

# Application



# 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: 930 EATON ST. KEY WEST, FL 33040  
Zoning District: HNC-2 Real Estate (RE) #: Alt. Key: 8916981 Parcel ID: 00005470-000100  
Property located within the Historic District?  Yes  No

#### APPLICANT: Owner Authorized Representative

Name: NIALL BOWEN (MGR: NINACAY, LLC)  
Mailing Address: 1525 FLAGLER AVENUE  
City: KEY WEST, FL State: FL Zip: 33040  
Home/Mobile Phone: 305 906 1793 Office: 305 396 7450 Fax: \_\_\_\_\_  
Email: stuntbaker@gmail.com

#### PROPERTY OWNER: (if different than above)

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Description of requested easement and use: Easement for building  
encroachment onto Grinnell street & overhang  
onto Eaton street.

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

**REQUIRED SUBMITTALS:** All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed Specific Purpose Surveys with a legal description of the easement area requested
- Photographs showing the proposed easement area

# Verification



**Deed**

Prepared by and return to:  
JOHN M. SPOTTSWOOD, JR.  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
508 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 13-182-EJ  
Will Call No.:

06/28/2013 4:15PM  
DEED DOC STAMP CL: DS \$3,675.00

Doc# 1939502  
Bk# 2636 Pg# 1996

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 26th day of June, 2013 between 930 Eaton, LLC, a Florida limited liability company whose post office address is 930 Eaton Street, Unit A, Key West, FL 33040, grantor, and Nina Cay, LLC, a Florida Limited Liability company whose post office address is 1525 Flagler Avenue, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

See attached Exhibit "A"

Parcel Identification Number: 00005470-000100

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2013 and subsequent years without reimposing the same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in our presence:

930 Eaton, LLC, a Florida limited liability company

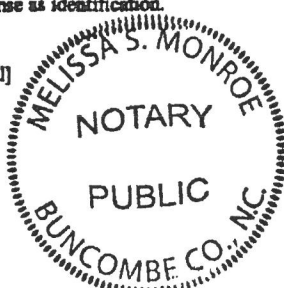
By: [Signature]  
Thomas P Callahan, Managing Member

[Signature]  
Witness Name: CARLA J. THOMAS  
[Signature]  
Witness Name: MELISSA S. MONROE

State of  
County of

The foregoing instrument was acknowledged before me this 25 day of June, 2013 by Thomas P Callahan of 930 Eaton, LLC, a Florida limited liability company, on behalf of said firm. He/she  is personally known or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Melissa S. Monroe

My Commission Expires: 9-21-14

**EXHIBIT "A"**

**Doc# 1939502**  
**Bk# 2636 Pg# 1997**

The Northwesterly 35 feet of the following described land to wit:

One lot or parcel of land situated within the limits of the City of Key West, better known and described by reference to a diagram made by Charles Howe and recorded in Book F, Page 918, of the recorded of Monroe County, as Lot Number Eight lying and situate at the corner of Grinnell and Eaton Streets on the West side of Grinnell and extending from the Grinnell Street along Eaton Street 48 feet and from Eaton Street along Eaton Street 88 feet, being the same property described in that certain Deed dated January 5, 1881, recorded in Book K, Pages 227-229, Monroe County, Florida.

ALSO:

All that certain piece, parcel or lot of land, lying and being in the City of Key West, known and designated on the map or plan of said City as delineated by William A. Whitehead, in February, 1829, as part of Lot 2 in Square 33; beginning at the junction of an Alley ten feet wide with Eaton Street and running thence along said Alley in a Southeasterly direction 88 feet; thence at right angles in a Northeasterly direction 48 feet; thence at right angles in a Northeasterly direction 88 feet; thence at right angles in a Southwesterly direction along the line of Eaton Street 48 feet, being the same property described in that certain Deed dated October 6, 1882, recorded in Book K, Pages 695 and 696, Monroe County, Florida Public Records.

