



Application For Easement

City of Key West, Florida • Planning Department

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

RECEIVED
FEB 12 2018
BY: MCM

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: 528 Duval St. Key West FL 33040

Zoning District: HRCC-1 Real Estate (RE) #: 0009770-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Adele V. Stones

Mailing Address: 221 Simonton St

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305 249 2352 Office: 305 294 0252 Fax: 305 294 5788

Email: ginny@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: 526-528 Duval Retail, LLC

Mailing Address: 1109 Von Phister Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 917 757 9100 Office: _____ Fax: _____

Email: KENSILVERMAN@msn.com

Description of requested easement and use: The front balcony facade of this historic structure (Lewinsky Building) overhangs the Duval street right of way. This condition is original to the building and is a contributing feature of this commercial storefront since 1924. A small section encroaches on the Appelrouth Lane right of way. The over hang is approximately 175sf total.

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

If yes, please describe and attach relevant documents: _____

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 5,300,000.00

Doc# 1976806 04/16/2014 2:35PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared by and Return to:
Jennifer G. Sanchez, Esq.
Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040
(305) 293-0084

04/16/2014 2:35PM
DEED DOC STAMP CL: Krys \$37,100.00

Doc# 1976806
Bk# 2679 Pg# 1957

Parcel ID Number: 00009770-000000

Warranty Deed

This Indenture, Made this _____ day of April, 2014 A.D., Between
TAP ALL POTENTIAL 526-528 DUVAL,LLC, a Florida limited liability
company
of the County of _____, State of _____, grantor, and
526-528 DUVAL RETAIL, LLC, a Florida limited liability company

whose address is: 1119 Von Phister Street, KEY WEST, FL 33040

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

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- 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:

In the City of Key West, and is known as a part of Lot One (1) on Square Fifty-One (51), according to William A. Whitehead's map, delineated in February, A.D. 1829:

Commencing at a point on Duval Street, distant Fifty (50) feet from the corner of Southard and Duval Streets, and running thence in a Northwesterly direction, along said Duval Street, Fifty (50) feet to the corner of Smith's Alley; thence at right angles in a Southwesterly direction along said Smith's Alley, One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet to the Point of Beginning.

Said lands situate and lying in the City of Key West, Monroe County, Florida.

Subject to current taxes, easements and restrictions of record.

Warranty Deed - Page 2

Parcel ID Number: 00009770-000000

Doc# 1976806
Bk# 2679 Pg# 1958

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:

TAP ALL POTENTIAL 526-528 DUVAL, LLC
a Florida limited liability company

[Handwritten Signature]
Printed
Witness

By: *[Handwritten Signature]* (Seal)
Tapley O. Johnson
Managing Member
P.O. Address:

[Handwritten Signature]
Printed
Witness **J. Jon Ashby**

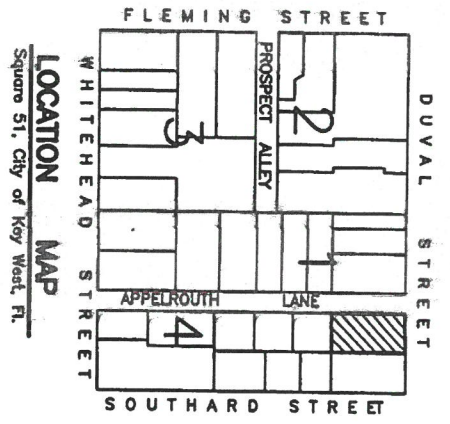
STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this *8th* day of April, 2014 by Tapley O. Johnson, Managing Member of TAP ALL POTENTIAL 526-528 DUVAL, LLC, a Florida limited liability company who is personally known to me or who has produced his Florida driver's license as identification

[Handwritten Signature]
Printed Name: Jennifer G. Sanchez
Notary Public
My Commission Expires:



MONROE COUNTY
OFFICIAL RECORDS



LEGAL DESCRIPTION:

In the City of Key West, and is known as a part of Lot One (1) on Square Fifty-One (51), according to William A. Whitehead's map, delineated in February, A.D. 1829; commencing at a point on Duval Street, distant Fifty (50) feet from the corner of Southard and Duval Streets, and running thence in a Northwesterly direction, along Duval Street, Fifty (50) feet to the corner of Smith's Alley; thence at right angles in a Southwesterly direction along said Smith's Alley, One Hundred (100) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet to the right angles in a Northeasterly direction One Hundred (100) feet to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Duval Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic, Elevation: 12.324
 Survey performed without benefit of title search of said/neighborling property's.

