

DATE: May 21, 2024

RE: 920 Caroline Street (permit application # T2024-0150)

FROM: Amy Dismukes

An application was received requesting the removal of **(1) strangler fig**. A site inspection was done and documented the following.

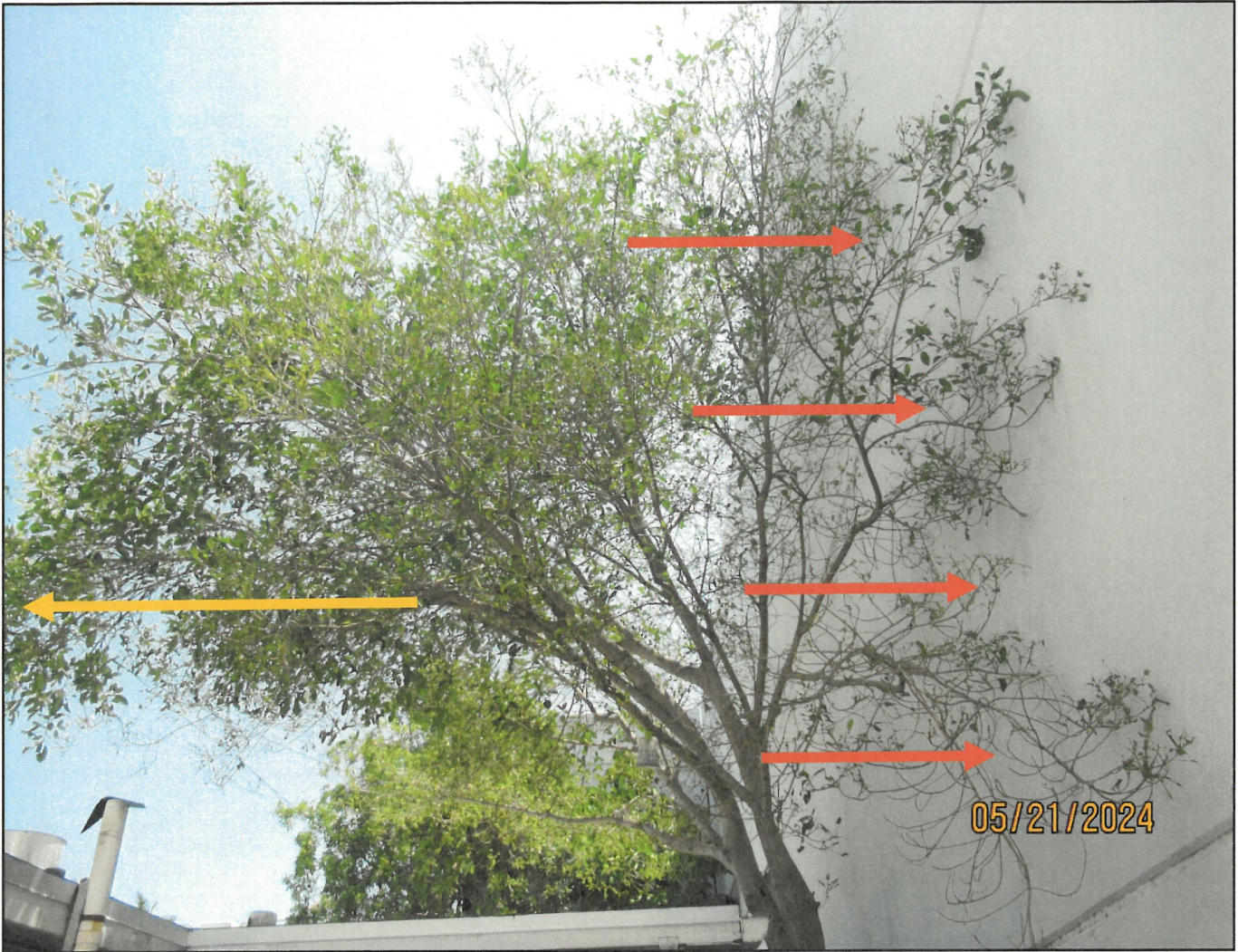
TREE SPECIES: Strangler Fig (*Ficus aurea*)



Tree location is a good example of wrong plant, wrong place, via mother nature.



This strangler fig was the result of a seed and was never intended to be a tree. It's location will cause damage to both the parking structure and building if left in place.



The tree canopy is growing into the parking garage structure on one side, and over two buildings on the opposite side.



Alternative view of the canopy growth of the tree. This photo also provides an alternative view of the location of the tree and area it is growing within.



