

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: \$2,400.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

(\$500.00 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: 900 Southard Street, Key West, FL 33040

Zoning District: HNC-2 Real Estate (RE) #: 00011260-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Heather G. Barnes

Mailing 900 Southard Street Address:

City: Key West State: FL, 33040 Zip:

Home/Mobile Phone: 305-393-7555 Office: _____ Fax: _____

Email: mangia-mangia@hotmail.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: _____

An easement is requested for the existing property which overhangs the city right of way. More specifically, the easement is currently required to repair and strengthen the existing balcony per permit BLD2020-2118.

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.~~

- Certificate of Liability Insurance with the City of Key West listed as additional Certificate Holder.

- 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 and the City of Key West on the document.

- Photographs showing the proposed area

Verification Form

**City of Key West
Planning Department**



Verification Form
(Where Owner is the Applicant)

I, Heather G. Barnes, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

900 Southard Street, Key West, FL 33040

Street address of subject property

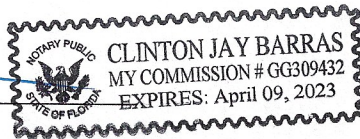
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Heather B
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 9/3/2020 by
Heather Barnes
Name of Owner

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

[Signature]
Notary's Signature and Seal



Clinton Barras
Name of Acknowledger typed, printed or stamped

GC309432
Commission Number, if any

Warranty Deed

Prepared by and return to:

Sean W. Kelley, P.L.
619 Eaton Street Suite 2
Key West, FL 33040
305-296-1711
File Number: 05-163

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of June, 2005 between **Elliot Baron and Naomi Baron, his wife** whose post office address is **906 Southard Street, Key West, FL 33040**, grantor, and **Eight, LLC, a Florida Limited Liability Company** whose post office address is **900 Southard Street, Key West, FL 33040**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

See Exhibit " A "

Parcel Identification Number: 00011260

and

Parcel Identification Number: 00011250

Subject To: Taxes and assessments for the year 2005 and subsequent years.

Subject To: Limitations, conditions, restrictions and easements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2004**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

EB

EB

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Sean Kelley

[Signature]
Witness Name: Sean Kelley

[Signature]
Witness Name: _____

[Signature]
Witness Name: Christina M. Zudol

[Signature] (Seal)
Elliot M. Baron

[Signature] (Seal)
Naomi Baron, by Elliot M. Baron her attorney-in-fact

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 30th day of June, 2005 by Elliot M. Baron, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Sean W. Kelley

My Commission Expires: August 21, 2006

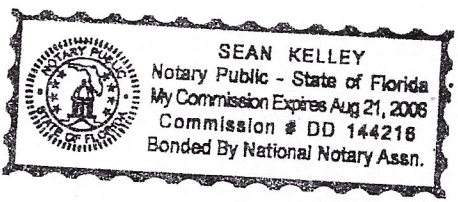


EXHIBIT "A"

Legal Description

Parcel I:

On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Lot 3 in Square 57 and being more particularly described by metes and bounds as follows: COMMENCING at the corner of Margaret and Southard Streets, and running along the Southeast side of Southard Street in a Northeasterly direction 56 feet and 6 inches; thence at right angles in a Southeasterly direction 53 feet; thence at right angles in a Southwesterly direction to Margaret Street, 56 feet and 6 inches; thence at right angles in a Northwesterly direction 53 feet to the Point of Beginning.

Parcel II:

On the Island of Key West known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Lot 3 in Square 57 COMMENCING at a point on the Northeast side of Margaret Street, distance 53 feet from the corner of Southard and Margaret Streets and running thence in a Southeasterly direction along Margaret Street 23 feet; thence at right angles in a Northeasterly direction 57 feet and 6 inches; thence at right angles in a Northwesterly direction 23 feet; thence at right angles in a Southwesterly direction 57 feet and 6 inches to the point of beginning.

