

DATE: July 18, 2024

RE: 704 Olivia Street (permit application # T2024-0237)

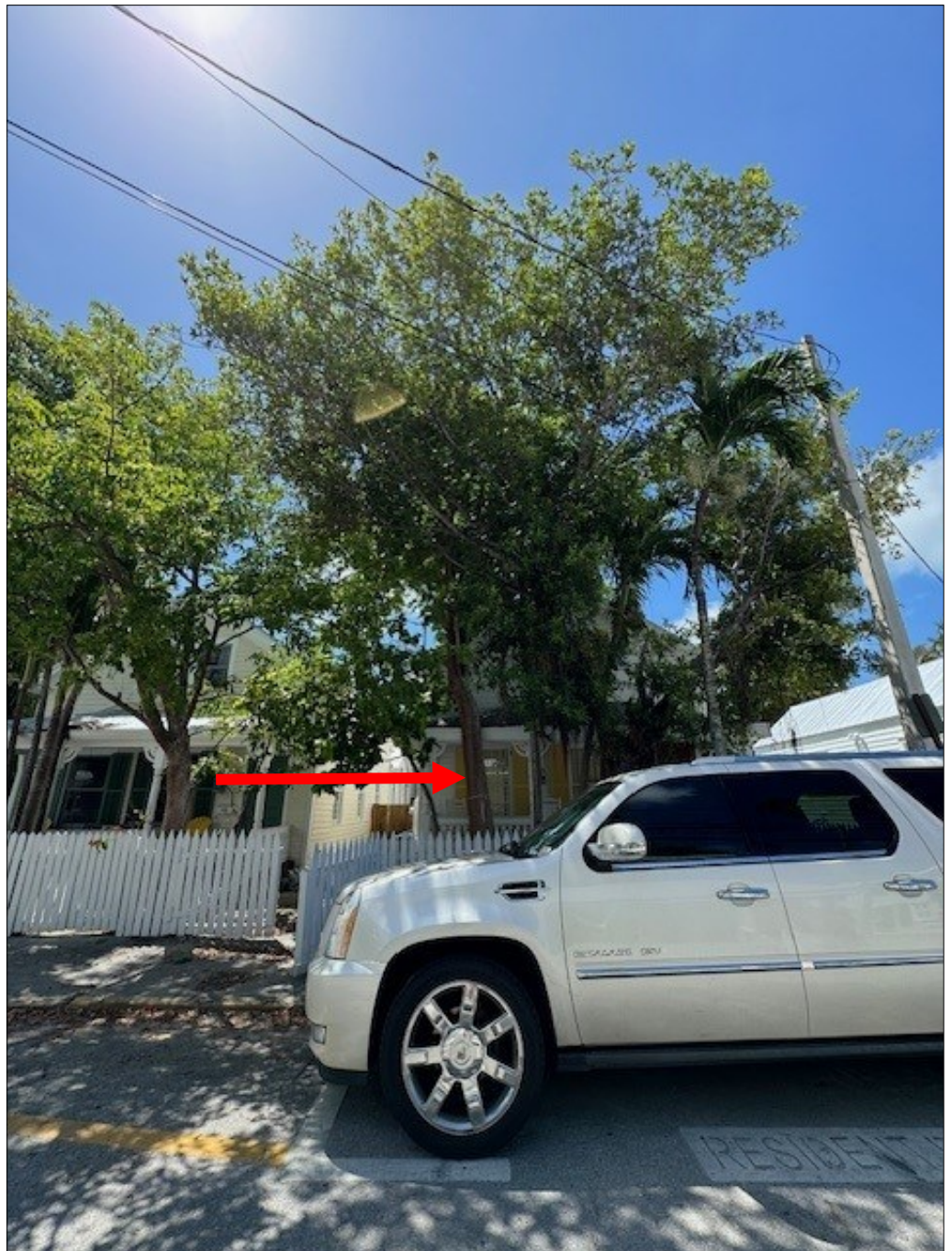
FROM: Amy Dismukes

An application was received requesting the removal of **(1) Gumbo limbo tree due to damage being caused to home.** A site inspection was done and documented the following.

TREE SPECIES:

Gumbo limbo
(*Bursea simaruba*)

**NOTE: TREE
NOT FLAGGED
FOR INSPECTION**





The tree is in a planter and is growing into the house. A gumbo limbo tree should have never been installed in this location as it is a tree and not an ornamental shrub. **WRONG PLANT WRONG PLACE!**



The lower trunk is encroaching upon the front porch.



A closer view of the bottom of the trunk as it is growing into the front porch.



The trunk has grown into the roofline and will continue if not removed, with potential damage to the roof and soffit area.



