



# Application For Easement

City of Key West, Florida • Planning Department

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

**RECEIVED**

AUG 11 2014

**CITY OF KEY WEST  
PLANNING DEPT.**

**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: 832 Caroline Street, Key West, Florida, d/b/a Harpoon Harry's Restaurant

Zoning District: HRCC-2 Real Estate (RE) #: 00003100-000000

Property located within the Historic District? ☒ Yes ☐ No

**APPLICANT:** ☐ Owner ☒ Authorized Representative

Name: Adele V. Stones, Stones & Cardenas

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: (305) 294-0252 Fax: (305) 292-5442

Email: ginny@keyslaw.net

## PROPERTY OWNER: (if different than above)

Name: Ronald K. Heck, Therese Heck, Cobb Family Limited Partnership

Mailing Address: 908-1 Terry Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: rh2feedu@gmail.com

Description of requested easement and use: Property owner requests an easement for the existing 8.5' awing overhang which wraps the building on the north and east building facade and is part of the original construction as evidenced by photographs dating back to 1966 found on the Monroe County Property Appraiser archive cards.

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 following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

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

☐ Notarized verification form signed by property owner or the authorized representative.

**City of Key West • Application for Easement**

- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Property record card
- ☐ Signed and sealed Specific Purpose Surveys with a legal description of the easement area requested
- ☐ Photographs showing the proposed easement area

300

**SQR 21**

| LAND COMPUTATIONS |              |            |     |    |                      |          |
|-------------------|--------------|------------|-----|----|----------------------|----------|
| QUAN - TYPE-DESC  | SQ. FT. AREA | UNIT PRICE | DF  | CF | PRICE PER FRONT FOOT | VALUE    |
|                   | 11,000       | 68         | 101 |    | 6.91                 | 759.80   |
|                   | -17,000      | 68         | 101 |    |                      | -1155.80 |
|                   | 4,000        | 68         | 101 |    | 6.91                 | 276.40   |
|                   |              |            |     |    | TOTAL                | \$280.40 |

00003100-000000

[illegible]

— NOTES —



24070  
1997-22





# Verification



## Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Adele V. Stones, being duly sworn, depose and say  
Name(s) of Applicant(s)

that: I am (check one) the        Owner   x   Owner's Legal Representative  
for the property identified as the subject matter of this application:

832 Caroline Street, Key West, Florida  
Street Address and Commonly Used Name if any

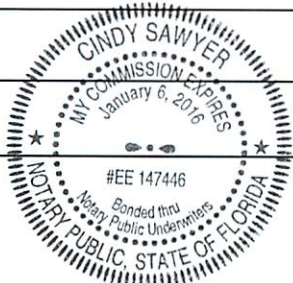
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Adele V. Stones  
Signature of Owner/Legal Representative      Signature of Joint/Co-owner  
FBN#331880

Subscribed and sworn to (or affirmed) before me on 7/1/14 (date) by  
Adele V. Stones (name). He/She is personally known to me or has  
presented personally known as  
identification.

Cindy Sawyer  
Notary's Signature and Seal

\_\_\_\_\_  
Name of Acknowledger typed, printed or stamped  
\_\_\_\_\_  
Title or Rank  
\_\_\_\_\_  
Commission Number, if any



## **Authorization**

## Authorization Form

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

I, Ronald J. Heck on behalf of Heck-Cobb Partnership authorize  
Please Print Name(s) of Owner(s)

Adele V. Stones  
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

Ronald J. Heck  
Signature of Owner Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 10/31/16 (date) by

Ronald J. Heck  
Please Print Name of Affiant

He/She is personally known to me or has

presented Drivers License as identification.

