

**REVOCABLE LICENSE APPLICATION**  
City of Key West Planning Department  
3140 Flagler Avenue Street, Key West, FL 33040  
(305) 809-3720



Please read carefully before submitting applications

Revocable License Application



RECEIVED  
January 6, 2014  
KW Planning Dpt

Please print or type a response to the following:

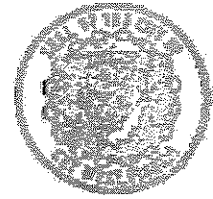
1. Name of Applicant Smith | Oropeza, P.L.
2. Site Address 4 Pinder Lane, Key West, FL 33040
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative \_\_\_\_\_  
(attached Authorization Form must be completed)
4. Address of Applicant 138 Simonton Street  
KEY WEST, FL 33040
5. Phone # of Applicant 305-296-7227 Mobile# \_\_\_\_\_ Email greg@smithoropeza.com
6. Name of Owner, if different than above Christopher A.K. Darby & Kimberly Darby
7. Address of Owner 4 Pinder Lane  
KEY WEST, FL 33040
8. Phone Number of Owner 305-296-7227 Email greg@smithoropeza.com
9. Zoning District of Parcel HHDR RE# 00008500-000000
10. Description of Requested Revocable License and Use. Please itemize if more than one revocable license is requested To maintain current ingress and egress to and from 4 Pinder Lane from City Right of way to private property
11. Are there any existing easements, deed restrictions, revocable license or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No  If Yes, please describe and attach relevant documents.  
\_\_\_\_\_  
\_\_\_\_\_

The following must be included with this application:

1. Copy of a recorded warranty deed showing the current ownership and a legal description of the property. (Typically a description of the property without the revocable license).
2. Two (2) original, signed and sealed copies of site surveys (No larger than 11"x 17") illustrating buildings and structures existing on the property as of the date of the request with a **legal description of the entire property**.
3. Two (2) original, signed and sealed Specific Purpose Surveys (No larger than 11"x 17") illustrating buildings and structures with a **legal description of the revocable license area requested**.
4. Color photographs from different perspectives showing the proposed revocable license area.
5. Application Fee by check payable to the City of Key West in the amount of **\$2000.00**, plus **\$400.00** for each additional revocable license on the same parcel. Please include a **separate fee of \$50.00** for Fire Department Review and an advertising and noticing fee of **\$100.00**.
6. Notarized Verification Form.
7. Notarized Authorization Form, if applicable. An Authorization form is required if a representative is applying on behalf of the owner.

# Verification

City of Key West Planning Department  
604 Simonton Street, Key West, FL 33040  
(305)-809-3720



Verification

I, DICK DUANE, being duly sworn, depose and say that I am  
Print Name of Applicant  
the owner  legal representative \_\_\_\_\_ of the property, which is the subject  
matter of this application. All of the answers to the above questions, sketches  
and attached data that make up this application, are true and correct to the best  
of my knowledge and belief.

[Signature]  
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on Aug. 28<sup>th</sup> 2013  
(date)  
by JOY B. PESANTE (name of affiant, deponent or other signer).

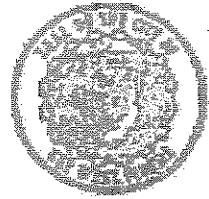
He/She is personally known to me or has presented FL ID Lic  
as identification. D 500 172 321 380  
Exp: 4-18-2017

[Signature]  
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped JOY B. PESANTE

Commission Number, if any 10-29-2016

JOY B. PESANTE  
Notary Public, State of New York  
Qualified in Dade County  
No. 0175227100  
My Commission Expires 10-29-2016



**Verification**

I, Robert G. Thixton, being duly sworn, depose and say that I am  
Print Name of Applicant  
the owner  legal representative \_\_\_\_\_ of the property, which is the subject  
matter of this application. All of the answers to the above questions, sketches  
and attached data that make up this application, are true and correct to the best  
of my knowledge and belief.

[Signature]  
Signature of Applicant

Subscribes and sworn to (or affirmed) before me on Aug. 28, 2013  
(date)  
by Joy B. Pesante (name of affiant, deponent or other signer).

He/She is personally known to me or has presented FIA de Lic  
as identification. T23576143330-0  
Exp: 9-10-2019

[Signature]  
Notary's Signature and Seal

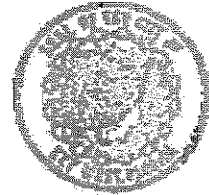
Name of Acknowledger typed, printed or stamped Joy B. Pesante

Commission Number, if any 10-29-2016

JOY B. PESANTE  
Notary Public, State of New York  
Qualified in Key County  
No. 0178327100  
My Commission Expires 10-29-2016

# **Authorization**

City of Key West Planning Department  
604 Simonton Street, Key West, FL 33040  
(305)-809-3720



## Authorization Form

Please complete this form if someone other than the property owner is representing the property.

I, DICK DUANE, authorize GREGORY S. OROPEZA to  
Print Property Owner's Name Print Applicant's Name  
represent me for this application.

[Signature]  
Signature of Property Owner

Subscribed and sworn to (or affirmed) before me on Aug 28, 2013  
(date)  
by Jay B. PESANTE (Name of affiant, deponent or other signer).

