



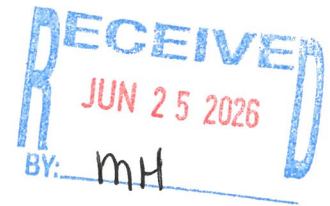
EASEMENT APPLICATION

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	\$ 2,814.20
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 3,325.02

For each additional easement on the same parcel, there is an additional fee of \$670.05

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain the necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 518 Fleming Street, Key West, FL 33040

Zoning District: HRCC-1 Real Estate (RE) #: 00009520-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC Mailing

Address: 221 Simonton Street, Key West City:

State: Florida Zip: 33040 Home/Mobile Phone: 305-294-0252 Office:

Fax: _____

Email: greg@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: Babys Holdings, LLC Mailing

Address: 1622 Stevens Avenue, Orlando City:

State: Florida Zip: 32806 Home/Mobile Phone: c/o (305) 294-0252 Office:

Fax: _____

Email: c/o greg@oropezastonescardenas.com

Description of requested easement and use: The requested easement is for a second story balcony which encroaches the air space above on the public right of way by 30.5" and the NW'ly corner of the building which encroaches on the public right of way by 0.7'. The easement area will be used solely to allow for the second story to remain in its current condition one-story above the public right of way and to allow the 0.7' of the building to remain in its current condition.

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza Stones & Cardenas, PLLC
(print name of entity)

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:

518 Fleming Street, Key West, FL 33040

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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 Applicant

Subscribed and sworn to (or affirmed) before me on this 6-22-2020 by
date

Gregory S. Oropeza
Name of Applicant

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization Form



**City of Key West
Planning Department**

Authorization Form

(Where Owner is a Business Entity)

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

I, Carnella D. Bracciale, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

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.


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

Subscribed and sworn to (or affirmed) before me on this 6/17/2026
Date

by Carnella D. Bracciale, Jr.
Name of person with authority to execute documents on behalf of entity owner

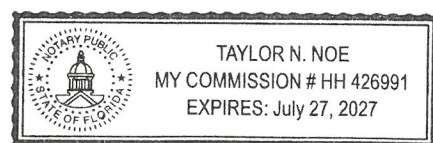
He/She is personally known to me or has presented FL DL as identification.



Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Recorded Warranty Deed

Prepared by and return to:
Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 25-514
Consideration: \$1,750,000.00
Parcel Identification No.: 00009520-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 5th day of August, 2025 between Wish Earth Big House, LLC, a Florida Limited Liability Company whose post office address is 1411 Eliza St, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Baby's Holdings LLC, a Florida Limited Liability Company whose post office address is 1622 Stevens Ave, Orlando, FL 32806 of the County of Orange, State of Florida, 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, and known as part of Lot 3 in Square 50 of Whitehead's Map of Key West dated February A.D., 1829, and commencing at the corner of Bahama and Fleming Streets as the point of beginning; running thence in a Southwesterly direction along the Southeast side of Fleming Street thirty-one feet six inches; thence at right angles in a Southeasterly direction thirty-seven feet; thence at right angles in a Northeasterly direction thirty-one feet six inches to Bahama Street; thence at right angles in a Northwesterly direction along Bahama Street thirty-seven feet to the point of beginning.

LESS

On the Island of Key West, Monroe County, Florida, and known as part of Lot 3, Square 50, according to William A. Whitehead's map of said Island, delineated in February, A.D. 1829, and being more particularly described as follows: Commence at the intersection of the Southwesterly Right-of-Way line of Bahama Street (30' R/W) and the Southeasterly Right-of-Way line of Fleming Street (50' R/W); thence run Southwesterly along said Southeasterly Right-of-Way line, 30.40 feet to the Point of Beginning; thence continue Southwesterly along said Southeasterly Right-of-Way line, 1.10 feet; thence run at right angles in a Southeasterly direction 37.00 feet; thence run at right angles in a Northeasterly direction, 1.10 feet; thence run at right angles in a Northwesterly direction 37.00 feet back to the Point of Beginning.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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:

Wish Earth Big House, LLC, a Florida limited liability company

Charlene LoPresti

Witness

Printed Name: Charlene LoPresti

Address: 3 Portland Ave Q.O.B.

