

RECEIVED

MAY 01 2015



Application For Easement

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

CITY OF KEY WEST

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: 1328 Atlantic Avenue, Key West, Florida 33040

Zoning District: MDR- C

Real Estate (RE) #: 00064630-000400

Property located within the Historic District?

Yes No

APPLICANT:

Owner

Authorized

Representative

Name: Adele V. Stones

Mailing Address: 221 Simonton Street

City: Key West

State: Florida

Zip: 33040

Home/ Mobile Phone: _____

Office: 305-294-0252 Fax: 305-292-5442

Email: Ginny@keyslaw.net

PROPERTY OWNER: (if different than above)

Name: John Williams

Mailing Address: 2249 Broadway Street

City: San Francisco

State: California

Zip: 94115

Home/Mobile Phone: _____

Office: _____ Fax: _____

Email: Paul@rentkeywest.com

Description of requested easement and use: The 4.0 x 69.17' is requested to provide for the fire sprinkler main and back flow preventer, together with a new fire hydrant, all required by the Key West Fire Marshall for legal 3rd floor occupancy of applicants transient unit. The building sits on a zero (0) lot line and no other location exists for placement of the lines and equipment. The new fire hydrant will be available for use of the surrounding neighborhood

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Easement

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.
- 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

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Adele V. Stonos, 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:

1328 Atlantic Avenue Key West FL 33041

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

Adele V. Stonos

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this MAY 1, 2015 by

date

Adele V. Stonos

Name of Authorized Representative

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

Mackenzie Williams

Notary's Signature and Seal

MACKENZIE WILLIAMS

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Deed

(67) 100 (59)

This Indenture

Made this 21st day of November, A. D. 1916.

Between, **CARL BOSCO, INC.**
 a corporation existing under the laws of the State of Florida
 having its principal place of business in the County of Monroe
 State of Florida party of the first part, and

DEWITT O. HART and JOHN A. WILLIAMS, as joint tenants with right
 of survivorship, whose mailing address is 1328 Atlantic Blvd., Key West,
 of the County of Monroe and State of Florida
 party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of
 the sum of **TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION** Dollars,
 to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bar-
 gained, sold, aliened, remised, released, conveyed and confirmed, and by these
 presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto
 the said party of the second part, and their heirs and assigns
 forever, all that certain parcel of land being and being in the County of
 Monroe and State of Florida, more particularly described as follows:

Part of Tract 11 and a part of the land marked "P", according to a
 map of the Island of Key West, Florida, delineated by William ...
 Whitehead in February A.D. 1879, and more particularly described
 by metes and bounds as follows: COMMENCING at the Southeastern
 corner of the intersection of White Street and Atlantic Boulevard
 and running thence in a Northeasterly direction along the South-
 easterly boundary line of said Atlantic Boulevard for a distance
 of 671.5 feet to the Point of Beginning; thence continue North-
 easterly along the southeasterly boundary line of the said Atlantic
 Boulevard for a distance of 10 feet; thence run S 36° E and
 perpendicular to the said Atlantic Boulevard for a distance of
 147 feet, more or less, to the high water mark of the Atlantic
 Ocean; thence meander in a Southwesterly direction along the said
 high water mark for a distance of 10 feet, more or less, to a
 point that bears S 36° E from the Point of Beginning; thence run
 N 4° W for a distance of 144 feet, more or less, back to the
 Point of Beginning.

SUBJECT to restrictions, limitations and conditions of record.

Together with all the tenements, hereditaments and appurtenances, to
 every privilege, right, title, interest and estate, wherever remainder and easement
 thereto belonging in anywise appertaining.

To Have and to Hold the same in fee simple forever.
 And the said party of the first part doth covenant with the said party of the
 second part that it is lawfully seized of the said premises; that they are free
 of all incumbrances, and that it has good right and lawful authority to sell the
 same, and the said party of the first part doth 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 said party of the first part has
 caused these presents to be signed in its name by its President,
 and its corporate seal to be affixed, attested by its Secretary
 the day and year above written

(Corporate Seal) By CARL BOSCO, INC.
President.

