

APPLICATION



EASEMENT APPLICATION
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Easement Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$ 2,872.27

For each additional easement on the same parcel there is an additional fee of \$578.81

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: 302 Amelia Street, Key West, FL 33040

Zoning District: HMDR Real Estate (RE) #: 00026280-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Spottswood, Spottswood, Spottswood & Sterling, PLLC/Richard McChesney Mailing

Address: 500 Fleming Street, Key West, FL 33040 City:

State: _____ Zip: _____ Home/Mobile Phone: 305-294-9556 Office:

Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Lindsay Properties LLC Mailing

Address: 6947 Saint Regis Blvd., Hudson City:

State: OH Zip: 44236 Home/Mobile Phone: _____ Office:

Fax: _____

Email: LindsayPropertiesLLC@yahoo.com

Description of requested easement and use: _____

Easement is to accommodate an existing fence line that ranges from 0.5 to 1.7 ft. over the property line. The fence runs along the interior of the sidewalk allowing for an aesthetic appearance. Moving the fence back will create an awkward gap between the property and the right-of-way. The property is also heavily landscaped and moving the fence will result in the loss of green space and unnecessary removal of mature trees and bushes.



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.
- 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.

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N68°41'51"E ASSUMED
ALONG THE CENTERLINE OF
AMELIA STREET.

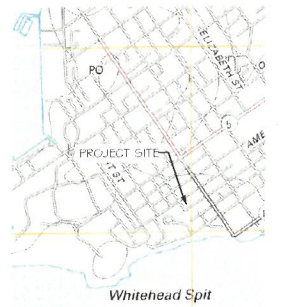
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

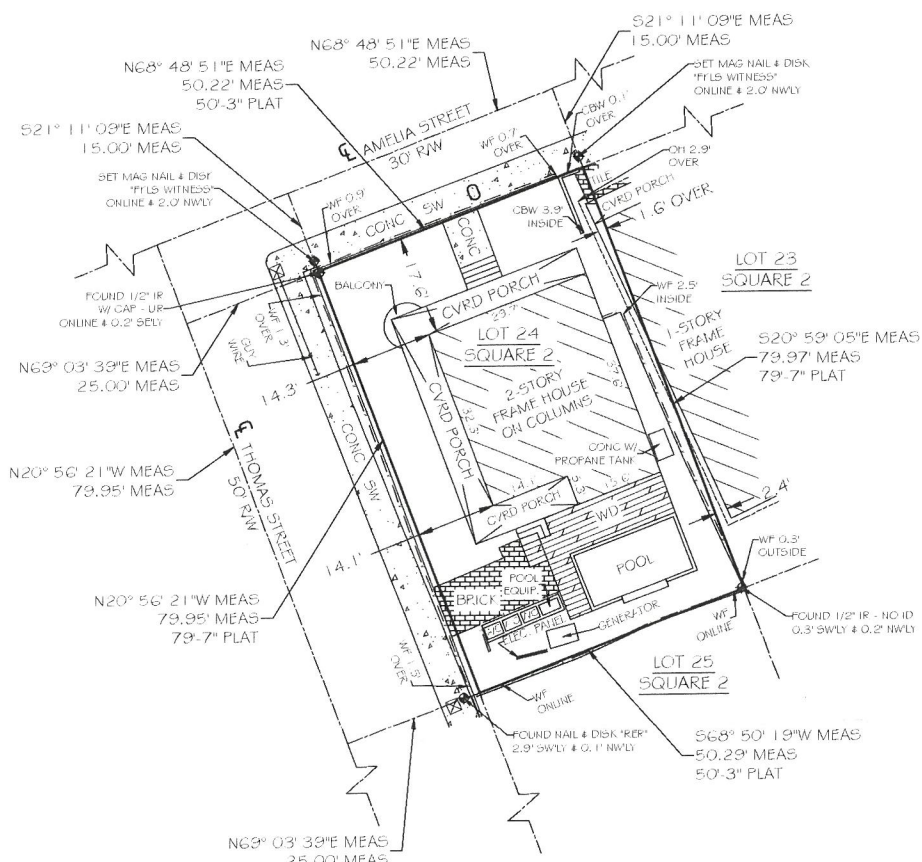
ADDRESS:
302 AMELIA STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 7

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T688-R.25E



CERTIFIED TO -
LINDSAY PROPERTIES, LLC;

