



# Application For Revocable License

City of Key West, Florida • Planning Department

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

**Application Fee: \$350.00**

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

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: 1029 Southard Street, Key West, Florida 33040

Zoning District: HMDR Real Estate (RE) #: ALT. Key #1007480

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: 305-395-8771 Office: 305-294-0252 Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## PROPERTY OWNER: (if different than above)

Name: III's A PLACE IN THE SUN, INC

Mailing Address: 1029 Southard Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305-395-8771 Office: 305-296-8286 Fax: \_\_\_\_\_

Email: cafesole@gmail.com

Description of requested revocable license and use: To allow the continued use of the rights of way along Frances Street and Southard Street for planters and benches, as depicted in site plan and photographs.

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 Revocable License

**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.
- 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 revocable license area requested
- Photographs showing the proposed area

# 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  Owner's Legal Representative  
for the property identified as the subject matter of this application:

1029 Southard 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  
FBN#331880  
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on June 1, 2015 (date) by  
Adele V. Stones (name). He/She is personally known to me or has  
presented personally known as  
identification.

*Mackenzie Williams*  
**Notary's Signature and Seal**

Mackenzie Williams Name of Acknowledger typed, printed or stamped  
Title or Rank  
Commission Number, if any



**Deed**

**MONROE COUNTY  
OFFICIAL RECORDS**

**FILE #1299086  
BK#1782 PG#2030**

Return to: (Enclose self addressed stamped envelope)  
Name: **STONES & CARDENAS**  
221 Simonton Street  
Key West, FL 33040  
(305) 294-0252

**RCD May 08 2002 11:32AM  
DANNY L KOLHAGE, CLERK**

This Instrument Prepared By:

**STONES & CARDENAS**  
221 Simonton Street  
Key West, FL 33040  
(305) 294-0252

**DEED DOC STAMP \$500.00  
05/08/2002 DEP CLK**

Grantee Social Security Number: XXXXXXXXXX

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**WARRANTY DEED**

**THIS INDENTURE** made this 1st day of May, 2002, by and between Wayne W. King, a single man, whose address is 22427 Sierra Drive, Palm Springs, CA 92262, as Grantor, and J.J.J.'s A Place In The Sun, Inc., a Florida corporation, whose address is 1029 Southard Street, Key West, FL 33040, as Grantee.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to-wit:

In the City of Key West, Monroe County, Florida, being part of Lot One (1) in square Forty-Five (45). Commencing at a point at the Northwest corner of Frances and Southard Streets and running along Frances Street in a Northerly direction 50 feet and 8 inches; thence at right angles at a Westerly course parallel with Southard Street 40 feet; thence at right angles in a Southerly direction parallel with Frances Street 50 feet and 8 inches to Southard Street; thence at right angles along Southard Street 40 feet to the place of beginning. Together with the improvements situate thereon.

Parcel Identification Number: 00007220-000000

**SUBJECT TO:** Taxes for the year 2002 and subsequent years.

**SUBJECT TO:** Conditions, limitations, reservations and easements of record.

**TOGETHER** with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires

FILE #1299086  
BK#1782 PG#2031

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 the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

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: Fernando Alvarado

[Signature]  
Wayne W. King

[Signature]  
Witness Name: D. Franco

State of California:  
County of Riverside:

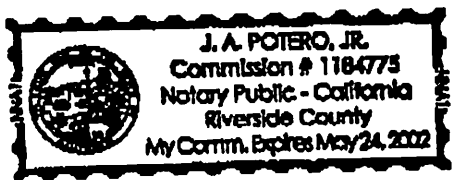
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Wayne W. King, who is ~~are~~ personally known to me to be the individual(s) described in and who executed the foregoing instrument or produced CAVL as identification, and acknowledged before me that the same was executed freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Palm Springs, County of Riverside, State of California, this 24 day of May, 2002.

