

Application



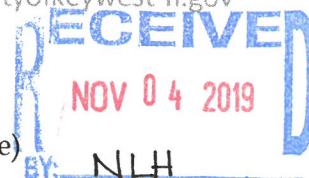
Application For Revocable License

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$350.00

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



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: 818-820-822 Terry Lane

Zoning District: HMDR Real Estate (RE) #: 00014340-000800

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT:

☒ Owner

☒ Authorized Representative 818-820-824 & 826

Name: Susan Mitchell Terry Lane Court Condo ASSN Treasurer

Mailing Address: 824 Terry Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 740-274-9091 Office: SAME Fax: _____

Email: susanmkwf@gmail.com

PROPERTY OWNER: (if different than above)

Name: DAN EMERY wendy Rangel Jeff Turner Susan Mitchell

Mailing Address: Po Box 758 820 Terry Lane 826 Terry 824 Terry Lane

City: Brant Rock MA 02020 Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of requested revocable license and use: see attachment for planted areas
and planter

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 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 revocable license area requested
- ☒ Photographs showing the proposed area

Verification Forms

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

I, Susan Mitchell, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

822 Terry Lane Treasurer of Terry Lane Court
Street address of subject property
Represents 818, 820 822 & 824 & 826 Condo ASSN

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.

Susan Mitchell
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 10/15/2019 by
date

Susan Mitchell
Name of Owner

He/She is personally known to me or has presented DL-FL M324-780-61-758-0 as identification.

Natalie L. Hill
Notary's Signature and Seal

Natalie L. Hill
Name of Acknowledger typed, printed or stamped



GG 051262
Commission Number, if any

Authorization Forms

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, Daniel W. EMERY authorize
Please Print Name(s) of Owner(s) as appears on the deed

Susan Mitchell
Please Print Name of Representative

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

Daniel W. Emery
Signature of Owner

n/a
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 11/6/19
Date

by Daniel W. Emery
Name of Owner

He/She is personally known to me or has presented MA drivers License as identification.

Jacqueline Madden
Notary's Signature and Seal

Jacqueline Madden
Name of Acknowledger typed, printed or stamped



JACQUELINE M. MADDEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires October 1, 2021

N/A
Commission Number, if any

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, Wendy Rangel authorize
Please Print Name(s) of Owner(s) as appears on the deed

Susan Mitchell
Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 11.5.19
Date

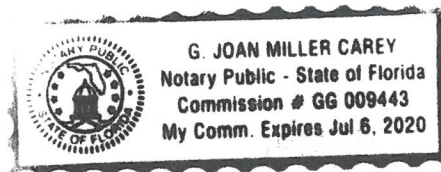
by Wendy Rangel
Name of Owner

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

G. Joan Miller Carey
Notary's Signature and Seal

G. Joan Miller Carey
Name of Acknowledger typed, printed or stamped

GG 009443
Commission Number, if any



818 – 826

**Terry Lane Court Condo Association
Property Record 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 00014340-000800
 Account# 8982315
 Property ID 8982315
 Millage Group 11KW
 Location Address 818-826 TERRY Ln, KEY WEST
 Legal Description TERRY LANE COURT A CONDOMINIUM (F/K/A RE 1434) OR1656-314/382DEC
 (Note: Not to be used on legal documents.)
 Neighborhood 6109
 Property Class (ON00)
 Subdivision
 Sec/Twp/Rng 01/01/01
 Affordable Housing No

Owner

TERRY LANE COURT A CONDOMINIUM

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$0	\$0
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
NOTE (ON00)	3,380.00	Square Foot	0	0

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
04-00003576	12/4/2004		\$9,500		SMALL 36 SF HALLWAY ADDITION

View Tax Info

[View Taxes for this Parcel](#)

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sales, Sketches (click to enlarge), Photos, TRIM Notice.

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

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



Last Data Upload: 10/2/2019 5:55:35 AM

Version 2.3.7

818 Terry Lane
Property Record 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 00014340-000818
 Account# 8982326
 Property ID 8982326
 Millage Group 11KW
 Location Address 818 TERRY Ln, KEY WEST
 Legal Description UNIT 818 TERRY LANE COURT A CONDOMINIUM OR1777-2425/26 OR2653-2472/73

(Note: Not to be used on legal documents.)

Neighborhood 6110
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

EMERY DANIEL W
 PO Box 758
 Brant Rock MA 02020

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$153,386	\$157,477	\$157,477	\$175,076
+ Market Misc Value	\$1,379	\$1,432	\$1,485	\$1,591
+ Market Land Value	\$241,820	\$252,546	\$277,185	\$274,126
= Just Market Value	\$396,585	\$411,455	\$436,147	\$450,793
= Total Assessed Value	\$396,585	\$411,455	\$436,147	\$450,422
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$396,585	\$411,455	\$436,147	\$450,793

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,062.01	Square Foot	0	0

Buildings

Building ID	35420	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1903
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2009
Gross Sq Ft	1020	Foundation	WD CONC PADS
Finished Sq Ft	828	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	186	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	10	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	828	828	0
OPF	OP PRCH FIN LL	120	0	0
OUF	OP PRCH FIN UL	72	0	0
TOTAL		1,020	828	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2015	2016	1	360 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/9/2013	\$420,000	Warranty Deed		2653	2472	02 - Qualified	Improved
4/15/2002	\$180,000	Warranty Deed		1777	2425	Q - Qualified	Improved

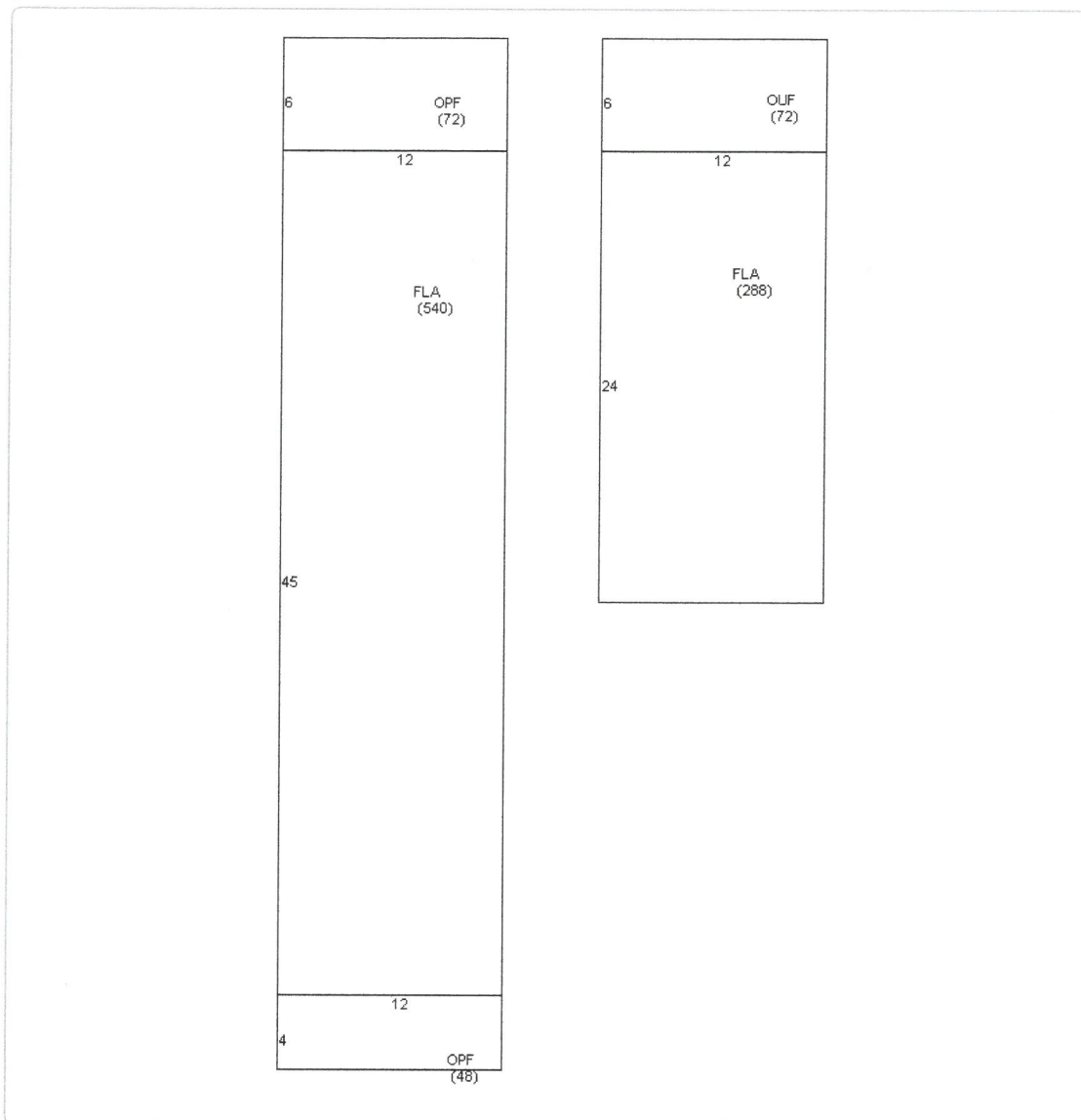
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-0055	1/9/2015	5/18/2015	\$4,500		R & R FENCE AROUND POOL
07-00001703	5/8/2007	12/30/2008	\$61,752	Residential	REMOVE EXISTING ROOF AND 2ND STORY ROOM, CONSTRUCT NEW 2ND STORY ADDITION PER PLANS, NEW PORCH PER PLANS - NEW ROOF OVER, NEW WORK - DOORS AND WINDOWS PER PLANS, ADD BATH AND ELECTRIC PER PLANS, NEW CAP SIDING TO MATCH EXISTING PAINT NEW WORK, REPAIR EXISTING SIDING AS NEEDED
07-1704	5/8/2007	12/30/2008	\$0	Residential	NEW 2 ND FLOOR BATH.
07-1705	5/8/2007	12/30/2008	\$0	Residential	INSTALL 4 SQS NEW V-CRIMP ON NEW ROOF.
07-1706	5/8/2007	12/30/2008	\$0	Residential	INSTALL 42 NEW OUTLETS INCLUDING LIGHT, FANS, SMOKE DETECTORS AND BA EXHAUST FAN.

