



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: 832 Caroline Street, Key West, Florida, d/b/a Harpoon Harry's Restaurant

Zoning District: HRCC-2 Real Estate (RE) #: 00003100-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Adele V. Stones, Stones & Cardenas

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-0252 Fax: (305) 292-5442

Email: ginny@keyslaw.net

PROPERTY OWNER: (if different than above)

Name: Ronald K. Heck, Therese Heck, Cobb Family Limited Partnership

Mailing Address: 908-1 Terry Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: rh2feedu@gmail.com

Description of requested easement and use: Property owner requests an easement to allow the continued use of a 4.5' x 44.0' portion of the Caroline Street right of way. The property owner paid impact fees for and upgraded the restaurant seating capacity in 2011 for the four chairs (2 tables) located outside the Caroline Street building façade. The Owner and City believed the outdoor seating was located within the property boundaries and no easement was requested at that time. Subsequent review of the property lines determined that the tables and chairs were utilizing City right of way.

The property owner would also request that the easement allow temporary (as needed) seating on the right of way for patrons waiting for indoor seating. These seats would be removed when not in use and placed to allow unobstructed pedestrian passage.

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

If yes, please describe and attach relevant documents: _____

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

Verification

Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Adele V. Stones, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

832 Caroline Street, Key West, Florida
Street Address and Commonly Used Name if any

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Adele V. Stones
Signature of Owner/Legal Representative FBN#331880 Signature of Joint/Co-owner

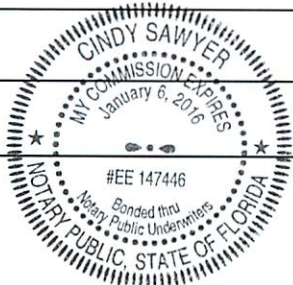
Subscribed and sworn to (or affirmed) before me on 7/1/14 (date) by
Adele V. Stones (name). He/She is personally known to me or has
presented personally known as
identification.

Cindy Sawyer
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Title or Rank

Commission Number, if any



Deed

Prepared by and return to:
Kristopher E. Fernandez, Esquire
P.O. Box 10563
Tampa, Florida 33679-0563

MONROE COUNTY
OFFICIAL RECORDS
FILE #1033207
BK#1484 PG#2289
RCD Nov 17 1997 09:17AM
DANNY L. KOLHAGE, CLERK
DEED DOC STAMPS 2975.00
11/17/1997 PP DEP CLK

WARRANTY DEED

This Indenture, made this 16th day of September, 1997, between ANDRES VEGA and HILDA VEGA, his wife, whose address is 819 Peninsular Street, Tampa, Florida 33603, Grantor, and RONALD K. HECK, a unmarried man, whose address is 832 Caroline Street, Key West, Florida, and THERESE HECK, a unmarried woman, whose address is 832 Caroline St. Key West, Florida, as to an undivided one-half (1/2) interest, and the COBB FAMILY LIMITED PARTNERSHIP, a Michigan Limited Partnership, through Robert A. Cobb as its general partner, whose address is 2570 Pine Lake Road, Orchard Lake, Michigan 48324, as to an undivided one-half (1/2) interest, grantees.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Witness: Kristopher E. Fernandez
Name: KRISTOPHER E. FERNANDEZ

Andres Vega
ANDRES VEGA

Witness: Susan P. Fernandez
Name: SUSAN P. FERNANDEZ

Hilda Vega
HILDA VEGA

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 16th day of September, 1997, by ANDRES VEGA and HILDA VEGA, his wife, who presented Florida Drivers' License as identification.

Kristopher E. Fernandez
Notary Public (signature)

My Commission Expires:
KRISTOPHER E. FERNANDEZ
My Comm Exp. 12/01/98
Bonded By Service Ins
No. CC423977
[] Personally Known [] Other []



A part of Lot 2 in Square 21, on the island of Key West, Florida, according to William A. Whitehead's map, delineated in February, A.D. 1829.

Commencing at the corner of Caroline and Margaret Streets, and running thence along the line of Caroline Street, in a Southwesterly direction 111 feet; thence at right angles, in a Southeasterly direction 105 feet; thence at right angles, in a Northeasterly direction 111 feet, out to Margaret Street; thence at right angles in a Northwesterly direction, along the line of Margaret Street, 105 feet to the Place of Beginning.

