



Application For Easement

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

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)

RECEIVED
APR 12 2018
BY: NLH

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: 530 William Street

Zoning District: HHDR Real Estate (RE) #: 00008520-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-0252 Fax: 305-294-5788

Email: greg@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: J. Donald Peek

Mailing Address: 3103 Old River Road

City: Fortson State: GA Zip: 31808

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

Email: peekinsortson@bellsouth.net

Description of requested easement and use:

To maintain the existing fence in its current configuration.

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.
- 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

VERIFICATION AND AUTHORIZATION FORMS

**City of Key West
Planning Department**




Authorization Form
(Individual or Joint Owner)

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

I, J. Donald Peek authorize
Please Print Name(s) of Owner(s) as appears on the deed

Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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


Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this April 2, 2018
Date

by J. Donald Peek
Name of Owner

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

Rose King
Notary's Signature and Seal

Rose King
Name of Acknowledger typed, printed or stamped



W-00271953
Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) *(print position; president, managing member)*
of Oropeza, Stones & Cardenas, PLLC
(print name of entity serving as Authorized Representative)

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:

530 William Street

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.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 2, 2018 by
Gregory S. Oropeza
Name of Authorized Representative
date

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

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

COPY OF RECORDED WARRANTY DEED

Prepared by and return to:

Susan M. Cardenas
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 18-14
Consideration: \$1,650,000.00

Doc# 2153685
Bk# 2389 Pg# 2497

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of February, 2018 between Dimitri Kavoura, a single man whose post office address is P.O. Box 308, Key West, FL 33041, grantor, and J. Donald Peek, a married man whose post office address is 3103 Old River Road, Fortson, GA 31808, 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:

In the City of Key West, and is known as part of Lot 1, in Square 48, according to the map of the Island of Key West, delineated in February, A.D. 1829, by William A. Whitehead.

Commencing at the corner of William and Southard Streets and running thence in a Northwesterly direction along William Street, 45 feet; thence at right angles in a Southwesterly direction 99 feet; thence at right angles in a Southeasterly direction 45 feet to Southard Street; thence at right angles in a Northeasterly direction, along Southard Street 99 feet back to the point of beginning.

Parcel Identification Number: 00008520-000000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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, 2017**.

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:

Michael P. Spurnak

Witness Name: MICHAEL P. SPIRNYAK

Gregory Oropeza

Witness Name: Gregory Oropeza

[Signature]
Dimitri Kavoura

Doc# 2153685
Bk# 2389 Pg# 2498

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 1 day of February, 2018 by Dimitri Kavoura, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

PROPERTY RECORD CARD

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 00008520-000000
Account # 1008788
Property ID 1008788
Millage Group 10KW
Location 530 WILLIAM St , KEY WEST
Address
Legal KW PT LOT 1 SQR 48 I-307 T-316 XX-189 B2-582 OR320-591/94 OR571-807 OR579-604 OR653-492 OR1683-1915 OR2340-2369 OR2494-720/22 OR2590-114ORD OR2599-1286/87 OR2686-1558/59 OR2762-857/58 OR2889-2497/98
Description (Note: Not to be used on legal documents)
Neighborhood 6108
Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Housing No



Owner

PEEK J DONALD
 3103 Old River Rd
 Fortson GA 31808

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$611,774	\$417,723	\$330,471	\$331,170
+ Market Misc Value	\$3,978	\$4,018	\$4,615	\$4,212
+ Market Land Value	\$494,995	\$678,093	\$499,209	\$536,535
= Just Market Value	\$1,110,747	\$1,099,834	\$834,295	\$871,917
= Total Assessed Value	\$1,110,747	\$1,099,834	\$834,295	\$601,251
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,110,747	\$1,099,834	\$834,295	\$871,917

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI-FAMILY SUPERIOR (08SD)	4,455.00	Square Foot	45	99

Buildings

Building ID 601
Style 2 STORY ELEV FOUNDATION
Building Type M.F. - R2 / R2
Gross Sq Ft 3025
Finished Sq Ft 1938
Stories 2 Floor
Condition GOOD
Perimeter 206
Functional Obs 0
Economic Obs 0
Depreciation % 8
Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
Year Built 1924
EffectiveYearBuilt 2008
Foundation WD CONC PADS
Roof Type IRR/CUSTOM
Roof Coverage METAL
Flooring Type CONC S/B GRND
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 4
Full Bathrooms 2
Half Bathrooms 0
Grade 650
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	238	0	82
FHS	FINISH HALF ST	360	0	108
FLA	FLOOR LIV AREA	1,938	1,938	298
OPU	OP PR UNFIN LL	423	0	98
OUU	OP PR UNFIN UL	45	0	28
SBF	UTIL FIN BLK	21	0	20

