

RICHARD M. KLITENICK, ESQ.

1009 SIMONTON STREET, KEY WEST, FLORIDA 33040
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CURRENT PROFESSIONAL EXPERIENCE

December, 2000-Present: **RICHARD M. KLITENICK, P.A.**
1009 SIMONTON STREET, KEY WEST, FL 33040
SOLE PRACTITIONER

An AV® Preeminent™ rated attorney by Martindale-Hubbell, I have a highly personalized business and real estate focused practice involving extensive representation in all aspects of residential and commercial real estate transactions, as well as commercial business transactions, from initial buyer, seller or lender contact, to structuring, drafting and negotiating all forms of contracts, leases, options, creative financing documents, title insurance and all related matters. Substantial participation and representation in related issues such as real estate development, zoning, and other regulatory and land use matters, including extensive interaction with many local government Boards. Complex commercial lease negotiation and drafting. Representation of institutional and private lenders in varied transactions, including acquisitions, refinances, construction lending. Representation of both owners and contractors in construction matters, including negotiation and drafting of contracts, financing documentation; dispute resolution, including mediation, arbitration and litigation.

Significant small business representation, including formation of multiple types of business entities, negotiating and closing stock acquisitions and asset sales; drafting and negotiating multitudes of various contracts, including shareholders agreements, financing and guaranty agreements, joint ventures, licensing, employment, consulting, non-competition agreements, etc. Advising diverse Boards of Directors of both profit and non-profit entities. Successful interaction with many varied government agencies: building, planning, Historic Architecture Review Boards, Liquor Licensing, Tax, Hotel/Motel, Health, City and County Code Enforcement and others. Condominium representation from every side, the Developer, Owner and Boards of Directors.

KEY WEST & PROFESSIONAL ACTIVITIES & APPOINTMENTS

- **Member-Florida Keys Society For the Prevention of Cruelty to Animals-appointed April, 2023;**
- **Member-Monroe County School Board Audit and Finance Committee -appointed November, 2022;**
- **Founding shareholder & Chairman of Advisory Committee, Gulf Atlantic Bank;**
- **Prior Member Board of Directors of Hometown! Non-partisan 501(c)(3) organization dedicated to promoting good government;**
- **Former Chairman, Vice-Chair & Member, City of Key West Planning Board (City Commission Appointment 2002)- served into five (5) appointed terms;**
- **Founding Member & former Director, The Friends of Higgs Beach, Inc.**
- **Former Member, City of Key West City Manager Selection Committee (City Commission Appointment) 2012;**
- **Former Special Magistrate, 16th Judicial Circuit Court,**
- **Past Executive Vice-President & Housing Committee Chair, Board of Directors of AIDS Help, Inc., Monroe County's largest HIV/AIDS service organization, Prior General Counsel to that Agency. 1996-2012;**
- **Former two-term Chairman and Member-Florida Bar 16th Judicial Circuit Grievance Committee;**

- *Former Member, City of Key West Port Advisory Board;*
- *Former Member, Board of Directors of Montessori Elementary Charter School;*
- *Prior General Counsel to Florida Keys Outreach Coalition for the Homeless;*
- *Former Mentor, Key West High School Mentor Program;*
- *Former Member and General Counsel, Board of Directors of Key West Symphony Orchestra.*

A Key West resident since 1988, with strong local ties.

COMMUNITY STRENGTHS

Legal and business practices are grounded upon a strong philosophy of alternative dispute resolution. Completed Circuit Court Civil Mediation training program, candidate for Florida Supreme Court Circuit Civil Mediation Certification.

ALTERNATIVE DISPUTE RESOLUTION

PRIOR PROFESSIONAL EXPERIENCE

January, 1995-November, 2000: ***BROWNING, EDEN, SIRECI & KLITENICK, PA***
402 APPELROUTH LANE, KEY WEST, FL 33040

PARTNER

Same practice areas as present, but in a larger firm environment, which included many other responsibilities associated with law firm management.

1993-1994; Independent contracting attorney

- Various civil legal projects for private and public (local government) clients, and many pro bono projects for indigents during personal transition period.

1991-1993: *MORGAN & HENDRICK*

317 WHITEHEAD STREET, KEY WEST, FL

ASSOCIATE

Civil litigation, personal injury, administrative law.

PROFESSIONAL MEMBERSHIPS

The Florida Bar (1991); ***Former Chairman-Florida Bar 16th Judicial Circuit Grievance Committee;*** The Florida Bar, Member: Sections on: Real Property, Probate and Trust Law; Monroe County Bar Association.

- **JD**, 1990, Stetson University College of Law, St. Petersburg, FL
- **BA**, 1987, University of Miami, Coral Gables, FL

EDUCATION

Available upon request.

REFERENCES

60 (born 1963); married to Kelly since 1997; son Samuel (26)-Boston University graduate and Returned Peace Corps Volunteer (Cameroon, Africa), Associate Director at Commonwealth Partners in Los Angeles, CA; and, daughter Lauren (22)-2022 graduate of Stetson University in Deland, Florida

PERSONAL