

# Application



Mailing Address  
PO Box 795  
Aripeka, FL 34679

Street Address:  
12529 Spring Hill Drive  
Spring Hill, FL 34609  
Phone: 352-683-9566  
Fax: 352-683-9567  
EB# 27060

October 21, 2014

Mr. Kevin Bond, AICP  
City of Key West Planning Department  
3140 Flagler Ave.  
Key West, FL 33040

Re: Lot Split & Administrative Waiver to Lot Size  
Lots 2 & 3 Amended Plat of Vista del Mar

Dear Mr. Bond;

The owner of lots two and three as described in the Amended Plat of Vista Del Mar as recorded in the public record of Monroe County, Florida, wishes to reconfigure the lots, as the previous owner split the lot line with a pool and has constructed a house on lot 3 and a garage and small residence on lot 2. The reason for the reconfiguration is to convey ownership of the home and pool and retain the garage and loft.

The zoning of the lots is (SF) Single Family, this zoning calls for single-family permanent residence and an accessory attached or detached unit. Based on this, the split of the lots would be acceptable. The code further along in section 122-238, outlines the dimensional lot requirements. Reconfigured lot 3 meets all the requirements as outlined within this section. Unfortunately, lot 2 does not meet these requirements; as the non-conforming depth has existed prior to; January 1, 1994 it does not appear to be an issue, per section 122-31 of the zoning code. The relocation of the demising property line to allow for single ownership of the swimming pool, will force a lot size reduction below the minimum lot area of 6000 S.F., but section 122-31(B) allows for a reduction in lot size of up to 25%. Thus, providing an allowed minimum lot size of 4500 S.F., which we shall exceed just slightly with the proposed lot reconfiguration.

This submittal is requesting a modification of the original configuration of lots two and three, which since originally platted were combined by ownership and description to allow for the construction on the property. Returning it to, two individual lots, one of which requiring a waiver from the minimum lot size, which we are requesting as a second part of the application.

- Civil Commercial Site Design
- Subdivision Design
- Drainage Design
- Transportation Engineering
- Utility Engineering
- Roadway Engineering
- Commercial and Residential Structural Design
- Building Engineering



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Should you have any further questions or which to discuss the proposal as a part of the staff review and approval process feel free to contact me.

Sincerely,

Richard J. Marassa, P.E.  
Managing Director

Enc: Existing Lot Survey, Lot Description and proposed lot sketch

CC: Mary Li and William Arnold

- Civil Commercial Site Design
- Subdivision Design
- Drainage Design
- Transportation Engineering
- Utility Engineering
- Roadway Engineering
- Commercial and Residential Structural Design
- Building Engineering



# A CIVIL DESIGN GROUP, LLC

PO Box 795

Aripeka, FL 34679

Tel: 352-683-9566 Fax: 352-683-9567

**To: Mr. Kevin Bond, AICP  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, FL 33040**

**From: Richard Matassa**

**Date: October 27, 2014**

**Subject : 2 Go Lane – Lot Split & Administrative Waiver to Lot  
ACDG Project No.: 145002**

Attached please find:

No.	Qty.	Description:
1	1	Letter of Transmittal
2	1	Check in the amount of \$500.00
3	1	Letter of Request
4	1	Survey
5	1	Proposed Lot Split

Message:

Please call with any questions or comments.

Thank You.

**Deed**

06/06/2014 3:23PM  
DEED DOC STAMP CL: Krys \$1,260.00

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
SMITH | OROPEZA, P.L.  
138 Simonton Street  
Key West, Florida 33040

Doc# 1984596  
Bk# 2688 Pg# 600

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\$ 180,000.00

## Quit Claim Deed

**This Quit Claim Deed** made this 4 day of June 2014 between John Marston, Esquire as Guardian Ad Litem for Stefan Hunter and Stefan Hunter Living Trust Dated October 26, 2000, whose post office address is 1101 Truman Avenue, Key West, Florida 33040, grantor, and Pine Isle Estate, LLC, a Florida limited liability company, whose post office address is 4167 Lily Drive, Hernando Beach, Florida 34607, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and is part of Lot 3 part of Lot 2 and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4 at Page 136 of the Monroe County Public Records and is more particularly described as follows: beginning at the northwesterly corner of said Lots 3 and 2 a distance of 209.05 feet to a point thence Southerly and at right angles a distance of 70 feet to a point thence Westerly and at right angles a distance of 44 feet to a point thence Westerly and at right angles a distance of 165.05 feet to a point in the Westerly line of said Lot 3 thence Northerly and at right angles and along the said Westerly line of Lot 3 a distance of 93.5 feet back to the point of beginning.

And.

KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LOT 3 & INT IN GO LANE OR 268-243/4 OR 292-144/5 OR 303-470/1 OR303-521/2 CO JUDGE'S DOCKET 11-146 OR496-100 PROB #86-359-CP-10 OR1001-1014/15P/R OR1026-375/7 OR1561-1207 OR1668-204/205(LG) (UR M/T ON FILE HUNGER STEFAN) CW.

