

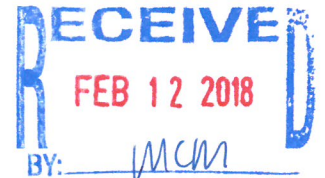
# Application



# 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: 528 Duval St. Key West FL 33040

Zoning District: HRCC-1 Real Estate (RE) #: 0009770-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Adele V. Stones

Mailing Address: 221 Simonton St

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305 249 2352 Office: 305 294 0252 Fax: 305 294 5788

Email: ginny@oropezastonescardenas.com

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

Name: 526-528 Duval Retail, LLC

Mailing Address: 1109 Von Phister Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 917 757 9100 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: KENSILVERMAN@msn.com

Description of requested easement and use: The front balcony facade of this historic structure (Lewinsky Building) overhangs the Duval street right of way. This condition is original to the building and is a contributing feature of this commercial storefront since 1924. A small section encroaches on the Appelrouth Lane right of way. The overhang is approximately 175sf total.

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.**

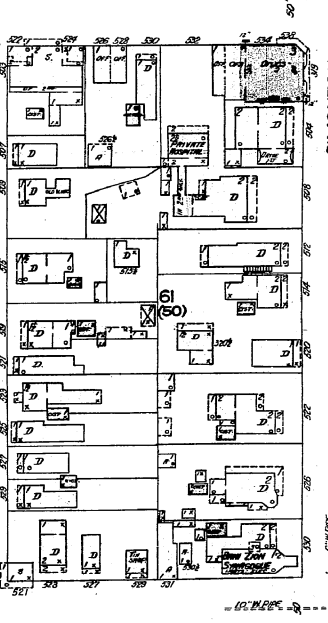
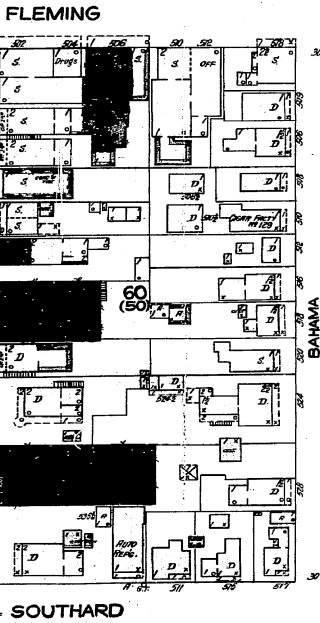
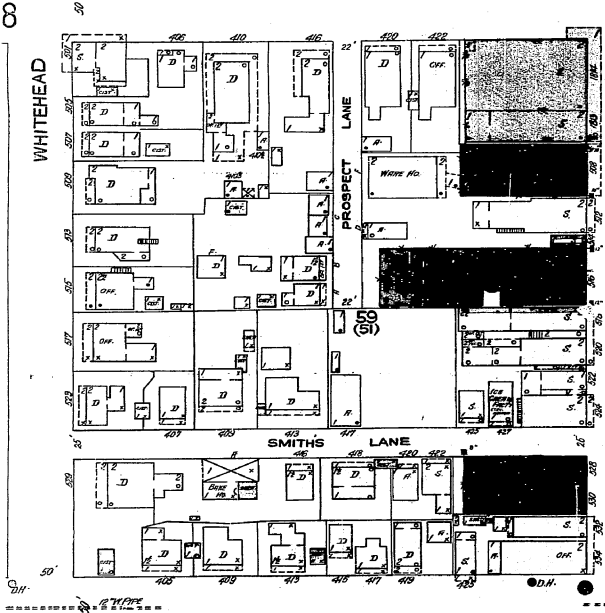
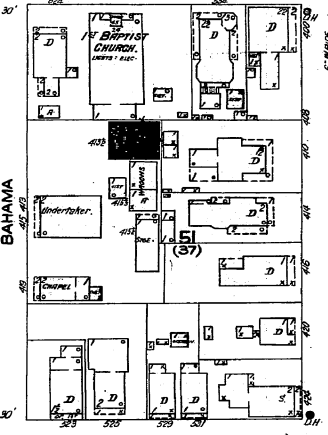
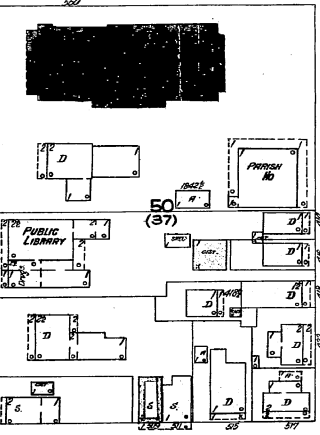
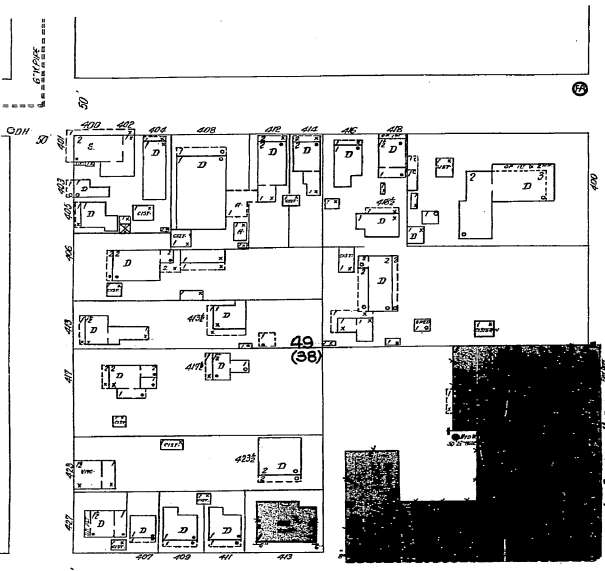
- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card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