The roots of the strangler fig tree are growing into the base of the parking structure, pushing on the wall.



View of the strangler fig roots running on one side. Strangler figs roots can be very destructive, especially as a young tree that will mature.



Tree canopy, looking from below, between the building and parking structure.

Diameter: 18.1

Location: 30% (volunteer tree, growing between a building and a parking structure, in a very tight space; tree is growing into the parking structure)

Species: 100% (on protected tree list)

Condition: 50% (fair overall condition, however, location has not allowed the tree to properly expand. The branches in the canopy are leggy and overall canopy is thin)

Total Average Value = 60%

Value x Diameter = 10.86 replacement caliper inches

Application



canopy removal T2024-0150
trim T2024-0160

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5-22-24

Tree Address 920 Carolmest., LW, FL 33042
Cross/Corner Street _____
List Tree Name(s) and Quantity 1 Strangler Fig + trim silverbuttonwood
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 Strangler fig is growing under / beside parking garage.

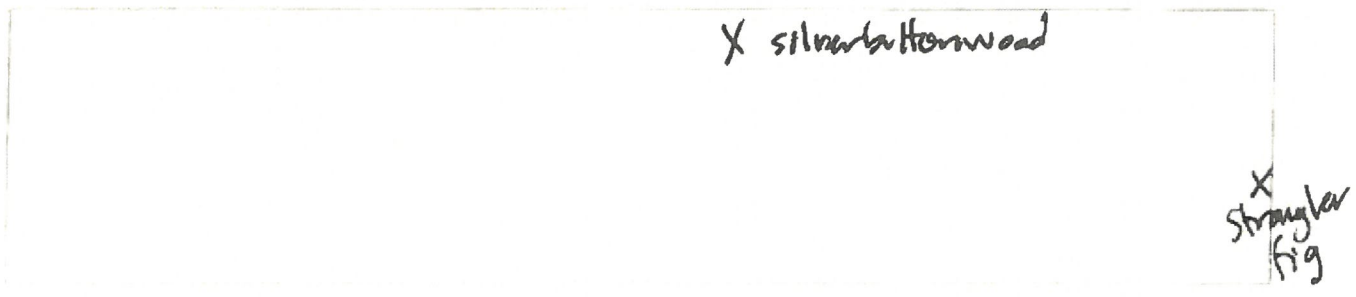
Property Owner Name Utility Board of the City of Key West via Keys Energy Services
Property Owner email Address nick.batty@keysenergy.com
Property Owner Mailing Address 1001 James Street.
Property Owner Phone Number 305-295-1191
Property Owner Signature [Signature] Nick Batty, Dir. Legal + Regulatory Services

*Representative Name Lynn Bell
Representative email Address squaregrasperbarandgrill@gmail.com
Representative Mailing Address 22055 Overseas Hwy, Cudjoe Key, FL 33042
Representative Phone Number 305 395 2437

*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

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

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





Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This Tree Representation Authorization form must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued.

Please Clearly Print All Information unless indicated otherwise.

Date JUNE 10, 2024

Tree Address 920 CAROLINE ST, KEY WEST, FL 33040

Property Owner Name UTILITY BOARD OF THE CITY OF KEY WEST DBA KEYS ENERGY SERVICES

Property Owner Mailing Address C/O NICK BATTY, Director of Legal & Regulatory Services

Property Owner Mailing City, State, Zip 1001 JAMES STREET, KEY WEST, FL 33040

Property Owner Phone Number (305) 295-1191

Property Owner email Address NICK.BATTY@KEYSENERGRY.COM

Property Owner Signature _____

Representative Name LYNN BELL

Representative Mailing Address 22655 OVERSEAS HWY

Representative Mailing City, State, Zip CUDJOE KEY, FL 33042

Representative Phone Number (305) 395-2437

Representative email Address SQUAREGROUPERBARANDGRILL@GMAIL.COM

I NICK BATTY 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] Dir. Legal & Regulatory, Keys Energy Services

The forgoing instrument was acknowledged before me on this 10th day JUNE, 2024.

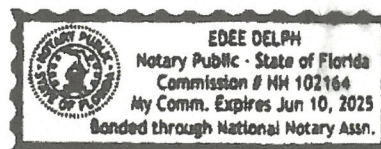
By (Print name of Affiant) NICK BATTY who is personally known to me or has produced as identification and who did take an oath.

