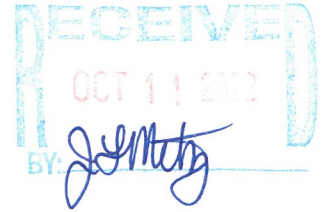


# Application



## Application for Easement

City of Key West, Florida • Planning Department

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

Application Fee: <sup>2,872.27</sup>~~2,735.50~~ <sup>115.76</sup>  
(includes <sup>325.50</sup>~~310.00~~ advertising/noticing fee and ~~110.25~~ fire review fee)  
(\$551.25 for each additional easement for same parcel)

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: 1103 Watson St

Zoning District: HMDR

Real Estate (RE) #: 00033480-000000

Property located within the Historic District?

☒ Yes ☐ No

### APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Carlos Rojas Mailing

Address: 2012 Roosevelt DR Key West City:

State: FL Zip: 33040 Home/Mobile Phone: 305-923-3567 Office:

Fax: /

Email: architectkw@hotmail.com

### PROPERTY OWNER: (if different than above)

Name: Joanne Shannon Mailing

Address: 5025 Clear Valley Pl Brandywine City:

State: MD Zip: 20613 Home/Mobile Phone: 301440-6124 Office:

Fax: /

Email: jshannon@meteraft1.com

Description of requested easement and use: \_\_\_\_\_

secure easement for existing wall &  
structure encroaching the Virginia Street  
Right of way

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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 along with one (1) electronic copy of materials on a flash drive.

☒ Correct application fee. Check may be payable to "City of Key West."

☒ Notarized verification form signed by property owner or the 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 Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.

☒ Photographs showing the proposed area

☒ Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.

# Verification





**City of Key West  
Planning Department  
Verification Form**

*(Where Authorized Representative is an individual)*

I, Carlos Rojas, 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:

1103 Watson 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 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.

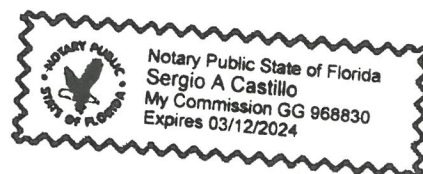
[Signature]  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 10-11-2022 by  
*date*

Carlos O Rojas Jr.  
*Name of Authorized Representative*

He/She is personally known to me or has presented a FL DL as identification.

[Signature]  
*Notary's Signature and Seal*  
Sergio A. Castillo  
*Name of Acknowledger typed, printed or stamped*



66 968830  
*Commission Number, if any*

# **Authorization**



**City of Key West  
Planning Department**

**Authorization Form**  
(Individual or Joint Owner)

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

I, Robert Shannon & Joanne Shannon authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Carlos O Rojas  
*Please Print Name of Representative*

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

Robert Shannon Joanne Shannon  
*Signature of Owner* *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 7/14/2022  
*Date*

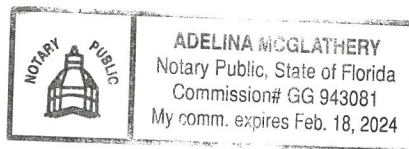
by Robert S. Shannon and Joanne H. Shannon  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

Adelina McGlathery  
*Name of Acknowledger typed, printed or stamped*

GG 943081  
*Commission Number, if any*



**Deed**

Prepared by and return to:

Gregory S. Oropeza, Esq.

Attorney at Law

Oropeza Stones Cardenas, PLLC

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 21-562

Consideration: \$600,000.00

Doc # 2327701 Bk# 3108 Pg# 2241

Recorded 6/29/2021 9:35 AM Page 1 of 3

Deed Doc Stamp \$4,200.00

Filed and Recorded in Official Records of

MONROE COUNTY KEVIN MADOK, CPA

Parcel Identification No. 00033480-000000

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 25 day of June, 2021 between Oscar Daniel Fraga and Lori Lee Jade Fraga, husband and wife whose post office address is 1103 Watson Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and Robert Shannon and Joanne Shannon, husband and wife whose post office address is 5025 Clear Valley Pl, Brandywine, MD 20613 of the County of Prince Georges, State of Maryland, 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:

On the Island of Key West, Monroe County, Florida, and known on Wm. A. Whitehead's Map of said Island delineated in February A.D. 1829, as part of Tract Thirteen (13), but more particularly described as follows:

Beginning at the corner of Division and Watson Streets and running thence along the Northeasterly side of Watson Street in a Southeasterly direction 416.67 feet to a point or place of beginning, thence at right angles in a Northeasterly direction Sixty-nine (69) feet; thence at right angles in a Southeasterly direction Thirty-one(31) feet; thence at right angles in a Southwesterly direction Sixty-nine (69) feet; thence at right angles in a Northwesterly direction Thirty-one (31) feet out to the point of beginning.