9

4

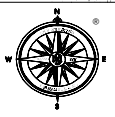
EATON



SOUTHARD

14

15



The Sanborn Library, LLC

This Sanborn® Map is a certified copy produced by Environmental Data Resources, Inc. under arrangement with The Sanborn Library, LLC. Information on this Sanborn® Map is derived from Sanborn field surveys conducted in:

Copyright © 1926 The Sanborn Library, LLC NFS EDR Research Associate

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# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Adele V. Stones, 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:

526 - 528 Duval Street Key West FL  
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

Adele V. Stones  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2/12/18 by  
date

Adele V. Stones  
Name of Authorized Representative

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

Susan M. Cardenas  
Notary's Signature and Seal

Susan M. Cardenas  
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, Kenneth R. Silverman as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Authorized Member of 526-528 Duval Retail, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Adele V. Stones  
*Please Print Name of Representative*

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

x [Signature]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 2/12/18 by  
*date*

Adele V. Stones  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Susan M Cardenas  
*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*





# **Warranty Deed**

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 5,300,000.00

Doc# 1976806 04/16/2014 2:35PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared by and Return to:  
Jennifer G. Sanchez, Esq.  
Sanchez & Ashby, P.A.  
1223 White Street, Unit 104  
Key West, FL 33040  
(305) 293-0084

04/16/2014 2:35PM  
DEED DOC STAMP CL: Krys \$37,100.00

Doc# 1976806  
Bk# 2679 Pg# 1957

Parcel ID Number: 00009770-000000

# Warranty Deed

This Indenture, Made this \_\_\_\_\_ day of April, 2014 A.D., Between  
TAP ALL POTENTIAL 526-528 DUVAL,LLC, a Florida limited liability  
company  
of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantor, and  
526-528 DUVAL RETAIL, LLC, a Florida limited liability company

whose address is: 1119 Von Phister Street, KEY WEST, FL 33040

of the County of MONROE, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of MONROE State of Florida to wit:

***In the City of Key West, and is known as a part of Lot One (1) on Square Fifty-One (51), according to William A. Whitehead's map, delineated in February, A.D. 1829:***

***Commencing at a point on Duval Street, distant Fifty (50) feet from the corner of Southard and Duval Streets, and running thence in a Northwesterly direction, along said Duval Street, Fifty (50) feet to the corner of Smith's Alley; thence at right angles in a Southwesterly direction along said Smith's Alley, One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet to the Point of Beginning.***

***Said lands situate and lying in the City of Key West, Monroe County, Florida.***

Subject to current taxes, easements and restrictions of record.