ABBREVIATIONS:

- Sly. = Story
- R/W = Right-of-Way
- pld. = Found
- m. = Measured
- d. = Deed
- O.R. = Official Records
- N.T.S. = Not to Scale
- = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- pg. = page
- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- W. = Concrete
- U. = Utility Pole
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B. = Concrete Block
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- w.m. = Water Meter
- Bol. = Balcony
- Pl. = Planter
- A/C = Air Conditioner

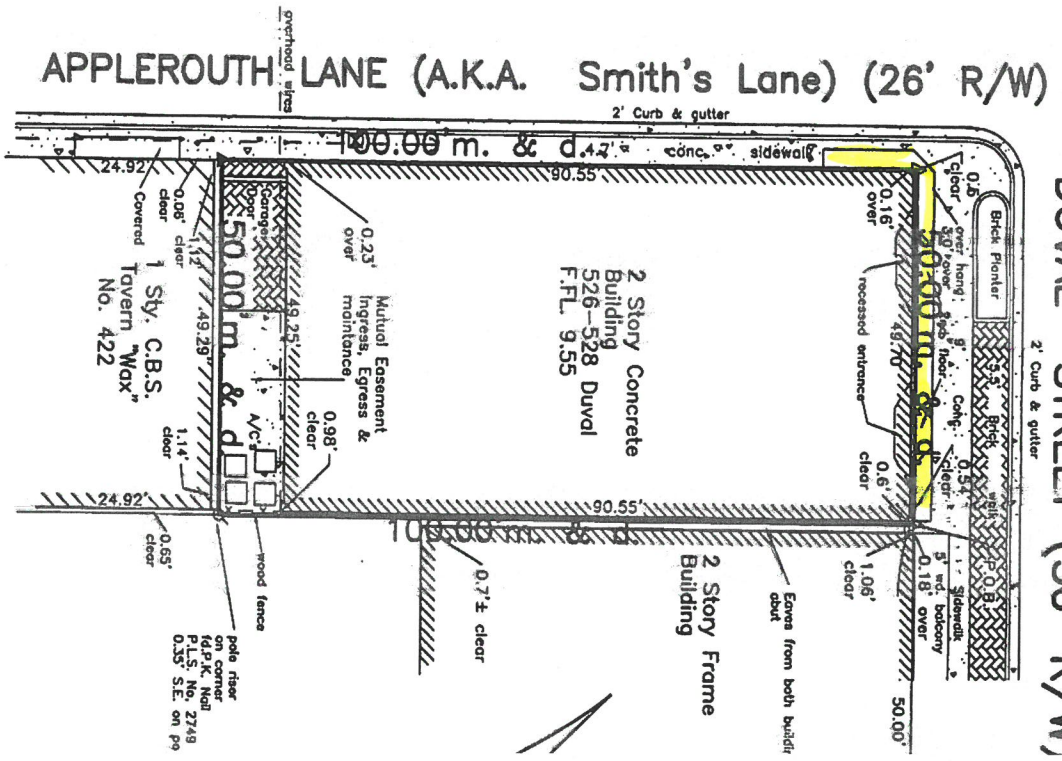
Field Work performed on: 4/2/14

CERTIFICATION:
 I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 State of Florida Professional Engineer No. 36910

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

CERTIFICATION made to:
 526-528 Duval Retail, LLC
 Centennial Bank
 Sanchez & Ashley, P.A.
 Chicago Title Insurance Company



526-528 Duval Retail, LLC		526-528 Duval Key West, FL 33040	
BOUNDARY SURVEY			
Scale 1" = 20'	Ref. File 214-30	Flood Panel No. 1318 K	Dwg. No. 14-203
Date: 12/15/12	Flood Zone X	Dim. By F.M.H.	
REVISIONS AND/OR ADDITIONS			
4/9/14: Updated, owner, cert. Easement			
ISLAND ENGINEERS P/L		3152 Northside Drive Suite 201 Key West, FL 33040	
fred\drawings\keywest\block45\526-528duval			



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 00009770-000000
 Account # 1010031
 Property ID 1010031
 Millage Group 10KW
 Location 526 DUVAL ST, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 51 YY-94 OR1337-975/80
 Description PROB 91-127-CP-10 OR1348-2173/4P/R
 OR1816-515/16 OR1977-485/86 OR2356-1434/43ESMT OR2606-798D/C OR1270-1463WILL OR2606-805/11 OR2679-1957/58
 (Note: Not to be used on legal documents)
 Neighborhood 32030
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

