

Application



Application For Easement

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

(\$400 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 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1121 MARGARET ST., KEY WEST, FL. 33040

Zoning District: _____ Real Estate (RE) #: _____

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☒ Owner ☐ Authorized Representative

Name: RICHARD A. LOGAN (LOGAN ENTERPRISES LLC.)

Mailing Address: 1114 MARGARET ST.

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 404-808-4634 Office: — Fax: —

Email: FAIRHAREDBOX @ AOL.COM

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

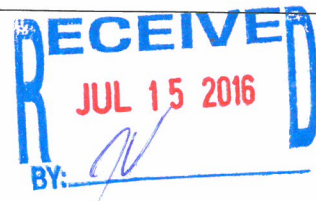
Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of requested easement and use: THE 8" OVERLAP AT THE FRONT PROP. LINE (FROM 1948 CONSTRUCTION) WILL BE REDUCED BY THE REMOVAL OF ALMOST HALF THE FACE + ROOF OVERHANG AND THE CONSTRUCTION OF A NEW PORTICO BEHIND THE PROP. LINE. THE NEW FACADE MATERIALS (APPROX. 1" THICK) WILL BE INSTALLED ABOVE AN EXISTING CONC. CURB. AWNINGS WILL BE FABRIC.

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

If yes, please describe and attach relevant documents: _____



Authorization

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, RICHARD A. LOGAN as
Please Print Name of person with authority to execute documents on behalf of entity

RICHARD A. LOGAN of LOGAN ENTERPRISES, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize RICHARD A. LOGAN
Please Print Name of Representative

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

Richard A. Logan
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 10/11/2016
Date

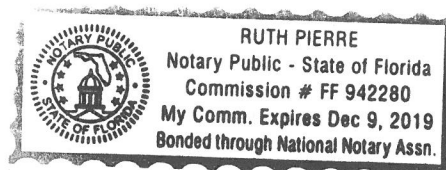
by Richard A. Logan
Name of person with authority to execute documents on behalf on entity owner

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

Ruth Pierre
Notary's Signature and Seal

Ruth Pierre
Name of Acknowledger typed, printed or stamped

FF942280
Commission Number, if any



Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza | Hawks
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2015-288
Will Call No.:

Parcel Identification No. 00029990-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 18th day of December, 2015 between **James R. Kimes, a married man** whose post office address is **36 Palmetto Drive, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantor*, and **Logan Enterprises, LLC, a Florida limited liability company** whose post office address is **1114 Margaret Street, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantee*,

Witnesseeth 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:

The following described real property lying and being in Monroe County, Florida, known and described as: on the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D., 1829, as part of Tract 12, but now better known on James A. Waddell's subdivision of part of said Tract 12, as Lot 3, Square 6 of said Tract 12, diagram is duly recorded in Plat Book 1, page 11, of Monroe County, Florida Records, Commencing at a point on Margaret Street continued, which is 98 feet and 3 inches from the corner of Catherine and Margaret Street, and running thence in a Northwesterly direction 49 feet; thence at right angles in a Northeasterly direction 107 feet; thence at right angles in Southeasterly direction 49 feet; thence at right angles in a Southwesterly direction 107 feet to the point of beginning. Reference being had to Deed recorded in Deed Book "C-1", page 101, Monroe County, Florida Records.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's or the Grantor's Spouse's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. The subject property is not the homestead of the Grantor or Grantors spouse.

* "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:

M. O. Oropeza
Witness Name: GREGORY OROPEZA

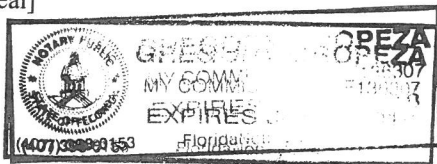
Julie Rivett
Witness Name: Julie Rivett

James R Kimes (Seal)
James R Kimes

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by James R Kimes, who ☐ is personally known or ☒ has produced a driver's license as identification.

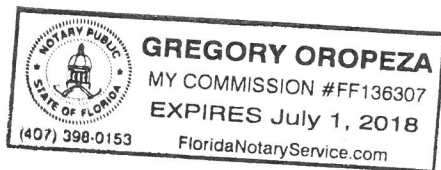
[Notary Seal]



M. O. Oropeza
Notary Public

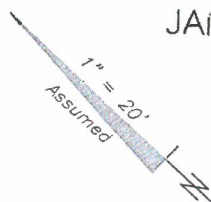
Printed Name: _____

My Commission Expires: _____

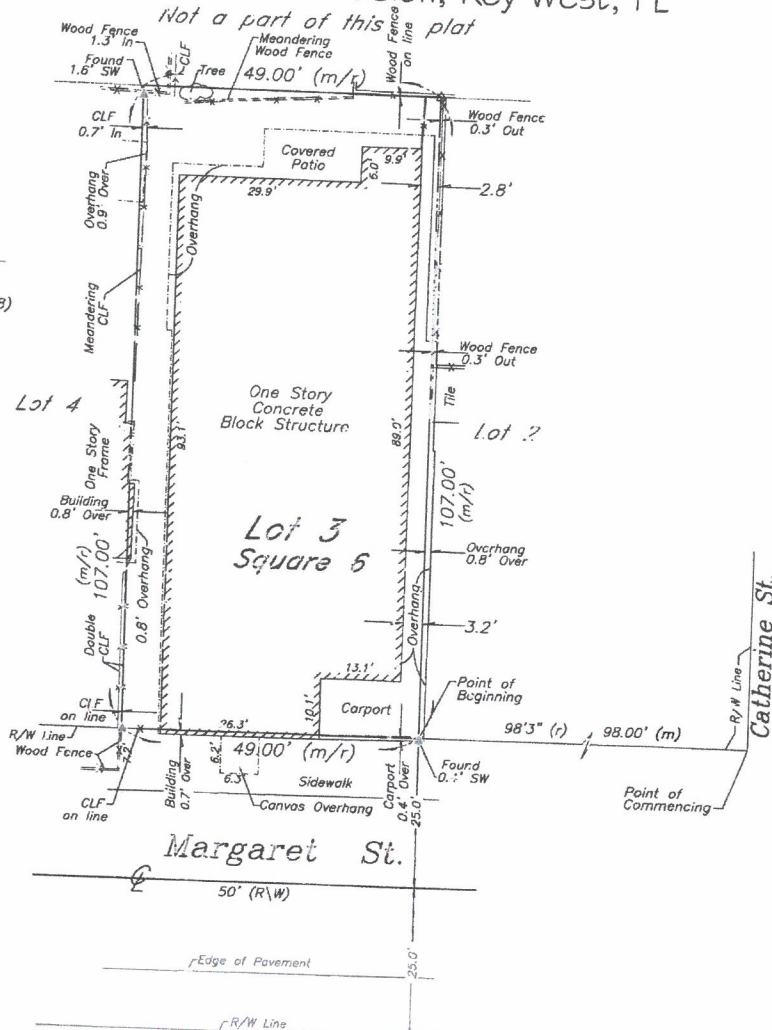


Survey

Boundary Survey Map of Lot 3, Square 6, Tract 12, JAMES A. WADDELL'S Subdivision, Key West, FL