J. A. POTERO JR  
Printed Name

[Signature]  
Signature

My Commission Expires: May 24, 2008



MONROE COUNTY  
OFFICIAL RECORDS

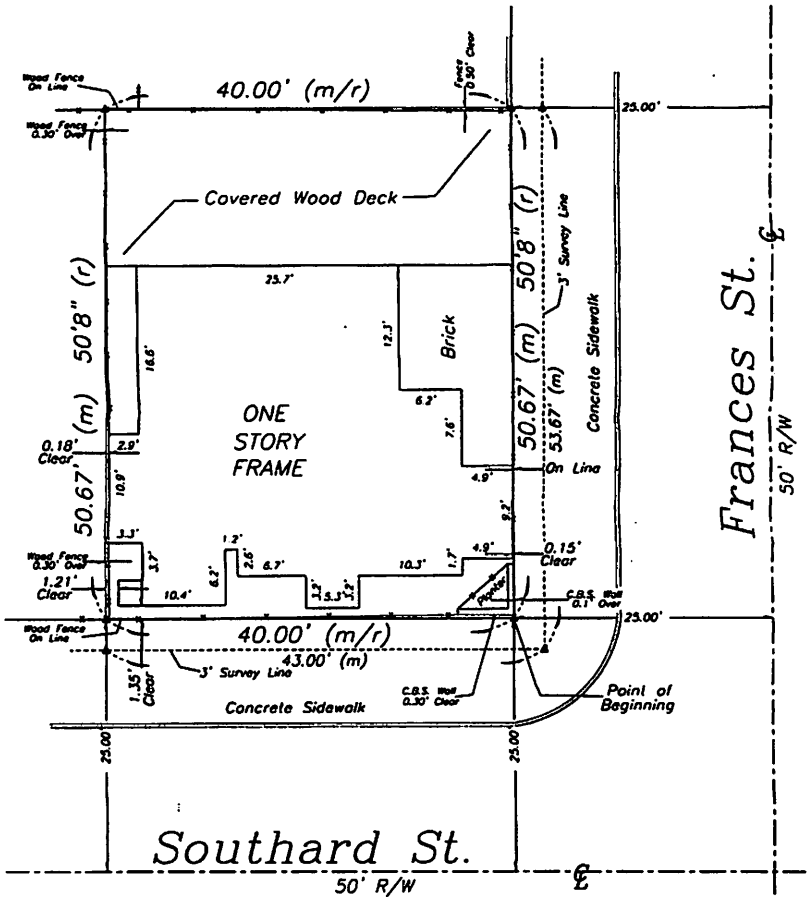
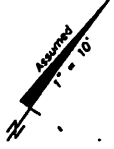
# Survey



Map of:  
Boundary Survey for:  
J.J.J's A Place in the Sun, Inc.  
of part of Lot 1, Square 45,  
City of Key West

**LEGEND**

- ▲ Found Nail & Disc (Norbby)
- (R) Record
- (M) Measured
- (M/R) Measured & Record
- R/W Right of Way
- C.B.S. Concrete Block Structure



**NOTE:**  
This Survey Map is not full and  
complete without the attached  
Survey Report.

Sheet One of Two

**NORBY & O'FLYNN**  
Surveying, Inc.  
Professional Land Surveyors  
122 No. 7555  
3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 Fax (305) 293-8924

Report of:  
Boundary Survey for:  
J.J.J.'s A Place in the Sun, Inc.  
of part of Lot 1, Square 45,  
City of Key West

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address: 1029 Southard Street, Key West, FL
7. Date of field work: April 5, 2002.
8. Error of closure exceeds one part in 10,000.
9. North arrow is assumed and based on the legal description.
10. This Survey Report is not full and complete without the attached Survey Map.

**BOUNDARY SURVEY OF:** In the City of Key West, Monroe County, Florida, being part of Lot One (1) in Square Forty-Five (45). Commencing at a point at the Northwest corner of Frances and Southard Streets and running along Frances Street in a Northerly direction 50 feet and 8 inches; thence at right angles at a Westerly course parallel with Southard Street 40 feet; thence at right angles in a Southerly direction parallel with Frances Street 50 feet and 8 inches to Southard Street; thence at right angles along Southard Street 40 feet to the Place of Beginning.