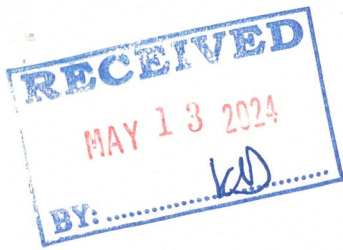
Notary Public

Sign name: [Signature]

Print name: Edde Delph

My Commission expires: 06/10/2025 Notary Public-State of Florida (Seal)





Hold
5-21-24
KO

Rem.
Trim

RED SURVEY
T2024-0150
T2024-0160

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 5-13-24

Tree Address 920 Caroline Street, Key West, FL 330
Cross/Corner Street _____

List Tree Name(s) and Quantity Strangler Fig + Silver Buttonwood (trim)
Reason(s) for Application: (remove)

- 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 The Strangler Fig is going to crack our foundation. The Silver Buttonwood just needs a trim.

Utility Board of KW

920 Cardine St LLC

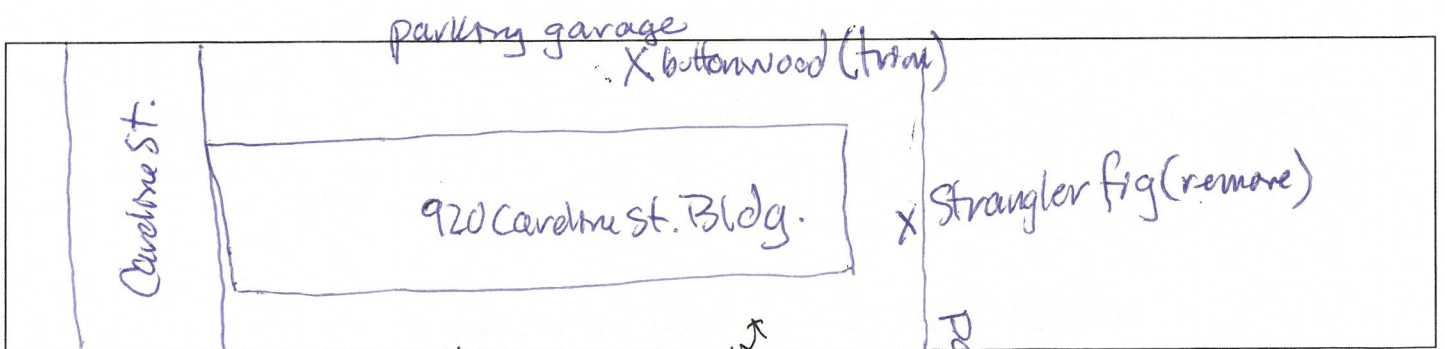
~~Property Owner Name Lynn Bell + Joe Bell~~
~~Property Owner email Address squaregrapebarandgrill@gmail.com~~
~~Property Owner Mailing Address 22658 Overseas Hwy, Cudjoekey 33042~~
~~Property Owner Phone Number (305) 395-2437~~
~~Property Owner Signature Lynn Bell~~

*Representative Name Lynn Bell
 Representative email Address _____
 Representative Mailing Address _____
 Representative Phone Number _____

*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.

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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.



*5-21-24
2.2
2.7 co dominant trunks*

\$ 50 ← TC
 40 ←
 25 ← Trim
 \$ 115

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 Address 920 CAROLINE St, KEY WEST
 Legal Description KW PT LT 2 SQR 20 G65-207/08 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

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$357,316	\$373,315	\$373,315	\$394,647
+ Market Misc Value	\$790	\$815	\$839	\$864
+ Market Land Value	\$730,000	\$730,000	\$730,000	\$730,000
= Just Market Value	\$1,088,106	\$1,104,130	\$1,104,154	\$1,125,511
= Total Assessed Value	\$1,088,106	\$1,104,130	\$1,104,154	\$1,037,339
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,088,106	\$1,104,130	\$1,104,154	\$1,125,511

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
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

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

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

By: [Signature]
Drew MacKenzie, Authorized Agent

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

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

By: [Signature]
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 PENSCO 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 PENSCO 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]

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

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



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

Detail by Entity Name

Florida Limited Liability Company
920 CAROLINE ST LLC

Filing Information

Document Number	L24000037961
FEI/EIN Number	NONE
Date Filed	01/19/2024
Effective Date	01/19/2024
State	FL
Status	ACTIVE

Principal Address

920 CAROLINE ST.
KEY WEST, FL 33040

Mailing Address

22658 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

Registered Agent Name & Address

BELL, LYNN C
22658 OVERSEAS HIGHWAY
CUDJOE, FL 33042

Authorized Person(s) Detail

Name & Address

Title AP

BELL, LYNN C
22658 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042

Title AP

BELL, JOSEPH
22658 OVERSEAS HIGHWAY
CUDJOE, FL 33042

Annual Reports

No Annual Reports Filed

Document Images

[01/19/2024 -- Florida Limited Liability](#) [View image in PDF format](#)