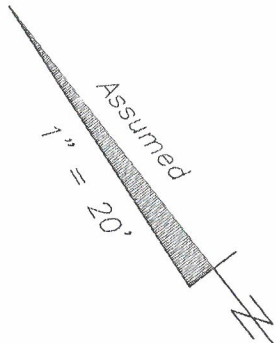
**MONROE COUNTY  
OFFICIAL RECORDS**





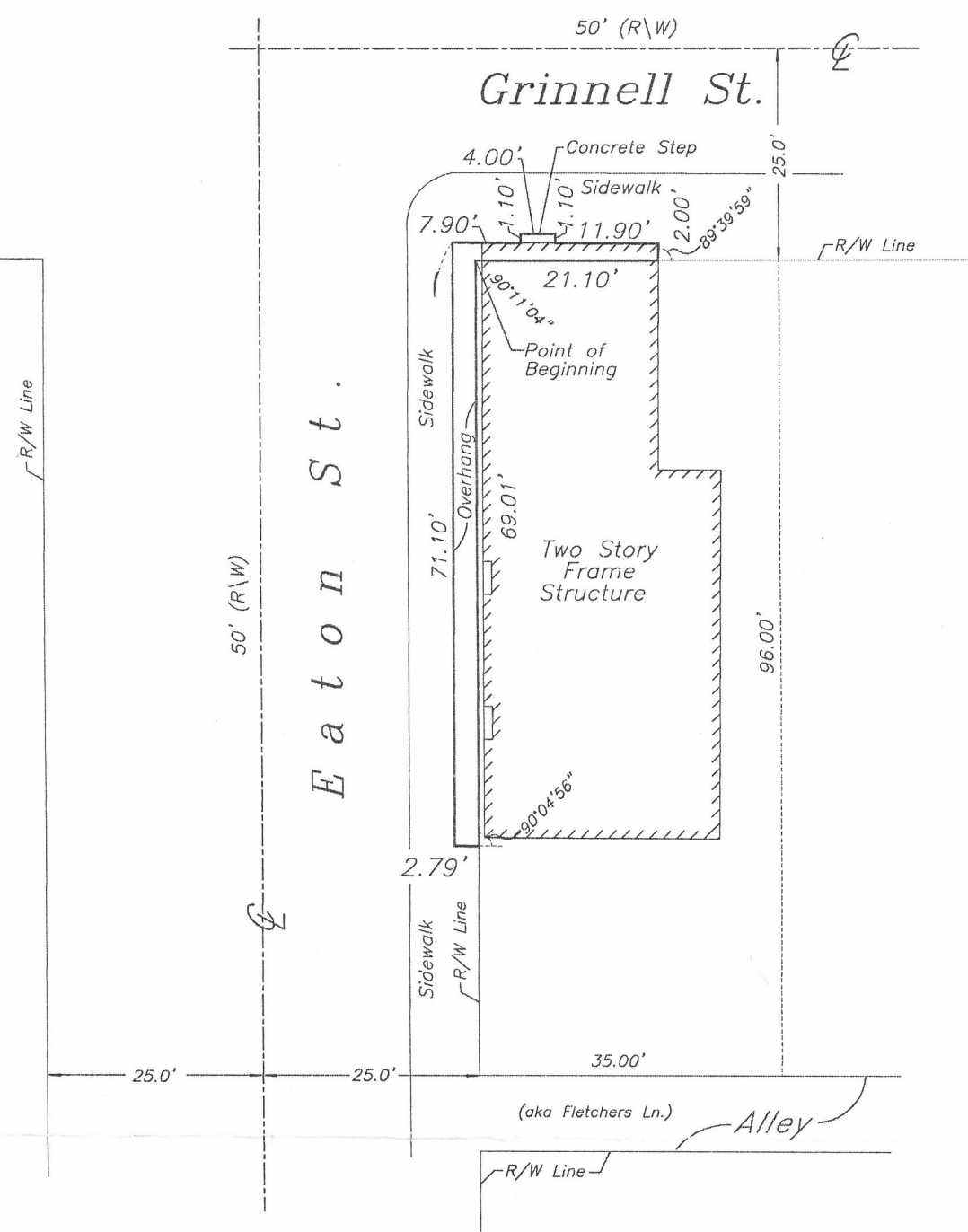
# Survey

Specific Purpose Survey to illustrate a legal description of a parcel of land lying in the right of way of Grinnell & Eaton Streets, adjacent to Square 33, Island of Key West, prepared by the undersigned



