

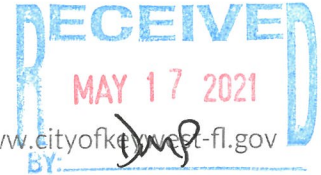
# **Application**



# Application for Easement

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov



### Application Fee: \$2,400.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee) (\$500.00 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 305-809-3764.

#### PROPERTY DESCRIPTION:

Site Address: 1009 South Street

Zoning District: \_\_\_\_\_ Real Estate (RE) #: \_\_\_\_\_

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Dr. Raymie Grundhoefer III

Mailing Address: 1009 South Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 858-204-2528 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: ray\_grundhoefer@hotmail.com mieismie@gmail.com

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

Name: Dr. Raymie Grundhoefer

Mailing Address: 1009 South Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 858-204-2528 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: ray\_grundhoefer@hotmail.com mieismie@gmail.com

**Description of requested easement and use: The South Street side of the house has a meandering fence and shrubbery six feet closer to the street for as long as this house has been here. The historical record has a picture with shrubs at this same point, six feet closer to the street, from 1962. We intend to make the property more attractive because right now it is just a bunch of junk just tied together to make the fence. Every property on this block has fences and/or landscaping up to the same border (6 feet closer) along the street.**

**We prefer to legalize the boundary with an easement so that we can build a charming white picket fence and plant native plants and trees to make the block and community more beautiful.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.**

- Correct application fee. Check may be payable to "City of Key West."
  
- Notarized verification form signed by property owner or the authorized representative.
  
- N/A 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.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/20/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Diamond Insurance Partners 8501 N Scottsdale Rd, Ste 200  Scottsdale AZ 85253		<b>CONTACT NAME:</b> Erin Moreira <b>PHONE (A/C, No, Ext):</b> (305) 292-6060 <b>FAX (A/C, No):</b> (305) 292-6002 <b>E-MAIL ADDRESS:</b> emoreira@kwdiamond.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Scottsdale Indemnity	<b>NAIC #</b> 15580
<b>INSURED</b> Raymond Grundhoefer III and Leeann Grundhoefer 1009 South Street  Key West FL 33040		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: CL2152028762

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>			4867636-01	05/21/2021	05/21/2022	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$
	GENERAL AGGREGATE			\$ 1,000,000				
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> UMBRELLA LIAB						EACH OCCURRENCE	\$
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR					AGGREGATE	\$
	<input type="checkbox"/> DED	<input type="checkbox"/> RETENTION \$						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N					E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> N/A					E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is listed as additional insured for easement.

**CERTIFICATE HOLDER****CANCELLATION**

City of Key West 1300 White St.  Key West FL 33040	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# **Verification Form**

**City of Key West  
Planning Department**



**Verification Form**  
(Where Owner is the applicant)

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

1009 South St. 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 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.

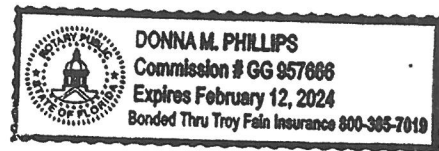
[Signature]  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this May 17<sup>th</sup> 2021 by  
Raymond Grundhoefer *date*  
*Name of Owner*

He/She is personally known to me or has presented FL DL G-653-739-75-367-D as identification.

[Signature]  
*Notary's Signature and Seal*

Donna Phillips  
*Name of Acknowledger typed, printed or stamped*



GG 957 666  
*Commission Number, if any*

**City of Key West  
Planning Department**



**Verification Form**  
*(Where Owner is the applicant)*

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

1009 South St, 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 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 Owner*

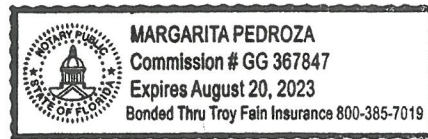
Subscribed and sworn to (or affirmed) before me on this 5-18-21 by \_\_\_\_\_ by  
*date*