Grantor is executing this deed pursuant to the Court Order entered against Stefan Hunter and Stefan Hunter Living Trust Dated October 26, 2000, a copy of which is attached hereto and incorporated herein as Exhibit A.

Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**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:

Stacy Bechtel

Witness Name: STACEY BECHTEL

Gregory Ordoñez

Witness Name: Gregory Ordoñez

John Marston  
John Marston, Esquire  
As Guardian Ad Litem for Stefan Hunter and Stefan  
Hunter Living Trust Dated October 26, 2000.

STATE OF FL }  
COUNTY OF manatee }

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of June 2014 by John Marston, Esquire, who is  personally known to me or  has produced a driver's license as identification.

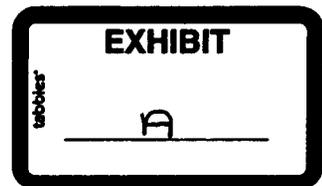
[Notary Seal]

Stacy Bechtel  
Notary Public

Printed Name: STACEY BECHTEL

My Commission Expires: 2/24/17





IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT,  
IN AND FOR MONROE COUNTY, FLORIDA

PINE ISLE ESTATE, LLC, a Florida limited liability company,

Doc# 1984596  
Bk# 2688 Pg# 602

Plaintiffs,

CASE NO.: 2013-CA-558-K

v.

JUDGE: AUDLIN

STEFAN HUNTER and THE STEFAN HUNTER LIVING TRUST DATED OCTOBER 26, 2000,

Defendant.

**ORDER AUTHORIZING GUARDIAN AD LITEM TO COMPLETE REAL ESTATE CONVEYANCE**

THIS CAUSE having come before the Court upon Plaintiff, PINE ISLE ESTATE, LLC, a Florida limited liability company's Notice of Filing Affidavit of Diligent Search by Guardian Ad Litem John Marston, Esq., and this Court having reviewed said Notice of Filing, having reviewed the file, and being otherwise fully advised in the premises, finds,

1. Plaintiff and Defendants entered into a valid contract to convey real property located at 2 Go Lane, Key West, Florida 33040 having a parcel identification number of 00072000-000000 and alternate key number of 1075795 (the "Property") for a purchase price of \$180,000.00 (the "Contract"). In addition, the Contract required Defendants to quit claim any interest Defendants may have had in the main parcel located at 2 Go Lane, Key West, Florida, having a parcel identification number of 00072010-000000 and alternate key number 1075809.

2. Pursuant to the Contract, Plaintiff has expended \$43,333.00 as an earnest money deposit which was paid directly to Defendants and \$12,028.01 in attorney fees and costs in

having to bring the instant action.

3. Plaintiff will incur \$1,260.00 in documentary stamp tax upon the conveyance of the Property, Outstanding Real Estate Taxes in the amount of \$2,910.51 for 2013 real estate taxes, \$970.17 in pro-rated real estate taxes for 2014, \$975.00 in title insurance premium, \$500.00 in closing fees \$175.00 in title search fees pursuant to the Contract.

4. On January 30, 2014 this Court entered a Final Judgment against Defendants for specific performance; appointing John Marston, Esq., as Guardian Ad Litem and requiring the Guardian Ad Litem to perform a diligent search of Defendants.

5. Guardian Ad Litem John Marston, Esq. has not been able to locate Defendants after diligent search.

6. Defendant Stefan Hunter has an un-certified Judgment in the principal amount of \$166,663.55 filed for record against him in Official Record 2415, Page 1425 Public Records of Monroe County, Florida. Pursuant to the Contract, Defendant Stefan Hunter was obligated to clear said judgment as an encumbrance from the Property.

IT IS THEREFORE ORDERED AND ADJUDGED as follows:

1. Guardian Ad Litem John Marston is authorized to execute the attached Quit Claim Deed to Plaintiff for the real property located at 2 Go Lane, Key West, Florida 33040 having a parcel identification number of 00072000-000000; 00072010-000000 and alternate key number of 1075795; 1075809 ("Property") to Plaintiff, Pine Isle Estate, LLC, a Florida limited liability company. The Property is more particularly described as:

**On the Island of Key West and is part of Lot 3 part of Lot 2 and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4 at Page 136 of the Monroe County Public Records and is more particularly described as follows: beginning at the northwesterly corner of said Lots 3 and 2 a distance of 209.05 feet to a point thence Southerly and at right angles a distance of 70 feet to a**

point thence Westerly and at right angles a distance of 44 feet to a point thence Westerly and at right angles a distance of 165.05 feet to a point in the Westerly line of said Lot 3 thence Northerly and at right angles and along the said Westerly line of Lot 3 a distance of 93.5 feet back to the point of beginning.