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		3,025	1,938	634

Building ID	602	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1925
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2008
Gross Sq Ft	1170	Foundation	WD CONC PADS
Finished Sq Ft	1020	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	196	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	8	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	150	0	0
FLA	FLOOR LIV AREA	1,020	1,020	0
TOTAL		1,170	1,020	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1979	1980	1	258 SF	4
BRICK PATIO	1989	1990	1	75 SF	4
WOOD DECK	1989	1990	1	195 SF	2
FENCES	1981	1982	1	576 SF	2

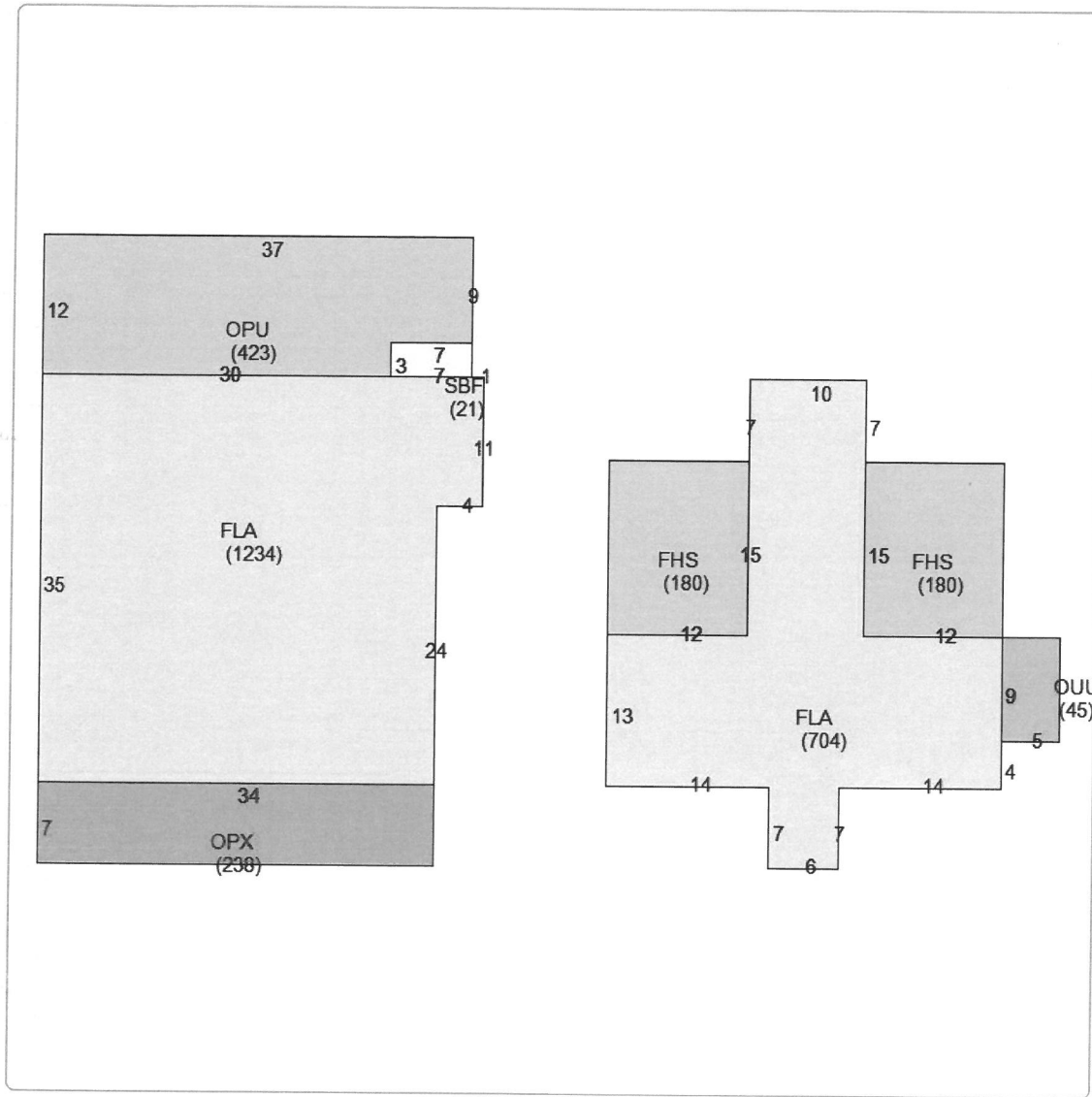
Sales

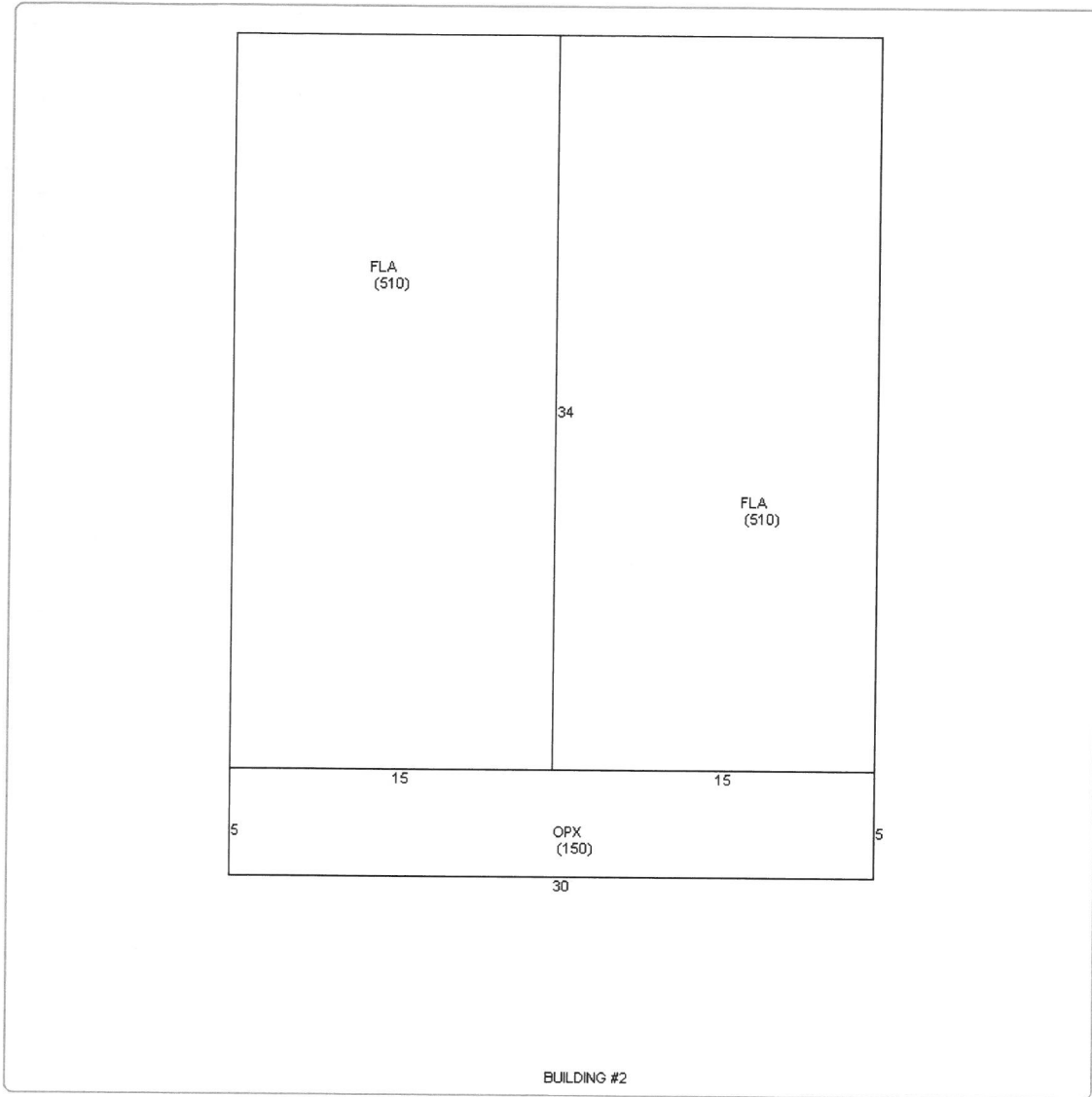
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/2018	\$1,650,000	Warranty Deed	2153685	2889	2497	02 - Qualified	Improved
9/25/2015	\$1,250,000	Warranty Deed		2762	857	02 - Qualified	Improved
5/21/2014	\$100	Warranty Deed		2686	1558	30 - Unqualified	Improved