The top portion of the trunk has grown onto the roofline and over the 1st story of the house. The canopy hangs predominately over the porch and is approaching the dormer windows on the 2nd story



Diameter: 15"

Location: 70% (tree is in the front of the home and very visible to the public, however, it is damaging the structure in two areas and wounding itself)

Species: 100% (on the protected tree list)

Condition: 75% (tree is in decent health but wounded where it is growing into the structure)

Total Average Value = 81%

Value x Diameter = 12.2 replacement caliper inches

Application

RECEIVED
JUL 17 2024
TK



T2024-0237

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: _____

Tree Address 704 Olivia St
 Cross/Corner Street _____
 List Tree Name(s) and Quantity 1 Gumbo
 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 To close to House causing damage

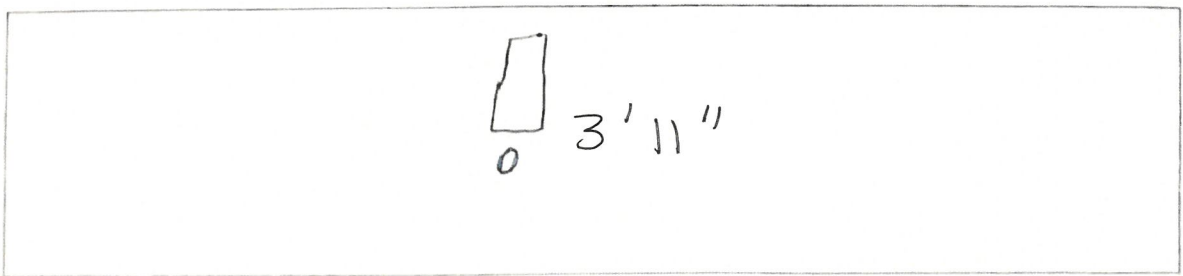
Property Owner Name Pineapple Haze, LLC (Joseph Simpson)
 Property Owner email Address JN.Simpson89@gmail.com
 Property Owner Mailing Address 7205 S Flint Hill Rd Owings, MD 20736
 Property Owner Phone Number 443-975-0523
 Property Owner Signature _____

*Representative Name Tree Man, LLC Sean Creedon
 Representative email Address Keystreeman@gmail.com
 Representative Mailing Address P.O. Box 430204 Big Pine Key, FL 33043
 Representative Phone Number 305-900-8448

*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.



50
 20
 # 70



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 June 27, 2024
 Tree Address 704 Olivia St, Key West FL
 Property Owner Name Pineapple House LLC (Joseph Simpson)
 Property Owner Mailing Address 7205 S Flint Hill Rd
 Property Owner Mailing City, State, Zip OWINGS, MD 20736
 Property Owner Phone Number 443-975-0523
 Property Owner email Address JNISIMPSON89@gmail.com
 Property Owner Signature [Signature]

Representative Name Treeman - Sewa Cruden
 Representative Mailing Address PO Box 430204
 Representative Mailing City, State, Zip Big Pine Key, Florida 33043
 Representative Phone Number 305-900-8448
 Representative email Address Keystreeman@gmail.com

I, Joseph Simpson 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 is there is any questions or need access to my property

Property Owner Signature [Signature]

The forgoing instrument was acknowledged before me on this 27th day June
By (Print name of Affiant) Joseph Simpson who is personally known to me or has produced as identification and who did take an oath.

Notary Public

Sign name: [Signature]
Print name: Derek Hodges

My Commission expires: 9-12-27 Notary Public-State of Maryland

DEREK RAY HODGES
NOTARY PUBLIC
CALVERT
STATE OF MARYLAND
My Commission Expires September 12, 2027



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 00020380-000000
Account# 1021121
Property ID 1021121
Millage Group 10KW
Location 704 OLIVIA St, KEY WEST
Address
Legal KW PT LOT 7 SQR 2 TR 5 G4-479 OR113-424-427 OR752-735 OR1254-316/17
Description OR1357-509/10 OR1357-1409/10 OR1631-2103/07 OR1638-354/58 OR2049-82/84 OR3102-1231 OR3179-0968
(Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



1021121 704 OLIVIA ST 06/30/21

Owner

PINEAPPLE HOUSE LLC
 7205 S Flint Hill Rd
 Owings MD 20736

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$389,736	\$393,838	\$411,573	\$382,245
+ Market Misc Value	\$24,494	\$25,269	\$21,454	\$17,657
+ Market Land Value	\$1,068,750	\$684,000	\$448,163	\$407,550
= Just Market Value	\$1,482,980	\$1,103,107	\$881,190	\$807,452
= Total Assessed Value	\$1,482,980	\$1,103,107	\$881,190	\$807,452
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,482,980	\$1,103,107	\$881,190	\$807,452

