

**EASEMENT APPLICATION**  
City of Key West Planning Department  
3140 Flagler Avenue Street, Key West, FL 33040  
(305) 809-3720



Please read carefully before submitting applications

**Easement Application**

Please print or type a response to the following:

1. Name of Applicant 1114 Watson LLC / Jennifer Stephens
2. Site Address 1114 Watson Street Key West, FL 33040
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization Form must be completed)
4. Address of Applicant 2531 NE 8th Street  
Fort Lauderdale, FL 33304
5. Phone # of Applicant \_\_\_\_\_ Mobile# 954-803-1820 Email Photo of the artse@aol.com
6. Name of Owner, if different than above Moma? Me Holdings LLC owns 1114
7. Address of Owner 2531 NE 8th St.  
Fort Lauderdale, FL 33040
8. Phone Number of Owner \_\_\_\_\_ Email \_\_\_\_\_
9. Zoning District of Parcel HMDR RE# 31790
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested I am requesting easement usage of my front stairs at this property. These stairs have been here for many years and provide the only access I have to the front of the home. They are concrete stairs (only) and lead into a concrete structure at front entrance.
11. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No X If Yes, please describe and attach relevant documents. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Your consideration for my continual usage of existing stairs is much appreciated!

**RECEIVED**

NOV 07 2012

The following must be included with this application:

1. Copy of a recorded warranty deed showing the current ownership and a legal description of the property. (Typically a description of the property without the easement).
2. Two (2) original, signed and sealed copies of site surveys (No larger than 11"x 17") illustrating buildings and structures existing on the property as of the date of the request with a **legal description of the entire property**.
3. Two (2) original, signed and sealed Specific Purpose Surveys (No larger than 11"x 17") illustrating buildings and structures with a **legal description of the easement area requested**.
4. Color photographs from different perspectives showing the proposed easement area.
5. Application Fee by check payable to the City of Key West in the amount of **\$1000.00**, plus **\$400.00** for each additional easement on the same parcel. Please include a **separate** fee of **\$50.00** for Fire Department Review and an advertising and noticing fee of **\$100.00**.
6. Notarized Verification Form.
7. Notarized Authorization Form, if applicable. An Authorization form is required if a representative is applying on behalf of the owner.

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Jennifer Stephens, 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:

1114 Watson 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.

Jennifer Stephens  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Nov 07, 2012 by

Jennifer Stephens  
Name of Authorized Representative

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

Jo Bennett  
Notary's Signature and Seal



Jo Bennett  
Name of Acknowledger typed, printed or stamped

EE097995  
Commission Number, if any

RECEIVED

NOV 07 2012

CITY OF KEY WEST  
PLANNING DEPT.



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Helen Stephens, 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:

1114 Watson 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.

Helen Stephens  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this October 26, 2012 by  
*date*

Helen Stephens  
*Name of Authorized Representative*

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

Nelda B. Fields  
*Notary's Signature and Seal*

NELDA B. FIELDS  
*Name of Acknowledger typed, printed or stamped*

EE 2646  
*Commission Number, if any*



NELDA B. FIELDS  
Notary Public - State of Florida  
Comm. Expires Oct. 3, 2014  
Commission No. EE 2646



# Authorization Form

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, Helen Stephens as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of Momame Holdings LLC as owner of...  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Jennifer Stephens  
*Please Print Name of Representative*

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

Helen Stephens  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this October 26, 2012 by  
*date*

~~HELEN STEPHENS~~ HELEN STEPHENS  
*Name of Authorized Representative*

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

Nelda B. Fields  
*Notary's Signature and Seal*





NELDA B. FIELDS  
Notary Public - State of Florida  
Comm. Expires Oct. 3, 2014  
Commission No. EE 2646