LESS

Commencing at the Southwest corner of Caroline and Margaret Streets, and running thence along the line of Caroline Street in a Southwesterly direction Forty-Four (44) feet to the point of beginning; thence continue along Caroline Street in a Southwesterly direction Sixty-Seven (67) feet; thence at right angles in a Southeasterly direction Twenty (20) feet; thence at right angles in a Northeasterly direction Sixty-seven (67) feet; thence at right angles in a Northwesterly direction and parallel with Margaret Street Twenty (20) feet; back to the point of beginning.

LESS

A Part of Lot Two (2), in Square Twenty-One (21), on the Island of Key West, Florida according to William A. Whitehead's Map delineated in February, A.D. 1829. Commencing at the Southwest corner of the intersection of Caroline and Margaret Streets, and running thence along the Westerly right-of-way of Margaret in a Southeasterly direction 105 feet to the Point of Beginning, thence at right angles in a Southwesterly direction 111 feet; thence at right angles in a Northwesterly direction 85 feet; thence at right angles in a Northeasterly direction 62 feet; thence at right angles in a Southeasterly direction 46.5 feet; thence at right angles in a Northeasterly direction 49 feet to the Westerly right-of-way of Margaret Street, thence along the Westerly right-of-way of Margaret Street in a Southeasterly direction 38.5 feet back to the Point of Beginning.

LESS

COMMENCING at the Southwest corner of the intersection of Caroline and Margaret Streets, and running thence along the Westerly right-of-way of Margaret Street in a Southeasterly direction 105 feet to a point, thence at right angles in a Southwesterly direction 105.8

feet to the Point of Beginning of the parcel of land herein being described; thence continue in a Southwesterly direction 5.2 feet, thence at right angles in a Northwesterly direction 85 feet, thence at right angles in a Northeasterly direction 3.6 feet to the face of a chain link fence; thence in a Southeasterly direction along said fence 85 feet back to the Point of Beginning.

EXHIBIT "A"

Survey

LEGAL DESCRIPTION Seating Easement:

A 4.50 foot wide seating easement, located adjacent to Harpoon Harry's Restaurant, at the corner of Caroline Street and Margaret Street, being on the Right-of-Way of Caroline Street and the Right-of-Way of Margaret Street, City of Key West, Monroe County, Florida and being more particularly described as follows:
 Commence at the intersection of the Southeastly Right-of-Way Line of Caroline Street and the Southwesterly Right-of-Way Line of Margaret Street; thence in a Southwesterly direction along the said Right-of-Way line of Caroline Street for a distance of 44.00 feet; thence at a right angle and in a Northwesterly direction for a distance of 4.50 feet; thence at a right angle and in a Northeasterly direction along a line 4.50 feet Northwesterly and parallel with the said Right-of-Way Line of Caroline Street for a distance of 48.49 feet; thence at angle of 90°07'19" to the left and in a Southeastly direction and along a line 4.50 feet Northwesterly of and parallel with the said Right-of-Way Line of Margaret Street for a distance of 70.99 feet; thence at a right angle and in a Southwesterly direction for a distance of 4.50 feet to the said Southwesterly Right-of-Way Line of Margaret Street; thence at a right angle and in a Northwesterly direction along the said Southwesterly Right-of-Way Line of Margaret Street for a distance of 66.50 feet to the Point of Beginning.
 Containing 517.50 square feet, more or less.

SURVEYOR'S NOTES:

North arrow based on plat assumed median
 Reference Bearing: R/W Caroline Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Abbreviations:

Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 p. = Plat
 m. = Measured
 d. = Deed
 N.T.S. = Not to Scale
 © = Centerline
 Elec. = Electric
 Tel. = Telephone
 Ench. = Encroachment
 O.L. = On Line
 C.L.F. = Chain Link Fence
 o/h = Overhead

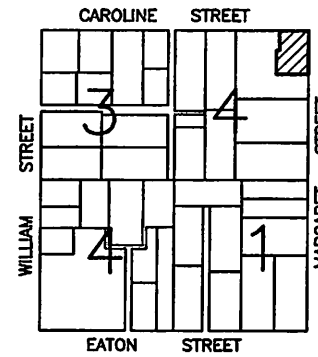
Elev. = Elevation
 B.M. = Bench Mark
 P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 P.B. = Plat Book
 pg. = page
 u/g = Underground
 F.F.L. = Finish Floor Elevation
 Irr. = Irregular
 conc. = concrete
 I.P. = Iron Pipe
 Field Work performed on: 6/20/14