Warranty Deed - Page 2

Parcel ID Number: 00009770-000000

Doc# 1976806  
Bk# 2679 Pg# 1958

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

Signed, sealed and delivered in our presence:

TAP ALL POTENTIAL 526-528 DUVAL, LLC  
a Florida limited liability company

*[Handwritten Signature]*  
Printed  
Witness

By: *[Handwritten Signature]* (Seal)  
Tapley O. Johnson  
Managing Member  
P.O. Address:

*[Handwritten Signature]*  
Printed  
Witness **J. Jon Ashby**

STATE OF Florida  
COUNTY OF Monroe

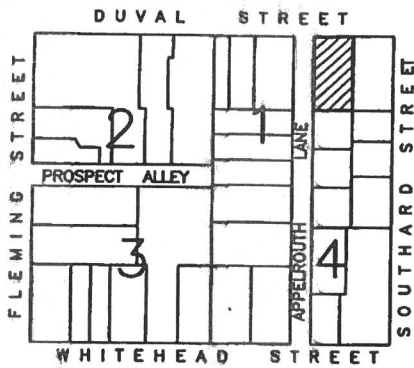
The foregoing instrument was acknowledged before me this *8th* day of April, 2014 by Tapley O. Johnson, Managing Member of TAP ALL POTENTIAL 526-528 DUVAL, LLC, a Florida limited liability company who is personally known to me or who has produced his Florida driver's license as identification

*[Handwritten Signature]*  
Printed Name: Jennifer G. Sanchez  
Notary Public  
My Commission Expires:



MONROE COUNTY  
OFFICIAL RECORDS

# **Specific Purpose Survey**



**LOCATION MAP**  
Square 51, City of Key West, Fl.

CERTIFICATION made to:  
526-528 Duval Retail, LLC  
Centennial Bank  
Sanchez & Ashley, P.A.  
Chicago Title Insurance Company

**LEGAL DESCRIPTION:**

In the City of Key West, and is known as a part of Lot One (1) on Square Fifty-One (51), according to William A. Whitehead's map, delineated in February, A.D. 1829: commencing at a point on Duval Street, distant Fifty (50) feet from the corner of Southard and Duval Streets, and running thence in a Northwesterly direction, along Duval Street, Fifty (50) feet to the corner of Smith's Alley; thence at right angles in a Southwesterly direction along said Smith's Alley, One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet to the Point of Beginning.

**SURVEYOR'S NOTES:**

North arrow based on assumed median  
Reference Bearing: R/W Duval Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic, Elevation: 12.324  
Survey performed without benefit of title search of said/neighbor property's.

**MONUMENTATION:**

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

**Abbreviations:**

- |                         |                                 |                                |
|-------------------------|---------------------------------|--------------------------------|
| Sty. = Story            | B.M. = Bench Mark               | I.P. = Iron Pipe               |
| R/W = Right-of-Way      | P.O.C. = Point of Commence      | I.B. = Iron Bar                |
| pf. = Found             | P.O.B. = Point of Beginning     | C.B. = Concrete Block          |
| Plat = Plat             | P.B. = Plat Book                | C.B.S. = Concrete Block Stucco |
| m. = Measured           | pg. = page                      | cov'd. = Covered               |
| d. = Deed               | o/h = Overhead                  | w.m. = Water Meter             |
| O.R. = Official Records | F.F.L. = Finish Floor Elevation | Bal. = Balcony                 |
| ⊕ N.T.S. = Not to Scale | ☒ = Concrete Utility Pole       | Pl. = Planter                  |
| = Centerline            | ⊙ = Wood utility Pole           | A/C = Air Conditioner          |
| Elev. = Elevation       | conc. = concrete                |                                |