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

D 500 172 321 380  
EXP: 4-18-2017

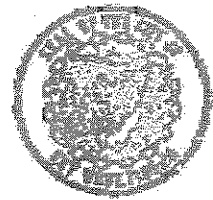
[Signature]  
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped Jay B. PESANTE

Commission Number, if any 10-29-2016

JAY B. PESANTE  
Notary Public, State of New York  
Qualified in King County  
No. 81762271100  
My Commission Expires 10-29-2016

City of Key West Planning Department  
604 Simonton Street, Key West, FL 33040  
(305) 809-3720



## Authorization Form

Please complete this form if someone other than the property owner is representing the property.

I, Robert G. Thixton authorize GREGORY S. OROPEZA to  
Print Property Owner's Name Print Appointee's name  
represent me for this application.

*Robert G. Thixton*  
Signature of Property Owner

Subscribed and sworn to (or affirmed) before me on Aug 28, 2013  
(date)  
by Joy B. Paganis (Name of affiant, deponent or other signer).

He/She is personally known to me or has presented PA-D- LIC as  
identification.  
T 235-767 45 320 - 0  
EXP 9-10-2019

*Joy B. Paganis*  
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped Joy B. Paganis

Commission Number, if any 10-29-2016

JOY B. PAGANIS  
Notary Public, State of New York  
Qualified in Dade County  
No. 019827199  
My Commission Expires 10-29-2016



**Deed**

Prepared by and return to:

**JOHN M. SPOTTSWOOD, JR.**

Attorney at Law

Spottswood, Spottswood & Spottswood

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 13-387-JJ

Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 6th day of November, 2013 between Dick Duane, a single man and Robert G. Thixton, a single man whose post office address is 4 Pinder Lane, Key West, FL 33040, grantor; and Christopher A. R. Darby and Kimberley R. Darby, husband and wife whose post office address is 44 Fanum Lane, Jackson, NH 03846, 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 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:

See attached Exhibit "A"

Parcel Identification Number: 0008500-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2013 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

As to Both:

Signed, sealed and delivered in our presence:

See [Signature]  
Witness Name: Lee Gold

Andrea Uryevich  
Witness Name: ANDREA URYEVICH  
As do son

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

[Signature]  
Dick Duane

[Signature]  
Robert G. Thixton

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this 1 day of November, 2013 by Dick Duane and Robert G. Thixton, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

See [Signature]  
Notary Public

Printed Name: Lee Gold

My Commission Expires: Sept 30, 2017

See [Signature]  
LEE T. GOLD  
Notary Public, State of New York  
No. 01G06289459  
Qualified in New York County  
Commission Expires September 30, 2017

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1090295  
BK#1542 PG#1277

RCD Oct 27 1998 10:31AM  
DANNY L. KOLHAGE, CLERK

DRED DOC STAMPS 1671.60  
10/27/1998 DEP CLK

10.50  
1671.60  
1682.10

This Document Prepared By and Return to:  
JOHN M. SPOTTSWOOD, JR., ESQ.  
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD  
500 FLORIANE STREET  
KEY WEST, FL 33040

Parcel ID Number:  
Grantor #1 TIN:  
Grantor #2 TIN:

### Warranty Deed

This Indenture, Made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ A.D. Between  
**DICK DUANE**, a single man over the age of eighteen (18) years  
of the County of Monroe, State of Florida, Grantor, and  
**DICK DUANE**, a single man over the age of eighteen (18) years and **ROBERT  
S. THIXTON**, a single man over the age of eighteen (18) years, as joint  
tenants with rights of survivorship  
whose address is: 4 Pinder Lane, Key West, FL 33040  
of the County of Monroe, State of Florida, grantees.

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 State of Florida, County of Monroe and on the Island of Key  
West and is a part of Lot 4 in Square 47, according to William A.  
Whitehead's plan of the Island of Key West, delineated in February  
1829, but known and described according to C.W. Tift's map of Key  
West, as part of Lot 4, in Square 47, marked "G".  
COMMENCING at a point which is five feet southeasterly from the  
Northwesterly corner of said Lot "G" and runs thence in a  
Southeasterly direction 79 feet to the Southwesterly corner of said  
Lot "G"; thence at right angles in a Northeasterly direction 37 feet;  
thence at right angles in a Northwesterly direction 79 feet to an  
alleyway five feet wide; thence along said alleyway, in a  
Southwesterly direction 37 feet, to the place of beginning, with the  
right-of-way over said alleyway.  
All of the aforementioned land situated, lying and being in Monroe  
County, Florida.

AND ALSO:

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whatsoever.  
In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

*John Free*  
Printed Name: **JOHN FREE**  
Witness

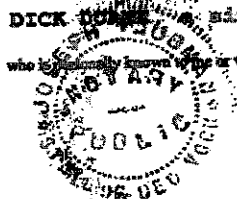
*Dick Duane* (Seal)  
**DICK DUANE**  
P.O. Address: 4 Pinder Lane, Key West, FL 33040

*Robert Hayes*  
Printed Name: **ROBERT HAYES**  
Witness

STATE OF New York  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 1998 by  
**DICK DUANE**, single man over the age of eighteen (18) years

who is personally known to me or who has produced his Florida driver's license as identification.



