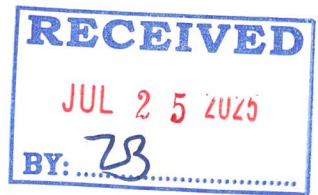




T2025-0168

\$80.00



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 7-9-2025

Tree Address 506 Peary Court, Key West

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 Jeffrey D. Cornfeld

Digitally signed by Jeffrey D. Cornfeld
Date: 2025.07.09 08:09:58 -04'00'

Representative Name John Hartman/Limbwalkers

Representative Mailing Address 23027 Bluegill Lane, Cudjoe Key, FL 33042

Representative Mailing City,

State, Zip

Representative Phone Number 305-587-4834

Representative email Address

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 9th day July, 2025.

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

Notary Public

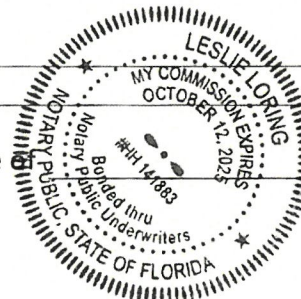
Sign name:

Print name:

LESLIE LORING

My Commission expires:

Notary Public-State of



(Seal)



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 7-9-2025

Tree Address 506 Peary Court, Key West

Cross/Corner Street Enter Peary Court through White Street gate and make a left after guard gate.

List Tree Name(s) and Quantity 1 Madras Thorn

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 Massive infestation of subterranean termites has been unsuccessfully treated many times.

Explanation Tree has lost multiple large sections and now leans badly to one side. Tree roots create conduit for the termites into building which has sustained significant damage.

Property Owner Name Peary Court Apartments, LLC

Property Owner email Address Jeff@CornfeldGroup.com

Property Owner Mailing Address 3850 Hollywood Boulevard, Suite 400, Hollywood, FL 33021

Property Owner Phone Number 954-989-2200

Property Owner Signature Jeffrey D. Cornfeld

Digitally signed by Jeffrey D. Cornfeld
Date: 2025.07.09 07:52:46 -04'00'

***Representative Name** John Hartman/Limbwalkers

Representative email Address _____

Representative Mailing Address 23027 Bluegill Lane, Cudjoe Key, FL 33042

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. [Click here for the fee schedule.](#)

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.

Enter Peary Court through White Street gate and make a left after guard gate. Tree is next to basketball court that is next to 506 Peary Court.



Date: 5/20/2025
To: Jeff Cornfeld
From: Reid Ipser
Re: Perry Court Building 506 and Termite Infested Tree
cc: Barry Shapiro

Dear Mr. Cornfeld:

The large tree adjacent to the condominium unit is infested with Formosan termites. Termites use roots of trees as guidelines to access structures. I am certain this is the case at building 506. Furthermore, the termites will compromise the health and structural integrity of the tree. Formosan termites consume living plants and trees, eventually killing them. It is also possible that the tree could eventually fall on the condominium unit or the adjacent transformer, whereby potentially creating a fire. I recommend its removal for the safety of your tenants.

Kind Regards,

A handwritten signature in black ink that reads "Reid Ipser".

Reid Ipser, Ph.D.
Termite Technical Director/Entomologist

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 00006730-000200
 Account# 9100458
 Property ID 9100458
 Millage Group 10KW
 Location PEARY COURT Rd, 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 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

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$16,928,269	\$14,037,823	\$14,407,229	\$12,926,081
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$23,965,601	\$23,965,601	\$23,965,601	\$23,965,601
= Just Market Value	\$40,893,870	\$38,003,424	\$38,372,830	\$36,891,682
= Total Assessed Value	\$40,893,870	\$38,003,424	\$38,372,830	\$36,891,682
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$40,893,870	\$38,003,424	\$38,372,830	\$36,891,682

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$23,965,601	\$16,928,269	\$0	\$40,893,870	\$40,893,870	\$0	\$40,893,870	\$0
2023	\$23,965,601	\$14,037,823	\$0	\$38,003,424	\$38,003,424	\$0	\$38,003,424	\$0
2022	\$23,965,601	\$14,407,229	\$0	\$38,372,830	\$38,372,830	\$0	\$38,372,830	\$0
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	HARDIE BD
Style	2 STORY ON GRADE	Year Built	1996
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	2007
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	5161	Roof Type	GABLE/HIP
Finished Sq Ft	3853	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	VINYL/LAMINATE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	428	Bedrooms	0
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	350
Interior Walls	DRYWALL	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	HARDIE BD
Style	2 STORY ELEV FOUNDATION	Year Built	1996
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	2007
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	5155	Roof Type	GABLE/HIP
Finished Sq Ft	3853	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	VINYL/LAMINATE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	428	Bedrooms	0
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	350
Interior Walls	DRYWALL	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
OPF	OP PRCH FIN LL	249	0	0
SBF	UTIL FIN BLK	195	0	0
TOTAL		5,155	3,853	0

