

APPLICATION



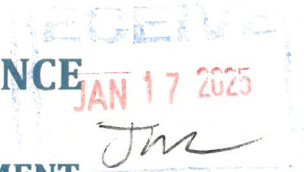
VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Variance Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

After the Fact Application Fee Schedule

After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 920 Caroline St., Key West, FL 33040

Zoning District: HRCC-2

Real Estate (RE) #: 00002790-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Smith Hawks, PL

Mailing Address: 138 Simonton St.

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: _____

Office: 305-296-7227

Fax: _____

Email: aj@smithhawks.com

PROPERTY OWNER: (if different than above)

Name: 920 Caroline ST LLC / Utility Board of City of Key West Mailing Address: 920 Caroline St. / 1001 James St.

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-395-2437/305-295-1191

Office: _____

Fax: _____

Email: squaregrouperbarandgrill@gmail.com / nick.batty@keysenergy.com

Description of Proposed Construction, Development, and Use:

Addition of 609 square feet (40 seats; 10 tables of 4) of outdoor restaurant consumption area in courtyard next to Square Grouper Key West building.

List and describe the specific variance(s) being requested:

Reduction of parking spaces required by 46 spaces due to increased consumption area increasing requirement by 14.

Are there any easements, deed restrictions or other encumbrances attached to the property? ☒ Yes ☐ No

If yes, please describe and attach relevant documents: _____

Grant of Easement from Utility Board of the City of Key West (Keys Energy) provided with this application.

Grant of Easement from the City of Key West provided with this application. No proposed consumption area on City property.

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. **provide square footages and percentages.**

Site Data Table

	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRCC-2			
Flood Zone	AE			
Size of Site	6,838 sf			
Height	35'	approx 17'	No change	No
Front Setback	10'	0	No change	No
Side Setback	7.5'	15.6'	No change	No
Side Setback	7.5'	0	No change	No
Street Side Setback	7.5'	N/A	N/A	N/A
Rear Setback	15'	5'	No change	No
F.A.R	Max 0.5	0.21	No change	No
Building Coverage	Max 50%	64%	No change	No
Impervious Surface	Max 70%	66.5%	No change	No
Parking	1 per 45 sf of consumption area	0	0	Yes - 46 spaces
Handicap Parking	2	0	0	No
Bicycle Parking	25%	0	0	No
Open Space/ Landscaping	20%	12.5%	No change	No
Number and type of units	N/A	N/A	N/A	N/A
Consumption Area or No. of seats		1,449 sf 150 seats	2058 sf 150 seats	No

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

The property has operated as a restaurant without parking since at least 1995. There are hundreds of parking spaces within 500 feet of the restaurant. The expansion is merely to add consumption area not the number of seats.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The conditions were not created by the applicant.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

Granting of the variance will not confer special privileges.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the provisions of the land development regulations would create a hardship of disallowing any commercial use or residential use of the structure because there is no room for parking on the property.

The property has operated as a restaurant without parking since at least 1995. No seats proposed to be added.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum variance is being proposed.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Granting variance not injurious to the public welfare. There is an abundance of paid parking operated by the City of Key West around the property, which could increase revenues for the City.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing nonconforming uses of other properties shall not be considered.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- ☐ Correct application fee, made payable to "City of Key West."
- ☐ Pre-application meeting form
- ☐ Notarized verification form signed by property owner or authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Monroe County Property record card
- ☐ Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- ☐ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Any additional supplemental information necessary to render a determination related to the variance request



Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: 1/15/2025 Zoning District: HRCC-2

Address/Location: 920 Caroline Street

Request: Parking Variance

Type of Application: Variance

Attendees: A.J Davila, Ben Gagnon

Notes: A.J sent over preliminary plans and application with site data for a parking variance for the
restuarant located at 920 Caroline Street. The property is adding 600sf of outdoor consumption
area triggering parking requirements, the variance will also include preexisting parking deficiencies
to bring the whole property up to code. The additional square footage will trigger a Minor
Development plan which will be submitted simultaneously.
Ben noted that the landscape plans should be worked on in order to present a complete
application at DRC.

PROPERTY CARD

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	00002790-000000
Account#	1002895
Property ID	1002895
Millage Group	12KW
Location	920 CAROLINE St, KEY
Address	WEST
Legal	KW PT LT 2 SQR 20 G65-
Description	207/08 OR496-883 OR945- 1272/73 OR1049-2261/62 OR2515-1830/33 OR2687- 842 OR3267-0118
	(Note: Not to be used on legal documents.)
Neighborhood	32120
Property Class	RESTAURANT (2100)
Subdivision	
Sec/Twp/Rng	31/67/25
Affordable	No
Housing	



Owner

920 CAROLINE ST LLC
22658 Overseas Hwy
Cudjoe Key FL 33042

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$378,468	\$357,316	\$373,315	\$373,315
+ Market Misc Value	\$765	\$790	\$815	\$839
+ Market Land Value	\$730,000	\$730,000	\$730,000	\$730,000
= Just Market Value	\$1,109,233	\$1,088,106	\$1,104,130	\$1,104,154
= Total Assessed Value	\$1,109,233	\$1,088,106	\$1,104,130	\$1,104,154
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,109,233	\$1,088,106	\$1,104,130	\$1,104,154

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$730,000	\$378,468	\$765	\$1,109,233	\$1,109,233	\$0	\$1,109,233	\$0
2023	\$730,000	\$357,316	\$790	\$1,088,106	\$1,088,106	\$0	\$1,088,106	\$0
2022	\$730,000	\$373,315	\$815	\$1,104,130	\$1,104,130	\$0	\$1,104,130	\$0
2021	\$730,000	\$373,315	\$839	\$1,104,154	\$1,104,154	\$0	\$1,104,154	\$0
2020	\$730,000	\$394,647	\$864	\$1,125,511	\$1,037,339	\$0	\$1,125,511	\$0
2019	\$547,500	\$394,647	\$889	\$943,036	\$943,036	\$0	\$943,036	\$0
2018	\$525,000	\$365,405	\$884	\$891,289	\$891,289	\$0	\$891,289	\$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
(2100)	5,000.00	Square Foot	50	100