AND

On the Island of Key West and known on William A. Whitehead's Map, delineated in February, A. D. 1829, as a part of Lot 3 in Square 57, said parcel being further described by metes and bounds as follows: COMMENCE at the intersection of the SE'ly right of way line of Southard Street with the NE'ly right of way line of Margaret Street and run thence in a SE'ly direction along the NE'ly right of way line of the said Margaret Street for a distance of 76.0 feet to the Point of Beginning; thence NE'ly and at right angles for a distance of 55.85 feet to a chain link fence; thence SE'ly and at right angles along the said fence for a distance of 0.50 of a foot; thence SW'ly and at right angles to the said fence for a distance of 12.35 feet to a frame structure; thence SE'ly and at right angles along the said structure for a distance of 0.50 of a foot; thence SW'ly and along the said structure for a distance of 43.50 feet to the NE'ly right of way line of the said Margaret Street; thence NW'ly and along the said Margaret Street for a distance of 0.79 of a foot back to the Point of Beginning.

EB

Specific Purpose Survey

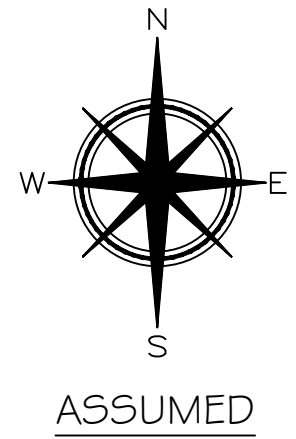
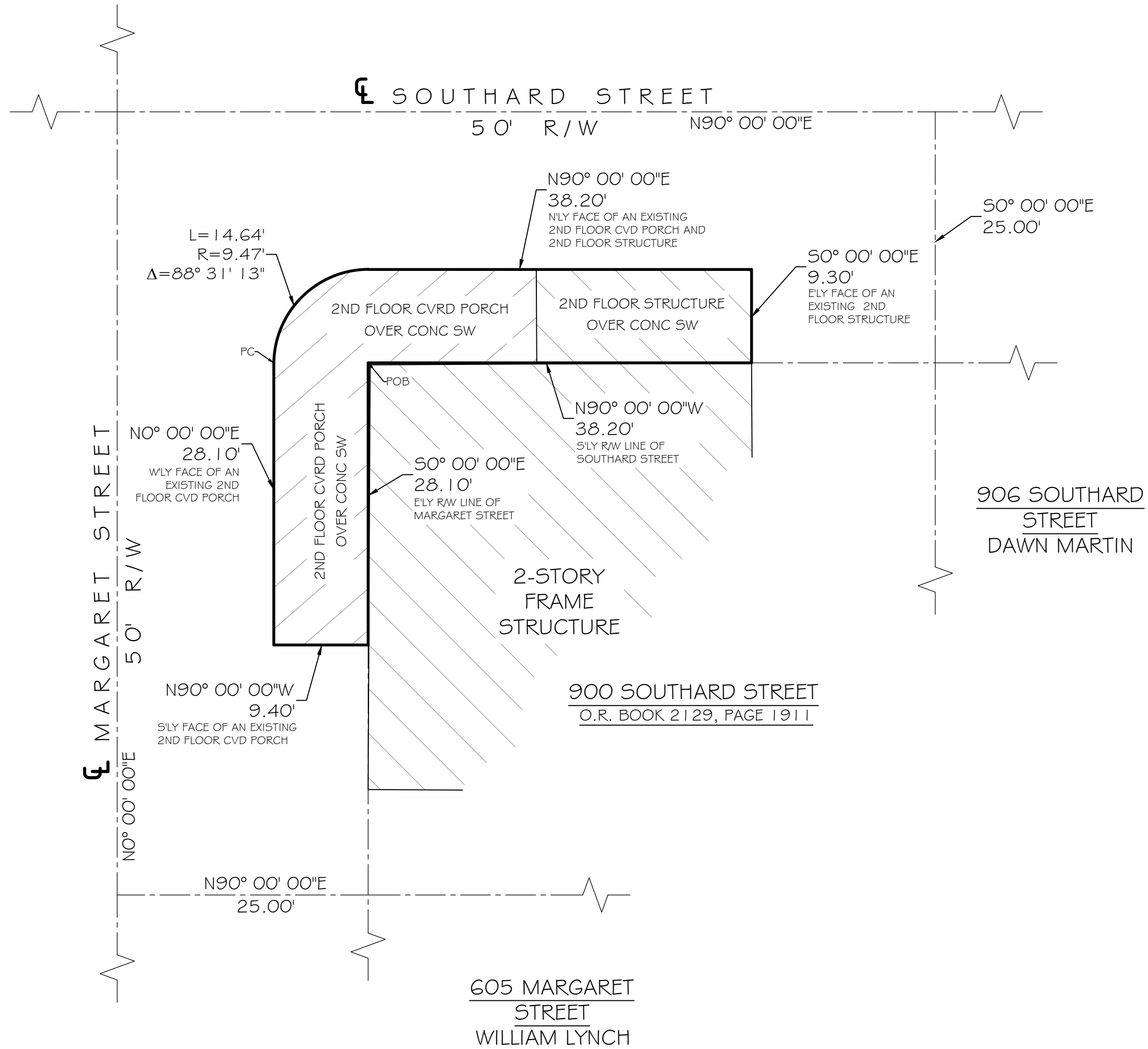
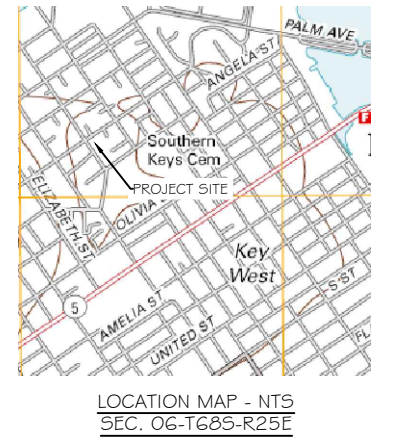
BEARING BASE:
ALL BEARINGS ARE BASED
ON N90°00'00"E ASSUMED
ALONG THE CENTERLINE OF
SOUTHARD STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