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[Trim Notice](#)**2019 Notices Only**

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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

Last Data Upload: 10/8/2019 5:38:25 AM

Version 2.3.8

Developed by



818 Terry Lane
Warranty Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2013-134
Will Call No.:

Doc# 1953625 10/10/2013 3:49PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

10/10/2013 3:49PM
DEED DOC STAMP CL: Kryz \$2,940.00

Doc# 1953625
Bk# 2653 Pg# 2472

Parcel Identification No. 00014340-000818

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 9th day of October, 2013 between Jane G. Grannis, a married woman, joined by her husband, Terry Wetmore whose post office address is 620 Mickens Lane, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Daniel W. Emery, a single man whose post office address is 818 Terry Lane, Key West, FL 33040 of the County of Monroe, State of Florida, 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:

A portion of land located on the Island of Key West, Monroe County, Florida and being known as a portion of Lots 10 & 11, of Square 1, of Tract 3, according to a diagram recorded in Book "S" at Page 421, of the Public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the intersection of the Northwestern right-of-way line of Olivia Street and the Southwestern right-of-way line of Terry Lane; thence in a Northwestern direction along the said Southwestern right-of-way line of Terry Lane for 142.40 feet to the Point of Beginning; thence continue along the said Southwestern right-of-way line of Terry Lane for 16.86 feet; thence at a right angle and in a Southwestern direction for 63.00 feet; thence at a right angle and in a Southeasterly direction for 16.86 feet; thence at a right angle and in a Northeasterly direction for 63.00 feet to the said Southwestern right-of-way line of Terry Lane and the Point of Beginning. Together with an undivided interest in the common area as set forth in Declaration of Condominium recorded in Official Records Book 1656, Page 314 of the Public Records of Monroe County, Florida.

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.

Signed, sealed and delivered in our presence:

Madison Fallon
Witness Name: Madison Fallon

Merion
Witness Name: Gregory Oropeza

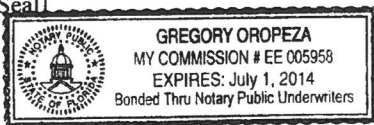
Jane G Grannis (Seal)
Jane G Grannis

Terry Wetmore (Seal)
Terry Wetmore

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 9th day of October, 2013 by Jane G Grannis and Terry Wetmore, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Merion
Notary Public

Printed Name: _____

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

820 Terry Lane
Property Record 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 00014340-000820
 Account# 8982337
 Property ID 8982337
 Millage Group 11KW
 Location 820 TERRY Ln, KEY WEST
 Address
 Legal UNIT 820 TERRY LANE COURT A CONDOMINIUM OR1777-813/14
 Description OR1948-2296/97T/C OR2522-855/58C/T OR2537-779/81
 (Note: Not to be used on legal documents.)
 Neighborhood 6110
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

RANGEL WENDY
 820 Terry Ln
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$109,808	\$120,649	\$122,301	\$137,679
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$236,668	\$245,036	\$268,941	\$266,390
= Just Market Value	\$346,476	\$365,685	\$391,242	\$404,069
= Total Assessed Value	\$215,179	\$211,167	\$206,824	\$202,571
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$190,179	\$186,167	\$181,824	\$177,571

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,021.62	Square Foot	16	64

Buildings

Building ID 35421
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 900
 Finished Sq Ft 598
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 118
 Functional Obs 0
 Economic Obs 0
 Depreciation % 10
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1918
 EffectiveYearBuilt 2009
 Foundation WD CONC PADS
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	143	0	0
FLA	FLOOR LIV AREA	598	598	0

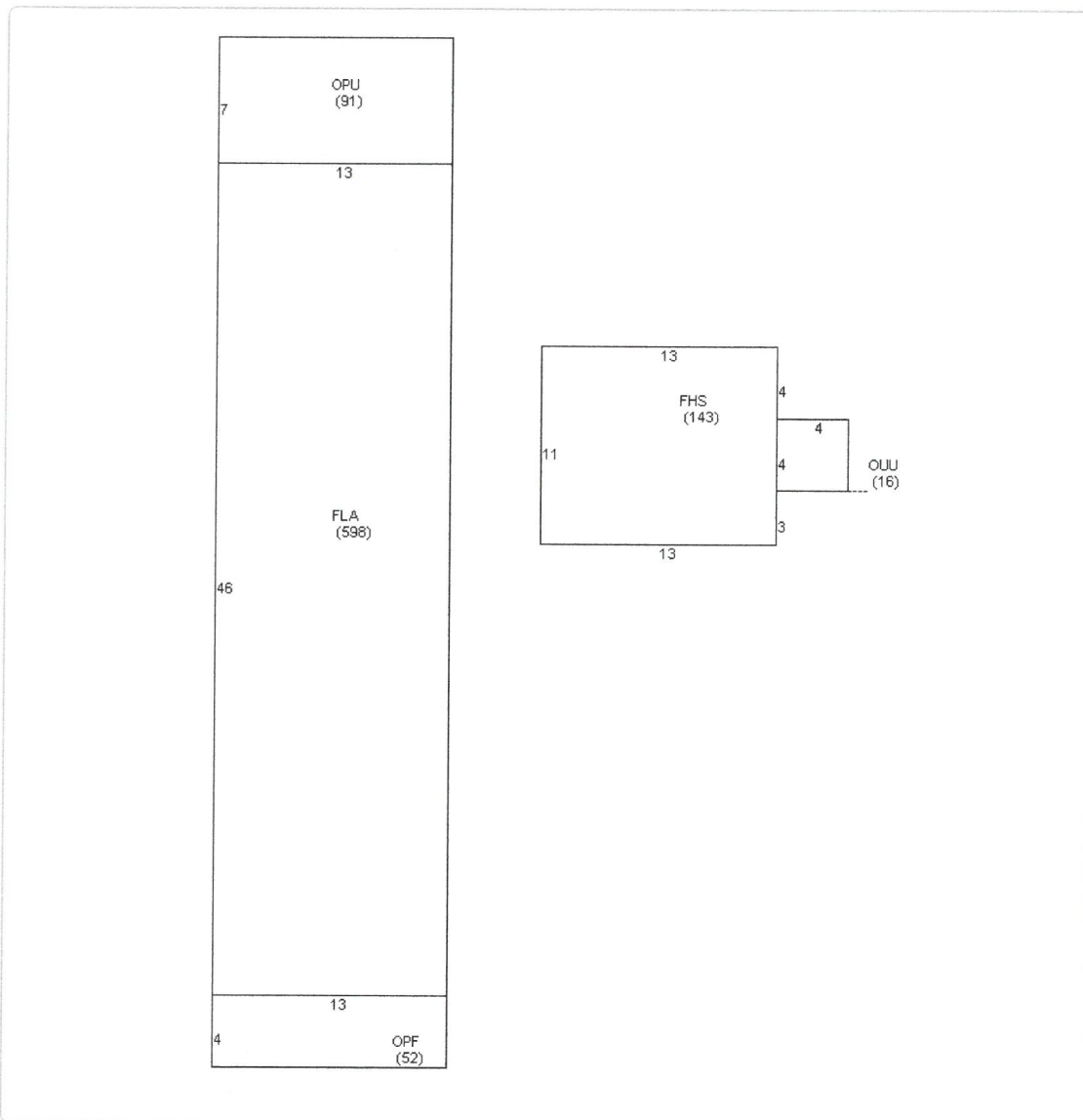
Code	Description	Sketch Area	Finished Area	Perimeter
OPU	OP PR UNFIN LL	91	0	0
OUU	OP PR UNFIN UL	16	0	0
OPF	OP PRCH FIN LL	52	0	0
TOTAL		900	598	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/7/2011	\$206,500	Warranty Deed		2537	779	02 - Qualified	Improved
6/20/2011	\$100	Certificate of Title		2522	855	12 - Unqualified	Improved
10/31/2003	\$390,000	Warranty Deed		1948	2296	Q - Qualified	Improved
4/12/2002	\$187,000	Warranty Deed		1777	0813	Q - Qualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)**Photos**