10/30/2012	\$100	Warranty Deed		2599	1286	11 - Unqualified	Improved
11/30/2010	\$100	Quit Claim Deed		2494	720	11 - Unqualified	Improved
1/14/2008	\$1,450,000	Warranty Deed		2340	2369	O - Unqualified	Improved
2/1/1976	\$50,000	Conversion Code		653	492	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-2959	5/16/2006	9/28/2006	\$4,000	Residential	REPLACE SCALLOPED SIDING
06-0867	2/19/2006	9/28/2006	\$27,942	Residential	STORM DAMAGE - INSTALL 22 SQS ON METAL ROOFING
04-0615	3/2/2005	11/17/2004	\$500	Residential	REPAIR WINDOW & SIDING
05-0619	2/25/2005	12/31/2005	\$200	Residential	REPLACE THE FASCIA ON PORCH
03-4239	12/18/2003	12/31/2003	\$900	Residential	REPAIR WOODEN SHINGLES
01-1487	4/6/2001	12/31/2001	\$450	Residential	REPLACE CASINGS ON WNDWS
01-1936	4/2/2001	12/31/2001	\$3,789	Residential	19 SQS METAL SHINGLES
97-1461	5/1/1997	12/1/1997	\$2,500	Residential	INSTALL 2 CENTRAL AC
A941481	5/1/1994	11/1/1994	\$750	Residential	AWNINGS
B941152	4/1/1994	11/1/1994	\$9,000	Residential	REPR. PORCH,DECKING & DRS