LeeAnn Grundhoefer  
*Name of Owner*

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

*Notary's Signature and Seal*

Margarita Pedroza  
*Name of Acknowledger typed, printed or stamped*

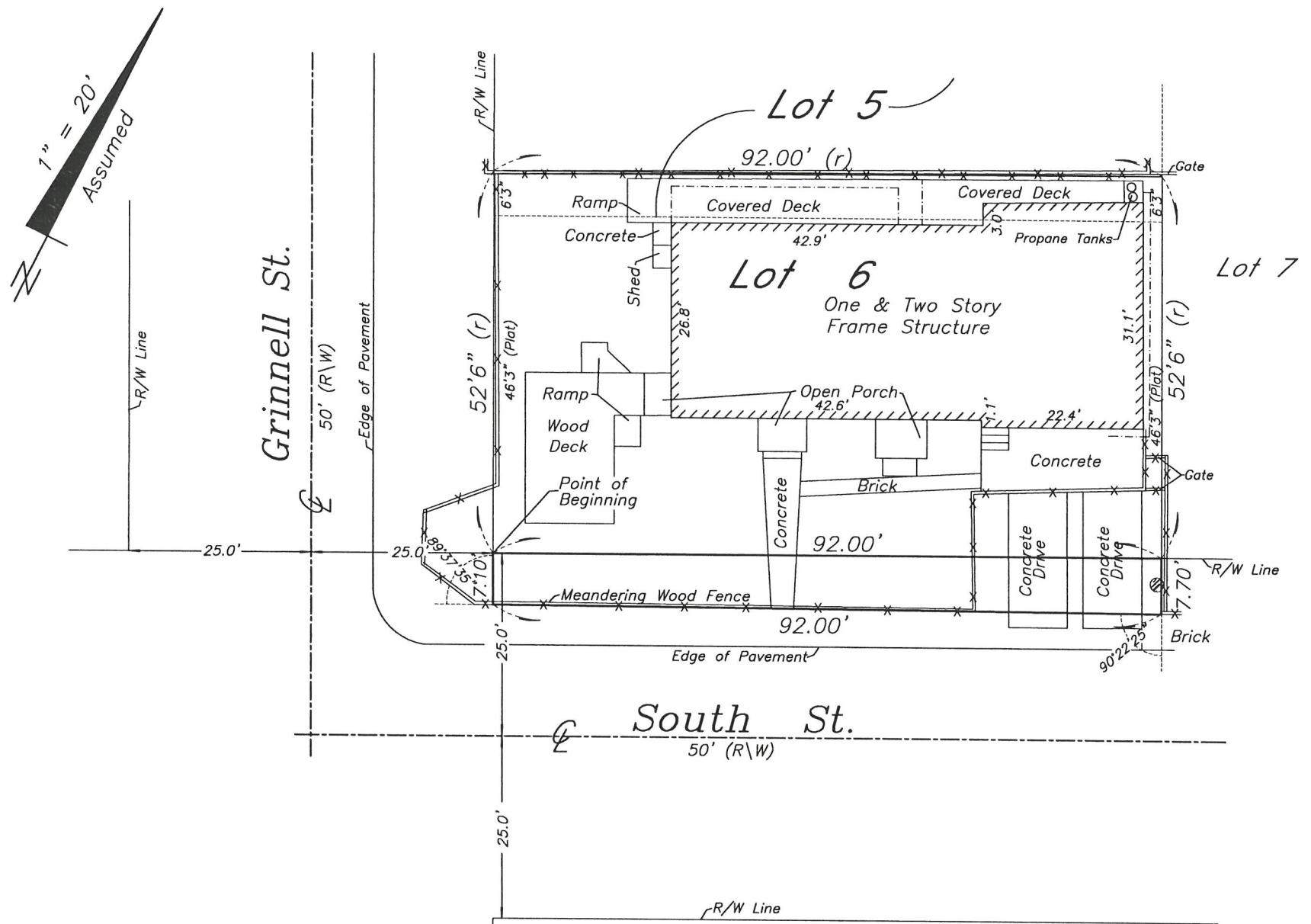


GG 367847  
*Commission Number, if any*

# **Legal Description**



Specific Purpose Survey to illustrate a legal description of a portion of the Right of Way of South Street, adjacent to Lot 6, Square 7 WEBB REALTY CO'S Diagram, prepared by the undersigned