Map



TRIM Notice

[Trim Notice](#)

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits.

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

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

Last Data Upload: 10/8/2019 5:38:25 AM

Version 2.3.8

Developed by



820 Terry Lane
Warranty Deed

Return To:
PowerLink Settlement Services
Attn: Post Closing
345 Rouser Rd Bldg. 5
Coraopolis, PA 15108

This Document Prepared By: *Janet Shenando*
PowerLink Settlement Services
345 Rouser Rd Bldg. 5
Coraopolis, PA 15108
PL# 172118
PR# 0030857833
Parcel ID: 8982337
**206,410.00*

Doc# 1853988 10/06/2011 11:48AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

10/06/2011 11:48AM
DEED DOC STAMP CL: DS \$1,445.50

Doc# 1853988
Bk# 2537 Pg# 779

SPECIAL WARRANTY DEED

This Special Warranty Deed made this date of September 7, 2011, by Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-1 whose address is 4600 Regent Blvd Irving, TX 75063, hereinafter called the Grantor, to WENDY RANGEL, whose address is 1075 DUVAL ST C21-183, KEY WEST, FL 33040, hereinafter called the Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of **\$206,410.00** Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Monroe** County, State of Florida, to wit:

The following real property in the County of Monroe, State of Florida:

Unit No. 820, a portion of land located on the Island of Key West, Monroe County, Florida and being known as a portion of Lots 10 and 11, of Square I, of Tract 3, according to a diagram recorded in Book "S", at page 421, of the public records of Monroe County, Florida, and being more particularly described as follows: Commence at the intersection of the Northwestern right-of-way line of Olivia Street and the Southwesterly right-of-way line of Terry Lane; thence in a northwesterly direction along the said Southwesterly right-of-way line of Terry Lane for 126.18 feet to the point of beginning; thence continue along the said Southwesterly right-of-way line of Terry Lane for 16.22 feet; thence at a right angle and in a Southwesterly direction of 63.90 feet; thence at a right angle and in a southeasterly direction for 16.22 feet; thence at a right angle and in a Northeasterly direction for 63.00 feet to the said Southwesterly right-of-way line of Terry Lane and the point of beginning; together with an undivided interest in the common area as set forth in Declaration of Condominium recorded in Official Records Book 1656 page 314 of the public records of Monroe County, Florida.

Parcel ID: 8982337

More commonly known as: **820 TERRY LN, KEY WEST, FL 33040-7331**

This property is not the homestead of the Grantor(s).

Doc# 1853988
Bk# 2537 Pg# 780

BEING the same premises which the Clerk of Court of Monroe in Certificate of Title recorded June 20, 2011 in the Monroe County Recorder's Office in Doc. No. 1840301, granted and conveyed to Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-1, the Grantors herein.

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2011** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

*POA Recorded Book 2379 Pages 638-653 on 09/11/08

Signed, Sealed and Delivered in Our Presence:


Witness Nikkia Oliphant


Witness Nashadrian Vaughn

Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-1 by American Home Mortgage Servicing as Attorney In Fact

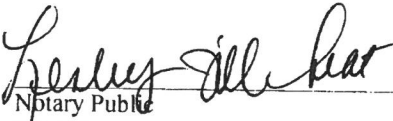
By: 

Its: E. Evelyn Brown
Assistant Secretary

County of Dallas
State of Texas

THE FOREGOING INSTRUMENT was acknowledged before me this date of September 7, 2011. Personally appearing before me was E. Evelyn Brown, an authorized agent of American Home Mortgage Servicing as Attorney In Fact for Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-1, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who has shown a valid state drivers license as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

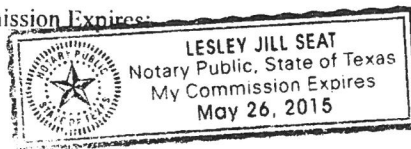
(SEAL)



Notary Public

Print Name:

My Commission Expires:



MONROE COUNTY
OFFICIAL RECORDS

822 Terry Lane
Property Record 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 00014340-000822
Account# 8982348
Property ID 8982348
Millage Group 11KW
Location Address 822 TERRY Ln, KEY WEST
Legal Description UNIT 822 TERRY LANE COURT A CONDOMINIUM OR1776-1946/47 OR2662-234/35
(Note: Not to be used on legal documents.)
Neighborhood 6110
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



8982348 822 TERRY LN 01/06/15

Owner

MITCHELL SUSAN H
 824 Terry Ln
 Key West FL 33040

MITCHELL BRUCE A
 824 Terry Ln
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$187,954	\$174,529	\$183,479	\$197,895
+ Market Misc Value	\$176	\$190	\$204	\$232
+ Market Land Value	\$305,178	\$318,920	\$350,034	\$346,501
= Just Market Value	\$493,308	\$493,639	\$533,717	\$544,628
= Total Assessed Value	\$493,308	\$493,639	\$533,717	\$544,628
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$493,308	\$493,639	\$533,717	\$544,628

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,440.47	Square Foot	23.3	61

Buildings

Building ID 35422
Style 1 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 1248
Finished Sq Ft 765
Stories 1 Floor
Condition AVERAGE
Perimeter 146
Functional Obs 0
Economic Obs 0
Depreciation % 18
Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
Year Built 1918
EffectiveYearBuilt 2004
Foundation WD CONC PADS
Roof Type IRR/CUSTOM
Roof Coverage METAL
Flooring Type CONC S/B GRND
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 2
Full Bathrooms 2
Half Bathrooms 0
Grade 500
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLC	2 SIDED SECT	36	36	0
FLD	3 SIDED SECT	12	12	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	285	0	0
FLA	FLOOR LIV AREA	717	717	0
OPF	OP PRCH FIN LL	198	0	0
TOTAL		1,248	765	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2002	2003	1	92 SF	2