And.

**KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LOT 3 & INT IN GO LANE OR 268-243/4 OR 292-144/5 OR 303-470/1 OR303-521/2 CO JUDGE'S DOCKET 11-146 OR496-100 PROB #86-359-CP-10 OR1001-1014/15P/R OR1026-375/7 OR1561-1207 OR1668-204/205(LG) (UR M/T ON FILE HUNGER STEFAN) CW.**

2. In connection with the quit claim deed authorized herein, Guardian Ad Litem John Marston is authorized to execute a release and termination of the Unity of Title encumbering the subject property as recorded in Official Records Book 2246, Page 2087 Public Records of Monroe County, Florida.

3. Pursuant to the real estate Contract sued upon which is the subject of the instant matter, Plaintiff shall remit to the Clerk of the Court to be held in the registry of the Court the sum of \$117,848.31 ("Sale Proceeds") representing the purchase price of the Contract less fees and costs incurred by Plaintiff.

4. Plaintiff shall not be required to deposit the Sale Proceeds until Monroe County Public Records reflects the conveyance authorized herein occurs prior to the judgment referenced in paragraph 6 above being recorded as a certified copy, in accordance with standard title insurance practices.

5. The Sale Proceeds shall be held in the registry of the Court for the benefit of Defendants.

6. The Court shall retain jurisdiction to enter such further orders which may be necessary and proper to protect the contractual interests of Plaintiff's.

DONE AND ORDERED in Chambers at Key West, Monroe County, Florida this 23  
day of April, 2014.

**David J. Audlin, Jr.**

---

Honorable David J. Audlin

Cc: Gregory S. Oropeza, Esq.  
Stefan Hunter  
John Marston, Esq.

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
SMITH | OROPEZA, P.L.  
138 Simonton Street  
Key West, Florida 33040

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## Quit Claim Deed

**This Quit Claim Deed** made this \_\_\_\_ day of April 2014 between John Marston, Esquire as Guardian Ad Litem for Stefan Hunter and Stefan Hunter Living Trust Dated October 26, 2000, whose post office address is 1101 Truman Avenue, Key West, Florida 33040, grantor, and Pine Isle Estate, LLC, a Florida limited liability company, whose post office address is 4167 Lily Drive, Hernando Beach, Florida 34607, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and is part of Lot 3 part of Lot 2 and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4 at Page 136 of the Monroe County Public Records and is more particularly described as follows: beginning at the northwesterly corner of said Lots 3 and 2 a distance of 209.05 feet to a point thence Southerly and at right angles a distance of 70 feet to a point thence Westerly and at right angles a distance of 44 feet to a point thence Westerly and at right angles a distance of 165.05 feet to a point in the Westerly line of said Lot 3 thence Northerly and at right angles and along the said Westerly line of Lot 3 a distance of 93.5 feet back to the point of beginning.

And.

KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LOT 3 & INT IN GO LANE OR 268-243/4 OR 292-144/5 OR 303-470/1 OR 303-521/2 CO JUDGE'S DOCKET 11-146 OR 496-100 PROB #86-359-CP-10 OR 1001-1014/15P/R OR 1026-375/7 OR 1561-1207 OR 1668-204/205(LG) (UR M/T ON FILE HUNGER STEFAN) CW.

