



Application For Easement

City of Key West, Florida • Planning Department

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

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: 951 Caroline St

Zoning District: HRCC#2

Real Estate (RE) #: 0000 2970 - 000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Timothy W Root

Mailing Address: 1410 Johnson St.

City: Key West State: Fla. Zip: 33040

Home/Mobile Phone: 305-360-2916 Office: 305-293-0442 Fax: 305-293-0443

Email: Tim@Mingoandcollc.com

PROPERTY OWNER: (if different than above)

Name: Craig Hunt

Mailing Address: 951 Caroline St.

City: KW State: FLA Zip: 33040

Home/Mobile Phone: 305-923-9438 Office: _____ Fax: _____

Email: Holiday Out@hotmail.com

Description of requested easement and use:

The curb along Brunell St installed by the City of KW is not on the City's property line. Conch Harbor has landscaped & irrigated the of city property between Conch Harbor property & the cities curb. This condition has existed since 2003

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

If yes, please describe and attach relevant documents: _____

Easement agreement contained in Resolution number 95-324 attached

Revised: 2013

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 \$2000.00, 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.

K:\FORMS\Applications\Applications\Easement\Easement Application.doc

Page 2 of 2

Revised 6-17-04

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, CRAIG HUNT as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGING MEMBER / OWNER of LORETT HARBOR RETAIL CENTER, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize TIM ROOT & /OR KEVIN ROBERTSON
Please Print Name of Representative

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

Craig Hunt
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this February 21, 2014 by
date

Craig Hunt
Name of Authorized Representative

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

Gina M Kennedy
Notary's Signature and Seal

Gina M Kennedy
Name of Acknowledger typed, printed or stamped



#DD 989712
Commission Number, if any

Craig Hunt
Conch Harbor

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, Gina Kennedy as
Please Print Name of person with authority to execute documents on behalf of entity

Mgr of Conch Harbor Retail Center, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Tim Root
Please Print Name of Representative

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

Gina Kennedy
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 2/20/14 by
date

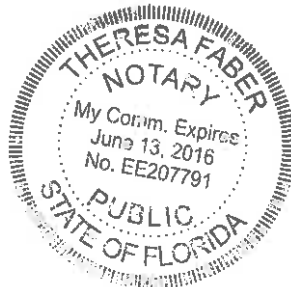
Gina Kennedy
Name of Authorized Representative

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

Theresa Faber
Notary's Signature and Seal

Theresa Faber
Name of Acknowledger typed, printed or stamped

EE207791
Commission Number, if any



**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Timothy W. Rutz, 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:

951 Caroline St.

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]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/11/14 by _____
date

Timothy W. Rutz
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Gerzale Curry Hill
Name of Acknowledger. Need printed or stamped



Commission Number, if any

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Adam M. Grant, Esq.
Paul, Hastings, Janofsky and Walker LLP
191 N. Wacker Drive, 30th Floor
Chicago, IL 60661,
(312) 499-6027

01/29/2010 2:02PM
DEED DOC STAMP CL: TRINA \$53,900.00

Doc# 1775859
Bk# 2450 Pg# 2196

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED made this 30 day of January, 2010, between:

Key West Bight Associates LLC, a Delaware limited liability company

(hereinafter referred to as "Grantor") and

Conch Harbor Retail Center LLC, a Florida limited liability company

whose address is:

c/o Mr. Craig Hunt
951 Caroline Street
Key West, Florida 33040

(hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described property (the "Property"), lying and being in Monroe County, Florida, to wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERE TO AND MADE A PART
HEREOF**

SUBJECT TO THE FOLLOWING:

1. Real estate taxes and assessments for the current year and all subsequent years; and
2. All matters of record affecting the Property.

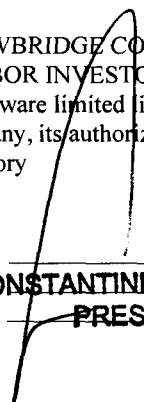
Grantor hereby specially warrants title to the Property and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

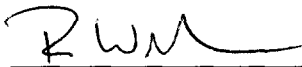
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officers, the day and year first above written.

KEY WEST BIGHT ASSOCIATES LLC, a
Delaware limited liability company


By: KEY WEST BIGHT HOLDINGS
LLC, a Delaware limited liability
company, its sole member

By: DRAWBRIDGE CONCH
HARBOR INVESTOR LLC,
a Delaware limited liability
company, its authorized
signatory

By: 
Name: CONSTANTINE M. DAKOLIAS
Title: PRESIDENT


Witness Signature

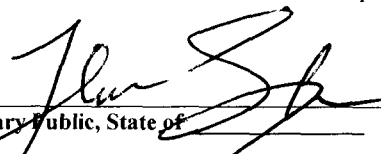
Ben Michelson
Printed Name


Witness Signature

Peter Stone
Printed Name

STATE OF NY
COUNTY OF NY

On this 28 day of Jan, 2010, before me personally appeared Constantine Dakolias, as President of Drawbridge Conch Harbor Investor LLC, a Delaware limited liability company, authorized signatory of Key West Bight Holdings LLC, a Delaware limited liability company, sole member of Grantor, who is known to me and who acknowledged before me that he executed the foregoing Special Warranty Deed for the uses and purposes set forth, for and on behalf of said company; he did not take an oath.


Notary Public, State of

printed name

THOMAS SANTORA
Notary Public, State of New York
No. 01SA6191079
Qualified in New York County
Commission Expires Aug. 4, 2012

My Commission Expires:
(SEAL)

LEGAL DESCRIPTION

Beginning at the intersection formed by the northwesterly line of Caroline Street with the southwesterly line of Grinnell Street, Key West, Florida; Thence South 55 degrees 00 minutes 00 seconds West along the northwesterly line of Caroline Street, a foresaid, a distance of 251.12 feet; thence North 34 degrees 42 minutes 00 seconds West for 144.26 feet; thence North 54 degrees 46 minutes 00 seconds, East for 29.25 feet; thence North 35 degrees 02 minutes 00 seconds West for 213.47 feet; thence North 55 degrees 15 minutes 40 seconds East for 75.18 feet; thence North 34 degrees 35 minutes 22 seconds West for 15.75 feet; thence North 82 degrees 30 minutes 46 seconds West for 3.44 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.46 feet; thence North 09 degrees 46 minutes 31 seconds East for 3.65 feet; thence North 34 degrees 35 minutes 22 seconds West for 11.41 feet; thence North 81 degrees 05 minutes 22 seconds West for 4.31 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.28 feet; thence North 08 degrees 51 minutes 34 seconds East for 4.33 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.57 feet; thence South 56 degrees 19 minutes 59 seconds West for 1.55 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.60 feet; thence North 13 degrees 40 minutes 52 seconds East for 2.42 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.32 feet; thence North 77 degrees 59 minutes 59 seconds West for 4.62 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.49 feet; thence North 08 degrees 53 minutes 24 seconds East for 4.47 feet; thence North 34 degrees 35 minutes 22 seconds West for 32.98 feet; thence North 78 degrees 31 minutes 52 seconds West for 4.61 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.33 feet; thence North 11 degrees 00 minutes 41 seconds East for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.37 feet; thence North 79 degrees 39 minutes 33 seconds West for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.21 feet; thence North 12 degrees 58 minutes 28 seconds East for 4.63 feet; thence North 34 degrees 37 minutes 47 seconds West for 32.08 feet; thence North 81 degrees 09 minutes 36 seconds West for 4.95 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.00 feet; thence North 07 degrees 42 minutes 01 seconds East for 5.01 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.39 feet; thence North 77 degrees 47 minutes 29 seconds West for 5.13 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.19 feet; thence North 09 degrees 11 minutes 28 seconds East for 4.66 feet; thence North 34 degrees 35 minutes 22 seconds West for 40.58 feet; thence South 55 degrees 24 minutes 25 seconds West for 6.28 feet; thence North 34 degrees 35 minutes 35 seconds West for 13.93 feet; thence North 55 degrees 24 minutes 25 seconds East for 6.76 feet; thence North 35 degrees 21 minutes 47 seconds West for 34.86 feet; thence North 81 degrees 05 minutes 04 seconds West for 5.53 feet; thence North 34 degrees 40 minutes 14 seconds West for 3.53 feet; thence North 14 degrees 50 minutes 32 seconds East for 5.50 feet; thence North 34 degrees 40 minutes 14 seconds West for 31.83 feet; thence North 78 degrees 33 minutes 27 seconds West for 3.96 feet; thence North 34 degrees 30 minutes 18 seconds West for 3.91 feet; thence South 55 degrees 24 minutes 25 seconds West for 74.78 feet; thence North 35 degrees 02 minutes 00 seconds West for 97.35 feet; thence North 55 degrees 24 minutes 25 seconds East for 221.59 feet; thence South 35 degrees 00 minutes 00 Seconds East for 100.00 feet; thence South 55 degrees 24 minutes 25 seconds West for 53.00 feet; thence North 35 degrees 00 minutes 00 seconds West for 10.15 feet; thence South 56 degrees 21 minutes 41 seconds West for 80.65 feet; thence South 34 degrees 40 minutes 17 seconds East for 16.50 feet; thence North 84 degrees 53 minutes 18 seconds East for 3.60 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.48 feet; thence South 17 degrees 42 minutes 14 seconds West for 3.52 feet; thence South 34 degrees 40 minutes 17 seconds East for 34.91 feet; thence South 84 degrees 15 minutes 16 seconds East for 3.67 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.70 feet; thence South 17 degrees 37 minutes 15 seconds West for 4.07 feet; thence South 34 degrees 40 minutes 17 seconds East for 26.09 feet; thence North 56 degrees 21 minutes 41 seconds East for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 13.27 feet; thence South 56 degrees 21 minutes 41 seconds West for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 298.08 feet; thence North 55 degrees 15 minutes 40 seconds East for 95. 11 feet; thence South 34 degrees 44 minutes 20 seconds East for 5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 8.76 feet; thence North 34 degrees 44 minutes 20 seconds West for