*Joseph Paul Brown*  
Printed Name: **JOSEPH PAUL BROWN**  
Notary Public  
My Commission Expires: \_\_\_\_\_  
Qualified in New York County  
Commission Expires 5/31/00

**Warranty Deed - Page 1**

Parcel ID Number:

FILE #1090298  
BK#1542 PG#1278

**PARCEL 1:** That piece and parcel of land in Square 47, in the City of Key West, according to Whitehead's map as follows: Commencing at a point on the dividing line of Lots 3 and 4 of said square, distant 166 feet from the line of William Street and running along said line of Lots 3 and 4 and Lots 1 and 2, 102 feet; thence Southeasterly 42 feet; thence Southwesterly across the dividing line of Lots 1 and 4, 102 feet; thence Northwesterly 42 feet to the Point of Beginning.

**PARCEL 2:** On the Island of Key West, Monroe County, Florida, and being a part of Lot 3 of Square 47, according to Wm. A. Whitehead's map of the said Island as delineated in 1829 A.D. but more particularly described as follows: Commence at the Southwest corner of the said Lot 3 and run thence Northeasterly, along the dividing line between Lot 3 and Lot 4, a distance of 166 feet to the Point of Beginning of the parcel of land herein being described; thence continue on the line dividing Lots 3 and 4, a distance of 35 feet to the Southeast corner of the said Lot 3; thence Northwesterly at right angles, 8 feet to a point; thence Southwesterly at right angles, 35 feet to a point; thence Southeasterly at right angles a distance of 8 feet back to the Point of Beginning.

**PARCEL 3:** Part of Square 47, according to Wm. A. Whitehead's map of the Island of Key West, as delineated in 1829 A.D. but better described by metes and bounds as follows: Commencing at the intersection of the Southeasterly right-of-way of Fleming Street and the Northeasterly right-of-way of William Street, from said point of intersection run in a Northeasterly direction along the Southeasterly right-of-way of Fleming Street a distance of 150 feet 6 inches to a point; thence at right angles in a Southeasterly direction 113 feet to the point of beginning of the parcel of land hereinafter described; from said point of Beginning thence continue in a Southeasterly direction 105 feet to a point; thence at right angles in a Northeasterly direction 50 feet 6 inches to a point; thence at right angles in a Northwesterly direction 105 feet to a point; thence at right angles in a Southwesterly direction 50 feet 6 inches back to the point of beginning.

This document was prepared without benefit of title search or abstract and is based solely on facts provided by either of the parties or their agent.

MONROE COUNTY  
OFFICIAL RECORDS

**AGREEMENT ACKNOWLEDGING TRUE BOUNDARY LINE, ACCESS EASEMENT,  
AND PROPERTY OWNERSHIP**

THIS AGREEMENT, made this 13<sup>th</sup> day of Sept, 2012, between JAMES B. ETHIER, as Trustee of the JAMES B. ETHIER REVOCABLE LIVING TRUST DATED SEPTEMBER 16, 2004 and MELINDA S. ETHIER, as Trustee of the MELINDA S. ETHIER REVOCABLE LIVING TRUST DATED SEPTEMBER 16, 2004 party of the first part ("First Party") and DICK DUANE and ROBERT THIXTON, party of the second part ("Second Party").

**RECITALS**

1. First Party is the record title owner of certain real property located in Monroe County, Florida, being more particularly described in Exhibit "A" attached hereto ("Parcel A").
2. Second Party is the record title owner of certain real property located in Monroe County, Florida, adjacent to Parcel A, which property shares a common boundary with Parcel A, and being more particularly described in Exhibit "B" attached hereto ("Parcel B").
3. J. Lynn O'Flynn, Inc., professional surveyor and mapper, has performed a survey of Parcel A, at the request of the First Party, said survey being attached hereto and made a part hereof as Exhibit "C" (the "Survey") which shows an existing fence on the northeasterly boundary of Parcel A. (The "Fence").
4. First Party has no objection to the continued use or placement of the fence on Parcel A for the use and benefit of Second Party, but desires to formalize the use as permissive only, creating no future permanent rights to ownership of the land.
5. Second Party represents that they make no claim to that portion of Parcel A between the fence and the deeded boundary line of Parcel B, and both parties desire to acknowledge that the established survey line depicted by the Survey is the agreed legal boundary line of Parcel B.
6. Second Party acknowledges that First Party is the true owner of that portion of Parcel A situated east of and adjacent to the fence, which portion is in the actual possession of, but not owned by the Second Party.

Doc# 1902627 10/10/2012 2:29PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1902627  
BK# 2593 Pg# 266

7. Second Party shall bear the responsibility and expense to maintain and repair the fence both in structural integrity and cosmetic appearance.
8. First and Second Party acknowledge that the fence is non-conforming both in height and design and enjoys the status of a "grandfathered non-conforming structure". As such, Second Party desires that the fence be preserved through regular maintenance and repair to avoid the loss of the "grandfathered status".
9. First Party shall be allowed to paint or otherwise treat the southwesterly face of the wall, but shall take no action which impairs the structural integrity of the wall.
10. Second Party shall have the right to access the fence through First Party's property in order to perform routine maintenance and or periodic repairs. Reasonable notice shall be given of the need for access via telephone 865-661-5591, e-mail msethler@Comcast.net, or U.S. Mail to 513 William Street, Key West, FL 33040.
11. First Party represents that they make no claim to that portion of Parcel B which lies adjacent to Parcel A and outside the fence belonging to Parcel B, and does likewise acknowledge that Parcel A is fully contained as depicted in the survey drawing attached hereto as Exhibit C to this agreement.
12. This agreement shall be binding on the successors, heirs, and assigns of First Party and Second Party.