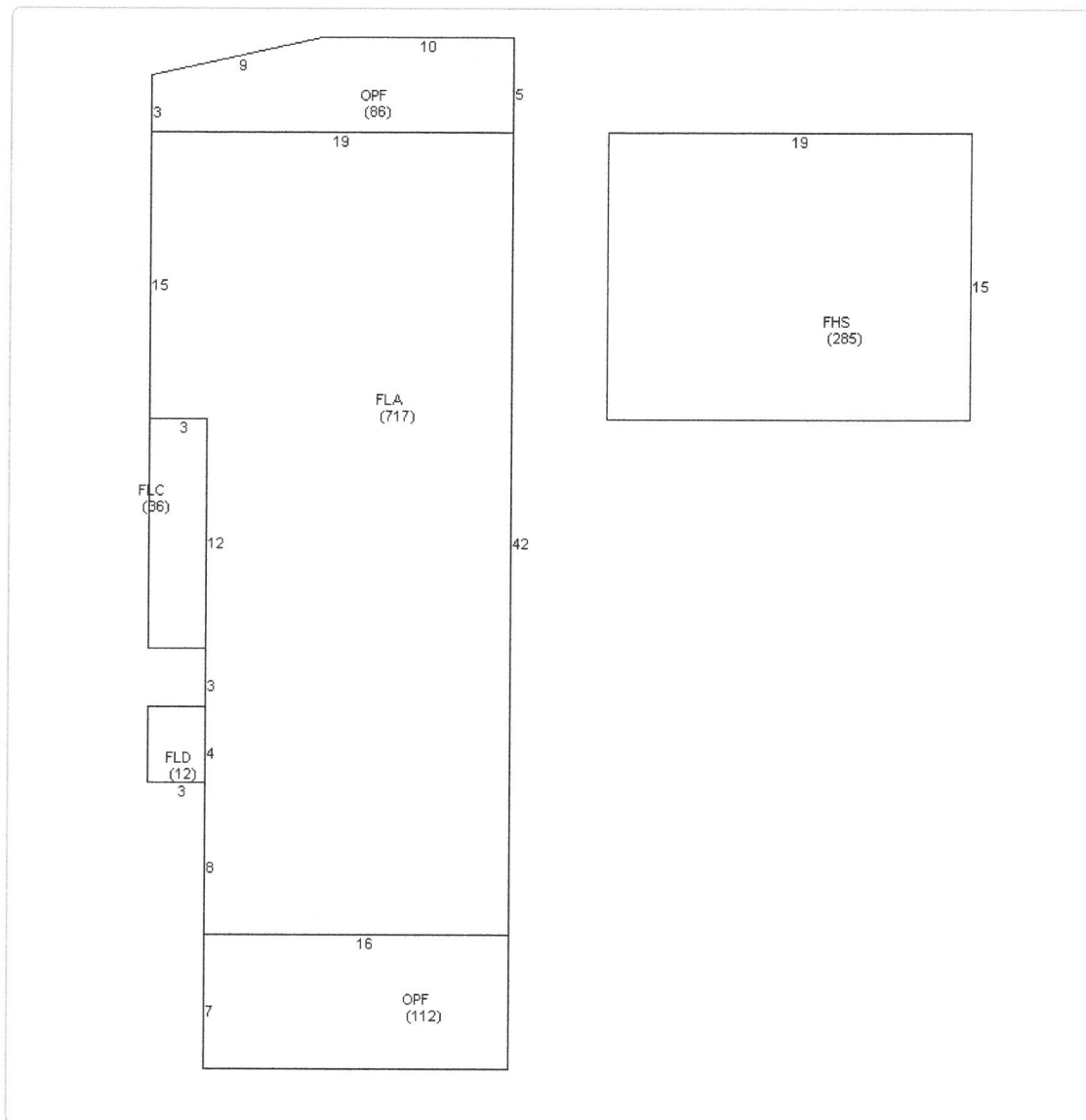
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/9/2013	\$435,000	Warranty Deed		2662	234	02 - Qualified	Improved
4/12/2002	\$208,000	Warranty Deed		1776	1946	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-5397	12/20/2013	11/13/2014	\$7,500		10 SQRS REMOVE EXISTING VCRIMP INSTALL DRYIN EAVES
08-0117	1/22/2008	2/14/2008	\$1,200	Residential	REPLACE 70 SF OF ROTTED 1X4 T&G DECKING ON FRONT PORCH WITH SAME MATERIAL
04-3576	1/6/2005	12/31/2005	\$10,000	Residential	WIRE ADDITION PER PLANS
04-0884	3/23/2004	10/29/2004	\$4,800	Residential	CENTRAL A/C
03-0002	1/10/2003	9/29/2003	\$650	Residential	ENCLOSED DRYER AREA
02-3414	12/30/2002	9/29/2003	\$1,080	Residential	REPAIR FLOORING

View Tax Info
[View Taxes for this Parcel](#)
Sketches (click to enlarge)



Photos



Trim Notice

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

Developed by



Version 2.3.8

**822 Terry Lane
Warranty Deed**

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2013-179
Will Call No.:

\$435,000.00

Doc# 1960670 12/09/2013 3:12PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

12/09/2013 3:12PM
DEED DOC STAMP CL: Krys \$3,045.00

Doc# 1960670
Bk# 2662 Pg# 234

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 9th day of December, 2013 between Richard J. Koppenaal and Barbara Freitas, as husband and wife whose post office address is 8340 Greensboro Drive, Unit 725, Building II, Mc Lean, VA 22102 of the County of Fairfax, State of Virginia, grantor*, and Bruce A. Mitchell and Susan H. Mitchell, husband and wife whose post office address is 822 Terry Lane, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

Witneseth 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:

Legal Description, Unit No. 822: A portion of land located on the Island of Key West, Monroe County, Florida and being known as a portion of Lots 10 & 11, of Square 1, of Tract 3, according to a diagram recorded in Book "S" at Page 421, of the Public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the intersection of the Northwesterly right-of-way line of Olivia Street and the Southwesterly right-of-way line of Terry Lane; thence in a Northwesterly direction along the said Southwesterly right-of-way line of Terry Lane for 102.88 feet to the Point of Beginning; thence continue along the said Southwesterly right-of-way line of Terry Lane for 23.29 feet; thence at a right angle and in a Southwesterly direction for 63.00 feet; thence at a right angle and in a Southeasterly direction for 10.00 feet; thence at an angle to the right of 163 degrees and in a Easterly direction for 13.90 feet; thence at an angle to the right of 107 degrees and in a Northeasterly direction for 58.94 feet to the said Southwesterly right-of-way line of Terry Lane and the Point of Beginning, together with an undivided interest in the common area as set forth in Declaration of Condominium recorded in Official Records Book 1656, Page 314 of the Public Records of Monroe County, Florida.

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.

Signed, sealed and delivered in our presence:

Madison Fallon
Witness Name: Madison Fallon

Gregory Oropete
Witness Name: Gregory Oropete

Madison Fallon
Witness Name: Madison Fallon

Gregory Oropete
Witness Name: Gregory Oropete

Richard J Koppenaal (Seal)
Richard J Koppenaal

Barbara Freitas (Seal)
Barbara Freitas

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 9th day of December, 2013 by Richard J Koppenaal and Barbara Freitas, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Madison Fallon
Notary Public

Printed Name: _____

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

**Certificate of
Liability Insurance**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/19/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Southernmost Insurance 1010 Kennedy Drive Suite 300 Key West FL 33040		CONTACT NAME: Grisel Padron PHONE (A/C, No, Ext): (305) 296-5052 FAX (A/C, No): (305) 293-0629 E-MAIL ADDRESS: grisel@southernmostinsurance.com	
INSURED Terry Lane Court Condominium Association, Inc. 824 Terry Lane Key West FL 33040		INSURER(S) AFFORDING COVERAGE INSURER A: Mount Vernon Fire Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	


COVERAGES**CERTIFICATE NUMBER:** CL19111902313**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NPP2104892J	04/13/2019	04/13/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$ OCCUR CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of Key West Florida 1300 White Street Key West FL 33040	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

© 1988-2015 ACORD CORPORATION. All rights reserved.