Monumentation:

⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
 ● = Found 1/2" Iron Pipe
 ● = Found 1/2" Iron Bar
 ▲ = Set P.K. Nail, P.L.S. No. 2749

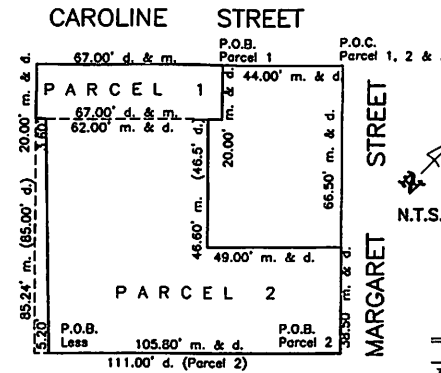
○ = w.m.
 Bal. = Balcony
 Pl. = Planter
 Hydt. = Fire Hydrant
 F.W. = Fire Well
 A/C = Air Conditioner
 + = Fire Hydrant
 * = Light
 ⊙ = sign
 I.B. = Iron Bar
 C.B. = Concrete Block
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 wd. = Wood
 □ = Concrete Utility Pole
 ○ = Wood utility Pole
 ⊕ = Wood Utility Pole with Guy wire

N.T.S.

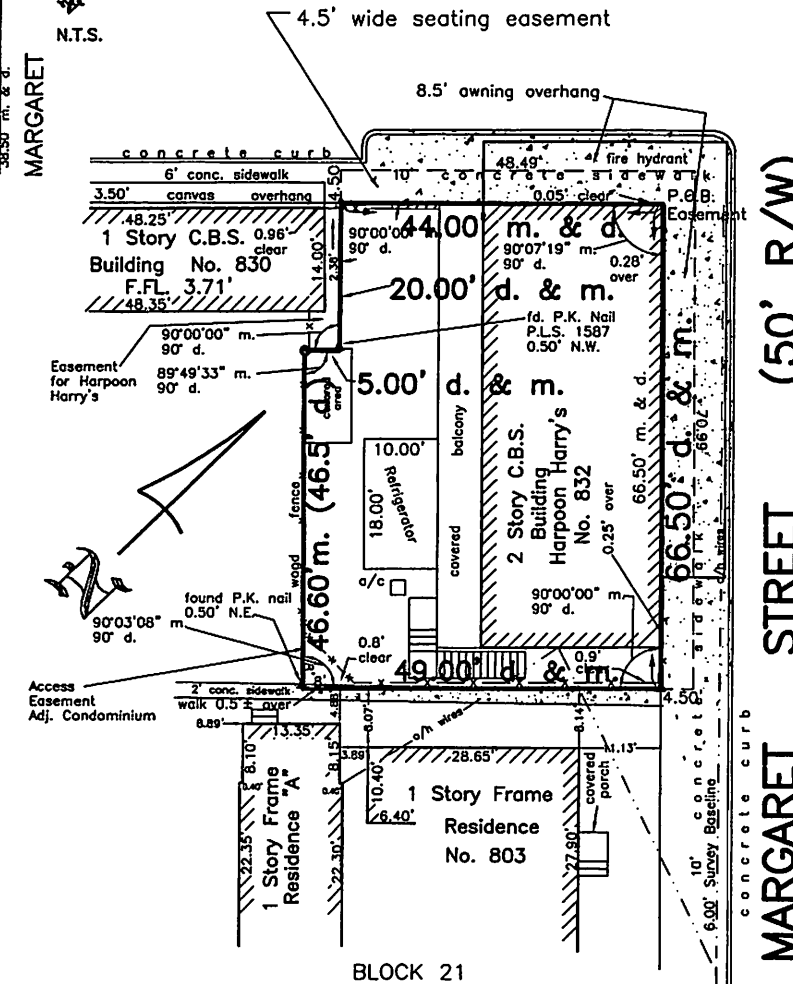


LOCATION MAP

SQUARE 21, City of Key West, Fl.