LEGEND

R/W	Right of Way
⊕	Centerline
(r)	Record



- NOTES:
1. The legal description shown hereon was furnished by the client.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 930 Eaton Street, Key West, FL.
  5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  7. North Arrow is assumed and based on the legal description.
  8. Adjoiners are not furnished.
  9. This Sketch does not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION  
 AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and known a portion of the right of way of Grinnell Street and Eaton Street adjacent to Lot 2, Square 33, of William A. Whitehead's map, delineated in February, 1829, said parcel being more particularly described by metes and bounds as follows: BEGIN at the intersection of the Southwesterly right of way line of Grinnell Street with the Southeasterly right of way line of Eaton Street and run thence Southeasterly along the Southwesterly right of way line of the said Grinnell Street for a distance of 21.10 feet to the Southeasterly face of an existing two story frame structure; thence Northeasterly with a deflection angle of 89°39'59" to the left and along said structure for a distance of 2.00 feet; thence Northwesterly and at right angles along the Northeasterly face of said structure for a distance of 11.90 feet; thence Northeasterly and at right angles for a distance of 1.10 feet; thence Northwesterly and at right angles for a distance of 4.00 feet; thence Southwesterly and at right angles for a distance of 1.10 feet to the Northeasterly face of said structure; thence Northwesterly and at right angles along the said structure and overhang for a distance of 7.90 feet; thence Southwesterly and at right angles along the said overhang for a distance of 71.10 feet; thence Southeasterly and at right angles along said overhang for a distance of 2.79 feet to the Southeasterly right of way line of the said Eaton Street; thence Northeasterly with a deflection angle of 90°04'56" to the left and along the said Eaton Street for a distance of 69.01 feet back to the Point of Beginning, containing 243 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Nina Cay LLC;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
 Florida Reg. #6298

THIS SKETCH  
 IS NOT  
 ASSIGNABLE

J. LYNN O'FLYNN, Inc.  
 Professional Surveyor & Mapper  
 PSM #6298  
 3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422 FAX (305) 296-2244

October 21, 2016

## **Site Photos**



# **Property Appraiser**



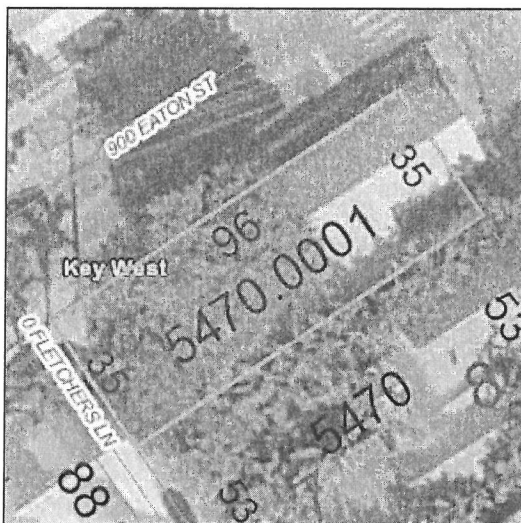
### Summary

**Parcel ID** 00005470-000100  
**Alternate Key** 8916981  
**Property Address** 930 EATON ST  
**Key Name** KEY WEST  
**Sec/Twp/Rng** 6-68-25  
**Legal Description** KW PT LOT 2 SQR 33 OR235-174/77 OR840-550/51 OR101  
 4-2358/59 OR1498-482/84 OR1534-2381/91(RES NO 98-2  
 64) OR1887-1022/23 OR2059-2248/50 OR2059-2251/52 O  
 (Note: Not to be used on legal documents or any document to be recorded)  
**Neighborhood** 32090  
**Subdivision**  
**Millage Group** 10KW  
**Affordable Housing** No  
**Class** 1200 - STORE/OFF/RES OR COMBINATION

### Owner

**Primary Owner**  
 Nina Cay LLC  
 1525 Flagler Ave  
 Key West, FL 33040-4923

### Map



### Valuation

	2016	2015	2014	2013	2012
+ Building Value	\$199,156	\$206,915	\$206,915	\$210,488	\$210,488
+ Misc Improvement Value	\$2,820	\$2,545	\$2,385	\$2,462	\$2,543
+ Land Value	\$343,750	\$343,750	\$329,861	\$260,417	\$260,417
= Just (Market) Value	\$545,726	\$553,210	\$539,161	\$473,367	\$473,448
= Assessed Value	\$545,726	\$553,210	\$539,161	\$473,367	\$473,448

	2016	2015	2014	2013	2012
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$545,726	\$553,210	\$539,161	\$473,367	\$473,448