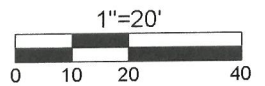
NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFF = BLOCK FLOW FREQUENCY BG = BLOW COUNT C 4 0 = 2" CONCRETE CURB & GUTTER CR = CONCRETE BLOCK CFW = CONCRETE FENCE WALL CL = CENTERLINE CLF = CHAINLINK FENCE CM = CONCRETE MANSARD CONC = CONCRETE CFF = CONCRETE FENCE CVRD = COVERED DELTA = CENTRAL ANGLE DEGC = DEGREE OF CURVATURE EL = ELEVATION ENCL = ENCLOSURE CF = CONC OF FAVEMENT FF = FINISHED TOP OF ELEVATION FH = FIRE HYDRANT FI = FENCE INSIDE FND = FOUND FO = FENCE OUTSIDE FOL = FENCE ON LINE	GUY = GUY WIRE HD = HOLE BORE IP = IRON PIPE IF = IRON FENCE L = ARC LENGTH LS = LINDSAY'S MB = MILEAGE MDS = MEASURED MF = METAL FENCE NWA = NATIONAL WATER LINE NVA = NATIONAL VERTICAL ANGLE NTS = NOT TO SCALE OR = ACCE OVERLAP CONW = OVERHEAD WIRES FC = POINT OF CURVE PFC = POINT OF COMPOUND CURVE POF = PERMANENT CONTROL POINT PF = PARKED RAILCAR PCB = POINT OF BEGINNING PI = POINT OF INTERSECTION	PCC = POINT OF COMMENCEMENT PFC = POINT OF REVERSE CURVE PFM = PERMANENT REFERENCE PSH = POINT OF TANGENT R = RADIUS RW = POINT OF WALL LINE SSCO = SANITARY SEWER CLEAN-OUT SW = SIDE WALL TEM = TEMPORARY BENCHMARK TCB = TOP OF CURVE TCC = TOP OF CURVE TS = TRAFFIC SIGN TYP = TYPICAL UNF = UNFINISHED UE = UNITS BASEMENT WD = WOOD DECK WF = WOOD FENCE WL = WOOD SHEDDING WM = WATER METER WPF = WOOD POWER POLE WVAL = LINE OF DEBRIS ON SHORE WV = WATER VALVE
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LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- ⊗ CONCRETE POWER POLE




TOTAL AREA = 4,018.53 SQFT ±

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 06/17/2002
MAP DATE: 06/30/2002
REVISION: XXXXXXXX
DATE: XXXXXXXX
SHEET: 1 OF 1
DRAWN BY: IDG
JOB NO: 22-179

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 201.4-1.47 & 59-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE PRESSED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED: 
ERIC A. ISAACS, PLSM #6723, PROFESSIONAL SURVEYOR AND MAPPER, L#47247



**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HWY., SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

LEGAL DESCRIPTION -

Lot 24, Square 2, Tract 10, Plat of Tracts 10 and 15, Key West, according to the map or plat thereof as recorded in Plat Book 1, Page 40, Public Records of Monroe County, Florida

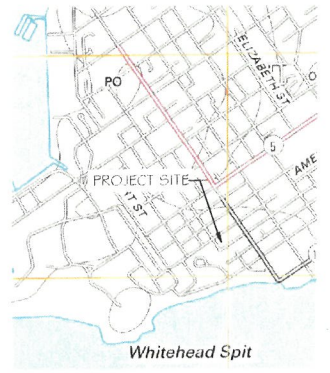
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ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

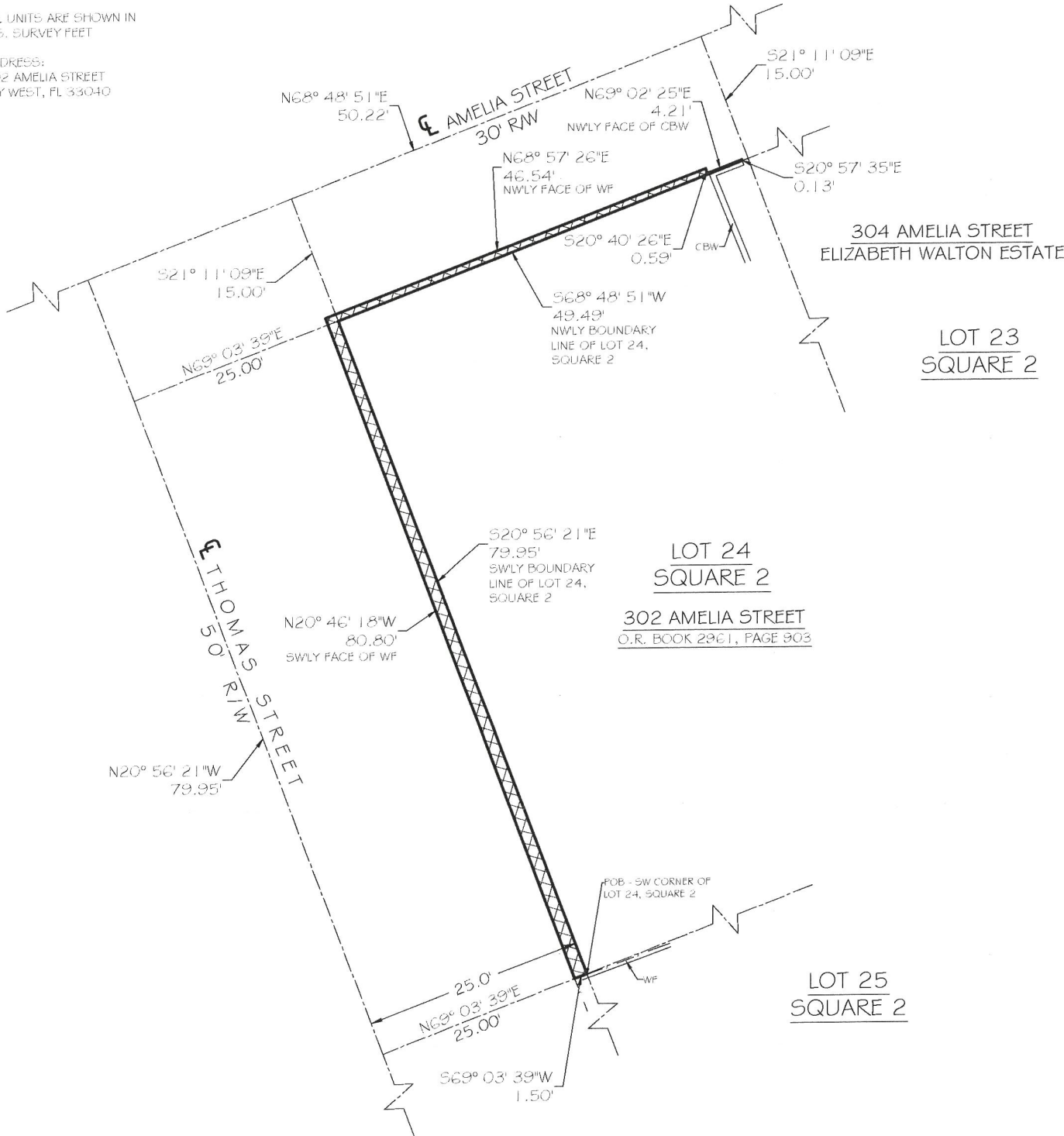
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
302 AMELIA STREET
KEY WEST, FL 33040