Buildings

Building ID	39248	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1943
Building Type	RESTRNT/CAFETR-B- / 21B	EffectiveYearBuilt	1998
Building Name		Foundation	
Gross Sq Ft	4866	Roof Type	FLAT OR SHED
Finished Sq Ft	3724	Roof Coverage	ROLLED COMPOS
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	284	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	400
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	135	0	0
FLA	FLOOR LIV AREA	3,724	3,724	0
OPU	OP PR UNFIN LL	352	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPF	OP PRCH FIN LL	191	0	0
SBF	UTIL FIN BLK	464	0	0
TOTAL		4,866	3,724	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
LC UTIL BLDG	2000	2001	6 x 12	1	72 SF	3
WOOD DECK	2005	2006	5 x 12	1	60 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/15/2024	\$1,475,000	Warranty Deed	2454691	3267	0118	01 - Qualified	Improved		
5/27/2014	\$0	Quit Claim Deed		2687	842	11 - Unqualified	Improved		
4/28/2011	\$575,000	Warranty Deed		2515	1830	03 - Qualified	Improved		
6/1/1985	\$135,000	Warranty Deed		945	1272	Q - Qualified	Improved		
2/1/1972	\$20,000	Conversion Code		496	883	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
2024-2551	10/01/2024	Active	\$48,000	Commercial	Installation of Grease Trap
2024-2552	10/01/2024	Active	\$23,420	Commercial	Replacement of existing water heater
2024-1776	07/01/2024	Active	\$0	Commercial	Relocation of lavatory to meet ADA and replacement of existing fixtures.
2024-1264	05/09/2024	Active	\$0	Commercial	Reference Main Permit: BLD2024-1032. Interior Electrical Upgrades.
24-1264	05/09/2024	Active	\$10,000	Commercial	Interior Electrical Upgrades
2024-1032	05/07/2024	Active	\$10,000	Commercial	bathroom fixtures, sand floors, drywall Electrical & Plumbing
24-0826	05/01/2024	Active	\$50,000		tear off existing roof, install Polyglass peel & stick base sheet, install 5V-Crimp metal and install modified bitumen membrane
15-1760	05/26/2015	Completed	\$800	Commercial	HANGING SIGN
15-1760	05/26/2015	Completed	\$800	Commercial	HANGING SIGN 20" X 34" (4.7 SF) DIGITAL PRINT ON SIGN BOARD. WALL SIGN ALUM. "JOE'S PLACE"
12-0401	02/02/2012	Completed	\$4,000	Commercial	INSTALL 6" NOVELTY SIDING AND FALSE POSTS FOR WALL SCONES. EXISTING ELECTRIC COVER EXISTING PLUMBING W/REMOVABLE PANELS. INSTALL REAR EXISTING DOOR W/BEAD BOARD PLYWOOD.