CAROLINE STREET (50' R/W)



MARGARET STREET (50' R/W)

CERTIFICATION:

I HEREBY CERTIFY that the attached Specific Purpose Survey, Seating Easement 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
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Harpoon Harry's 832 Caroline Street, Key West, Fl. 33040			
Specific Purpose Survey Seating Easement description		Dwn No.: 14-299	
Scale: 1"=20'	Ref. 1516 K	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 6/26/14	159-60	Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
f:/datafred/dwg/keywest/block21/harpoon			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040

(305) 293-0466
 Fax: (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

Site Photos



RESTAURANT

RESTAURANT
WINE - COGNAC

FREE WIFI

ONE HOUR PARKING



Harpoon Haven's
RESTAURANT-BAR
MICHIGAN LIQUOR - BEER - WINE - CIGARETTES

RESTAURANT

FREE WiFi

ONE HOUR ONLY
PUBLIC PHONE

KEY WEST



RESTAURANT BAR
MICHIGAN LIQUOR - BEER - WINE - CIGARETTES

000

FREE WIFI

RESTAURANT

RESTAURANT

RESTAURANT

RESTAURANT

RESTAURANT

RESTAURANT

RESTAURANT

Florida Home
RESTAURANT
WASH. STATE ST. JACKSONVILLE

ATM

City



Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Friday, July 4th in observance of Independence Day. Our offices will re-open Monday at 8am.

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1003191 Parcel ID: 00003100-000000

Ownership Details

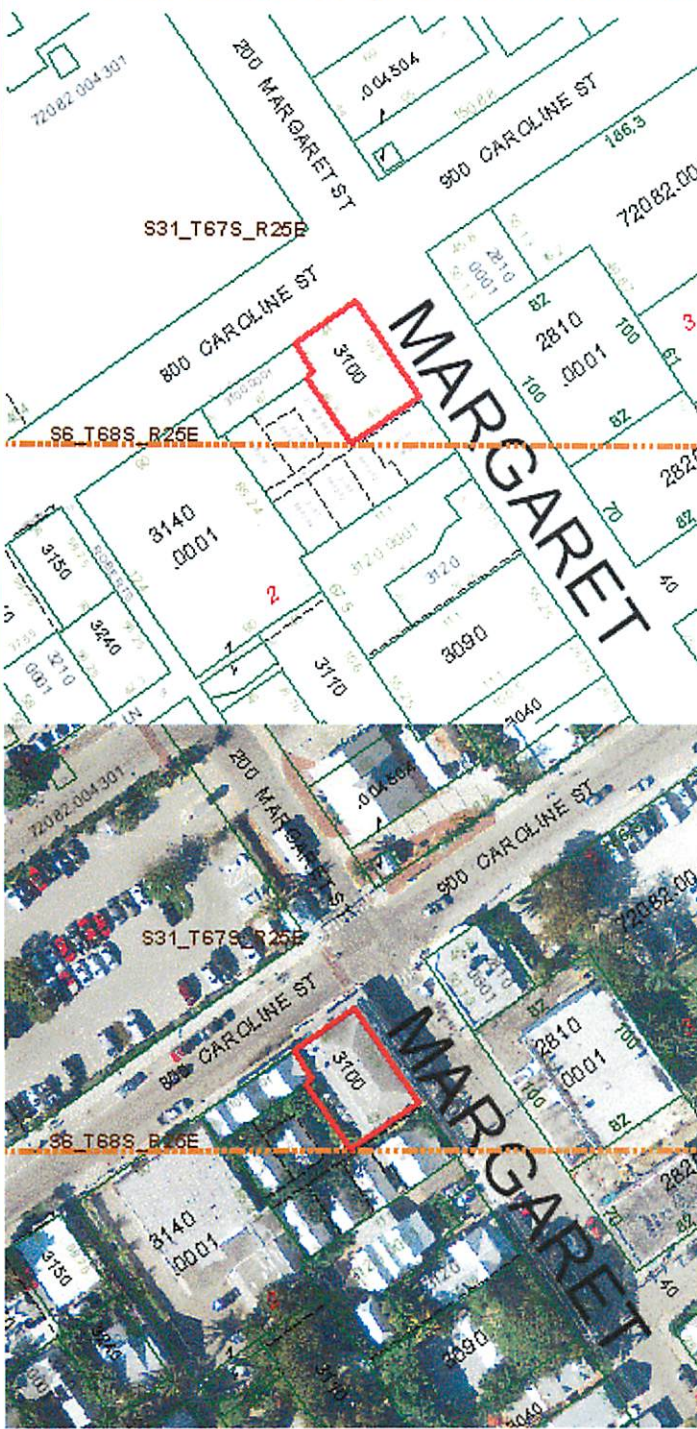
Mailing Address:
HECK RONALD K
908-1 TERRY LN
KEY WEST, FL 33040-7333