**BOUNDARY SURVEY FOR:**

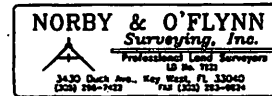
J.J.J.'s A Place in the Sun, Inc., a Florida Corporation;  
First State Bank of the Florida Keys, ISAOA;  
Stones & Cardenas;  
Attorneys' Title Insurance Fund, Inc.;

NORBY & O'FLYNN SURVEYING, INC.

  
Lynn O'Flynn, PLS  
Florida Reg. #6298

April 9, 2002

Sheet Two of Two



# Site Plans

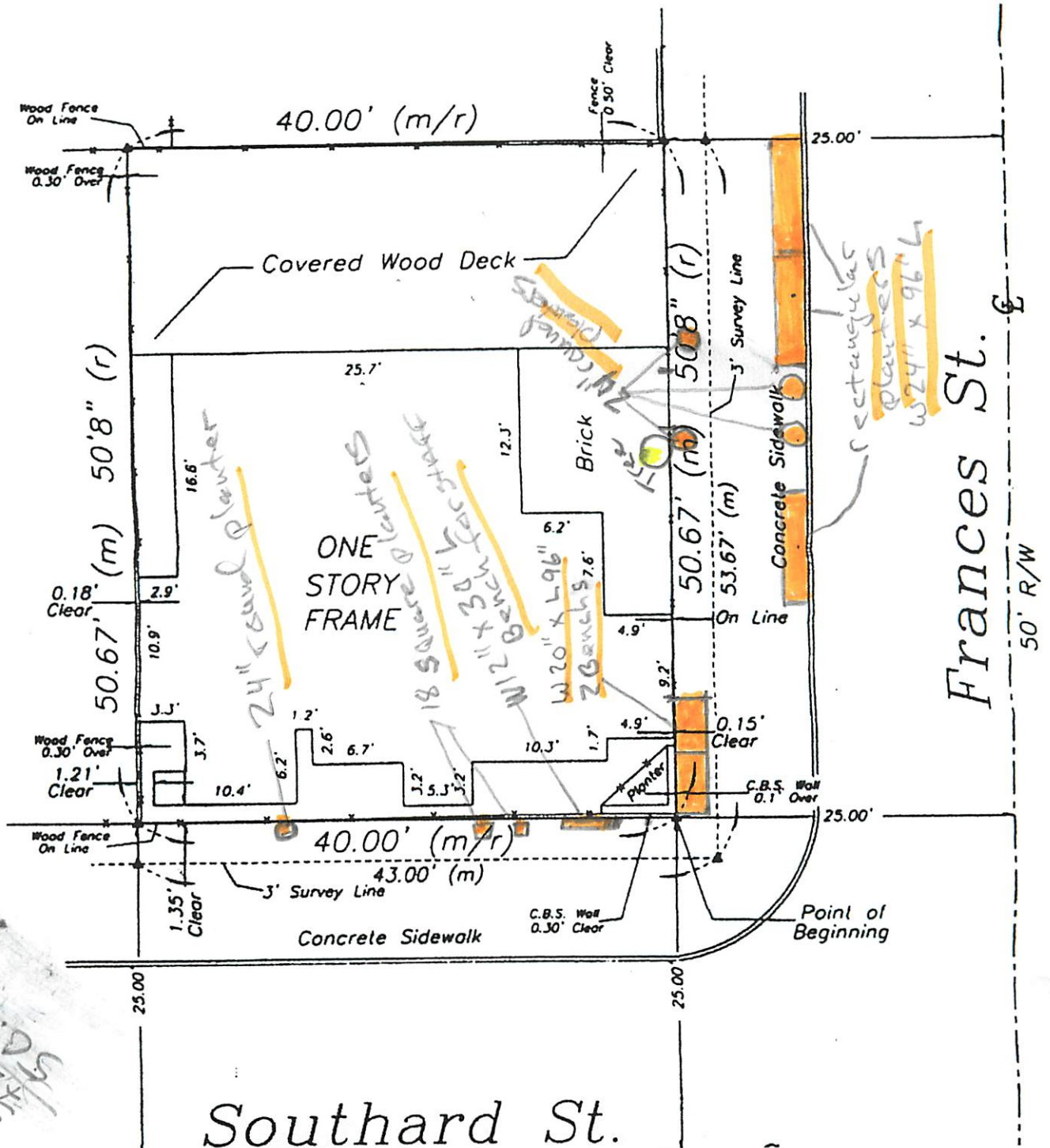
Map of:  
Boundary Survey for:  
J.J.J's A Place in the Sun, Inc.  
of part of Lot 1, Square 45,  
City of Key West