### Land

Land Use Code	Frontage	Depth	Land Area
COMMERCIAL DRY (100D)	35	96	3360 SF

### Building Summary

Number of Buildings	2
Number of Commercial Buildings	2
Total Living Area	1693
Year Built	1908

### Buildings

**Building 1:**  
**Building Type**  
**Effective Age** 17  
**Year Built** 1908  
**Functional Obs** 0  
**Condition** G  
**Perimeter** 94  
**Special Arch** 0  
**Economic Obs** 0  
**Quality Grade** 400  
**Depreciation %** 23  
**Ground Floor Area** 540 SF  
**Inclusions**  
**Roof**  
**Foundation**  
**Number of Bedrooms** 0  
**Heat** 1: -; 2: -  
**2 Fix Bath** 1  
**3 Fix Bath** 0  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix Bath** 3  
**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0

**Sections:**

Number	Type	Description	Year Built	Ext Wall	Stories	Attic	AC	Basement %	Finished Basement %	Area
0	OPF	Open Porch Finished -Lower Level	1986		1			0	0	80
1	FLA	Floor Living Area	1986		1		Y	0	0	540

**Interior Finish:**

Section Number	Interior Finish Num	Type	Area %	Sprinkler	AC
	16703	RESTRNT/CAFETR-D-	100	N	Y

**Exterior Wall:**

Num	Type	Area %
5769	AVE WOOD SIDING	100



**Building 2:**  
**Building Type**  
**Effective Age** 17  
**Year Built** 1983  
**Functional Obs** 0  
**Condition** G  
**Perimeter** 144  
**Special Arch** 0  
**Economic Obs** 0  
**Quality Grade** 400  
**Depreciation %** 23  
**Ground Floor Area** 1,153 SF  
**Inclusions**  
**Roof**  
**Foundation**  
**Number of Bedrooms** 0  
**Heat** 1: -; 2: -  
**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 Bath** 0  
**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0

**Sections:**

Number	Type	Description	Year Built	Ext Wall	Stories	Attic	AC	Basement %	Finished Basement %	Area
1	FLA	Floor Living Area	1986		1		Y	0	0	1153
2	OPF	Open Porch Finished -Lower Level	1986		1			0	0	9
3	SBF	Utility Building Finished	1986		1			0	0	33
4	OPF	Open Porch Finished -Lower Level	1986		1			0	0	15
5	FHS	Finished Half Story	1986		1		Y	0	0	860
6	OPF	Open Porch Finished -Lower Level	1986		1			0	0	16
7	OPF	Open Porch Finished -Lower Level	1986		1			0	0	16

**Interior Finish:**

Section Number	Interior Finish Num	Type	Area %	Sprinkler	AC
	16705	1 STY STORE-B	50	N	N
	16706	APTS-B	50	N	N
	16707	OPF	100	N	N

Section Number	Interior Finish Num	Type	Area %	Sprinkler	AC
	16708	SBF	100	N	N
	16709	OPF	100	N	N
	16710	OPEN STORAGE-B-	50	N	N
	16711	OFF BLDG-1 STY-B	50	N	N

Exterior Wall:

Num	Type	Area %
5770	AVE WOOD SIDING	100

### Improvements

No	Type	Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	3 UT	0	0	1991	1992	2	20
3	PT4:PATIO	160 SF	16	10	1996	2004	2	50
4	FN2:FENCES	246 SF	41	6	2001	2002	2	30
5	FN2:FENCES	192 SF	48	4	2002	2003	2	30

### Sales

Sale Date	Book/Page	Price	Instrument	Qualification
6/25/2013	2636/1996	\$525,000	WD	30
8/10/2009	2426/1754	\$100	CT	12
11/11/2004	2059/2251	\$900,000	WD	Q
2/1/1998	1498/0482	\$160,000	WD	Q