Tania Ortiz  
Notary's Signature and Seal

Tania Ortiz

Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)





**Deed**

Prepared by and return to:  
Kristopher E. Fernandez, Esquire  
P.O. Box 10563  
Tampa, Florida 33679-0563

MONROE COUNTY  
OFFICIAL RECORDS  
FILE #1033207  
BK#1484 PG#2289  
RCD Nov 17 1997 09:17AM  
DANNY L. KOLHAGE, CLERK  
DEED DOC STAMPS 2975.00  
11/17/1997 PP DEP CLK

### WARRANTY DEED

This Indenture, made this 12th day of September, 1997, between ANDRES VEGA and HILDA VEGA, his wife, whose address is 819 Peninsular Street, Tampa, Florida 33603, Grantor, and RONALD K. HECK, a unmarried man, whose address is 832 Caroline Street, Key West, Florida, and THERESE HECK, a unmarried woman, whose address is 832 Caroline St. Key West, Florida, as to an undivided one-half (1/2) interest, and the COBB FAMILY LIMITED PARTNERSHIP, a Michigan Limited Partnership, through Robert A. Cobb as its general partner, whose address is 2570 Pine Lake Road, Orchard Lake, Michigan 48324, as to an undivided one-half (1/2) interest, grantees.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Grantor:

Witness: Karel Vega-Hasty  
Name: KAREL VEGA-HASTY

Andres Vega  
ANDRES VEGA

Witness: Susan P. Fernandez  
Name: SUSAN P. FERNANDEZ

Hilda Vega  
HILDA VEGA

STATE OF FLORIDA )

COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before me this 12th day of September, 1997, by ANDRES VEGA and HILDA VEGA, his wife, who presented Florida Drivers' License as identification.

Kristopher E. Fernandez  
Notary Public (signature)

My Commission Expires:  
KRISTOPHER E. FERNANDEZ  
My Comm. Exp. 12/01/98  
Bonded By Service Ins  
No. CC423977  
[ ] Personally Known [X] Notary Public

A part of Lot 2 in Square 21, on the island of Key West, Florida, according to William A. Whitehead's map, delineated in February, A.D. 1829.

Commencing at the corner of Caroline and Margaret Streets, and running thence along the line of Caroline Street, in a Southwesterly direction 111 feet; thence at right angles, in a Southeasterly direction 105 feet; thence at right angles, in a Northeasterly direction 111 feet, out to Margaret Street; thence at right angles in a Northwesterly direction, along the line of Margaret Street, 105 feet to the Place of Beginning.

LESS

Commencing at the Southwest corner of Caroline and Margaret Streets, and running thence along the line of Caroline Street in a Southwesterly direction Forty-Four (44) feet to the point of beginning; thence continue along Caroline Street in a Southwesterly direction Sixty-Seven (67) feet; thence at right angles in a Southeasterly direction Twenty (20) feet; thence at right angles in a Northeasterly direction Sixty-seven (67) feet; thence at right angles in a Northwesterly direction and parallel with Margaret Street Twenty (20) feet; back to the point of beginning.

LESS

A Part of Lot Two (2), in Square Twenty-One (21), on the Island of Key West, Florida according to William A. Whitehead's Map delineated in February, A.D. 1829. Commencing at the Southwest corner of the intersection of Caroline and Margaret Streets, and running thence along the Westerly right-of-way of Margaret in a Southeasterly direction 105 feet to the Point of Beginning, thence at right angles in a Southwesterly direction 111 feet; thence at right angles in a Northwesterly direction 85 feet; thence at right angles in a Northeasterly direction 62 feet; thence at right angles in a Southeasterly direction 46.5 feet; thence at right angles in a Northeasterly direction 49 feet to the Westerly right-of-way of Margaret Street, thence along the Westerly right-of-way of Margaret Street in a Southeasterly direction 38.5 feet back to the Point of Beginning.

LESS

COMMENCING at the Southwest corner of the intersection of Caroline and Margaret Streets, and running thence along the Westerly right-of-way of Margaret Street in a Southeasterly direction 105 feet to a point, thence at right angles in a Southwesterly direction 105.8

feet to the Point of Beginning of the parcel of land herein being described; thence continue in a Southwesterly direction 5.2 feet, thence at right angles in a Northwesterly direction 85 feet, thence at right angles in a Northeasterly direction 3.6 feet to the face of a chain link fence; thence in a Southeasterly direction along said fence 85 feet back to the Point of Beginning.