**LEGEND**

- ▲ Found Nail & Disc (Norby)
- (R) Record
- (M) Measured
- (M/R) Measured & Record
- R\W Right of Way
- C.B.S. Concrete Block Structure

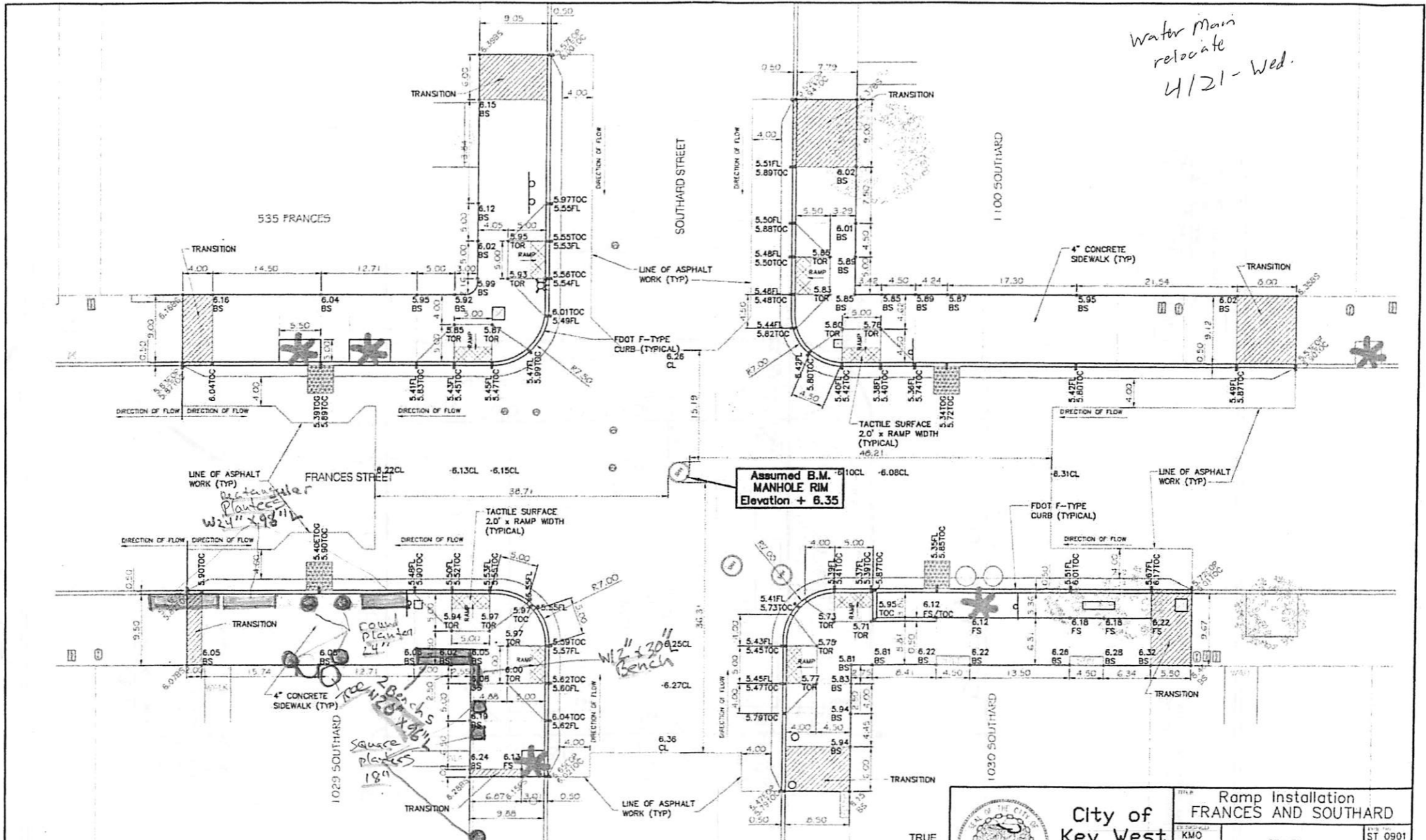


11.42 x 1/16 =



Handwritten notes in the bottom left corner, including '1/16', '1/8', and '1/4'.

Water Main  
relocate  
4/21 - Wed.



Assumed B.M.  
MANHOLE RIM  
Elevation + 6.35

1 SITE PLAN - FRANCES AND SOUTHARD  
SCALE: ?



<b>City of Key West</b> Engineering Services 604 Shannon Street Key West, FL 33040		<b>Ramp Installation FRANCES AND SOUTHARD</b>	
TITLE: KMO DRAWN BY: KMO CHECKED BY: G. BOWMAN DATE: NOTED	Site Plan	ST 0901 B-520 12-11-09 1 of 1	Gravity Injection Wells 4

# **Site Photos**

13-296 1029 Southard St.

May 26, 2015