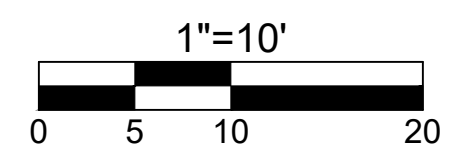
ADDRESS:
900 SOUTHARD STREET,
KEY WEST, FL 33040

LEGAL DESCRIPTION SKETCH



SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON AND REFERENCED TO THE BOUNDARY SURVEY COMPLETED BY J. LYNN O'FLYNN, INC., WITH A STREET ADDRESS OF "900 SOUTHARD STREET, KEY WEST, FL. 33040", CERTIFIED TO "EIGHT, LLC", WITH A DATE OF "MAY 7, 2019".
- THE SAID SURVEY BY J. LYNN O'FLYNN, INC., WAS SUPPLIED TO FLORIDA KEYS LAND SURVEYING BY THE CLIENT AND/OR THEIR AGENT.
- ALL BOUNDARY DIMENSIONS AND IMPROVEMENT(S) LOCATIONS SHOWN HEREON ARE SOLELY BASED ON THE SAID SURVEY BY J. LYNN O'FLYNN, INC., FLORIDA KEYS LAND SURVEYING HAS NOT COMPLETED ANY FIELD WORK IN CONJUNCTION WITH THIS LEGAL DESCRIPTION SKETCH, FURTHERMORE FLORIDA KEYS LAND SURVEYING HAS NOT FIELD VERIFIED ANY INFORMATION ON THE SAID J. LYNN O'FLYNN, INC., SURVEY.
- NO ATTEMPT WAS MADE TO VALIDATE OR CONFIRM THE INFORMATION ON THE SAID J. LYNN O'FLYNN, INC., SURVEY.