[Signature]

Stephan Wischerth, Authorized Member

Kim McLaughlin

Witness

Printed Name: Kim McLaughlin

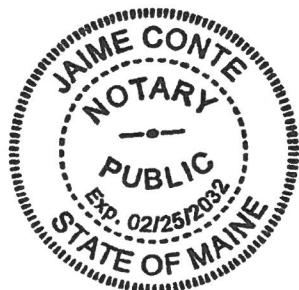
Address: Portland Ave, Orchard Beach ME

State of Maine

County of York

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 28 day of July, 2025 by Stephan Wischerth, Authorized Member of Wish Earth Big House, LLC, a Florida limited liability company, who ☐ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



Jaime Conte

Notary Public

Printed Name: Jaime Conte

My Commission Expires: 2-25-2032

Monroe County, Florida Property Card

Monroe County, FL

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 00009520-000000
Account# 1009776
Property ID 1009776
Millage Group 10KW
Location Address 518 FLEMING St, KEY WEST
Legal Description KW PT LOT 3 SQR 50 XX-172 CO JUDGE DOCKET 9-129 OR1239-411 OR1243-1266 OR1306-2028 OR2799-1972 OR2804-1206 OR2944-2306 OR3340-0876
(Note: Not to be used on legal documents.)
Neighborhood 32040
Property Class STORE COMBO (1200)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[BABYS HOLDINGS LLC](#)
1622 Stevens Ave
Orlando FL 32806

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$485,094	\$242,547	\$247,888	\$247,888
+ Market Misc Value	\$1,042	\$1,042	\$1,042	\$1,042
+ Market Land Value	\$1,027,688	\$1,069,327	\$1,069,327	\$880,622
= Just Market Value	\$1,513,824	\$1,312,916	\$1,318,257	\$1,129,552
= Total Assessed Value	\$1,304,659	\$1,186,054	\$1,078,231	\$980,210
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,513,824	\$1,312,916	\$1,318,257	\$1,129,552

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,069,327	\$242,547	\$1,042	\$1,312,916	\$1,186,054	\$0	\$1,312,916	\$0
2023	\$1,069,327	\$247,888	\$1,042	\$1,318,257	\$1,078,231	\$0	\$1,318,257	\$0
2022	\$880,622	\$247,888	\$1,042	\$1,129,552	\$980,210	\$0	\$1,129,552	\$0
2021	\$691,917	\$255,515	\$1,042	\$948,474	\$891,100	\$0	\$948,474	\$0
2020	\$553,534	\$255,515	\$1,042	\$810,091	\$810,091	\$0	\$810,091	\$0
2019	\$455,288	\$266,956	\$1,042	\$723,286	\$723,286	\$0	\$723,286	\$0
2018	\$464,906	\$243,975	\$1,091	\$709,972	\$709,972	\$0	\$709,972	\$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
(1200)	1,125.00	Square Foot	30.4	37

Buildings

Building ID	39451	Exterior Walls	AB AVE WOOD SIDING	
Style	2 STORY ON GRADE	Year Built	1930	
Building Type	COM/RES C / 12C	EffectiveYearBuilt	1995	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	2040	Roof Type	GABLE/HIP	
Finished Sq Ft	1888	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	256	Bedrooms	2	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	120	0	0
FLA	FLOOR LIV AREA	1,888	1,888	0
OPF	OP PRCH FIN LL	32	0	0
TOTAL		2,040	1,888	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1995	1996	0 x 0	1	1 UT	2
WOOD DECK	1995	1996	4 x 30	1	120 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
8/5/2025	\$1,750,000	Warranty Deed	2511787	3340	0876	03 - Qualified		
1/16/2019	\$100	Quit Claim Deed	2202102	2944	2306	30 - Unqualified		
7/1/2016	\$100	Warranty Deed		2804	1206	11 - Unqualified		
6/1/2016	\$1,250,000	Warranty Deed		2799	1972	37 - Unqualified		
4/1/1994	\$225,000	Warranty Deed		1306	2028	U - Unqualified		