EXHIBIT "A"

# **Property Appraiser Information**



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

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

The offices of the Property Appraiser will be closed Friday, July 4th in observance of Independence Day. Our offices will re-open Monday at 8am.

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1003191 Parcel ID: 00003100-000000**

### Ownership Details

**Mailing Address:**

HECK RONALD K  
908-1 TERRY LN  
KEY WEST, FL 33040-7333

**All Owners:**

COBB FAMILY LTD PARTNERSHIP, HECK RONALD K , HECK  
THERESE T/C

### Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 12KW

Affordable Housing: No

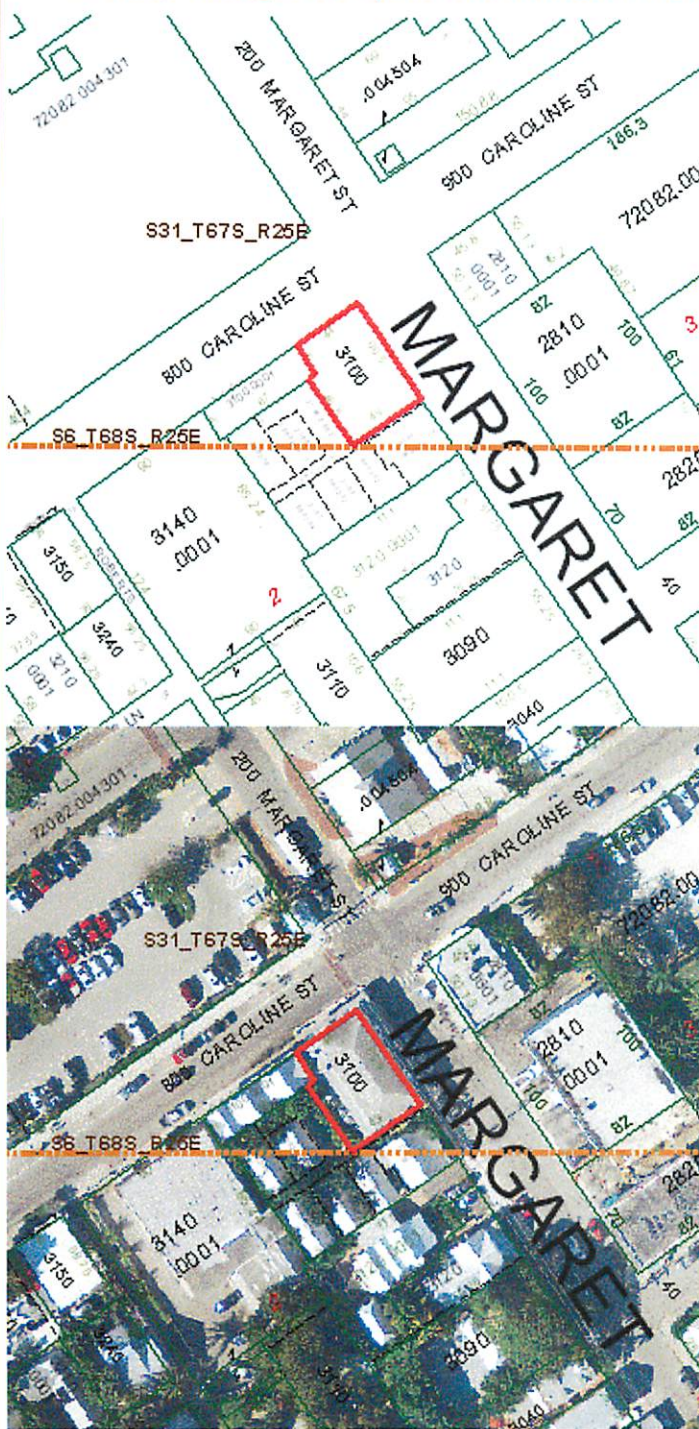
Section-Township-Range: 31-67-25

Property Location: 832 CAROLINE ST KEY WEST

Legal Description: KW PT LOT 2 SQR 21 OR184-490/91 OR495-19 OR755-1651/52 OR1484-2289/90