Attest: By _____
Secretary.

Witness, Signed and Delivered in Our Presence

This document is a copy of the original document
 and is not a true and correct copy of the original document
 as the same is on file in the office of the
 Clerk of the Court of the County of Monroe
 State of Florida
 417 EAST BAY STREET
 MONROE, FLORIDA

State of Florida

684 vs 591

County of HENRICE

I Herby Gotly That on this 27th day of Dec A. D. 1976 before me personally appeared CARL ROMEO President and

respectively of CARL ROMEO, INC. a corporation under the laws of the State of Florida, to me known to be the persons described in an instrument who executed the foregoing conveyance to DEWITT O. EAST and JOHN A. WILLIAMS, as joint tenants with right of survivorship and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at My Post in the County of Henrico and State of Florida, the day and year last aforesaid.

Paul W. Vayssicki

My Commission Expires 12th Day of Dec. at 11:59 P.M. Notary Public, State of Florida
Created by a system for 6 County Co.

(8224)

SECRETARY'S SURTAX

FLORIDA

128.50

FLORIDA

345 00

Warranty (1-7)

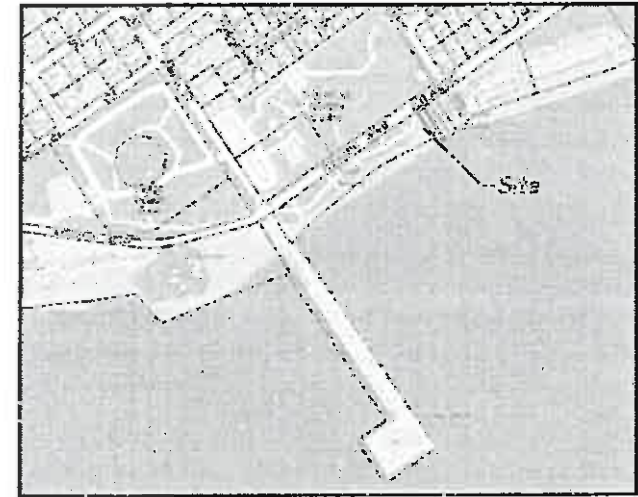
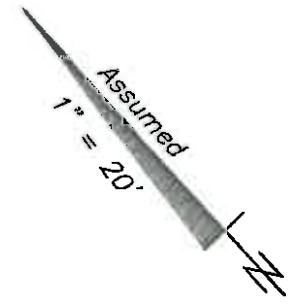
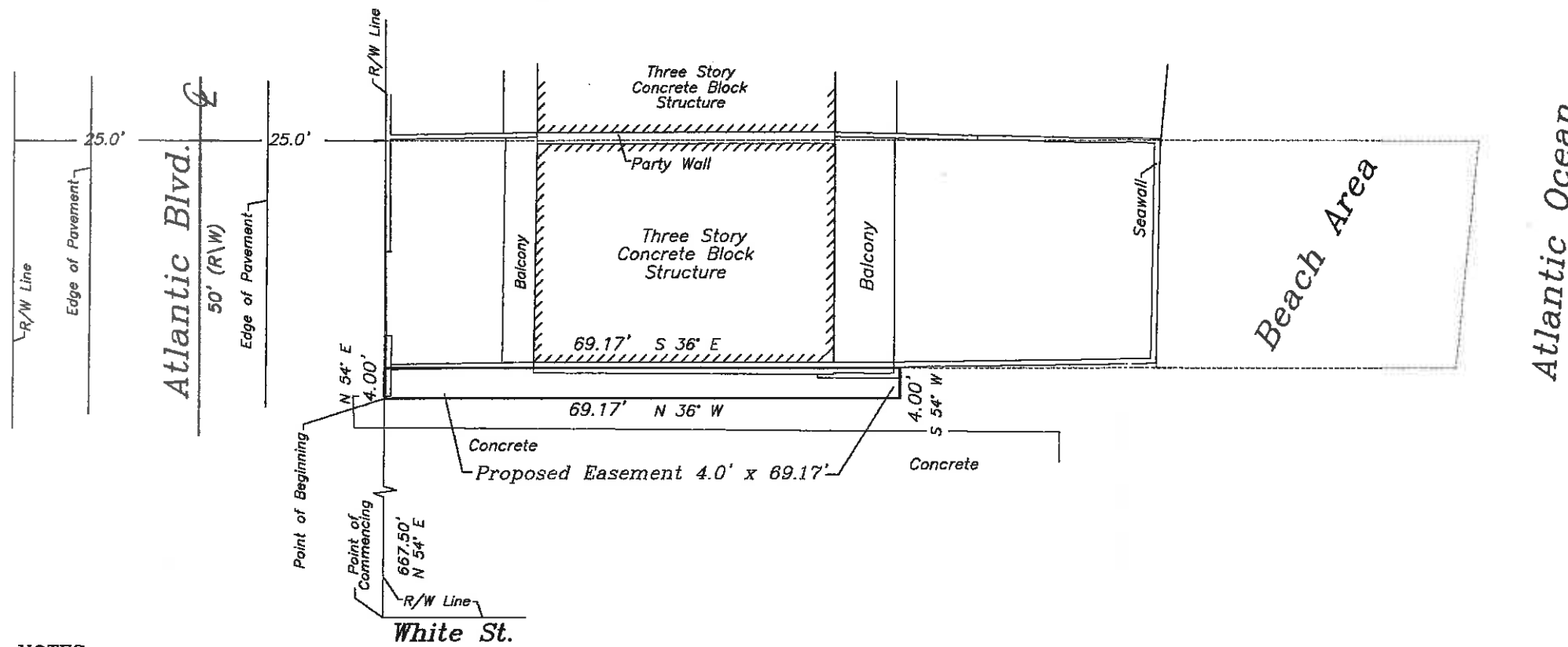
Date