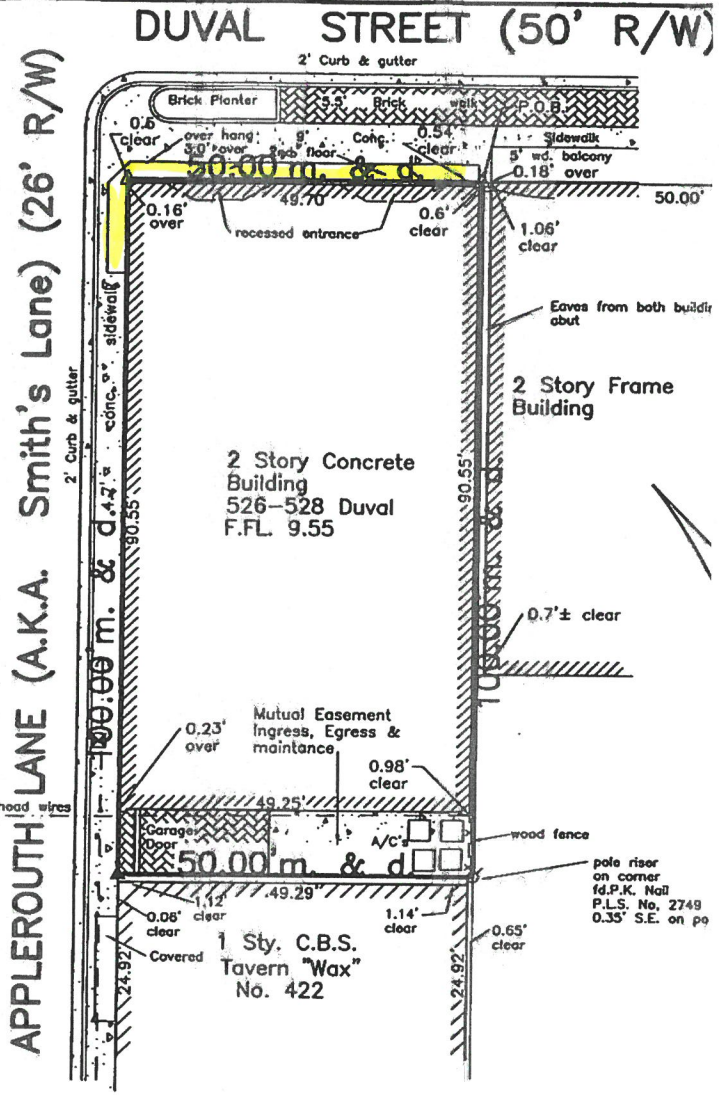
**CERTIFICATION:**

I HEREBY CERTIFY that the attached Boundary Survey 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

Field Work performed on: 4/2/14

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



526-528 Duval Retail, LLC			
526-528 Duval Key West, Fl. 33040			
<b>BOUNDARY SURVEY</b>		Dwg. No. 14-203	
Scale 1" = 20'	Ref. File 214-30	Flood Panel No. 1516 K	Dwn. By F.M.H.
Date: 12/15/12		Flood Zone X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
4/9/14: Updated, owner, cert. Easement			
fred\drawings\keywest\block45\526-528duval			

**ISLAND ENGINEERS PL**  
3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

# **Monroe County Property Appraiser**





**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 00009770-000000  
 Account # 1010031  
 Property ID 1010031  
 Millage Group 10KW  
 Location 526 DUVAL ST, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 51 YY-94 OR1337-975/80  
 Description PROB 91-127-CP-10 OR1348-2173/4P/R  
 OR1816-515/16 OR1977-485/86 OR2356-1434/43ESMT OR2606-798D/C OR1270-1463WILL OR2606-805/11 OR2679-1957/58  
 (Note: Not to be used on legal documents)  
 Neighborhood 32030  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

526-528 DUVAL RETAIL LLC  
 1119 Von Phister ST  
 Key West FL 33040

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$1,734,102	\$1,867,480	\$1,867,480	\$1,134,060
+ Market Misc Value	\$3,227	\$3,416	\$3,053	\$2,850
+ Market Land Value	\$1,092,000	\$1,088,220	\$1,088,220	\$1,062,310
= Just Market Value	\$2,829,329	\$2,959,116	\$2,958,753	\$2,199,220
= Total Assessed Value	\$2,829,329	\$2,959,116	\$2,958,753	\$2,199,220
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,829,329	\$2,959,116	\$2,958,753	\$2,199,220

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,000.00	Square Foot	50	100

**Commercial Buildings**

Style APTS-A /03A  
 Gross Sq Ft 10,436  
 Finished Sq Ft 10,408  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls CUSTOM  
 Quality 600 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 CUSTOM  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover

Full Bathrooms	3
Half Bathrooms	0
Heating Type	
Year Built	1924
Year Remodeled	0
Effective Year Built	2010
Condition	GOOD