[Click Map Image to open interactive viewer](#)



### Land Details

| Land Use Code         | Frontage | Depth | Land Area   |
|-----------------------|----------|-------|-------------|
| 100D - COMMERCIAL DRY | 44       | 67    | 3,158.50 SF |

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1

Total Living Area: 3984  
Year Built: 1949

## Building 1 Details

Building Type  
Effective Age 18  
Year Built 1949  
Functional Obs 0

Condition E  
Perimeter 376  
Special Arch 0  
Economic Obs 0

Quality Grade 400  
Depreciation % 23  
Grnd Floor Area 3,984

### Inclusions:

Roof Type  
Heat 1  
Heat Src 1

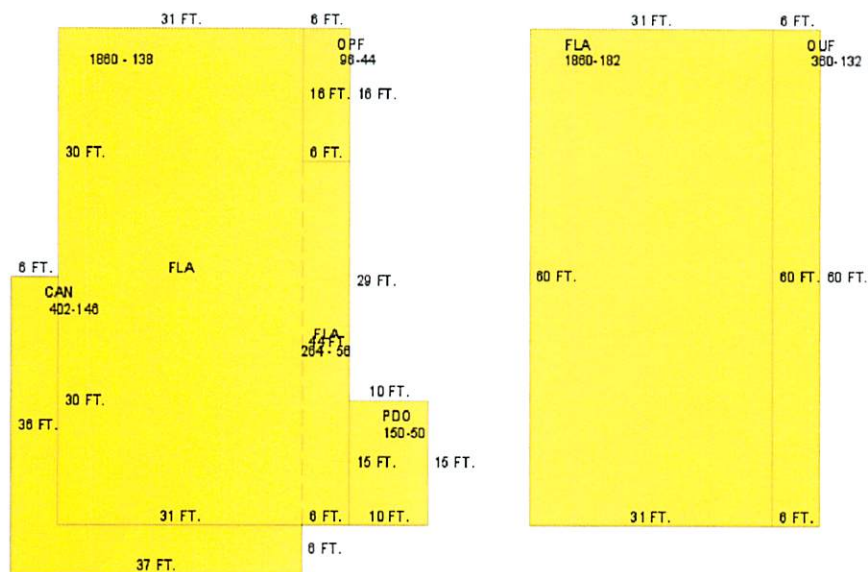
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

### Extra Features:

2 Fix Bath 0  
3 Fix Bath 5  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 12

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  |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 0   | FLA  |          | 1         | 1990       |       | Y   |            |                     | 264   |
| 1   | OPF  |          | 1         | 1990       |       |     |            |                     | 96    |
| 3   | FLA  |          | 1         | 1990       |       |     |            |                     | 1,860 |
| 4   | CAN  |          | 1         | 1990       |       |     |            |                     | 402   |
| 5   | FLA  |          | 1         | 1990       |       |     |            |                     | 1,860 |
| 6   | OUF  |          | 1         | 1990       |       |     |            |                     | 360   |



|   |     |   |      |     |
|---|-----|---|------|-----|
| 7 | PDO | 1 | 2003 | 150 |
|---|-----|---|------|-----|

**Interior Finish:**

| Section Nbr | Interior Finish Nbr | Type              | Area % | Sprinkler | A/C |
|-------------|---------------------|-------------------|--------|-----------|-----|
|             |                     | APTS-B            | 100    | N         | Y   |
|             | 978                 | OPF               | 100    | N         | N   |
|             | 980                 | RESTRNT/CAFETR-B- | 81     | N         | Y   |
|             | 981                 | APTS-B            | 19     | N         | Y   |
|             | 982                 | CAN               | 100    | N         | N   |
|             | 983                 | APTS-B            | 100    | N         | Y   |
|             | 984                 | OUF               | 100    | N         | N   |

**Exterior Wall:**

| Interior Finish Nbr | Type   | Area % |
|---------------------|--------|--------|
| 309                 | C.B.S. | 100    |