IN WITNESS WHEREOF, and intending this to be a legal and binding contract between them, the parties have executed this Agreement on this 13 day of Sept, 2012, at Key West, Monroe County, Florida.

SIGNED, SEALED, AND DELIVERED in the presence of:

JAMES B. ETHIER REVOCABLE LIVING TRUST DATED SEPTEMBER 16, 2004

By: [Signature], Trustee  
JAMES B. ETHIER, Trustee

[Signature]  
Signature of Witness  
Hollie Hissam  
Printed Name of Witness  
[Signature]  
Signature of Witness  
SUSAN AEWOLD  
Printed Name of Witness

MELINDA S. ETHIER REVOCABLE LIVING TRUST DATED SEPTEMBER 16, 2004

By: [Signature], Trustee  
MELINDA S. ETHIER, Trustee

[Signature]  
Signature of Witness  
Hollie Hissam  
Printed Name of Witness  
[Signature]  
Signature of Witness  
SUSAN AEWOLD  
Printed Name of Witness

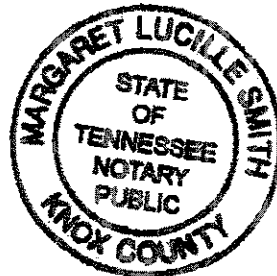
STATE OF Tennessee:  
COUNTY OF Knox:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JAMES B. ETHIER, as Trustee of the JAMES B. ETHIER REVOCABLE LIVING TRUST DATED SEPTEMBER 16, 2004, and MELINDA S. ETHIER, as Trustee of the MELINDA S. ETHIER REVOCABLE LIVING TRUST DATED SEPTEMBER 16, 2004, who are personally known to me to be the individuals described in and who executed the foregoing or who produced \_\_\_\_\_ as identification, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Knoxville, County of Knox, and State of Tennessee, this 2<sup>nd</sup> day of August, 2012.

Margaret Lucille Smith  
Printed Name of Notary  
Margaret Lucille Smith  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires:  
March 3, 2013





Peter Jones  
Signature of Witness  
PETER JONES  
Printed Name of Witness  
Dick Duane  
Signature of Witness  
Kent L. Karolen  
Printed Name of Witness

Dick Duane  
DICK DUANE

Doc# 1902627  
Bk# 2593 Pg# 269

Peter Jones  
Signature of Witness  
PETER JONES  
Printed Name of Witness  
Dick Duane  
Signature of Witness  
Kent L. Karolen  
Printed Name of Witness

Robert Thixton  
ROBERT THIXTON

STATE OF NEW YORK  
COUNTY OF NEW YORK

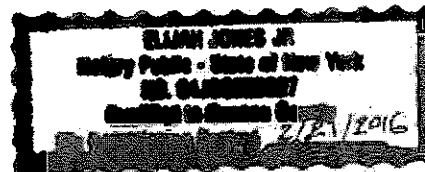
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, DICK DUANE and ROBERT THIXTON, who are personally known to me to be the individuals described in and who executed the foregoing or who produced FLA-DR-LIC. as identification, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at NEW YORK, County of NEW YORK,  
NEW YORK, and State of NEW YORK this 13<sup>th</sup> day of  
SEPT., 2012.

ELIJAH JONES, JR  
Printed Name of Notary

[Signature]  
NOTARY PUBLIC

My Commission Expires:



All that piece, parcel or lot of land in the City of Key West, County of Monroe and State of Florida, lying and being in Lot 3, Square 47, according to the Wm. A. Whitehead plan of said City, beginning at a point distant from William Street 100 feet and running there from and at right angles therewith 100 feet to a 15 foot alley; said lot is 50 feet wide, 100 feet deep, which is that piece, parcel or lot land as described in Warranty Deed Book G, Page 625/626

**AND ALSO**

All that certain piece, parcel or lot of land situate, lying and being in the City of Key West known and designated on the Map or plan of said City as delineated by William A. Whitehead in February 1829 as part of Lot 3, Square Forty-seven (47). COMMENCING at a point on the easterly side of William Street One hundred and sixty-three (163) feet from the Easterly corner of Fleming and William Streets; thence running in a Southeasterly direction along William Street Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet to the Point of Beginning.

**AND ALSO**

A parcel of land on the Island of Key West, known on William A. Whitehead's map of said Island, delineated in February A.D. 1829, as a part of Lot 3, in Square 47, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SE'ly right of way line of Fleming Street with the NE'ly right of way line of William Street and run thence SE'ly along the NE'ly right of way line of the said William Street for a distance of 163.00 feet; thence NE'ly and at right angles for a distance of 20.00 feet to the Point of Beginning; thence continue NE'ly along the previously mentioned course for a distance of 80.00 feet; thence NW'ly and at right angles for a distance of 2.10 feet; thence SW'ly and at right angles for a distance of 80.00 feet; thence SE'ly and at right angles for a distance of 2.10 feet back to the Point of Beginning.

**PARCEL 1:** That piece and parcel of land in Square 47, in the City of Key West, according to Whitehead's map as follows: Commencing at a point on the dividing line of Lots 3 and 4 of said square, distant 166 feet from the line of William Street and running along said line of Lots 3 and 4 and Lots 1 and 2, 102 feet; thence Southeastly 42 feet; thence Southwestly across the dividing line of Lots 1 and 4, 102 feet; thence Northwestly 42 feet to the Point of Beginning.