- LEGEND**
- Found 1" Iron Pipe (No ID)
 - Set 3/4" Iron Pipe w/cap (6298)
 - Found 1/2" Iron Rod (5234)
 - ▲ Found Nail & Disc (unreadable)
 - △ Set Nail & Disc (6298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
 - R/W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊗ Wood Utility Pole
 - ⊠ Concrete Utility Pole
 - P- Overhead Utility Lines



- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
 2. This survey does not determine or imply ownership.
 3. Underground foundations and utilities were not located.
 4. All angles are 90° (Measured & Record) unless otherwise noted.
 5. Street address: 1121 Margaret Street, Key West, FL.
 6. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 7. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 8. Date of field work: November 20, 2015
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map on said Island, delineated in February, A.D. 1829, as part of Tract 12, but now better known on James A. Waddell's Subdivision of part of said Tract 12, as Lot 3, Square 6 of said Tract 12, diagram is duly recorded in Plat Book 1, page 11, of Monroe County, Florida records: COMMENCING at a point of Margaret Street continued, which is 98 feet and 3 inches from the corner of Catherine and Margaret Street, and running thence in a Northwesterly direction 49 feet; thence at right angles in a Northeasterly direction 107 feet; thence at right angles in a Southeasterly direction 49 feet; thence at right angles in a Southwesterly direction 107 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Jack A. Henry and Richard A. Logan;
Iberiabank Mortgage Company;
Smith Oropeza Hawks, P.L.;
Old Republic National Title Insurance Company;

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

November 21, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

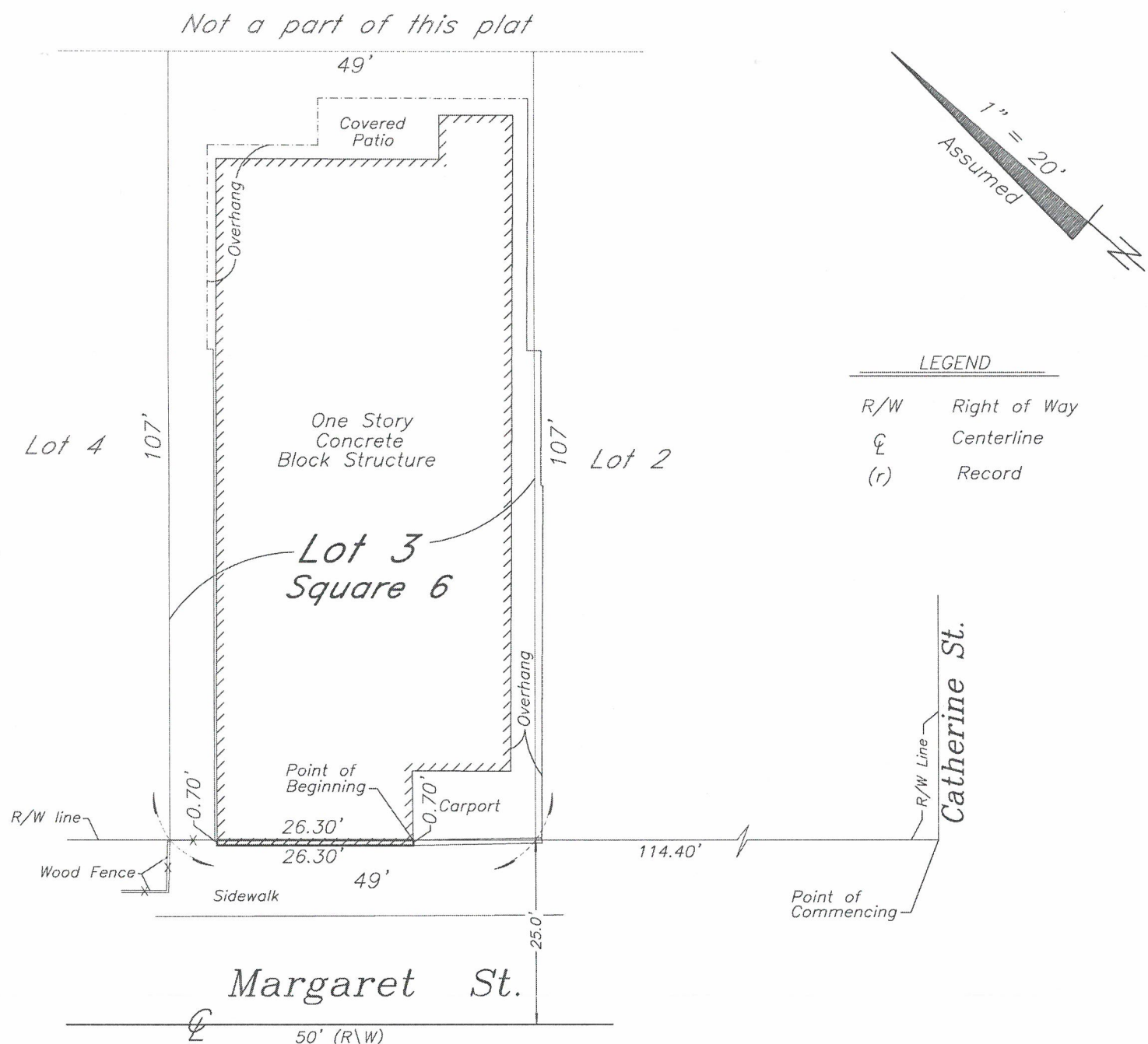
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Specific Purpose Survey to illustrate a legal description
a portion of Margaret Street adjacent to Lot 3, Square 6
Tract 12, 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: 1121 Margaret 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. This survey is not assignable.
9. Adjoiners are not furnished.
10. 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 portion of the right of way of Margaret Street adjacent to Lot 3, Square 6, of Tract 12 according to James A. Waddell's Subdivision of part of said Tract 12, recorded in Plat Book 1, Page 11, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwestern right of way line of Catherine Street with the Northeasterly right of way line of Margaret Street and run thence Northwesternly along the Northeasterly right of way line of the said Margaret Street for a distance of 114.40 feet to the Southeasterly face of a One Story Concrete Block Structure; thence continue Northwesternly along the Northeasterly right of way line of the said Margaret Street for a distance of 26.30 feet to the Northwestern face of said structure; thence Southwesterly and at right angles along the said structure for a distance of 0.70 feet; thence Southeasterly and at right angles along the Southwesterly face of said structure for a distance of 26.30 feet; thence Northeasterly and at right angles along the said structure for a distance of 0.70 feet back to the Point of Beginning, containing 18 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Logan Enterprises, LLC;