# **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 Monday the 25th for Memorial Day.

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: 1007480 Parcel ID: 00007220-000000

### Ownership Details

**Mailing Address:**

J J JS A PLACE IN THE SUN INC  
 1029 SOUTHARD ST  
 KEY WEST, FL 33040-7144

### Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS

Millage Group: 10KW

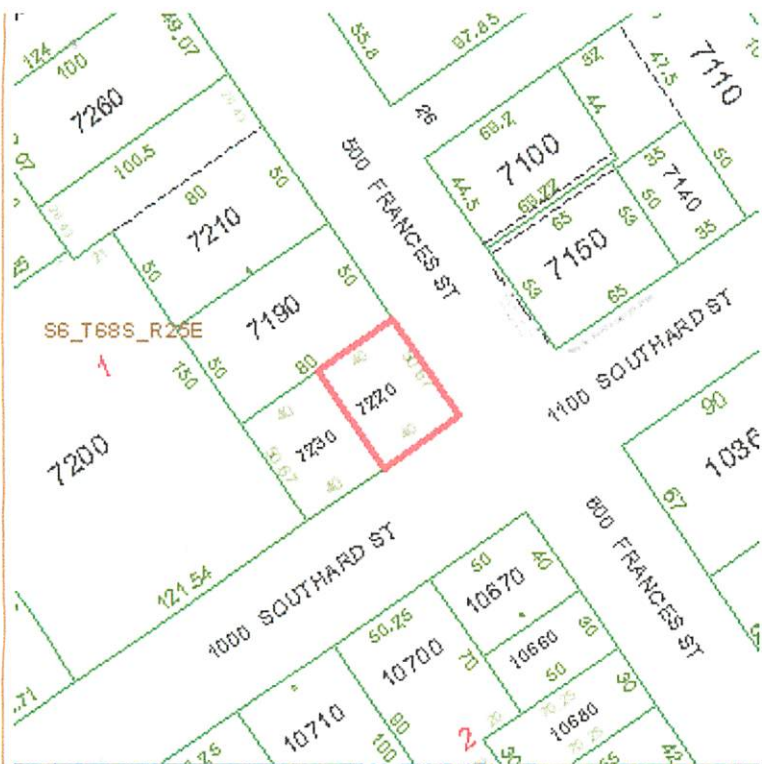
Affordable Housing: No

Section-Township- Range: 06-68-25

Property Location: 1029 SOUTHARD ST KEY WEST

Legal Description: KW PT LOT 1 SQR 45 G3-146 OR574-461 OR774-1124/1125 OR897-1186/1187 CASE#87-283-CP-10 OR1021-771/772WILL OR1047-388 OR1091-27R/S OR1119-1222 OR1142-645R/S OR1730-2051Q/C OR1782-2030/31(LG)