**Misc Improvement Details**

| Nbr | Type              | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 1   | AC2:WALL AIR COND | 2 UT    | 0      | 0     | 1984       | 1985      | 2     | 20   |
| 2   | PT3:PATIO         | 800 SF  | 0      | 0     | 1969       | 1970      | 2     | 50   |
| 3   | PT3:PATIO         | 200 SF  | 0      | 0     | 2001       | 2002      | 2     | 50   |
| 4   | FN2:FENCES        | 90 SF   | 0      | 0     | 2001       | 2002      | 2     | 30   |

**Appraiser Notes**

2007-03-31-TO BE AUCTIONED OFF ON 03-31-07-HAS RESTAURANT ON THE BOTTOM&4 UNITS ON TOP, TOTAL RENT INCOME \$6,175.PER MONTH

**Building Permits**

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes                                                                                                                                         |
|-------------|-------------|----------------|--------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 04-2803     | 09/15/2004  | 12/02/2004     | 8,500  |             | RELOCATE RESTROOMS                                                                                                                            |
| 08-3364     | 09/22/2008  | 06/28/2011     | 100    | Commercial  | PERMIT REVISION: INSTALL OUTDOOR CONDENSING UNIT ON SIDE WALL WITH BRACKETS.                                                                  |
| 08-3113     | 08/23/2008  | 06/28/2011     | 3,000  | Commercial  | INSTALL 200AMP SINGLE PHASE SERVICE WITH NEW CIRCUIT MAINBREAKER PANEL. NEW PANEL WITH REPLACE EXISTING 1000 AMP PANEL FROM EXISTING SERVICE. |
| 08-3236     | 09/04/2008  | 06/28/2011     | 1,000  | Commercial  | INSTALL ELECTRIC FOR A/C UNITS. A/C UNITS TO BE FED FROM NEW 200 AMP SERVICE.                                                                 |
| 08-2784     | 08/19/2008  | 06/28/2011     | 6,900  | Commercial  | INSTALL ONE 5 TON A/C SYSTEM WITH 5 DUCT WORK OPENINGS.                                                                                       |
| 09-2700     | 08/21/2009  | 06/28/2011     | 1,500  | Commercial  | REMOVE EXISTING OLD FRONT DOOR. INSTALL NEW STORE FRONT DOOR, WHITE FINISH AND MATCHES OTHER DOORS AND WINDOWS.                               |
| 9603564     | 09/01/1996  | 12/01/1996     | 1      |             | MECHANICAL                                                                                                                                    |

|   |         |            |            |        |            |                           |
|---|---------|------------|------------|--------|------------|---------------------------|
| 1 | 9800020 | 03/26/1998 | 08/21/1998 | 1,500  | Commercial | INSTALL ATM               |
|   | 01-2487 | 07/09/2001 | 10/30/2001 | 18,000 |            | DEMO/REWIRE RESTAURANT    |
|   | 01-2668 | 08/07/2001 | 10/30/2001 | 55,000 |            | INTERIOR RENOVATIONS      |
|   | 01-2788 | 08/07/2001 | 10/30/2001 | 9,000  |            | REPLACE 2100 SF BALCONY   |
|   | 01-2694 | 07/26/2001 | 10/30/2001 | 10,000 |            | INTERIOR/EXTERIOR REPAIRS |
|   | 02-2299 | 08/26/2002 | 10/21/2002 | 6,750  |            | FRENCH DOORS              |
|   | 02-2753 | 10/07/2002 | 11/22/2002 | 900    |            | CONCRETE SLAB             |
|   | 03-2187 | 06/18/2003 | 07/21/2003 | 1,200  |            | REPLACED SEWER LATERAL    |
|   | 04-2493 | 07/26/2004 | 12/02/2004 | 3,850  |            | PLUMBING                  |