LEGAL DESCRIPTION SKETCH

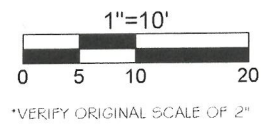


LOCATION MAP - NTS
SEC. 06-T&S-R25E



SURVEYOR'S NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON AND REFERENCED TO THE BOUNDARY SURVEY COMPLETED BY FLORIDA KEYS LAND SURVEYING, WITH A STREET ADDRESS OF "302 AMELIA STREET, KEY WEST, FL. 33040", CERTIFIED TO "LINDSAY PROPERTIES, LLC", WITH A MAP DATE OF 06/30/2022.
- ALL BOUNDARY DIMENSIONS AND IMPROVEMENT(S) LOCATIONS SHOWN HEREON ARE SOLELY BASED ON THE SAID SURVEY BY FLORIDA KEYS LAND SURVEYING.



*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 147.92 SQFT ±

CERTIFIED TO -

LINDSAY PROPERTIES, LLC;

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BFF = BATH FLOW PREVENTER	GVY = GUY WIRE	PCC = POINT OF COMMENCEMENT
BO = BLOW OUT	HE = HOSE END	PPC = POINT OF REVERSE CURVE
CB = CONCRETE CURB & GUTTER	IF = IRON PIPE	PRM = PERMANENT REFERENCE
CBW = CONCRETE BLOCK WALL	IS = IRON SPOKE	PT = POINT OF TANGENT
CL = CENTERLINE	LS = LANDSCAPING	R = RADIUS
CF = CHAINING FENCE	MB = MESSOR	RW = RIGHT OF WAY LINE
CM = CONCRETE MOUNTMENT	MS = MESSOR'S SURVEY	S&CO = SANITARY SEWER CLEAN-OUT
CCMC = CONCRETE	MF = METAL FENCE	SW = SIDE WALK
CFP = CONCRETE CURB FACE	MRL = MARIAN RIVER WATER LINE	TBM = TEMPORARY BENCHMARK
CWD = COVERED	NSD = NATIONAL GEODETIC	TOT = TOP OF BANK
DLB = CENTRAL URGE	NSD = NATIONAL GEODETIC	TOS = TOP OF SIGNS
DSSE = DRIVEWAY ESTABLISHMENT	NSD = NATIONAL GEODETIC	TS = TRAFFIC SIGN
DL = ELEVATION	NSD = NATIONAL GEODETIC	TIP = TYPICAL
ENCL = ENCLOSURE	NSD = NATIONAL GEODETIC	UN = UNREPAIRABLE
EP = EDGE OF PAVEMENT	NSD = NATIONAL GEODETIC	WD = WOOD DECK
FE = FINISHED FLOOR ELEVATION	NSD = NATIONAL GEODETIC	WF = WOOD FENCE
FI = FENCE IN/OUT	NSD = NATIONAL GEODETIC	WL = WOOD LANDING
FO = FOUNDATION	NSD = NATIONAL GEODETIC	WM = WATER METER
FS = FENCE SURFACE	NSD = NATIONAL GEODETIC	WPF = WOOD POST FENCE
FS = FENCE SURFACE	NSD = NATIONAL GEODETIC	WV = WOOD VALVE
FS = FENCE SURFACE	NSD = NATIONAL GEODETIC	WV = WOOD VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BUILD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPROPRIATE MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE 1"=10'
 MAP DATE 06/07/2022
 REVISION DATE XXXXXXXX
 SHEET 1 OF 1
 DRAWN BY JWPB
 CHECKED BY EAI
 JOB NO. 22-202

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE, EITHER BY MYSELF OR UNDER MY SUPERVISION AND I AM A MEMBER OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I AM NOT PROVIDING ANY PROFESSIONAL SERVICE TO ANY OTHER PARTY. I AM NOT PROVIDING ANY PROFESSIONAL SERVICE TO ANY OTHER PARTY.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A LICENSED SURVEYOR AND LAND-KEEPER

SIGNED: _____
 ERIC S. SMITH, LICENSED PROFESSIONAL SURVEYOR AND LAND-KEEPER, 7647

**FLORIDA KEYS
LAND SURVEYING**
 21460 OVERSEAS HWY, SUITE 4
 CUDJOE KEY, FL 33042
 PHONE: (305) 394-3650
 FAX: (305) 509-7373
 EMAIL: FFLSemail@gmail.com