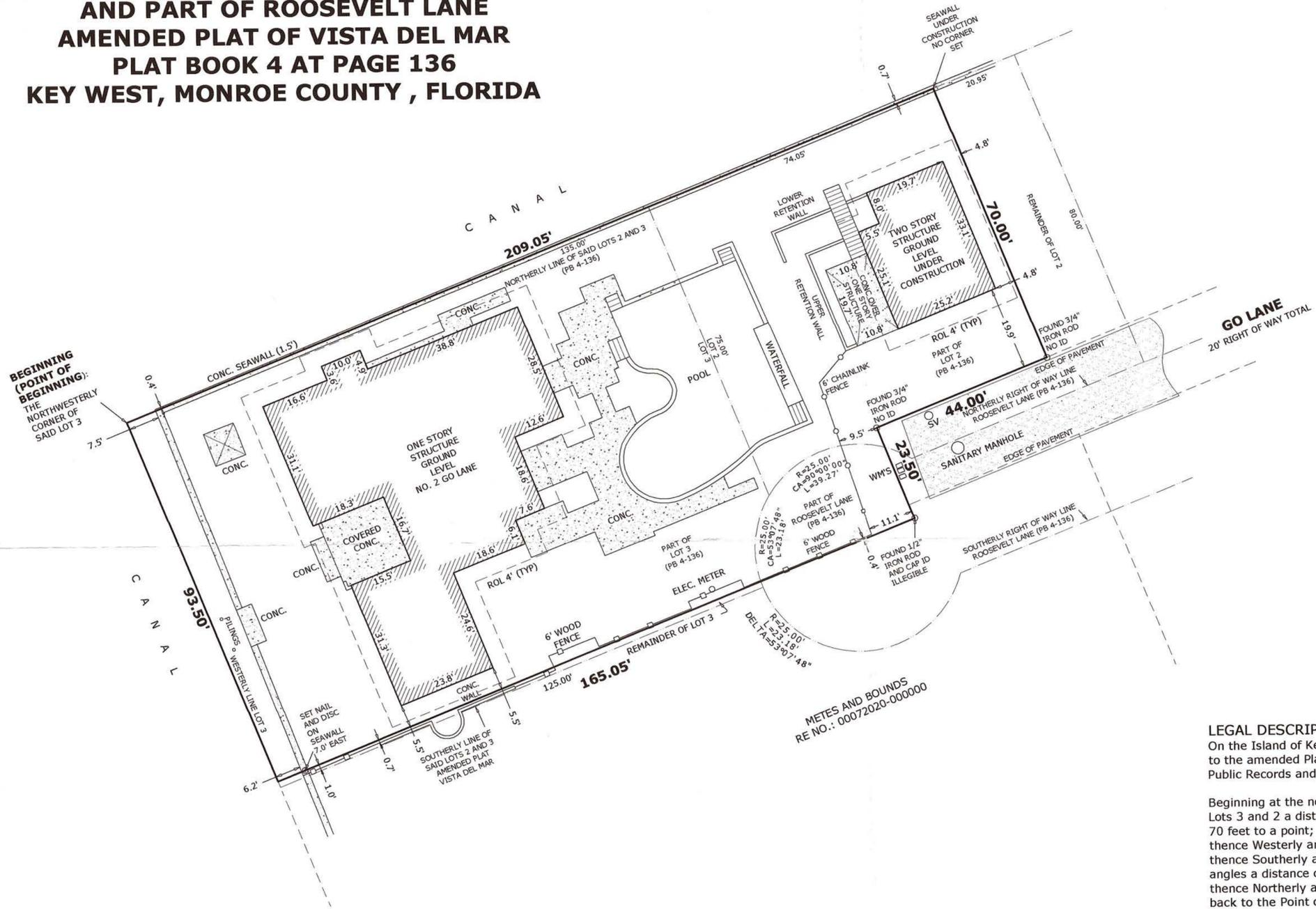
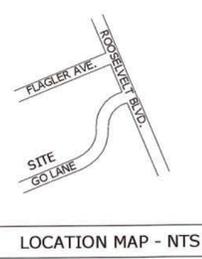
Grantor is executing this deed pursuant to the Court Order entered against Stefan Hunter and Stefan Hunter Living Trust Dated October 26, 2000, a copy of which is attached hereto and incorporated herein as Exhibit A.

Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

# Survey

**MAP OF BOUNDARY SURVEY  
PART OF LOT 3 AND PART OF LOT 2  
AND PART OF ROOSEVELT LANE  
AMENDED PLAT OF VISTA DEL MAR  
PLAT BOOK 4 AT PAGE 136  
KEY WEST, MONROE COUNTY, FLORIDA**



SCALE: 1" = 20'

BEARING BASE: 90° LOT ASSUMED ALONG THE NORTHERLY LINE OF LOTS 2 AND 3 AMENDED PLAT OF VISTA DEL MAR PLAT BOOK 4, PAGE 136 MONROE COUNTY RECORDS

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS: 2 GO LANE KEY WEST, FLORIDA

**LEGAL DESCRIPTION -OFFICIAL RECORDS BOOK 1561, PAGE 1207**  
On the Island of Key West and is part of Lot 2 and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4 at Page 136 of the Monroe County Public Records and is more particularly described as follows:

Beginning at the northwesterly corner of said Lot 3 then Easterly along the Northerly line of said Lots 3 and 2 a distance of 209.05 feet to a point; thence Southerly and at right angles a distance of 70 feet to a point; thence Westerly and at right angles a distance of 44 feet to a point; thence Southerly and at right angles a distance of 23.5 feet to a point; thence Westerly and at right angles a distance of 165.05 feet to a point in the Westerly line of said Lot 3; thence Northerly and at right angles and along the Westerly line of Lot 3 a distance of 93.5 feet back to the Point of Beginning.