Notice of Code Violation
Dated September 30, 2019



CITY OF KEY WEST

1300 White Street
Key West, FL. 33040
Phone: (305) 809-3740

NOTICE OF CODE VIOLATION

DATE: September 30, 2019
RE: CASE NUMBER CC2019-01467
CERTIFIED MAIL RECEIPT NUMBER: 7019 0160 0000 0127 2145

To:
Susan H. and Bruce A. Mitchell
824 Terry Lane
Key West, FL 33040

Subject Address:
822 Terry Ln
Key West, FL. 33040

According to the records of The City of Key West, you are the current property owner/ representative or the business owner at the above-referenced property. You are hereby noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

Count 1: Sec. 62-2 Obstructions

It shall be unlawful for any person willfully to obstruct the free, convenient and ordinary use of any public right-of-way, street, roadway, alley, sidewalk, swale or public square by impeding, hindering, stifling, retarding or restraining the passage of either pedestrian or vehicular traffic or by endangering the safe movement of pedestrians or vehicles travelling thereon.

To Wit: On 27 Sep 19 while conducting an area canvass, I observed a landscaping planter built in the City right-of-way.

Corrective Action: Remove the planter or obtain an easement or revocable license from the City.

Florida Statutes Chapter 162 and Key West Code of Ordinances Article VI authorize code enforcement proceedings. You have ten (10) days after receipt of this notice to take corrective action on the above-described violation(s).

PLEASE CONTACT THE UNDERSIGNED CODE COMPLIANCE OFFICER so that we can assist you in achieving compliance and scheduling a re-inspection. **If corrective action is not taken within the specified 10 days, this matter will be referred to The Special Magistrate for an administrative non-criminal hearing concerning the alleged violation(s).**

The violation listed herein does not necessarily constitute all the violations that may exist with regard to this matter/property. Lack of enforcement proceedings at this time does not constitute a waiver of the right to any future notices of violations.

IF THE VIOLATION IS CORRECTED AND THEN RECURS OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED BY THE CODE OFFICER, THE CASE MIGHT BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.

PER STATUTES SECTION 162.09, YOUR FAILURE TO CORRECT THE VIOLATION (S) MAY RESULT IN THE IMPOSITION OF A FINE OF UP TO \$250.00/DAY, AND \$500.00/DAY FOR A REPEAT VIOLATION. IF THE VIOLATION (S) IS IRREPARABLE OR IRREVERSIBLE, A FINE OF UP TO \$5000.00 MAY BE IMPOSED BY THE SPECIAL MAGISTRATE. FINES MAY BE IMPOSED ON A PER DAY/ PER VIOLATION BASIS.

FINES THAT ARE NOT PAID MAY BECOME LIENS UPON YOUR PROPERTY AND BE RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Jim J Young
Director of Code Compliance
City of Key West
jjyoung@cityofkeywest-fl.gov
Desk: (305) 809-3740

E-mail communications

Angela Budde

From: Susan Mitchell <susanmkwf@gmail.com>
Sent: Tuesday, November 5, 2019 10:15 AM
To: Angela Budde
Subject: Re: City's Authorization Form for Revocable license
Attachments: Authorization Form-Individual.pdf

Hi Angela:

Our association approved the revocable license. We can proceed! You are welcome to take the check to the bank. Working with our insurance carrier and survey company as instructed in our meeting yesterday. You should have the form below in the next few days from Wendy and Dan.

Grateful for all of your help!
Susan

On Nov 4, 2019, at 10:36 AM, Angela Budde <abudde@cityofkeywest-fl.gov> wrote:

Susan,

It was a pleasure to meet and discuss with you the revocable license application for 818, 820 and 822 Terry Lane.

Per our discussion, we came to an agreement to have each homeowner fill out an authorization form and return to Planning (Natalie) for completing the Revocable license application.

I have attached the Authorization form for the property owners of 818 and 820 Terry Lane to complete and have notarized.
Take care,

Angela Budde, CPPT, MMC
Planner I
Planning Department
City Hall
1300 White Street
(305) 809-3722
abudde@cityofkeywest-fl.gov



Angela Budde

From: Susan Mitchell <susanmkwf@gmail.com>
Sent: Tuesday, November 5, 2019 10:10 AM
To: Grisel Southernmost Insurance; Angela Budde
Subject: Insurance for Terry Lane Court Condo Association

Dear Angela:

Please reply all to this message with the exact verbiage you would like on our insurance policy. Our insurance agent will then put it on our policy and we will send you a copy. Thank you very much.

Susan

Angela Budde

From: Susan Mitchell <susanmkwf@gmail.com>
Sent: Tuesday, November 5, 2019 10:25 AM
To: Maria Martinez; eddie@mcsmc.com
Cc: Angela Budde
Subject: Re: Survey of flower beds on Terry Lane

Dear Maria and Eddie:

Please proceed with the specific purpose survey of our flower beds on Terry Lane. Please have the City of Key West and Terry Lane Court Condo Association listed as who the survey was prepared. We are now going for a revokable license instead of an easement. The same survey is needed for this effort.

Thank you for your time and work on this project which will continue to beautify one tiny neighborhood in Key West.

With Gratitude,
Susan

**Treasurer
Terry Lane Court Condo Association
824 Terry Lane
Key West, FL 33040
740-274-9091**

On Oct 14, 2019, at 2:52 PM, Maria Martinez <mm@mcsmc.com> wrote:

Hi Susan the price for the Survey is \$625.00.

Thank You and Have a nice day,

Emily Martinez
Monroe County Surveying & Mapping
1100 Truman Avenue
Key West, FL 33040
Ph 305 293-0466

From: Susan Mitchell <susanmkwf@gmail.com>
Sent: Tuesday, October 8, 2019 6:28 PM
To: Maria Martinez <mm@mcsmc.com>
Subject: Fwd: Survey of flower beds on Terry Lane

Sorry Emory, had your address wrong in the original email. Thanks for your help today!

Begin forwarded message:

From: Susan Mitchell <susanmkwf@gmail.com>
Subject: Survey of flower beds on Terry Lane
Date: October 8, 2019 at 6:26:39 PM EDT
To: eddie@mcsmc.com
Cc: mm@mcsmc.co

Description of requested easement and use

There are shared flowerbeds located at 818, 820 and 822 Terry Lane. The landscaping was created in harmony to beautify our neighborhood many years ago circa 1918 long before there were zoning rules about flowers overlapping city right away property.

We don't know who originally placed the flowerbeds in front of our gates. They were placed prior to the earliest current resident of our very small condo association who moved into our complex in 2002. We are sure the planters were created well before 2002 based upon interviews from from neighbors and from photographs and artwork created prior to digital photography.

We, the members of the Terry Lane Court Condo Association, have been maintaining the flowerbeds to continue the spirit of prior stewards of this land. We have found the landscaping not only brings us joy, it also bring smiles and joy to pedestrians, motorists and artists who also enjoy the fruits of many decades of this labor of love.

Throughout the year, artists paint our historic homes which once belonged to cigar rollers and a laundress. Photographers, both local and tourists, photograph our properties. Footage of our homes have been featured in videos which document the unique character of Key West architecture. The flowerbeds are a part of artwork that is prolifically created outside our homes. (see attached photographs) We often ask artists if they need a glass of ice water as they draw and paint our humble small spaces.

We feel the destruction of these plants and flowers will not only hurt our homes, it will also destroy a little bit of Key West beauty, art and history. Fewer artists, pedestrians, neighbors and motorists will have a moment of pleasure and peace as they walk through or create art in our neighborhood. Please reconsider the request to remove these planters.

Prior to a recent letter from code enforcement asking us to remove the flower beds, we have only received tremendous continuous support, positive feedback, and praise everyday.

We respectfully and wholeheartedly ask our city to please
allow the flowers to stay and allow us to continue to
enhance the beauty of one little lane in Key West.

Susan Mitchell
824 Terry Lane
740-274-9091

Description of Requested Revocable Licence

There are shared flowerbeds located at 818, 820 and 822 Terry Lane. The landscaping was created in harmony to beautify our neighborhood many years ago circa 1918 long before there were zoning rules about flowers overlapping city right of way property.