## 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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2013      | 489,774          | 4,406                        | 432,152          | 926,332                   | 926,332              | 0                   | 926,332              |
| 2012      | 515,217          | 4,451                        | 432,152          | 951,820                   | 951,820              | 0                   | 951,820              |
| 2011      | 527,044          | 4,493                        | 432,152          | 963,689                   | 963,689              | 0                   | 963,689              |
| 2010      | 553,071          | 4,534                        | 442,190          | 999,795                   | 971,344              | 0                   | 999,795              |
| 2009      | 553,071          | 4,579                        | 570,381          | 1,128,031                 | 883,040              | 0                   | 1,128,031            |
| 2008      | 553,071          | 4,620                        | 584,323          | 802,764                   | 802,764              | 0                   | 802,764              |
| 2007      | 384,046          | 4,661                        | 584,323          | 802,764                   | 802,764              | 0                   | 802,764              |
| 2006      | 384,046          | 4,706                        | 300,058          | 802,764                   | 802,764              | 0                   | 802,764              |
| 2005      | 388,460          | 4,748                        | 236,888          | 630,096                   | 630,096              | 0                   | 630,096              |
| 2004      | 397,282          | 4,789                        | 189,510          | 462,763                   | 462,763              | 0                   | 462,763              |
| 2003      | 394,944          | 6,034                        | 72,646           | 462,763                   | 462,763              | 0                   | 462,763              |
| 2002      | 394,944          | 4,875                        | 72,646           | 440,727                   | 440,727              | 0                   | 440,727              |
| 2001      | 360,734          | 2,960                        | 72,646           | 440,727                   | 440,727              | 0                   | 440,727              |
| 2000      | 360,734          | 1,200                        | 66,329           | 440,727                   | 440,727              | 0                   | 440,727              |
| 1999      | 360,734          | 1,240                        | 66,329           | 428,303                   | 428,303              | 0                   | 428,303              |
| 1998      | 240,490          | 1,280                        | 66,329           | 308,099                   | 308,099              | 0                   | 308,099              |
| 1997      | 218,360          | 1,320                        | 60,012           | 279,692                   | 279,692              | 0                   | 279,692              |
| 1996      | 194,155          | 1,410                        | 60,012           | 255,577                   | 255,577              | 0                   | 255,577              |
| 1995      | 194,155          | 1,500                        | 60,012           | 255,667                   | 255,667              | 0                   | 255,667              |
| 1994      | 194,155          | 1,590                        | 60,012           | 255,757                   | 255,757              | 0                   | 255,757              |
| 1993      | 194,155          | 1,680                        | 60,012           | 255,847                   | 255,847              | 0                   | 255,847              |
| 1992      | 194,155          | 1,770                        | 60,012           | 255,937                   | 255,937              | 0                   | 255,937              |
| 1991      | 194,155          | 1,860                        | 60,012           | 256,027                   | 256,027              | 0                   | 256,027              |
| 1990      | 159,970          | 0                            | 50,536           | 210,506                   | 210,506              | 0                   | 210,506              |
| 1989      | 159,970          | 0                            | 50,536           | 210,506                   | 210,506              | 0                   | 210,506              |
| 1988      | 150,739          | 0                            | 44,219           | 194,958                   | 194,958              | 0                   | 194,958              |
| 1987      | 148,060          | 0                            | 23,531           | 171,591                   | 171,591              | 0                   | 171,591              |



|      |         |   |        |         |         |   |         |
|------|---------|---|--------|---------|---------|---|---------|
| 1986 | 148,446 | 0 | 22,741 | 171,187 | 171,187 | 0 | 171,187 |
| 1985 | 140,834 | 0 | 12,380 | 153,214 | 153,214 | 0 | 153,214 |
| 1984 | 132,586 | 0 | 12,380 | 144,966 | 144,966 | 0 | 144,966 |
| 1983 | 132,719 | 0 | 12,380 | 145,099 | 145,099 | 0 | 145,099 |
| 1982 | 124,095 | 0 | 12,380 | 136,475 | 136,475 | 0 | 136,475 |

### 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 |
|-----------|----------------------------|---------|-------------|---------------|
| 9/1/1997  | 1484 / 2289                | 425,000 | WD<br>..... | Q<br>....     |
| 1/1/1978  | 755 / 1651                 | 50,000  | 00          | Q<br>....     |

This page has been visited 76,918 times.

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