

Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
WILLIAM B. SPOTTSWOOD
ERICA H. STERLING
CRISTINA L. SPOTTSWOOD
WILLIAM B. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 - 1975)
ROBERT A. SPOTTSWOOD (of Counsel)

May 22, 2017

Patrick Wright, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040


RE: Application for City Easement
Trevor Martin Cook and Elizabeth Conrath Fuller
908 Packer Street, Key West, Florida 33040
File No. 401-16.00246 EM

Mr. Wright,

Please allow this letter and supporting documentation to serve as Trevor Martin Cook and Elizabeth Conrath Fuller ("Applicant") application for a City of Key West easement. Previously, the Applicant submitted an application for a revocable license, but was informed an easement would be required. Enclosed with this letter are the required easement application documents, along with a check for the remaining balance of the easement application fee.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,


Richard J. McChesney,
For the Firm

Enc.:
Easement Application
Survey
Authorization/Verification Form
Application Fee
Property Record Card



Application For Easement

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

(\$400 for each additional easement for same parcel)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 908 Packer Street, Key West, Florida 33040

Zoning District: HHDR Real Estate (RE) #: 00021550-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Richard McChesney - Spottswood, Spottswood, Spottswood & Sterling

Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-9556 Fax: (305) 504-2696

Email: richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Elizabeth Fuller

Mailing Address: 908 Packer Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (323) 304-0946 Office: _____ Fax: _____

Email: LFuller60@gmail.com

Description of requested easement and use: Easement allowing continued use of brick pavers and fencing as depicted on specific purpose survey attached hereto.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Easement

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

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

Verification Form

**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an individual)

I, Richard McChesney, 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:

908 Packer Street, Key West, Florida 33040

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Richard McChesney

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this March 21, 2017 by

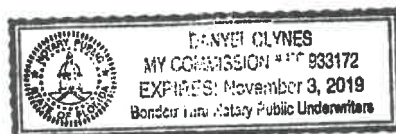
Richard J. McChesney
Name of Authorized Representative

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

Danyel Clynes
Notary's Signature and Seal

Danyel Clynes

Name of Acknowledger typed, printed or stamped



#FF 933172

Commission Number, if any

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Elizabeth Fuller authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard McChesney of Spottswood, Spottswood, Spottswood & Sterling
Please Print Name of Representative

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

Elizabeth C Fuller *Signature of Owner* _____ *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this May 4, 2017
Date

by Elizabeth Fuller
Name of Owner

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

Monica Hornyak
Notary's Signature and Seal

Monica Hornyak
Name of Acknowledger typed, printed or stamped



FF017957
Commission Number, if any

Warranty Deed

Prepared by and return to:
Erica Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 401-16.00246 EM
Will Call No.:

Doc# 2077155
Bk# 2798 Pg# 1104

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of May, 2016 between Jeffrey Sorg and Kelly Croce Sorg, his wife whose post office address is 2001 Stoneridge Lane, Villanova, PA 19085, grantor, and Trevor Cook and Elizabeth Fuller, his wife whose post office address is 27 W. 67th Street, Unit #1F, New York, NY 10023, 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 Exhibit "A" Attached Hereto

Parcel Identification Number: 00021550-000000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

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, 2015.

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

"A"

Witness Name: [Signature]
Witness Name: Andy B Strunk

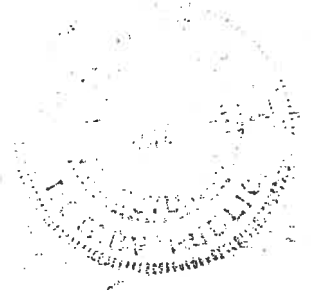
[Signature] (Seal)
Kelly Croce Sorg

State of PA
County of Montgomery

The foregoing instrument was acknowledged before me this 19 day of May, 2016 by Kelly Sorg, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: GARY HENDLER
My Commission Expires: _____



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
GARY EVAN HENDLER, Notary Public
Lower Merion Township, Montgomery County
My Commission Expires May 5, 2019

EXHIBIT "A"

IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA, AND IS KNOWN AS PART OF LOT FOUR (4) IN SQUARE FOUR (4) OF TRACT SIX (6), COMMENCING AT A POINT ON THE WEST SIDE OF PACKER STREET, DISTANT SOUTHEASTERLY FROM THE CORNER OF OLIVIA AND PACKER STREETS 80 FEET AND RUNNING THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID PACKER STREET 36 FEET TO THE SOUTHEAST CORNER OF SAID LOT FOUR (4); THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION, ALONG THE SOUTHERLY LINE OF SAID LOT FOUR (4), A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FIFTY-EIGHT (58) FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT FOUR (4); THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION, ALONG THE NORTHERLY LINE OF SAID LOT FOUR (4) A DISTANCE OF THIRTY (30) FEET TO A POINT; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION TWENTY-TWO (22) FEET TO A POINT; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION, SEVENTY (70) FEET BACK TO THE POINT OF BEGINNING.

Doc# 2077155
Bkn 2798 Pgn 1105

B

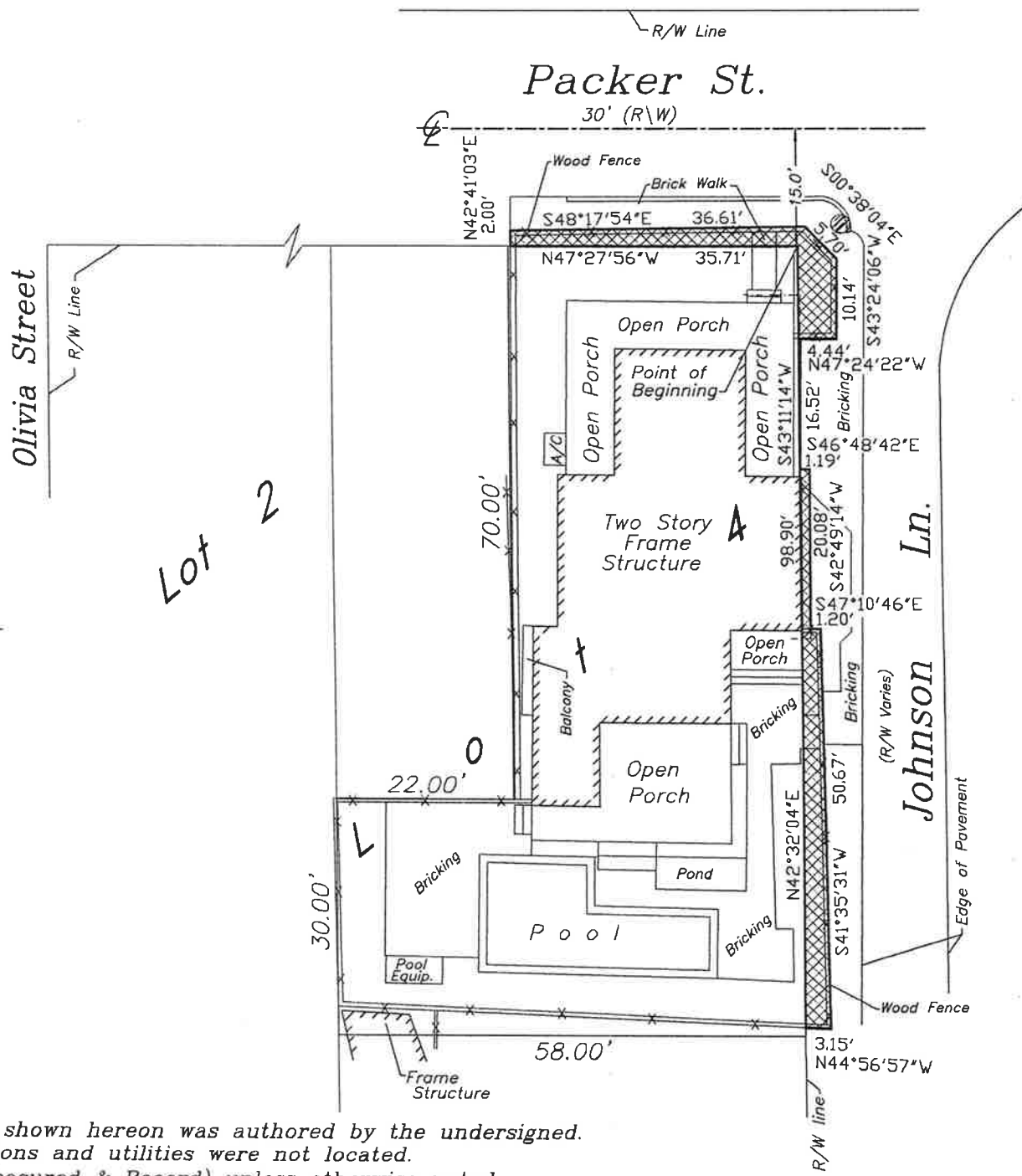
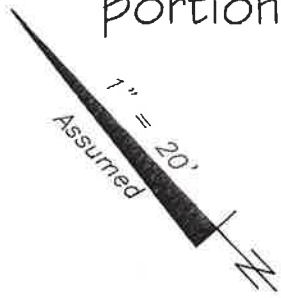
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ALTA Commitment (6/17/06) (with FL Modifications)