526-528 DUVAL RETAIL LLC
 1119 Von Phister ST
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$1,734,102	\$1,867,480	\$1,867,480	\$1,134,060
+ Market Misc Value	\$3,227	\$3,416	\$3,053	\$2,850
+ Market Land Value	\$1,092,000	\$1,088,220	\$1,088,220	\$1,062,310
= Just Market Value	\$2,829,329	\$2,959,116	\$2,958,753	\$2,199,220
= Total Assessed Value	\$2,829,329	\$2,959,116	\$2,958,753	\$2,199,220
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,829,329	\$2,959,116	\$2,958,753	\$2,199,220

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,000.00	Square Foot	50	100

Commercial Buildings

Style APTS-A /03A
 Gross Sq Ft 10,436
 Finished Sq Ft 10,408
 Perimeter 0
 Stories 3
 Interior Walls
 Exterior Walls CUSTOM
 Quality 600 ()
 Roof Type
 Roof Material
 Exterior Wall1 CUSTOM
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover

Full Bathrooms	3
Half Bathrooms	0
Heating Type	
Year Built	1924
Year Remodeled	0
Effective Year Built	2010
Condition	GOOD

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2001	2002	1	500 SF	2

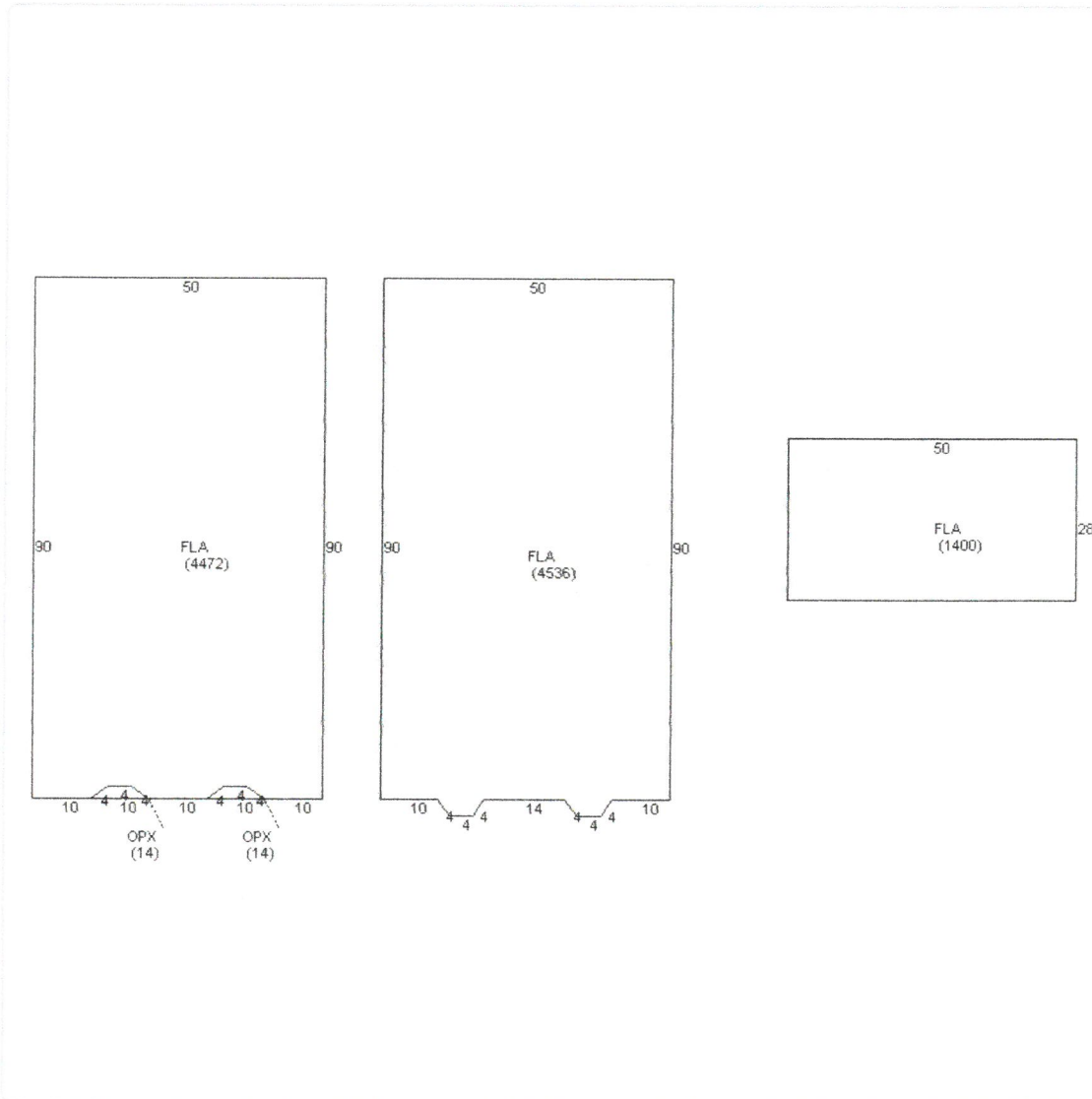
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/8/2014	\$5,300,000	Warranty Deed		2679	1957	03 - Qualified	Improved
12/24/2012	\$4,500,000	Warranty Deed		2606	805	30 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-2031	5/26/2015		\$2,300	Commercial	35 LOW VOLTAGE DATA DROPS
15-1786	5/21/2015		\$10,000	Commercial	7 WOOD BAHAMA SHUTTERS
15-1418	4/21/2015		\$2,600		SECURITY SYSTEM FOR GAP W/ "12" POINTS OF PROTECTION- LOW VOLTAGE.
15-0822	3/11/2015		\$17,427		1394 SF (24) OPENING COVERED WITH .024 STEEL PANELS. TRACKS PAINTED TO MATCH TRIM.
15-0398	2/9/2015		\$30,000		R & R 40 SQS OF V CRIMP
15-0178	2/2/2015		\$10,000		R & R ROOFING PLYWOOD
15-0129	1/16/2015		\$7,200		INSTALL ALL CONDUIT AND BOXES AND LOW VOLTAGE CABLE