**PARCEL 2:** On the Island of Key West, Monroe County, Florida, and being a part of Lot 3 of Square 47, according to Wm. A. Whitehead's map of the said Island as delineated in 1829 A.D. but more particularly described as follows: Commence at the Southwest corner of the said Lot 3 and run thence Northeastly, along the dividing line between Lot 3 and Lot 4, a distance of 166 feet to the Point of Beginning of the parcel of land herein being described; thence continue on the line dividing Lots 3 and 4, a distance of 35 feet to the Southeast corner of the said Lot 3; thence Northwestly at right angles, 8 feet to a point; thence Southwestly at right angles, 35 feet to a point; thence Southeastly at right angles a distance of 8 feet back to the Point of Beginning.

**PARCEL 3:** Part of Square 47, according to Wm. A. Whitehead's map of the Island of Key West, as delineated in 1829 A.D. but better described by notes and bounds as follows: Commencing at the intersection of the Southeastly right-of-way of Fleming Street and the Northeastly right-of-way of William Street, from said point of intersection run in a Northeastly direction along the Southeastly right-of-way of Fleming Street a distance of 150 feet 6 inches to a point; thence at right angles in a Southeastly direction 113 feet to the point of beginning of the parcel of land hereinafter described; from said point of Beginning thence continue in a Southeastly direction 105 feet to a point; thence at right angles in a Northeastly direction 50 feet 6 inches to a point; thence at right angles in a Northwestly direction 105 feet to a point; thence at right angles in a Southwestly direction 50 feet 6 inches back to the point of beginning.

**DRC**  
**Minutes & Comments**

# Minutes of the Development Review Committee

September 26, 2013

Approved on October 24, 2013

No comments.

## URBAN FORESTRY MANAGER:

Ms. DeMaria stated applicant will need to ensure tree protection during demolition of the shed in the back and that any tree to be removed must come before the Tree Commission and to allow enough time for review.

## POLICE DEPARTMENT:

No comments.

## HARC PLANNER:

No comments.

## ENGINEERING:

Please construct storm water retention swales along perimeter of new two-story addition and direct roof gutter downspouts into swales and landscaped areas. Use caution and protect existing trees. Swales shall be planted with sod or groundcover to prevent erosion.

## FIRE DEPARTMENT:

Mr. Barroso stated to maintain the 5ft setbacks.

## BUILDING OFFICIAL:

Mr. Wampler stated to build the 1ft of free board above flood level.

## SUSTAINABILITY COORDINATOR:

No comments.

## KEYS ENERGY:

No comments.

- 2) **Petition to Vacate the Right of Way – 4 Pinder Lane** – A request to vacate the right-of-way for property located in the HHDR zoning district per Section 90-586 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Malo gave members an overview of the petition to vacate the right of way with concerns of access to adjacent properties very difficult.

Mr. Greg Oropeza, Esq. on behalf of the applicants gave an overview of the petition to vacate the right of way.

## DRC Member Comments:

## ART IN PUBLIC PLACES:

No comments.

# Minutes of the Development Review Committee

September 26, 2013

Approved on October 24, 2013

## URBAN FORESTRY MANAGER:

No comments.

## POLICE DEPARTMENT:

No comments.

## HARC PLANNER:

No comments.

## ENGINEERING:

Please provide specific purpose survey showing dimensions of access easement for #5 and #6 Pinder Lane.

Water meters locations are not known. Vacation of right-of-way must address access for water services.

Electrical service power pole is located in right-of-way. Please make provision for access to power pole.

Please coordinate access dimensions for emergency services with Key West Fire Department.

## FIRE DEPARTMENT:

Mr. Barroso had issues with life safety accessibility. He asked the applicant to meet with the fire department.

## BUILDING OFFICIAL

No comments.

## SUSTAINABILITY COORDINATOR

No comments.

## KEYS ENERGY:

No comments.

3. **Easement – 600 Duval Street (RE# 00012660-000000; AK# 1013030)** – A request for an easement in order to repair/replace an existing second floor balcony that extends into the Duval Street right-of-way on property located within the Duval Street Gulf side (HRCC-1) Zoning District pursuant to Section 2-938 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Bond gave members an overview of the easement request.

The applicant, Ms. Jennifer Reed gave an overview of the easement request.

## DRC Member Comments:

# **Property Appraiser Information**

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

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

The offices of the Property Appraiser will be closed ~~Monday~~ <sup>Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher.</sup>  
September 2nd in observance of Labor Day.