ABSTRACT OF DESCRIPTION

71

Survey

Specific Purpose Survey To illustrate a legal description of part of Tract 31,
Island of Key West, prepared by the undersigned



Location Map

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: 1328 Atlantic Blvd., 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 know as part of Tract 31 and a part of the land marked "P", according to a map of the Island of Key West, Florida, delineated by William A. Whitehead in February A.D. 1829, and more particularly described by metes and bounds as follows: COMMENCING at the southeasterly corner of the intersection of White Street and Atlantic Boulevard and running thence N 54° E along the Southeasterly right of way line of said Atlantic Boulevard for a distance of 667.50 feet to the Point of Beginning; thence continue N 54° E along the Southeasterly right of way line of the said Atlantic Boulevard for a distance of 4.00 feet; thence run S 36° E and perpendicular to the said Atlantic Boulevard for a distance of 69.17 feet; thence run S 54° W for a distance of 4.00 feet; thence run N 36° W for a distance of 69.17 feet back to the Point of Beginning, containing 277 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: John Williams;

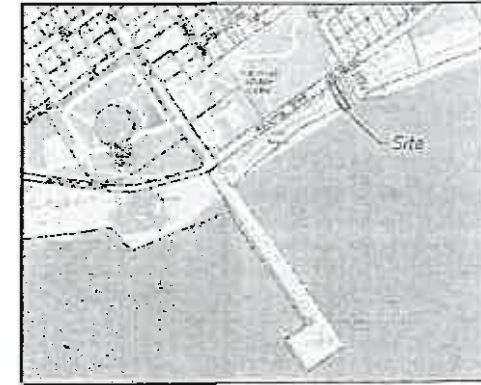
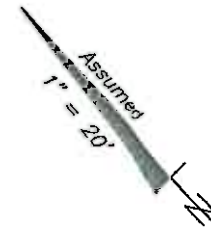
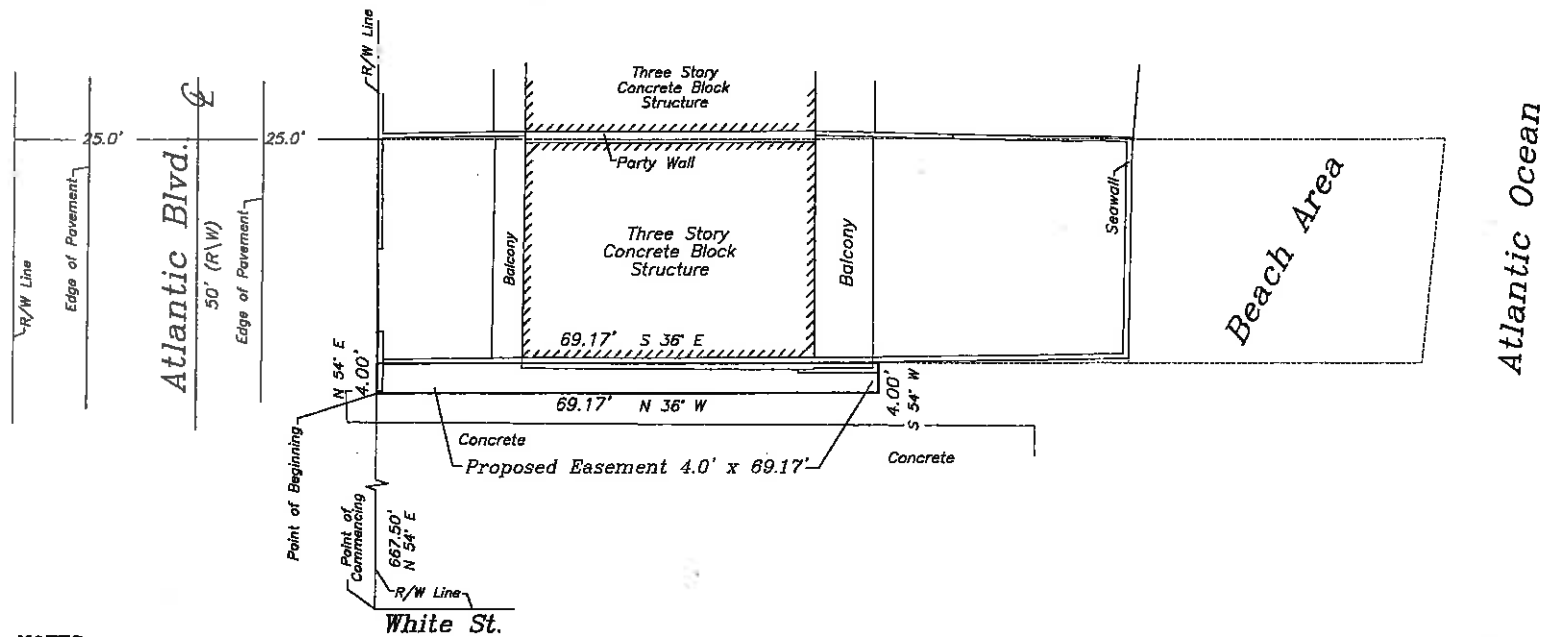
J. LYNN O'FLYNN, INC.

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

February 27, 2015

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

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SPECIFIC PURPOSE SURVEY FOR: John Williams;

J. LYNN O'FLYNN, INC.

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

February 27, 2015

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



easement area viewed from Atlantic ROW



easement area viewed from South



Scaled view of easement area

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1065064 Parcel ID: 00064630-000400

Ownership Details

Mailing Address:
WILLIAMS JOHN A
C/O RENT KEY WEST VACATIONS INC
1075 DUVAL ST STE C11
KEY WEST, FL 33040-3195

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1328 ATLANTIC BLVD KEY WEST
Legal Description: KW PT OF TRACT 31 & PT LAND MARKED P (BEACH TOWNHOUSES) OR684-606-607 OR684-590/591R/S OR1051-771D/C

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



Land Details

Land Use Code	Frontage	Depth	Land Area
010W - RES WATERFRONT	30	145	4,350.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2820
Year Built: 1977