J. LYNN O'FLYNN, INC.

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

June 27, 2016

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 Plan

RENOVATED
FACADE

FACADE REMOVED →
TO BEHIND PROP. LINE

← CANOPY TO
BE REMOVED

↑ STEP TO BE REMOVED

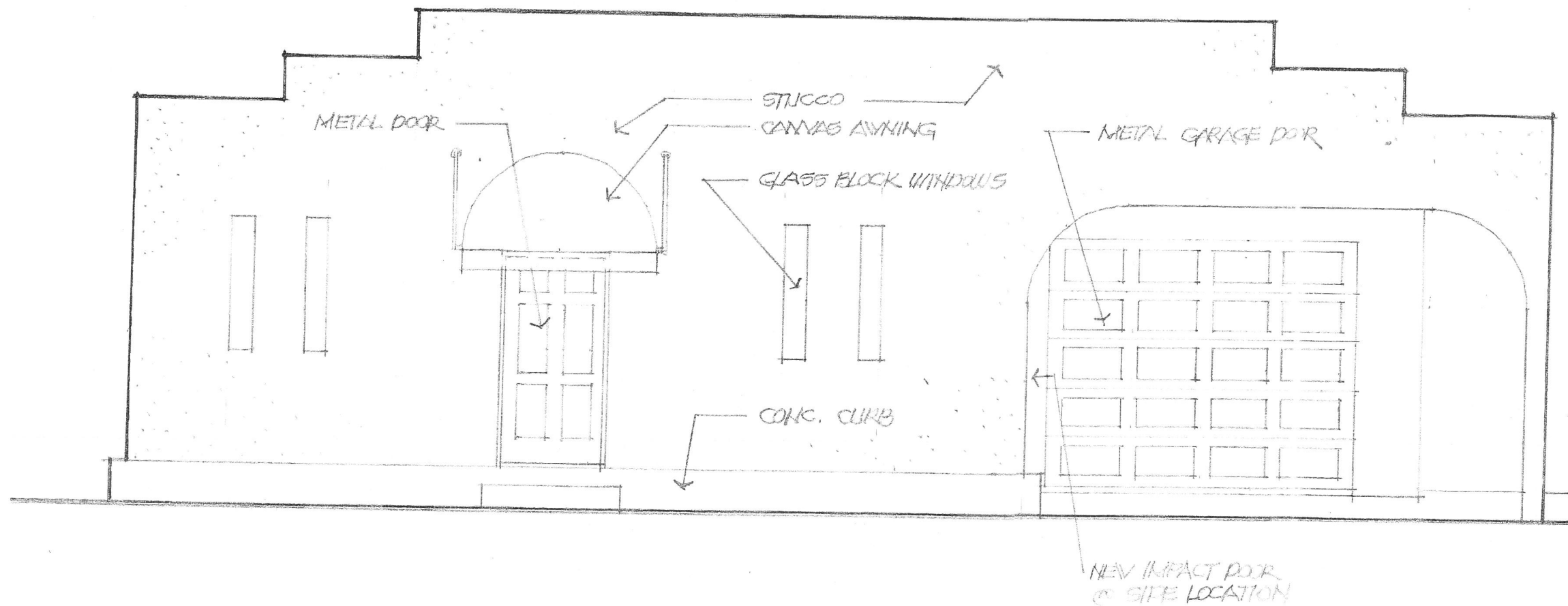
1121 MARGARET ST.

1121 MARGARET ST.

.7' PROPERTY LINE
OVERLAP

R.O.W.

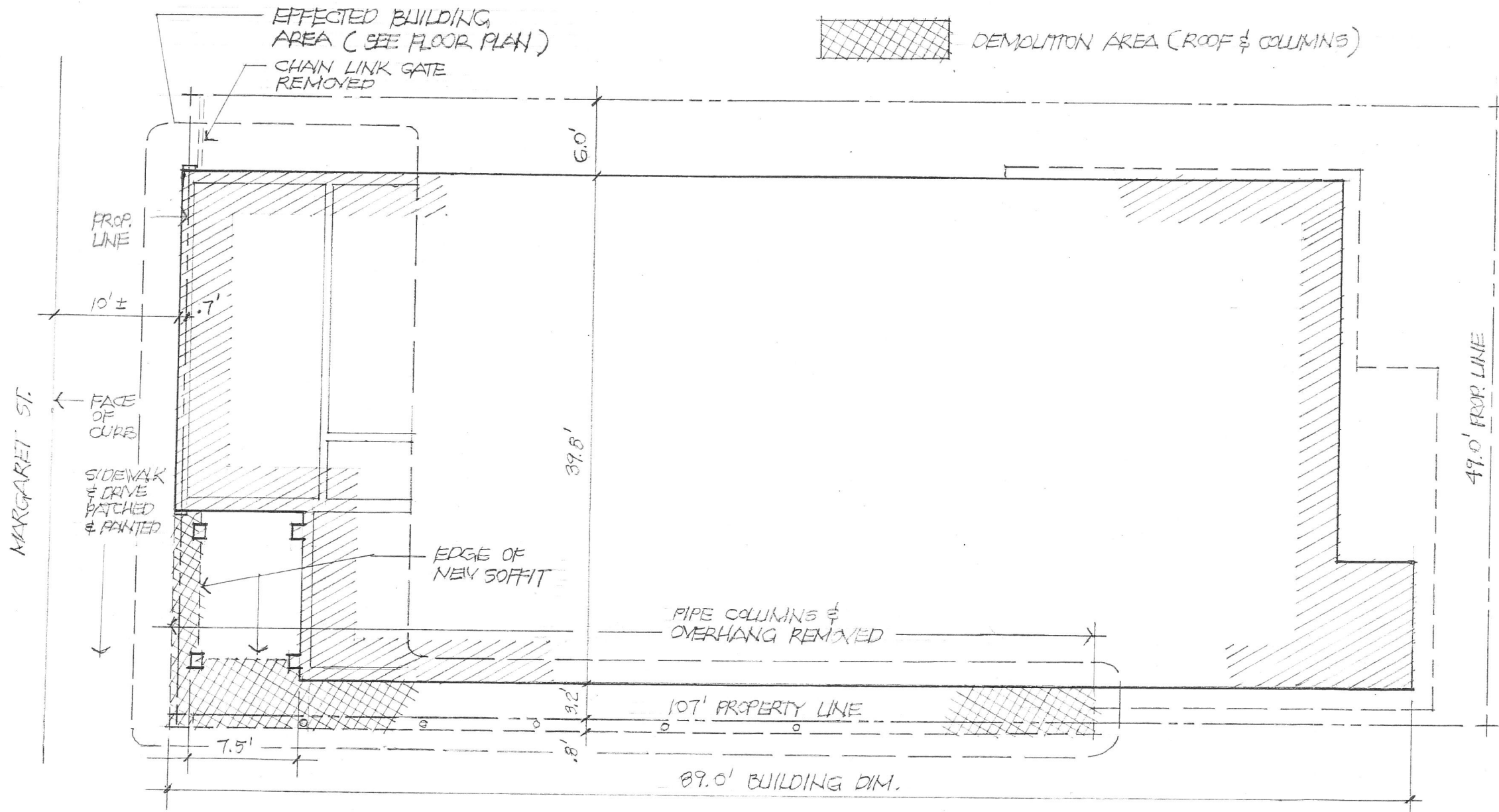




Front Elevation (existing)