5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 31.52 feet; thence South 35 degrees 00 minutes 00 seconds East for 356.84 feet to the Point of Beginning.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

ALSO KNOWN AS:

PARCEL 1

FUELING FACILITY PROPERTY:

A parcel of submerged land lying in Section 31, Township 68 South, Range 25 East, ISLAND OF KEY WEST, Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection formed by the Northwesterly Right-of-Way line of Caroline Street and the Southwesterly Right-of-Way line of Grinnell Street; thence North 35° 00' 10" West, along the said Southwesterly Right-of-Way line of Grinnell Street, for 351.84 feet to a point hereinafter known as Point "A"; thence South 55° 15' 40" West for 40.92 feet to the Point of Beginning; thence South 55° 15' 40" West for 180.37 feet; thence North 35° 02' 00" West for 5.00 feet; thence North 55° 15' 40" East for 74.62 feet; thence North 34° 35' 22" West for 15.75 feet; thence North 82° 30' 46" West for 3.44 feet; thence North 34° 35' 22" West for 3.46 feet; thence North 09° 46' 31" East for 3.65 feet; thence North 34° 35' 22" West for 11.41 feet; thence North 81° 05' 22" West for 4.31 feet; thence North 34° 35' 22" West for 3.28 feet; thence North 08° 51' 34" East for 4.33 feet; thence North 34° 35' 22" West for 14.57 feet; thence South 56° 19' 59" West for 1.55 feet; thence North 34° 35' 22" West for 3.60 feet; thence North 13° 40' 52" East for 2.42 feet; thence North 34° 35' 22" West for 14.32 feet; thence North 77° 59' 59" West for 4.62 feet; thence North 34° 35' 22" West for 3.49 feet; thence North 08° 53' 24" East for 4.47 feet; thence North 34° 35' 22" West for 32.98 feet; thence North 78° 31' 52" West for 4.61 feet; thence North 34° 35' 22" West for 3.33 feet; thence North 11° 00' 41" East for 4.83 feet; thence North 34° 35' 22" West for 31.37 feet; thence North 79° 39' 33" West for 4.83 feet; thence North 34° 35' 22" West for 3.21 feet; thence North 12° 58' 28" East for 4.63 feet; thence North 34° 37' 47" West for 32.08 feet; thence North 81° 09' 36" West for 4.95 feet; thence North 34° 35' 22" West for 3.00 feet; thence North 07° 42' 01" East for 5.01 feet; thence North 34° 35' 22" West for 31.39 feet; thence North 77° 47' 29" West for 5.13 feet; thence North 34° 35' 22" West for 3.19 feet; thence North 09° 11' 28" East for 4.66 feet; thence North 34° 35' 22" West for 40.58 feet; thence South 55° 24' 25" West for 6.28 feet; thence North 34° 35' 35" West for 13.93 feet; thence North 55° 24' 25" East for 6.76 feet; thence North 35° 21' 47" West for 34.86 feet; thence North 81° 05' 04" West for 5.53 feet; thence North 34° 40' 14" West for 3.53 feet; thence North 14° 50' 32" East for 5.50 feet; thence North 34° 40' 14" West for 31.83 feet; thence North 78° 33' 27" West for 3.96 feet; thence North 34° 30' 18" West for 3.91 feet; thence South 55° 24' 25" West for 74.78 feet; thence North 35° 02' 00" West for 97.35 feet; thence North 55° 24' 25" East for 221.59 feet; thence South 35° 00' 00" East for 100.00 feet; thence South 55° 24' 25" West for 53.00 feet; thence North 35° 00' 00" West for 10.15 feet; thence South 56° 21' 41" West for 80.65 feet; thence South 34° 40' 17" East for 16.50 feet; thence North 84° 53' 18" East for 3.60 feet; thence South 34° 40' 17" East for 3.48 feet; thence South 17° 42' 14" West for 3.52 feet; thence South 34° 40' 17" East for 34.91 feet; thence South 84° 15' 16" East for 3.67 feet; thence South 34° 40' 17" East for 3.70 feet; thence South 17° 37' 15" West for 4.07 feet; thence South 34° 40' 17" East for 26.09 feet; thence North 56° 21' 41" East for 6.00 feet; thence South 34° 40' 17" East for 13.27 feet; thence South 56° 21' 41" West for 6.00 feet; thence South 34° 40' 17" East for 298.02 feet; thence North 55° 15' 40" East for 95.12 feet; thence South 34° 44' 20" East for 5.00 feet to the Point of Beginning.

TOGETHER WITH:

Begin at the aforementioned Point "A"; thence South 55° 15' 40" West for 31.53 feet; thence North 34° 44' 20" West for 5.00 feet; thence North 55° 15' 40" East for 31.51 feet; thence South 35° 00' 00" East for 5.00 feet to the Point of Beginning.

PARCEL 2

UPLAND PROPERTY:

Beginning at the intersection formed by the Northwesterly line of Caroline Street with the Southwesterly line of Grinnell Street Key West, Florida; thence South 55° 00' West along the Northwesterly line of Caroline Street aforesaid, a distance of 251.12 feet; thence North 34° 42' West, a distance of 144.26 feet; thence North 54° 46' East, a distance of 29.25 feet; thence North 35° 02' West, a distance of 208.03 feet to a point; thence North 55° 18' East, a distance of 221.87 feet more or less to a point; thence South 35° 02' East, a distance of 351.4 feet to the Point of Beginning.

Lying and being in Section 31, Township 68 South, Range 25 East, Island of Key West, Monroe County, Florida.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

CONCH HARBOR MARINA LLC

Filing Information

Document Number	L09000122894
FEI/EIN Number	271557791
Date Filed	12/29/2009
State	FL
Status	ACTIVE
Effective Date	01/01/2010

Principal Address951 CAROLINE STREET
KEY WEST, FL 33040**Mailing Address**951 CAROLINE STREET
KEY WEST, FL 33040

Changed: 04/17/2012

Registered Agent Name & AddressHUNT, CRAIG H
951 CAROLINE STREET
KEY WEST, FL 33040**Authorized Person(s) Detail****Name & Address**

Title MGRM

HUNT, CRAIG H
21 SUNSET DR
KEY WEST, FL 33040

Title Mgr

Kennedy, Gina
951 CAROLINE STREET
KEY WEST, FL 33040**Annual Reports**

Report Year	Filed Date
2012	04/17/2012
2013	02/01/2013
2014	01/09/2014

Document Images

[01/09/2014 -- ANNUAL REPORT](#)

View image in PDF format

[02/01/2013 -- ANNUAL REPORT](#)

View image in PDF format

[04/17/2012 -- ANNUAL REPORT](#)

View image in PDF format

[04/24/2011 -- ANNUAL REPORT](#)

View image in PDF format

[04/05/2010 -- FEI#](#)

View image in PDF format

[12/29/2009 -- Florida Limited Liability](#)

View image in PDF format

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Limited Liability Company**

CONCH HARBOR RETAIL CENTER LLC

Filing Information

Document Number	L09000122938
FEI/EIN Number	271805480
Date Filed	12/29/2009
State	FL
Status	ACTIVE
Effective Date	01/01/2010

Principal Address951 CAROLINE STREET
KEY WEST, FL 33040**Mailing Address**951 CAROLINE STREET
KEY WEST, FL 33040**Registered Agent Name & Address**CONCH HARBOR MARINA LLC
951 CAROLINE STREET
KEY WEST, FL 33040**Authorized Person(s) Detail****Name & Address**

Title MGRM

CONCH HARBOR MARINA LLC
951 CAROLINE STREET
KEY WEST, FL 33037**Annual Reports**

Report Year	Filed Date
2012	04/17/2012
2013	02/01/2013
2014	01/09/2014

Document Images

[01/09/2014 -- ANNUAL REPORT](#)

View image in PDF format

[02/01/2013 -- ANNUAL REPORT](#)

View image in PDF format

[04/17/2012 -- ANNUAL REPORT](#)

View image in PDF format

[04/24/2011 -- ANNUAL REPORT](#)

View image in PDF format

[04/05/2010 -- FEI#](#)

View image in PDF format

[12/29/2009 -- Florida Limited Liability](#)

View image in PDF format

Copyright © and Privacy Policies
State of Florida, Department of State

LEGAL DESCRIPTIONS:

PROPERTY A:

Beginning at the intersection formed by the northwesterly line of Caroline Street with the southwesterly line of Grinnell Street, Key West, Florida; Thence South 55 degrees 00 minutes 00 seconds West along the northwesterly line of Caroline Street, aforesaid, a distance of 251.12 feet; Thence North 34 degrees 42 minutes 00 seconds West for 144.26 feet; Thence North 54 degrees 46 minutes 00 seconds East for 29.25 feet; Thence North 35 degrees 02 minutes 00 seconds West for 213.47 feet; Thence North 55 degrees 15 minutes 40 seconds East for 75.18 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.44 feet; Thence North 82 degrees 30 minutes 46 seconds West for 3.44 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.46 feet; Thence North 09 degrees 46 minutes 31 seconds East for 3.65 feet; Thence North 34 degrees 35 minutes 22 seconds West for 11.41 feet; Thence North 81 degrees 05 minutes 22 seconds East for 4.31 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.28 feet; Thence North 08 degrees 51 minutes 34 seconds East for 4.33 feet; Thence North 34 degrees 35 minutes 22 seconds West for 14.57 feet; Thence South 56 degrees 19 minutes 59 seconds West for 1.55 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.63 feet; Thence North 13 degrees 40 minutes 52 seconds East for 2.42 feet; Thence North 34 degrees 35 minutes 22 seconds West for 14.32 feet; Thence North 77 degrees 49 minutes 52 seconds West for 3.49 feet; Thence North 34 degrees 35 minutes 22 seconds East for 4.47 feet; Thence North 34 degrees 35 minutes 22 seconds West for 32.98 feet; Thence North 78 degrees 33 minutes 27 seconds East for 4.61 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.33 feet; Thence North 11 degrees 00 minutes 41 seconds East for 4.83 feet; Thence North 34 degrees 35 minutes 22 seconds West for 31.37 feet; Thence North 79 degrees 39 minutes 33 seconds West for 4.83 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.21 feet; Thence North 12 degrees 58 minutes 28 seconds East for 4.53 feet; Thence North 34 degrees 37 minutes 47 seconds West for 32.08 feet; Thence North 81 degrees 09 minutes 36 seconds West for 4.95 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.00 feet; Thence North 07 degrees 31 minutes 01 seconds East for 5.01 feet; Thence North 34 degrees 35 minutes 22 seconds West for 31.39 feet; Thence North 77 degrees 47 minutes 29 seconds West for 5.13 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.17 feet; Thence North 09 degrees 11 minutes 28 seconds East for 4.66 feet; Thence North 34 degrees 35 minutes 22 seconds West for 40.58 feet; Thence North 55 degrees 24 minutes 25 seconds West for 5.28 feet; Thence North 34 degrees 35 minutes 22 seconds West for 13.93 feet; Thence North 55 degrees 24 minutes 25 seconds East for 6.76 feet; Thence North 35 degrees 21 minutes 47 seconds West for 34.86 feet; Thence North 34 degrees 35 minutes 22 seconds West for 5.53 feet; Thence North 34 degrees 40 minutes 14 seconds West for 3.53 feet; Thence North 14 degrees 50 minutes 32 seconds East for 5.50 feet; Thence North 34 degrees 35 minutes 22 seconds West for 31.83 feet; Thence North 78 degrees 33 minutes 27 seconds West for 3.96 feet; Thence North 34 degrees 30 minutes 18 seconds East for 3.91 feet; Thence South 55 degrees 24 minutes 25 seconds West for 74.78 feet; Thence North 55 degrees 02 minutes 00 seconds West for 37.11 feet; Thence South 35 degrees 00 minutes 00 seconds East for 100.00 feet; Thence South 55 degrees 24 minutes 25 seconds West for 5.00 feet; Thence North 35 degrees 00 minutes 00 seconds West for 10.15 feet; Thence South 56 degrees 21 minutes 41 seconds West for 80.65 feet; Thence South 34 degrees 40 minutes 14 seconds East for 16.53 feet; Thence North 84 degrees 53 minutes 18 seconds East for 3.60 feet; Thence South 34 degrees 40 minutes 14 seconds East for 3.48 feet; Thence South 17 degrees 42 minutes 14 seconds East for 3.52 feet; Thence South 84 degrees 15 minutes 16 seconds East for 3.67 feet; Thence South 34 degrees 40 minutes 14 seconds East for 3.70 feet; Thence South 17 degrees 37 minutes 15 seconds East for 3.17 feet; Thence South 34 degrees 40 minutes 14 seconds East for 26.09 feet; Thence South 56 degrees 21 minutes 41 seconds East for 6.00 feet; Thence South 34 degrees 40 minutes 14 seconds East for 13.27 feet; Thence South 56 degrees 21 minutes 41 seconds West for 6.00 feet; Thence South 34 degrees 40 minutes 14 seconds East for 298.08 feet; Thence North 55 degrees 15 minutes 40 seconds East for 95.11 feet; Thence South 34 degrees 40 minutes 14 seconds East for 5.00 feet; Thence North 55 degrees 15 minutes 40 seconds East for 8.76 feet; Thence North 34 degrees 44 minutes 20 seconds West for 5.00 feet; Thence North 55 degrees 15 minutes 40 seconds East for 31.52 feet; Thence South 35 degrees 00 minutes 00 seconds East for 356.84 feet to the Point of Beginning.

TOGETHER WITH:

Non-exclusive rights of ingress, egress, location of utilities, repair and maintenance of improvements and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870, of the Public Records of Monroe County, Florida.

ALSO KNOWN AS:

PARCEL 1

FUELING FACILITY PROPERTY:

A parcel of submerged land lying in Section 31, Township 68 South, Range 25 East, ISLAND OF KEY WEST, Monroe County, Florida and being more particularly described as follows:

Commence at the intersection formed by the northwesterly right-of-way line of Caroline Street and the southwesterly right-of-way line of Grinnell Street; Thence North 35 degrees 00 minutes 00 seconds West, along the said southwesterly right-of-way line of Grinnell Street, for 351.84 feet to a point hereinafter known as Point "A"; Thence South 55 degrees 15 minutes 40 seconds West for 40.92 feet to the Point of Beginning;

thence continue South 55 degrees 15 minutes 40 seconds west for 180.37 feet; Thence North 35 degrees 02 minutes 00 seconds West for 5.00 feet; Thence North 55 degrees 15 minutes 40 seconds East for 74.62 feet; Thence North 34 degrees 35 minutes 22 seconds West for 15.75 feet; Thence North 82 degrees 30 minutes 46 seconds West for 3.44 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.46 feet; Thence North 09 degrees 46 minutes 31 seconds East for 3.65 feet; Thence North 34 degrees 35 minutes 22 seconds West for 11.41 feet; Thence North 81 degrees 05 minutes 22 seconds East for 4.31 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.28 feet; Thence North 08 degrees 51 minutes 34 seconds East for 4.33 feet; Thence North 34 degrees 35 minutes 22 seconds West for 14.57 feet; Thence South 56 degrees 19 minutes 59 seconds West for 1.55 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.63 feet; Thence North 13 degrees 40 minutes 52 seconds East for 2.42 feet; Thence North 34 degrees 35 minutes 22 seconds West for 14.32 feet; Thence North 77 degrees 49 minutes 52 seconds West for 3.49 feet; Thence North 34 degrees 35 minutes 22 seconds East for 4.47 feet; Thence North 34 degrees 35 minutes 22 seconds West for 32.98 feet; Thence North 78 degrees 33 minutes 27 seconds East for 4.61 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.33 feet; Thence North 11 degrees 00 minutes 41 seconds East for 4.83 feet; Thence North 34 degrees 35 minutes 22 seconds West for 31.37 feet; Thence North 79 degrees 39 minutes 33 seconds West for 4.83 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.21 feet; Thence North 12 degrees 58 minutes 28 seconds East for 4.53 feet; Thence North 34 degrees 37 minutes 47 seconds West for 32.08 feet; Thence North 81 degrees 09 minutes 36 seconds West for 4.95 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.00 feet; Thence North 07 degrees 31 minutes 01 seconds East for 5.01 feet; Thence North 34 degrees 35 minutes 22 seconds West for 31.39 feet; Thence North 77 degrees 47 minutes 29 seconds West for 5.13 feet; Thence North 34 degrees 35 minutes 22 seconds West for 3.17 feet; Thence North 09 degrees 11 minutes 28 seconds East for 4.66 feet; Thence North 34 degrees 35 minutes 22 seconds West for 40.58 feet; Thence North 55 degrees 24 minutes 25 seconds West for 5.28 feet; Thence North 34 degrees 35 minutes 22 seconds West for 13.93 feet; Thence North 55 degrees 24 minutes 25 seconds East for 6.76 feet; Thence North 35 degrees 21 minutes 47 seconds West for 34.86 feet; Thence North 34 degrees 35 minutes 22 seconds West for 5.53 feet; Thence North 34 degrees 40 minutes 14 seconds West for 3.53 feet; Thence North 14 degrees 50 minutes 32 seconds East for 5.50 feet; Thence North 34 degrees 40 minutes 14 seconds West for 31.83 feet; Thence North 78 degrees 33 minutes 27 seconds West for 3.96 feet; Thence North 34 degrees 30 minutes 18 seconds East for 3.91 feet; Thence South 55 degrees 24 minutes 25 seconds West for 74.78 feet; Thence North 55 degrees 02 minutes 00 seconds West for 37.11 feet; Thence South 35 degrees 00 minutes 00 seconds East for 100.00 feet; Thence South 55 degrees 24 minutes 25 seconds West for 5.00 feet; Thence North 35 degrees 00 minutes 00 seconds West for 10.15 feet; Thence South 56 degrees 21 minutes 41 seconds West for 80.65 feet; Thence South 34 degrees 40 minutes 14 seconds East for 16.53 feet; Thence North 84 degrees 53 minutes 18 seconds East for 3.60 feet; Thence South 34 degrees 40 minutes 14 seconds East for 3.48 feet; Thence South 17 degrees 42 minutes 14 seconds East for 3.52 feet; Thence South 84 degrees 15 minutes 16 seconds East for 3.67 feet; Thence South 34 degrees 40 minutes 14 seconds East for 3.70 feet; Thence South 17 degrees 37 minutes 15 seconds East for 3.17 feet; Thence South 34 degrees 40 minutes 14 seconds East for 26.09 feet; Thence South 56 degrees 21 minutes 41 seconds East for 6.00 feet; Thence South 34 degrees 40 minutes 14 seconds East for 13.27 feet; Thence South 56 degrees 21 minutes 41 seconds West for 6.00 feet; Thence South 34 degrees 40 minutes 14 seconds East for 298.08 feet; Thence North 55 degrees 15 minutes 40 seconds East for 95.11 feet; Thence South 34 degrees 40 minutes 14 seconds East for 5.00 feet; Thence North 55 degrees 15 minutes 40 seconds East for 8.76 feet; Thence North 34 degrees 44 minutes 20 seconds East for 5.00 feet to the Point of Beginning.