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2001	2002	1	500 SF	2

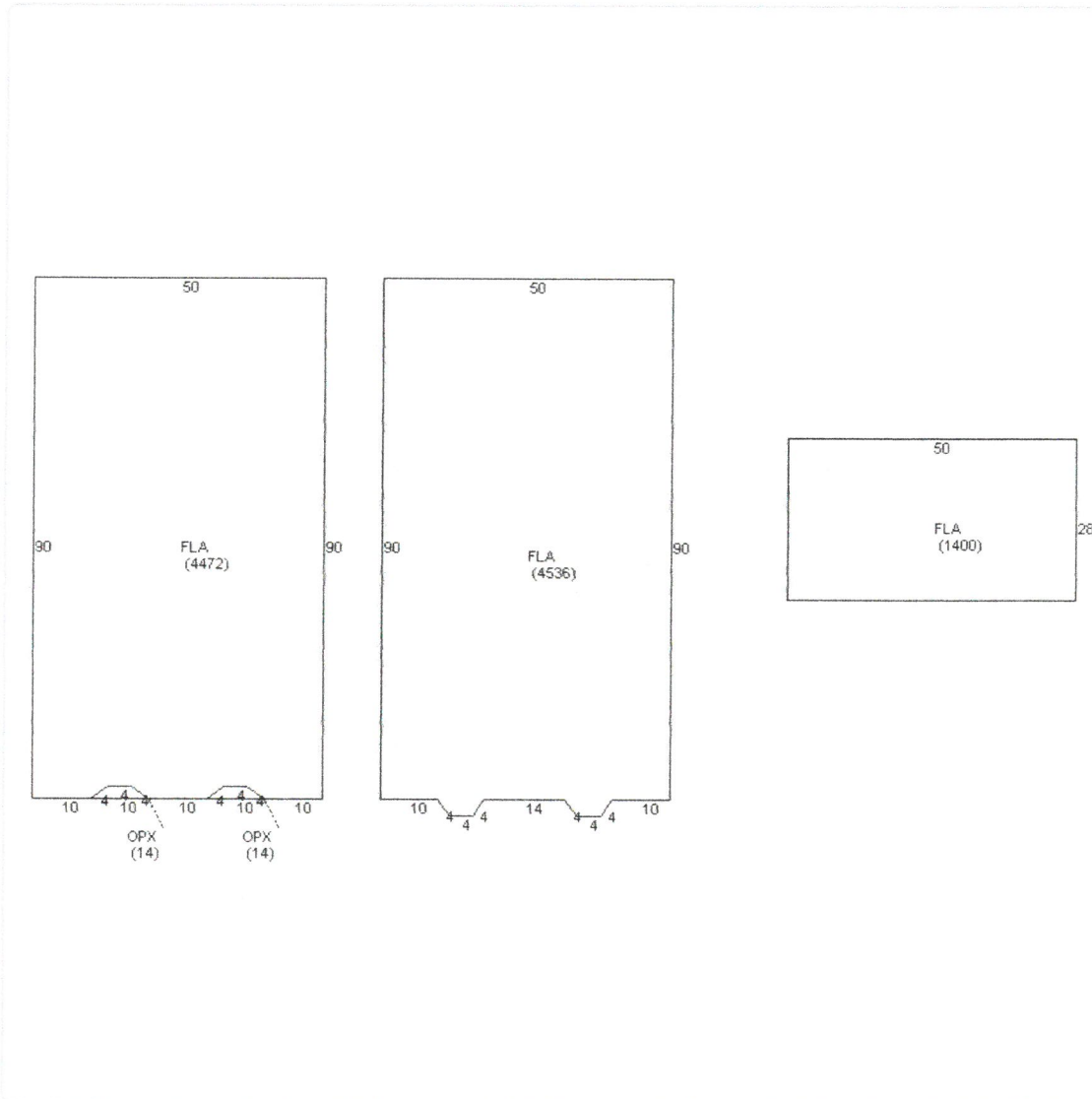
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/8/2014	\$5,300,000	Warranty Deed		2679	1957	03 - Qualified	Improved
12/24/2012	\$4,500,000	Warranty Deed		2606	805	30 - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-2031	5/26/2015		\$2,300	Commercial	35 LOW VOLTAGE DATA DROPS
15-1786	5/21/2015		\$10,000	Commercial	7 WOOD BAHAMA SHUTTERS
15-1418	4/21/2015		\$2,600		SECURITY SYSTEM FOR GAP W/ "12" POINTS OF PROTECTION- LOW VOLTAGE.
15-0822	3/11/2015		\$17,427		1394 SF (24) OPENING COVERED WITH .024 STEEL PANELS. TRACKS PAINTED TO MATCH TRIM.
15-0398	2/9/2015		\$30,000		R & R 40 SQS OF V CRIMP
15-0178	2/2/2015		\$10,000		R & R ROOFING PLYWOOD
15-0129	1/16/2015		\$7,200		INSTALL ALL CONDUIT AND BOXES AND LOW VOLTAGE CABLE
15-0132	1/16/2015		\$42,000		INSTALL 600 AMP SERVICE ALL LIGHTS SWITCHES RECEP., ELEVATOR AND ALL APPLIANCES
14-5172	1/2/2015		\$945,624		EXTERIOR MODIFICATIONS REMOVE STORM PANELS, FABRIC AWNING, SIGNAGE AND LIGHTING REAR ALLEY GATE, EGRESS RAMP, AND CONCRETE PAD. NEW BAHAMA SHUTTERS. INTERIOR MODIFICATIONS INCLUDE COMPLETE DEMO OF 2ND FLOOR AND NEW TENNET BUILDOUT WHICH INCLUDES STAIR AND ELEVATOR. REVISION #1. PLANS REVISION ONLY
13-3130	1/7/2014		\$154,000	Commercial	DEMO AND REUILD FLOOR OVER EXISTING BASEMENT. ADD STAIRS IN BASEMENT TO STREET. RECONFIGURE RESTROOMS.
13-3291	8/14/2013		\$4,300	Commercial	WIRE CHANDELIERS, INSTALL DIMMER TO LIGHTS, OUTLETS, EMERGENCY LIGHTING, KITCHEN OUTLETS, CEILING LIGHTS AND NEW PANEL TO SERVICE KITCHEN.