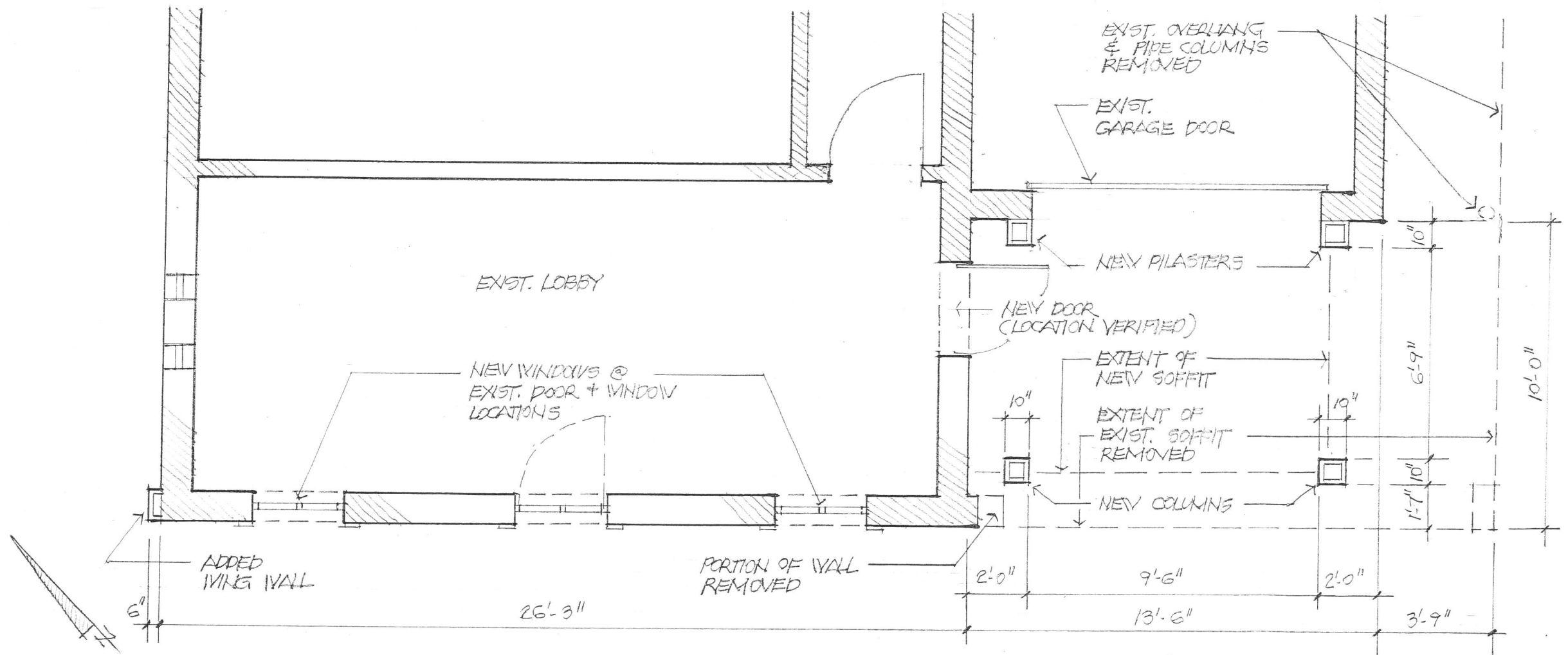
Scale: 1/4"=1'-0"

Sheet 3
JAN. 5/2016



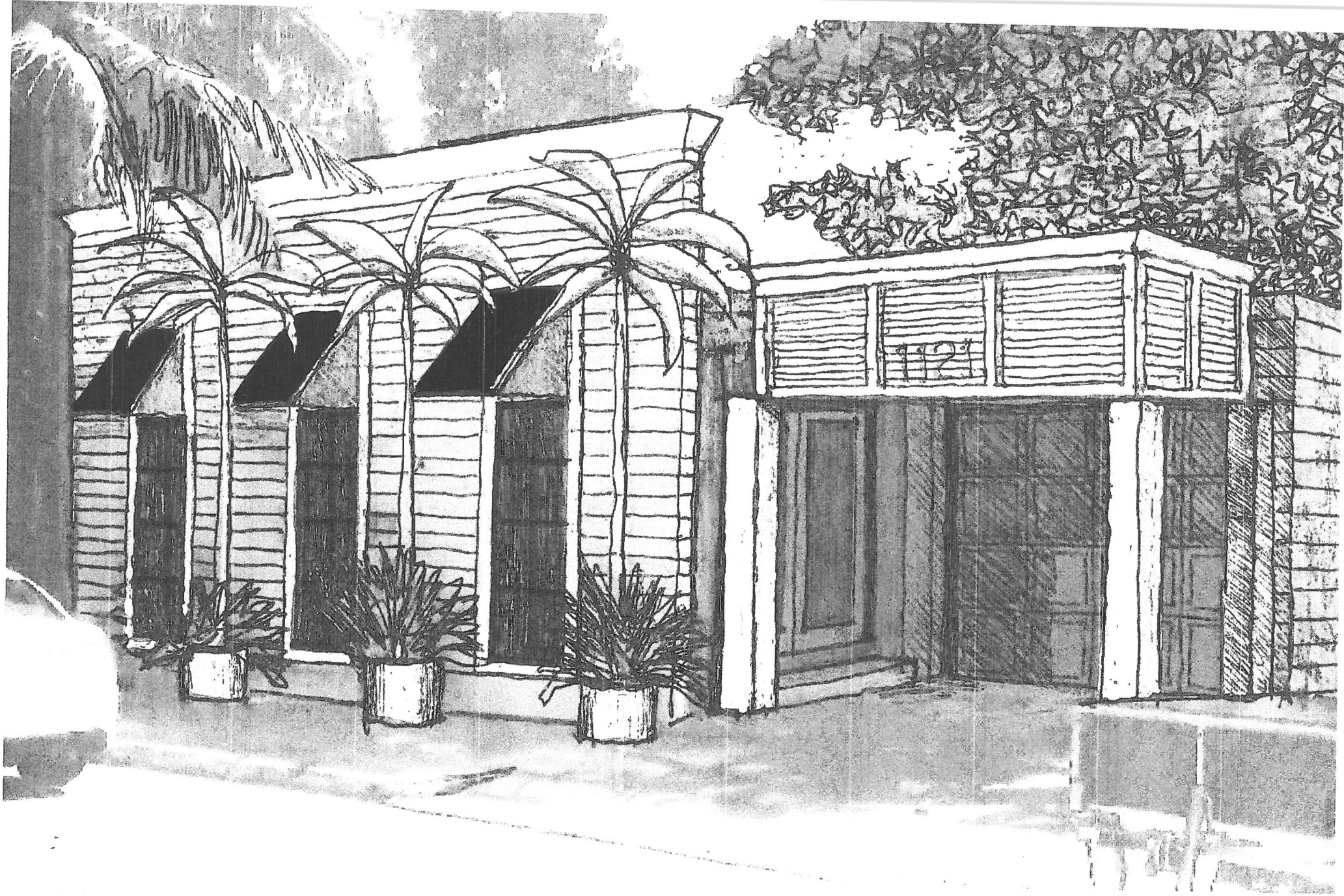
Site Plan

Scale: 1"=10'-0"