NELDA B. FIELDS  
*Name of Acknowledger typed, printed or stamped*

EE 2646  
*Commission Number, if any*



FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS					
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<a href="#">Previous on List</a>	<a href="#">Next on List</a>	<a href="#">Return To List</a>	<input type="text" value="Entity Name Search"/>		
<b>No Events</b>	<b>No Name History</b>	<input type="button" value="Submit"/>			
<b>Detail by Entity Name</b>					
<b><u>Florida Limited Liability Company</u></b>					
MOMA & ME HOLDINGS LLC					
<p>This detail screen does not contain information about the 2013 Annual Report. <a href="#">Click here to determine if a 2013 Annual Report has been filed.</a></p>					
<b><u>Filing Information</u></b>					
<b>Document Number</b>	L12000075488				
<b>FEI/EIN Number</b>	NONE				
<b>Date Filed</b>	06/06/2012				
<b>State</b>	FL				
<b>Status</b>	ACTIVE				
<b>Effective Date</b>	06/06/2012				
<b><u>Principal Address</u></b>					
2531 NE 8TH STREET FORT LAUDERDALE FL 33304 US					
<b><u>Mailing Address</u></b>					
2531 NE 8TH STREET FORT LAUDERDALE FL 33304 US					
<b><u>Registered Agent Name &amp; Address</u></b>					
JOHN P WILKES PA 901 SOUTH FEDERAL HIGHWAY SUITE 101A FORT LAUDERDALE FL 33316 US					
<b><u>Manager/Member Detail</u></b>					
<b>Name &amp; Address</b>					
Title MGR					
STEPHENS, HELEN 22101 SUNNYSIDE LANE PANAMA CITY BEACH FL 32413					
<b><u>Annual Reports</u></b>					
<b>No Annual Reports Filed</b>					
<b><u>Document Images</u></b>					
06/06/2012 -- Florida Limited Liability		<input type="button" value="View image in PDF format"/>			



**Note:** This is not official record. See documents if question or conflict.

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Entity Name Search

**No Events**

**No Name History**

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State of Florida, Department of State

**Deed**

This Document Prepared By and Return to:  
Koenig Highsmith & Van Loon, P.A.  
3158 Northside Drive  
Key West, FL 33040  
305-296-8851

Doc# 1889728  
Bk# 2577 Pg# 2130

Parcel ID Number: 00031790-000000

+363,000.00

# Special Warranty Deed

This Indenture, Made this 15th day of June, 2012 A.D. Between Centennial Bank, an Arkansas Corporation, a corporation existing under the laws of the State of Arkansas and authorized to do business in the State of Florida of the County of Seminole, State of Florida, grantor, and 1114 Watson LLC, a Florida limited liability company

whose address is: 2531 N.E. 8th Street, Fort Lauderdale, FL 33304

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

On the Island of Key West and known as a part of Lot 7 in Square 6 Tract 13, according to George G. Watson's Subdivision of said Tract 13 recorded in Deed Book "OO" page 32, Monroe County Records. COMMENCING at a point on Watson Street, distant Southeasterly from the corner of Watson and Virginia Streets, 160 feet 2-4/5 inches and running thence along Watson Street in a Southeasterly direction 26 feet, 6 inches; thence at right angles in a Southwesterly direction 108 feet 6 inches; thence at right angles in a Northwesterly direction 26 feet; 6 inches thence at right angles in a Northeasterly direction 108 feet, 6 inches, to the point of beginning on Watson Street.

ALSO:

A triangular parcel of land on the Island of Key West and known as a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "I" at Page 209 of the Public Records of Monroe county, Florida, said parcel being more particularly described as follows: COMMENCING at the SE'y right of way line of Virginia Street with the SW'y right of way Together with all tenements, hereditaments and appurtenances thereto in anywise appertaining.

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

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

Nicole Sanders  
Printed Name: Nicole Sanders  
Witness

By: Meresa Lankford (Seal)  
Meresa Lankford  
Senior Vice President  
P.O. Address: 978 Rinehart Road, Lake Mary, FL  
Lake Mary, FL 32746

Jan R. Gage  
Printed Name: Jan R. Gage  
Witness

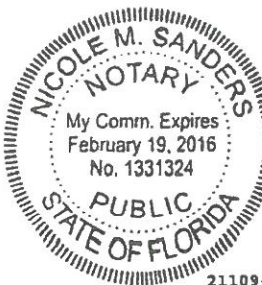


(Corporate Seal)

STATE OF Florida  
COUNTY OF ~~Seminole~~ Lake

The foregoing instrument was acknowledged before me this 15th day of June, 2012 by Meresa Lankford, Senior Vice President of Centennial Bank, an Arkansas Corporation, an Arkansas Corporation, on behalf of the corporation she is personally known to me or she has produced her Florida driver's license as identification

Nicole M. Sanders  
Printed Name: Nicole M. Sanders  
Notary Public  
My Commission Expires: Feb. 9, 2016



**Special Warranty Deed - Page 2**

Parcel ID Number: 00031790-000000

Doc# 1889728  
Bk# 2577 Pg# 2131

line of Watson Street, and run thence SE'y along the SW'y right of way line of the said Watson Street for a distance of 186.74 feet to the Point of Beginning; thence SW'y and at right angles for a distance of 108.5 feet, thence NE'y with a deflection angle of 178 degrees 12 minutes to the left for a distance of 108.55 feet to the SW'y right of way line of the said Watson Street; thence NW'y and along the SW'y right of way line of the said Watson Street for a distance of 3.4 feet back to the Point of Beginning.