Sketches (click to enlarge)





Photos



Map



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

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

Last Data Upload: 3/28/2018, 1:31:05 AM



Schneider

Developed by
The Schneider
Corporation

SPECIFIC PURPOSE SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N36°08'26"E ASSUMED
ALONG THE CENTERLINE OF
SOUTHARD STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

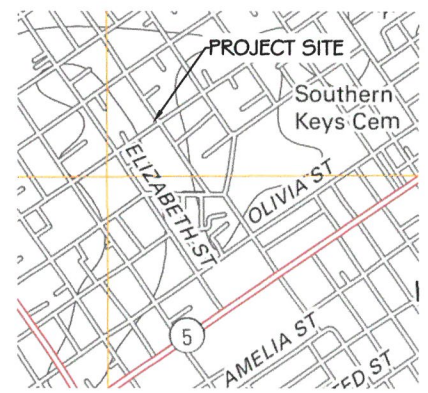
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
530 WILLIAM STREET #
725-727 SOUTHARD STREET
KEY WEST, FL 33040

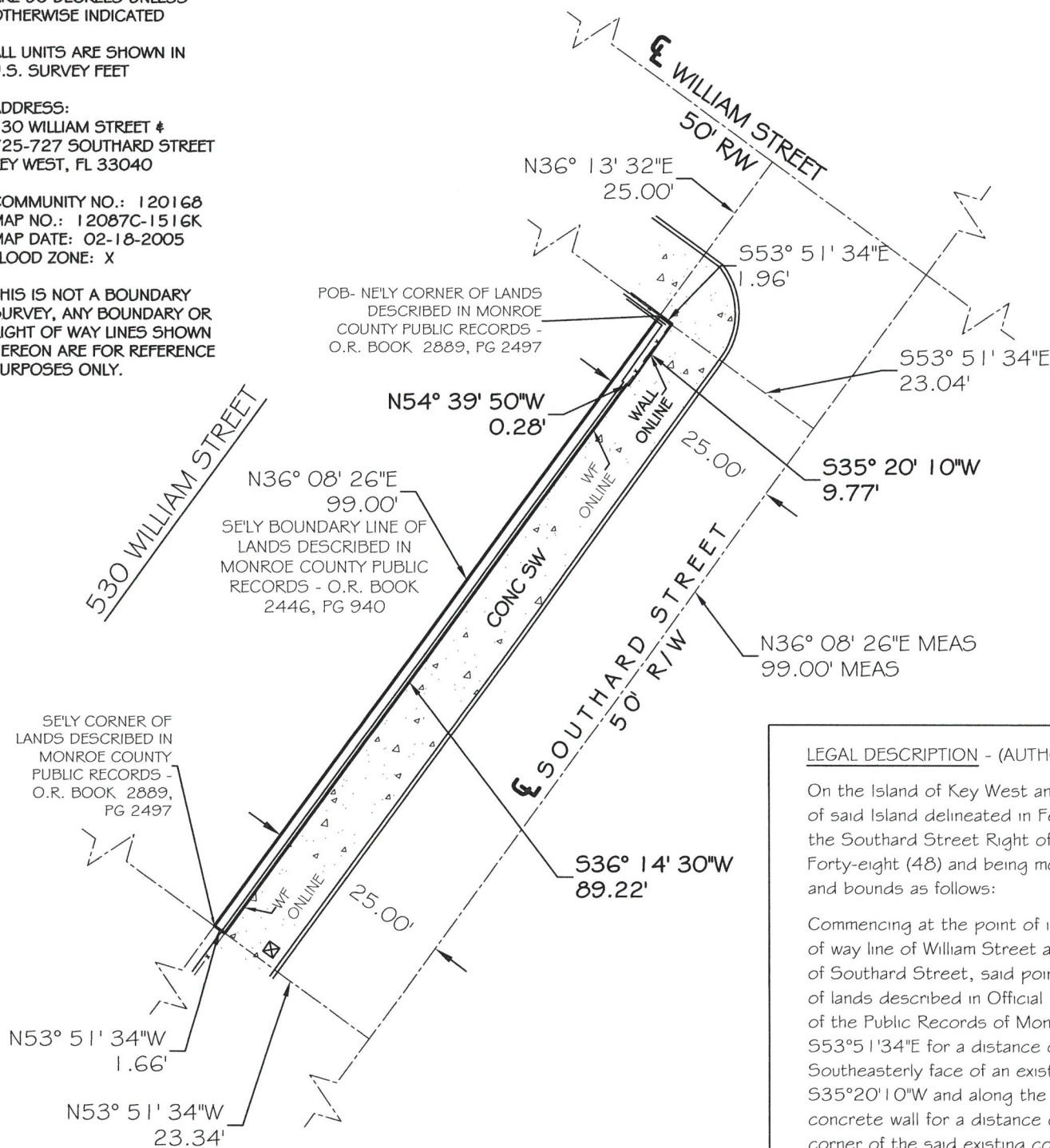
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X