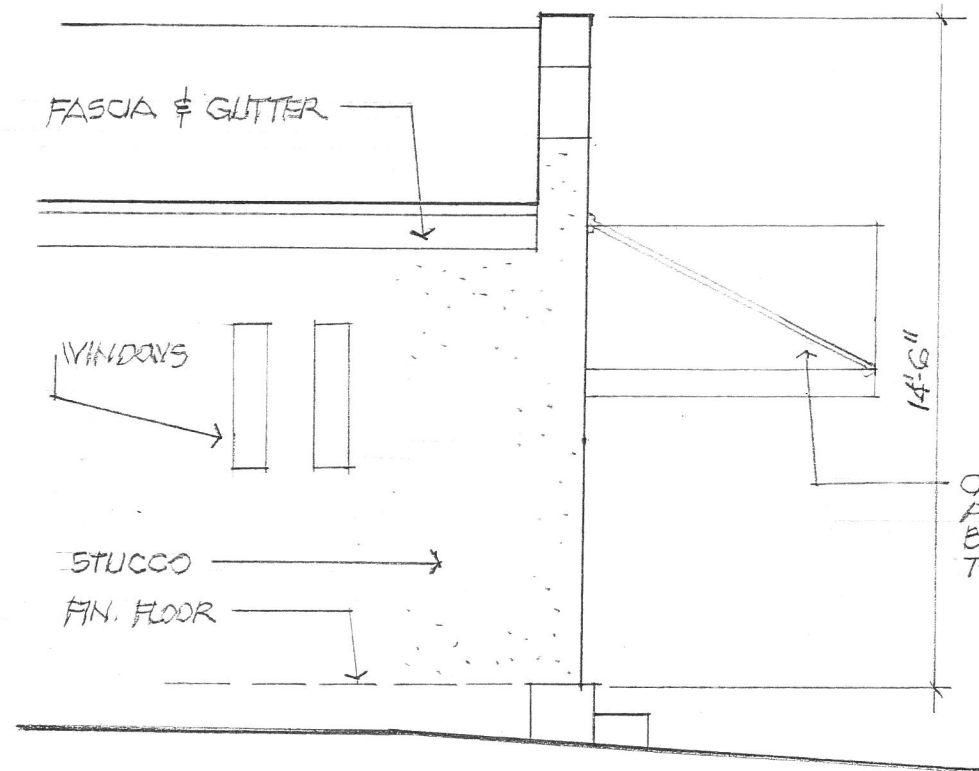


Partial Floor Plan

Scale: 1/4"=1'-0"

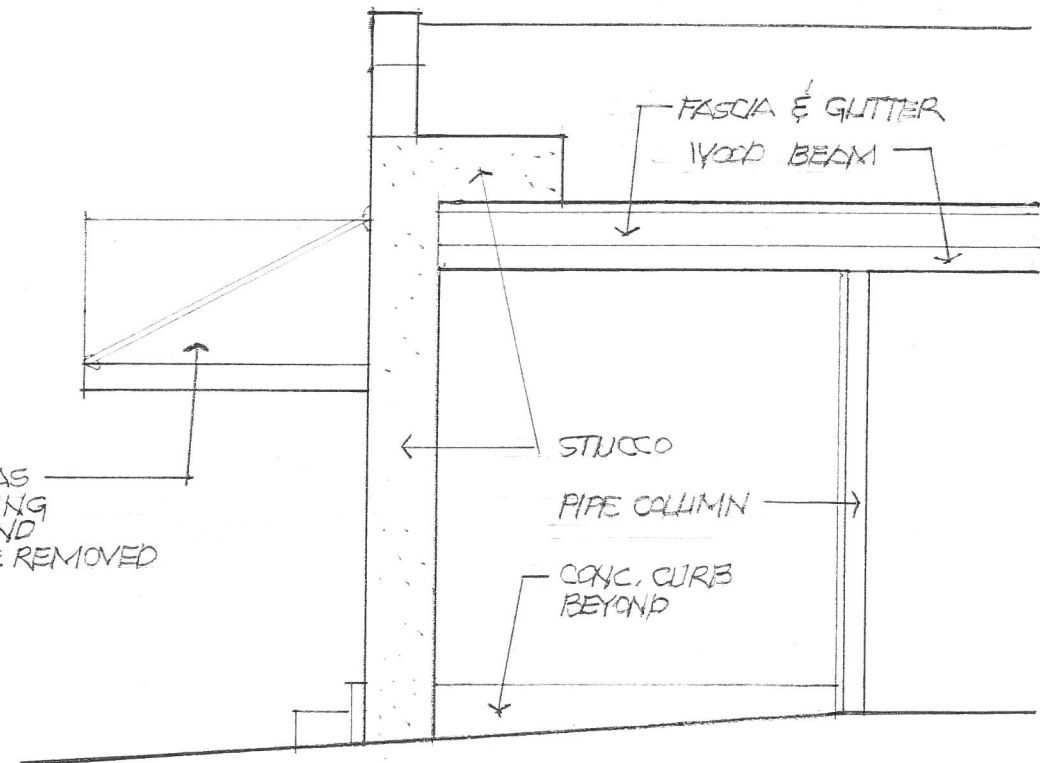


1121 Margaret Street Renovation. Key West. FL 33040



Partial North Elevation (existing)

Scale: 1/4"=1'-0"



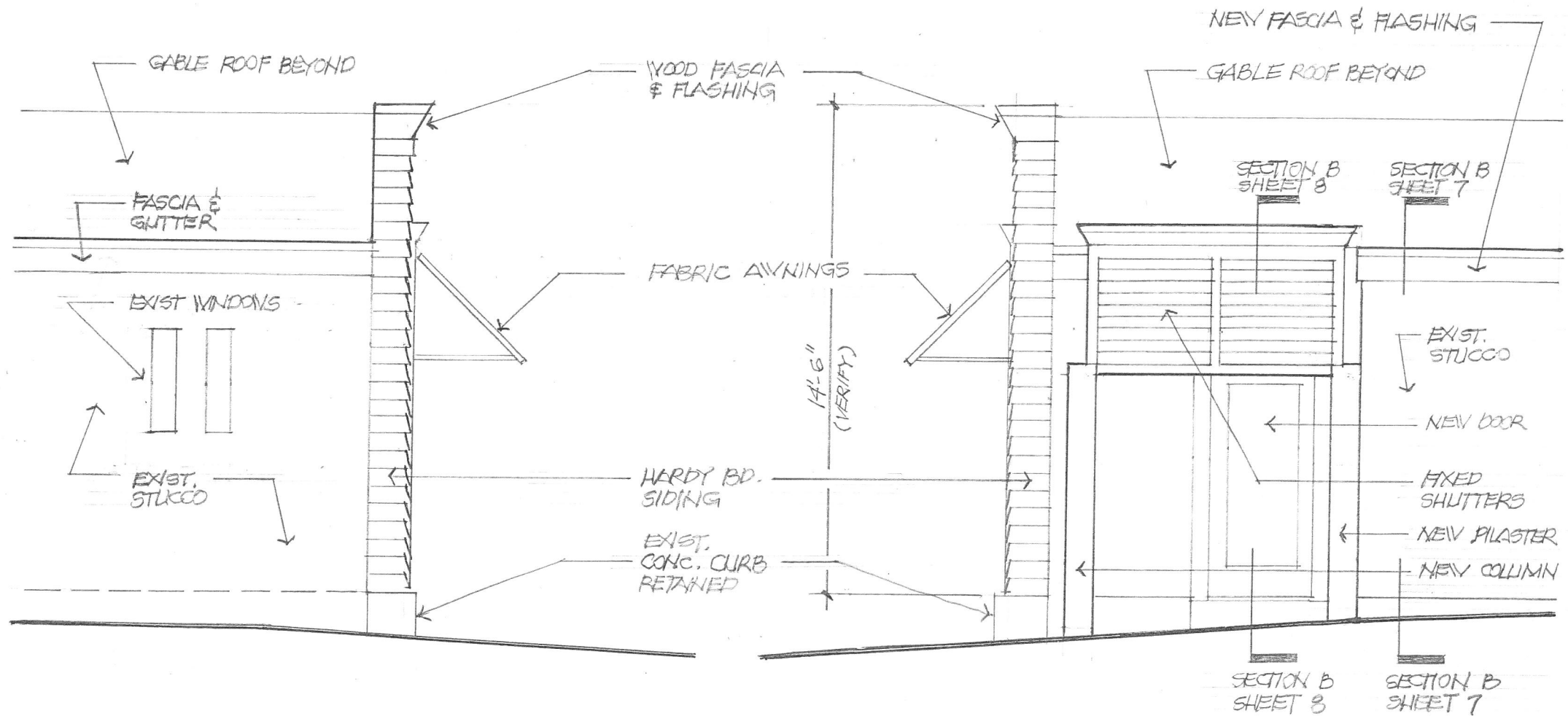
Partial South Elevation (existing)