CERTIFIED TO -  
PINE ISLE ESTATE LLC

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

**NOTES:**  
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.  
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.  
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	P = PLAT	TOB = TOP OF BANK
BO = BLOW OUT	FND = FOUND	PC = POINT OF CURVE	TOS = TOE OF SLOPE
C = CALCULATED	FND&D = FOUND NAIL & DISK (#XXXX)	PCP = POINT OF COMPOUND CURVE	TS = TRAFFIC SIGN
C&G = 2" CONCRETE CURB & GUTTER	FO = FENCE OUTSIDE	PCP = PERMANENT CONTROL POINT	TYP = TYPICAL
CB = CONCRETE BLOCK	FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	UE = UTILITY EASEMENT
CBW = CONCRETE BLOCK WALL	GB = GRADE BREAK	PK = PARKER KALON NAIL	UC = CONCRETE UTILITY POLE
CBRW = CONCRETE BLOCK RETAINING WALL	GI = GRATE INLET	PM = PARKING METER	UPH = METAL UTILITY POLE
CI = CURB INLET	GL = GROUND LEVEL	POB = POINT OF BEGINNING	UPW = WOOD UTILITY POLE
CL = CENTERLINE	GW = GUY WIRE	POC = POINT OF COMMENCEMENT	VB = VIDEO BOX
CLF = CHAINLINK FENCE	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE	WD = WOOD DECK
CM = CONCRETE MONUMENT	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT	WDF = WOOD FENCE
C/S = CONCRETE SLAB	IR = IRON ROD		WL = WOOD LANDING
COV = COVERED	L = ARC LENGTH	PT = POINT OF TANGENT	WM = WATER METER
D = DRED	LE = LOWER ENCLOSURE	R = RADIUS	WRACK LINE = LINE OF DEBRIS ON SHORE
DEASE = DRAINAGE EASEMENT	LS = LANDSCAPING	ROL = ROOF OVERHANG LINE	WW = WATER VALVE
DELTA = DELTA ANGLE	M = MEASURED	R/W = RIGHT OF WAY	T = TREE
DMH = DRAINAGE MANHOLE	MB = MAILBOX	SCO = SANITARY CLEAN-OUT	TBW = BUTTWOOD
EB = ELECTRIC BOX	MHW = NEAR HIGH WATER LINE	SNAD = SET NAIL & DISK LB 7846	TGL = GUMBO LIMBO
EL = ELEVATION	MTLF = METAL FENCE	SIR = SET IRON ROD 1/2" LB 7846	TMA = MAHOGANY
ELEV = ELEVATED	NAV = NORTH AMERICAN VERTICAL DATUM (1988)	SMH = SANITARY MANHOLE	TO = OAK
EN = ELECTRIC METER	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	SPV = SPRINKLER CONTROL VALVE	TPL = PALM
ENCL = ENCLOSURE	N = NOT TO SCALE	SV = SEWER VALVE	YPAC = COCONUT PALM
FFE = FINISHED FLOOR ELEVATION	OH = OVERHEAD WIRES	TB = TELEPHONE BOX	TPCIN = ROYAL POINCIANA
FH = FIRE HYDRANT		TBM = TIDAL BENCH-MARK	TSC4 = SCHEFFERA
		TMH = TELEPHONE MANHOLE	TSG = SEAGRAPE
			TUNK = UNKNOWN

SCALE:	1" = 20'
FIELD WORK DATE	08/02/14
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	14071604

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

SIGNED: *Robert E. Reece*  
ROBERT E. REECE, P.S. 6037, PROFESSIONAL SURVEYOR AND MAPPER

# Plans



**GRANT OF EASEMENT**

This Grant of Easement from xxxxx (Grantor), to xxxxx (Grantee) whose post office address xxxxxxxx.

**PREAMBLE**

WHEREAS, Grantor is seized in fee simple and is in possession of the following described real property located in Hernando County, Florida (the "Parcel X"):

xxxxxxx

WHEREAS, the Grantee are seized in fee simple and are in possession of the following described real property contiguous to the Grantor's Real Property and located in xxxxx County, Florida (the "Parcel X"):

Xxxxx

WHEREAS, the Grantor has agreed in consideration of the sum of Ten Dollars (\$10.00) and good and valuable consideration to grant the Grantee, their heirs, successors, and assigns, ingress/egress, utility and drainage rights unencumbered to the follow portion of Parcel (xxxgrantorsparcel) as described:

**EASEMENT**

Xxxxxx

TO HAVE AND TO HOLD the Easement hereby granted unto the Grantee, their heirs, successors and assigns, as appurtenant to, for the benefit of, and which will run with the real property.

The Grantee, their heirs, successors and assigns, shall have the right, at their expense, to clear and maintain the Easement for their use. If a lawsuit is brought to enforce or enjoin violations of this Grant of Easement, the prevailing party is entitled to its reasonable attorney fees and costs incurred.

There shall be no permanent structure such as a fence or off building constructed on said Easement by the Grantor or Grantee.

In Witness Whereof, The said Grantor has signed and sealed these presents the day and year first above written. Signed, Sealed and Delivered in Presence of:

Witness

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

Witness to print name under signature

STATE OF FLORIDA,

COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Matassa Richard and Lynn D., husband and wife.

to me known to be the person described in or who identified him/herself by means of \_\_\_\_\_ and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_day \_\_\_of

AD. 2015

# **Other Information**



# Vista Del Mar

## Amended

PB04-136

72010

72000

71990

72040

72030

72020

15

16

14

20

2

3

70

75

29

7

6

5

4





# **DRC Minutes/Comments**



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

---

Development Review Committee  
November 21, 2014  
Utilities Comments

**405 Fleming Street, Unit 101**  
**Exception for Outdoor Merchandise Display**

Please provide a survey and site plan that indicates where the merchandise will be displayed and shows the access route from the parking space to the nearest sidewalk. Please include dimensions on the site plan, to indicate the width of the walkway (clear floor area) around the merchandise display.

