



EASEMENT APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Easement Application Fee	\$ 2,680.19
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,166.69

For each additional easement on the same parcel there is an additional fee of \$638.14

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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 724 Olivia Street, Key West FL 33040

Zoning District: HHDR

Real Estate (RE) #: 00020350-000000

Property located within the Historic District?

☒ Yes ☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Oropeza Stones & Cardenas PLLC.

Mailing

Address: 221 Simonton St. Key West

City:

State: FL

Zip: 33040

Home/Mobile Phone: 305-294-0252

Office:

Fax: _____

Email: audrey@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: NATURES BOUNDARY, LLC, a Florida limited liability company

Mailing

Address: 11741 Road 191 Oakwood

City:

State: Ohio

Zip: 45873

Home/Mobile Phone: _____

Office:

Fax: _____

Email: chericooper@live.com

Description of requested easement and use:

Maintaining the existing encroachment of Historic Structure.

If yes, please describe and attach relevant documents: _____

[illegible]

- ☐ 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
- ☐ Monroe County Property record card
- ☐ Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.
- ☐ Photographs showing the proposed area
- ☐ Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.

Verification & Authorization Forms



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

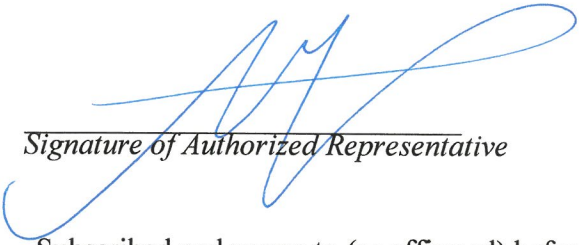
I, Audrey Perry, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

724 Olivia Street, Key West Florida 33040

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

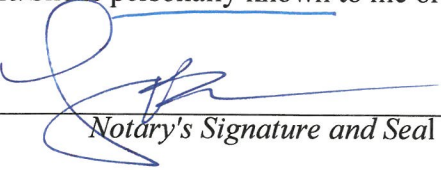
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 03/10/2025 by _____
date

Audrey Perry
Name of Authorized Representative

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


Notary's Signature and Seal



LAURA V. BESSON
Commission # HH 497845
Expires April 26, 2028

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, Cheri Cooper _____ as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Member _____ of NATURE'S BOUNDARY, LLC a Florida Limited Liability Company
Name of office (President, Managing Member) *Name of owner from deed*

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

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

Cheri Cooper
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 2-25-2025
Date

by Cheri Cooper
Name of person with authority to execute documents on behalf of entity owner

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

Michelle Orona
Notary's Signature and Seal



Michelle Orona
Notary Public, State of Ohio
My Commission Expires:
02-08-28

Michelle Orona
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Warranty Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 23-25
Consideration: \$3,600,000.00

Parcel Identification No. 00020350-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 27 day of April, 2023 between William E. Stafford, Bernice Stafford, Burney E. Stafford, Jr., and Reffard E. Stafford, Individually and as Trustees of the Stafford Family Trust whose post office address is 36D 11th Avenue, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Nature's Boundary, LLC, a Florida limited liability company whose post office address is 11741 Road 191, Oakwood, OH 45873 of the County of Paulding, State of Ohio, grantee*,

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:

On the Island of Key West, Monroe County, Florida, known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Tract 5; Commencing at a point on the Southeast side of Olivia Street, distant 207 feet, Southwesterly from the Southwest corner of Windsor Lane and Olivia Street, and running thence in a Southwesterly direction 55 feet; thence at right angles in a Southeasterly direction 110 feet; thence at right angles in a Southwesterly direction 14 feet; thence at right angles in a Southeasterly direction 78 feet and 6 inches; thence at right angles in a Northeasterly direction 69 feet; thence at right angles in a Northwesterly direction 188 feet and 6 inches to the place of beginning on Olivia Street.

AND

A parcel of land on the Island of Key West, Monroe County, Florida, and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 262.00 feet; thence SE'ly and at right angles for a distance of 110.00 feet; thence SW'ly and at right angles for a distance of 14.00 feet to the Point of Beginning; thence continue SW'ly along the prolongation of the previously described course for a distance of 4.02 feet; thence SE'ly and at right angles for a distance of 78.50 feet; thence NE'ly and at right angles for a distance of 4.02 feet; thence NW'ly and at right angles for a distance of 78.50 feet back to the Point of Beginning.