Building 1 Details

Building Type R2
Effective Age 37
Year Built 1977
Functional Obs 0

Condition A
Perimeter 376
Special Arch SCW
Economic Obs 0

Quality Grade 500
Depreciation % 38
Grnd Floor Area 2,820

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type MANSARD
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

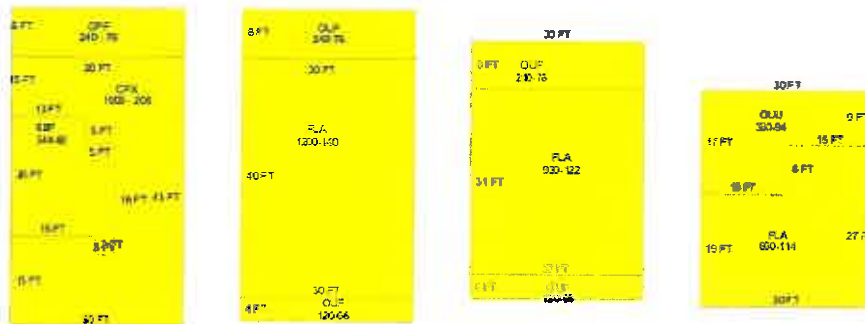
Roof Cover ASPHALT SHINGL
Heat 2 NONE
Heat Src 2 NONE

Foundation NONE
Bedrooms 5

Extra Features:

2 Fix Bath 1
3 Fix Bath 3
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

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	OPF		1	2007					240
0	OUU		1	2007					390
1	CPX		1	1976			0.00	0.00	1,006
2	SBF	5:C.B.S.	1	1976	N	N	0.00	0.00	344
3	OUF		1	1976			0.00	0.00	240
4	FLA	5:C.B.S.	1	1976	N	Y	0.00	0.00	1,200
5	OUF		1	1976			0.00	0.00	120
6	OUF		1	1976			0.00	0.00	120
7	FLA	5:C.B.S.	1	1976	N	Y	0.00	0.00	930
8	OUF		1	1976			0.00	0.00	240
10	FLA	5:C.B.S.	1	1976	N	Y	0.00	0.00	690

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	57 SF	0	0	1975	1976	4	30
2	PT5:TILE PATIO	1,200 SF	40	30	1976	1977	3	50
3	TK2:TIKI	120 SF	0	0	1976	1977	5	40
4	PT3:PATIO	220 SF	0	0	1976	1977	1	50
5	PT3:PATIO	239 SF	0	0	1976	1977	3	50