NOTES:

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: 1009 South 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 do not represent a field boundary survey.
10. Improvements shown hereon are from previous survey dated August 26, 2019

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

A parcel of land on the Island of Key West, and known as a portion of the right of way of South Street, Southeasterly of, and adjacent to Lot 6, Square 7, of the Webb Realty Company's diagram of Tract 18 as recorded in Plat Book 1, at Page 42, of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the Northwestern right of way line of South Street with the Northeasterly right of way line of Grinnell Street and run thence Northeasterly along the Northwestern right of way line of the said South Street for a distance of 92.00 feet; thence Southeasterly and at right angles for a distance of 7.70 feet to an existing wooden fence; thence Southwesterly with a deflection angle of 90°22'25" to the right, and along the said wooden fence and extensions thereof, for a distance of 92.00 feet; thence Northwesterly with a deflection angle of 89°37'35" to the right, for a distance of 7.10 feet back to the Point of Beginning, containing 681 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Raymond Grundhoefer; City of Key West;

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.

J. LYNN O'FLYNN, INC.

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

April 19, 2021

THIS SURVEY  
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

# **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 00039330-000000  
 Account# 1040070  
 Property ID 1040070  
 Millage Group 10KW  
 Location 1009 SOUTH St, KEY WEST  
 Address  
 Legal Description KW WEBB REALTY CO SUB PB1-42 PT LOT 5 ALL LOT 6 SQR 7 TR 18 G45-440/41 OR374-40/41 OR375-381/82 OR1221-1198/99 OR1672-1 OR1468-147/149 OR1474-1063/65 OR1474-1066 OR1474-1073/75 OR1493-1429 OR1672-7 OR1672-8 OR2838-1738 OR2983-0443 OR3050-0394  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)  
 Subdivision The Webb Realty Co  
 Sec/Twp/Rng 05/68/25  
 Affordable Housing No



**Owner**

GRUNDHOEFER RAYMOND  
 1009 South St  
 Key West FL 33040

GRUNDHOEFER LEEANN  
 1009 South St  
 Key West FL 33040

**Valuation**

	2020	2019	2018	2017	2016
+ Market Improvement Value	\$328,747	\$318,699	\$276,765	\$276,765	\$244,806
+ Market Misc Value	\$7,626	\$7,626	\$7,522	\$7,522	\$7,522
+ Market Land Value	\$471,976	\$487,830	\$525,637	\$500,026	\$553,759
= Just Market Value	<b>\$808,349</b>	<b>\$814,155</b>	<b>\$809,924</b>	<b>\$784,313</b>	<b>\$806,087</b>
= Total Assessed Value	<b>\$808,349</b>	<b>\$594,758</b>	<b>\$554,782</b>	<b>\$517,810</b>	<b>\$482,346</b>
- School Exempt Value	\$0	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	<b>\$808,349</b>	<b>\$592,880</b>	<b>\$587,043</b>	<b>\$569,790</b>	<b>\$579,082</b>

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	4,830.00	Square Foot	0	0

**Buildings**

Building ID	3083	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2010
Gross Sq Ft	3163	Foundation	CONCR FTR
Finished Sq Ft	2381	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	314	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	3
Depreciation %	10	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area
FLA	FLOOR LIV AREA	2,381	2,381
OPU	OP PR UNFIN LL	20	0
			Perimeter
			374
			18

Code	Description	Sketch Area	Finished Area	Perimeter
OPF	OP PRCH FIN LL	399	0	194
PTO	PATIO	303	0	78
SBU	UTIL UNFIN BLK	60	0	34
<b>TOTAL</b>		<b>3,163</b>	<b>2,381</b>	<b>698</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1969	1970	1	210 SF	2
FENCES	1969	1970	1	312 SF	2
CUSTOM PATIO	1969	1970	1	45 SF	4
WALL AIR COND	1993	1994	1	1 UT	1
WALL AIR COND	1993	1994	1	2 UT	2