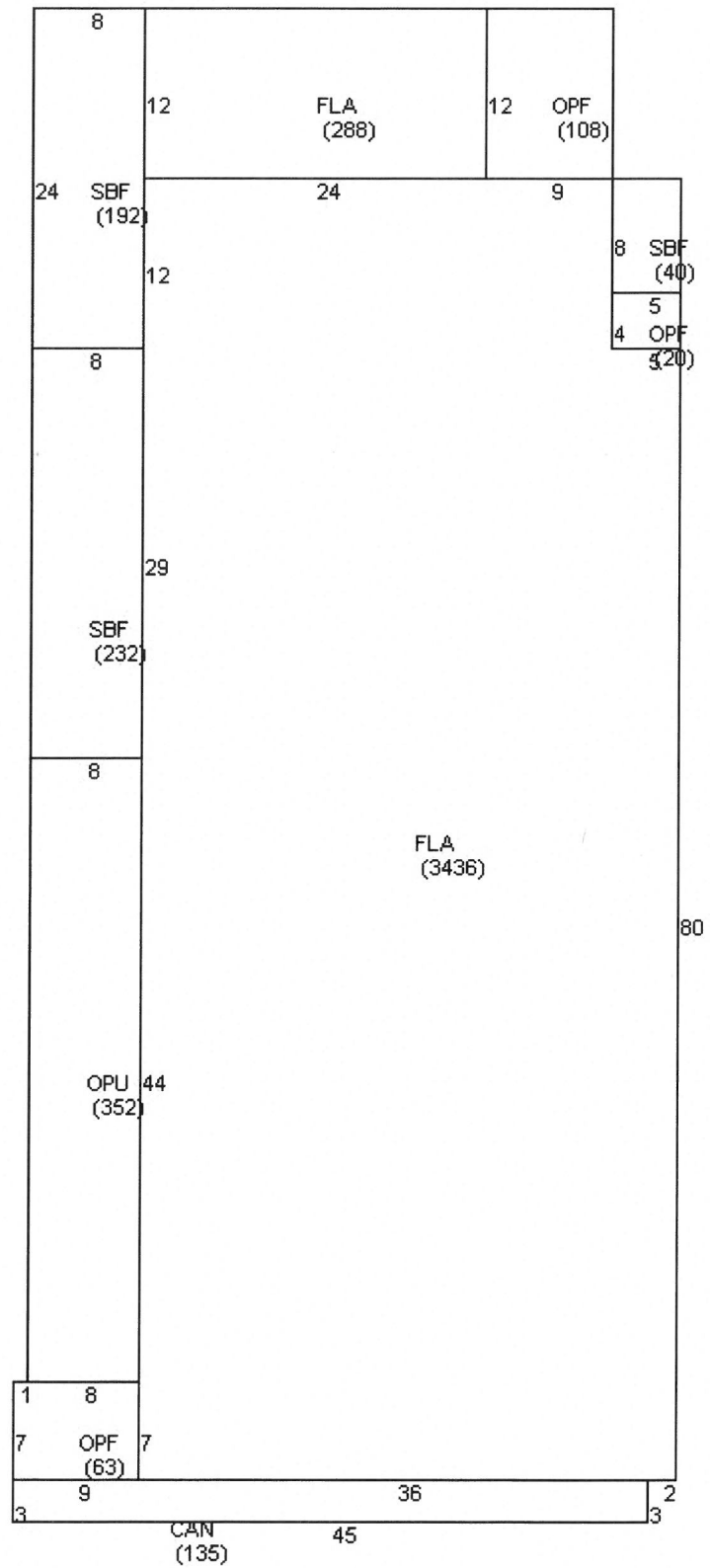
Number	Date Issued	Status	Amount	Permit Type	Notes
11-4731	01/27/2012	Completed	\$3,800	Commercial	INTERIOR ONLY NEW UL300 PREENGINEERED FIRE SUPPRESSION SYSTEM FOR EXHAUST HOOD AND APPLIANCES.
12-0092	01/11/2012	Completed	\$850	Commercial	RUN NEW CIRCUIT FOR EXISTING WALK-IN COOLERS. RUN NEW CIRCUIT FOR TWO CONDENSING UNITS FOR EXISTING WALK-IN COOLERS.
11-3596	01/05/2012	Completed	\$4,000	Commercial	DEMO INTERIOR PARTITIONS AND FLOORING. ISSUANCE OF DEMO PERMIT DOES NOT GUARANTEE BUILD BACK OF STRUCTURE.
11-4474	01/05/2012	Completed	\$14,500	Commercial	INSTALLATION OF COMMERCIAL HOOD SYSTEM.
11-4648	12/27/2011	Completed	\$1,800	Commercial	INSTALL 2 BATHROOMS EXHAUST FANS
11-4605	12/19/2011	Completed	\$10,800	Commercial	ROUGH DRAIN VENT AND WATER LINES FOR: 1 DISHWASHER, 1 RE-RINSE, 4 HANDSINKS, 1 4-COMPARTMENT SINK, 2 3-COMPARTMENT SINKS, 5 FLOOR DRAINS, 1 ICE MACHINE, 1 MOP SINK, 5 IN-DIRECT WASTE, 1 WATER HEATER, 1 GREASE TRAP.
11-4588	12/16/2011	Completed	\$22,000	Commercial	BUILD OUT OF BAR AND RESTAURANT PER PLANS. INSTALL APPROX. 1000SF VINYL FLOORING. POUR PROPANE AND SLAB. NEW BATH AND ENTRY DOORS. INSTALL NEW MODULAR BAR SYSTEM. BATHROOM PARTITIONS. KITCHEN EQUIPMENT. EXTERIOR LAP SIDING. KITCHEN DRYWALL. ALL IMPROVEMENTS EXCLUDING PLUMBING AND ELECTRIC.
11-4524	12/13/2011	Completed	\$43,790	Commercial	REWIRE RESTAURANT AS PER PLANS. DISCONNECT ALL WIRING INSIDE BUILDING. RELOCATE TWO 200 AMP 42 CIRCUITS INDOOR PANELS FROM EAST WALL TO WEST WALL. RUN POWER FOR SIX SMOKE DETECTORS INSIDE BATHROOMS AND MAIN FLOOR.
11-4418	12/08/2011	Completed	\$2,000	Commercial	HANGING SIGN 22" X 31" = 5/SF SIGN: JDL'S BIG TEN PUB KEY WEST.
11-4392	12/05/2011	Completed	\$7,400	Commercial	MODIFIED BITUMEN ROLL ROOFING WHITE 12 SQUARES.
11-4325	11/29/2011	Completed	\$10,000	Commercial	DIG AT CONCRETE FLOOR. RELOCATE DRAIN FOR TOILET AT HANDICAP BATHROOM. RELOCATE DRAIN FOR URINAL AND TWO SINKS IN LADIES ROOM. REPLACE WATER METER TO BUILDING.
11-3971	11/16/2011	Completed	\$20,000	Commercial	REVISION: REMOVE AND REPLACE 50 X 12 NON COMPLIANT CONCRETE WALKWAY WITH NEW RE-ENFORCED 4" CONCRETE WALKWAY TO CODE COMPLIANCE.
07-5231	11/30/2007	Completed	\$1,200	Commercial	INSTALL 7 SMOKE DETECTORS, 1 EMERGENCY LIGHT, 1 HORN STROBE DETECTOR AND WIRING FOR STORE AND HANDICAP BATHROOM

Number	Date Issued	Status	Amount	Permit Type	Notes
07-5171	11/28/2007	Completed	\$2,000	Commercial	DEMO EXISTING NON-ESSENTIAL PLUMBING., PROVIDE 1 ADA COMPLIANT RESTROOM CONSISTING OF ONE WATER CLOSET & LAV
06-4922	08/24/2006	Completed	\$900	Commercial	INSTALL 2 HARC EXTERIOR FIXURES
03-3681	10/22/2003	Completed	\$3,000	Commercial	CHANGE A/C UNIT TO 5 TONS
03-3633	10/17/2003	Completed	\$1,500	Commercial	REPAIR WALKWAY TO PT'S
03-0534	02/21/2003	Completed	\$22,000	Commercial	REROOF
99-1434	05/06/1999	Completed	\$50	Commercial	CEMENT PAD FOR PHONE
99-1023	04/16/1999	Completed	\$6,000	Commercial	BUILD ADDITION AT REAR
9803869	12/08/1998	Completed	\$5,300	Commercial	ELECTRICAL
97-2582	08/01/1997	Completed	\$4,800	Commercial	ROOF OVER FLAT ROOF
E953217	09/01/1995	Completed	\$285	Commercial	ELECTRICAL
A952874	08/01/1995	Completed	\$600	Commercial	3 SQS ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

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: 1/10/2025, 1:29:28 AM](#)

Contact
Us

Developed



AUTHORIZATION FORM



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Lynn C. Bell as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of 920 Caroline ST LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Smith Hawks, PL
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Lynn C. Bell
Signature of person with authority to execute documents on behalf of entity owner

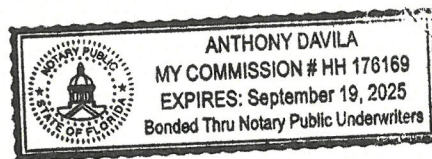
Subscribed and sworn to (or affirmed) before me on this 1/10/2024
Date

by Lynn Bell, Manager of 920 Caroline St LLC
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.