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

**Alternate Key: 1008761 Parcel ID: 00008500-000000**

**Ownership Details**

**Mailing Address:**  
DUANE DICK  
4 PINDER LN  
KEY WEST, FL 33040

**All Owners:**  
DJANE DICK, THIXTON ROBERT G R/S

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 4 PINDER LN KEY WEST  
**Legal Description:** KW PT LOTS 1-3 & 4 SQR 47 OR446-329 OR451-530-531 OR475-525 OR1123-2465/2468(AGREE)  
OR1542-1277/78R/S



Click Map Image to open interactive viewer



**Exemptions**

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
38 - HOMESTEAD R/S	25,000.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
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01SD - RES SUPERIOR DRY	50	207	9,807.00 SF
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### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 2542  
 Year Built: 1971

### Building 1 Details

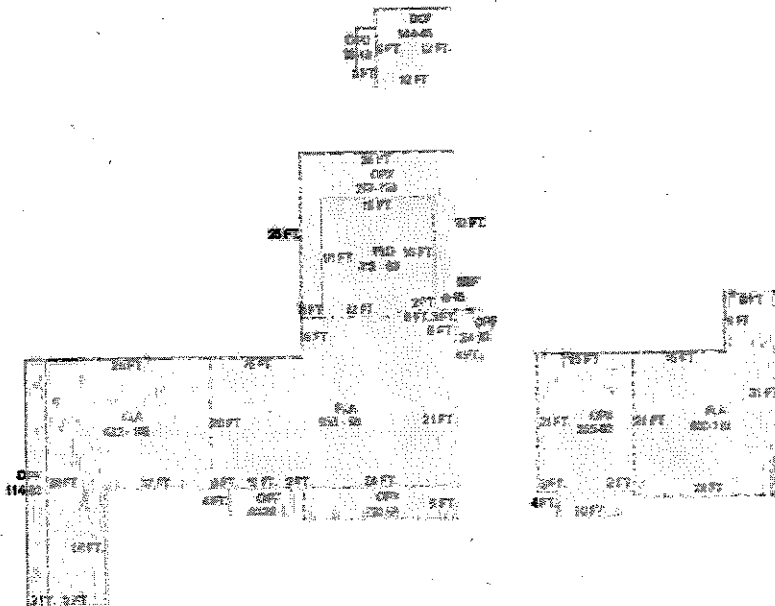
Building Type R1	Condition G	Quality Grade 650
Effective Age 15	Perimeter 364	Depreciation % 16
Year Built 1971	Special Arch 0	Grnd Floor Area 2,542
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixure bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONCRETE SLAB
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

- |              |                    |
|--------------|--------------------|
| 2 Fix Bath 0 | Vacuum 0           |
| 3 Fix Bath 2 | 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	Attic A/C	Area
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			# Stories	Year Built			Basement %	Finished Basement %	
1	FLA	12:ABOVE AVERAGE WOOD	1	1971	N	N	0.00	0.00	933
2	FLD	12 ABOVE AVERAGE WOOD	1	2001	N	N	0.00	0.00	318
3	OPX		1	2002			0.00	0.00	267
4	DCF		1	1996			0.00	0.00	144
5	OPU		1	2002			0.00	0.00	18
6	OPX		1	1988			0.00	0.00	355
7	FLA	12:ABOVE AVERAGE WOOD	1	1971	N	N	0.00	0.00	609
8	OPF		1	1988			0.00	0.00	114
9	FLA	5:C.B.S.	1	1971	N	N	0.00	0.00	682
10	OPF		1	1971			0.00	0.00	40
11	OPX		1	1971			0.00	0.00	120
12	OPF		1	2002			0.00	0.00	24
13	SBF	1:WD FRAME/COMPOSITE	1	2002	N	N	0.00	0.00	6

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	2,194 SF	0	0	1973	1974	2	50
2	PO4:RES POOL	640 SF	40	16	2001	2002	2	50
3	TK2:TIKI	120 SF	0	0	1979	1980	3	40
4	RW2:RETAINING WALL	246 SF	0	0	1979	1980	3	50
5	AC2:WALL AIR COND	1 UT	0	0	1983	1984	2	20
6	AC2:WALL AIR COND	1 UT	0	0	1983	1984	1	20
7	FN2:FENCES	600 SF	100	6	1977	1978	2	30
8	WD2:WOOD DECK	204 SF	0	0	2001	2002	2	40
9	AC2:WALL AIR COND	1 UT	0	0	2001	2002	3	20
10	WF2:WATER FEATURE	1 UT	0	0	1994	1995	1	20
11	FN2:FENCES	640 SF	80	8	1994	1995	2	30

**Appraiser Notes**

2003-12-29 - OWNES AK1008745 # 3 PINDER LN.

2007-01-13 - LISTED FOR \$5,900,000. TOTAL OF 4/5 MAIN HOME & GUESTHOUSE (3 PINDER LN) - JEN

2011-03-23 MLS \$2,995,000 2/3 SENSATIONAL OLD KEY WEST HISTORY AT ITS BEST! DRAMATIC 18' CEILINGS & MULTIPLE GLASS DOORS LEAD TO A HUGE HEATED POOL & TROPICAL GARDENS, ENTERTAINING AREA, POOLSIDE BATH & DRESSING ROOM. BEAUTIFUL BRICK & HARDWOOD FLOORS, A FIREPLACE, DINING ROOM & ENORMOUS NEW KITCHEN THAT BOASTS STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, 2 BOSCH OVENS, 2 BOSCH DISHWASHERS, SUBZERO REFRIGERATOR, PROFESSIONAL ICE MACHINE AND 2 COMMERCIAL SINKS. MASTER SUITE UPSTAIRS INCLUDES A SITTING ROOM/OFFICE, A LARGE DRESSING ROOM OPENING TO THE SUNDECK. THE 2ND BEDROOM AND BATH ARE ON THE 1ST FLOOR. BRICK WALKWAYS & LUSH GARDENS SURROUND THE PROPERTY. THERE IS OFF-STREET PARKING FOR THREE CARS & A SEPARATE STORAGE COTTAGE WITH VAULTED CEILING & FRENCH DOOR