Building ID	5260	Exterior Walls	HARDIE BD
Style	2 STORY ON GRADE	Year Built	1996
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2007
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	3420	Roof Type	GABLE/HIP
Finished Sq Ft	2552	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	VINYL/LAMINATE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	304	Bedrooms	0
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	350
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	572	0	0
FLA	FLOOR LIV AREA	2,552	2,552	0
OPF	OP PRCH FIN LL	166	0	0
SBF	UTIL FIN BLK	130	0	0
TOTAL		3,420	2,552	0

Building ID	5261	Exterior Walls	HARDIE BD
Style	2 STORY ON GRADE	Year Built	1996
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2007
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	6902	Roof Type	GABLE/HIP
Finished Sq Ft	5162	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	VINYL/LAMINATE

Condition	AVERAGE			Heating Type	FCD/AIR DUCTED
Perimeter	516			Bedrooms	0
Functional Obs	0			Full Bathrooms	4
Economic Obs	0			Half Bathrooms	0
Depreciation %	24			Grade	350
Interior Walls	DRYWALL			Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
CPX	CARPORT LATTIC	1,147	0	0	
FLA	FLOOR LIV AREA	5,162	5,162	0	
OPF	OP PRCH FIN LL	332	0	0	
SBF	UTIL FIN BLK	261	0	0	
TOTAL		6,902	5,162	0	

Building ID	5262	Exterior Walls	HARDIE BD
Style	2 STORY ON GRADE	Year Built	1996
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2007
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	5489	Roof Type	GABLE/HIP
Finished Sq Ft	5155	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	VINYL/LAMINATE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	526	Bedrooms	0
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	350
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	334	0	0
FLA	FLOOR LIV AREA	5,155	5,155	0
TOTAL		5,489	5,155	0

Building ID	5263	Exterior Walls	HARDIE BD
Style	2 STORY ON GRADE	Year Built	1996
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2007
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	5489	Roof Type	GABLE/HIP
Finished Sq Ft	5156	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	VINYL/LAMINATE
Condition	AVERAGE	Heating Type	ELEC. RADIANT
Perimeter	526	Bedrooms	0
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	24	Grade	350
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	333	0	0
FLA	FLOOR LIV AREA	5,156	5,156	0
TOTAL		5,489	5,156	0

Building ID	5264	Exterior Walls	HARDIE BD	
Style	2 STORY ON GRADE	Year Built	1996	
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	2007	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	3885	Roof Type	GABLE/HIP	
Finished Sq Ft	3639	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	VINYL/LAMINATE	
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED	
Perimeter	404	Bedrooms	0	
Functional Obs	0	Full Bathrooms	3	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	24	Grade	350	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	246	0	0
FLA	FLOOR LIV AREA	3,639	3,639	0
TOTAL		3,885	3,639	0

Building ID	5265	Exterior Walls	HARDIE BD
Style	2 STORY ON GRADE	Year Built	1996
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	2007
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	3883	Roof Type	GABLE/HIP
Finished Sq Ft	3637	Roof Coverage	METAL