*VERIFY ORIGINAL SCALE OF 2"
TOTAL AREA = 687.57 SQFT±

-LEGAL DESCRIPTION(S) - **AUTHORED BY THE UNDERSIGNED**

A portion of the public Right of Ways of Southard Street and Margaret Street, on the Island of Key West, Monroe County, State of Florida and known on William A. Whithead's Map, delineated in February, A.D. 1829, and being more particularly described as follows:

BEGINNING at the intersection of the Easterly Right of Way line of Margaret Street and the Southerly Right of Way line of Southard Street, thence 50°00'00"E along the said Easterly Right of Way line of Margaret Street a distance of 28.10 feet to the Southerly face of an existing second floor covered porch / balcony; thence N90°00'00"W along the said Southerly face of an existing second floor covered porch / balcony, for a distance of 9.40 feet to the Southwesterly corner of the said second floor covered porch / balcony; thence N0°00'00"E along the Westerly face of the said existing second floor covered porch / balcony, for a distance of 28.10 feet to a point of curvature on the said existing second floor covered porch / balcony; thence along a curve concave to the Southeast, having a radius of 9.47 feet and a central angle of 88°31'13" for an arc length of 14.64 feet, a chord bearing of N45°18'23"E and chord distance of 13.22 feet, to a point on the Northerly face of an existing second floor covered porch / balcony; thence N90°00'00"E along the said Northerly face of an existing second floor covered porch / balcony and the second floor of an existing two story frame structure for a distance of 38.20 feet to the Northeasterly corner of the said second floor of an existing two story frame structure; thence 50°00'00"E along the Easterly face of the said second floor of an existing two story frame structure for a distance of 9.30 feet to the Southerly Right of Way line of Southard Street; thence N90°00'00"W along the said Southerly Right of Way line of Southard Street a distance of 38.20 feet back to the Point of Beginning. Containing 687.57 square feet more or less.

CERTIFIED TO -

EIGHT, LLC;
THE CITY OF KEY WEST;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

| | | |
|-----------------------------------|-------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUW = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE END | PRC = POINT OF REVERSE CURVE |
| C 4 G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE |
| CB = CONCRETE BLOCK | IR = IRON ROD | MONUMENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | PT = POINT OF TANGENT |
| CL = CENTERLINE | LS = LANDSCAPING | R = RADIUS |
| CLP = CHAINLINK FENCE | MB = MAILBOX | R/W = RIGHT OF WAY LINE |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SSCO = SANITARY SEWER CLEAN-OUT |
| CONC = CONCRETE | MF = METAL FENCE | SW = SIDE WALK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TBM = TEMPORARY BENCHMARK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC | TOB = TOP OF BANK |
| DELTA = CENTRAL ANGLE | VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| EL = ELEVATION | OH = ROOF OVERHANG | TYP = TYPICAL |
| ENCL = ENCLOSURE | OHV = OVERHEAD WIRES | UNR = UNREADABLE |
| EP = EDGE OF PAVEMENT | PC = POINT OF CURVE | UE = UTILITY EASEMENT |
| FF = FINISHED FLOOR ELEVATION | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF CONTROL CURVE | WF = WOOD FENCE |
| FI = FENCE INSIDE | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FND = FOUND | PK = PARKER KALON NAIL | WM = WATER METER |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| | | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

| | |
|----------------|------------|
| SCALE: | 1" = 10' |
| MAP DATE: | 09/09/2020 |
| REVISION DATE: | XX/XX/XXXX |
| SHEET: | 1 OF 1 |
| DRAWN BY: | MPB |
| CHECKED BY: | EAI |
| JOB NO.: | 20-388 |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED
ERIC A. ISAACS, P.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

Photos



900 Southard St

Key West, FL 33040



From Margaret St.



From Margaret St.



From Southard St.



From Southard St.

Monroe County Property Appraiser



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 00011260-000000
 Account# 1011568
 Property ID 1011568
 Millage Group 10KW
 Location 900 SOUTHARD St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 57 OR203-120/21 OR560-489 OR643-10 OR720-140/42
 Description OR751-1699/1700 OR789-1673/74 OR818-534/35 OR936-2226/27 OR1112-2367 OR1173-2463 OR2129-1909/1911
 (Note: Not to be used on legal documents.)
 Neighborhood 32090
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[EIGHT LLC](#)
 900 Southard St
 Key West FL 33040

