

# RICHARD M. KLITENICK, ESQ.

1009 SIMONTON STREET, KEY WEST, FLORIDA 33040  
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## CURRENT PROFESSIONAL EXPERIENCE

December, 2000-Present: **RICHARD M. KLITENICK, P.A.**  
1009 SIMONTON STREET, KEY WEST, FL 33040  
**SOLE PRACTITIONER**

Highly personalized business and real estate focused transactional practice involving extensive representation in all aspects of residential and commercial real estate transactions, as well as commercial business transactions, from initial buyer, seller or lender contact, to structuring, drafting and negotiating all forms of contracts, leases, options, creative financing documents, title insurance and all related matters. Substantial participation and representation in related issues such as real estate development, zoning, and other regulatory and land use matters, including extensive interaction with many local government Boards. Complex commercial lease negotiation and drafting. Representation of institutional and private lenders in varied transactions, including acquisitions, refinances, construction lending. Representation of both owners and contractors in construction matters, including negotiation and drafting of contracts, financing documentation; dispute resolution, including mediation, arbitration and litigation.

Significant small business representation, including formation of multiple types of business entities, negotiating and closing stock acquisitions and asset sales; drafting and negotiating multitudes of various contracts, including shareholders agreements, financing and guaranty agreements, joint ventures, licensing, employment, consulting, non-competition agreements, etc. Advising diverse Boards of Directors of both profit and non-profit entities. Successful interaction with many varied government agencies: building, planning, Historic Architecture Review Boards, Liquor Licensing, Tax, Hotel/Motel, Health, City and County Code Enforcement and others. Condominium representation from every side, the Developer, Owner and Boards of Directors.

## KEY WEST & PROFESSIONAL ACTIVITIES & APPOINTMENTS

- **Special Magistrate, 16<sup>th</sup> Judicial Circuit Court**
- **Chairman, City of Key West Planning Board** (Mayoral Appointment) 2002- presently in fourth (4<sup>th</sup>) appointed term;
- **President, Board of Directors of AIDS Help, Inc.**, Monroe County's largest HIV/AIDS service organization, Prior General Counsel to that Agency. 1996-Present
- **Former two-term Chairman and Member-Florida Bar 16<sup>th</sup> Judicial Circuit Grievance Committee**
- **Past Member, City of Key West Port Advisory Board**
- Past Member, Board of Directors of **Montessori Elementary Charter School**.
- Prior General Counsel to **Florida Keys Outreach Coalition for the Homeless**.
- Mentor, **Key West High School Mentor Program**,
- Past Member and General Counsel, Board of Directors of **Key West Symphony Orchestra**.

**COMMUNITY STRENGTHS**

A Key West resident since 1988, with strong local ties & commitment.

**PRIOR  
PROFESSIONAL EXPERIENCE**

January, 1995-November, 2000: **BROWNING, EDEN, SIRECI & KLITENICK, PA**  
402 APPELROUTH LANE, KEY WEST, FL 33040

**PARTNER**

Same practice areas as present, but in a larger firm environment, which included many other responsibilities associated with law firm management.

1993-1994; Independent contracting attorney

- Various civil legal projects for private and public (local government) clients, and many pro bono projects for indigents during personal transition period.

1991-1993: **MORGAN & HENDRICK**

317 WHITEHEAD STREET, KEY WEST, FL

**ASSOCIATE**

Civil litigation, personal injury, administrative law.

**PROFESSIONAL  
MEMBERSHIPS**

The Florida Bar (1991); *Former Chairman-Florida Bar 16<sup>th</sup> Judicial Circuit Grievance Committee*; The Florida Bar, Member: Sections on: Real Property, Probate and Trust Law; Monroe County Bar Association.

**EDUCATION**

- **JD**, 1990, Stetson University College of Law, St. Petersburg, FL
- **BA**, 1987, University of Miami, Coral Gables, FL

**PERSONAL**

48; married to Kelly; son Samuel (15), daughter Lauren (11); Marathon running; fitness sports