We don't know who originally placed the flowerbeds in front of our gates. They were placed prior to the earliest current resident of our very small condo association who moved into our complex in 2002. We are sure the planters were created well before 2002 based upon interviews from from neighbors and from photographs and artwork created prior to digital photography.

We, the members of the Terry Lane Court Condo Association, have been maintaining the flowerbeds to continue the spirit of prior stewards of this land. We have found the landscaping not only brings us joy, it also bring smiles and joy to pedestrians, motorists and artists who also enjoy the fruits of many decades of this labor of love.

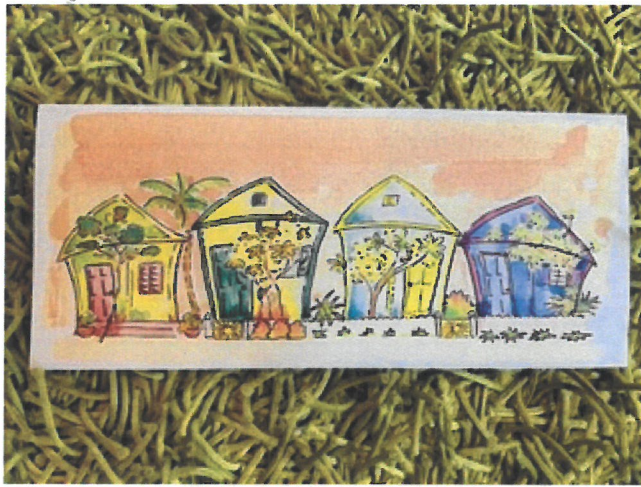
Throughout the year, artists paint our historic homes which once belonged to cigar rollers and a laundress. Photographers, both local and tourists, photograph our properties. Footage of our homes have been featured in videos which document the unique character of Key West architecture. The flowerbeds are a part of artwork that is prolifically created outside our homes. (see attached photographs) We often ask artists if they need a glass of ice water as they draw and paint our humble small spaces.

We feel the destruction of these plants and flowers will not only hurt our homes, it will also destroy a little bit of Key West beauty, art and history. Fewer artists, pedestrians, neighbors and motorists will have a moment of pleasure and peace as they walk through or create art in our neighborhood. Please reconsider the request to remove these planters.

Prior to a recent letter from code enforcement asking us to remove the flower beds, we have only received tremendous continuous support, positive feedback, and praise everyday.

We respectfully and wholeheartedly ask our city to
please allow the flowers to stay and allow us to
continue to enhance the beauty of one little lane in
Key West.





Susan Mitchell
susanmkwf@gmail.com
 824 Terry Lane

Key West, FL 33040





740-274-9091



**Development Review Committee
Comments from December 19, 2019**

Natalie Hill

From: Karen DeMaria
Sent: Monday, December 16, 2019 2:01 PM
To: Natalie Hill
Subject: RE: December 2019 DRC Agenda Urban Forester Comments

Agenda Item 2: Revocable License: 818-826 Terry Lane: No comment regarding the license. I am not sure what the exact area of the license is as there is no site map or survey showing the area but the area in front of the fence contains plants that are not regulated. On the house side of the fence there are a few regulated trees and palms.

Agenda Item 3: Comments already submitted.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager
Certified Arborist FL# 6585A
City of Key West Planning Department
1300 White Street, Key West, FL 33040
305-809-3768



From: Natalie Hill <nhill@cityofkeywest-fl.gov>
Sent: Tuesday, December 10, 2019 2:21 PM
To: Alison Higgins <ahiggins@cityofkeywest-fl.gov>; Angela Budde <abudde@cityofkeywest-fl.gov>; Curry, Chasity <chasity.curry@keysenergy.com>; Sabino, Dan <Dan.Sabino@KeysEnergy.com>; Dee Dee Green <dgreen@cityofkeywest-fl.gov>; Elizabeth Ignoffo <aignoffo@cityofkeywest-fl.gov>; Enid Torregrosa <etorregrosa@cityofkeywest-fl.gov>; John Wilkins <jwilkins@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Kathleen McDonald <kmcdonald@cityofkeywest-fl.gov>; Kelly M. Crowe <kcrowe@cityofkeywest-fl.gov>; Young-Elizabeth <director@keysarts.com>; Alfonso Matthew <Alfonso.Matthew@KeysEnergy.com>; Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>; Raj M. Ramsingh <rmramsingh@cityofkeywest-fl.gov>; Rod Delostrinos <rdelostrinos@cityofkeywest-fl.gov>; Rogelio Hernandez <rhernandez@cityofkeywest-fl.gov>; Roy Bishop <rbishop@cityofkeywest-fl.gov>; Scott Fraser <sfraser@cityofkeywest-fl.gov>; Steve Torrence <storrence@cityofkeywest-fl.gov>; Terrence Justice <tjustice@cityofkeywest-fl.gov>; Timothy

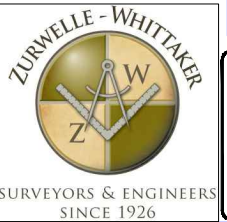
Survey

ABBREVIATIONS:	
A	= ARC
A/C	= AIR CONDITIONER
BLDG.	= BUILDING
CB	= CATCH BASIN
CBBS	= CONCRETE, BLOCK, STUCCO
CH	= CHORD
CH BR	= CHORD BEARING.
C & G	= CURB AND GUTTER.
CLF	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D°	= DEGREE
D	= DELTA
DIP	= DUCTILE IRON PIPE
E	= EAST
EB	= ENGINEERING BUSINESS NUMBER
ELEV	= ELEVATION
ELECT	= ELECTRIC
ENC	= ENCROACHMENT
EP	= EDGE OF PAVEMENT
FIP	= FOUND IRON PIPE
FPL	= FLORIDA POWER AND LIGHT
FND	= FOUND
IP	= IRON PIPE.
L	= LENGTH
LB	= SURVEYOR BUSINESS NUMBER
M & R	= MEASURED AND RECORD
MEAS	= MEASURED
MH	= MANHOLE
N	= NORTH
NO.	= NUMBER
N & DISC	= NAIL AND DISC
NO ID.	= NO IDENTIFICATION NUMBER
N.T.S.	= NOT TO SCALE
OBV	= OBSERVED ANGLE
O/E	= OVERHEAD ELECTRIC
O/E	= OVERHEAD ELECTRIC
ORB	= OFFICIAL RECORDS BOOK
O'	= MINUTE OR FEET
O"	= SECOND OR INCH
PAV	= PAVEMENT
PB	= PLAT BOOK
PCC	= POINT OF COMPOUND CURVATURE
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PLANTER
PLS	= PROFESSIONAL LAND SURVEYOR
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCE
PT	= POINT OF TERMINATION
PRC	= POINT OF REVERSE CURVATURE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS OR RECORD
REG	= REGULAR
RNG	= RANGE
RLS	= REGISTERED LAND SURVEYOR
R/W	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER, INC.

FLOOD INFORMATION:	
COMMUNITY NUMBER	: 120168
PANEL NUMBER	: 10287C1516K
SUFFIX	: K
DATE OF FIRM	: 02-18-2005
FIRM ZONE	: X
BASE FLOOD ELEVATION	: N/A

FIELD WORK INFORMATION:	
DATE FIELD WORK	: 12-18-2019
DATE DRAFTING	: 12-18-2019
DATE SIGNED AND SEALED	: 12-19-2019
REVISED FIELD SURVEY	: N/A

SYMBOL LEGEND:	
	LIGHT POLE
	CONC. POLE
	ELECTRIC BOX
	TRAFFIC SIGNAL BOX
	FIRE HYDRANT
	STORM SEWER/CATCH BASIN
	WATER METER
	SIGN
	TELEPHONE BOX
	WATER VALVE
	ELEVATIONS
	TRAFFIC LANE FLOW
	CENTER LINE
	MONUMENT LINE
	DIAMETER.