TOGETHER WITH:

Begin at the aforementioned Point "A"; Thence South 55 degrees 15 minutes 40 seconds West for 31.53 feet; Thence North 34 degrees 44 minutes 20 seconds West for 5.00 feet; Thence North 55 degrees 15 minutes 40 seconds East for 31.51 feet; Thence South 35 degrees 00 minutes 00 seconds East for 5.00 feet to the Point of Beginning.

PARCEL 2

UPLAND PROPERTY:

Beginning at the intersection formed by the Northwesterly line of Caroline Street with the Southwesterly line of Grinnell Street, Key West, Florida; Thence S 55°00' W along the Northwesterly line of Caroline Street, aforesaid, a distance of 251.12 feet;

thence N 34°42' W, a distance of 144.26 feet; Thence N 54°46' E, a distance of 29.25 feet; Thence N 35°02' W, a distance of 208.03 feet to a point; Thence N 55°18' E, a distance of 221.87 feet more or less to a point; Thence S 35°02' E, a distance of 351.4 feet to the point of beginning.

Lying and being in Section 31, Township 68 South, Range 25 East, Island of Key West, Monroe County, Florida. (Containing 1.89 acres (82,190 sq. ft.))

TOGETHER WITH:

Non-exclusive rights of ingress, egress, location of utilities, repair and maintenance of improvements and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870, of the Public Records of Monroe County, Florida.

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOEVER, IN ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

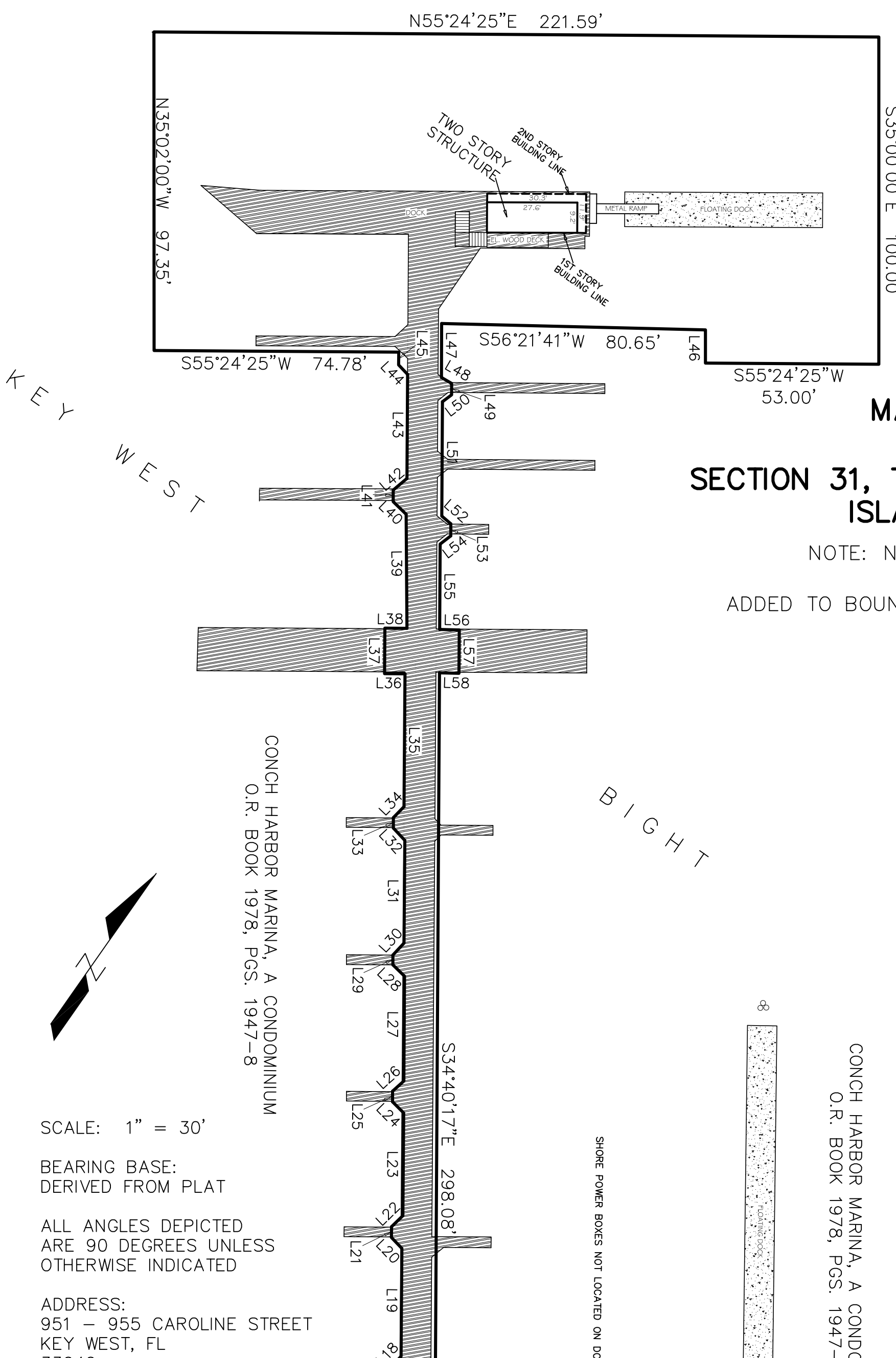
CERTIFIED TO -

CONCH HARBOR RETAIL CENTER LLC, a Florida limited liability company CHICAGO TITLE INSURANCE COMPANY SANCHEZ & ASHBY, P.A. BRANCH BANKING & TRUST COMPANY

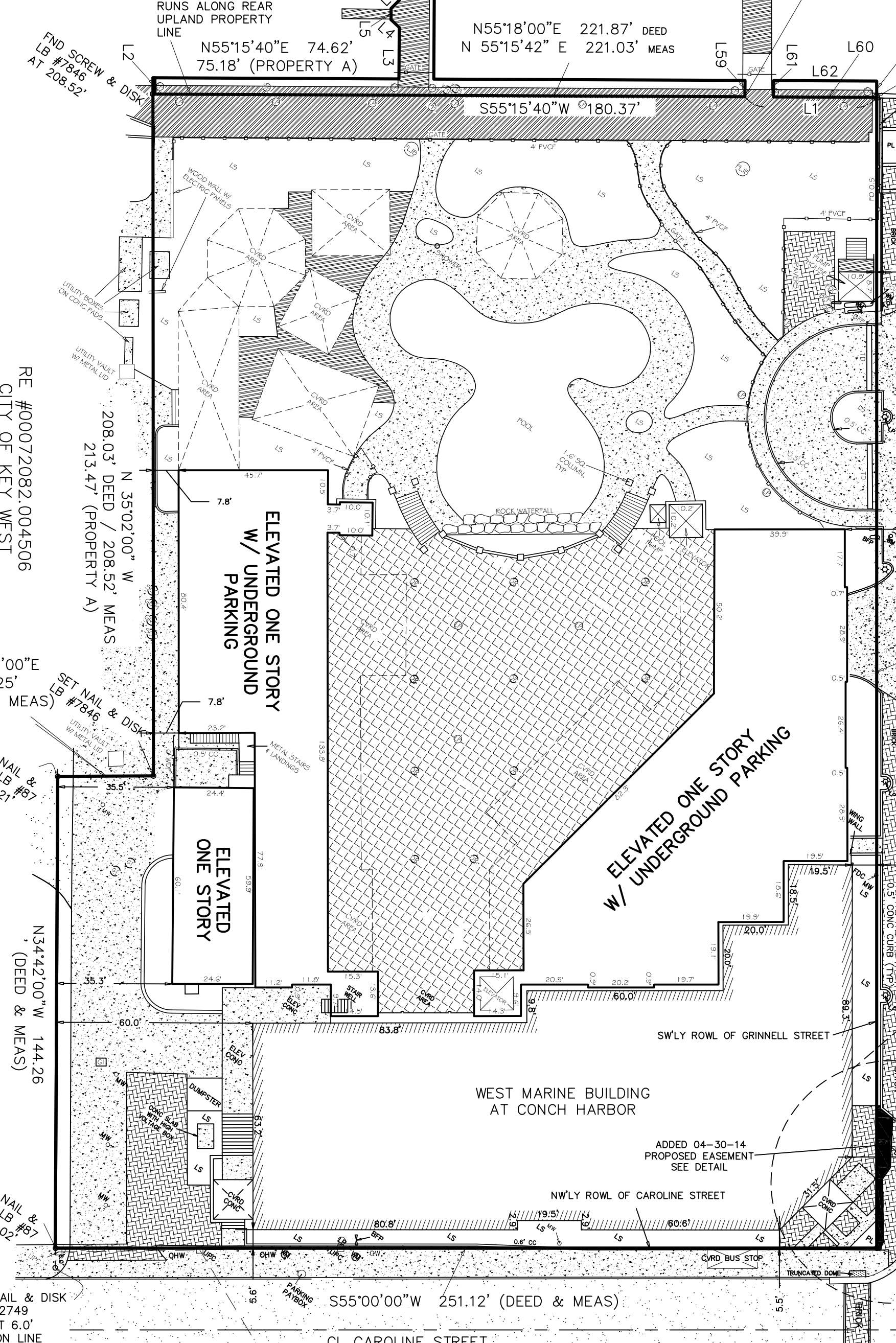
SCALE: 1"=30' FIELD WORK DATE: 12/08/06 REVISION DATE: 03/10/14 SHEET 1 OF 1 DRAWN BY: JM CHECKED BY: RR INVOICE NO: 61220001 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING AND MAPPERS IN ACCORDANCE WITH THE FLORIDA STATUTES, WHEN SCHEDULE B HAS BEEN TO SECTION 472.07, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN TO SECTION 472.07, FLORIDA STATUTES, IS A PROFESSIONAL SURVEY AND SHALL BE CONSIDERED TO BE A PROFESSIONAL SURVEY FOR THE PURPOSES OF SECTION 472.07, FLORIDA STATUTES. ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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