AND ALSO

A parcel of land on the Island of Key West and known as a part of Lot 7, in Square 6, Tract 13, according to George G. Watson's Subdivision of said Tract 13 as recorded in Deed Book "T" at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described as follows: COMMENCING at the Southeasterly right of way line of Virginia Street with the Southwesterly right of way line of Watson Street and run thence Southeasterly along the Southwesterly right of way line of the said Watson Street for a distance of 190.14 feet to the Point of Beginning; thence continue Southeasterly along the Southwesterly right of way line of the said Watson Street for a distance of 2.55 feet; thence Southwesterly with a deflection angle of 91 degrees 29 minutes 48 seconds to the right for a distance of 72.04 feet; thence Northwesterly with a deflection angle of 90 degrees 50 minutes 55 seconds to the right for a distance of 2.92 feet; thence Northeasterly with a deflection angle of 89 degrees 26 minutes 59 seconds to the right for a distance of 71.93 feet back to the point of Beginning.

21109-175

**MONROE COUNTY  
OFFICIAL RECORDS**



# **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 18th for Martin Luther King, Jr. Day.

Website for Martin IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

**Property Record Card -  
Map portion under construction.**

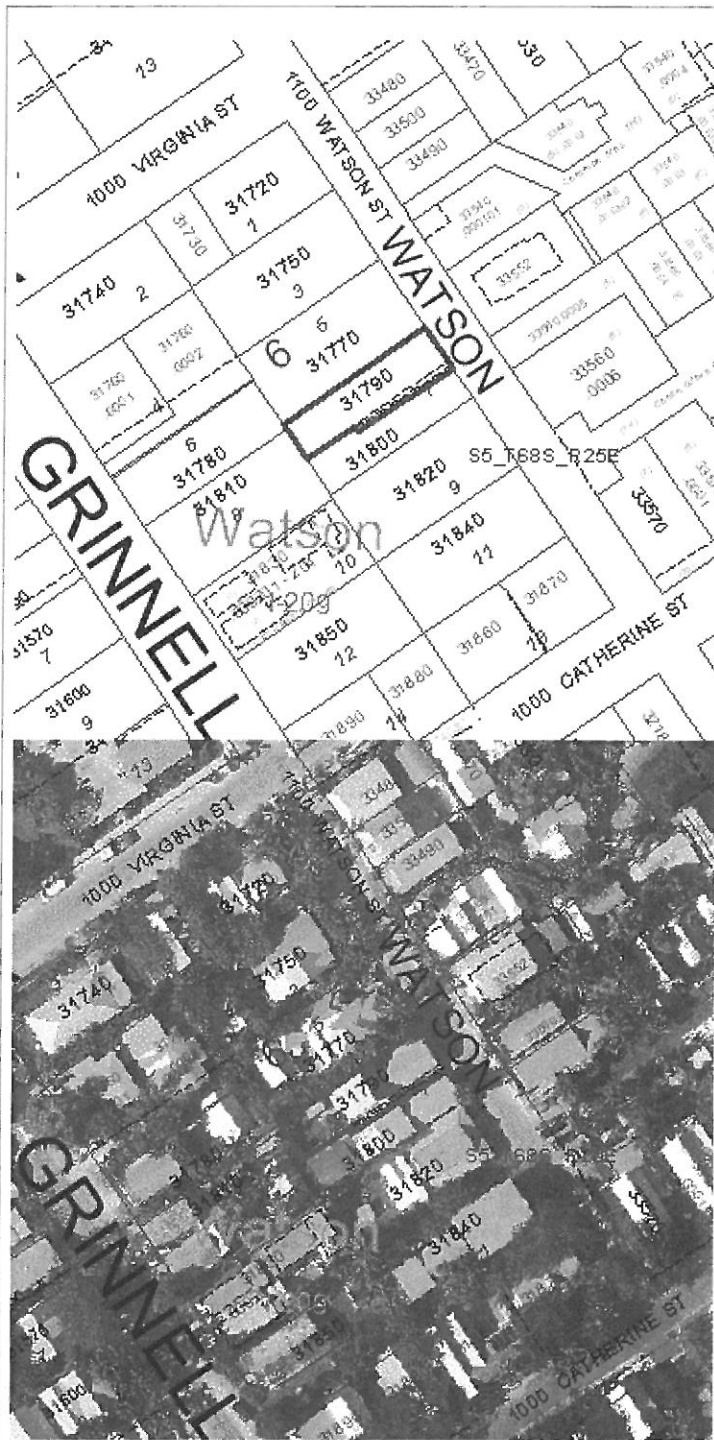
Alternate Key: 1032573 Parcel ID: 00031790-000000