15-0132	1/16/2015		\$42,000		INSTALL 600 AMP SERVICE ALL LIGHTS SWITCHES RECEP., ELEVATOR AND ALL APPLIANCES
14-5172	1/2/2015		\$945,624		EXTERIOR MODIFICATIONS REMOVE STORM PANELS, FABRIC AWNING, SIGNAGE AND LIGHTING REAR ALLEY GATE, EGRESS RAMP, AND CONCRETE PAD. NEW BAHAMA SHUTTERS. INTERIOR MODIFICATIONS INCLUDE COMPLETE DEMO OF 2ND FLOOR AND NEW TENNET BUILDOUT WHICH INCLUDES STAIR AND ELEVATOR. REVISION #1. PLANS REVISION ONLY
13-3130	1/7/2014		\$154,000	Commercial	DEMO AND REUILD FLOOR OVER EXISTING BASEMENT. ADD STAIRS IN BASEMENT TO STREET. RECONFIGURE RESTROOMS.
13-3291	8/14/2013		\$4,300	Commercial	WIRE CHANDELIERS, INSTALL DIMMER TO LIGHTS, OUTLETS, EMERGENCY LIGHTING, KITCHEN OUTLETS, CEILING LIGHTS AND NEW PANEL TO SERVICE KITCHEN.
13-2763	6/25/2013		\$800	Commercial	REMOVE WIRING
13-1965	5/2/2013		\$500	Commercial	REMOVAL OF SHEET ROCK ON WALLS TO REVEAL ORIGINAL BLOCK WORK & OPEN UP THE WINDOWS AGAIN. REMOVAL OF SECTIONS OF STUD WALL (NON LOAD BEARING) BETWEEN ORIGINAL SUPPORT COLUMNS. REMOVE 4 AREAS OR RAISED DISPLAY AREA FLOORING & FALSE CEILING ABOVE THEM.
09-0730	3/13/2009		\$8,000	Commercial	REPAIR SPALLING CONCRETE ON LEFT FRON SIDE
05-1118	4/8/2005	11/2/2005	\$500	Commercial	INSTALL TEMP. 100 AMP SERVICE
05-0734	3/7/2005	11/2/2005	\$500	Commercial	EMERGENCY REPAIR OF CONCRETE
9900474	3/10/2000	11/1/2000	\$75,000	Commercial	REMODEL 2ND FLOOR
9900474	3/1/1999	11/3/1999	\$75,000	Commercial	REMODEL 2ND FL APARTMENT
9900690	2/26/1999	11/3/1999	\$3,000	Commercial	REMOVE INTERIOR WALLS
9800777	4/20/1998	5/20/1998	\$1,000	Commercial	SIGNS
9800676	4/1/1998	5/28/1998	\$1	Commercial	REPAIR AND PAINT
9800760	3/9/1998	5/28/1998	\$7,500	Commercial	MECHANICAL A/C
9800546	3/6/1998	5/28/1998	\$50,000	Commercial	ALTERATIONS
9800208	1/23/1998		\$20,000	Commercial	DEMOLITION
9702628	9/1/1997	10/1/1997	\$50	Commercial	SIGN
9602772	7/1/1996	11/1/1996	\$188	Commercial	FIRE ALARM