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	40	51	2,026.80 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1  
 Total Living Area: 911  
 Year Built: 1928

# Building 1 Details

Building Type  
 Effective Age 21  
 Year Built 1928  
 Functional Obs 0

Condition F  
 Perimeter 142  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 27  
 Grnd Floor Area 911

## Inclusions:

Roof Type  
 Heat 1 FCD/AIR NON-DC  
 Heat Src 1 ELECTRIC

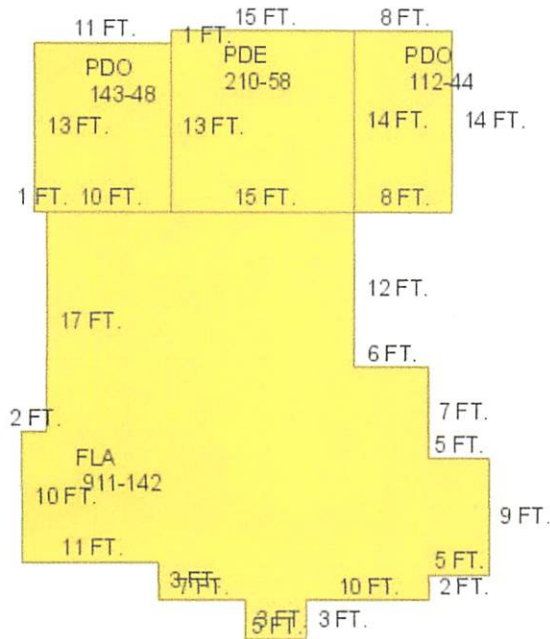
Roof Cover  
 Heat 2  
 Heat Src 2

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 9

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	1988					911
2	PDO		1	1988					112
3	PDE		1	1988					210
4	PDO		1	1988					143

## Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1701	RESTAURANT & CAFETR	100	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
463	AB AVE WOOD SIDING	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	25 SF	0	0	1979	1980	1	40
2	FN2:FENCES	974 SF	0	0	1984	1985	2	30
3	FN2:FENCES	160 SF	40	4	2002	2003	2	30

**Appraiser Notes**

TPP 8533560 - CAFE SOLE

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-2702	07/27/2008		500	Commercial	INSTALL NEW CIRCUIT FOR DUCTLESS A/C UNIT.
	08-2509	07/17/2008		2,989	Commercial	INSTALL A TWO TON DUCTLESS MAIN SPLIT SYSTEM ON EXISTING STAND
1	96-2461	06/01/1996	11/01/1996	300	Commercial	ROOF
2	00-2127	07/28/2000	08/09/2000	1,200	Commercial	UPGRADE SERVICE 200 AMP
3	02-2912	11/07/2002	12/06/2002	408	Commercial	INSTALL PICKET FENCE 40X4
4	0103726	05/20/2002	12/06/2002	150	Commercial	PAINT FENCE
5	03-1255	04/09/2003	09/24/2003	2,400	Commercial	SEWER LATERAL
6	03-2061	06/19/2003	09/24/2003	8,000	Commercial	EXHAUST HOOD
7	03-2307	07/23/2003	09/24/2003	1,200	Commercial	FIRE SUPPRESSION
8	04-1505	05/06/2004	11/03/2004	1,000	Commercial	R&R 125 AMP SVC
9		05/13/2005	12/08/2005	8,714	Commercial	REPLACE FLAT ROOF WITH 12SQS OF ROOFING
10	07-0320	01/19/2007	06/27/2007	1,200	Commercial	INSTALL CIRCUITS FOR DUCTLESS A/C SYSTEM
11	07-0340	01/23/2007	06/24/2007	3,480	Commercial	INSTALL TWO 1-TON MINI SPLIT A/C SYSTEMS

**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	109,264	1,785	222,217	333,266	315,156	0	333,266
2013	109,264	1,807	175,435	286,506	286,506	0	286,506
2012	109,264	1,824	175,435	286,523	286,523	0	286,523