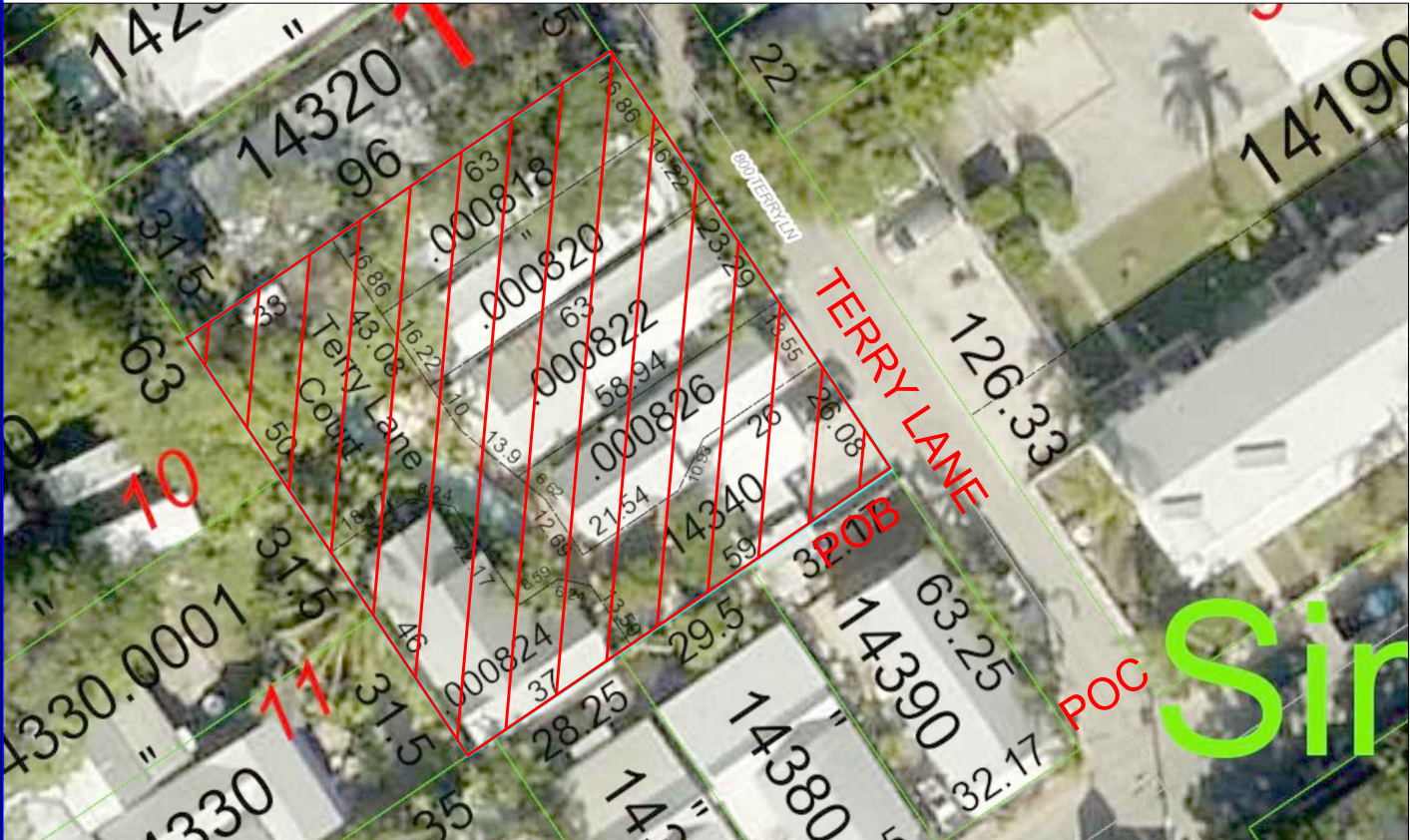


SURVEYOR'S NOTES:

- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
- LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
- NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
- DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
- ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
- UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
- THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
- THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929 UNLESS OTHER WISE NOTED
- BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
- COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION)
- COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA,VIRGINIA.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ACCURACY OF HORIZONTAL CONTROL:(FOR EXPECTED USE OF LAND AS DEFINED BY (5.1-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.

COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET
SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET
RURAL LINEAR: 1 FOOT IN 5,000 FEET

LOCATION MAP (N.T.S.)
LOT 1 & PART OF LOT 3, SQUARE 4
CITY OF KEY WEST, FL



LEGAL DESCRIPTION:

COMMENCE AT THE INTERSECTION OF THE RIGHT OF WAYS OF TERRY LANE AND OLIVIA STREET THENCE RUN NORTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF TERRY LANE FOR A DISTANCE OF 114.29' TO THE POINT OF BEGINNING (POB). THENCE CONTINUE NORTHWESTERLY ALONG THE RIGHT OF WAY LINE FOR A DISTANCE OF 42.41', THENCE AT RIGHT ANGLES AND INTO THE PUBLIC RIGHT OF WAY FOR A DISTANCE OF 2.70' THENCE RUN SOUTHEASTERLY PARALLEL TO AND 2.70' AWAY FROM THE AFOREMENTIONED RIGHT OF WAY LINE OF DISTANCE OF 42.41' THENCE AT RIGHT ANGLE BACK TO THE POINT OF BEGINNING FOR A DISTANCE OF 2.70'

THIS PARCEL CONTAINS **114.50** SQUARE FEET MORE OR LESS

BENCHMARK INFORMATION:

1 National Geodetic Survey, Retrieval Date = DECEMBER 17, 2019
AA0022 DESIGNATION - W 267
AA0022 STATE/COUNTY- FL/MONROE
AA0022 COUNTRY - US
AA0022 USGS QUAD - KEY WEST (1971)
AA0022* NAD 83(1986) POSITION- 24 33 34.65 (N) 081 47 04.71 (W) HD_HELD1
AA0022* NAVD 88 ORTHO HEIGHT - 1.143 (meters) 3.75 (feet) ADJUSTED
AA0022 GEOID HEIGHT - -21.755 (meters) GEOID18
AA0022 DYNAMIC HEIGHT - 1.141 (meters) 3.74 (feet) COMP
AA0022 MODELED GRAVITY - 978,954.3 (mgal) NAVD 88
AA0022 SUPERSEDED SURVEY CONTROL
AA0022 NGVD 29 (??/??/92) 1.552 (m) 5.09 (f) SUPERSEDED 1 2
AA0022 NGVD 29 (09/01/92) 1.552 (m) 5.09 (f) ADJUSTED 1 2
AA0022_MARKER: DB = BENCH MARK DISK
AA0022_SETTING: 32 = SET IN A RETAINING WALL OR CONCRETE LEDGE
AA0022_SP_SET: CONCRETE SEAWALL
AA0022_STAMPING: W 267 1966

SURVEYORS NOTE:

SHEET SIZE 13"X19"

MONROE COUNTY SURVEYING & MAPPING, INC
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
1100 TRUMAN AVENUE, KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236
PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT:
TERRY LANE CONDO
ASSOCIATION
KEY WEST, FL 33040

Eddie A. Martinez
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. LS6755
STATE OF FLORIDA