LESS

A parcel of land on the Island of Key West, Monroe County, Florida, and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 259.22 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 2.78 feet to a point that is 262.00 feet SW'ly from the said Windsor Lane; thence SE'ly and at right angles for a distance of 110.00 feet; thence NE'ly and at right angles for a distance of 2.77 feet; thence NW'ly with a deflection angle of

DoubleTime®

90°37'06" to the left and along the NE'ly face of an existing wood fence and the NE"ly face of an existing Two Story Frame Structure for a distance of 45.90 feet; thence NE'ly and at right angles along the said structure for a distance of 0.80 feet; thence NW'ly and at right angles along the said structure for a distance of 2.13 feet; thence NE'ly and at right angles for a distance of 0.40 feet; thence NW'ly and at right angles along the said structure and existing chain link fence for a distance of 61.96 feet back to the Point of Beginning.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Deon
Witness Name: Gregory Oropeza

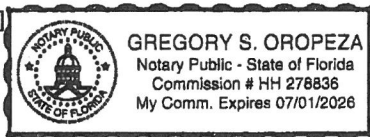
Kari Murphy
Witness Name: Kari Murphy

William E. Stafford
William E. Stafford, Individually and as Trustee

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of April, 2023 by William E. Stafford, Individually and as Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]

Notary Public

Printed Name: _____

My Commission Expires: _____

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:

[Signature]
Witness Name: Gregory Oropeza

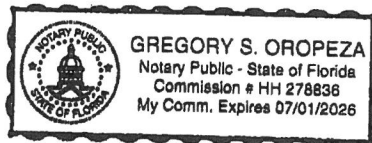
[Signature]
Witness Name: Kari Murphy

[Signature]
Reffard E. Stafford, Individually and as Trustee

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of April, 2023 by Reffard E. Stafford, Individually and as Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

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:

James L. Dotson
Witness Name: JOHN DOTSON
M. Rahimi
Witness Name: MAHROKH Rahimi

Bernice Stafford, Individually and as Trustee

State of see next page
County of _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____ day of April, 2023 by Bernice Stafford, Individually and as Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

SEE ATTACHED
Notary Public

Printed Name: _____

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On April 19, 2023 before me, Jerusha Day-Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Bernice Stafford
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: April 19, 2023 Number of Pages: 5

Signer(s) Other Than Named Above: William E. Stafford, Burney E. Stafford Jr. and Reffard E. Stafford

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bernice Stafford

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☒ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: The Stafford Family Trust

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact


☐ Trustee ☐ Guardian of Conservator

☐ Other: _____


Signer is Representing: _____

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:


Witness Name: TOM JOHNSON

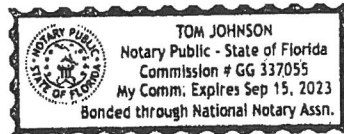
Witness Name: IVY M KEMP

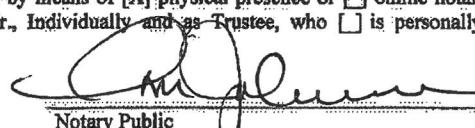

Burney E. Stafford, Jr., Individually and as
Trustee

State of FLORIDA
County of BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
____ day of April, 2023 by Burney E. Stafford, Jr., Individually and as Trustee, who ☐ is personally known or
☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Tom Johnson

My Commission Expires: 9/15/23

Property Card

****PROPERTY RECORD CARD****

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00020350-000000
Account# 1021091
Property ID 1021091
Millage Group 10KW
Location 724 OLIVIA St, KEY WEST
Address
Legal KW PT LOT 4 SQR 2 TR 5 A4-19 OR184-569/73 OR2394-1436 OR2396-2196 OR2396-2199 OR2396-2197/98 OR2569-2173 OR3223-0275
Description (Note: Not to be used on legal documents.)
Neighborhood 6103
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

NATURES BOUNDARY LLC
11741 Road 191
Oakwood OH 45873

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$613,042	\$511,095	\$523,121	\$464,636
+ Market Misc Value	\$7,201	\$7,201	\$7,201	\$7,201
+ Market Land Value	\$2,325,508	\$2,236,065	\$1,431,082	\$937,657
= Just Market Value	\$2,945,751	\$2,754,361	\$1,961,404	\$1,409,494
= Total Assessed Value	\$2,945,751	\$1,705,487	\$1,550,443	\$1,409,494
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,945,751	\$2,754,361	\$1,961,404	\$1,409,494