### Appraiser Notes

Date	Text
3/10/2005	2003-18-03 - 2 BLDGS ON PARCEL DUE TO THE DIFFERENT BUILD DATES. BCS

### Permits

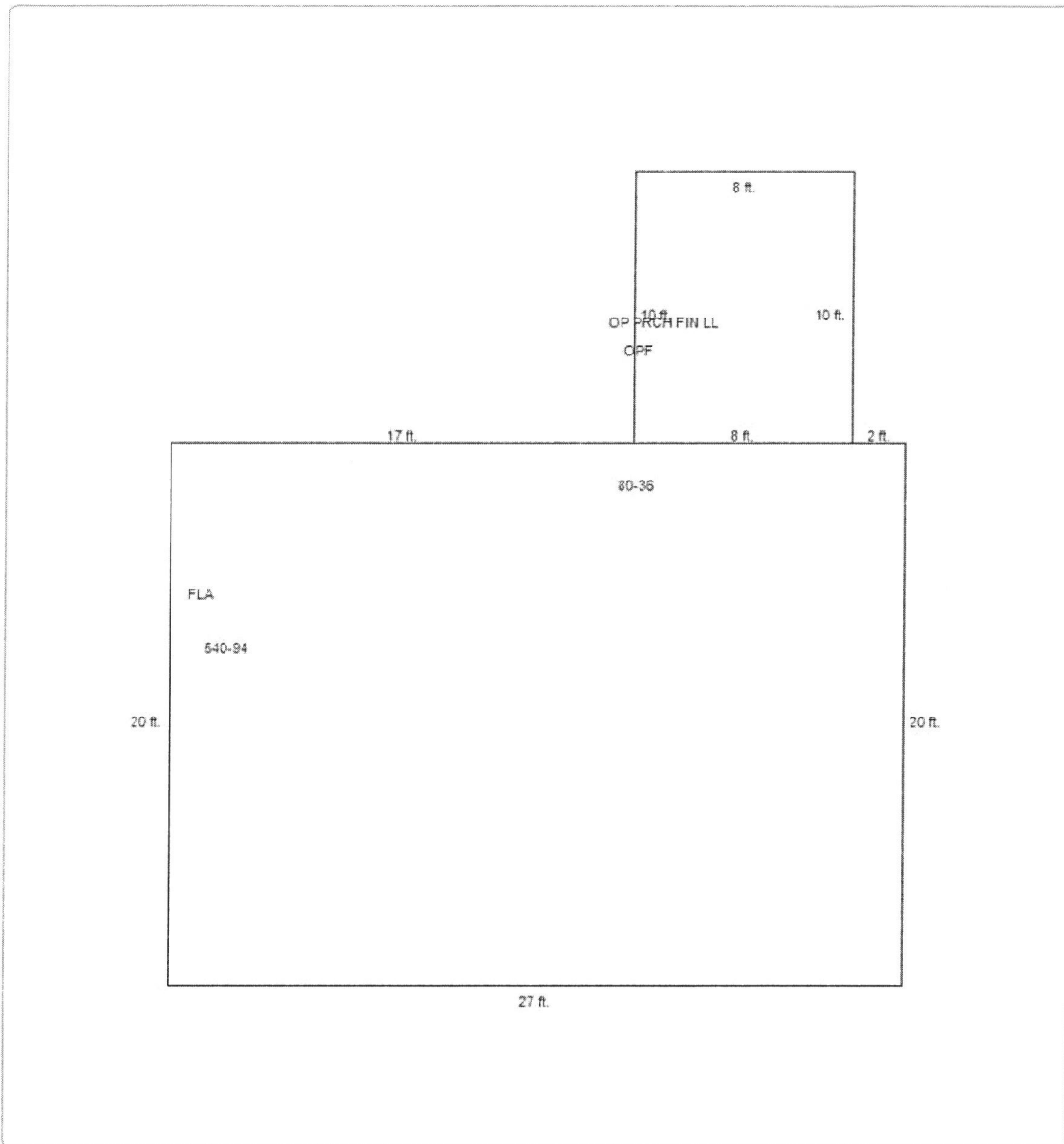
Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	15-1947	05/22/2015		\$2,398	Commercial	R/R APPROX. 94 SF EXT PLYWOOD SIDING
	10-1786	06/03/2010		\$9,000	Commercial	ROOF OVER EXISTING ASPHALT SHINGLES
	10-0720	03/18/2010		\$1,500	Commercial	MOVE TRIPLE COMPARTMENT AND GREASE SINK TRAP.
	10-0962	03/25/2010		\$600	Commercial	INSTALL 416SF OF 5/8 SHEETROCK
	08-3955	10/22/2008		\$400	Commercial	HANGE ONE SIGN.
	10-1464	05/18/2010		\$220	Commercial	HANG SIGN
	10-0739	03/12/2010		\$1,200	Commercial	COMPLETE ELECTRICAL INSTALLATION OF 2 RECEPTACLES.
	11-0682	03/09/2011		\$3,000	Commercial	ALL 16 OPENINGS COVERED WITH ALUMINUM CLASS A HURRICANE SHUTTERS.