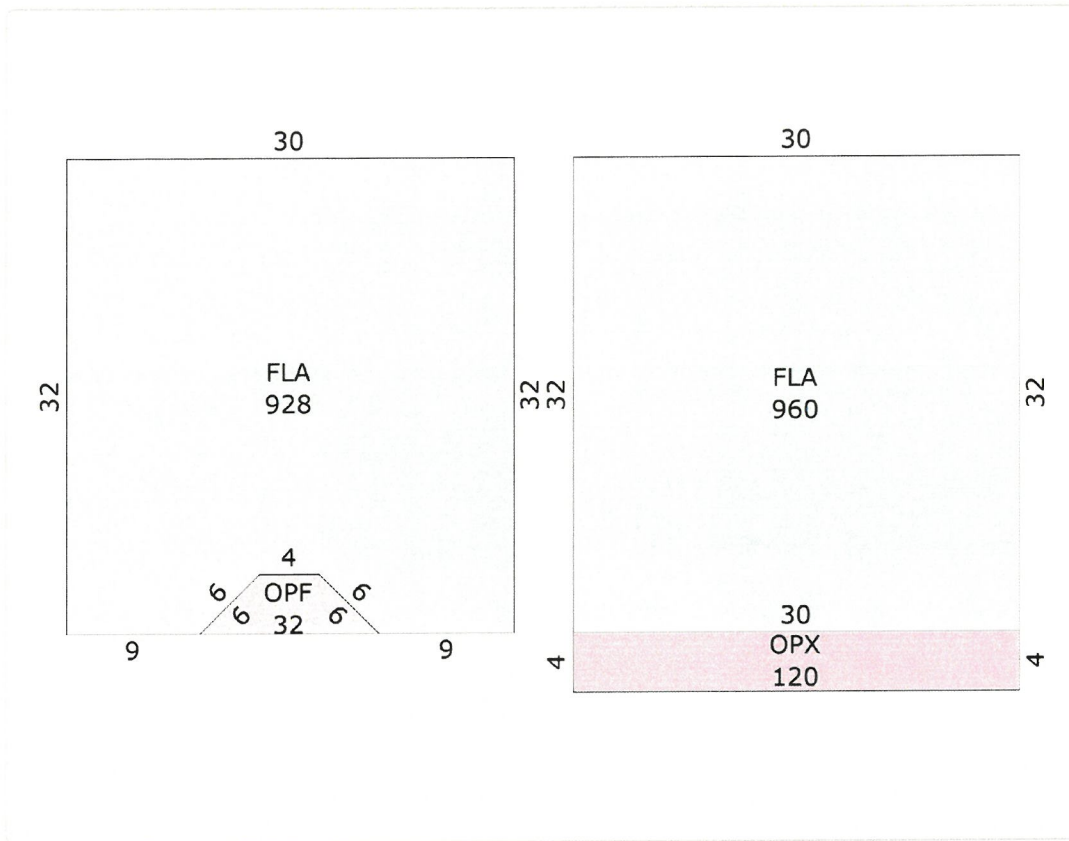
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2025-3127	12/23/2025	Active	\$75,554	Commercial	SIDING/WINDOWS AND DOORS
BLD2025-2804	10/28/2025	Active	\$0	Commercial	REMOVAL AND REPLACEMENT OF EXISTING WINDOWS AND DOORS WITH HVHZ PRODUCTS WINDOW AND DOOR REPLACEMENT 14 WINDOWS 6 DOORS
BLD2025-2721	10/24/2025	Active	\$0	Commercial	REMOVE 16SQ EXISTING METAL SHINGLES AND INSTALL A NEW METAL SHINGLE ROOFING SYSTEM WITH SELF-ADHERED UNDERLAYMENT
BLD2025-2415	09/16/2025	Active	\$16,838	Commercial	EXPLORATORY DEMOLITION THROUGHOUT DEMOLITION OF NON-STRUCTURAL WALLS, WALL AND CEILING COVERINGS TO EXPOSE MEPS FOR PHASE 2
18-2962	08/09/2018	Completed	\$11,300		RENOVATION OF UPSTAIRS BATHROOM
18-3003	08/06/2018	Completed	\$1,800		RENOVATE UPSATIRS APT. 1-FULL BATH AND REPLACE KITCHEN SINK
02-1194	05/20/2002	Completed	\$2,400		NEW WINDOWS
0101192	03/15/2001	Completed	\$10,000		13 SQS METAL SHINGLES
9701473	05/01/1997	Completed	\$2,000		UPGRADE SERVICE TO 200 AM
B953485	10/01/1995	Completed	\$5,600		WASH/PAINT/REINSTALL SIGN
B952676	08/01/1995	Completed	\$5,500		REPL 1ST FL FLOORING
B943386	10/01/1994	Completed	\$2,800		REPAIR FRONT PORCH
B942270	07/01/1994	Completed	\$1,800		REPAIR SILL & SIDING