All Owners:
COBB FAMILY LTD PARTNERSHIP, HECK RONALD K , HECK THERESE T/C

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 832 CAROLINE ST KEY WEST
Legal Description: KW PT LOT 2 SQR 21 OR184-490/91 OR495-19 OR755-1651/52 OR1484-2289/90

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	44	67	3,158.50 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 3984
Year Built: 1949

Building 1 Details

Building Type
Effective Age 18
Year Built 1949
Functional Obs 0

Condition E
Perimeter 376
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 3,984

Inclusions:

Roof Type
Heat 1
Heat Src 1

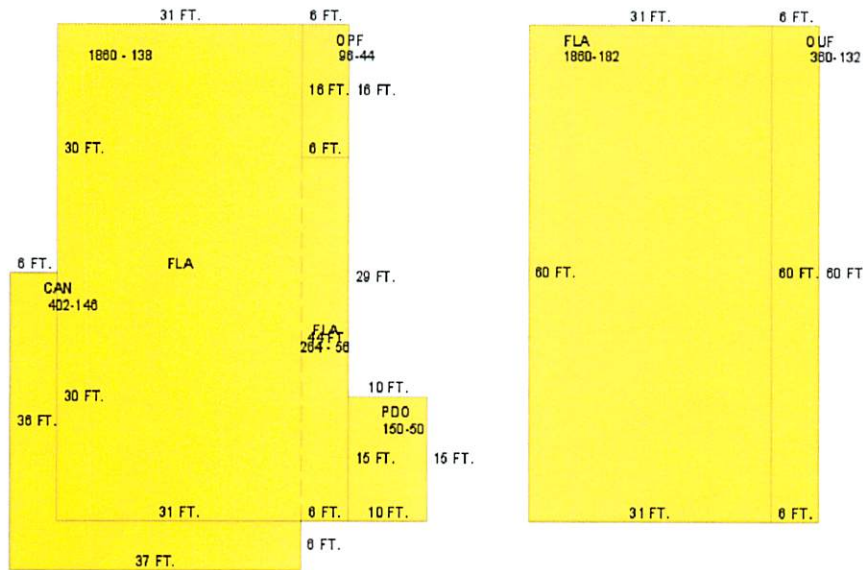
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 5
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 12

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	1990		Y			264
1	OPF		1	1990					96
3	FLA		1	1990					1,860
4	CAN		1	1990					402
5	FLA		1	1990					1,860
6	OUF		1	1990					360

7	PDO	1	2003	150
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-B	100	N	Y
	978	OPF	100	N	N
	980	RESTRNT/CAFETR-B-	81	N	Y
	981	APTS-B	19	N	Y
	982	CAN	100	N	N
	983	APTS-B	100	N	Y
	984	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
309	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	2 UT	0	0	1984	1985	2	20
2	PT3:PATIO	800 SF	0	0	1969	1970	2	50
3	PT3:PATIO	200 SF	0	0	2001	2002	2	50
4	FN2:FENCES	90 SF	0	0	2001	2002	2	30

Appraiser Notes

2007-03-31-TO BE AUCTIONED OFF ON 03-31-07-HAS RESTAURANT ON THE BOTTOM&4 UNITS ON TOP, TOTAL RENT INCOME \$6,175.PER MONTH