Valuation

| | 2020 | 2019 | 2018 | 2017 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$314,590 | \$324,269 | \$298,694 | \$312,068 |
| + Market Misc Value | \$5,639 | \$5,838 | \$6,037 | \$6,236 |
| + Market Land Value | \$453,196 | \$539,519 | \$539,519 | \$314,190 |
| = Just Market Value | \$773,425 | \$869,626 | \$844,250 | \$632,494 |
| = Total Assessed Value | \$773,425 | \$765,317 | \$695,743 | \$632,494 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$773,425 | \$869,626 | \$844,250 | \$632,494 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------|-----------------|-------------|----------|-------|
| (1200) | 2,994.00 | Square Foot | 56.5 | 53 |

Commercial Buildings

Style RESTAURANT & CAFETR / 21C
 Gross Sq Ft 5,079
 Finished Sq Ft 2,593
 Perimiter 0
 Stories 2
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 450 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1929
 Year Remodeled

Effective Year Built 1993
Condition

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| CAN | CANOPY | 670 | 0 | 0 |
| OPX | EXC OPEN PORCH | 481 | 0 | 0 |
| DUF | FIN DET UTILIT | 84 | 0 | 0 |
| FLA | FLOOR LIV AREA | 2,593 | 2,593 | 0 |
| OOU | OP PR UNFIN UL | 63 | 0 | 0 |
| OPF | OP PRCH FIN LL | 12 | 0 | 0 |
| PDO | PATIO DIN OPEN | 1,066 | 0 | 0 |
| SBF | UTIL FIN BLK | 110 | 0 | 0 |
| TOTAL | | 5,079 | 2,593 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|-------------|------------|-----------|----------|---------|-------|
| FENCES | 1988 | 1989 | 1 | 114 SF | 2 |
| FENCES | 1990 | 1991 | 1 | 600 SF | 2 |
| BRICK PATIO | 1992 | 1993 | 1 | 1048 SF | 2 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 6/30/2005 | \$2,500,000 | Warranty Deed | | 2129 | 1909 | M - Unqualified | Improved |
| 6/1/1991 | \$320,000 | Warranty Deed | | 1173 | 2473 | U - Unqualified | Improved |
| 3/1/1985 | \$115,000 | Warranty Deed | | 936 | 2226 | Q - Qualified | Improved |
| 8/1/1980 | \$75,000 | Warranty Deed | | 818 | 534 | Q - Qualified | Improved |
| 5/1/1979 | \$65,000 | Conversion Code | | 789 | 1673 | Q - Qualified | Improved |