**3434 Riviera Drive**  
**Habitable Space Variance**

Please install roof gutters and direct downspouts back onto property, into landscaped areas, to prevent stormwater runoff from the structure from impacting the adjacent property.

**917 Duval Street**  
**Awning Replacement**

No comments.

**1212 Duval Street**  
**Transient License Transfer**

No comments.

**2 Go Lane**

**Lot Split**

Please provide recorded documents showing abandonment of the portion of Roosevelt Lane encompassed by Lots 2 and 3. This requirement shall not be necessary, if Roosevelt Lane (a.k.a. Go Lane) is found to be a private road.

Please provide utility easements for water and sanitary sewer service lines that cross one property to serve the other property, if determined to be necessary.

# **Property Appraiser Record Card**

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

Alternate Key: **1075795** Parcel ID: **00072000-000000**

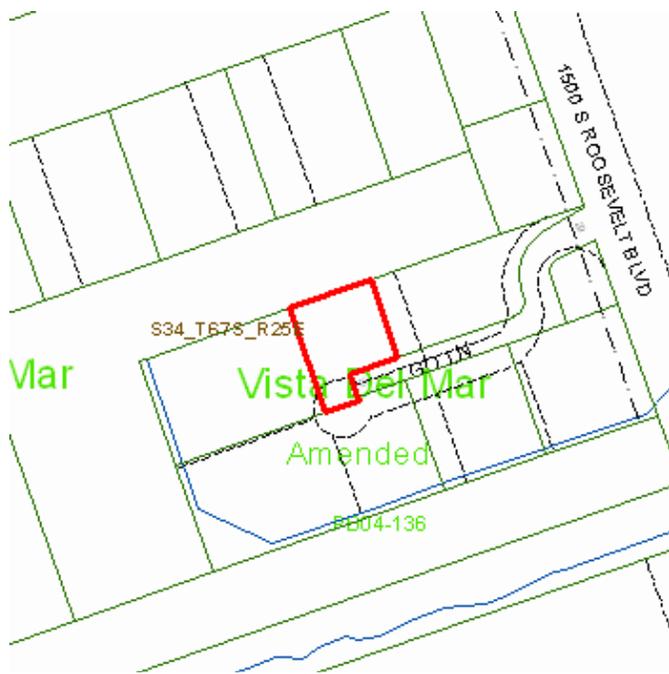
### Ownership Details

**Mailing Address:**  
PINE ISLE ESTATE LLC  
4167 LILY DR  
HERNANDO BEACH, FL 34607-3352

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 34-67-25  
**Property Location:** 2 GO LN KEY WEST  
**Legal Description:** KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LT 2 AND INT IN GO LANE OR268-243/4 OR293-502/503 OR303-470/1 OR303-521/2 CO JUDGE'S DOCKET 11-146 OR471-675/76 OR496-100 OR1001-1014/15P/R OR1026-375/7 OR1561-1207 OR1668-204/05 OR2688-600/05

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
010C - RESIDENTIAL CANAL	67	70	5,890.00 SF

### Building Summary

**Number of Buildings:** 1

Number of Commercial Buildings: 0  
 Total Living Area: 785  
 Year Built: 2005

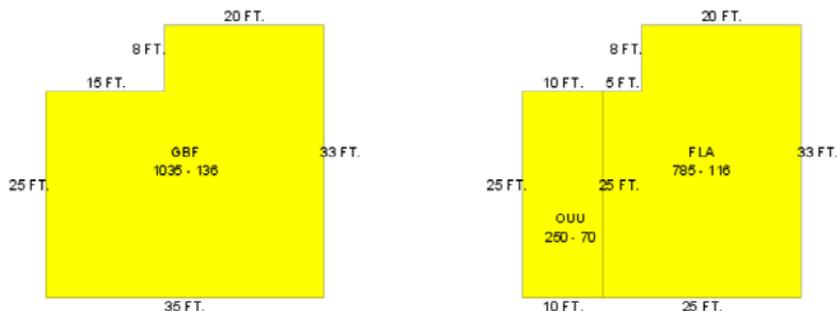
### Building 1 Details

Building Type R1 Condition A Quality Grade 550  
 Effective Age 9 Perimeter 116 Depreciation % 7  
 Year Built 2005 Special Arch 0 Grnd Floor Area 785  
 Functional Obs 0 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.  
 Roof Type GABLE/HIP Roof Cover CONC/CLAY TILE Foundation CONCRETE SLAB  
 Heat 1 FCD/AIR DUCTED Heat 2 Bedrooms 2  
 Heat Src 1 ELECTRIC Heat Src 2