A.J. Davila
Notary's Signature and Seal

Anthony Davila
Name of Acknowledger typed, printed or stamped



Commission Number, if any



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Lynne Tejeda as
Please Print Name of person with authority to execute documents on behalf of entity

General Manager & CEO of Utility Board of the City of Key West
Name of office (President, Managing Member) *Name of owner from deed*

authorize Smith Hawks, PL
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

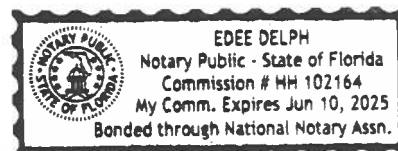
Lynne Tejeda
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 1/10/2025
Date

by Lynne Tejeda
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.

Edee Delph
Notary's Signature and Seal



Edee Delph
Name of Acknowledger typed, printed or stamped

HH 102164
Commission Number, if any

**VERIFICATION
FORM**



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Anthony Davila, in my capacity as Attorney
(print name) (print position: president, managing member)
of Smith Hawks, PL
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

920 Caroline Street, Key West

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

A.J. Davila
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 01/17/2025 by
date

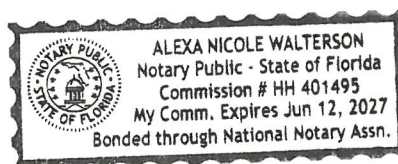
Anthony Davila
Name of Applicant

He/She is personally known to me or has presented _____ as identification.

Alexa Walterson
Notary's Signature and Seal

Alexa Walterson
Name of Acknowledger typed, printed or stamped

HH 401495
Commission Number, if any



DEED

Prepared by and return to:

Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, P.L.L.C.
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 24-59
Consideration: \$1,475,000.00

Parcel Identification No.: 00002790-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of March, 2024 between Pacific Premier Trust, a division of Pacific Premier Bank, a California state chartered bank, successor by merger with PENSICO Trust Company, FBO Drew MacKenzie IRA as to a 50% interest, and Pacific Premier Trust, a division of Pacific Premier Bank, a California State chartered bank, successor by merger with PENSICO Trust Company, FBO Carol MacKenzie IRA as to a 50% interest, whose post office address is 2038 Casa Marcia Crescent, Victoria, British Columbia V8N 2X3 CANADA grantor*, and 920 CAROLINE ST LLC, a Florida limited liability company whose post office address is 22658 Overseas Highway, Cudjoe Key, FL 33042 of the County of Monroe, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Part of Lot Two (2) in Square Twenty (20) according to the map of the Island of Key West delineated in February 1829 by William A. Whitehead, but more particularly described as follows:

Commencing at a point on the Southeast side of Caroline Street, distant One Hundred Twenty (120) feet from the Southwest corner of Caroline and Grinnell Streets, and running thence in a Southwesterly direction along Caroline Street Fifty (50) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Fifty (50) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet back to the point on Caroline Street.

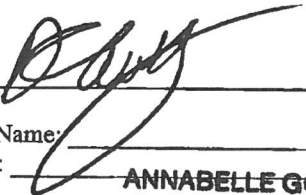
Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


* "Grantor" and "Grantee" are used for singular or plural, as context requires.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 
Printed Name: _____
Address: _____
ANNABELLE GOSLING
Lawyer
#217-2187 Oak Bay Ave.
Witness: _____
Address: **Victoria, BC V8R 1G1**

Pacific Premier Trust, a division of Pacific Premier Bank, a California state chartered bank, successor by merger with PENSICO Trust Company, FBO Drew MacKenzie IRA as to a 50% interest

By: 
Drew MacKenzie, Authorized Agent

Witness _____
Printed Name: 
Address: _____
HAILEY CHRISTIE
Legal Assistant
#217-2187 Oak Bay Ave.
Witness: _____
Address: **Victoria, BC V8R 1G1**


Pacific Premier Trust, a division of Pacific Premier Bank, a California state chartered bank, successor by merger with PENSICO Trust Company, FBO Carol MacKenzie IRA as to a 50% interest

By: 
Carol MacKenzie, Authorized Agent

Province BC
State of _____
County of Canada

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 08 day of March, 2024 by Drew MacKenzie, Authorized Agent of Pacific Premier Trust, a division of Pacific Premier Bank, a California state chartered bank, successor by merger with PENSICO Trust Company, FBO Drew MacKenzie IRA as to a 50% interest and Carol MacKenzie, Authorized Agent of Pacific Premier Trust, a division of Pacific Premier Bank, a California State chartered bank, successor by merger with PENSICO Trust Company, FBO Carol MacKenzie IRA as to a 50% interest, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Seal]


