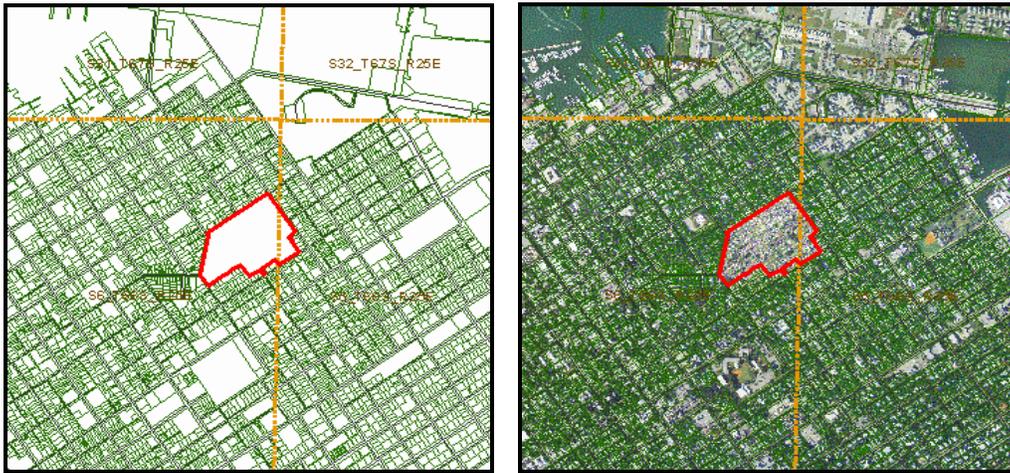


**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members
From: Ginny Haller, Planner
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: December 20, 2012
Agenda Item: **Minor Development Plan and Conditional Use – 701 Passover Lane (RE# 0020620-000000)** – A Minor Development Plan and Conditional Use for the reconstruction of the Sexton’s House at the Key West Cemetery in the HPS zoning district as per Section 108-91(A)1(b) and Section 122-958(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To demolish and construct a one and a half story new Sexton’s House at the Key West Cemetery.
Applicant: Karen Olson, Special Projects Designer City of Key West
Property Owner: City of Key West
Location: 701 Passover Lane (RE# 0020620-000000)
Zoning: Historic Public and Semipublic Services District (HPS)



Background:

The Key West Cemetery is located in the center of Old Town. It is approximately 19.15 acres in size and has a number of internal roadways which can be used by automobiles and is bounded by Frances, Angela, and Olivia Streets, and Windsor and Passover Lanes. The Sexton’s House of the Cemetery is located at the corner of Angela and Margaret Streets. The cemetery is located in the Historic Public and Semipublic Service (HPS) zoning District, which is intended for use by the municipality and facilities of regional importance; cemeteries are a conditional use in this zoning district.

The Sexton’s House is approximately 50+ years old and is approximately 800 square feet in size. The building is in disrepair and does not have the capacity to meet the administrative and archival functions of a Sexton’s House. Technically it serves the entire cemetery, however for the redevelopment of the building, planning staff is using the area bounded by the fences fronting the office and working to a point beyond the perimeter of the existing building to calculate the existing permeable surface ratio.

The site was developed prior to the city’s current Land Development Regulations and the current building does not conform to current regulations, and is considered to be legally non-conforming. The proposed project requires variances to front and side setbacks, parking and open space/ landscaping, landscape buffer and perimeter requirements.

Request:

The applicant is proposing a Minor Development Plan and Conditional Use for the demolition and construction of the proposed one and a half story Sexton’s House on City owned property. The total square footage proposed is approximately 1,521 square feet (827 sf Main floor and 694 sf Attic), and the proposed development meets FEMA requirements. As part of this project, variances for front yard and street side setbacks, parking, and landscape waiver will be necessary. The associated variance requests are being addressed separately from this application and report (see data table below).