2006-02-17 - BEING LISTED FOR \$5,900,000 FROM THE MLS REPORT 4BDS/5BA - SKI

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9902096	06/18/1999	11/16/1999	500	Residential	ELECTRICAL
01-0999	04/16/2002	12/12/2002	49,000	Residential	REMODEL KITCHEN/BEDROOM
02-1036	04/25/2002	12/12/2002	4,700	Residential	PLUMBING
02-1457	06/04/2002	12/12/2002	3,305	Residential	ROOFING

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	357,637	42,701	971,246	1,371,584	462,520	25,000	437,520
2012	361,895	43,594	914,279	1,319,768	454,789	25,000	429,789
2011	366,153	44,537	1,007,115	1,417,805	441,543	25,000	416,543
2010	370,410	45,430	693,648	1,109,488	435,018	25,000	410,018
2009	411,723	46,393	822,101	1,280,217	423,581	25,000	398,581
2008	378,547	47,353	1,363,173	1,789,073	423,158	25,000	398,158
2007	619,286	39,648	1,630,414	2,289,348	410,833	25,000	385,833
2006	691,186	40,568	931,665	1,663,419	400,813	25,000	375,813
2005	639,708	41,537	833,595	1,514,840	389,139	25,000	364,139
2004	449,793	42,456	696,297	1,188,546	377,805	25,000	352,805
2003	407,621	27,399	372,666	807,687	370,761	25,000	345,761
2002	317,739	25,734	343,245	686,718	354,987	25,000	329,987
2001	251,730	24,046	343,245	619,021	346,787	25,000	321,787
2000	246,256	23,110	198,592	467,959	336,687	25,000	311,687
1999	234,479	22,848	178,733	436,060	327,836	25,000	302,836
1998	198,076	19,997	176,733	396,805	322,674	25,000	297,674
1997	182,016	19,030	161,080	362,125	317,281	25,000	292,281
1996	144,542	15,621	161,080	321,243	308,040	25,000	283,040
1995	139,188	15,655	161,080	315,923	300,527	25,000	275,527
1994	117,775	13,772	161,080	292,627	292,627	25,000	267,627
1993	117,775	14,291	161,080	293,146	293,146	25,000	268,146
1992	117,775	14,799	161,080	293,654	293,654	25,000	268,654
1991	117,775	15,333	161,080	294,188	294,188	25,000	269,188
1990	99,277	15,844	149,557	264,679	264,679	25,000	239,679
1989	90,252	14,876	147,105	252,233	252,233	25,000	227,233
1988	53,423	9,639	147,105	210,167	210,167	25,000	185,167
1987	52,834	9,639	78,015	140,488	140,488	25,000	115,488
1986	53,080	9,639	75,906	138,625	138,625	25,000	113,625
1985	51,364	9,639	40,200	101,203	101,203	25,000	76,203

1984	48,959	9,639	40,200	98,798	98,798	25,000	73,798
1983	48,959	9,639	40,200	98,798	98,798	25,000	73,798
1982	49,658	9,639	35,359	94,656	94,656	25,000	69,656

**Parcel Sales History**

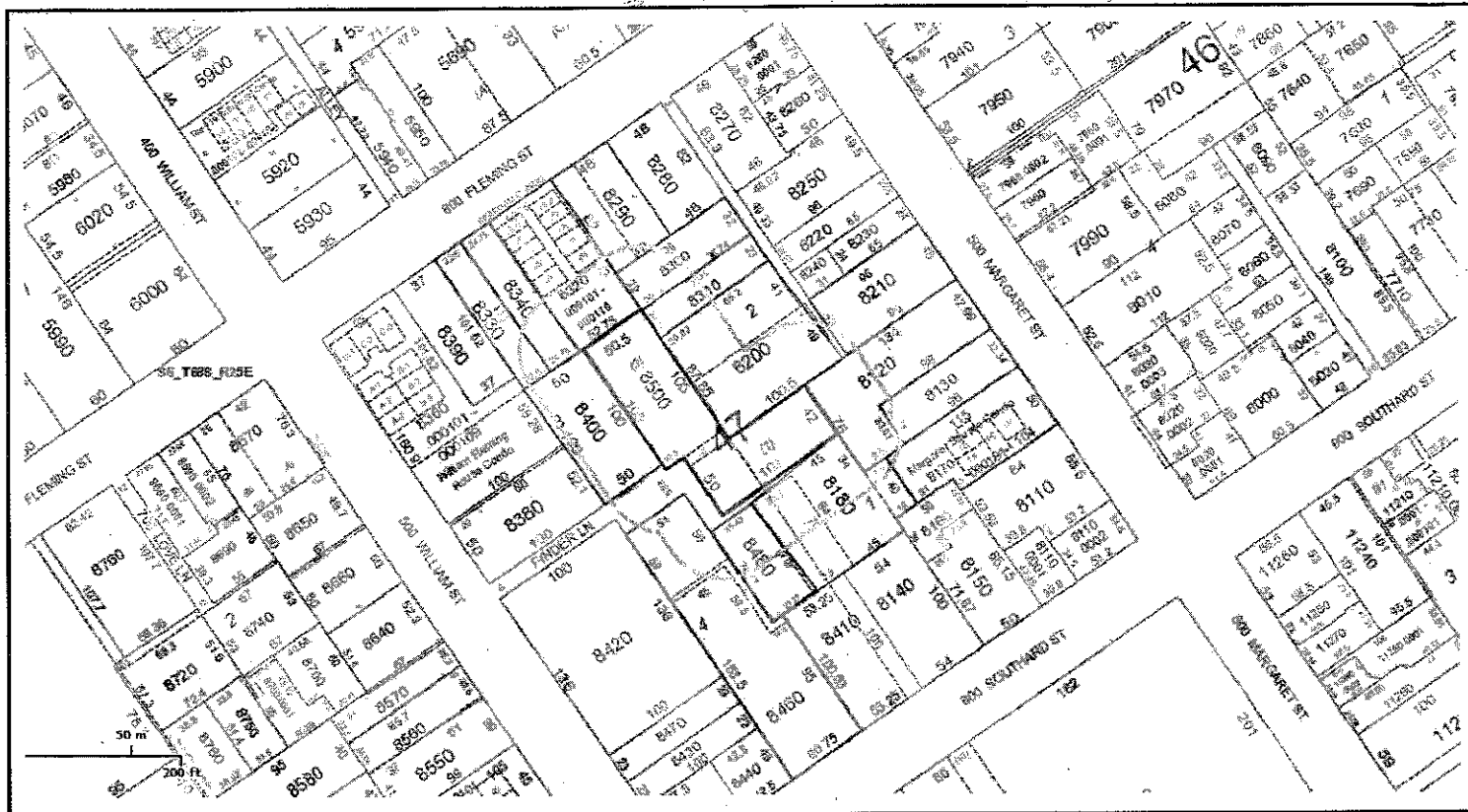
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/19/1998	1542 / 1277	238,800	WD	M
2/1/1970	475 / 525	7,500	00	Q