LEGAL DESCRIPTION **AUTHORED BY THE UNDERSIGNED**

A portion of the public Right of Ways of Thomas Street and Amelia Street, on the Island of Key West, adjacent to Lot 24, Square 2, Tract 10, Plat of Tracts 10 and 15, Key West, according to the map or plat thereof as recorded in Plat Book 1, Page 40, of the Public Records of Monroe County, Florida, and being more particularly described as follows, to-wit:

Beginning at the Southwesterly corner of the said Lot 24, Square 2, thence S69°03'39"W for a distance of 1.50 feet to a point on the Southwesterly face of an existing wood fence; thence N20°46'18"W and along the said Southwesterly face of an existing wood fence for a distance of 80.80 feet to the Northwesterly corner of the said wood fence; thence N68°57'26"E and along the Northwesterly face of the said wood fence for a distance of 46.54 feet to the Northeastly corner of the said wood fence; thence S20°40'26"E for a distance of 0.59 feet to a point on the Northwesterly face of an existing concrete block wall; thence N69°02'25"E along the Northwesterly face of the said concrete block wall for a distance of 4.21 feet to the Northeastly corner of the said concrete block wall; thence S20°57'35"E along the Northeastly face of the said concrete block wall for a distance of 0.13 feet to a point on the Northwesterly boundary line of the said Lot 24, Square 2; thence S68°48'51"W along the Northwesterly boundary line of the said Lot 24, Square 2 for a distance of 49.49 feet to the Northwesterly corner of the said Lot 24, Square 2; thence S20°56'21"E along the Southwesterly boundary line of the said Lot 24, Square 2 for a distance of 79.95 feet back to the Point of Beginning. Containing 147.92 Square Feet, more or less.

PHOTOS

302 Amelia Street

Easement Application

Amelia Street View



302 Amelia Street

Easement Application

Intersection of Amelia and Thomas Streets



302 Amelia Street
Easement Application
Thomas Street View



PROPERTY 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 00026280-000000
 Account# 1027065
 Property ID 1027065
 Millage Group 11KW
 Location 302 AMELIA St, KEY WEST
 Address
 Legal KW PB1-25-40 LOT 24 SQR 2 TR 10 T-410 OR818-1394 OR818-1395
 Description OR1115-749/50 OR1118-1640 OR2060-2458 OR2087-1618/19 OR2108-1257/58 OR2478-172/73 OR2491-2067/68 OR2491-2069/70 OR2746-327/30 OR2746-341/44 OR2792-552/53 OR2961-903
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

LINDSAY PROPERTIES LLC
 6947 Saint Regis Blvd
 Hudson OH 44236

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$712,518	\$630,052	\$636,139	\$507,712
+ Market Misc Value	\$27,597	\$28,352	\$29,327	\$28,027
+ Market Land Value	\$577,056	\$467,883	\$452,287	\$481,919
= Just Market Value	\$1,317,171	\$1,126,287	\$1,117,753	\$1,017,658
= Total Assessed Value	\$1,238,916	\$1,126,287	\$1,117,753	\$1,000,694
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,317,171	\$1,126,287	\$1,117,753	\$1,017,658

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,999.00	Square Foot	79.6	50.3

Buildings

Building ID 3781
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1/ R1
 Gross Sq Ft 3113
 Finished Sq Ft 2080
 Stories 2 Floor
 Condition EXCELLENT
 Perimeter 268
 Functional Obs 0
 Economic Obs 0
 Depreciation % 12
 Interior Walls DRYWALL

Exterior Walls HARDIE BD
 Year Built 2008
 EffectiveYearBuilt 2011
 Foundation CONC PILINGS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 1
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,033	0	375
FLA	FLOOR LIV AREA	2,080	2,080	268
TOTAL		3,113	2,080	643

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	2008	2009	1	70 SF	2
FENCES	2008	2009	1	416 SF	2
WATER FEATURE	2009	2010	1	1 UT	1
RES POOL	2009	2010	1	190 SF	5
WOOD DECK	2009	2010	1	249 SF	4
BRICK PATIO	2019	2020	1	240 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/25/2019	\$1,300,000	Warranty Deed	2217567	2961	903	01 - Qualified	Improved		
4/13/2016	\$1,070,000	Warranty Deed		2792	552	02 - Qualified	Improved		
5/14/2015	\$509,700	Warranty Deed		2746	341	38 - Unqualified	Improved		
5/13/2015	\$100	Quit Claim Deed		2746	327	11 - Unqualified	Improved		
11/3/2010	\$100	Quit Claim Deed		2491	2067	11 - Unqualified	Improved		
8/2/2010	\$100	Quit Claim Deed		2478	172	11 - Unqualified	Improved		
2/18/2005	\$632,000	Warranty Deed		2087	1618	Q - Qualified	Improved		
11/12/2004	\$490,000	Warranty Deed		2060	2458	Q - Qualified	Improved		