**Sales**

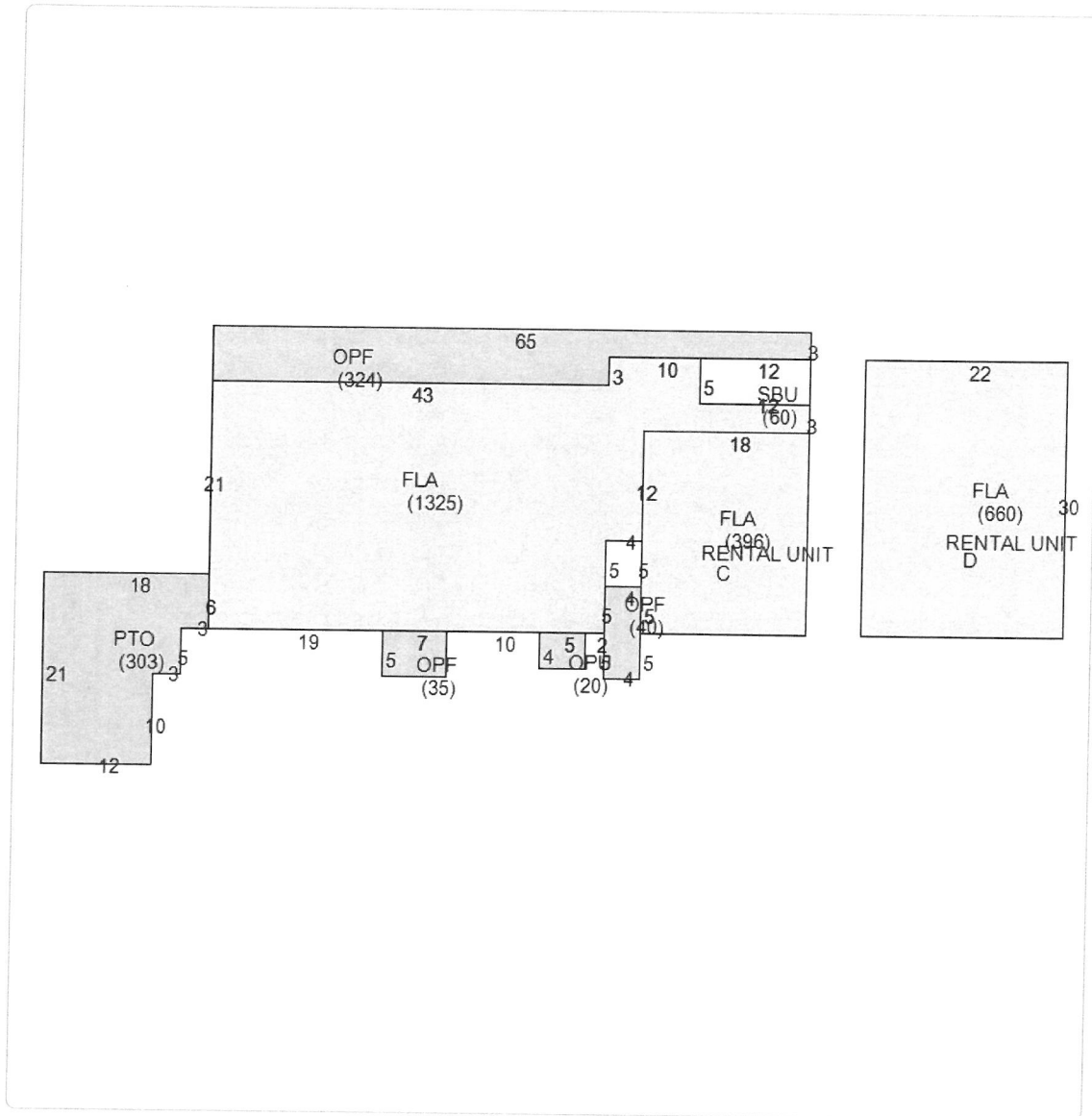
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/13/2020	\$1,125,000	Warranty Deed	2285901	3050	0394	01 - Qualified	Improved
8/29/2019	\$975,000	Warranty Deed	2235266	2983	0443	01 - Qualified	Improved
1/12/2001	\$67,500	Warranty Deed		1672	0008	P - Unqualified	Improved
1/11/2001	\$67,500	Warranty Deed		1672	0007	P - Unqualified	Improved
7/1/1997	\$129,200	Warranty Deed		1468	0147	H - Unqualified	Improved

