



Van D. Fischer, Esquire  
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**Via email**

September 9, 2023

Keri O'Brien  
City Clerk  
City of Key West  
1300 White Street  
Key West, FL 33040  
[kobrien@cityofkeywest-fl.gov](mailto:kobrien@cityofkeywest-fl.gov)  
[clerk@cityofkeywest-fl.gov](mailto:clerk@cityofkeywest-fl.gov)

**Re: Evidence submitted pursuant to Section 90-806, Fla. Stat., attacking the credibility of the hearsay statement of William Verge admitted in evidence in the Planning Director's June 21, 2023, denial of the Lawful Unit Determination application for 329 Peacon Lane (RE# 00003400-000100).**

Dear Ms. O'Brien:

Attached please find an MLS listing for 329 Peacon Lane which is being submitted pursuant to Section 90-806, Fla. Stat., as evidence for the purpose of attacking the credibility of the hearsay statement of William Verge admitted in evidence in the Planning Director's June 21, 2023, denial of Appellant's LUD application for 329 Peacon Lane.

Please add this evidence to the existing file for the upcoming Board of Adjustment hearing on September 14, 2023. Thank you for your time and assistance.

Sincerely,

Van D. Fischer, Esq.

Attachment (1)

Provided as a courtesy of  
**Kirksten C Irick**  
 Preferred Properties (KW)  
 PO Box 267  
 Key West, FL 33040  
[kirkirick@gmail.com](mailto:kirkirick@gmail.com)



<b>Duplicate Listing?:</b>	No	<b>Statistical Purposes Only:</b>		<b>Type of Listing:</b>	Exclusive Agency
<b>Listing Board:</b>	Marathon/Lower Keys	<b>ROGO Exempt:</b>		<b>As is Rght to Inspct:</b>	Yes
<b>Potential Short Sale:</b>	No	<b>Bank Owned:</b>	No	<b>Species List:</b>	

<b>Off Shore Island:</b>	No	<b>County:</b>	Monroe	<b>Subdivision:</b>	Old Town - Unrecord (1.0)
<b>Mile Marker:</b>	1	<b>Area:</b>	01 - Key West	<b>KW Neighborhood:</b>	Old Town-N of Truman
<b>Marathon Neighborhood:</b>		<b>Side:</b>	Median	<b>Flood Zone:</b>	0.2 PCT ANNUAL CHANC
<b>Handicap Access:</b>		<b>Alternate Key #:</b>	1003531	<b>Add'l Parcel #1:</b>	
<b>Add'l Parcel #2:</b>		<b>Parcel #:</b>	00003400-000000	<b>Bldg Nbr:</b>	
<b>Zoning:</b>	HMDR - Historic Medium Density Residential	<b>Deed Restrictions:</b>	No	<b>Taxes:</b>	7,709.20
<b>Tax Year:</b>	2013	<b>Owner Name:</b>	William G Verge	<b>Pub Sewer HkUp:</b>	Yes

<b>Style:</b>	Single Family	<b>Waterfront:</b>	No	<b>Control Depth:</b>	0
<b>Unit/Complex:</b>		<b>Pool:</b>	Yes	<b>Year Built:</b>	1926
<b>Total Units:</b>	0	<b>Lot Size:</b>		<b>Lot SqFt:</b>	8,422
<b>Lot Sqft Source:</b>		<b>Acres:</b>	0.19	<b>Living Apx SqFt:</b>	3,242
<b>SqFt Source:</b>	Tax Records	<b>SqFt Remarks:</b>		<b>Total Bedrooms:</b>	6
<b>Full Baths:</b>	5	<b>Half Baths:</b>	1	<b>Total Baths:</b>	5.10
<b>Floor Number:</b>		<b>Rentals Allowed:</b>	Yes	<b>Min Rental Days:</b>	
<b>Max Rental Days:</b>					

**Remarks – Consumer:** Main house is divided into 3 units. Owners unit is in rear and fronts on the lane. House built in 1926 as an historic conch house. Guest House is separate from the main house. Four off street parking spaces are paved in red brick as well as the garden paths and planters. 15 KW Generac whole house generator. Located on Solares Hill) and 8 feet above sea level, large lot (3 put together).