SIGNED: ROBERT E. REECE, FPM #0432, PROFESSIONAL SURVEYOR AND MAPPER, LB #0804

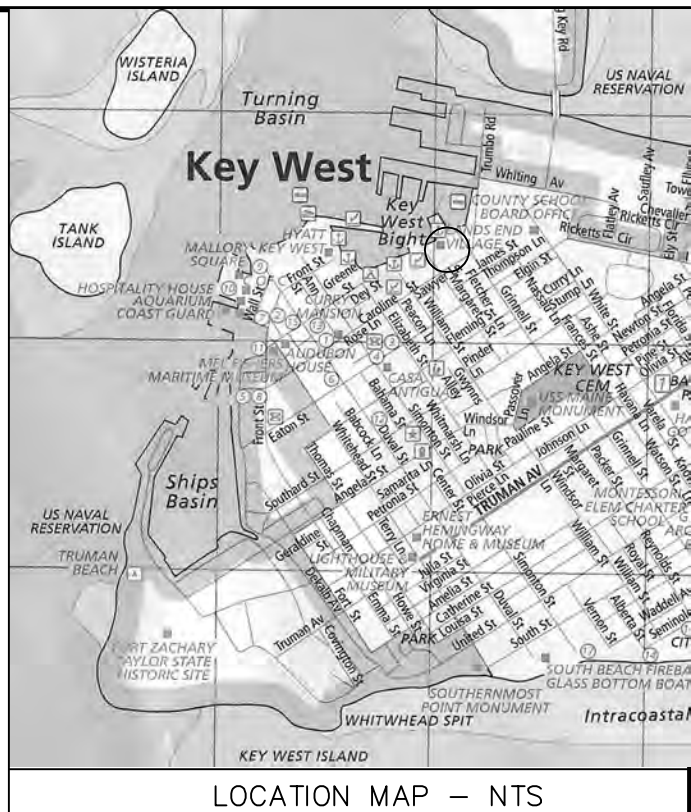


SCALE: 1" = 30' BEARING BASE: DERIVED FROM PLAT ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED ADDRESS: 951 - 955 CAROLINE STREET KEY WEST, FL 33040



REVISION 04-30-14: DETAIL & DESCRIPTION FOR PROPOSED EASEMENT REVISION 03-10-14: ADDED NEW IMPROVEMENTS OF WEST MARINE BDD; ADD LEGAL DESCRIPTION FOR "PROPERTY A" AND RELATED NOTES; NOT A FIELD SURVEY - KB (AS-BUILT RER 13121701) REVISION 04-25-07: UPDATE SURVEY - JM

RECE & WHITE LAND SURVEYING, INC. PROFESSIONAL SURVEYOR AND MAPPER, LB 7848 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043 OFFICE (305) 872 - 1348 FAX (305) 872 - 5622

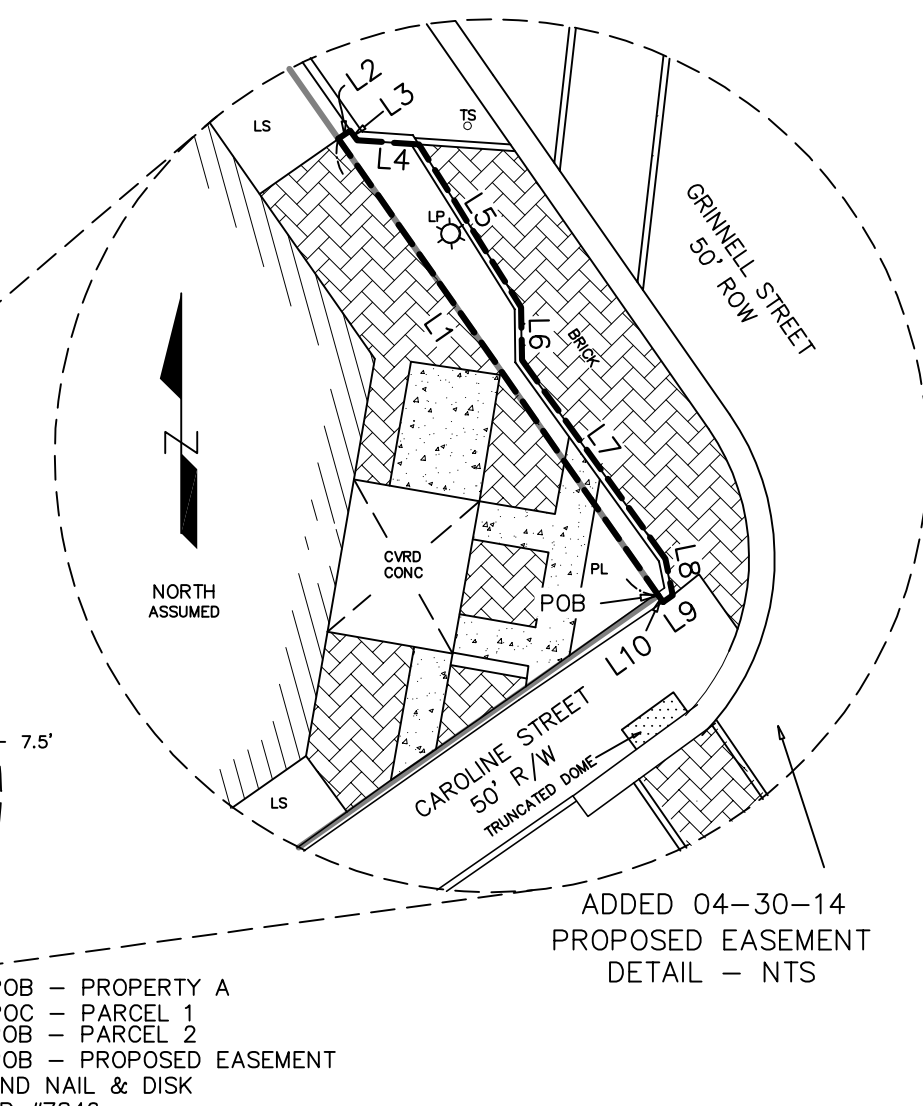


MAP OF BOUNDARY SURVEY "CONCH HARBOR" SECTION 31, TOWNSHIP 68 SOUTH, RANGE 25 EAST ISLAND OF KEY WEST, FLORIDA

NOTE: NEW IMPROVEMENTS OF WEST MARINE BUILDING FIELDWORK DATE 12/17/13 ADDED TO BOUNDARY SURVEY DATED 12/08/06., REVISED 04/25/07

PARCEL LINE TABLE with columns: LINE, LENGTH, BEARING. Lists 63 lines with their respective measurements.

PROPOSED EASEMENT LINE TABLE with columns: LINE, LENGTH, BEARING. Lists 10 lines for the proposed easement.



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. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

SPECIFIC PURPOSE SKETCH
TO CREATE EASEMENT
"CONCH HARBOR"
SECTION 31, TOWNSHIP 68 SOUTH, RANGE 25 EAST
ISLAND OF KEY WEST, FLORIDA



PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	43.56	N35°02'00"W
L2	1.13	N54°59'49"E
L3	0.93	S34°53'50"E
L4	4.84	S86°04'01"E
L5	15.00	S32°07'56"E
L6	4.14	S00°52'20"E
L7	19.13	S35°51'46"E
L8	2.93	S11°26'14"E
L9	0.91	S55°45'17"W
L10	0.63	N35°02'00"W

NORTH ASSUMED
FROM LEGAL DESCRIPTION

SCALE 1" = 10'