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	GBF	4:CONC BLOCK	1	2005		N			1,035
2	OJU	4:CONC BLOCK	1	2005		N			250
3	FLA	4:CONC BLOCK	1	2005		Y			785

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	490 SF	70	7	1962	1963	5	60
2	GR2:GARAGE	676 SF	26	26	1978	1979	5	60

## Appraiser Notes

#2 GO LANE LOT ON RIGHT SIDE W/GARAGE

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B952957	09/01/1995	12/01/1995	5,600	Residential	ALUMINIUM SHUTTERS
	11-2206	06/24/2011	02/04/2014	165,000	Residential	RE-ROOF MAIN HOUSE AND GARAGE

## 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
2014	139,228	27,037	353,332	519,597	189,161	0	519,597
2013	140,709	27,307	167,030	335,046	171,965	0	335,046
2012	0	27,848	128,484	156,332	156,332	0	156,332
2011	0	28,389	128,484	156,873	156,873	0	156,873
2010	0	28,659	128,484	157,143	157,143	0	157,143
2009	0	29,200	167,477	196,677	196,677	0	196,677
2008	0	29,741	235,200	264,941	264,941	0	264,941
2007	0	25,797	367,500	393,297	393,297	0	393,297
2006	0	23,692	343,000	366,692	366,692	0	366,692
2005	0	24,233	245,000	269,233	269,233	0	269,233
2004	0	24,503	176,400	200,903	200,903	0	200,903
2003	0	25,044	147,000	172,044	172,044	0	172,044
2002	0	25,585	98,000	123,585	123,585	0	123,585
2001	0	25,855	98,000	123,855	123,855	0	123,855
2000	0	12,215	84,525	96,740	96,740	0	96,740
1999	0	13,149	84,525	97,674	97,674	0	97,674
1998	0	13,425	84,525	97,950	97,950	0	97,950
1997	0	13,786	74,725	88,511	88,511	0	88,511
1996	0	14,212	74,725	88,937	88,937	0	88,937
1995	0	14,488	74,725	89,213	89,213	0	89,213
1994	0	14,849	74,725	89,574	89,574	0	89,574
1993	0	15,273	74,725	89,998	89,998	0	89,998
1992	0	15,549	74,725	90,274	90,274	0	90,274
1991	0	15,911	74,725	90,636	90,636	0	90,636
1990	0	2,366	74,725	77,091	77,091	0	77,091
1989	0	2,439	73,500	75,939	75,939	0	75,939
1988	0	1,904	68,600	70,504	70,504	0	70,504
1987	0	1,960	41,072	43,032	43,032	0	43,032
1986	0	2,016	41,072	43,088	43,088	0	43,088
1985	0	2,044	30,233	32,277	32,277	0	32,277
1984	0	2,100	30,233	32,333	32,333	0	32,333
1983	0	2,156	30,233	32,389	32,389	0	32,389

1982	0	2,184	30,233	32,417	32,417	0	32,417
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## 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
6/4/2014	2688 / 600	180,000	QC	11
2/12/1999	1561 / 1207	1	WD	M
9/1/1987	1026 / 375	1	WD	M

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

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

Alternate Key: **1075809** Parcel ID: **00072010-000000**

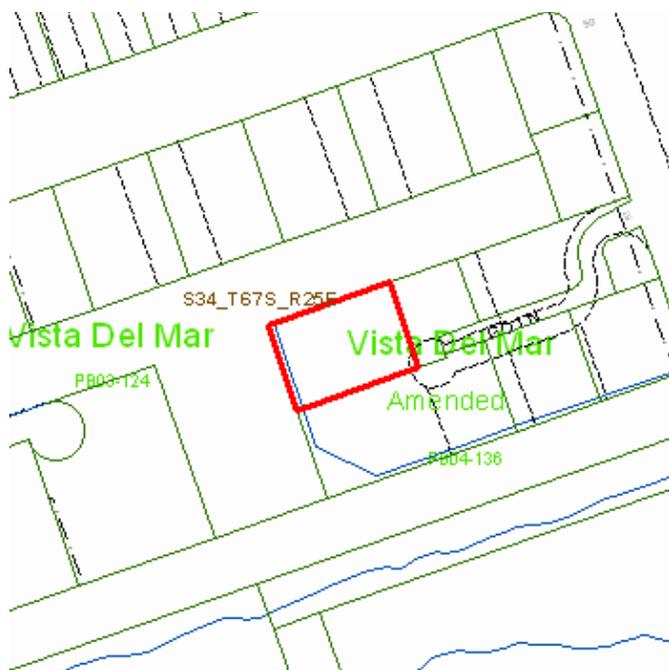
### Ownership Details

**Mailing Address:**  
PINE ISLE ESTATE LLC  
4167 LILY DR  
HERNANDO BEACH, FL 34607-3352

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 34-67-25  
**Property Location:** 2 GO LN KEY WEST  
**Legal Description:** KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LOT 3 AND INT IN GO LANE OR268-243/4 OR292-144/5 OR303-470/1 OR303-521/2 CO JUDGE'S DOCKET 11-146 OR496-100 PROB86-359-CP-10 OR1001-1014/15P/R OR1026-375/7 OR1561-1207 OR1668-204/05 OR2625-1050TAX/DEED OR2688-600/05