Appraiser Notes

2002-12-23-1 TRANSIENT RENTAL UNIT.BCS END UNIT

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	10-1827	06/04/2010	03/15/2012	19,000 Residential	REPLACE EXISTING SLIDING GLASS DOOR (9) WITH IMPACT DOORS, REPLACE ONE WINDOW W/IMPACT, INCLUDING RE-FRAMING HEADERS ON FOUR STREET SIDE DOORS AS PER PLANS.
1	10-2627	08/05/2010	03/15/2012	38,500 Residential	SPALLING REPAIR PURSUANT TO ARCHITECTURAL DRAWINGS. ** REVISION ON 11/01/2010 - SPALLING REPAIRS TO SLAB EDGE 30 L.F. AND REPAIR TO WING WALL APPROX 80 S.F. **REVISION ON 10/07/2011-SPALLING REPAIRS TO SLAB EDGE 30 LF AND REPAIR TO WING WALL APPROX 80 SF
1	10-1827	06/14/2010	06/05/2012	19,000 Residential	REPLACE EXISTING SLIDING GLASS DOOR (9) WITH IMPACT DOORS, REPLACE ONE WINDOW W/IMPACT, INCLUDES RE-FRAMING HEADERS ON 4 STREET SIDE DOORS
1	12-2758	07/27/2012	11/08/2013	18,465 Residential	EXCAVATE BEHIND SEAWALL AND POUR A FOOTING PER PLAINS PER PLANS; REPAIR TOP OF WALL
1	12-2758	10/31/2012	11/08/2013	33,465 Residential	REPAIR EXISTING SEAWALL AND REINFORCE WITH ADDITIONAL FOOTER. NEW WORK WILL BE TO REPLACE RIGHT SIDE OF SEAWALL AND TIE INTO NEW FOOTER WITH TWO (2) BARS
1	9704046	12/01/1997	12/01/1997	7,000 Residential	HOT ASP/CEDAR SHAKE ROOF
1	9802146	07/15/1998	12/31/1998	7,000 Residential	WOOD SHINGLES ROOF
1	9903264	09/16/1999	10/20/1999	2,500 Residential	CHANGEOUT AC
1	02/3073	11/12/2002	11/22/2002	2,100 Residential	CHANGE 3-TON A/C
1	03-3875	11/10/2003	12/02/2004	1,050 Residential	REPAIR SPALLING
1	04-0841	03/22/2004	12/02/2004	6,810 Residential	INSTALL 3 COLUMNS
1	05-3531	08/18/2005	10/14/2005	6,000 Residential	ROOFING
1	05-4891	11/03/2005	02/28/2008	2,000 Residential	HURRICANE WILMA DAMAGE-DEMO WALL
1	06-3174	05/31/2006	02/28/2008	92,823 Residential	DEMO & RE-STRUCTURE OF WALL

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
2014	232,453	6,981	837,357	1,076,791	1,076,791	0	1,076,791
2013	232,709	6,981	787,072	1,026,762	1,026,762	0	1,026,762
2012	236,166	6,981	785,897	1,029,044	1,029,044	0	1,029,044
2011	442,557	6,981	785,897	1,235,435	1,012,437	0	1,235,435
2010	454,657	6,981	458,760	920,398	920,398	0	920,398
2009	506,377	6,981	609,000	1,122,358	1,122,358	0	1,122,358
2008	465,574	6,981	891,750	1,364,305	1,364,305	0	1,364,305

2007	436,411	6,981	957,000	1,400,392	1,400,392	0	1,400,392
2006	650,320	7,283	717,750	1,245,289	1,245,289	0	1,245,289
2005	845,416	7,586	478,500	1,331,502	1,331,502	0	1,331,502
2004	511,483	7,887	435,000	954,370	954,370	0	954,370
2003	256,602	8,190	239,250	504,042	504,042	0	504,042
2002	314,501	8,492	169,650	492,643	492,643	0	492,643
2001	306,830	8,794	169,650	485,274	485,274	0	485,274
2000	306,830	6,840	160,950	474,620	474,620	0	474,620
1999	276,976	5,058	160,950	442,984	442,984	0	442,984
1998	236,337	4,811	160,950	402,098	402,098	0	402,098
1997	229,386	533	152,250	382,169	382,169	0	382,169
1996	170,997	397	152,250	323,644	323,644	0	323,644
1995	170,997	397	152,250	323,644	323,644	0	323,644
1994	152,924	355	152,250	305,530	305,530	0	305,530
1993	152,924	355	152,250	305,530	305,530	0	305,530
1992	152,924	355	152,250	305,530	305,530	0	305,530
1991	232,014	355	152,250	384,620	384,620	0	384,620
1990	232,014	355	131,588	363,958	363,958	0	363,958
1989	210,922	323	130,500	341,745	341,745	0	341,745
1988	136,536	323	100,050	236,909	236,909	0	236,909
1987	135,093	323	48,068	183,484	183,484	0	183,484
1986	135,716	323	46,980	183,019	183,019	0	183,019
1985	131,237	323	43,500	175,060	175,060	0	175,060
1984	111,024	323	15,312	126,659	126,659	0	126,659
1983	111,255	323	15,312	126,890	126,890	0	126,890
1982	112,902	323	15,312	128,537	128,537	0	128,537

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
2/1/1976	684 / 590	115,000	00	Q

This page has been visited 225,941 times.

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