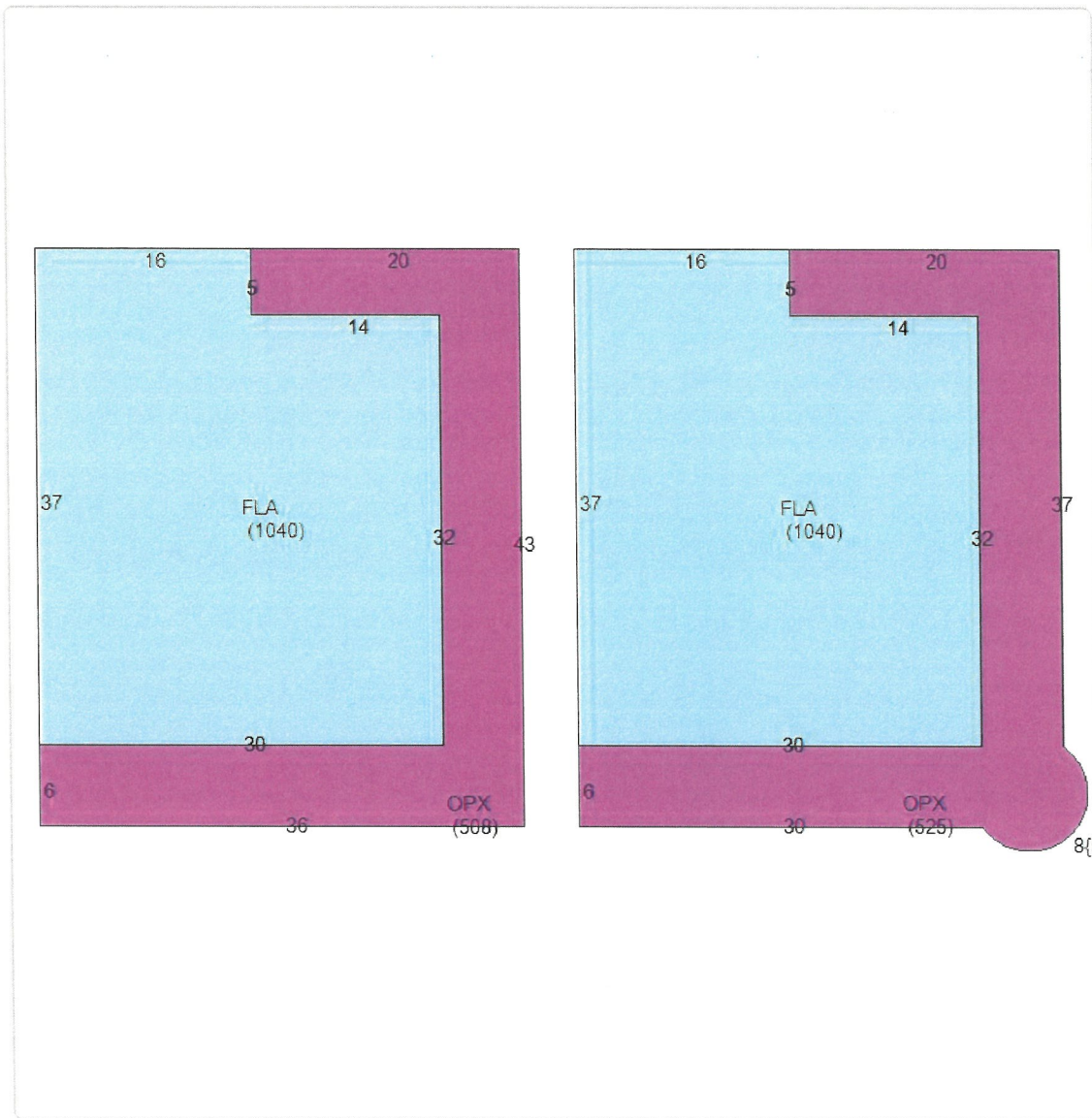
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-2605	8/10/2020	1/13/2021	\$8,500	Residential	Remove and Replace Rotted Parma base trim components. IE : Porch column base trim. Freeze boards. Door casing with PVC trim Paint White
19-2688	10/28/2019	12/13/2019	\$4,900	Residential	NEW BRICK PAVER DRIVEWAY. 240sf
09-979	4/7/2009	8/5/2009	\$3,000		DECKING BETWEEN POOL & HOUSE APPROX 350SF
08-4261	12/1/2008	8/5/2009	\$30,000		10X19 RES POOL WITH 4X8 TILED WATER FALL WALL
08-4262	12/1/2008	8/5/2009	\$1,500		INSTALL 2 POOL PUMPS, 1 HEATER, 2 LIGHTS
08-641	3/6/2008	12/18/2008	\$0		PERMIT EXTENSION 05-2807
07-263	1/19/2007	12/18/2008	\$12,000		2 NEW CENTRAL AC SYSTEMS
06-6293	12/5/2006	12/18/2008	\$175,000	Residential	ROUGH & TRIM 12 NEW FIXURES
06-6084	11/8/2006	12/18/2008	\$14,912		1300SF OF 26G VCRIMP AND 600SF OF COOLEY C-3
06-3386	6/14/2006	12/18/2008	\$28,000	Residential	INSTALL 200 AMP. ELECTRICAL FOR NEW CONSTRUCTION.
06-0447	1/30/2006	12/18/2008	\$175,000	Residential	BUILD NEW 2-STORY RESIDENCE CONC. STRUCTURE.
05-2807	10/4/2005	12/18/2008	\$175,000	Residential	BUILD NEW 2-STORY RESIDENCE WOOD FRAMED RESIDENCE CONSTRUCTED TO MEET 150MPH WINDS
05-3293	8/22/2005	1/31/2006	\$800	Residential	DEMO ELEV. MOBILE HOME. PORCH. DECK.
05-3406	8/11/2005	10/4/2006	\$500	Residential	INSTALL TEMP. ELECTRICAL SERVICE.
04-3128	9/24/2004	10/29/2004	\$1,200	Residential	ADD 5 X 20 AMP CB'S
03-3323	9/16/2003	9/7/2005	\$600	Residential	UP-GRADE 100 AMP SERVICE.
97-2272	7/1/1997	12/1/1997	\$975	Residential	SCREENED PORCH