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: 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 Data: 2/10/2018 12:04:51 AM



Schneider

Developed by
The Schneider
Corporation

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



Download ▾



Pictures

Sorted by name



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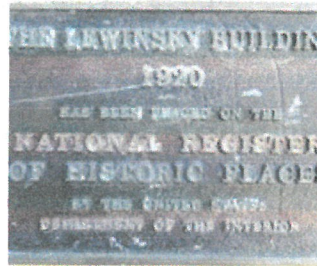
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BELLA COSTA SALE APPLICATION

BUILDING (circle one): (A) (B) (C) (D) (E) (F) (G) UNIT # 104

Per the Bella Costa Declaration of Condominium, "No unit owner may dispose of a unit or any interest therein by sale without prior approval of the Board of Directors of the Association."

BUYER NAME(S): Adele Stones & Angela Knauss

ADDRESS 1403 Washington St Key West FL 33040

PHONE 305 298 8506 ALT. PHONE 305 304 1546

EMAIL ADDRESS gunnye@keyslaw.net atk@threecreekc.net
(email addresses kept private; entering email address allows contact by association for eBlast news and business)

EST. CLOSING DATE 3/15/18 REAL ESTATE AGENT Magdolna Dasilva

VEHICLE YEAR 2017 LICENSE STATE FL LICENSE PLATE # 008 PDX

MAKE / MODEL VW Tiguan COLOR white

Buyer initials:

Buyer(s) will submit a non-refundable transfer fee of \$100.00 with this form, payable to Bella Costa, Inc.

Buyer(s) certifies he has received a Bella Costa Resident Orientation Packet (includes Rules & Regulations)

Buyer(s) certifies he has received the following: Articles of Incorporation, Declaration of Condominium, Bylaws, FAQ Document, and most recent Year-End Financials; and by signature herein agrees to abide by all the aforementioned and to any additions or revisions promulgated from time to time by the Board of Directors. *not yet*

BELLA COSTA IS A NO-DOG COMMUNITY

Adele V. Stones 2/18/18
Buyer(s) Signature Date

Angela Knauss 2/18/18
Co-Buyer(s) Signature Date

Owner (Seller) agrees to deliver this application, along with the Buyer's transfer fee, to the address below thirty (30) days or more before Closing. Owner (Seller) agrees to supply Buyer with Articles of Incorporation, Declaration of Condominium, Bylaws, FAQ Document, most recent Year-End Financials, and Rules & Regulations (included in the Bella Costa Resident Orientation Packet).

Owner (Seller's) Signature _____ Date _____

Co-Owner (Seller's) Signature _____ Date _____

Drop the completed form in the Bella Costa clubhouse mail slot, or send to:
Casey Condominium Management, 4370 S Tamiami Trl Ste 102, Sarasota FL 34231-3488, Office: 941.922.3391

Board Use Only: Approval Signature _____ Date _____ Rev. 05/11/2017

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Adele V. Stones, 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:

526 - 528 Duval Street Key West FL
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.

Adele V. Stones
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2/12/18 by
date

Adele V. Stones
Name of Authorized Representative

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

Susan M. Cardenas
Notary's Signature and Seal

Susan M. Cardenas
Name of Acknowledger typed, printed or stamped

Commission Number, if any



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, Kenneth R. Silverman as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Member of 526-528 Duval Retail, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Adele V. Stones
Please Print Name of Representative

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

x [Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 2/12/18 by
date

Adele V. Stones
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Susan M Cardenas
Name of Acknowledger typed, printed or stamped

Commission Number, if any