**MONROE COUNTY
OFFICIAL RECORDS**

Specific Purpose Survey

Specific Purpose Survey to illustrate a legal description of a portion of the right of way of Packer Street and Johnson Lane, Island of Key West, prepared by the undersigned



LEGEND

- R\W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole

- NOTES:**
1. The legal description shown hereon was authored by the undersigned.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 908 Packer Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. Bearings are assumed and based on the Southwesterly right of way line of Packer St. as N 47°27'56" W.
 8. This survey is not assignable.
 9. Adjoiners are not furnished.
 10. The description contained herein and sketch do not represent a field boundary survey.

**SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED**

A parcel of land on the Island of Key West, and known a portion of the right of way of Packer Street and Johnson Lane adjacent to and in Square 4, Tract 6, said parcel being more particularly described by metes and bounds as follows: BEGIN at the intersection of the Southwesterly right of way line of Packer Street with the Northwesterly right of way line of Johnson Lane, said point also being the Southeast corner of Lot 4, in said Square 4, of said Tract 6, and run thence N 47°27'56" W along the Southwesterly right of way line of the said Packer Street for a distance of 35.71 feet to the Northwesterly face of an existing wood fence; thence N 42°41'03" E along said fence for a distance of 2.00 feet; thence S 48°17'54" E along the Northeasterly face of said fence for a distance of 36.61 feet; thence S 00°38'04" E along the Easterly face of said fence for a distance of 5.70 feet; thence S 43°24'06" W along the Southeasterly face of said fence for a distance of 10.14 feet; thence N 47°24'22" W along the Southwesterly face of said fence for a distance of 4.44 feet to the Southeasterly face of an existing overhang on a Two Story Frame structure; thence S 43°11'14" W along said overhang for a distance of 16.52 feet; thence S 46°48'42" E and along said overhang for a distance of 1.19 feet; thence S 42°49'14" W and along said overhang for a distance of 20.08 feet to the Northeasterly face of an existing wood fence; thence S 47°10'46" E and along said fence for a distance of 1.20 feet; thence S 41°35'31" W and along the Southeasterly face of said fence for a distance of 50.67 feet; thence N 44°56'57" W along the Southwesterly face of said fence for a distance of 3.15 feet to the Northwesterly right of way line of the said Johnson Lane, said point also being on the Southerly line of the said Lot 4; thence N 42°32'04" E along the said Johnson Lane, and the Southerly line of the said Lot 4, for a distance of 98.90 feet back to the Point of Beginning, containing 304 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Elizabeth Conrath Fuller & Trevor Martin Cook;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

June 20, 2016
Revised 10/25/2018

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Photos

908 Packer Street, Key west, Florida 33040
SITE VISIT



908 Packer Street, Key West, Florida 33040
SITE VISIT



908 Packer Street, Key West, Florida 33040
SITE VISIT



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SITE VISIT



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SITE VISIT



908 Packer Street, Key west, Florida 33040
SITE VISIT



908 Packer Street, Key West, Florida 33040
SITE VISIT



Monroe County Property Appraiser



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

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

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

Alternate Key: 1022292 Parcel ID: 00021550-000000

Ownership Details

Mailing Address:
COOK TREVOR
27 W 87TH ST UNIT 1-F
NEW YORK, NY 10023-6258

All Owners:
COOK TREVOR, FULLER ELIZABETH H/W

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 908 PACKER ST KEY WEST
Legal Description: KW PT LOT 4 SQR 4 TR 6 OR607-78 OR681-334 OR825-2213/14 OR1021-1900/01 OR1021-1902/03 OR1100-227 OR1356-916/18 OR1625-1835/37 OR2276-319/20 OR2798-1104/06