Monroe County, FL

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,325,508	\$613,042	\$7,201	\$2,945,751	\$2,945,751	\$0	\$2,945,751	\$0
2023	\$2,236,065	\$511,095	\$7,201	\$2,754,361	\$1,705,487	\$0	\$2,754,361	\$0
2022	\$1,431,082	\$523,121	\$7,201	\$1,961,404	\$1,550,443	\$0	\$1,961,404	\$0
2021	\$937,657	\$464,636	\$7,201	\$1,409,494	\$1,409,494	\$0	\$1,409,494	\$0
2020	\$852,686	\$475,196	\$7,201	\$1,335,083	\$1,312,945	\$0	\$1,335,083	\$0
2019	\$804,983	\$485,755	\$7,201	\$1,297,939	\$1,193,586	\$0	\$1,297,939	\$0
2018	\$739,392	\$337,917	\$7,769	\$1,085,078	\$1,085,078	\$0	\$1,085,078	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	11,467.00	Square Foot	62	188

Buildings

Building ID	1552	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1923	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	5098	Roof Type	GABLE/HIP	
Finished Sq Ft	2848	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	350	Bedrooms	5	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	13	Grade	600	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,008	0	0
FHS	FINISH HALF ST	1,242	0	0
FLA	FLOOR LIV AREA	2,848	2,848	0
TOTAL		5,098	2,848	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TILE PATIO	1959	1960	6 x 10	1	60 SF	5
FENCES	2001	2002	6 x 188	1	1128 SF	5
FENCES	2001	2002	4 x 55	1	220 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/27/2023	\$3,600,000	Warranty Deed	2416053	3223	0275	01 - Qualified	Improved		
5/7/2012	\$0	Order (to be used for Order Det. Heirs, Probate in		2569	2173	19 - Unqualified	Improved		
1/16/2009	\$100	Warranty Deed		2396	2197	11 - Unqualified	Improved		

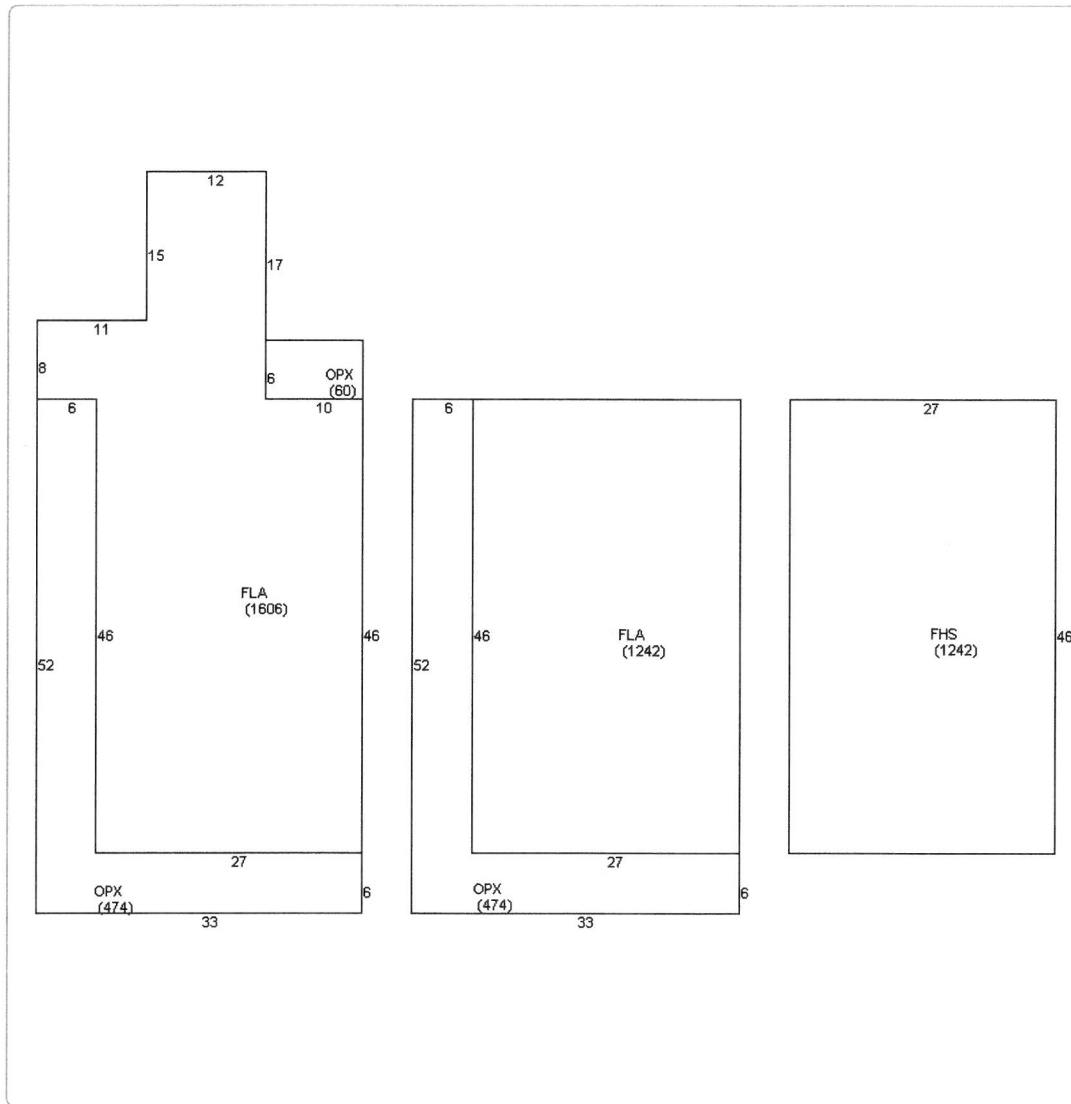
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-2489	09/20/2024	Active	\$4,500	Residential	expose frmig non structural demo, Interior exploratory demo for engineering purposes
05-0537	02/17/2005	Completed	\$7,800	Residential	REPAIR BROKEN PICKETS, DRYWALL, & TILE WORK.
01-2394	06/29/2001	Completed	\$300	Residential	ELECTRIC
01-1836	05/03/2001	Canceled	\$4,000	Residential	PAINT EXTERIOR OF HOUSE WHITE.
01-0754	02/20/2001	Completed	\$500	Residential	UPGRADE ELECTRIC
00-2306	09/22/2000	Completed	\$20,000	Residential	REPAIR WALL ADD FENCE
00-1175	05/05/2000	Canceled	\$19,000	Residential	METAL ROOFING
99-2743	08/10/1999	Canceled	\$18,000	Residential	REPAIR UPSTAIRS FLOOR
9803317	10/27/1998	Completed	\$8,000	Residential	REPAIR KITCHEN & BATHROOM

