

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING, PLLC

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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

PREPARED 6/06/17, 10:23:28
City of Key West

PAYMENTS DUE INVOICE
PROGRAM PZ821L

PROJECT NUMBER: 16-02000043 EASEMENT - 908 PACKER

FEE DESCRIPTION AMOUNT DUE

EASEMENT APPLICATION	1800.00
TOTAL DUE	1800.00

Please present this invoice to the cashier with full payment.

Oper: KEYWJAB Type: OC Drawer: 1
Date: 6/07/17 63 Receipt no: 18682
2016 2000043
PZ PLANNING & ZONING
1.00 \$1800.00
Trans number: 3106241
OK CHECK 222 \$1800.00
Trans date: 6/07/17 Time: 9:46:13

PREPARED 6/28/16, 9:17:31
City of Key West

PAYMENTS DUE INVOICE
PROGRAM PZ821L

PROJECT NUMBER: 16-02000043 REVOCABLE LICENSE - 908 PACKER

FEE DESCRIPTION	AMOUNT DUE
ADVERTISING AND NOTICE FEE	100.00
FIRE DEPARTMENT REVIEW FEE	50.00
REVOCABLE LICENSE	200.00
TOTAL DUE	350.00

Please present this invoice to the cashier with full payment.

Operator: KEMARJ Type: CC Driver: 1
Date: 7/01/16 52 Receipt no: 20479
F2 2016 200043 PLANING & ZONING \$550.00
Trans number: 104 3081273
OK DED \$350.00
Trans date: 7/01/16 Time: 7:45:46

ELIZABETH C FULLER

222

66-19/530 NC
6600

4 May 2017
Date

Pay to City of Key West \$ 1800.00
the order of on 4 thousand eight hundred and 00/100 Dollars
U.S. TRUST  Bank of America, N.A.

 Security
Features
Details on
Back.

ACH R/T 053000196

For Appl. for Easement - 90 S Parker Elizabeth C. Fuller MP
⑆053000196⑆ 237025851366⑆0222

Harland Clarke

**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

date

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

05/25/2016 11:20AM
DEED DOC STAMP CL: Krys \$9,275.00

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]
Kelly Croce Sorg (Seal)

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: _____

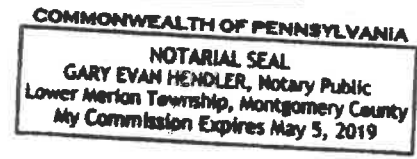


EXHIBIT "A"

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
Bk# 2798 Pg# 1105

B

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

**MONROE COUNTY
OFFICIAL RECORDS**



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: 06-88-25

Property Location: 908 PACKER ST KEY WEST

Legal KW PT LOT 4 SQR 4 TR 6 OR607-78 OR681-334 OR825-2213/14 OR1021-1900/01 OR1021-1902/03 OR1100-227
Description: 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
 Effective Age 12
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 266
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 12
 Grnd Floor Area 1,784

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

Roof Type GABLE/HIP

Heat 1 NONE

Heat Src 1 NONE

Roof Cover METAL

Heat 2 NONE

Heat Src 2 NONE

Foundation CONC BLOCK

Bedrooms 4

Extra Features:

2 Fix Bath 0

3 Fix Bath 3

4 Fix Bath 0

5 Fix Bath 0

6 Fix Bath 0

7 Fix Bath 0

Extra Fix 0

Vacuum 0

Garbage Disposal 0

Compactor 0

Security 0

Intercom 0

Fireplaces 0

Dishwasher 0



Misc Improvement Details

Appraiser Notes

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	WD *****	01 *****
2/16/2007	2276 / 319	1,325,000	WD *****	Q *****
3/16/2000	1625 / 1835	360,000	WD *****	Q *****
6/1/1995	1356 / 0916	355,000	WD *****	Q *****
7/1/1989	1100 / 227	252,500	WD *****	Q *****
7/1/1987	1021 / 1900	162,000	WD *****	Q *****
2/1/1975	681 / 334	30,000	00	Q *****

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

Packer St.

30' (R/W)

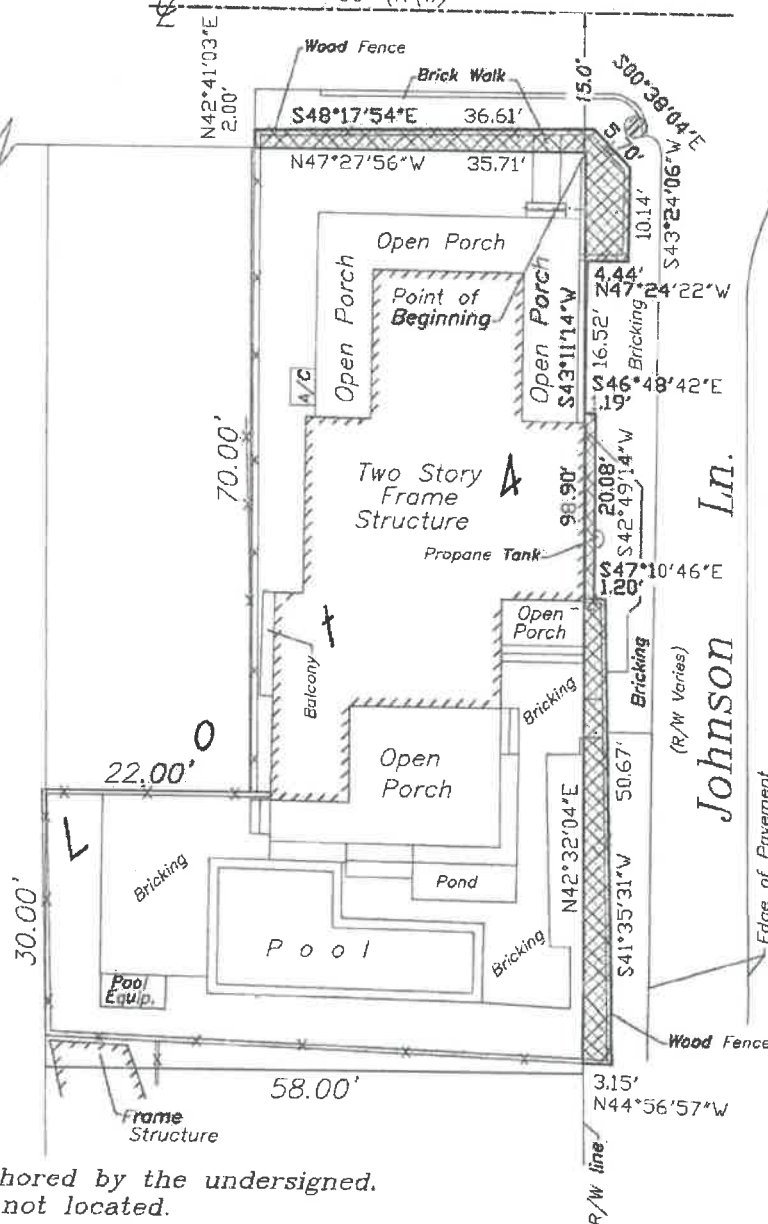
Olivia Street

R/W Line

Lot 2

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 Northwestern 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 Northwestern 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 Northeastly 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 Southeastly 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 Southeastly 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 Northeastly 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 Southeastly 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 Northwestern 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

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
 PSM #6298

3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244