Scale: 1/4"=1'-0"



Front Elevation (proposed)

Scale: 1/4"=1'-0"

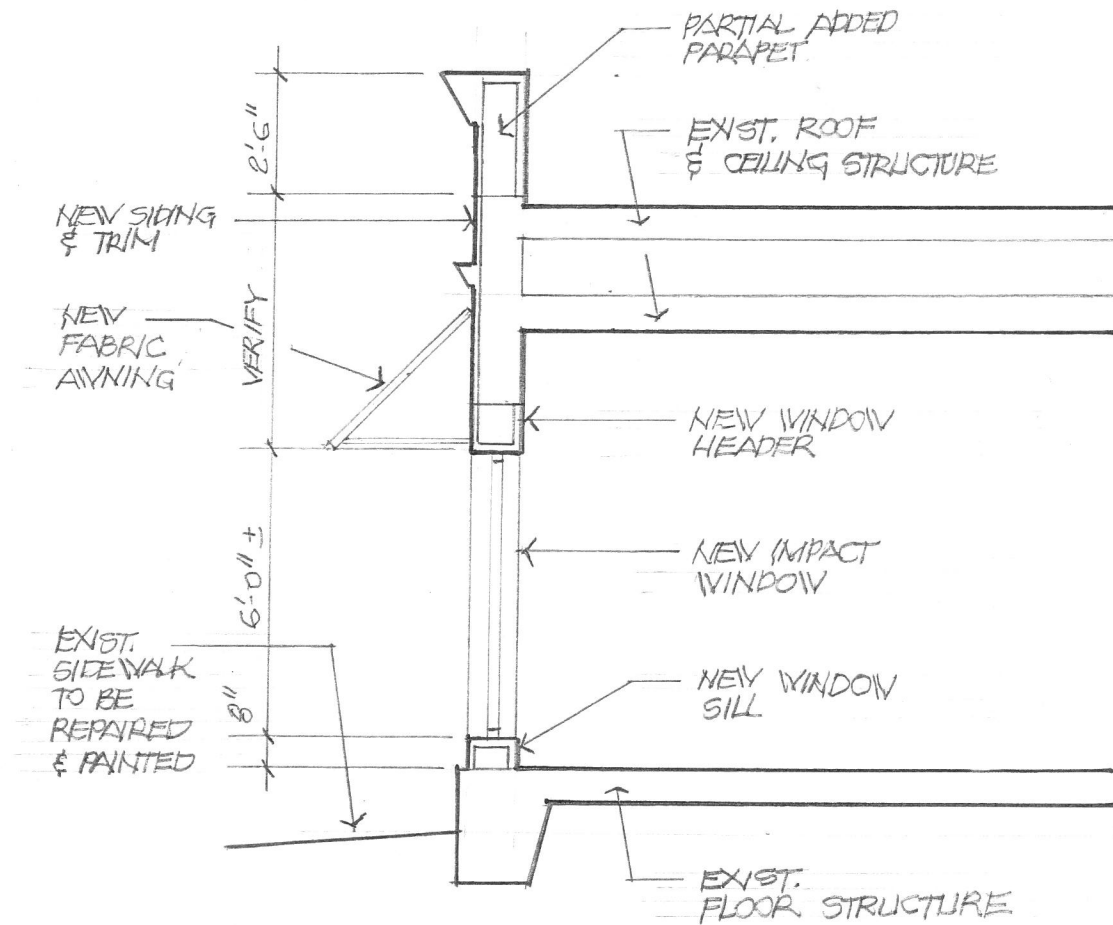


Partial North Elevation (proposed)

Scale: 1/4"=1'-0"

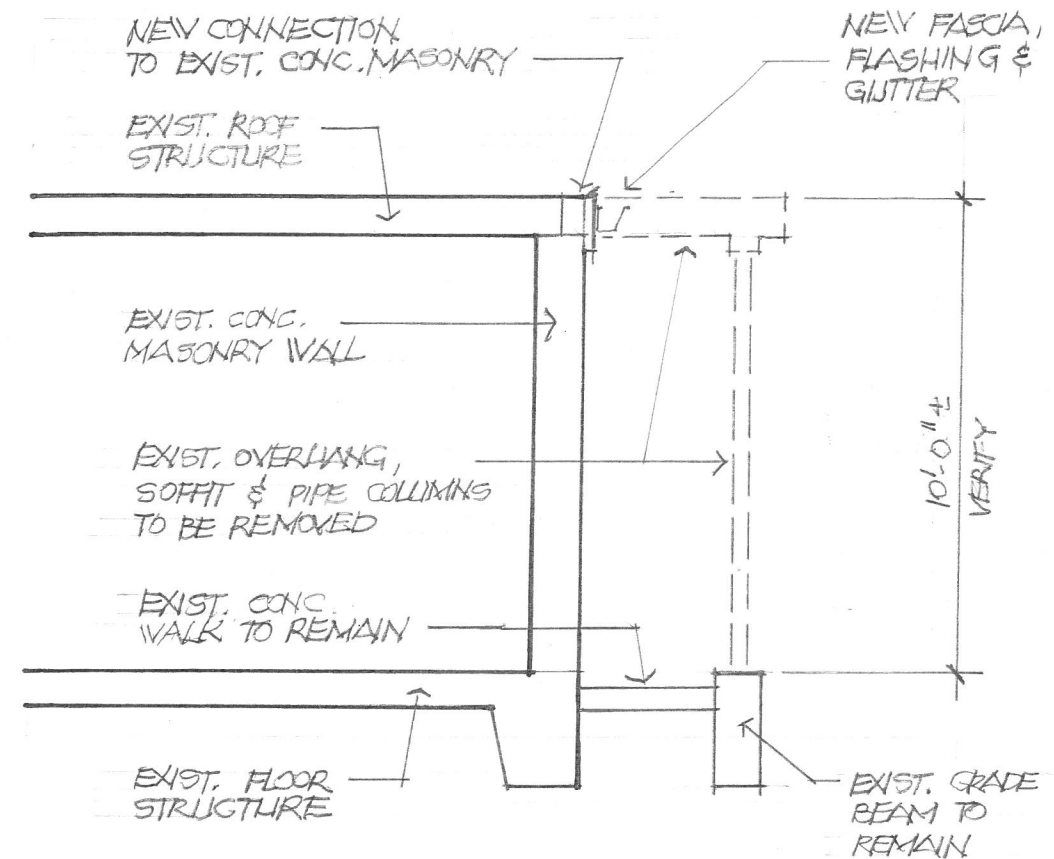
Partial South Elevation (proposed)