Click Map Image to open interactive viewer





Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-------------------------|----------|-------|-------------|
| 01SD - RES SUPERIOR DRY | 36 | 100 | 4,260.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1784
 Year Built: 1943

Building 1 Details

Building Type R1 Condition G Quality Grade 550
 Effective Age 12 Perimeter 266 Depreciation % 12
 Year Built 1943 Special Arch 0 Grnd Floor Area 1,784
 Functional Obs 0 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation CONC BLOCK
 Heat 1 NONE Heat 2 NONE Bedrooms 4
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

| | | | |
|------------|---|------------------|---|
| 2 Fix Bath | 0 | Vacuum | 0 |
| 3 Fix Bath | 3 | 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 |

2006-02-18 LISTED FOR \$1,525,000. HAS MASTER SUITE AND HEATED POOL . SKI

2016-05-10 MLS \$1,475,000 3/3 WONDERFUL CASUAL INDOOR/OUTDOOR LIVING IN THIS HISTORIC CONCH HOME ON THE CORNER OF TWO QUIET STREETS IN OLD TOWN. THE HOME COMPLETELY OPENS UP TO COVERED PORCHES TO RELAX BY YOUR HEATED POOL. FEATURES INCLUDE DADE COUNTY WALLS, HARDWOOD FLOORS, A DOWNSTAIRS MASTER & THE RAREST OF RARE A BASEMENT. DELIGHTFUL FRONT PORCH & ON THE SECOND FLOOR THERE IS A BACK BALCONY OVERLOOKING THE NEIGHBORHOOD TO LOUNGE ON. STAINLESS STEEL APPLIANCES, GAS RANGE, POCKET BAR BEHIND A DUTCH DOOR, OFF ST PARKING AND SO MUCH MORE THAT YOU HAVE TO CHECK IT OUT TO BELIEVE! THIS HOME IS AMAZING & IN THE X FLOOD ZONE.