Notary Public
Print Name: _____
My Commission Expires: _____

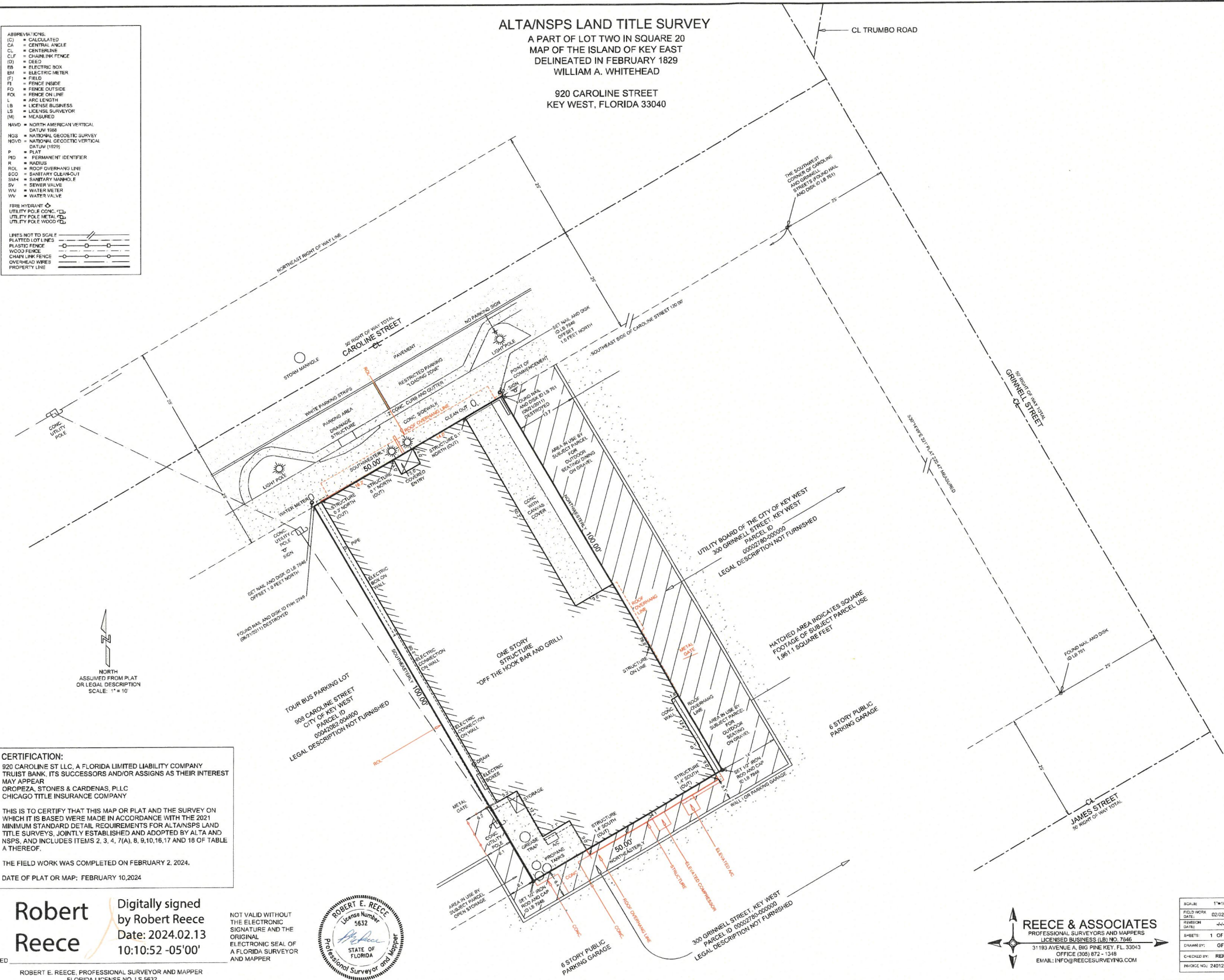
ANNABELLE GOSLING
Lawyer
#217-2187 Oak Bay Ave.
Victoria, BC V8R 1G1

SURVEY

ABBREVIATIONS:	
(C)	= CALCULATED
CA	= CENTRAL ANGLE
CL	= CENTERLINE
CLF	= CHAIN LINK FENCE
(D)	= DEED
EB	= ELECTRIC BOX
EM	= ELECTRIC METER
F	= FIELD
FI	= FENCE INSIDE
FO	= FENCE OUTSIDE
FOL	= FENCE ON LINE
L	= LICENSE BUSINESS
LS	= LICENSE SURVEYOR
M	= MEASURED
NAVD	= NORTH AMERICAN VERTICAL DATUM 1988
NGS	= NATIONAL GEODESIC SURVEY DATUM 1983
NGVD	= NATIONAL GEODESIC VERTICAL DATUM 1929
P	= PLAT
PD	= PERMANENT IDENTIFIER
R	= RADIUS
ROL	= ROOF OVERHANG LINE
SD	= SANITARY CLEANOUT
SM	= SANITARY MANHOLE
SV	= SEWER VALVE
WM	= WATER METER
WV	= WATER VALVE
FENCE HYDRONET	
UTILITY POLE CONC.	○
UTILITY POLE METAL	○
UTILITY POLE WOOD	○
LINES NOT TO SCALE	
PLATTED LOT LINES	---
PLASTIC FENCE	---
WOOD FENCE	---
CHAIN LINK FENCE	---
OVERHEAD WIRES	---
PROPERTY LINE	---

ALTA/NSPS LAND TITLE SURVEY
A PART OF LOT TWO IN SQUARE 20
MAP OF THE ISLAND OF KEY EAST
DELINEATED IN FEBRUARY 1829
WILLIAM A. WHITEHEAD

920 CAROLINE STREET
KEY WEST, FLORIDA 33040



CERTIFICATION:
920 CAROLINE ST LLC, A FLORIDA LIMITED LIABILITY COMPANY
TRUST BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST
MAY APPEAR
OROPEZA, STONES & CARDENAS, PLLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 8, 9, 10, 16, 17 AND 18 OF TABLE
A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2024.
DATE OF PLAT OR MAP: FEBRUARY 10, 2024

**Robert
Reece**
SIGNED

Digitally signed
by Robert Reece
Date: 2024.02.13
10:10:52 -05'00'

NOT VALID WITHOUT
THE ELECTRONIC
SIGNATURE AND THE
ORIGINAL
ELECTRONIC SEAL OF
A FLORIDA SURVEYOR
AND MAPPER



ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

LEGAL DESCRIPTION:
PART OF: LOT TWO (2) IN SQUARE TWENTY (20) ACCORDING TO THE MAP OF THE ISLAND
OF KEY WEST DELINEATED IN FEBRUARY 1829 BY WILLIAM A. WHITEHEAD, BUT MORE
PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT A POINT ON THE SOUTHEAST
SIDE OF CAROLINE STREET, DISTANCE ONE HUNDRED TWENTY (120) FEET FROM THE
SOUTHWEST CORNER OF CAROLINE AND GRINNELL STREETS, AND RUNNING THENCE IN A
SOUTHWESTERLY DIRECTION ALONG CAROLINE STREET FIFTY (50) FEET THENCE AT RIGHT
ANGLES IN A SOUTHEASTERLY DIRECTION ONE HUNDRED (100) FEET; THENCE AT RIGHT
ANGLES IN A NORTHEASTERLY DIRECTION FIFTY (50) FEET; THENCE AT RIGHT ANGLES IN A
NORTHWESTERLY DIRECTION ONE HUNDRED (100) FEET BACK TO THE POINT ON CAROLINE
STREET.