Stories	2 Floor	Flooring Type	VINYL/LAMINATE	
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED	
Perimeter	404	Bedrooms	0	
Functional Obs	0	Full Bathrooms	3	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	24	Grade	350	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	246	0	0
FLA	FLOOR LIV AREA	3,637	3,637	0
TOTAL		3,883	3,637	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/23/2016	\$60,000,000	Warranty Deed		2806	1639	04 - Qualified	Improved		
8/30/2013	\$35,000,000	Warranty Deed		2648	155	01 - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2025-1180	05/08/2025	Active	\$8,500	Commercial	REMOVE DRYWALL AT AND AROUND KITCHEN CLOSET AREA TO EXPOSE ANY TERMITE DAMAGE TO FRAMING. REPLACE ANY DAMAGED FRAMING WITH LIKE FRAMING TO MATCH EXISTING AND INSTALL LIKE DRYWALL. IF INSULATION IS REMOVED, REPLACE WITH SAME. IF TRUSSES ARE DAMAGED, SISTER OR REPLACE TRUSS COMPONENTS WITH PT LUMBER MATCHING EXISTING DIMENSIONS OF EFFECTED AREAS. ALSO INSTALL ½" PT PLYWOOD GUSSETS OVER ANY TRUSS REPAIR
BLD2025-0814	04/03/2025	Active	\$26,560	Commercial	REMOVE & REPLACE EXISTING KITCHEN CABINETS WITH SAME LAYOUT. REMOVE AND REPLACE SOFT FLOORING. REMOVE AND REPLACE LVT FLOORING. REPAIR ANY FLOOR TRUSS IF NECESSARY. WORK TO TAKE PLACE IN THE KITCHEN AND FLOORING AREA. INSTALL NEW COUNTERTOPS.
BLD2023-2786	10/25/2023	Active	\$1,047,188	Commercial	Building Site #'s 1 -9: Construct site work and new building per plans "Peary Court Major Development." Sitework includes underground sewer, water and electric utilities, drainage, retention, soil erosion control, building pads, sidewalks, paving, landscape, irrigation. New construction to include concrete piers, rough carpentry, truss, metal roof, Hardie siding, Impact windows / doors, plumbing, HV/AC, electric, low voltage, fire suppression, insulation, drywall, s/tairs, interior doors, trim, cabinets, counters, flooring, tile, paint, shelving, decks, railings, fencing, platforms, temp. power, and all other work typically required to complete such a project required by the Florida Building Code.
BLD2023-2787	10/25/2023	Active	\$785,390	Commercial	Building Site #'s 1 -9: Construct site work and new building per plans "Peary Court Major Development." Sitework includes underground sewer, water and electric utilities, drainage, retention, soil erosion control, building pads, sidewalks, paving, landscape, irrigation. New construction to include concrete piers, rough carpentry, truss, metal roof, Hardie siding, Impact windows / doors, plumbing, HV/AC, electric, low voltage, fire suppression, insulation, drywall, s/tairs, interior doors, trim, cabinets, counters, flooring, tile, paint, shelving, decks, railings, fencing, platforms, temp. power, and all other work typically required to complete such a project required by the Florida Building Code.
BLD2023-2788	10/25/2023	Active	\$1,047,188	Commercial	Building Site #'s 1 -9: Construct site work and new building per plans "Peary Court Major Development." Sitework includes underground sewer, water and electric utilities, drainage, retention, soil erosion control, building pads, sidewalks, paving, landscape, irrigation. New construction to include concrete piers, rough carpentry, truss, metal roof, Hardie siding, Impact windows / doors, plumbing, HV/AC, electric, low voltage, fire suppression, insulation, drywall, s/tairs, interior doors, trim, cabinets, counters, flooring, tile, paint, shelving, decks, railings, fencing, platforms, temp. power, and all other work typically required to complete such a project required by the Florida Building Code.
BLD2023-2789	10/25/2023	Active	\$785,390	Commercial	Building Site #'s 1 -9: Construct site work and new building per plans "Peary Court Major Development." Sitework includes underground sewer, water and electric utilities, drainage, retention, soil erosion control, building pads, sidewalks, paving, landscape, irrigation. New construction to include concrete piers, rough carpentry, truss, metal roof, Hardie siding, Impact windows / doors, plumbing, HV/AC, electric, low voltage, fire suppression, insulation, drywall, s/tairs, interior doors, trim, cabinets, counters, flooring, tile, paint, shelving, decks, railings, fencing, platforms, temp. power, and all other work typically required to complete such a project required by the Florida Building Code. Plans on J (City share) drive under Pearyctmdp2023
BLD2023-2790	10/25/2023	Active	\$523,593	Commercial	Building Site #'s 1 -9: Construct site work and new building per plans "Peary Court Major Development." Sitework includes underground sewer, water and electric utilities, drainage, retention, soil erosion control, building pads, sidewalks, paving, landscape, irrigation. New construction to include concrete piers, rough carpentry, truss, metal roof, Hardie siding, Impact windows / doors, plumbing, HV/AC, electric, low voltage, fire suppression, insulation, drywall, s/tairs, interior doors, trim, cabinets, counters, flooring, tile, paint, shelving, decks, railings, fencing, platforms, temp. power, and all other work typically required to complete such a project required by the Florida Building Code. Plans on J (City share) drive under Pearyctmdp2023 MEPS must be pulled separately
BLD2023-2791	10/25/2023	Active	\$1,047,188	Commercial	Building Site #'s 1 -9: Construct site work and new building per plans "Peary Court Major Development." Sitework includes underground sewer, water and electric utilities, drainage, retention, soil erosion control, building pads, sidewalks, paving, landscape, irrigation. New construction to include concrete piers, rough carpentry, truss, metal roof, Hardie siding, Impact windows / doors, plumbing, HV/AC, electric, low voltage, fire suppression, insulation, drywall, s/tairs, interior doors, trim, cabinets, counters, flooring, tile, paint, shelving, decks, railings, fencing, platforms, temp. power, and all other work typically required to complete such a project required by the Florida Building Code. Plans on J (City share) drive under Pearyctmdp2023

Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

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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

CORNFELD, JEFFREY D.
3850 HOLLYWOOD BLVD.
SUITE 400
HOLLYWOOD, FL 33021

Name Changed: 03/25/2025

Address Changed: 03/25/2025

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
2023	03/09/2023
2024	03/14/2024

2025

03/25/2025

Document Images

03/25/2025 -- ANNUAL REPORT	View image in PDF format
03/14/2024 -- ANNUAL REPORT	View image in PDF format
03/09/2023 -- ANNUAL REPORT	View image in PDF format
02/15/2022 -- ANNUAL REPORT	View image in PDF format
04/05/2021 -- ANNUAL REPORT	View image in PDF format
05/11/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
03/29/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
06/10/2016 -- Foreign Limited	View image in PDF format