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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Summary

Parcel ID 00002780-000000
 Account# 1002887
 Property ID 1002887
 Millage Group 12KW
 Location Address 300 GRINNELL St, KEY WEST
 Legal Description KW PT LOT 2 SQR 20 G31-278/79 G65-237 OR379-355/56 OR1428-1157/75 OR2571-2253/75 OR2592-2258/80
 (Note: Not to be used on legal documents.)
 Neighborhood 32220
 Property Class UTILITY (9100)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable Housing No



*Key West
 Keys Energy*

Owner

UTILITY BOARD OF THE CITY OF KEY WEST
 1001 James St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$6,759,567	\$6,759,567	\$6,759,567	\$6,759,567
+ Market Misc Value	\$11,018	\$11,018	\$11,018	\$11,018
+ Market Land Value	\$3,327,210	\$3,327,210	\$3,327,210	\$3,327,210
= Just Market Value	\$10,097,795	\$10,097,795	\$10,097,795	\$10,097,795
= Total Assessed Value	\$10,097,795	\$10,097,795	\$10,097,795	\$10,097,795
- School Exempt Value	(\$10,097,795)	(\$10,097,795)	(\$10,097,795)	(\$10,097,795)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$3,327,210	\$6,759,567	\$11,018	\$10,097,795	\$10,097,795	\$10,097,795	\$0	\$0
2021	\$3,327,210	\$6,759,567	\$11,018	\$10,097,795	\$10,097,795	\$10,097,795	\$0	\$0
2020	\$3,327,210	\$6,759,567	\$11,018	\$10,097,795	\$10,097,795	\$10,097,795	\$0	\$0
2019	\$3,327,210	\$6,759,567	\$11,018	\$10,097,795	\$10,097,795	\$10,097,795	\$0	\$0
2018	\$3,327,210	\$6,759,567	\$11,018	\$10,097,795	\$10,097,795	\$10,097,795	\$0	\$0

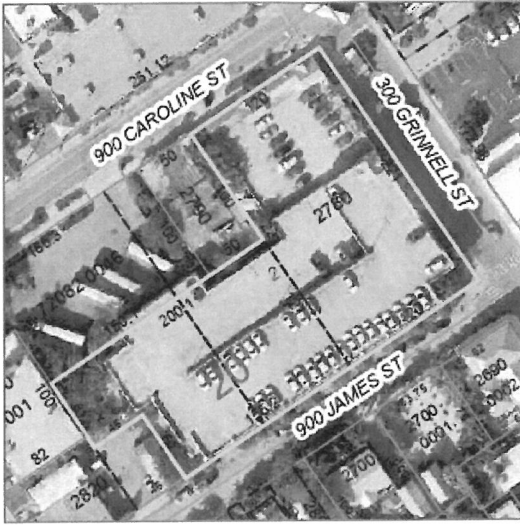
The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	48,020.00	Square Foot	0	0

Buildings

Map



No data available for the following modules: TRIM Notice.

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 5/21/2024, 5:14:57 AM

Contact Us



From: Matt Willman <mwillman@cityofkeywest-fl.gov>

Sent: Thursday, May 16, 2024 10:52 AM

To: Karen Olson <kolson@cityofkeywest-fl.gov>; Albert Childress <albert.childress@cityofkeywest-fl.gov>; Gary Moreira <gary.moreira@cityofkeywest-fl.gov>

Cc: Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>; Dan Gulizio <dan.gulizio@cityofkeywest-fl.gov>; Todd C. Stoughton <tstoughton@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Raj Ramsingh <raj.ramsingh@cityofkeywest-fl.gov>; Jim J. Young <jjyoung@cityofkeywest-fl.gov>; Steven P. McAlearney <smcalearney@cityofkeywest-fl.gov>; Timothy Tychan <timothy.tychan@cityofkeywest-fl.gov>

Subject: RE: 920 Caroline Street - Square Grouper

Good Morning All,

The former business had really overstepped their property lines, and I'm not sure if there was any correspondence allowing them to do so. However, with a new business coming to said location we should put forth some efforts to keep them within their parcel footprint unless there's an agreement in place with the City.



Thx,

Matt Willman
Interim Utilities Director
City of Key West
1300 White St
Key West FL 33040
1.305.809.3721