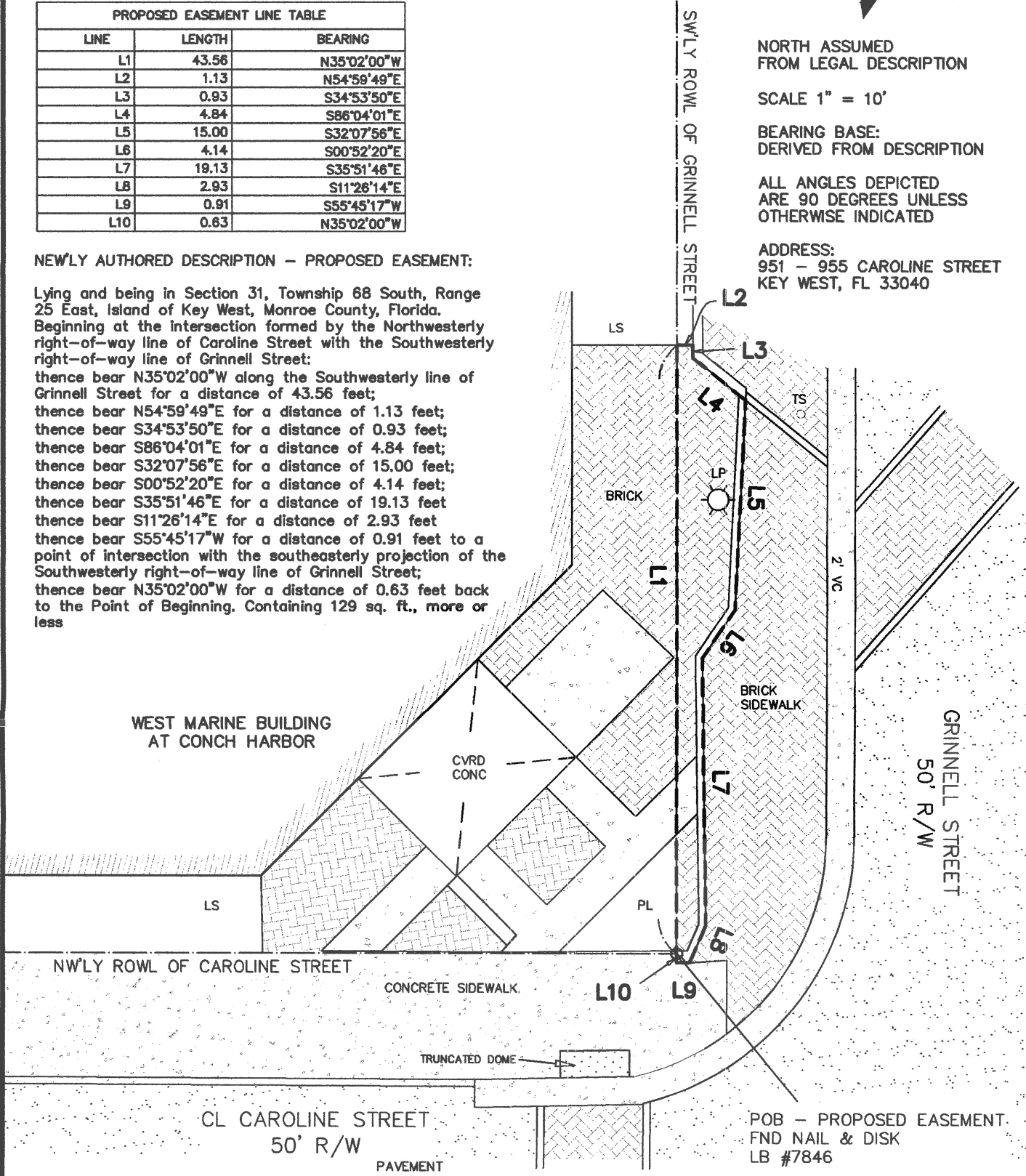
BEARING BASE:
DERIVED FROM DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
951 - 955 CAROLINE STREET
KEY WEST, FL 33040

NEWLY AUTHORED DESCRIPTION - PROPOSED EASEMENT:

Lying and being in Section 31, Township 68 South, Range 25 East, Island of Key West, Monroe County, Florida. Beginning at the intersection formed by the Northwestly right-of-way line of Caroline Street with the Southwestly right-of-way line of Grinnell Street: thence bear N35°02'00"W along the Southwestly line of Grinnell Street for a distance of 43.56 feet; thence bear N54°59'49"E for a distance of 1.13 feet; thence bear S34°53'50"E for a distance of 0.93 feet; thence bear S86°04'01"E for a distance of 4.84 feet; thence bear S32°07'56"E for a distance of 15.00 feet; thence bear S00°52'20"E for a distance of 4.14 feet; thence bear S35°51'46"E for a distance of 19.13 feet thence bear S11°26'14"E for a distance of 2.93 feet thence bear S55°45'17"W for a distance of 0.91 feet to a point of intersection with the southeasterly projection of the Southwestly right-of-way line of Grinnell Street; thence bear N35°02'00"W for a distance of 0.63 feet back to the Point of Beginning. Containing 129 sq. ft., more or less



LEGEND FOR ABBREVIATIONS

- FND = FOUND
- POB = POINT OF BEGINNING
- CVRD = COVERED
- LP = LIGHT POST
- PL = PLANTER
- ROWL = RIGHT OF WAY LINE
- R/W = RIGHT OF WAY
- TS = TRAFFIC SIGN
- VC = VALLEY CURB

--- DENOTES PROPOSED EASEMENT

PREPARED FOR: CONCH HARBOR RETAIL CENTER LLC,
a Florida limited liability company


DATED: 04/30/2014

SURVEYORS NOTES:

1. LOCATION OF IMPROVEMENTS FROM BOUNDARY SURVEY DATED 12/08/06, LAST REVISED 03/10/14

SCALE:	1"=10'
F/W DATE:	12/17/13
REV. DATE:	-/-/-
SHEET:	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RER
INVOICE #:	14060401

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 2. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

SIGNED 
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



ECOSCAPES

305-707-0633

Minutes of the Development Review Committee

Approved March 27, 2014

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

No comments, but would like to remind property owners that trees located within any proposed construction area will have to be protected as per Key West code. Also, if any trees are within the proposed construction area and need to be removed, a permit might be required from the Tree Commission (see Sec 110 of the Code of Ordinances).

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

No comments.

PLANNING DIRECTOR:

No comments.

ENGINEERING:

No comments.

FIRE DEPARTMENT:

Mr. Barroso stated to schedule a site visit to make sure of accessibility.

BUILDING OFFICIAL:

No comments.

SUSTAINIBILITY COORDINATOR:

No comments.

KEYS ENERGY

KEYS has no objections to the variance request.

- Easement – 951 Caroline Street ((RE # 00002970-000000; AK# 1003069) - A request for an easement in order to maintain an existing portion of sidewalk and landscaping that extends onto the Grinnell Street right-of-way on property located within the Historic Residential Commercial Core (HRCC-2) zoning district pursuant to Section 2-938 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Mr. Cunningham gave members an overview of the easement request.

The applicant, Craig Hunt, owner of Conch Harbor Retail Center, LLC gave members an overview of the easement request.

DRC Member Comments:

Minutes of the Development Review Committee

Approved March 27, 2014

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

No comments.

PLANNING DIRECTOR:

No comments

ENGINEERING:

No comments.

FIRE DEPARTMENT:

No comments.

BUILDING OFFICIAL:

Mr. Wampler stated that a line of sight is required on that corner. Do not obstruct a 45 degree angle.

SUSTAINABILITY COORDINATOR:

No comments.

KEYS ENERGY

KEYS has no objections to the easement request.

5. **Easement – 1413 Grinnell Street (RE # 00039200-000000, AK # 1039942)** – A request for an easement in order to maintain existing wood fences located within the Grinnell Street and Washington Street rights-of-way located within the Historic Medium Density Residential District (HMDR) Zoning District pursuant to Section 2-938 of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the easement request.

The applicant, Mr. Wayne LaRue-Smith gave members an overview of the easement request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
 Marathon (305) 289-2550
 Plantation Key (305) 852-7130

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: **1003069** Parcel ID: **00002970-000000**

Ownership Details

Mailing Address:

CONCH HARBOR RETAIL CENTER LLC
 C/O HUNT CRAIG
 951 CAROLINE ST
 KEY WEST, FL 33040-6636

Property Details

PC Code: 20 - AIRPORTS, MARINAS, BUS TERM

Millage Group: 12KW

Affordable Housing: No

Section-Township-Range:
 31-67-25

Property Location: 951-955 CAROLINE ST KEY WEST

Legal Description: 31 68 25 KEY WEST 2.53AC (UPLAND PROPERTY AND FUELING FACILITY PROPERTY)) H1-53 G56-22/23 OR15-444/45
Description: OR438-230/35 ID 4-057 OR1252-1023/26AFF OR1287-275/77Q/C OR1287-266/69 OR1347-2436/43F/J OR1560-56/58 OR1978-1870/99E OR2029-136/140(LEASE) OR2292-1354/58 OR2450-2196/2200

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	251	352	82,764.00 SF
000X - ENVIRONMENTALLY SENS	0	0	0.59 AC

Building Summary

Number of Buildings: 4
Number of Commercial Buildings: 4
Total Living Area: 51670
Year Built: 1996

Building 1 Details

Building Type
 Effective Age 12
 Year Built 2002
 Functional Obs 0

Condition G
 Perimeter 1,629
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 15
 Grnd Floor Area 36,828

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

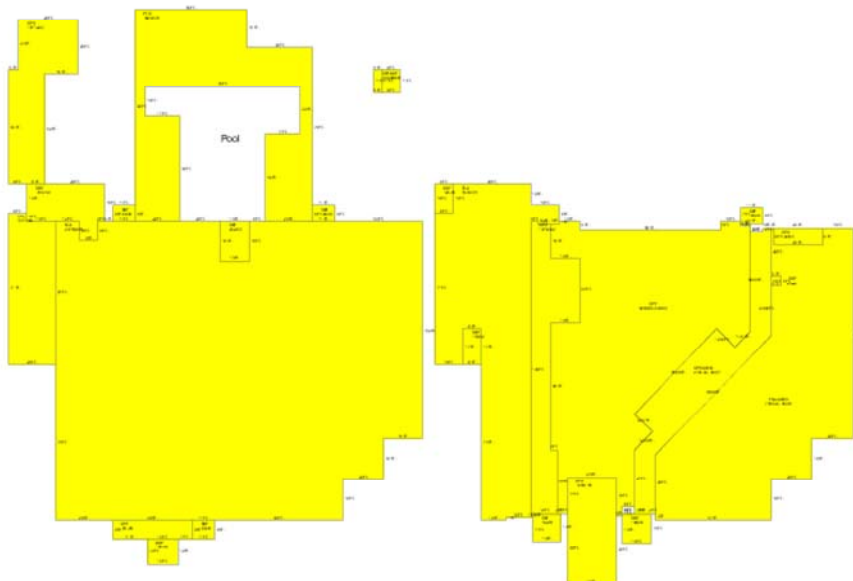
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 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	2002				8,205