View Tax Info

[View Taxes for this Parcel](#)

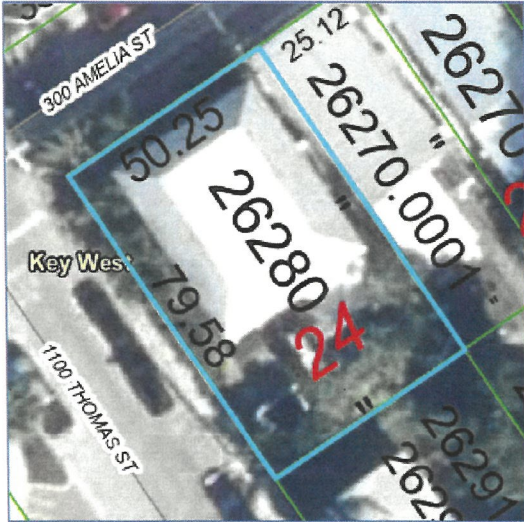
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 12/12/2022, 4:15:06 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.0.234

**VERIFICATION
FORM**



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Richard McChesney, in my capacity as Member
(print name) *(print position; president, managing member)*
of Spottswood, Spottswood, Spottswood & Sterling
(print name of entity)

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:

302 Amelia Street, 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 I am the Authorized Representative of the property involved in this application; 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.

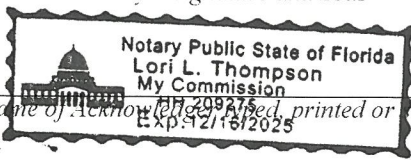
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Richard McChesney
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 1/16/23 by
Richard McChesney
Name of Applicant
date

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

Lori L. Thompson
Notary's Signature and Seal



Notary Public State of Florida
Name of Acknowledged, 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, Katherine A. Russ as
Please Print Name of person with authority to execute documents on behalf of entity

manager of Lindsay Properties LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Richard J. McChesney, Esq.
Please Print Name of Representative

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

Katherine A. Russ
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this November 30th, 2022
Date

by Katherine A. Russ
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented OH DL# RP621637 exp 10-29-24 as identification.

[Signature]
Notary's Signature and Seal



Danielle Beard
Name of Acknowledger typed, printed or stamped

Commission Number, if any

INSURANCE



INSURANCE

DWELLING FIRE POLICY
AMENDED DECLARATIONS

TRANSACTION DATE:
12/06/2022
DATE ISSUED: 12/06/22

Underwritten by:
First Protective Insurance Co.
PO Box 958405
Lake Mary, FL 32795

POLICY NUMBER	POLICY PERIOD	
2071953691	From: 04/25/2022	To: 04/25/2023
12:01 AM Standard Time		

Reason Amended: Additional Insured/Interest Change
PRO-RATED CHANGE IN PREMIUM: \$0.00

IF YOU HAVE QUESTIONS ABOUT YOUR POLICY, PLEASE CONTACT YOUR AGENT AT 561-964-9190.

TO REPORT A CLAIM, CALL 1-800-675-0145.

INSURED:	AGENCY:	523-23-21710
Lindsay Properties LLC 6947 SAINT REGIS BLVD HUDSON, OH 44236-3224 Telephone: 440-552-3385	Gateway-Acentria Insurance - West Palm Beach 1401 FORUM WAY SUITE 400 WEST PALM BEACH, FL 33401-2324 Telephone: 561-964-9190	
LOCATION OF PROPERTY:		
1123 THOMAS ST, KEY WEST, FL 33040-7566		