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-0582	4/21/2021		\$18,950		Remove flat ceiling install new framing for vaulted ceiling. See drawing for full scope of work
21-0786	4/21/2021	4/20/2021	\$3,958		install new ceiling fans, light in attic, low voltage lights in living room area
03-1063	5/21/2003	9/24/2003	\$9,000		DECKING FOR PATIO
0101615	4/20/2001	10/22/2001	\$1,000		PAINTING
0100984	3/13/2001	10/22/2001	\$5,000		REPAIRS/RENOVATIONS

**View Tax Info**

[View Taxes for this Parcel](#)

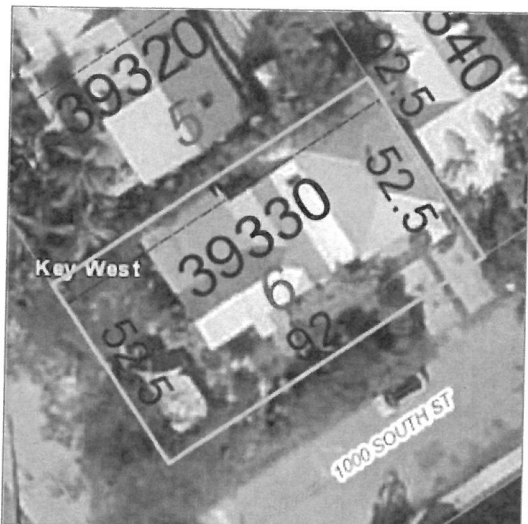
**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

No data available for the following modules: Commercial 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 [User Privacy Policy](#) and [GDPR Privacy Notice](#) apply.

Developed by  
 Schneider  
GEO SPATIAL

Last Data Upload: 5/17/2021 2:06:04 AM

Version 2.3.121

# **Warranty Deed**

Prepared by and return to:

**Susan M. Cardenas**  
**Attorney at Law**  
**Oropeza Stones Cardenas, PLLC**  
**221 Simonton Street**  
**Key West, FL 33040**  
**305-294-0252**  
File Number: 20-634  
Consideration: \$1,125,000.00

Parcel Identification No. 00039330-000000

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 13<sup>th</sup> day of **October, 2020** between **Patrick T. Hegarty, a single man, and Christopher J. Rounds, a single man** whose post office address is **1508 Johnson Street, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantor\*, and **Raymond Grundhoefer, III and LeeAnn Grundhoefer, husband and wife** whose post office address is **1009 South Street, Key West, FL 33040** of the County of **Monroe, 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, known as William Whitehead's Map, delineated in February, A.D. 1829, as part of Tract 18, but now better known as Lot 6 and a part of Lot 5, of Square Seven, according to the Webb Realty Company's diagram of said Tract 18, recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida, commencing at the corner of Grinnell and South Streets and running thence along the line of South Street in a Northeasterly direction 92 feet; thence at right angles in a Northwesterly direction 52 feet, 6 inches; thence at right angles in a Southwesterly direction 92 feet out to Grinnell Street; thence at right angles along the line of Grinnell Street in a Southeasterly direction 52 feet, 6 inches to the point of beginning.**

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:

~~Susan M. Cardenas~~  
Witness Name: Susan M. Cardenas

Patrick T. Hegarty  
Patrick T. Hegarty

Corinne Held  
Witness Name: Corinne Held

~~Susan M. Cardenas~~  
Witness Name: Susan M. Cardenas

Christopher J. Rounds  
Christopher J. Rounds

Corinne Held  
Witness Name: Corinne Held

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7th day of October, 2020 by Christopher J. Rounds and Patrick T. Hegarty, who  are personally known or  have produced personally known as identification.



Susan M. Cardenas  
Notary Public  
Printed Name: Susan M. Cardenas  
My Commission Expires: 10.23.2024