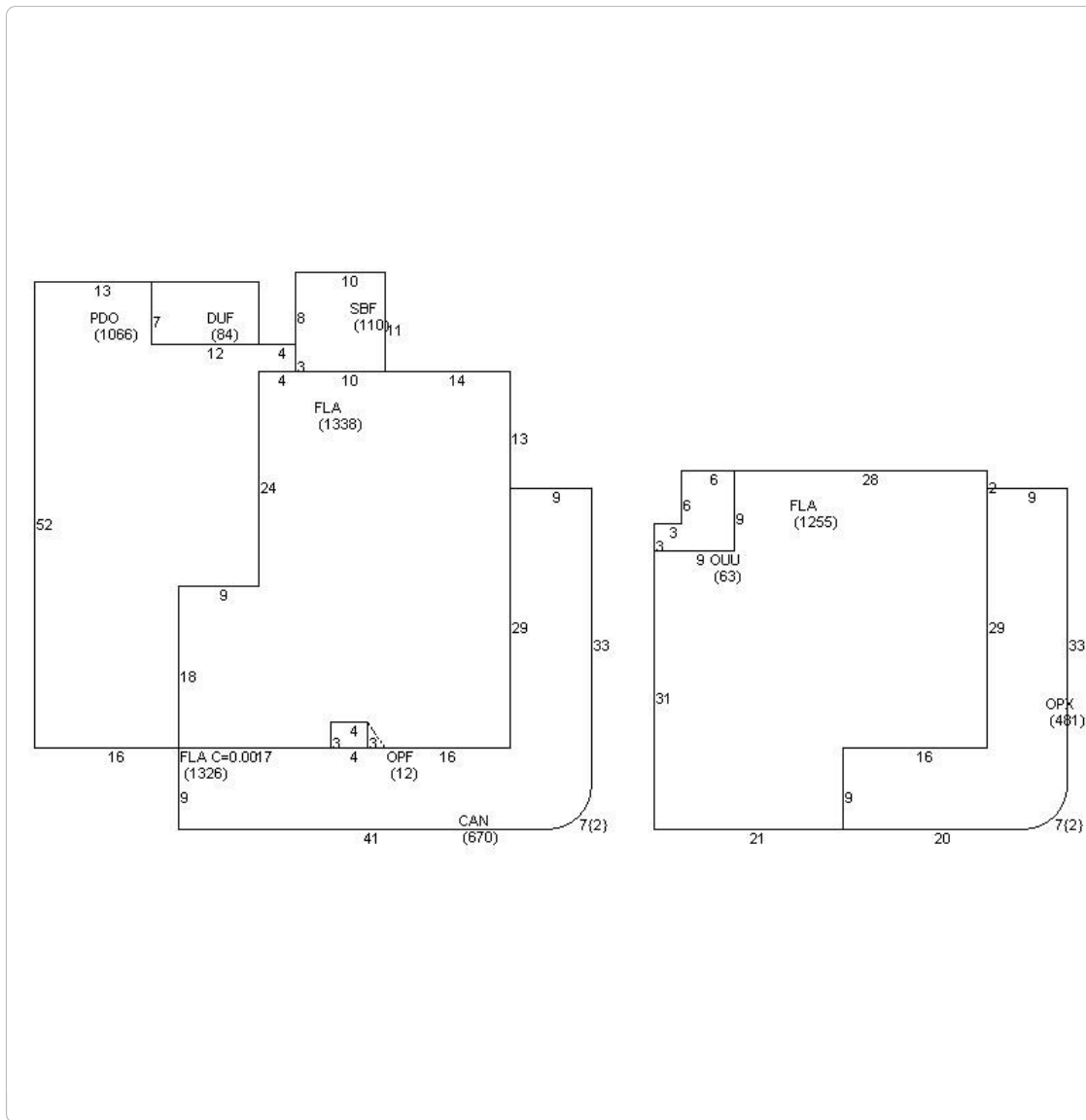
Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|----------|-------------|--|
| 05-4280 | 9/30/2005 | 12/8/2005 | \$4,000 | Commercial | replace rotton sub flooring in bathrooms |
| 02-3272 | 12/4/2002 | 9/25/2003 | \$12,964 | Commercial | ROOFING |
| 0100989 | 3/8/2001 | 10/23/2001 | \$300 | Commercial | PAINT EXTERIOR BUILDING |
| 0003607 | 10/31/2000 | 12/4/2000 | \$3,000 | | ELECTRICAL |
| B953973 | 11/1/1995 | 12/1/1995 | \$700 | Commercial | BRICK STEP ON CONCRETE |
| B953112 | 9/1/1995 | 12/1/1995 | \$7,000 | Commercial | REPAIR SILLS/JOIST ETC |
| E953147 | 9/1/1995 | 12/1/1995 | \$500 | Commercial | MINIMUM FEE & INSPECTION |
| E952624 | 8/1/1995 | 12/1/1995 | \$800 | Commercial | ELECTRICAL |
| A951633 | 5/1/1995 | 9/1/1995 | \$1,672 | Commercial | 4 SQS V-CRIMP ROOF |
| B941844 | 6/1/1994 | 11/1/1994 | \$4,000 | Commercial | REMOVE WK IN COOLER |
| B942096 | 6/1/1994 | 11/1/1994 | \$4,000 | Commercial | REPLACE WALK IN COOLER |
| M942061 | 6/1/1994 | 11/1/1994 | \$2,500 | Commercial | INST.1-21/2 TON A/C W/4 D |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2020 TRIM Notice(PDF)

2020 Notices Only

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

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 8/20/2020, 2:35:17 PM

Version 2.3.78

Developed by
 Schneider
GEOSPATIAL