TABLE A REQUESTED ITEMS:	
2.	920 CAROLINE STREET, KEY WEST, FLORIDA 33040, PER MONROE COUNTY PROPERTY APPRAISER WEB SITE, BUILDING DESIGNATION BY LETTER AS OBSERVED IN THE FIELD.
3.	SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES AE 7 PER FEMA FLOOD INSURANCE RATE MAP 12087C-1516K WITH AN EFFECTIVE DATE OF 02-18-05.
4.	THE GROSS LAND AREA CALCULATION IS 5000 SQUARE FEET, 0.115 ACRES
7.	(a) SHOWN ON SURVEY MAP.
8.	SHOWN ON SURVEY MAP.
9.	2 PARKING SPACES ON RIGHT OF WAY NOT DEDICATED TO PROPERTY
10.	NO PARTY WALLS
16.	NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING, CONSTRUCTION OR BUILDING ADDITIONS.
17.	NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18.	NONE PROVIDED TO REECE & ASSOCIATES LAND SURVEYING

SURVEYORS NOTES:
1. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 53-17.050(10)(A)-(K) OF THE
FLORIDA ADMINISTRATIVE CODE.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE
ELECTRONIC SIGNATURE AND THE ORIGINAL ELECTRONIC SEAL OF A FLORIDA SURVEYOR
AND MAPPER.
3. ADDITIONS OR OMISSIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE
SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING
PARTY OR PARTIES.
4. THE BEARING BASE FOR THIS SURVEY IS THE WESTERLY RIGHT OF WAY LINE OF
GRINNELL STREET, SAID LINE BEARS S30°14'49"E. ASSUMED.
5. THIS SURVEY IS BASED ON A REVIEW OF A TITLE COMMITMENT BY CHICAGO TITLE
INSURANCE COMPANY; COMMITMENT DATE: 01/25/2024. THE TITLE EXCEPTIONS LISTED
ON THIS SURVEY ARE FROM SCHEDULE B - SECTION 2 OF THE TITLE COMMITMENT LISTED
ABOVE.
6. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS PER THE
TITLE COMMITMENT REFERENCED ABOVE.
7. PROPERTY HAS ACCESS VIA 920 CAROLINE STREET, KEY WEST, FLORIDA 33040
8. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MONROE COUNTY PROPERTY
APPRAISER OFFICE ON 02/01/2024
9. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER
REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR.
10. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG
PROPERTY LINES.
11. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS
INDICATED OTHERWISE.
12. UNITS OF MEASUREMENT ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
WELL IDENTIFIED FEATURES IN THIS SURVEY WERE FIELD MEASURED TO A HORIZONTAL
POSITIONAL ACCURACY OF 0.05'. THE EXPECTED USE OF THE PROPERTY IS COMMERCIAL
WITH AN ACCURACY STANDARD OF ONE FOOT IN 10,000 FEET. ACCURACY WAS VERIFIED
THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
13. LOCATION OF UTILITIES WAS LIMITED TO VISIBLE AND ABOVE GROUND EVIDENCE
ONLY. NO UNDERGROUND IMPROVEMENTS, IF ANY, WERE LOCATED. SYMBOLS SHOWN
HEREON MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED
AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR
SIZE OF THE FEATURE.
14. ENCROACHMENTS OR EXCROACHMENTS AS SHOWN ARE BASED ON VISUALLY
OBSERVED POSSESSION AND ARE SUBJECT TO REVIEW IF PROVEN OTHERWISE.
UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT LOCATED.

TITLE INFORMATION: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 11554774 COMMITMENT DATE: 01/25/2024	
ITEM NO. 1:	STANDARD TITLE EXCEPTIONS OR NOT SURVEY MATTERS
ITEM NO. 2:	STANDARD TITLE EXCEPTIONS OR NOT SURVEY MATTERS
ITEM NO. 3:	A. SHOWN ON THE SURVEY SKETCH B. NOTHING FURNISHED REECE & ASSOCIATES LAND SURVEYING C. NOT A SURVEY MATTER D. NOT A SURVEY MATTER
ITEM NO. 4:	SURVEYOR HAS NO KNOWLEDGE OF SUBMERGED, FILLED OR LANDS ACCRETED TO SUBJECT PROPERTY
ITEM NO. 5:	NOT A SURVEY MATTER
ITEM NO. 6:	DOES NOT AFFECT THIS PROPERTY
ITEM NO. 7:	NOT A SURVEY MATTER
ITEM NO. 8:	NOT A SURVEY MATTER
ITEM NO. 9:	NOT A SURVEY MATTER
ITEM NO. 10:	NOT A SURVEY MATTER
ITEM NO. 11:	NOT A SURVEY MATTER
ITEM NO. 12:	NOT A SURVEY MATTER

LIST OF ENCROACHMENTS:	
NORTHSIDE OF PROPERTY:	
- ROOF OVERHANG LINE	
- POST HOLDING LIGHTS	
- 2 LIGHTS	
EASTSIDE OF PROPERTY:	
- ROOF OVERHANG LINE	
- METAL GATE	
SOUTHSIDE OF PROPERTY:	
- AIR CONDITIONING UNIT	
- COMPRESSOR	
- STRUCTURE	
- CONC. WALL (SOUTHEAST CORNER OF STRUCTURE	
- CONC. AT GROUND LEVEL	
- PROPANE TANK	
WESTSIDE OF PROPERTY:	
- METAL GATE	
- ROOF OVERHANG LINE	