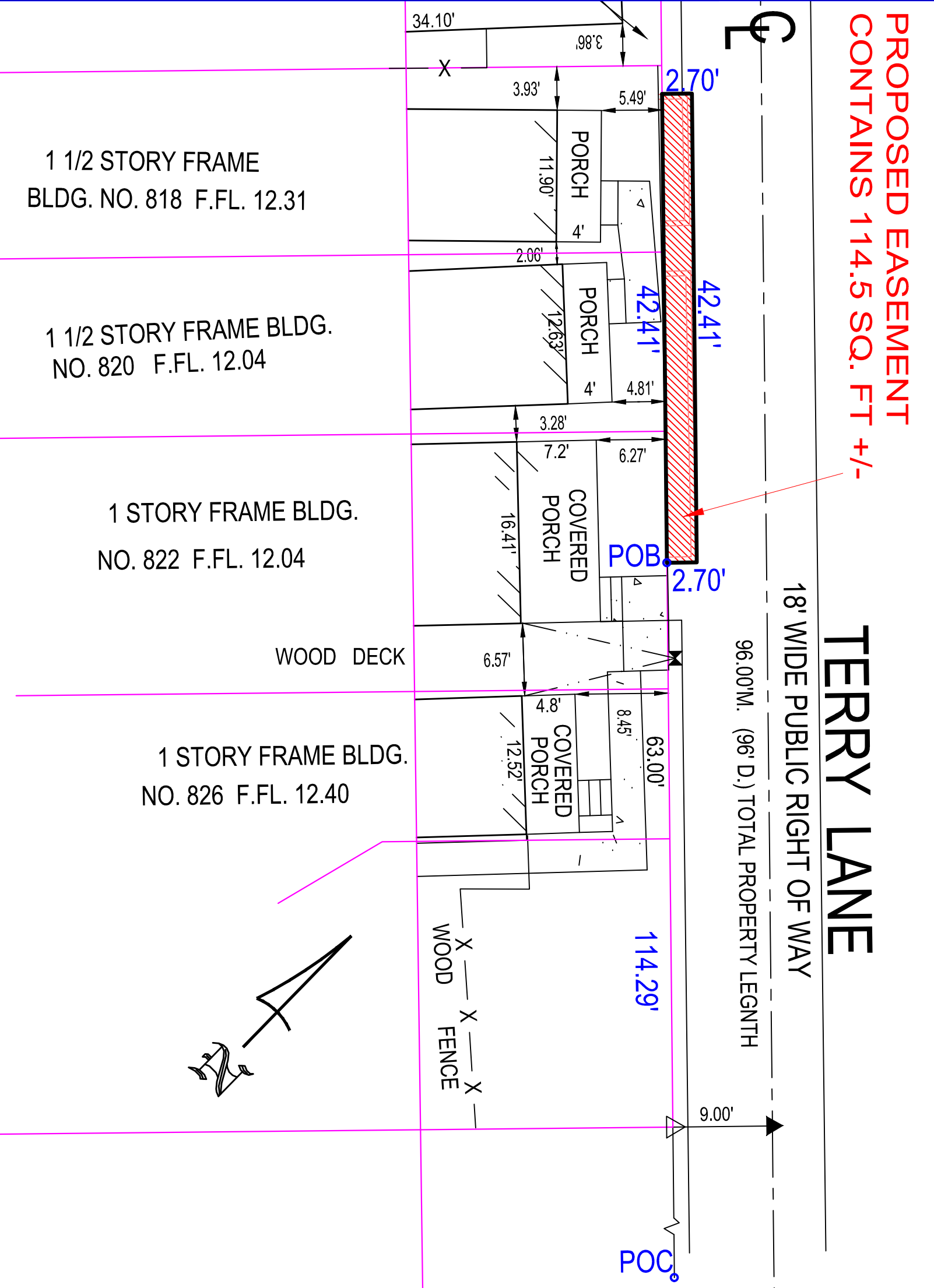
JOB No.	N/A	DRAWN:	DRF
FIELD BOOK:	N/A	REVISED:	EAM
SCALE:	1"= 16'	SHEET No.	1 OF 1

REVISIONS	

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:
\\Fred\land Surveying Data\Data MCSM\Drawings\Key West\Block 61\816-826 TERRY EASEMENT\822 TERRY FLOWER BOX EASEMENT.dwg



Site visit/photos
January 2, 2020





Sunbiz.org

**Division of Corporations, an
official State of Florida website**

2019 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P00000031037

Entity Name: TERRY LANE COURT CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

824 TERRY LANE
KEY WEST, FL 33040

Current Mailing Address:

824 TERRY LANE
KEY WEST, FL 33040 US

FEI Number: 04-3703423

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MITCHELL, SUSAN
824 TERRY LN.
KEY WEST, FL 33040 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: SUSAN MITCHELL

04/02/2019

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title P
Name EMERY, DAN
Address 818 TERRY LANE
City-State-Zip: KEY WEST FL 33040

Title TREASURER
Name MITCHELL, SUSAN
Address 824 TERRY LANE
City-State-Zip: KEY WEST FL 33040

Title S
Name EMERY, DAN
Address 818 TERRY LANE
City-State-Zip: KEY WEST FL 33040

Title VP
Name RANGEL, WENDY
Address 820 TERRY LANE
City-State-Zip: KEY WEST FL 33040

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SUSAN MITCHELL

TREASURER

04/02/2019

Electronic Signature of Signing Officer/Director Detail

Date

Mailing Labels

BARNETT ROBERT PHILLIP
831 THOMAS ST
KEY WEST, FL 33040

BRICE WILLIAM L
1125 WASHINGTON ST
KEY WEST, FL 33040

CARROLL MARIA
309 OLIVIA ST
KEY WEST, FL 33040

DE RITA NICOLE
816 TERRY LN
KEY WEST, FL 33040

EMERY DANIEL W
PO BOX 758
BRANT ROCK, MA 02020

FURLANE MARK E
2229 N LINCOLN AVE
CHICAGO, IL 60614

HEMBLING JOHN J & JUDITH B C/O ACCT
DEPT
508 N OAK PARK AVE
OAK PARK, IL 60302

HILL BERNICE AGNES
4200 NW 3RD AVE
MIAMI, FL 33127

HOUSING AUTHORITY OF THE CITY OF KW
FL
PO BOX 2476
KEY WEST, FL 33045

JOHNSON BRENDA LOUISE
308 VIRGINIA ST
KEY WEST, FL 33040

JONES ALVILDA J
309 OLIVIA ST
KEY WEST, FL 33040

KEE GILBERT
308 VIRGINIA ST
KEY WEST, FL 33040

KEEGAN SUSAN M
2229 N LINCOLN AVE
CHICAGO, IL 60614

LOJKO ALBERT T SR AND PRITCHETT
KEITH J REVOCABLE TRUST 3/24/2017
313 OLIVIA ST
KEY WEST, FL 33040

MILLER ORITHA
309 OLIVIA ST
KEY WEST, FL 33040

MINGO SHIRLEY
309 OLIVIA ST
KEY WEST, FL 33040

MINGO SHIRLEY R ESTATE
52 CITRUS PARK LN
BOYNTON BEACH, FL 33436

MITCHELL BRUCE & SUSAN
824 TERRY LN
KEY WEST, FL 33040

MITCHELL BRUCE A & SUSAN H
824 TERRY LN
KEY WEST, FL 33040

MYERS BOBBIE E & POOCHIE
813 THOMAS ST
KEY WEST, FL 33040

OHLINGER BIRCHARD HAYES REVOCABLE
LIVING TRUST
PO BOX 1902
KEY WEST, FL 33041

PARKS SR DENNIS L
1445 NISKEY LAKE RD SW
ATLANTA, GA 30331

PAULIC NANCY A 2015 REVOCABLE TRUST
8/11/2015
812 TERRY LN
KEY WEST, FL 33040

RANGEL WENDY
820 TERRY LN
KEY WEST, FL 33040

SAGMAN STEPHEN W
122 GLOVER ST
SAG HARBOR, NY 11963

SHAVERS MAXWELL ESTATE
C/O SHAVERS VICTOR AND BETTY J
12303 LEITH CT
WOODBIDGE, VA 22192

TURNER JEFF B & SHERRYL H
826 TERRY LN
KEY WEST, FL 33040

WEINBERGER ERIC H
122 GLOVER ST
SAG HARBOR, NY 11963

WILLIAMS VICTORIA
309 OLIVIA ST
KEY WEST, FL 33040

PUBLIC NOTICE

The Key West City Commission will hold a Public Hearing at City Hall, 1300 White Street, Key West, Florida on February 5, 2020 at 5:00 P.M., or as soon thereafter as the matter shall arise on the agenda. The purpose of the Hearing is to consider:

Revocable License - 818-826 Terry Lane (RE # 00014340-000800) Authorizing the City of Key West to enter into a revocable license for nonpermanent use of City property to maintain existing landscape timbers and planted areas located on the City right-of-way abutting the properties located at 818 - 826 Terry Lane (RE# 14340-000800); Pursuant to Section 2-939 of the Code of Ordinances of the City of Key West, Florida; Providing fees and conditions; Providing for an effective date.

The file may be reviewed during regular office hours, 8:00 A.M. to 5:00 P.M., at the City Clerk's Office, 1300 White Street, Key West, Florida.

Posted Notice - 818-826 Terry Lane