<b>Dual/Var Rate Comm:</b>	No	<b>Single Agent Com:</b>	3	<b>Single Agent Comm Type:</b>	%
<b>Trans Broker Com:</b>	3	<b>Trans Broker Comm Type:</b>	%	<b>Non-Rep Com:</b>	3
<b>Non-Rep Comm Type:</b>	%	<b>Limitd Reprsntation:</b>	Yes		

<b>Sale Terms:</b>	<b>Selling Info:</b>	<b>Sold Comments:</b>
<b>Sold Remarks:</b>		

**Agent Remarks:** Selling Agent commission is 3% less \$299. Contact Owner/Agent directly for showings and negotiations: Bill Verge 305-395-9554. To Submit Offers, please see attachment in MLS or use the following link: <http://www.getmoreoffers.com/for-agents.asp> and enter the MLS ID number.

**Directions:** 329 Peacon Lane is located between Caroline Street and Eaton Street in Old Town Key West by the historic seaport.

**Legal:** KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591D/C OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR109

<b>Association Info:</b> Mandatory Home Owners Asc: No	<b>Cooling:</b> Ceiling Fans(s); Central Air; Heat	<b>Windows/Doors:</b> Other Windows/Doors; Sliding Glass Doors; Wood Windows
<b>Fee Includes:</b> None	<b>Utilities:</b> Cable Available; FKAA; Municipal Sewer; Whole House Generatr	<b>Floor:</b> Carpet; Marble; Tile; Wood
<b>Tax Exemptions:</b> Homestead	<b>Interior Features:</b> Drapes/Blinds Incl; Sky Light(s); Smoke Alarms	<b>Roof:</b> Metal Roof
<b>Waterfront:</b> None	<b>Pre-Wired:</b> Cable	<b>Pets:</b> Pets Allowed
<b>Waterview:</b> No Waterview	<b>Specialty Rooms:</b> Guest/Servant Qtrs: Legal; Laundry Room	<b>Land Size:</b> Less Than 1/4 Acre
<b>Dockage:</b> None	<b>Appliances:</b> Dishwasher; Disposal; Dryer; Ice Machine; Microwave; Range; Refrigerator; Washer	<b>Terms:</b> Buyer Obtain Finance; Seller Finance Psble
<b>Building Style:</b> Above Flood: Yes; Conch	<b>Exterior Features:</b> Detached Guest Qtrs; Fencing; Lighting	<b>Show:</b> 24 Hour Notice; No Sign on Property; Owner Occupied
<b>Vehicle Storage:</b> Car(s): 4+; Open Parking	<b>Pool Info:</b> In Ground; Other: Spa; Other Material: Tiled; Dimensions: 20x8; Decked	<b>Financial Status:</b> Bank Owned: No; Potential Short Sale: No
<b>Furnished:</b> Unfurnished	<b>Construction:</b> Frame; Other	

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Living Room		12	12		Other Room		11	11	
Bedroom 1		12	18		Other Room		10	10	
Bedroom 2		11	11		Kitchen		12	12	
Bedroom 3		12	18		Dining Room		12	10	
Bedroom 4		12	10						

<b>Listing Date:</b>	02/04/2015	<b>Expiration Date:</b>	11/04/2016	<b>Days On Market:</b>	639
<b>List Price:</b>	1,675,000	<b>Original List Price:</b>	1,750,000	<b>Status Change Date:</b>	11/04/2016
<b>LA:</b> Keith Gordon; (877)232-9695; info@getmoreoffers.com			<b>LO:</b> Addvantage Real Estate Services; (877)232-9695; keith@getmoreoffers.com		

Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and [FBS](#). Prepared by Kirksten C Irick on Thursday, September 07, 2023 4:53 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

15013740-1



15013740-2



15013740-3



15013740-4



15013740-5



15013740-6



15013740-7



15013740-8



15013740-9



15013740-10



15013740-11