Process:

HARC Meetings:

Design&Demolition approved, August 31, 2012
2nd Demo Reading approved, September 8, 2012
Building Design approved, September 11, 2012
Approval No. H12-01-1366
November 16, 2012
December 20, 2012
January, 2013

Development Review Committee Meeting:

Planning Board Meeting:

City Commission Meeting:

Existing Conditions:

The property is located in the HPS zoning district. The property consists of the Key West Cemetery and the Sexton’s House.

Proposed Development:

The applicant proposes to construct a new 1,521 square foot Sexton’s House.

Surrounding Zoning and Uses:

The surrounding land uses residential units.

North: Residential on Angela Street HHDR Zoning District

South: Residential on Olivia Street HHDR Zoning District

East: Residential on Frances Street HHDR Zoning District

West: Residential on Passover Lane HHDR Zoning District

Uses Permitted in the HPS Zoning District, per Section 122-967 of the City Code

The historic public and semipublic services district (HPS) is established to implement comprehensive plan policies for areas designated “HPS” on the future land use map. The HPS district shall accommodate existing public and semipublic services.

- (1) Community centers, clubs, and lodges.
- (2) Educational institutions and day care.
- (3) Hospitals and extensive care.
- (4) Nursing homes, rest homes and convalescent homes.
- (5) Parks and recreation, active and passive.
- (6) Places of worship.
- (7) Business and professional offices.
- (8) Medical services.
- (9) Parking lots and facilities.
- (10) Cemeteries.

Uses Permitted Conditionally: HPS Zoning District, per Section 122-968 of the City Code

- (1) Cemeteries.
- (2) Cultural and civic activities.
- (3) Protective services.
- (4) Public and private utilities.
- (5) Marinas.

Submitted Plans: Plans by Michael Miller Architect, October 3, 2012

1. Site Plan, Site Data and Site Details
2. First Floor and Attic Plan
3. Reflected Ceiling Plans
4. Schedules and Details
5. Roof Plan and Exterior Details
6. Exterior Elevations
7. Wall Sections and Details
8. Detailed Bathroom Plans and Elevations
9. Interior Elevations and Interior Details
10. Foundation Plan and Attic Framing Plan
11. Roof Framing Plan and Structural Details
12. Structural Details
13. HVAC Plan and Details
14. Electrical Power Plans, Panel Schedule and Riser Diagram
15. Electrical Lighting Plans and Details
16. Plumbing Plan and Isometrics

Analysis – Evaluation for Compliance With The Land Development Regulations:

Section 108-91 A(1)b of the City of Key West Land Development Regulations requires that any proposed plan within the historic district including the addition or reconstruction of 500 to 2,499 square feet of gross floor area shall require a Minor Development plan. Section 108-196(a) of the Land Development Regulations states that “after reviewing a Major Development Plan or a Minor Development Plan for a property and staff recommendations, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the Land Development Regulations and the intent of the Land Development Regulations and Comprehensive Plan.” A Minor Development Plan in the historic district is advisory to the City Commission.

Planning staff, as required by Chapter 108 of the City Code of Ordinances, has reviewed the following for compliance with the City’s Land Development Regulations and Comprehensive Plan:

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HPS			
Size of Development Site	7,419 sf			
Height-Non-Habitable	25’	13.7’	20.5’	N/A
Front Setback	20’	8.75’	0.9’	19.1’ Variance
Side Setback	8.5’	8.5’	8.5’	N/A
Street Side Setback	10’	5.83’	3.9’	6.1’ Variance
Rear Setback	20’	20’	20’	N/A
Building Coverage	40%		14%	N/A
Impervious Surface	50%		46.6% (3,356.3sf)	N/A
Waiver-OpenSpace /Landscaping	20% (1,483 sf)			20%
Waiver-Landscaping along St Frontage	30’	0	Retain Sausage Tree at entrance - 36” trunk, 30’ canopy	30’ down to 36” along Passover Lane and Angela St
Waiver-Perimeter Landscape	10’	0	0	10’
Waiver Parking	2 (1 ADA)	0	1 ADA	1 parking space

Concurrency Facilities and Other Utilities or Services (Section 108-233)

The City’s Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made

concerning proposed development. The applicant provided a concurrency analysis as part of this application. Staff has reviewed the provided concurrency analysis report and following criteria in Section 94-36 and determined that the proposed project meets the City's requirements for concurrency management. This portion of the report shall serve as the required written determination of compliance.