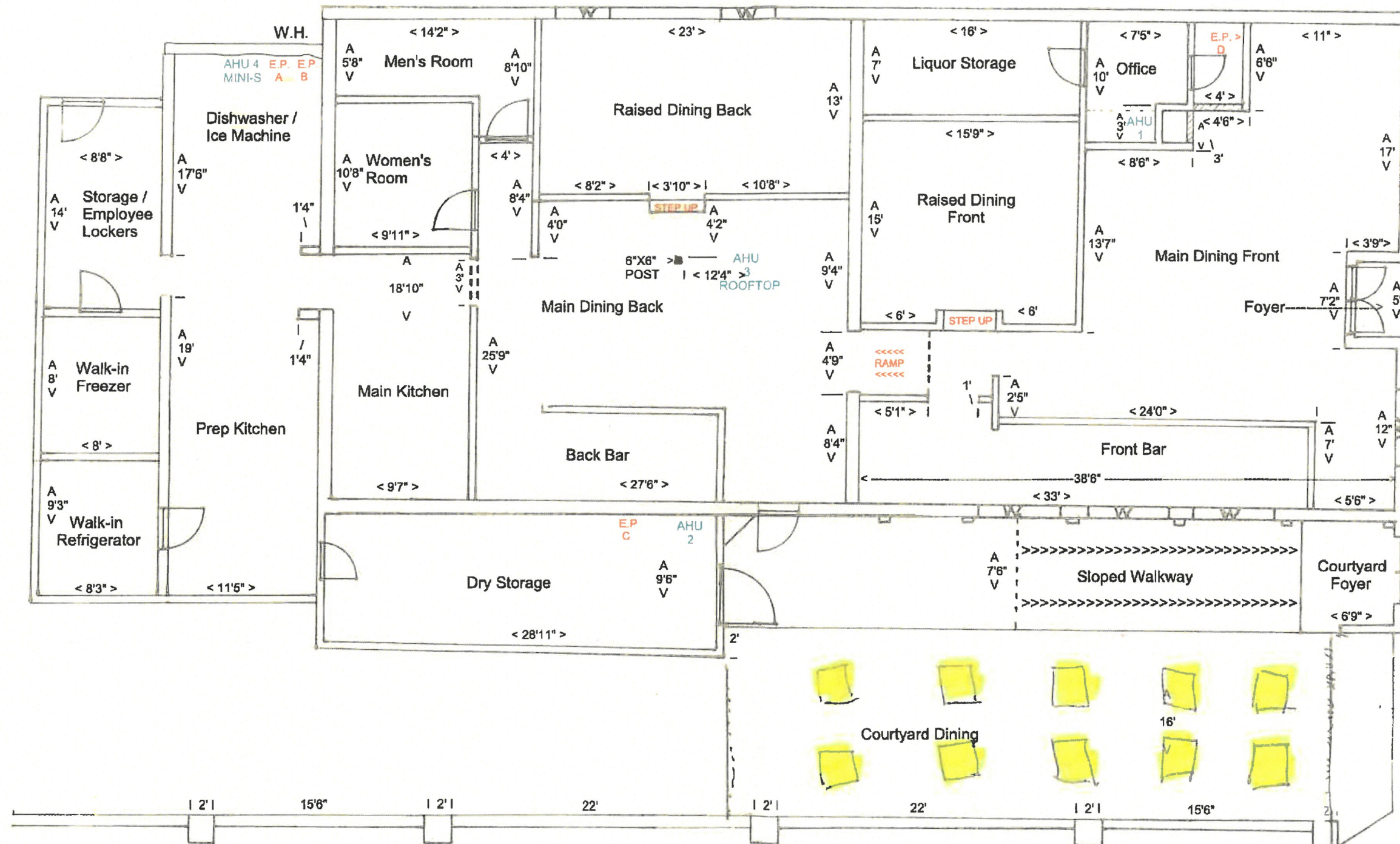
REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7946
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
EMAIL: INFO@REECESURVEYING.COM

SCALE:	1"=10'
FIELD WORK DATE:	02/02/24
REVISION DATE:	02/02/24
SHEETS:	1 OF 1
DRAWN BY:	OF
CHECKED BY:	REK
INVOICE NO.	24012404

SITE PLAN

SQUARE GROUPER KEY WEST RENOVATION

920 CAROLINE ST, KEY WEST FL 33040



Botsford Builders and Development LLC.
Drawn By: Frank Raymond 6/5/24

Dining Capacity - 150
Inside Dining - 100
Proposed outside dining - 10 tables / 40 seats