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$684,000	\$393,838	\$25,269	\$1,103,107	\$1,103,107	\$0	\$1,103,107	\$0
2021	\$448,163	\$411,573	\$21,454	\$881,190	\$881,190	\$0	\$881,190	\$0
2020	\$407,550	\$382,245	\$17,657	\$807,452	\$807,452	\$0	\$807,452	\$0
2019	\$384,750	\$386,639	\$18,304	\$789,693	\$789,693	\$0	\$789,693	\$0
2018	\$353,400	\$373,458	\$18,955	\$745,813	\$745,813	\$0	\$745,813	\$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
RESIDENTIAL DRY (010D)	2,850.00	Square Foot	29	100

This Instrument Prepared By and Return To:
Charles P. O'Brien, Esquire
Gordon, Fournaris & Mammarella, P.A.
1925 Lovering Avenue
Wilmington, DE 19806
File No. 22-634 (CPO/sc)

Parcel ID No. 00020380-000000

THIS WARRANTY DEED is made this 14 day of June, 2022,

BETWEEN, Joseph P. Simpson and Julie A. Simpson, whose post office address is 7205 S. Flint Hill Road, Owings, MD 20736, parties of the first part, hereinafter called the "grantors",

AND

Pineapple House LLC, a Delaware limited liability company, whose post office address is 7205 S. Flint Hill Road, Owings, MD 20736, party of the second part, hereinafter called the "grantee".

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, entities, trusts and trustees.)

WITNESSETH, that the grantors, for and in consideration of the sum of Ten and 00/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold, remised, released, conveyed and confirmed unto the grantee, its successors and assigns, in fee, the following described lands and premises, situate, lying and being in Monroe County, State of Florida, to wit:

BEING a part of Lot 7, of Block 2, of W.C. Maloney's Estate Subdivision according to Plat Book 1, Page 2, Recorded December 22, 1886, which Plat is a Re-Subdivision of part of Tract 5, according to William A. Whitehead's map of the island of Key West, as delineated in February 1829, and is further and better described as follows:

COMMENCING at a point on the Southeast side of Olivia Street distant from the corner of Olivia and Elizabeth Street 74 feet, more or less, and runs along Olivia Street in a Northeasterly direction 28 and ½ feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Southwesterly direction 28 and ½ feet; thence at right angles in a

Northwesterly direction 100 feet to the point of beginning, the same having a frontage on Olivia Street of 28 and 1/2 feet and extending back at right angles therewith 100 feet and having an equal width throughout.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT to all easements, restrictions, reservations, agreements, covenants, mortgages and other encumbrances of record.

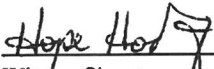
To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing and yet due and paid.

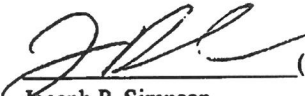
BEING the same lands and premises which Insite Key West (Olivia II), L.L.C., an Illinois limited liability company, by deed dated May 27, 2021, and recorded in the Office of Monroe County Florida in Official Records at Deed Book 3102, Page 1231, did grant and convey unto Joseph P. Simpson and Julie A. Simpson, husband and wife, in fee.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.


SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness Signature
Hope Hodges
Printed Name



(SEAL)
Joseph P. Simpson



Witness Signature
SCOTT TRONCALE
Printed Name

Hope Hodges
 Witness Signature

Julie A. Simpson (SEAL)
 Julie A. Simpson

Hope Hodges
 Printed Name

Scott Troncale
 Witness Signature

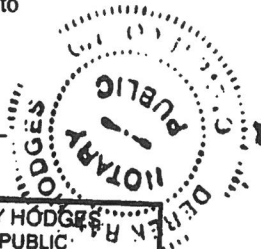
SCOTT TRONCALE
 Printed Name

STATE OF Maryland)
) SS
 COUNTY OF Calvert)

BE IT REMEMBERED, That on this 14th day of June, 2022, personally came before me, the Subscriber, a Notarial Officer for the State and County aforesaid, Joseph P. Simpson and Julie A. Simpson, parties to this Indenture, known to me personally to be such and they acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

Derek Hodges
 Notary Public
 Name Printed: Derek Hodges
 My Commission Expires



DEREK RAY HODGES
 NOTARY PUBLIC
 CALVERT COUNTY
 STATE OF MARYLAND
 My Commission Expires September 12, 2023

NO TITLE SEARCH OR SURVEY REQUESTED OR PERFORMED