View Tax Info

[View Taxes for this Parcel](#)

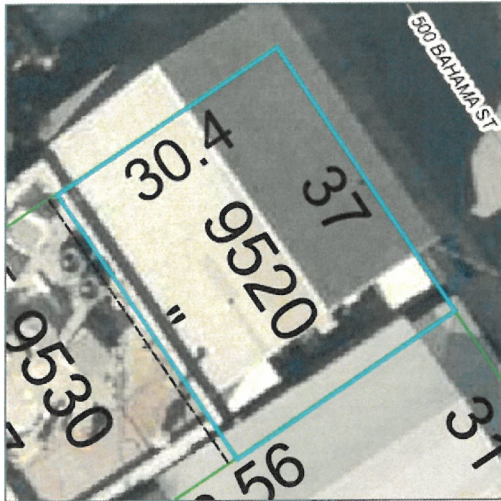
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 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: 6/22/2026, 11:10:55 PM

[Contact Us](#)

Developed by



Signed and Sealed Specific Purposes Survey

SKETCH AND DESCRIPTION

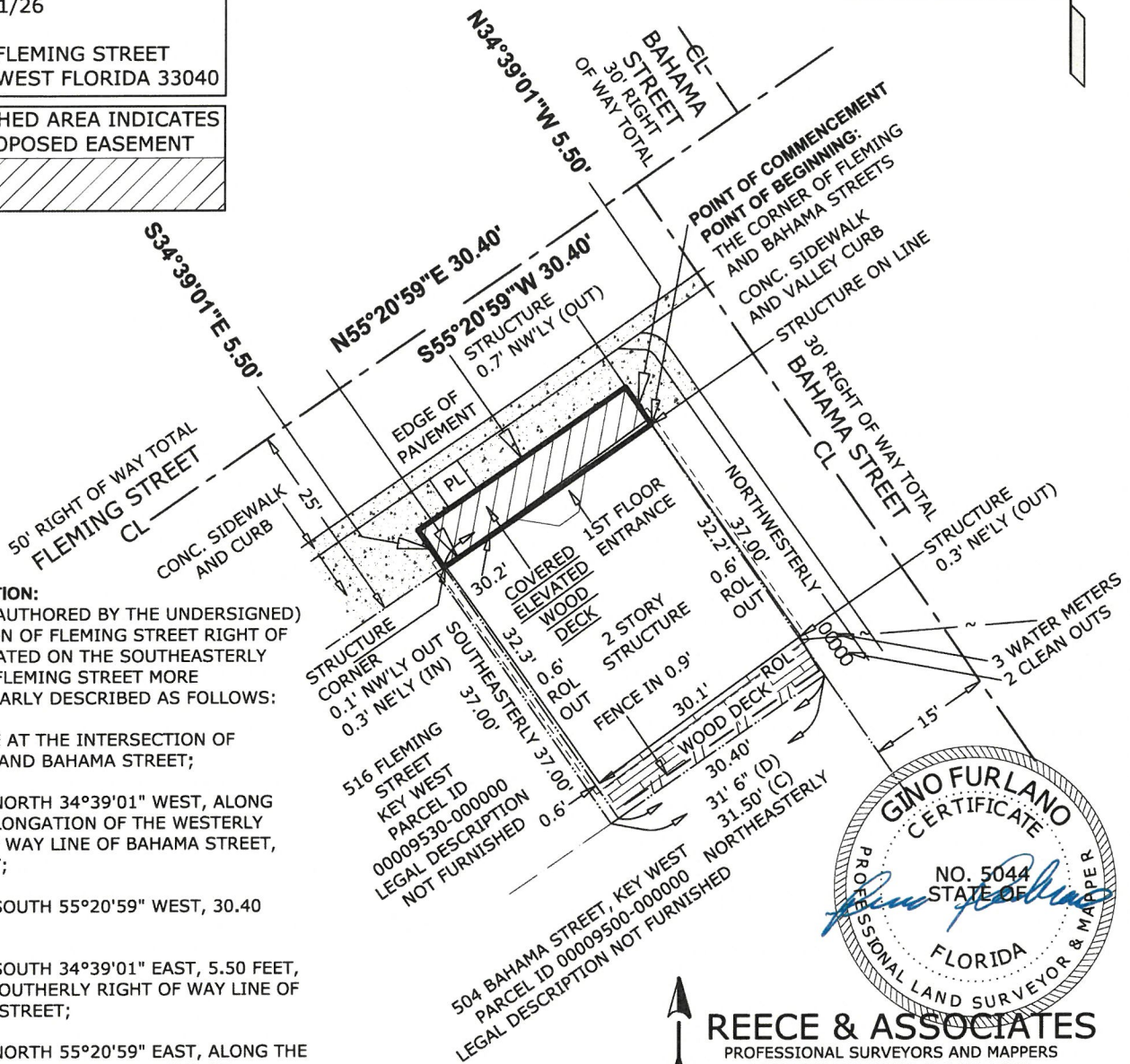
PROPOSED EASEMENT
A PORTION OF RIGHT OF WAY ON FLEMING STREET
KEY WEST, MONROE COUNTY, FLORIDA

PREPARED FOR:
BABYS HOLDINGS LLC
06/21/26

518 FLEMING STREET
KEY WEST FLORIDA 33040

HATCHED AREA INDICATES
PROPOSED EASEMENT

NORTH
SCALE: 1" = 20'
JOB NO: 26061508



DESCRIPTION:

(NEWLY AUTHORED BY THE UNDERSIGNED)
A PORTION OF FLEMING STREET RIGHT OF
WAY LOCATED ON THE SOUTHEASTERLY
SIDE OF FLEMING STREET MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMENCE AT THE INTERSECTION OF
FLEMING AND BAHAMA STREET;

THENCE NORTH 34°39'01" WEST, ALONG
THE PROLONGATION OF THE WESTERLY
RIGHT OF WAY LINE OF BAHAMA STREET,
5.50 FEET;

THENCE SOUTH 55°20'59" WEST, 30.40
FEET;

THENCE SOUTH 34°39'01" EAST, 5.50 FEET,
TO THE SOUTHERLY RIGHT OF WAY LINE OF
FLEMING STREET;

THENCE NORTH 55°20'59" EAST, ALONG THE
SOUTHERLY RIGHT OF WAY LINE OF
FLEMING STREET, 30.40 FEET TO THE POINT
OF BEGINNING.

GENERAL NOTES:

1. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
2. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
3. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)
4. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS
MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE
STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN
CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO SECTION 472.027, FLORIDA STATUTES.