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|---|
| 98-4061 | 01/08/1999 | 11/15/1999 | 4,000 | Residential | RENOVATIONS |
| 00-1414 | 05/23/2000 | 01/03/2001 | 4,800 | Residential | ROOFING |
| 00-2898 | 09/28/2000 | 01/03/2001 | 2,000 | Residential | REPLACE SHUTTERS |
| 00-3692 | 11/01/2000 | 01/03/2001 | 3,900 | Residential | INSTALL OAK FLOORS |
| 06-6407 | 11/29/2006 | 12/13/2006 | 1,500 | Residential | REPLACE SEWER FROM HOUSE TO CLEANOUT 20FEET |
| 07-2483 | 05/25/2007 | 09/26/2008 | 1,000 | Residential | BUILD A WHITE PICKET FENCE 45'x6' |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2015 | 249,579 | 26,022 | 755,856 | 1,031,457 | 855,692 | 0 | 1,031,457 |
| 2014 | 250,982 | 24,307 | 529,460 | 804,749 | 777,902 | 0 | 804,749 |
| 2013 | 256,830 | 27,362 | 422,992 | 707,184 | 707,184 | 0 | 707,184 |
| 2012 | 259,782 | 28,238 | 572,667 | 860,687 | 773,617 | 0 | 860,687 |
| 2011 | 259,782 | 29,087 | 647,897 | 936,766 | 703,289 | 0 | 936,766 |
| 2010 | 262,734 | 29,941 | 346,679 | 639,354 | 639,354 | 0 | 639,354 |
| 2009 | 295,207 | 30,818 | 526,952 | 852,977 | 852,977 | 0 | 852,977 |
| 2008 | 266,702 | 30,970 | 592,140 | 889,812 | 889,812 | 0 | 889,812 |
| 2007 | 431,311 | 25,298 | 745,500 | 1,202,109 | 505,464 | 25,000 | 480,464 |
| 2006 | 554,864 | 26,103 | 404,700 | 985,667 | 493,136 | 25,000 | 468,136 |
| 2005 | 554,864 | 26,974 | 319,500 | 901,338 | 478,773 | 25,000 | 453,773 |
| 2004 | 303,967 | 27,780 | 298,200 | 629,947 | 464,828 | 25,000 | 439,828 |
| 2003 | 337,742 | 28,584 | 92,868 | 459,194 | 456,161 | 25,000 | 431,161 |
| 2002 | 323,146 | 29,456 | 92,868 | 445,470 | 445,470 | 25,000 | 420,470 |
| 2001 | 276,949 | 6,754 | 74,294 | 357,997 | 357,997 | 25,000 | 332,997 |
| 2000 | 276,949 | 7,216 | 72,420 | 356,586 | 356,586 | 0 | 356,586 |
| 1999 | 284,564 | 6,254 | 72,420 | 363,238 | 363,238 | 25,000 | 338,238 |
| 1998 | 287,696 | 6,169 | 72,420 | 366,285 | 366,285 | 25,000 | 341,285 |
| 1997 | 302,210 | 5,936 | 63,900 | 372,046 | 372,046 | 0 | 372,046 |
| 1996 | 203,992 | 4,292 | 63,900 | 272,183 | 272,183 | 25,000 | 247,183 |
| 1995 | 117,395 | 4,149 | 63,900 | 185,444 | 177,477 | 25,000 | 152,477 |
| 1994 | 104,987 | 3,925 | 63,900 | 172,812 | 172,812 | 25,000 | 147,812 |
| 1993 | 104,987 | 4,157 | 63,900 | 173,044 | 173,044 | 25,000 | 148,044 |
| 1992 | 104,987 | 4,370 | 63,900 | 173,258 | 173,258 | 25,000 | 148,258 |

| | | | | | | | |
|------|---------|-------|--------|---------|---------|--------|---------|
| 1991 | 104,987 | 4,585 | 63,900 | 173,472 | 173,472 | 25,000 | 148,472 |
| 1990 | 139,107 | 4,817 | 45,795 | 189,719 | 189,719 | 25,000 | 164,719 |
| 1989 | 89,399 | 3,519 | 44,730 | 137,648 | 137,648 | 25,000 | 112,648 |
| 1988 | 85,530 | 2,793 | 35,145 | 123,468 | 123,468 | 25,000 | 98,468 |
| 1987 | 37,493 | 0 | 23,004 | 60,497 | 60,497 | 0 | 60,497 |
| 1986 | 37,631 | 0 | 23,004 | 60,635 | 60,635 | 0 | 60,635 |
| 1985 | 37,027 | 0 | 15,336 | 52,363 | 52,363 | 0 | 52,363 |
| 1984 | 35,322 | 0 | 15,336 | 50,658 | 50,658 | 0 | 50,658 |
| 1983 | 35,322 | 0 | 15,336 | 50,658 | 50,658 | 0 | 50,658 |
| 1982 | 35,789 | 0 | 12,397 | 48,186 | 48,186 | 0 | 48,186 |

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 |
|-----------|----------------------------|-----------|------------|---------------|
| 5/15/2016 | 2798 / 1104 | 1,325,000 | <u>WD</u> | <u>01</u> |
| 2/16/2007 | 2276 / 319 | 1,325,000 | <u>WD</u> | <u>Q</u> |
| 3/16/2000 | 1625 / 1835 | 360,000 | <u>WD</u> | <u>Q</u> |
| 6/1/1995 | 1356 / 0916 | 355,000 | <u>WD</u> | <u>Q</u> |
| 7/1/1989 | 1100 / 227 | 252,500 | <u>WD</u> | <u>Q</u> |
| 7/1/1987 | 1021 / 1900 | 162,000 | <u>WD</u> | <u>Q</u> |
| 2/1/1975 | 681 / 334 | 30,000 | 00 | <u>Q</u> |

This page has been visited 156,715 times.

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