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
010C - RESIDENTIAL CANAL	94	165	12,622.50 SF

### Building Summary



## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	1,624 SF	232	7	1962	1963	5	60
2	PT4:PATIO	845 SF	0	0	1988	1989	4	50
3	PO4:RES POOL	1,662 SF	0	0	1988	1989	2	50
4	DK4:WOOD DOCKS	126 SF	21	6	1974	1975	2	40
5	WD2:WOOD DECK	405 SF	15	27	1999	2000	2	40
6	HT2:HOT TUB	1 UT	0	0	2004	2005	2	50

## Appraiser Notes

2005-11-15 - BOTH HOUSES GUTTED.BCS

1999-8-20 - IT IS THE END HOUSE ON RIGHT AND IT IS GUTTED.BCS

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 02-0454	03/19/2002		8,000	Residential	ENCLOSE DECK 2ND FLOOR
4 99-1982	06/30/1999		126,350		REMODEL/A.C./R00F
24 99-1982	05/08/2001		128,350		UP-GRADE PERMIT
25 00-3717	05/08/2001		683,610	GARAGE & 2ND FLOOR GYM,WD DECK,A/C, POOL (2345 SF)	
00-0277	04/04/2000		100,000		REPAIR SEAWALL
99-1413	04/05/2000		154,825		
03-1354	05/13/2003		800		WD FENCE 96LF X 6'

## 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
2014	459,047	113,266	580,799	1,153,112	1,153,112	0	1,153,112
2013	470,243	115,638	274,560	860,441	860,441	0	860,441
2012	716,588	117,959	211,200	1,045,747	1,045,747	0	1,045,747
2011	722,186	120,330	211,200	1,053,716	1,053,716	0	1,053,716
2010	728,833	122,651	211,200	1,062,684	1,062,684	0	1,062,684
2009	811,427	125,023	316,800	1,253,250	1,253,250	0	1,253,250
2008	764,402	127,343	605,880	1,497,625	1,497,625	0	1,497,625
2007	759,449	99,741	946,688	1,805,878	1,805,878	0	1,805,878
2006	718,286	92,640	883,575	1,694,501	1,694,501	0	1,694,501
2005	547,076	61,455	631,125	1,239,656	1,239,656	0	1,239,656
2004	557,206	62,286	454,410	1,073,902	856,946	25,000	831,946
2003	563,277	63,117	378,675	1,005,069	840,968	25,000	815,968
2002	602,994	63,948	252,450	919,392	821,258	25,000	796,258
2001	505,940	64,780	252,450	823,170	808,325	25,000	783,325
2000	505,940	61,103	217,738	784,782	784,782	25,000	759,782
1999	458,627	52,919	217,738	729,284	729,284	0	729,284

1998	290,423	42,266	217,738	550,427	550,427	0	550,427
1997	290,423	43,182	192,493	526,099	485,898	25,000	460,898
1996	246,359	37,679	192,493	476,531	471,746	25,000	446,746
1995	246,359	38,714	192,493	477,566	460,240	25,000	435,240
1994	220,321	35,327	192,493	448,141	448,141	25,000	423,141
1993	220,321	36,254	192,493	449,068	449,068	25,000	424,068
1992	220,321	37,254	192,493	450,068	450,068	25,000	425,068
1991	220,321	38,018	192,493	450,832	450,832	25,000	425,832
1990	234,542	21,966	192,493	449,001	449,001	25,000	424,001
1989	213,220	20,357	189,338	422,915	422,915	0	422,915
1988	119,414	16,024	176,715	312,153	312,153	0	312,153
1987	118,230	16,438	105,802	240,470	240,470	0	240,470
1986	118,871	16,737	105,802	241,410	241,410	25,500	215,910
1985	114,683	17,059	87,221	218,963	218,963	25,500	193,463
1984	106,972	17,473	87,221	211,666	211,666	25,500	186,166
1983	106,972	17,772	87,221	211,965	211,965	25,500	186,465
1982	109,379	18,093	87,221	214,693	214,693	25,500	189,193

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4/26/2013	2625 / 1050	375,100	TD	11
2/12/1999	1561 / 1207	1,151,000	WD	M
9/1/1987	1026 / 375	495,000	WD	M

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