1. The anticipated public facility impacts of the proposed development:

The proposed development is not anticipated to generate any public facility impacts because the project replaces a pre-existing area.

2. The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

The existing facilities are expected to accommodate the proposed redevelopment project at the adopted level of service standards.

3. Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:

There are no existed facility deficiencies which will need to be corrected prior to the completion of the proposed development.

4. The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions; and

There are no facility improvements or additions that are necessary to accommodate the impact of the proposed redevelopment.

5. The date such facility improvements or additions will need to be completed to be concurrent with the impacts on such facilities created by the proposed development:

This criterion is not applicable, as there are no known facility improvements or additions that will need to be completed for the redevelopment project.

Fire Protection (Section 108-233 (8))

No new fire hydrants are proposed as part of this project. The Fire Marshal determined at the DRC meeting that that the new development appears to be in compliance with regulations.

Other Public Facilities (Section 108-233 (10)):

Based on comments received at the DRC meeting, the proposed minor development plan and conditional use is not anticipated to increase adverse effects upon public facilities.

Appearance, Design and Compatibility (Section 108-234):

1. Compliance with Chapter 102; Articles 111, IV and V:

The Planning Department coordinated with the City's Historic Architectural Review (H.A.R.C.) Planner, and determined that the project is in compliance with Articles III, IV, and V of Chapter 102 of the City Code. The property is within the Key West Historic

District that is a part of the National Register of Historic Places. The project did receive H.A.R.C. approval. On August 31, 2012, the design and first reading of the demolition of the existing building was approved, the second reading of the demolition was September 8, 2012, and the building design was approved on September 11, 2012 for the Sexton's House. (#H12-01-1366).

2. Compliance with Section 108-956:

The applicant has demonstrated that there is access to potable water and to wastewater disposal systems.

3. Compliance with Chapter 110; Article II:

If any archeologically significant resources are discovered during the development of the site, the applicant will be required to comply with this article of the Land Development Regulations.

Site Location and Character of Use (Section 108-235):

The project site is located in the HPS. Cemeteries are a conditional use in this zoning district (see analysis below). Based on the surrounding zoning and land uses, the proposed Minor Development Plan appears compatible with neighboring properties.

1. Appearance of site and structures (Section 108-236 and 108-278):

The development plan exhibits harmonious overall design characteristics, and is in compliance with the performance standards stipulated in Sections 108-278 of the City Code. The site is nonconforming to the Code requirements, however the applicant has applied for variances to front yard and street side setbacks and parking, and landscape waiver to Code requirements. The new construction including massing and scale have been approved by HARC through certificate of appropriateness #H12-01-1366.

2. Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

Mechanical equipment and utility hardware will be screened from view. There will be no exterior storage of waste.

3. Utility lines (Section 108-282):

Keys Energy has provided a letter of no objection for this property. The applicant will need to provide a full set of plans and a project review form to endure the applicant and the surrounding customers have adequate power.

4. Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

Does not apply.

5. Exterior Lighting (Section 108-284):

Exterior lighting will be attached to the building. Lighting will meet dark sky initiative requirements in addition to FGBC (Florida Green Building Coalition) requirements for energy efficiency.

6. Signs (Section 108-285):

No signage has been proposed as part of the Minor Development Plan. Any new signage requires a Certificate of Appropriateness from HARC.

7. Pedestrian sidewalks (Section 108-286):

Sidewalks run along Margaret Street and Passover Lane. The entrance to the Cemetery is adjacent to the proposed Sexton's House; the cemetery has a number of internal roadways which can be used by pedestrians and automobiles.

8. Loading docks (Section 108-287):

No loading docks are being proposed as part of the Minor Development Plan.

9. Storage Areas (Section 108-288):

The development and uses on site will utilize the existing waste and recycling handling as the existing Sexton's House.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

The site development is minimal within the Cemetery property and will not affect nor improve the vehicular and bicycle circulation on site.