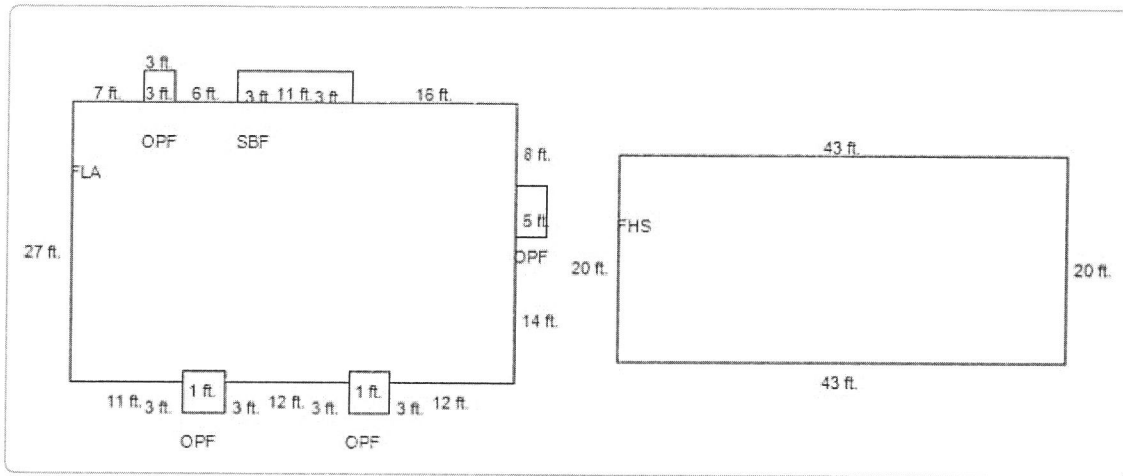
Bldg ◆	Number ◆	Date Issued ◆	Date Completed ◆	Amount ◆	Description ◆	Notes ◆
	08-4001	11/19/2008		\$700	Commercial	INSTALL ONE HANGING SIGN
	08-3945	10/20/2008		\$900	Commercial	MOVE TRIPLE COMPARTMENT SINK
1	9902970	09/09/1999	11/03/1999	\$1,200	Commercial	REPAIRS
1	04-3032	09/20/2004	12/10/2004	\$1,500	Commercial	ELECTRICAL
1	13-1608	04/23/2013		\$100	Commercial	EXTEND PERMIT #05-4080 FOR FINAL INSPECTION ONLY. ENCLOSE REAR 3'0" X 80' DOOR. (STATIONARY). ENCLOSE INSIDE SIDE DOOR WITH SHEET OF PLYWOOD. BUILD COUNTER 14 X 2' W X 3' H.
1	04-2937	09/02/2004	12/10/2004	\$950	Commercial	INSTALL SINK
1	01-2284	01/28/2002	09/04/2002	\$1,500	Commercial	NEW SHUTTERS
1	13-1696	04/24/2013		\$100	Commercial	EXTEND PERMIT #01-1733 FOR FINAL INSPECTION ONLY. REPLACE SEWER LINE.
1	9703743	10/01/1997	11/01/1997	\$6,300	Commercial	INSTALL 8X10 COOLER
1	04-3047	09/17/2004	12/10/2004	\$500	Commercial	SLATE OVER CONCRETE IN REAR
1	9703519	10/01/1997	11/01/1997	\$1,800	Commercial	SIGNS
1	9703569	10/01/1997	11/01/1997	\$1,500	Commercial	INSTALL 4 NEW FIXTURES
1	05-4080	09/16/2005	10/31/2005	\$1,700	Commercial	ENCLOSE REAR 3'x80'
1	9703539	10/01/1997	11/01/1997	\$10,000	Commercial	RENOVATIONS
1	9703663	10/01/1997	11/01/1997	\$6,500	Commercial	ELECTRICAL

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches






## TRIM Notices

### TRIM Notice

No data available for the following modules: Condominium Details, Exemptions, Photos.

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

 Developed by  
Schneider The Schneider Corporation