COVERAGE IS PROVIDED WHERE LIMIT OF LIABILITY AND PREMIUM ARE SHOWN.			
POLICY COVERAGES:			
POLICY COVERAGES		LIMIT OF LIABILITY	PREMIUM
A. DWELLING		\$650,000	\$4,923
B. OTHER STRUCTURES		\$65,000	INCLUDED
C. PERSONAL PROPERTY		\$75,000	\$529
D. FAIR RENTAL VALUE		\$65,000	INCLUDED
POLICY COVERAGE LOSSES ARE SUBJECT TO THE FOLLOWING, UNLESS OTHERWISE STATED IN THE POLICY:			
ALL OTHER PERILS DEDUCTIBLE EXCEPT HURRICANE: \$2,500			
CALENDAR-YEAR HURRICANE DEDUCTIBLE: \$13,000 (2% OF COVERAGE A)			
OPTIONAL COVERAGES:			
LIMITED FUNGI, WET OR DRY ROT, OR BACTERIA (PER OCCURRENCE/AGGREGATE)		\$25,000 / \$50,000	\$60
LIMITED THEFT COVERAGE		INCLUDED	\$320
PERSONAL PROPERTY REPLACEMENT COST LOSS SETTLEMENT		INCLUDED	\$79
WATER BACK-UP AND SUMP DISCHARGE OR OVERFLOW COVERAGE		\$5,000	\$86
MEDICAL PAYMENTS TO OTHERS		\$1,000	INCLUDED
PREMISES LIABILITY		\$300,000	\$52
POLICY CREDITS AND CHARGES:			
WIND LOSS REDUCTION CREDIT (\$5,655.00)			INCLUDED
2022 FLORIDA INSURANCE GUARANTY ASSOCIATION SURCHARGE			\$42.34
EMERGENCY MANAGEMENT PREPAREDNESS AND ASSISTANCE			\$2
POLICY FEE			\$25
PREMIUM SUMMARY: *** THIS IS NOT A BILL - AN INVOICE WILL BE MAILED SEPARATELY ***			
POLICY COVERAGES:	OPTIONAL COVERAGES:	POLICY CREDIT AND CHARGES:	TOTAL ANNUAL PREMIUM:
\$5,452.00	\$597.00	\$69.34	\$6,118.34
The portion of your premium for Hurricane is \$640		The Non-Hurricane portion of your premium is \$5,478	

FRONTline

INSURANCE

DWELLING FIRE POLICY
AMENDED DECLARATIONS

TRANSACTION DATE: 12/06/2022
DATE ISSUED: 12/06/22

Underwritten by:
First Protective Insurance Co.
PO Box 958405
Lake Mary, FL 32795

POLICY NUMBER	POLICY PERIOD	
2071953691	From: 04/25/2022	To: 04/25/2023
12:01 AM Standard Time		

INSURED:	AGENCY:	523-23-21710
Lindsay Properties LLC 6947 SAINT REGIS BLVD HUDSON, OH 44236-3224 Telephone: 440-552-3385	Gateway-Acentria Insurance - West Palm Beach 1401 FORUM WAY SUITE 400 WEST PALM BEACH, FL 33401-2324 Telephone: 561-964-9190	
LOCATION OF PROPERTY:		
1123 THOMAS ST, KEY WEST, FL 33040-7566		

ADDITIONAL INTERESTS:
TYPE: MORTGAGEE ESCROW BILLED: NO Morgan Stanley Private Bank, National Assoc, ISAOA/ATIMA c/o Central Loan Administration & Reporting PO Box 202028 Florence, SC 29502 LOAN NUMBER : 0103904140
TYPE: ADDITIONAL INSURED ESCROW BILLED: NO Thomas L. Russ 6947 SAINT REGIS BLVD HUDSON, OH 44236-3224
TYPE: ADDITIONAL INSURED ESCROW BILLED: NO Katherine A. Russ 6947 SAINT REGIS BLVD HUDSON, OH 44236-3224
TYPE: ADDITIONAL INTEREST ESCROW BILLED: NO City of Key West 1300 WHITE ST KEY WEST, FL 33040-4854

RATING INFORMATION:
FORM TYPE: DP3 PROTECTION CLASS: 1 CONSTRUCTION TYPE: MASONRY NUMBER OF FAMILIES: 1 TERRITORY: 007 BCEG: 03 YEAR BUILT: 2008 OCCUPANCY: TENANT OCCUPIED USAGE: SEASONAL PROTECTIVE DEVICE BURGLAR ALARM: Y FIRE ALARM: N SPRINKLERS: N CREDIT:

FORMS AND ENDORSEMENTS APPLICABLE TO THIS POLICY:					
FIM NDR (03 22)	FP 00 02 (10 08)	FP 00 01 (10 08)	FP 00 03 (10 08)	IL P 001 (01 04)	FIM-FL-DP-DEC (10 20)
FIM-WLR (04 10)	FIM-OCDP3 (06 15)	DP 00 03 (07 88)	FIM 00 22 (12 16)	FIM FL DL 22 (12 16)	DL 24 01 (07 88)
DL 24 10 (07 88)	DL 24 10 (07 88)	DL 24 11 (07 88)	DL 24 16 (07 88)	DP 03 51 (05 05)	DP 04 41 (07 88)
DP 04 41 (07 88)	DP 04 61 (07 88)	DP 04 70 (07 88)	FIM 00 11 (03 07)	FIM 00 12 (11 07)	FIM 00 16 (03 07)
FIM 00 18 (09 09)	FIM 00 28 (03 07)	FIM 00 30 (03 07)	FIM 00 39 (10 11)	FIM 00 43 (06 13)	FIM 00 50 (10 15)
FIM DP 52 (07 16)	FIM DP 73 (01 16)	FIM DP 86 (01 16)	FIM DP 95 (01 16)		

FRONTline

INSURANCE

DWELLING FIRE POLICY
AMENDED DECLARATIONS

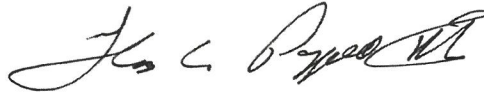
TRANSACTION DATE: 12/06/2022
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LOCATION OF PROPERTY:	1123 THOMAS ST, KEY WEST, FL 33040-7566	

COUNTERSIGNED BY:



DATE SIGNED: 12/06/2022

FRONTLINE WEBSITE:
www.frontlineinsurance.com
FRONTLINE EMAIL:
info@frontlineinsurance.com



INSURANCE

DWELLING FIRE POLICY
AMENDED DECLARATIONS

TRANSACTION DATE: 12/06/2022
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THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

LAW AND ORDINANCE: LAW AND ORDINANCE COVERAGE IS AN IMPORTANT COVERAGE THAT YOU MAY WISH TO PURCHASE. PLEASE DISCUSS WITH YOUR INSURANCE AGENT.