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
04-2803	09/15/2004	12/02/2004	8,500		RELOCATE RESTROOMS
08-3364	09/22/2008	06/28/2011	100	Commercial	PERMIT REVISION: INSTALL OUTDOOR CONDENSING UNIT ON SIDE WALL WITH BRACKETS.
08-3113	08/23/2008	06/28/2011	3,000	Commercial	INSTALL 200AMP SINGLE PHASE SERVICE WITH NEW CIRCUIT MAINBREAKER PANEL. NEW PANEL WITH REPLACE EXISTING 1000 AMP PANEL FROM EXISTING SERVICE.
08-3236	09/04/2008	06/28/2011	1,000	Commercial	INSTALL ELECTRIC FOR A/C UNITS. A/C UNITS TO BE FED FROM NEW 200 AMP SERVICE.
08-2784	08/19/2008	06/28/2011	6,900	Commercial	INSTALL ONE 5 TON A/C SYSTEM WITH 5 DUCT WORK OPENINGS.
09-2700	08/21/2009	06/28/2011	1,500	Commercial	REMOVE EXISTING OLD FRONT DOOR. INSTALL NEW STORE FRONT DOOR, WHITE FINISH AND MATCHES OTHER DOORS AND WINDOWS.
9603564	09/01/1996	12/01/1996	1		MECHANICAL

1	9800020	03/26/1998	08/21/1998	1,500	Commercial	INSTALL ATM
	01-2487	07/09/2001	10/30/2001	18,000		DEMO/REWIRE RESTAURANT
	01-2668	08/07/2001	10/30/2001	55,000		INTERIOR RENOVATIONS
	01-2788	08/07/2001	10/30/2001	9,000		REPLACE 2100 SF BALCONY
	01-2694	07/26/2001	10/30/2001	10,000		INTERIOR/EXTERIOR REPAIRS
	02-2299	08/26/2002	10/21/2002	6,750		FRENCH DOORS
	02-2753	10/07/2002	11/22/2002	900		CONCRETE SLAB
	03-2187	06/18/2003	07/21/2003	1,200		REPLACED SEWER LATERAL
	04-2493	07/26/2004	12/02/2004	3,850		PLUMBING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	489,774	4,406	432,152	926,332	926,332	0	926,332
2012	515,217	4,451	432,152	951,820	951,820	0	951,820
2011	527,044	4,493	432,152	963,689	963,689	0	963,689
2010	553,071	4,534	442,190	999,795	971,344	0	999,795
2009	553,071	4,579	570,381	1,128,031	883,040	0	1,128,031
2008	553,071	4,620	584,323	802,764	802,764	0	802,764
2007	384,046	4,661	584,323	802,764	802,764	0	802,764
2006	384,046	4,706	300,058	802,764	802,764	0	802,764
2005	388,460	4,748	236,888	630,096	630,096	0	630,096
2004	397,282	4,789	189,510	462,763	462,763	0	462,763
2003	394,944	6,034	72,646	462,763	462,763	0	462,763
2002	394,944	4,875	72,646	440,727	440,727	0	440,727
2001	360,734	2,960	72,646	440,727	440,727	0	440,727
2000	360,734	1,200	66,329	440,727	440,727	0	440,727
1999	360,734	1,240	66,329	428,303	428,303	0	428,303
1998	240,490	1,280	66,329	308,099	308,099	0	308,099
1997	218,360	1,320	60,012	279,692	279,692	0	279,692
1996	194,155	1,410	60,012	255,577	255,577	0	255,577
1995	194,155	1,500	60,012	255,667	255,667	0	255,667
1994	194,155	1,590	60,012	255,757	255,757	0	255,757
1993	194,155	1,680	60,012	255,847	255,847	0	255,847
1992	194,155	1,770	60,012	255,937	255,937	0	255,937
1991	194,155	1,860	60,012	256,027	256,027	0	256,027
1990	159,970	0	50,536	210,506	210,506	0	210,506
1989	159,970	0	50,536	210,506	210,506	0	210,506
1988	150,739	0	44,219	194,958	194,958	0	194,958
1987	148,060	0	23,531	171,591	171,591	0	171,591

1986	148,446	0	22,741	171,187	171,187	0	171,187
1985	140,834	0	12,380	153,214	153,214	0	153,214
1984	132,586	0	12,380	144,966	144,966	0	144,966
1983	132,719	0	12,380	145,099	145,099	0	145,099
1982	124,095	0	12,380	136,475	136,475	0	136,475

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/1/1997	1484 / 2289	425,000	WD	Q
1/1/1978	755 / 1651	50,000	00	Q

This page has been visited 76,918 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176