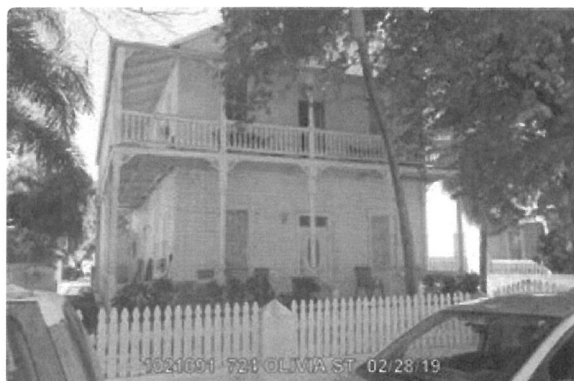
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 2/20/2025, 1:28:07 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

Photos

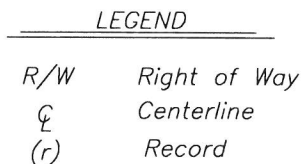







Survey

of
5,



1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 724 Olivia 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. The description contained herein and sketch does not represent a field boundary survey.

A parcel of land on the Island of Key West, known on William A. Whitehead's map, delineated in February, A.D. 1829, and being a portion of the right of way of Olivia Street, in part of Tract 5, said parcel being more particularly described by metes and bounds as follows:
 COMMENCE at the intersection of the Southeasterly right of way line of Olivia Street with the Southwesterly right of way line of Windsor Lane and run thence Southwesterly along the Southeasterly right of way line of the said Olivia Street for a distance of 207.00 feet to the Point of Beginning; thence continue Southwesterly along the Southeasterly right of way line of the said Olivia Street for a distance of 40.60 feet; thence Northwesterly and at right angles for a distance of 0.60 feet to the Northwesterly corner of an existing concrete wall; thence Northeasterly with a deflection angle of 89°51'32" to the right and along the Northwesterly face of said wall for a distance of 40.60 feet; thence Southeasterly with a deflection angle of 90°08'28" to the right for a distance of 0.70 feet back to the Point of Beginning, containing 26 square feet, more or less.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244