AND

A strip of land five feet wide and sixty-nine feet in depth more particularly described as follows: Commencing at the corner of Division and Watson Street; thence in a Southeasterly direction and along the Northeasterly side of Watson Street, 411.67 feet; thence at right angles and in a Northeasterly direction sixty-nine (69) feet; thence at right angles and in a Southeasterly direction five (5) feet; thence at right angles and in a Southwesterly direction sixty-nine (69) feet; thence at right angles and in in a Northwesterly direction five (5) feet back to the point or place of beginning.

Subject to taxes for 2021 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:

[Signature]  
Witness Name: \_\_\_\_\_

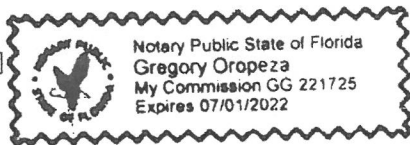
[Signature]  
Oscar Daniel Fraga

[Signature]  
Witness Name: Gregory Oropeza

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of June, 2021 by Oscar Daniel Fraga, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Jeri Roberson

Jeri Roberson

Witness Name: Jeri Roberson

James G. Smith

Witness Name: James G. Smith

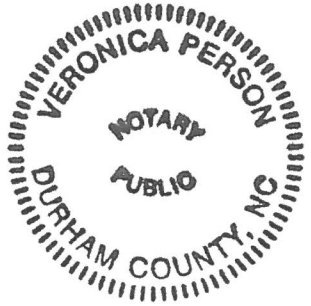
James G. Smith

State of North Carolina  
County of Durham

Lori Lee Jade Fraga  
Lori Lee Jade Fraga

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23<sup>rd</sup> day of June, 2021 by Lori Lee Jade Fraga, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