Scale: 1/4"=1'-0"



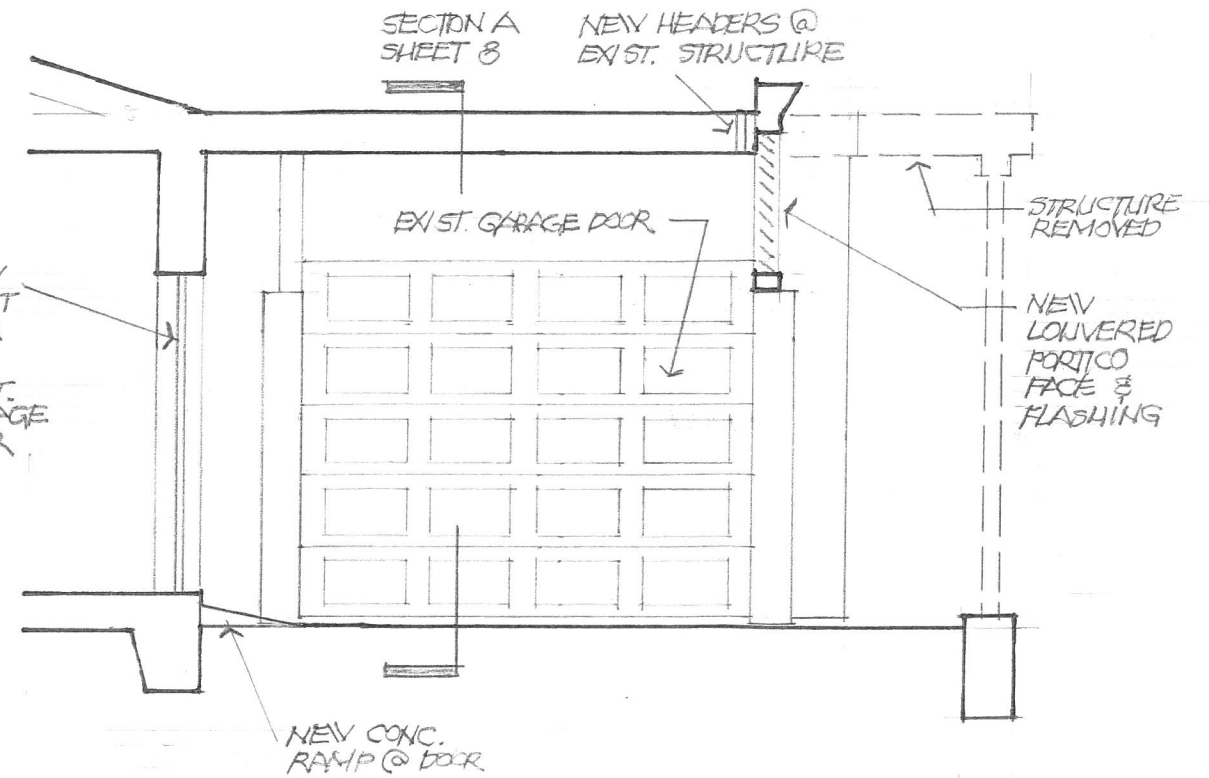
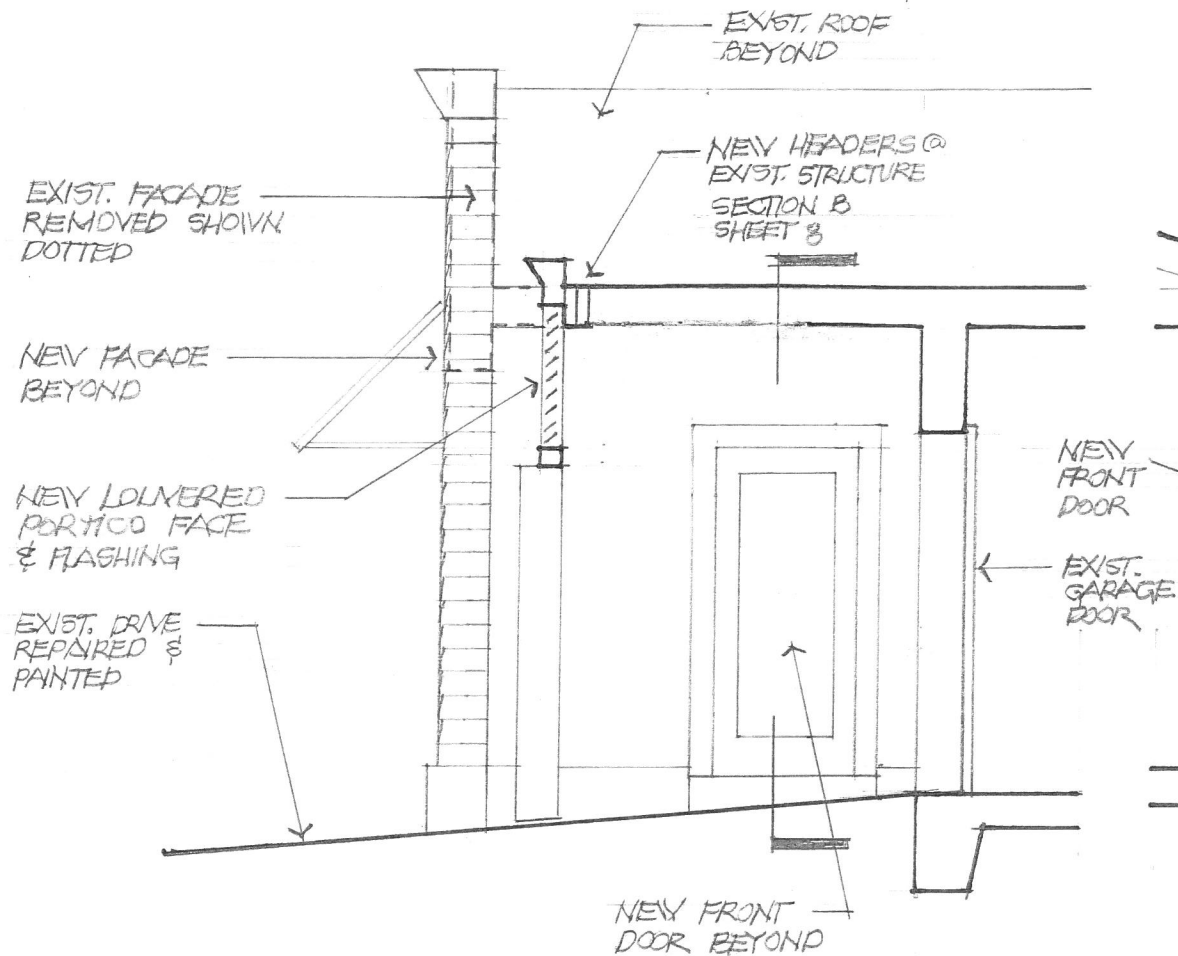
Section A at Façade (Looking North)