2011	109,264	1,841	302,333	413,438	413,438	0	413,438
2010	110,237	1,863	300,761	412,861	412,861	0	412,861
2009	110,237	1,880	325,778	437,895	437,895	0	437,895
2008	112,993	1,897	304,020	535,500	535,500	0	535,500
2007	84,953	1,919	304,020	535,500	535,500	0	535,500
2006	84,953	1,936	192,546	510,000	510,000	0	510,000
2005	86,952	1,953	162,144	425,000	425,000	0	425,000
2004	75,918	1,975	121,608	178,496	178,496	0	178,496
2003	73,441	1,997	70,700	178,496	178,496	0	178,496
2002	73,441	1,783	70,700	169,996	169,996	0	169,996
2001	73,441	1,946	40,400	169,996	169,996	0	169,996
2000	73,441	769	40,400	155,113	155,113	0	155,113
1999	73,441	814	40,400	155,113	155,113	0	155,113
1998	49,074	875	40,400	155,113	155,113	0	155,113
1997	49,074	921	36,360	155,113	155,113	0	155,113
1996	44,613	967	36,360	155,113	155,113	0	155,113
1995	44,613	1,028	36,360	155,113	155,113	0	155,113
1994	44,613	1,073	36,360	155,113	155,113	0	155,113
1993	44,613	1,119	36,360	155,113	155,113	0	155,113
1992	44,613	1,179	36,360	155,113	155,113	0	155,113
1991	44,613	1,225	36,360	155,113	155,113	0	155,113
1990	44,613	1,270	32,825	155,113	155,113	0	155,113
1989	44,613	1,331	32,320	155,113	155,113	0	155,113
1988	29,307	882	26,260	56,449	56,449	0	56,449
1987	28,786	911	15,082	44,779	44,779	0	44,779
1986	28,817	931	14,532	44,280	44,280	0	44,280
1985	28,231	960	12,210	41,401	41,401	0	41,401
1984	27,805	0	12,210	40,015	40,015	0	40,015
1983	22,372	0	8,140	30,512	30,512	0	30,512
1982	17,461	0	8,140	25,601	25,601	0	25,601

## 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
5/1/2002	1782 / 2030	500,000	<u>WD</u>	<u>Q</u>
8/1/1990	1142 / 645	275,000	<u>WD</u>	<u>U</u>
1/1/1990	1119 / 1222	225,000	<u>WD</u>	<u>Q</u>
4/1/1989	1091 / 27	177,500	<u>WD</u>	<u>Q</u>
3/1/1988	1047 / 388	270,000	<u>WD</u>	<u>U</u>
11/1/1983	897 / 1186	97,500	<u>WD</u>	<u>U</u>

2011	109,264	1,841	302,333	413,438	413,438	0	413,438
2010	110,237	1,863	300,761	412,861	412,861	0	412,861
2009	110,237	1,880	325,778	437,895	437,895	0	437,895
2008	112,993	1,897	304,020	535,500	535,500	0	535,500
2007	84,953	1,919	304,020	535,500	535,500	0	535,500
2006	84,953	1,936	192,546	510,000	510,000	0	510,000
2005	86,952	1,953	162,144	425,000	425,000	0	425,000
2004	75,918	1,975	121,608	178,496	178,496	0	178,496
2003	73,441	1,997	70,700	178,496	178,496	0	178,496
2002	73,441	1,783	70,700	169,996	169,996	0	169,996
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1992	44,613	1,179	36,360	155,113	155,113	0	155,113
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1988	29,307	882	26,260	56,449	56,449	0	56,449
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8/1/1990	1142 / 645	275,000	<u>WD</u>	<u>U</u>
1/1/1990	1119 / 1222	225,000	<u>WD</u>	<u>Q</u>
4/1/1989	1091 / 27	177,500	<u>WD</u>	<u>Q</u>
3/1/1988	1047 / 388	270,000	<u>WD</u>	<u>U</u>
11/1/1983	897 / 1186	97,500	<u>WD</u>	<u>U</u>

This page has been visited 79,860 times.

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