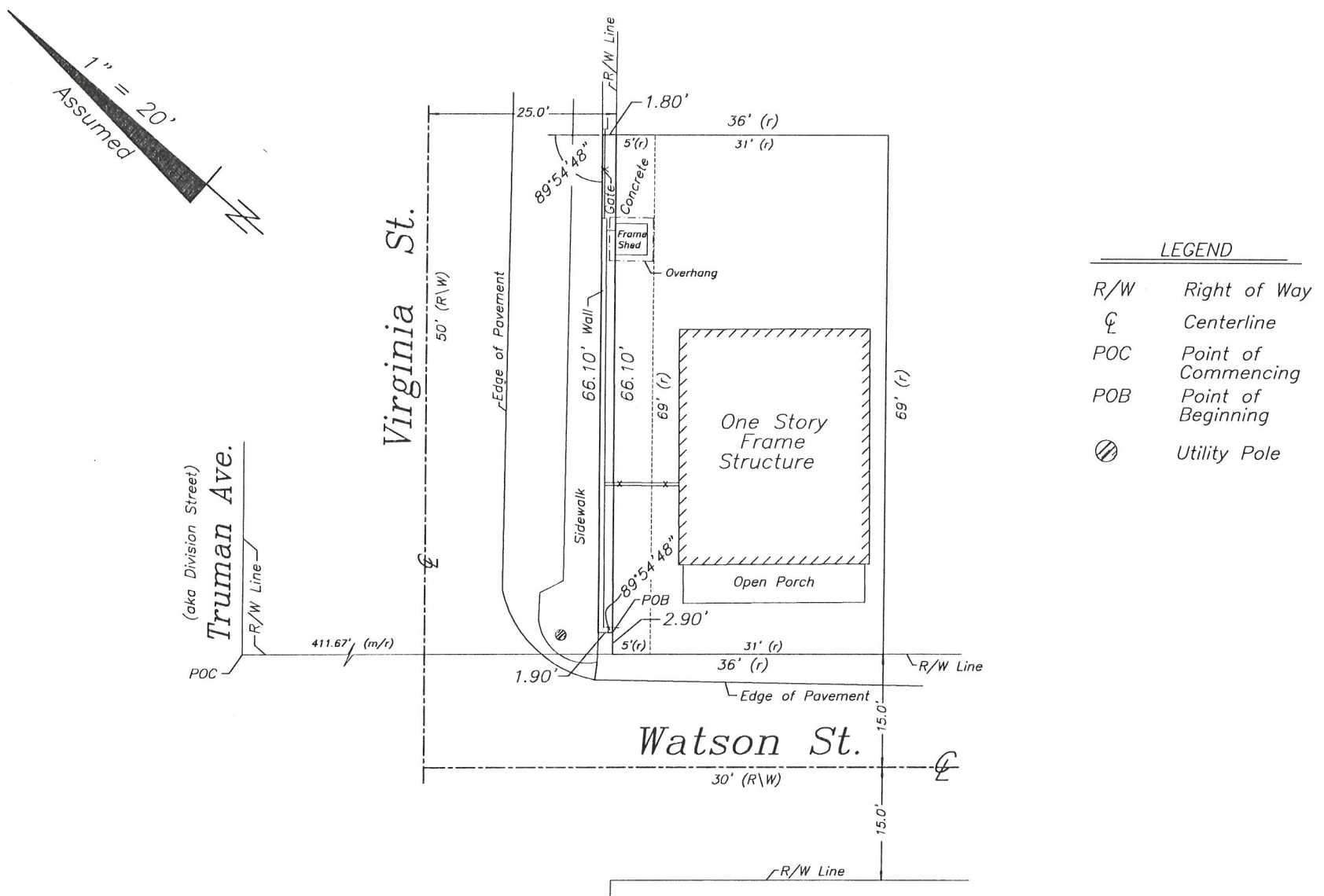
[Signature]  
Notary Public

Printed Name: Veronica Person

My Commission Expires: 8/4/2024

# **Specific Purpose Survey**

# Specific Purpose Survey Map to illustrate a legal description of Part of Virginia Street, Island of Key West prepared by the undersigned



## NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1103 Watson Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.

## SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and known as a part of the right of way of Virginia Street, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Northeasterly right of way line of Watson Street and the Southeasterly right of way line of Truman Avenue (aka Division Street) and running thence in a Southeasterly direction along the said Northeasterly right of way line of Watson Street for a distance of 411.67 feet to the Southeasterly right of way line of Virginia Street; thence Northeasterly and at right angles along the said Southeasterly right of way line of Virginia Street for a distance of 2.90 feet to the Point of Beginning; thence Northeasterly along the previously described course for a distance of 66.10 feet to the Northernmost corner of the lands described in Official Records Book 3108, Page 2241, of the Public Records of Monroe County, Florida; thence Northwesterly and at right angles for a distance of 1.80 feet; thence Southwesterly with a deflection angle of 89°54'48" to the left and along an existing concrete block wall for a distance of 66.10 feet to the corner of said wall; thence Southeasterly and at right angles for a distance of 1.90 feet to the Point of Beginning. Said Parcel containing 122 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Robert Shannon & Joanne Shannon;  
City of Key West;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

July 27, 2022

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# Site Photos



































# **Property Appraiser Information**

**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 00033480-000000  
 Account# 1034274  
 Property ID 1034274  
 Millage Group 10KW  
 Location 1103 WATSON ST, KEY WEST  
 Address  
 Legal KW GWYNN SUB PT OF TR-13 G68-48 OR138-436/37 OR2248-1327/28 OR2903-859  
 Description OR2903-860 OR2932-1696 OR3108-2241  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing

**Owner**

[SHANNON ROBERT](#)  
 5025 Clear Valley Pl  
 Brandywine MD 20613

SHANNON JOANNE  
 5025 Clear Valley Pl  
 Brandywine MD 20613

**Valuation**

|                            | 2021       | 2020       | 2019      | 2018       |
|----------------------------|------------|------------|-----------|------------|
| + Market Improvement Value | \$107,641  | \$89,701   | \$85,856  | \$87,138   |
| + Market Misc Value        | \$4,826    | \$4,826    | \$4,826   | \$4,821    |
| + Market Land Value        | \$308,979  | \$338,732  | \$331,866 | \$327,861  |
| = Just Market Value        | \$421,446  | \$433,259  | \$422,548 | \$419,820  |
| = Total Assessed Value     | \$421,446  | \$433,259  | \$422,548 | \$419,820  |
| - School Exempt Value      | (\$25,000) | (\$25,000) | \$0       | (\$25,500) |
| = School Taxable Value     | \$396,446  | \$408,259  | \$422,548 | \$106,531  |

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 2,139.00        | Square Foot | 31       | 69    |

**Buildings**

Building ID 2644  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1306  
 Finished Sq Ft 775  
 Stories 1 Floor  
 Condition GOOD  
 Perimeter 112  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 27  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1948  
 Effective Year Built 2002  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

| Code  | Description         | Sketch Area | Finished Area | Perimeter |
|-------|---------------------|-------------|---------------|-----------|
| CPF   | COVERED PARKING FIN | 294         | 0             | 70        |
| OPX   | EXC OPEN PORCH      | 125         | 0             | 60        |
| FLA   | FLOOR LIV AREA      | 775         | 775           | 112       |
| SBF   | UTIL FIN BLK        | 112         | 0             | 44        |
| TOTAL |                     | 1,306       | 775           | 286       |

