 33021

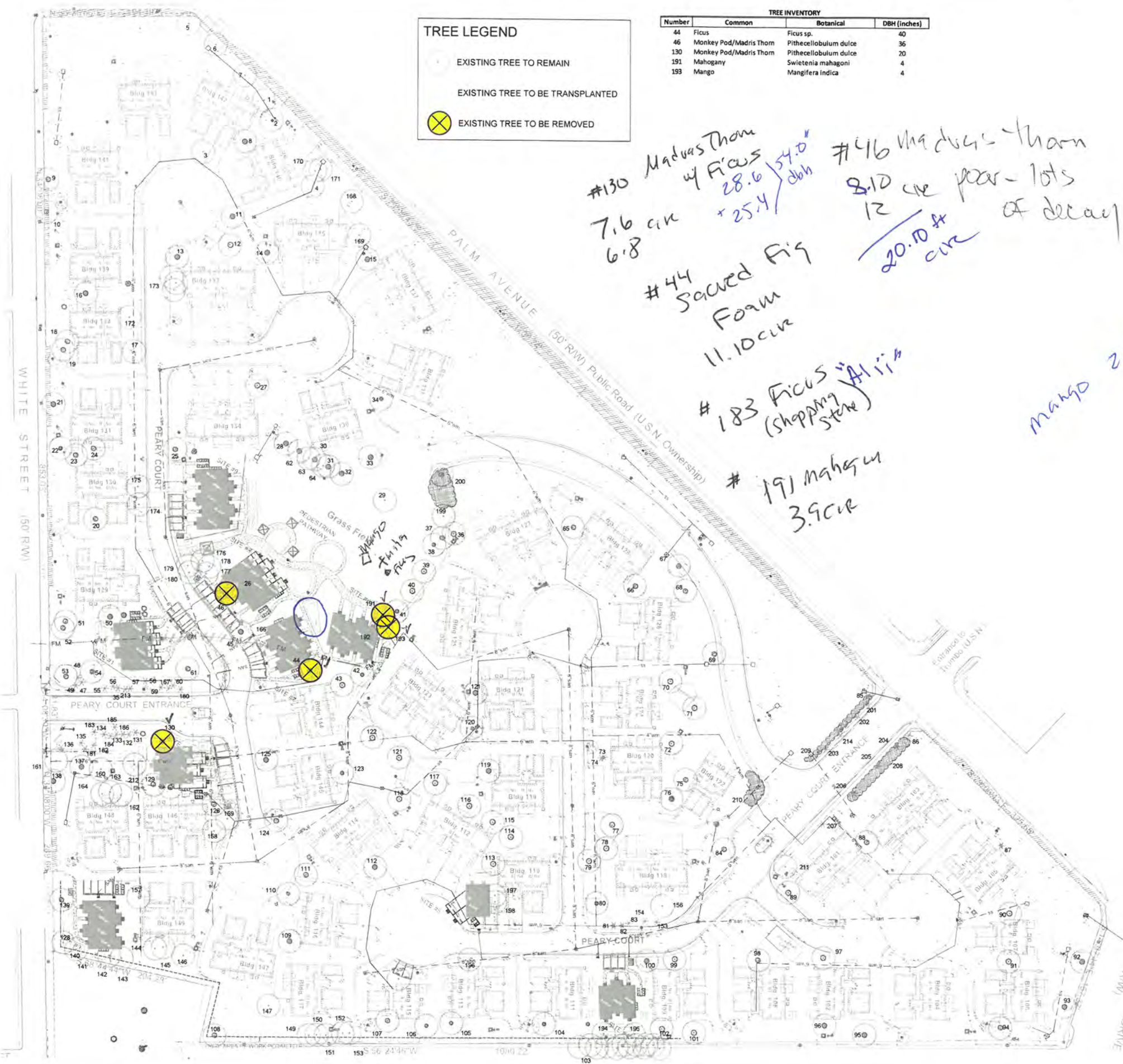
Annual Reports

Report Year	Filed Date
2020	05/11/2020
2021	04/05/2021
2022	02/15/2022

Document Images

[02/15/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)



TREE LEGEND			
	EXISTING TREE TO REMAIN		
	EXISTING TREE TO BE TRANSPLANTED		
	EXISTING TREE TO BE REMOVED		

TREE INVENTORY			
Number	Common	Botanical	DBH (inches)
44	Ficus	Ficus sp.	40
46	Monkey Pod/Madris Thorn	Pithecellobium dulce	36
130	Monkey Pod/Madris Thorn	Pithecellobium dulce	20
191	Mahogany	Swietenia mahagoni	4
193	Mango	Mangifera indica	4

#130 Madras Thorn w/ Ficus 28.6" dbh
7.6 circ + 25.4" dbh
6.8

#46 Madras Thorn 8.10 circ
12
20.10" circ
of decay

#44 Sacred Fig Foam 11.10 circ

#183 Ficus (shopping store) 2.5" circ 9.2" dbh

#191 Mahogany 3.9 circ

COMMUNITY SOLUTIONS GROUP

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398

PROJECT
PEARY COURT DEVELOPMENT

CLIENT
BENDER & ASSOCIATES ARCHITECTS
410 ANGELA ST
KEY WEST, FLORIDA 33040
305.296.1347

OWNER
PEARY COURT APARTMENTS, LLC
C/O THE CORNFELD GROUP
3650 HOLLYWOOD BLVD, SUITE 400
HOLLYWOOD, FLORIDA 33021
954.969.2200

CONSULTANTS



ISSUED FOR:	
TREE COMMISSION SUBMITTAL	10 MAR 22

PROJECT NUMBER R210129.00
DATE: 02.08.22
SCALE: 1"=20'-0"
DRAWN BY: IM
CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW
GRAPHIC SCALE
SHEET TITLE
TREE REMOVAL

SHEET NUMBER
TR.00

SHEET OF