FLOOD INSURANCE: YOU MAY ALSO NEED TO CONSIDER THE PURCHASE OF FLOOD INSURANCE. YOUR HOMEOWNER'S INSURANCE POLICY DOES NOT INCLUDE COVERAGE FOR DAMAGE RESULTING FROM FLOOD EVEN IF HURRICANE WINDS AND RAIN CAUSED THE FLOOD TO OCCUR. WITHOUT SEPARATE FLOOD INSURANCE COVERAGE, YOU MAY HAVE UNCOVERED LOSSES CAUSED BY FLOOD. PLEASE DISCUSS THE NEED TO PURCHASE SEPARATE FLOOD INSURANCE COVERAGE WITH YOUR INSURANCE AGENT.



INSURANCE

DWELLING FIRE POLICY
AMENDED DECLARATIONS

TRANSACTION DATE: 12/06/2022
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YOUR POLICY PROVIDES COVERAGE FOR A CATASTROPHIC GROUND COVER COLLAPSE THAT RESULTS IN THE PROPERTY BEING CONDEMNED AND UNINHABITABLE. OTHERWISE, YOUR POLICY DOES NOT PROVIDE COVERAGE FOR SINKHOLE LOSSES. YOU MAY PURCHASE ADDITIONAL COVERAGE FOR SINKHOLE LOSSES FOR AN ADDITIONAL PREMIUM.

DEED

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 19-167
Consideration: \$1,300,000.00

Doc# 2217567 04/30/2019 8:48AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/30/2019 8:48AM
DEED DOC STAMP CL: Brit \$9,100.00

Doc# 2217567
Bk# 2961 Pg# 903

Parcel Identification No. 00026280-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 25 day of April, 2019 between John Buckley, a married man whose post office address is 665 Washington Street Unit 2213, Boston, MA 02111 of the County of Suffolk, State of Massachusetts, grantor*, and Lindsay Properties LLC, an Ohio limited liability company whose post office address is 6947 Saint Regis Blvd., Hudson, OH 44236 of the County of Summit, State of Ohio, 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:

Lot 24, Square 2, Tract 10, Plat of Tracts 10 and 15, Key West, according to the map or plat thereof as recorded in Plat Book 1, Page 40, Public Records of Monroe County, Florida.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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.

DoubleTime®

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Signed, sealed and delivered in our presence:

Doc# 2217567
Bk# 2961 Pg# 904

11/2/19
Witness Name: SUZIE PEREZ

[Signature]
John Buckley (Seal)

[Signature]
Witness Name: MARIA ELENA USECHE

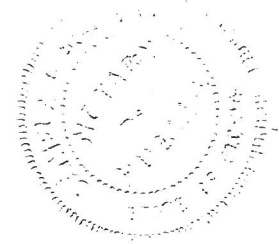
State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 23rd day of April, 2019 by John Buckley, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Daniela Bertonatti
My Commission Expires: 08/27/2022

NOTARY PUBLIC
STATE OF FLORIDA
Notary Public State of Florida
Daniela C Bertonatti
My Commission GG 248987
Expires 08/27/2022



MONROE COUNTY
OFFICIAL RECORDS

**SUNBIZ
INFORMATION**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
LINDSAY PROPERTIES OF FLORIDA LLC

Cross Reference Name

LINDSAY PROPERTIES LLC

Filing Information

Document Number	M19000003831
FEI/EIN Number	83-4240707
Date Filed	04/16/2019
State	OH
Status	ACTIVE

Principal Address

6947 SAINT REGIS BLVD.
HUDSON, OH 44236

Mailing Address

6947 SAINT REGIS BLVD.
HUDSON, OH 44236

Registered Agent Name & Address

REGISTERED AGENT SOLUTIONS, INC.
155 OFFICE PLAZA DR., STE A
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MGRM

RUSS, THOMAS L
6947 SAINT REGIS BLVD.
HUDSON, OH 44236

Title MGRM

RUSS, KATHERINE A
6947 SAINT REGIS BLVD.
HUDSON, OH 44236

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	02/19/2021
2022	02/16/2022

Document Images

02/16/2022 -- ANNUAL REPORT	View image in PDF format
02/19/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- Foreign Limited	View image in PDF format



Cash Register Receipt

City of Key West

Receipt Number
R65569

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$2,872.27
EASE2023-0001	Address: 302 Amelia St	APN: 00026280-000000	\$2,872.27
ADMINISTRATIVE			\$441.26
FIRE DEPARTMENT REVIEW FEE		0	\$115.76
ADVERTISING AND NOTICING FEE		0	\$325.50
EASEMENT			\$2,431.01
EASEMENT APPLICATION FEE		0	\$2,431.01
TOTAL FEES PAID BY RECEIPT: R65569			\$2,872.27

Date Paid: Wednesday, January 18, 2023

Paid By: LINDSAY PROPERTIES LLC

Cashier: JM

Pay Method: CHECK 1147