This page has been visited 346,057 times

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

**Public Notices**  
**(radius map & mailing list)**



# Monroe County, Florida

## 4 Pinder Lane

Printed: Jan 06, 2014

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to ensure 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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
812 FLEMING STREET SUITE 2 LLC	812 FLEMING ST STE 2		KEY WEST	FL	33040-6904	
HURD GEORGE	PO BOX 1453		KEY WEST	FL	33041	
SEAFOAM CONDOMINIUM A CONDOMINIUM	812-814 FLEMING ST		KEY WEST	FL	33040	
BOYLE ALICE CHERYL	236 11TH AVE NE UNIT 1		SAINTE PETERSBL	FL	33701-1949	
AMENDT DAVID	532 RIVERFRONT WAY		KNOXVILLE	TN	37915-2577	
GEER GWENDOLYN	524 MARGARET ST APT 102		KEY WEST	FL	33040-8800	
GOODWIN JANE FENWICK	512 ANGELA ST		KEY WEST	FL	33040-7433	
ROCKWELL PROPERTY INC	818 FLEMING ST		KEY WEST	FL	33040-6904	
MAUNSBACH KAY	754 W 51ST ST		MIAMI BEACH	FL	33140-2615	
BRANNIN JEFFREY	524 MARGARET ST APT 4		KEY WEST	FL	33040-8800	
STOTT DAVID	26 THE PROMENADE PEACEHAVEN		EAST SUSSEX	UK	BN10 8PR	ENGLAND
STAIR FAMILY CHILD EXEMPT TRUST 4/24/2002	1107 KEY PLZ PMB 296		KEY WEST	FL	33040-4086	
GOSSETT DENNIS H JR AND MARGARET L	PO BOX 166		CAPON BRIDGE	WV	26711-0166	
ROSTRON THOMAS L JR	2812 WOOLLEY RD		WALL TOWNSHIP	NJ	07719-4547	
MARGARET SQUARE CONDOMINIUM	524 MARGARET ST		KEY WEST	FL	33040	
VIERS ROBERT TIMOTHY & BEETS MARY JANICE (WIFE)	99351 MC LEAN STREET		BIG PINE KEY	FL	33043-6218	
DALTON PETER O	1401 KINSLEY AVE		ORANGE PARK	FL	32073	
LOUNDY JAMES AND JOANNE	PO BOX 1		SEASIDE HEIGHT	NJ	08751-0001	
MELNICK EUNICE M	901 NAVESINK RIVER RD		LOCUST	NJ	07760-2329	
ROMO ALBINA C	810 FLEMING ST		KEY WEST	FL	33040-6904	
GOODWIN JANE FENWICK	PO BOX 55123		ATLANTA	GA	30308-5123	
ETHIER JAMES B REV LIV TRUST 09/16/2004	821 WOODLAND CT		KNOXVILLE	TN	37919-6682	
DARBY CHRISTOPHER A. R. AND KIMBERLEY R	PO BOX 808		JACKSON	NH	03846-0808	
815 SOUTHARD STREET LLC	901 NAVESINK RIVER RD		RUMSON	NJ	07760-2329	
MEGALOPS TRUST 02/19/09	101 INDIAN AVE		MIDDLETOWN	RI	02842-5764	
MARGARET STREET LLC	15 E 26TH ST APT 10A		NEW YORK	NY	10010-1424	
ALEXANDER MARGO N	15 E 26TH ST APT 10A		NEW YORK	NY	10010-1424	
NYSTROM FRANCES H REV TR 9/14/2009	3417 RIVIERA DR		KEY WEST	FL	33040-4612	