13-2763	6/25/2013		\$800	Commercial	REMOVE WIRING
13-1965	5/2/2013		\$500	Commercial	REMOVAL OF SHEET ROCK ON WALLS TO REVEAL ORIGINAL BLOCK WORK & OPEN UP THE WINDOWS AGAIN. REMOVAL OF SECTIONS OF STUD WALL (NON LOAD BEARING) BETWEEN ORIGINAL SUPPORT COLUMNS. REMOVE 4 AREAS OR RAISED DISPLAY AREA FLOORING & FALSE CEILING ABOVE THEM.
09-0730	3/13/2009		\$8,000	Commercial	REPAIR SPALLING CONCRETE ON LEFT FRON SIDE
05-1118	4/8/2005	11/2/2005	\$500	Commercial	INSTALL TEMP. 100 AMP SERVICE
05-0734	3/7/2005	11/2/2005	\$500	Commercial	EMERGENCY REPAIR OF CONCRETE
9900474	3/10/2000	11/1/2000	\$75,000	Commercial	REMODEL 2ND FLOOR
9900474	3/1/1999	11/3/1999	\$75,000	Commercial	REMODEL 2ND FL APARTMENT
9900690	2/26/1999	11/3/1999	\$3,000	Commercial	REMOVE INTERIOR WALLS
9800777	4/20/1998	5/20/1998	\$1,000	Commercial	SIGNS
9800676	4/1/1998	5/28/1998	\$1	Commercial	REPAIR AND PAINT
9800760	3/9/1998	5/28/1998	\$7,500	Commercial	MECHANICAL A/C
9800546	3/6/1998	5/28/1998	\$50,000	Commercial	ALTERATIONS
9800208	1/23/1998		\$20,000	Commercial	DEMOLITION
9702628	9/1/1997	10/1/1997	\$50	Commercial	SIGN
9602772	7/1/1996	11/1/1996	\$188	Commercial	FIRE ALARM

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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Schneider

Developed by  
The Schneider  
Corporation





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# Pictures

Sorted by name



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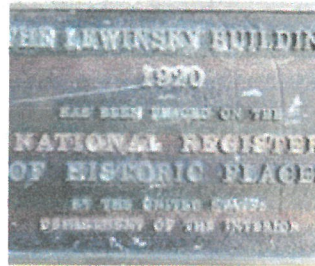
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