**Ownership Details**

**Mailing Address:**  
KEY WEST BANK FSB  
C/O CENTENNIAL BANK SPECIAL ASSETS DEPT  
970 RINEHART RD  
LAKE MARY, FL 32746-1555

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1114 WATSON ST KEY WEST  
**Legal Description:** KW G G WATSON SUB I-209 PT LOT 7 SQR 6 TR 13 H1-201 OR575-620 OR1032-1175D/C OR1043-2256R/S OR1364-943/5 OR1364-956/8-E OR2263-791 OR2289-1176/77C OR2318-2190D/C OR2456-1860/62



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	29	109	2,987.00 SF

### Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0  
 Total Living Area: 1508  
 Year Built: 1933

### Building 1 Details

Building Type R2  
 Effective Age 14  
 Year Built 1933  
 Functional Obs 0

Condition G  
 Perimeter 236  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 15  
 Grnd Floor Area 1,508

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

Roof Type GABLE/HIP  
 Heat 1 FCD/AIR DUCTED  
 Heat Src 1 ELECTRIC

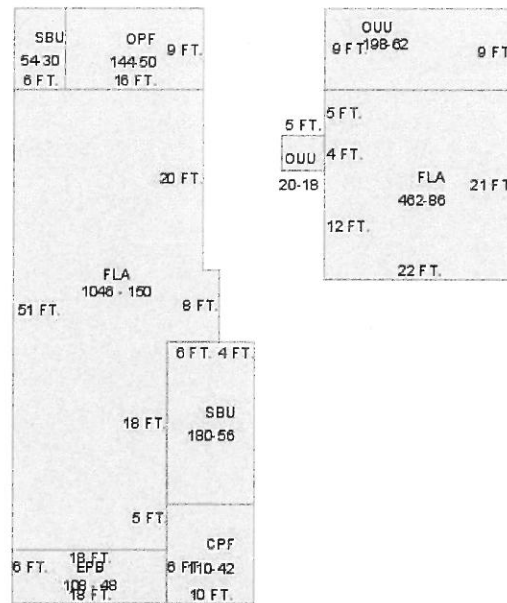
Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation WD CONC PADS  
 Bedrooms 3

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 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
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1933	N Y			1,046
2	<u>CPF</u>		1	1991		0.00	0.00	110
3	<u>SBU</u>	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	180



4	SBU	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	54
5	EPB	5:C.B.S.	1	1998	N	N			108
6	OPF		1	1991			0.00	0.00	144
7	FLA	12:ABOVE AVERAGE WOOD	1	1933	N	Y	0.00	0.00	462
8	OUU		1	1991			0.00	0.00	198
9	OUU		1	1991			0.00	0.00	20

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	80 SF	10	8	1971	1972	1	30
2	FN2:FENCES	96 SF	16	6	1990	1991	2	30
3	PT3:PATIO	112 SF	0	0	1971	1972	1	50
4	UB3:LC UTIL BLDG	96 SF	12	8	1987	1988	1	30

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 9800375	02/05/1998	12/02/1998	11,000	Residential	REMODEL KITCHEN,D/A,BATH
1 9801390	05/05/1998	12/02/1998	18,450	Residential	RENOVATIONS
1 9801882	06/15/1998	12/02/1998	4,500	Residential	ELECTRICAL
1 9801952	06/24/1998	12/02/1998	2,400	Residential	INSTALL CENTRAL AC
1 9802893	09/16/1998	12/02/1998	2,500	Residential	REPLACE SIDING/WINDOWS
0000351	02/11/2000	08/15/2000	1,200	Residential	UPGRADE ELECTRICAL
06-3928	08/01/2006	09/20/2006	400	Residential	FABRICATE & INSTALL AWNING OVER FRONT DOOR.