## Yard Items

| Description   | Year Built | Roll Year | Quantity | Units  | Grade |
|---------------|------------|-----------|----------|--------|-------|
| CONC PATIO    | 1974       | 1975      | 1        | 322 SF | 2     |
| FENCES        | 1974       | 1975      | 1        | 632 SF | 5     |
| LC UTIL BLDG  | 1984       | 1985      | 1        | 12 SF  | 1     |
| WALL AIR COND | 1987       | 1988      | 1        | 1 UT   | 1     |
| FENCES        | 1999       | 2000      | 1        | 50 SF  | 2     |

## Sales

| Sale Date  | Sale Price | Instrument        | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|------------|-------------------|-------------------|-----------|-----------|--------------------|--------------------|
| 6/25/2021  | \$600,000  | Warranty Deed     | 2327701           | 3108      | 2241      | 01 - Qualified     | Improved           |
| 10/19/2018 | \$100      | Quit Claim Deed   | 2191456           | 2932      | 1696      | 30 - Unqualified   | Improved           |
| 3/15/2018  | \$0        | Death Certificate | 2166080           | 2903      | 860       | 88 - Unqualified   | Improved           |

## Permits

| Number  | Date Issued | Date Completed | Amount | Permit Type | Notes         |
|---------|-------------|----------------|--------|-------------|---------------|
| 0102338 | 6/19/2001   | 12/26/2001     | \$800  |             | 3 SQS V-CRIMP |

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)

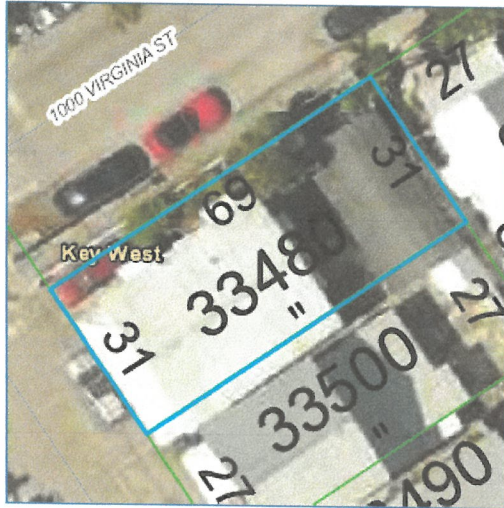




## Photos



## Map



## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

## 2021 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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: 1/27/2022, 2:35:08 AM

Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.3.173

# **Insurance**





SHANJO1

OP ID: NF

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/15/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
The Fullers, Inc  
1432 Kennedy Drive  
Key West, FL 33040  
Norman Fuller

305-294-6677

CONTACT NAME: Norman Fuller

PHONE (A/C, No, Ext): 305-294-6677

FAX (A/C, No): 305-294-3025

E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: National Fire &amp; Marine Ins. Co

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED  
Robert and Joanne Shannon  
5025 Clear Valley Place  
Brandywine, MD 20613

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL SUBR INSD WVD                           | POLICY NUMBER  | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|--|--|----------------|-------------------------|-------------------------|--|
| X        | COMMERCIAL GENERAL LIABILITY   |  | NF033FL0210537 | 06/25/2022              | 06/25/2023              | EACH OCCURRENCE \$ 300,000   |
|          | CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>  | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ |                |                         |                         |  |
|          | X Fire/Liability   | MED EXP (Any one person) \$ 5,000            |                |                         |                         |  |
|          | GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: | PERSONAL & ADV INJURY \$                     |                |                         |                         |  |
|          |  |  |                |                         |                         | GENERAL AGGREGATE \$   |
|          |  |  |                |                         |                         | PRODUCTS - COMP/OP AGG \$  |
|          | AUTOMOBILE LIABILITY   |  |                |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$                               |
|          | ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/>  |  |                |                         |                         | BODILY INJURY (Per person) \$  |
|          | HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>  |  |                |                         |                         | BODILY INJURY (Per accident) \$                                      |
|          |  |  |                |                         |                         | PROPERTY DAMAGE (Per accident) \$                                    |
|          | UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/>  |  |                |                         |                         | \$   |
|          | EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/>  |  |                |                         |                         | EACH OCCURRENCE \$   |
|          | DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>   |  |                |                         |                         | AGGREGATE \$   |
|          | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY  |  |                |                         |                         | \$   |
|          | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A                  |  |                |                         |                         | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> |
|          | If yes, describe under DESCRIPTION OF OPERATIONS below   |  |                |                         |                         | E.L. EACH ACCIDENT \$  |
|          |  |  |                |                         |                         | E.L. DISEASE - EA EMPLOYEE \$  |
|          |  |  |                |                         |                         | E.L. DISEASE - POLICY LIMIT \$                                       |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
RE: 1003 Watson St. Key West, FL 33040

## CERTIFICATE HOLDER

## CANCELLATION

CITYKEY

City of Key West  
PO Box 1409  
Key West, FL 33040

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
Norman Fuller

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.  
The ACORD name and logo are registered marks of ACORD