THIS IS NOT A BOUNDARY
SURVEY, ANY BOUNDARY OR
RIGHT OF WAY LINES SHOWN
HEREON ARE FOR REFERENCE
PURPOSES ONLY.

LEGAL DESCRIPTION SKETCH



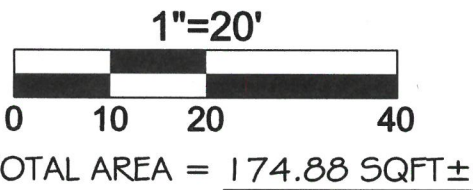
LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGAL DESCRIPTION - (AUTHORED BY THE UNDERSIGNED)

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a portion of the Southard Street Right of Way adjacent to Lot One (1) in Square Forty-eight (48) and being more particularly described by metes and bounds as follows:

Commencing at the point of intersection of the Southwesterly right of way line of William Street and the Northwestern right of way line of Southard Street, said point also being the Northeastly corner of lands described in Official Records Book 2889, at Page 2497 of the Public Records of Monroe County, Florida and thence S53°51'34"E for a distance of 1.96 feet to a point on the Southeastly face of an existing concrete wall; thence S35°20'10"W and along the Southeastly face of the said existing concrete wall for a distance of 9.77 feet to the Southeastly corner of the said existing concrete wall; thence N54°39'50"W and along the Southwesterly face of the said concrete wall for a distance of 0.28 feet to a point on the Southeastly face of an existing wood fence; thence S36°14'30"W and along the Southeastly face of the said existing wood fence for a distance of 89.22 feet; thence N53°51'34"W for a distance of 1.66 feet to the Southeastly corner of lands described in Official Records Book 2889, at Page 2497 of the Public Records of Monroe County, Florida; thence N36°08'26"E along the Southeastly boundary line of the said lands described in Official Records Book 2889, at Page 2497 of the Public Records of Monroe County, Florida, for a distance of 99.00 feet back to the Point of Beginning. Said parcel of land contains 174.88 square feet, more or less.



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 | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RAW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOP OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | OHW = OVERHEAD WIRES | UR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UE = UTILITY EASEMENT |
| EF = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCG = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FI = FIRE HYDRANT | 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 |

CERTIFIED TO -
J. Donald Peek;

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. 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"=20'
DATE	03/08/2018
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	18-153

I HEREBY CERTIFY THAT THIS SKETCH 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.

SIGNED

 ERIC A. ISAACS, FLSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



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

PHOTOGRAPHS OF PROPOSED EASEMENT AREA