1	FLA	8:METAL/ALUM	1	2002	Y	23,765
2	OPF		1	2002		351
3	SBF		1	2002		99
4	DUF		1	2002		180
5	CPL		1	2002		1,577
6	SBF		1	2002		765
7	OPX		1	2002		1,671
8	SBF		1	2002		88
9	SBF		1	2002		252
10	SBF		1	2002		88
11	PTO		1	2002		4,824
12	DUF		1	2002		99
13	OPF		1	2002		44
14	FLA		1	2002	Y	5,578
15	OUF		1	2002		126
16	SBF		1	2002		153
17	OPX		1	2002		1,876
18	OUF		1	2002		182
19	OPX		1	2002		1,200
20	SBF		1	2002		196
22	FLA	8:METAL/ALUM	1	2002	Y	7,485
23	OPF		1	2002		2,135
25	SBF		1	2002		88
26	OPX		1	2002		192
27	OUF		1	2002		25

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	1 STY STORE-A	100	Y	Y
	953	PARKING GARAGE	100	Y	N
	954	ELEC/TELEPHONE ETC A	100	Y	N
	955	ELEC/TELEPHONE ETC A	100	Y	N
	956	ELEC/TELEPHONE ETC A	100	Y	N
	957	ELEC/TELEPHONE ETC A	100	Y	N
	958	ELEC/TELEPHONE ETC A	100	Y	N
	959	1 STY STORE-A	100	Y	Y
	960	ELEC/TELEPHONE ETC A	100	Y	N
	961	ELEC/TELEPHONE ETC A	100	Y	N
	963	ELEC/TELEPHONE ETC A	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	METAL SIDING	100

Building 2 Details

Building Type
Effective Age 12

Condition E
Perimeter 170

Quality Grade 400
Depreciation % 15

Year Built 1996
Functional Obs 0

Special Arch 0
Economic Obs 0

Grnd Floor Area 1,500

Inclusions:

Roof Type
Heat 1
Heat Src 1

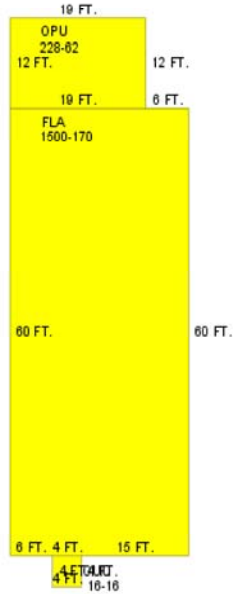
Roof Cover
Heat 2
Heat Src 2

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 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	FLA		1	1996					1,500
2	OPU		1	1996					228
3	OUU		1	1996					16

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	948	WAREHOUSE/MARINA D	100	N	N
	949	OPU	100	N	N
	950	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
300	MIN WOOD SIDING	40
301	C.B.S.	60

Building 3 Details

Building Type
 Effective Age 12
 Year Built 1998
 Functional Obs 0

Condition E
 Perimeter 152
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 15
 Grnd Floor Area 560

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

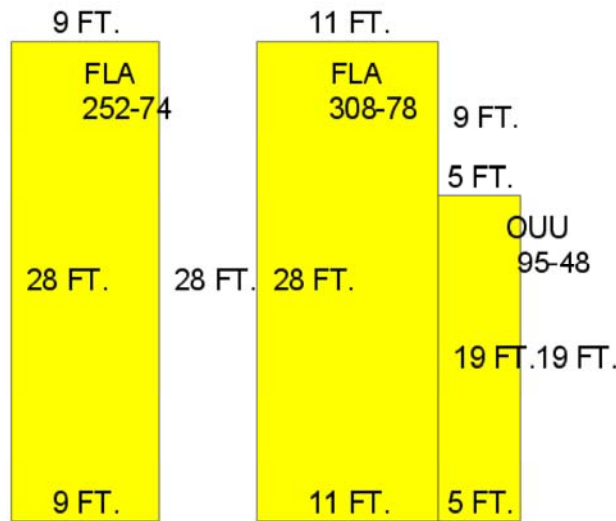
Roof Cover
 Heat 2
 Heat Src 2

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 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	FLA		1	1998					252
2	FLA		1	1998					308
3	OUU		1	1998					95

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	951	SERVICE STATION-A-	100	Y	Y
	952	OFF BLDG 1 STY-A	100	Y	Y

Exterior Wall:

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

Building 4 Details

Building Type	Condition <u>G</u>	Quality Grade 450
Effective Age 0	Perimeter 593	Depreciation % 1
Year Built 2013	Special Arch 0	Grnd Floor Area 12,782
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	2013		Y			12,782
0	OPF		1	2013					112
0	OPF		1	2013					144
0	OUU		1	2013					600

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STY STORE-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	REIN CONCRETE	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	1,830 SF	305	6	1964	1965	1	30
2	AC2:WALL AIR COND	1 UT	0	0	1995	1996	1	20
3	UB2:UTILITY BLDG	48 SF	8	6	1995	1996	1	50
4	UB2:UTILITY BLDG	60 SF	10	6	1995	1996	1	50
5	DK4:WOOD DOCKS	3,504 SF	219	16	1995	1996	4	40
6	FN2:FENCES	681 SF	227	3	1995	1996	2	30
7	FN2:FENCES	348 SF	58	6	1995	1996	2	30
8	CL2:CH LINK FENCE	750 SF	125	6	1995	1996	2	30
9	DK4:WOOD DOCKS	4,470 SF	447	10	1995	1996	5	40
10	DK4:WOOD DOCKS	2,576 SF	184	14	1994	1995	5	40
11	DK4:WOOD DOCKS	81 SF	9	9	1994	1995	5	40
12	UB3:LC UTIL BLDG	800 SF	8	100	1997	1998	1	30
13	UB3:LC UTIL BLDG	60 SF	6	10	1997	1998	1	30
14	TK2:TIKI	20 SF	4	5	1997	1998	1	40
15	FN2:FENCES	2,452 SF	613	4	2001	2002	5	30
16	PT3:PATIO	6,408 SF	267	24	2001	2002	2	50
17	PT2:BRICK PATIO	266 SF	19	14	2001	2002	2	50
18	PT2:BRICK PATIO	464 SF	29	16	2001	2002	2	50
19	PT2:BRICK PATIO	220 SF	22	10	2001	2002	2	50
20	PO5:COMM POOL	3,300 SF	0	0	2001	2002	2	50
21	WF2:WATER FEATURE	2 UT	0	0	2001	2002	5	20
22	TK2:TIKI	324 SF	18	18	2001	2002	5	40
23	PT2:BRICK PATIO	1,000 SF	0	0	2003	2004	2	50

Appraiser Notes

2002-08-26 - TPP ACCOUNTS: *****CHARTERS***** 8859716 - CONCH HARBOR, 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS, 8928754 - GOODSON, L - SEABLASTER, 8939470 - KING, ALLEN - AFTERNOON DELIGHT, 8955651 - KRINITT, DENNIS - KRINITT YACHT, 8874162 - LAMPE, DANNY - TORTUGA BY, 8970864 - LENNON, RALPH - SAIL FISH, 8938744 - NORTH TIM - JE-ME-CA, 8702345 - REEF EXPLORER, 8955783 - REEVES, LEE - VACATION YACHT, 8941208 - WHISKER CHARTERS, 9022267 - CARTER BARRY - BLUEFIN H E II,

2007-01-17-C.O.#6649 ISSUED FOR 400SF BUILD OUT FOR OFFICE-SKI

2004-09-24 - VALUE REDUCED TO \$7,225,000 WITH \$3,995,000 ALLOCATED TO THE SUBMERGED LAND BOAT SLIPS WHICH WERE RECENTLY CONDOIZED, AS PER KARL BORGLUM.BCS, 2003-03-12 - BLDG #1 = CONCH HARBOR STORES, BLDG.#2 = WAREHOUSE, BLDG.#3 = TEXACO, 2002-08-26 - TPP ACCOUNTS: *****CHARTERS***** 8859716 - CONCH HARBOR 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS 8928754 - GOODSON, L - SEABLASTER 8939470 - KING, ALLEN - AFTERNOON DELIGHT 8955651 - KRINITT, DENNIS - KRINITT YACHT 8874162 - LAMPE, DANNY - TORTUGA BY 8970864 - LENNON, RALPH - SAIL FISH 8938744 - NORTH TIM - JE-ME -CA 8702345 - REEF EXPLORER 8955783 - REEVES, LEE - VACATION YACHT 8941208 - WHISKER CHARTERS 9022267 - CARTER BARRY - BLUEFIN H E II 2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	08-0055	01/25/2008	01/25/2008	40,000	Commercial	REPLACE APPROX. 16,649 CF OF POSSIBLE REMMANT PETROLEUM IMPACTED SOIL
1	4221	04/11/2007	04/11/2007	0	Commercial	ISSUED C/O
1	13-0666	02/21/2013	12/31/2013	26,800	Commercial	INSTALL PLUMBING FOR 2-ADA TOILETS, 2-ADA LAV SINKS, 1-KITCHEN SINK, 1-MOP SINK, AND 1-W/H, INSTALL 6 ROOF DRAINS AND TEMINATE 10' OUSTIDE OF BUILDING