Scale: 1/4"=1'-0"



Section B at South Wall (Looking East)

Scale: 1/4"=1'-0"

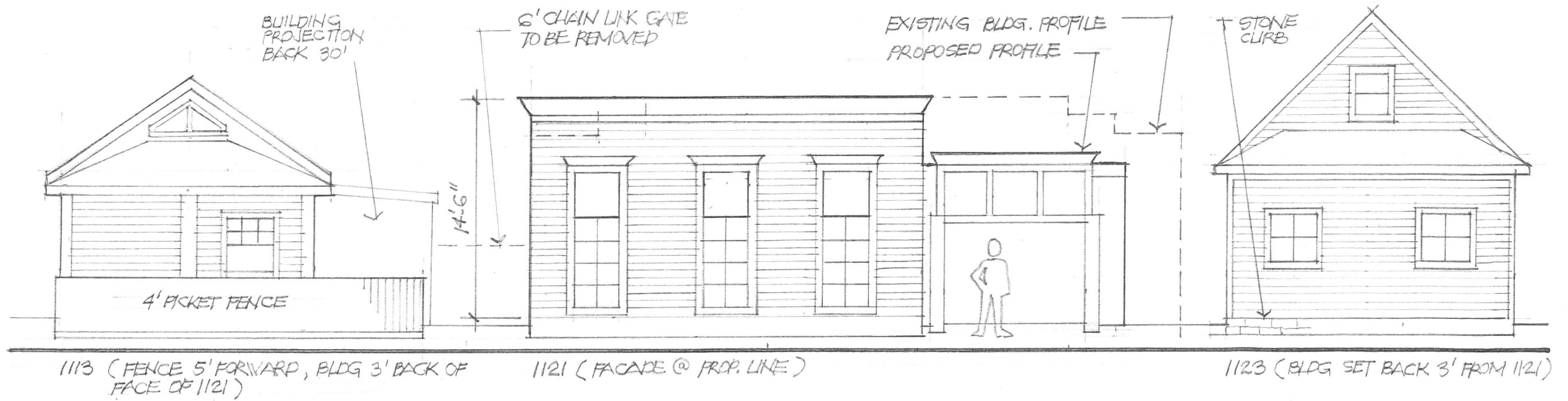


Section A at Portico (Looking North)

Scale: 1/4"=1'-0"

Section B at Portico (Looking East)

Scale: 1/4"=1'-0"



Elevation of Building and Adjacent Structures

Scale: 1/8"=1'-0"

Property Appraiser



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305)
852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1030741 Parcel ID: 00029990-000000

Ownership Details

Mailing Address:

LOGAN ENTERPRISES LLC
1114 MARGARET ST
KEY WEST, FL 33040-3212

Property Details

PC Code: 48 - WAREHOUSING (PC/LIST)

Millage Group: 10KW

Affordable Housing: No

**Section-Township-
Range:** 05-68-25

Property Location: 1121 MARGARET ST KEY WEST

Legal Description: KW INVESTMENT CO SUB PB 1-49 LOT 3 SQR 6 TR 12 OR563-333 OR1064-2072/73 OR1064-2074
OR1127-788/789C/T OR1164-664/66 OR2774-1343/44

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	49	107	5,243.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 3004
 Year Built: 1948

Building 1 Details

Building Type
Effective Age 18
Year Built 1948
Functional Obs 0

Condition A
Perimeter 276
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Gmd Floor Area 3,004

Inclusions:

Roof Type
Heat 1
Heat Src 1

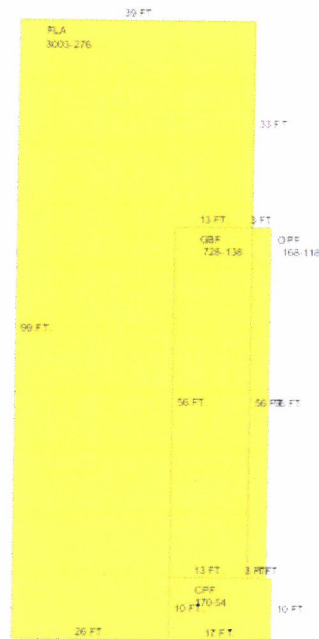
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 4

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					3,004
2	GBF		1	1993					728
3	CPF		1	1993					170
4	OPF		1	1993					168

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4099	1 STY STORE-B	70	N	N
	4100	WAREHOUSE/MARINA B	30	N	N
	4101	GBF	100	N	N
	4102	CPF	100	N	N
	4103	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1095	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	48 SF	0	0	1992	1993	2	30
2	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-1085	04/08/2004	10/13/2004	1,000		NEW AWNINGS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	284,224	294	330,200	614,718	614,718	0	614,718
2014	298,989	267	318,614	617,870	617,870	0	617,870
2013	298,989	267	318,614	617,870	617,870	0	617,870
2012	313,754	267	318,614	632,635	632,635	0	632,635
2011	313,754	267	550,334	864,355	864,355	0	864,355
2010	313,754	272	557,606	871,632	820,823	0	871,632
2009	321,136	279	547,782	869,197	746,203	0	869,197
2008	321,136	284	655,375	678,367	678,367	0	678,367
2007	218,792	289	655,375	678,367	678,367	0	678,367
2006	223,765	296	419,440	643,501	643,501	0	643,501
2005	228,737	301	304,094	533,132	533,132	0	533,132
2004	202,681	306	314,580	517,567	517,567	0	517,567
2003	202,681	313	115,346	318,340	318,340	0	318,340
2002	202,681	318	115,346	318,345	318,345	0	318,345

2001	202,681	348	115,346	318,375	318,375	0	318,375
2000	202,681	298	94,374	297,353	297,353	0	297,353
1999	200,339	325	94,374	295,038	295,038	0	295,038
1998	133,872	351	94,374	228,597	228,597	0	228,597
1997	133,872	379	83,888	218,139	218,139	0	218,139
1996	121,701	406	83,888	205,995	205,995	0	205,995
1995	121,701	433	83,888	206,022	206,022	0	206,022
1994	121,701	460	83,888	206,049	206,049	0	206,049
1993	80,388	0	83,888	164,276	164,276	0	164,276
1992	80,388	0	83,888	164,276	164,276	0	164,276
1991	80,388	0	83,888	164,276	164,276	0	164,276
1990	85,511	0	64,227	149,738	149,738	0	149,738
1989	85,511	0	62,916	148,427	148,427	0	148,427
1988	65,232	0	52,430	117,662	117,662	0	117,662
1987	63,750	0	31,615	95,365	95,365	0	95,365
1986	64,044	0	31,615	95,659	95,659	0	95,659
1985	61,651	0	20,972	82,623	82,623	0	82,623
1984	55,320	0	20,972	76,292	76,292	0	76,292
1983	55,320	0	20,972	76,292	76,292	0	76,292
1982	45,992	0	16,358	62,350	62,350	0	62,350

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/18/2015	2774 / 1343	595,000	<u>WD</u>	<u>02</u>
3/1/1991	1164 / 664	125,500	<u>WD</u>	<u>U</u>
8/1/1988	1064 / 2074	265,000	<u>WD</u>	<u>U</u>
2/1/1973	563 / 333	15,000	00	<u>Q</u>

This page has been visited 3,974 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176