### 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
2012	198,563	720	144,121	343,404	343,404	0	343,404
2011	198,563	720	144,052	343,335	343,335	0	343,335
2010	200,845	720	119,056	320,621	320,620	25,000	295,621
2009	223,217	720	222,448	446,385	446,385	25,000	421,385
2008	207,485	730	253,895	462,110	462,110	0	462,110
2007	285,164	744	343,505	629,413	407,741	25,000	382,741
2006	405,021	1,354	238,960	645,335	363,433	25,000	338,433
2005	354,394	1,377	179,220	534,991	352,848	25,000	327,848
2004	226,811	1,408	181,320	409,539	278,470	25,000	253,470
2003	226,811	1,431	69,506	297,748	221,200	25,000	196,200

2002	204,978	1,454	69,506	275,938	208,600	25,000	183,600
2001	173,710	1,497	69,506	244,713	191,875	25,000	166,875
2000	169,001	2,581	51,374	222,956	178,972	25,000	153,972
1999	167,983	2,515	51,374	221,873	176,656	25,000	151,656
1998	123,950	2,134	51,374	177,458	153,414	25,000	128,414
1997	111,555	1,964	45,330	158,849	143,028	25,000	118,028
1996	76,731	1,443	45,330	123,504	123,504	25,000	98,504
1995	68,937	1,396	45,330	115,663	112,000	25,500	86,500
1994	61,651	1,268	42,570	105,489	105,489	25,500	79,989
1993	61,651	1,294	42,570	105,514	105,514	25,500	80,014
1992	75,215	1,316	42,570	119,100	119,100	25,500	93,600
1991	76,770	0	42,570	119,340	119,340	25,500	93,840
1990	44,209	0	29,090	73,299	73,299	25,500	47,799
1989	36,537	0	28,380	64,917	64,917	25,500	39,417
1988	32,309	0	22,704	55,013	55,013	25,500	29,513
1987	29,361	0	17,028	46,389	46,389	25,500	20,889
1986	29,489	0	17,028	46,517	46,517	25,500	21,017
1985	28,781	0	10,202	38,983	38,983	25,000	13,983
1984	27,183	0	10,202	37,385	37,385	25,000	12,385
1983	27,183	0	10,202	37,385	37,385	0	37,385
1982	27,648	0	8,842	36,490	36,490	0	36,490

## 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
3/10/2010	2456 / 1860	433,500	WD	12
7/1/1995	1364 / 0943	155,000	WD	Q
2/1/1974	575 / 620	12,000	00	Q

This page has been visited 91,347 times.

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

**Public Notices**  
**(mailings & radius map)**

**DRC**  
**Minutes & Comments**



# Minutes of the Development Review Committee

November 16, 2012

Approved December 21, 2012

space, which meets ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) Sec. 4.6 parking requirements for standard vehicle ADA accessible parking space.

Ms. Nicklaus stated she would reserve her comments until the Building permit process. She noted that the parking space that has always been adjacent to the Sexton's office is being converted and widened enough to be ADA accessible.

Mr. Craig asked Ms. Olson the construction schedule once it is approved. Ms. Olson anticipates construction in late Spring.

Ms. Olson stated that a provision has been made for temporary Sexton activity while the building is under construction and that community services will handle. She stated that parking is limited due to the nature of the site.

Keys Energy had no objections. The applicant will need to provide a full set of plans and a project review form. This will ensure the applicant and the surrounding customer have adequate power.

- 4. Variances – 701 Passover Lane (RE# 00020620-000000) – Request for front yard setback and street side setback, landscape buffer, landscape waiver, and parking waiver in the HPS zoning district as per Sections 122-960(6) a, 122-960(6) d, 108-346(b), 108-413, and 108-572(15) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item heard with item 3, please see comments above.

- 5. Exception for Outdoor Merchandise Display – 628 Duval Street (RE# 00012480-000000) – A request to allow the display of merchandise sold in-store, for Tropical Shell and Gift, in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Brendon Cunningham gave members an overview of the Outdoor Merchandise Display request.

The applicant's representative, Frank Herrada, was available for questions.

Mr. Craig requested the applicant submit a sketch to show barrel and display for the record.

Mrs. Torregrosa stated that if the display is attached to the property, it will require HARC approval

Remaining DRC members had no comments.

Keys Energy had no objections.

- 6. Easement – 1114 Watson Street (RE# 00031790-000000) – Easement request for approximately 20 square feet of City right of way abutting the front lot line for property in the HMDR zoning district per Section 2-938 of the Code of Ordinances of the City of Key West.**

Brendon Cunningham gave members an overview of the Easement request. He requested the application be modified to include the eaves and that they are within or over the city's right of way.

Ms. Nicklaus requested the wording in the easement be adjusted for the right of way steps.

Remaining DRC members had no comments.