1	13-0389	02/06/2013	12/31/2013	45,000	Commercial	DEMO ONLY WINDOWS, STAIRS, BRICK PAVERS, CLEAR SITE OF PLANTS PER TREE COMM
1	13-0988	03/14/2013	12/31/2013	287,000	Commercial	INSTALL PILINGS & FOOTINGS
1	12-4512	04/17/2013	12/31/2013	1,504,000	Commercial	BUILD NEW COMMERCIAL RETAIL 13,500 S.F. AS PER PLANS (DOESNT INCLUDE ROOFING, PLUMBING, ELECTRICAL OR MECHANICAL)
1	13-0389	04/19/2013	12/31/2013	54,000	Commercial	REVISION: CHANGE LOCATION OF 1 STORM DRAIN. CAHNGE FOOTING DETAIL TO RETENTION AREAS.
1	13-2061	05/17/2013	12/31/2013	41,500	Commercial	INSTALL A NEW AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT NEW CONSTRUCTION OF BUILDING.
1	13-1997	05/16/2013	12/31/2013	90,000	Commercial	INSTALL 8 6-TON UNITS W/46 DROPS & 2 EXHAUST FANS.
1	13-2079	05/09/2013	12/31/2013	168,000	Commercial	135 SQ ROOFING
	13-2077	06/04/2013	12/31/2013	52,000	Commercial	INSTALL NATIONAL ACCOUNT LIGHT FIX W/ASSOCIATED BRANCH CIRCUITRY, BOXES LIGHTING CONTROL, AND OVER-CURRENT PROTECTION. INSTALL 600A SERVICE ENTRANCE W/ASSOCIATED CONDUIT SYSTEM, FEEDERS, GROUNDING, PANEL BOARDS, AND OVER-CURRENT PROTECTION. INSTALLATION OF POWER FOR CONGALAS, HVAC, GROUND OUTLETS. INSTALL CONDUIT SYSTEM WITH PULL STRING AND BOXES FOR TELE/DATA/POS SYSTEM.
1	B953062	09/01/1995	11/01/1996	45,000	Commercial	FUEL CONTAINMENT BLDG
1	E954124	11/01/1995	11/01/1996	2,000	Commercial	ELECTRICAL
1	B954326	12/01/1995	11/01/1996	12,000	Commercial	ROOF OVER FUEL CONTAINMEN
1	96-0684	02/01/1996	11/01/1996	10,000	Commercial	ELECTRIC
1	96-0890	02/01/1996	11/01/1996	8,000	Commercial	ELECTRIC
1	96-1163	03/01/1996	11/01/1996	120,000	Commercial	TANKS
1	96-1597	04/01/1996	11/01/1996	1,170	Commercial	FIRE ALARM
1	96-1669	04/01/1996	11/01/1996	2,800	Commercial	FENCE
1	96-1765	04/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
1	96-1878	05/01/1996	11/01/1996	5,000	Commercial	FENCE
1	96-1470	04/01/1996	11/01/1996	250	Commercial	SIGN
1	96-3313	08/01/1996	11/01/1996	1,500	Commercial	SIGN
1	96-3318	08/01/1996	11/01/1996	21,000	Commercial	RENOVATIONS
1	96-3705	09/01/1996	11/01/1996	50,000	Commercial	PLUMBING
1	9604422	11/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
1	9604613	12/24/1997	11/02/1998	18,500		BATH HOUSE & RESTROOMS
1	9801334	04/23/1998	11/02/1998	4,000		ELECTRICAL
1	9801740	06/02/1998	11/02/1998	5,000		ELECTRICAL
1	9601488	04/01/1996	11/02/1998	55,000	Commercial	PLUMBING
1	9604787	12/17/1996	11/02/1998	95,000		NEW STRUCTURE
1	9700182	01/24/1997	11/02/1998	2,000		ELECTRICAL
1	97-0220	01/29/1997	11/02/1998	1,961		ROOF
1	97-0222	01/29/1997	11/02/1998	4,000		PLUMBING
1	99-3570	10/19/1999	12/15/1999	48,000		ELECTRICAL
1	99-2306	09/27/1999	10/25/1999	73,404		RENOVATIONS WEIGHT STATIO
1	01-0584	03/01/2001	12/12/2002	116,000	Commercial	STORE BUILD OUT
1	02-2541	11/13/2002	12/12/2002	55,500	Commercial	ELECTRIC UPDATE
1	01-2080	05/25/2001	12/12/2002	100,000	Commercial	FOUNDATION
1	02-3181	12/09/2002	12/12/2002	7,000	Commercial	PAINT
1	02-3360	12/19/2002	12/12/2002	1,970	Commercial	INSTALL SIGN
1	01-2265	06/12/2001	12/12/2002	66,000	Commercial	ELECTRIC
1	01-3208	02/26/2002	12/12/2002	2,500,000	Commercial	POOL & SPA COM. 77X113
1	01-2286	07/30/2002	12/12/2002	3,228,400	Commercial	NEW INDUSTRIAL
1	03-1293	04/28/2003	10/28/2003	23,000	Commercial	INSTALL 4 GREASE HOODS

1	03-1295	04/28/2003	10/28/2003	1,700	Commercial	INSTALL FIRE SPRINKLERS
1	03-2519	01/27/2003	01/27/2004	30,200	Commercial	A/C
1	02-3128	01/27/2003	10/28/2003	648,000	Commercial	ROOF, INTERIOR & ELECTRICAL - MONTY'S
1	03-3374	09/23/2003	12/15/2003	3,000	Commercial	BIKE PARKING PAVERS
1	06-5364	10/17/2006	12/21/2006	2,000	Commercial	INSTALL SIX OUTLETS AND EXIST LITE'
1	06-5362	10/16/2006	12/21/2006	5,700	Commercial	BUILD-OUT 400SF OFFICE SPACE . METAL STUD WALLS21'x6"
1	06-4524	08/08/2006	11/07/2006	13,250	Commercial	INTERIOR BUILD - OUT OF RETAIL SPACE WORK ONLY INSULATION, DRYWALL
1	06-4526	08/08/2006	11/07/2006	5,000	Commercial	INSTALL 14 LIGHT FIXTURES
1	06-4525	09/22/2006	11/07/2006	3,000	Commercial	INSTALL WATERLINE & DRAIN
1	06-6070	11/07/2006	12/21/2006	4,500	Commercial	SHELL CO FOR COMMERCIAL UNIT 400SF,AND ELECTRIC
1	06-6072	11/07/2006	12/21/2006	2,300	Commercial	INSTALL 6 NEW OUTLETS, SMOKE DETECTOR, HANGING LITES

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
2013	3,962,630	449,684	4,796,605	6,259,364	6,259,364	0	6,259,364
2012	3,962,630	466,533	4,796,605	6,259,364	6,259,364	0	6,259,364
2011	4,010,093	484,885	4,796,605	6,934,669	6,934,669	0	6,934,669
2010	4,099,273	501,439	7,359,367	7,700,000	7,700,000	0	7,700,000
2009	5,226,384	520,048	6,952,235	10,000,000	10,000,000	0	10,000,000
2008	5,226,384	536,641	6,952,235	12,715,260	12,715,260	0	12,715,260
2007	3,697,609	313,426	9,931,739	10,120,957	10,120,957	0	10,120,957
2006	3,697,609	464,190	6,546,334	8,670,000	8,670,000	0	8,670,000
2005	3,776,267	479,257	6,546,334	7,225,000	7,225,000	0	7,225,000
2004	3,034,779	485,419	6,546,334	7,225,000	7,225,000	0	7,225,000
2003	3,034,779	500,596	6,178,903	9,714,278	9,714,278	0	9,714,278
2002	169,585	255,377	4,366,499	6,965,778	6,965,778	0	6,965,778
2001	169,585	263,618	4,366,499	6,965,778	6,965,778	0	6,965,778
2000	166,611	179,942	2,636,477	5,399,218	5,399,218	0	5,399,218
1999	173,656	185,446	2,161,957	1,700,000	1,700,000	0	1,700,000
1998	69,111	187,785	2,161,957	1,700,000	1,700,000	0	1,700,000
1997	69,111	193,222	2,026,850	1,700,000	1,700,000	0	1,700,000
1996	16,435	104,743	2,026,850	1,700,000	1,700,000	0	1,700,000
1995	0	73,610	2,026,850	1,700,000	1,700,000	0	1,700,000
1994	0	75,885	2,026,597	1,700,000	1,700,000	0	1,700,000
1993	0	79,061	2,026,597	2,105,658	2,105,658	0	2,105,658
1992	0	6,887	2,026,597	1,739,655	1,739,655	0	1,739,655
1991	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1990	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1989	57,263	28,880	2,471,460	2,557,603	2,557,603	0	2,557,603
1988	53,784	28,880	2,141,932	2,224,596	2,224,596	0	2,224,596
1987	52,563	28,880	1,230,787	1,312,230	1,312,230	0	1,312,230
1986	51,044	28,880	1,230,787	1,310,711	1,310,711	0	1,310,711
1985	50,044	28,880	935,207	1,014,131	1,014,131	0	1,014,131

1984	48,508	28,880	935,207	1,012,595	1,012,595	0	1,012,595
1983	48,508	28,880	612,817	690,205	690,205	0	690,205
1982	42,072	28,880	318,954	389,906	389,906	0	389,906

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
1/28/2010	2450 / 2196	7,700,000	WD	30
5/2/2007	2292 / 1354	14,900,000	WD	Q
1/29/1999	1560 / 0056	7,000,000	WD	Q
12/1/1993	1287 / 0266	1,700,000	WD	Q

This page has been visited 34,606 times.

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