Gino
Furlano

Digitally signed by
Gino Furlano
Date: 2026.06.24
15:07:43 -04'00'

GINO FURLANO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5044

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



REECE & ASSOCIATES

PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846

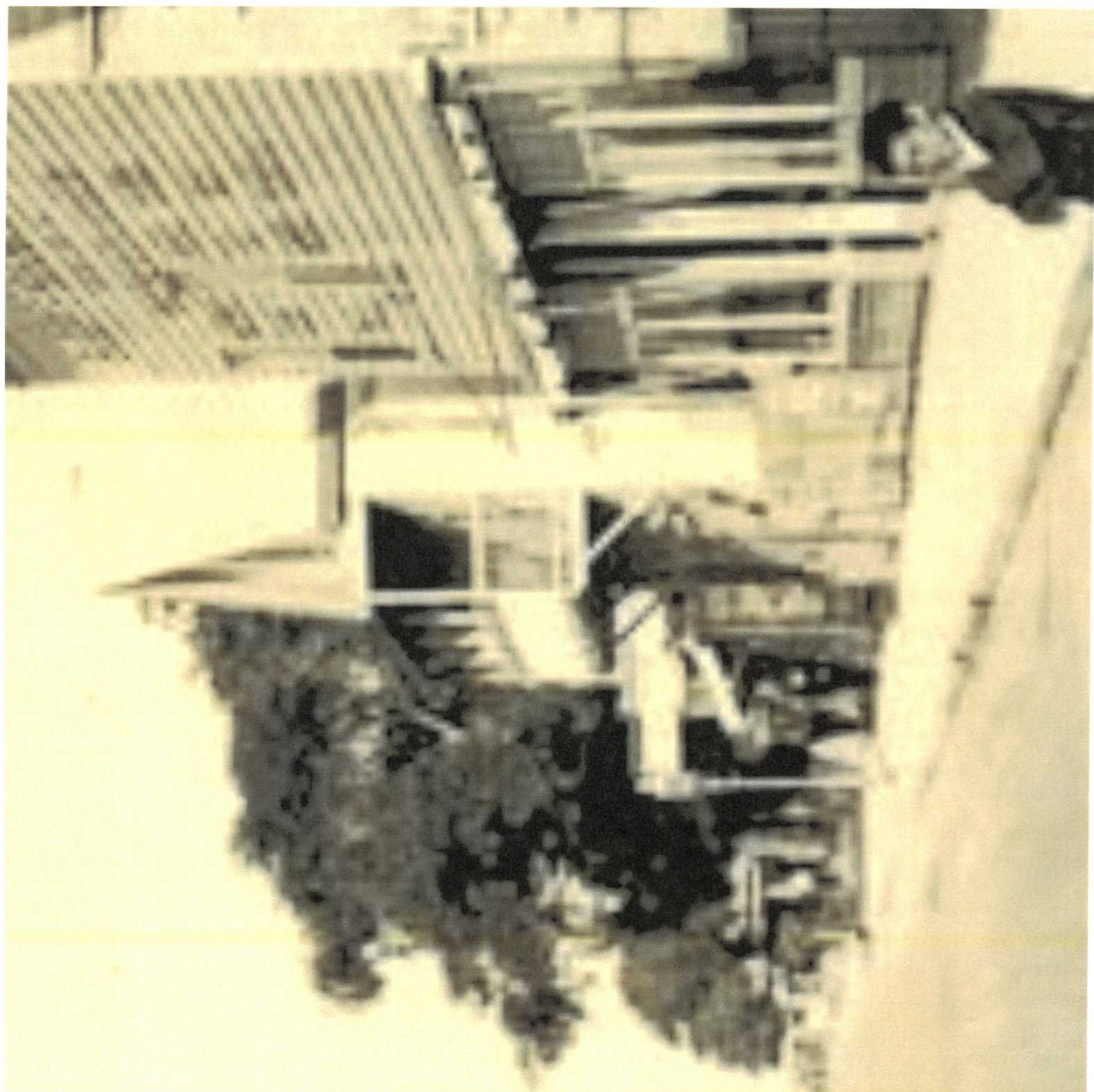
31193 AVENUE A, BIG PINE KEY, FL. 33043

OFFICE (305) 872 - 1348

EMAIL: INFO@REECESURVEYING.COM

Photographs showing the proposed area







Google Maps



Certificate of Liability Insurance shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee Agenda