SQUARE GROUPER KEY WEST RENOVATION

920 CAROLINE ST, KEY WEST FL 33040

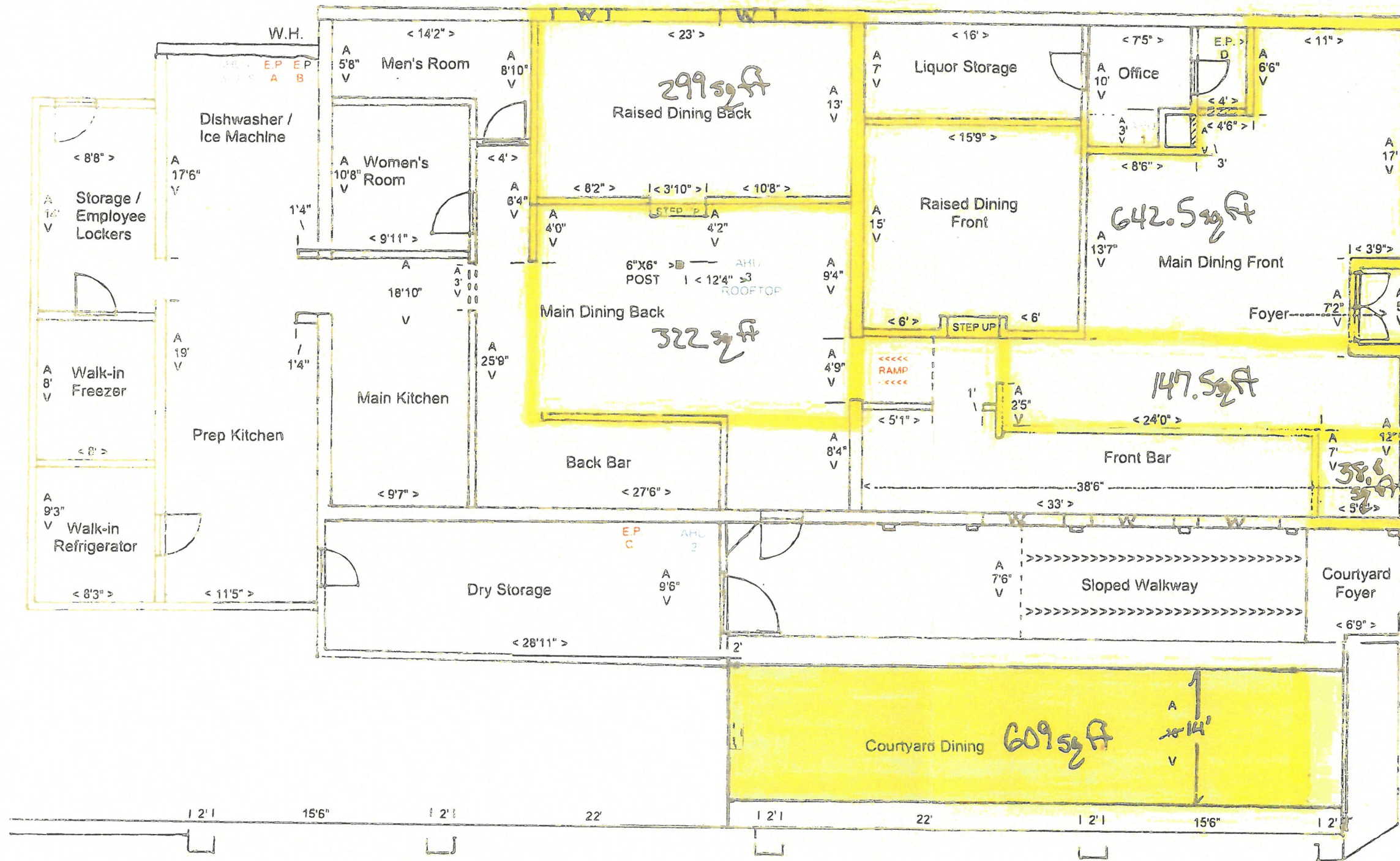
Existing / Proposed Dining Area

EXISTING DINING SQ FT

1,449 sq ft

PROPOSED DINING SQ FT

609 sq ft



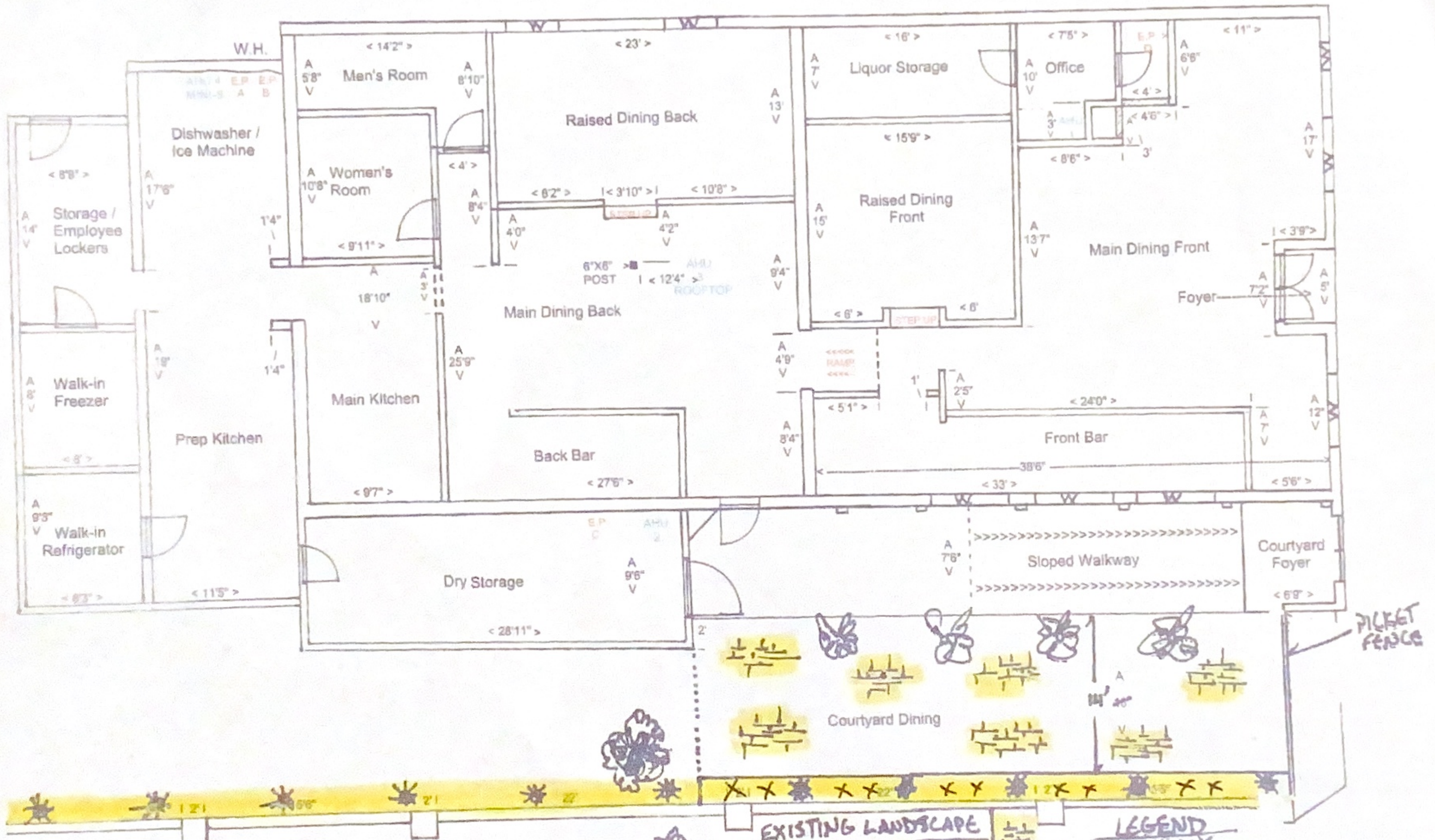
Botsford Builders and Development LLC.

Drawn By: Frank Raymond 6/5/24

SQUARE GROUPER KEY WEST RENOVATION

920 CAROLINE ST, KEY WEST FL 33040

LANDSCAPE PLAN



Botsford Builders and Development LLC.
 Drawn By: Frank Raymond 6/5/24

920 Caroline St. Landscape Plan Data

Existing Tree Table				
Tree/Palm #	Name	Caliper width / Palm height	Condition	Proposal
1	Silver Buttonwood	8 inch	Good	Keep as is
2	Foxtail Palm	18 ft.	Good	Keep as is
3	Foxtail Palm	18 ft.	Good	Keep as is
4	Foxtail Palm	18 ft.	Good	Keep as is
5	Foxtail Palm	18 ft.	Good	Keep as is

Planting Schedule				
Name	Category	Size	Native	Quantity
Silver Buttonwood	Shrub	1" caliper/ 5 gallon	Yes	10
Confederate Jasmine	Ornamental vine		No	11