Housing (Section 108-245):

No housing is proposed as part of the Minor Development Plan.

Economic Resources (Section 108-246):

This provision of the City Code is not applicable to the proposed Minor Development Plan.

Special Conditions (Section 108-247):

The Key West Cemetery has existed at this site since the mid-1800s. The existing Sexton's House was constructed approximately in the 1950s and is currently non-conforming to parking requirements, front and street side setback, and landscaping. The proposed development does not generally conflict with the intent of the HPS zoning district, and is not anticipated to cause any conflict in relation to existing public facilities that are in place. The project is not located in a special zoning district and does not trigger any of the special considerations outlined in Section 108-247 of the City Code.

Construction Management Plan and Inspection Schedule (Section 108-248):

The proposed development is not phased. The applicant would like to commence construction as soon as possible.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

As part of this project, variances for front yard and street side setbacks, parking, and landscape waiver will be necessary. The associated variance requests are being addressed separately from this application and report. The City's Urban Forestry Manager has requested that the Sausage tree located next to the existing building is the only existing plant material that should be kept as

part of the project since it is a rare tree. All other trees and shrubs existing around the building should not be used and their removal would not require any Tree Commission review and approval. Once construction of the Sexton's House is completed, the City could add landscaping to complement the building without compromising existing graves and site vision issues.

Off-street Parking and Loading (Article VII) of Chapter 108:

The proposed Minor Development Plan is not located within the City's Historic Commercial Pedestrian-Oriented Area. A parking waiver is necessary from the required two (2) spaces (one parking, one ADA) to just one ADA accessible parking space.

Stormwater and Surface Water Management (Article VIII):

Currently the site does not include stormwater management. The site lies in the AE flood zone and is susceptible to flooding. Comments by General Services and Engineering at the November 16, 2012 DRC were that less than 500 square feet of new impervious area will be created; and that this project is exempt from stormwater management system permitting. The plan has been approved by the Director of General Services and Engineering.

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

According to the available information submitted by the applicant, the proposed development is located in the AE-6 flood zone. FEMA regulations require that structures redeveloping more than 50% of the appraised value of the property must meet flood prevention requirements. The new building will meet or exceed the existing flood elevation. The structure is located over 200 feet from the mean high water line and is not subject to regulations for the Coastal Construction Control Line, nor special height constraints for portions of the HPS zoning district within 100 feet of the mean high water line.

Utilities (Article IX):

According to information submitted to the Department, FKAA and Keys Energy Services are able to provide utilities to the site. The proposed development project will use existing utility mains.

Analysis - Evaluation for Compliance with the Land Development Regulations

According to Sections 122-61 (c) to 122-62 of the City of Key West Code of Ordinances, a conditional use of a building or structure may be permitted if the Planning Board finds that the application clearly demonstrates the following:

(1) *Land use compatibility.* The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

The current use of the subject site is a cemetery, which is a conditional use. This is not considered a high intensity use and the expansion of the building is not expected to generate appreciable impacts. The surrounding uses are generally residential uses.

(2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

The applicant proposes to build a new Sexton's House that is a small part of the existing Key West Cemetery which is approximately 19.15 acres in size; and the size of the development site is 7,419 sf. The proposed size of the new Sexton's House is to be 1,521 square feet (827 sf Main floor, 694 sf Attic), approximately 14% of total square footage. This is well below the allowed building square footage.

(3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

The nature of the use is not changing, therefore the community infrastructure will not suffer adverse impacts.

(4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the Comprehensive Plan and Land Development Regulations and does not adversely impact well fields, aquifer recharge areas, or other conservation resources.

No hazardous waste is expected from the proposed reconstruction of the Sexton's House.

(5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.

Does not apply.

(6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:

a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.

Not applicable; the property is not located in a conservation zone.

b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

Not applicable; the proposed addition is not residential.

c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and

egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

Not applicable; the proposed Sexton's House is not a commercial use.

d. *Development within or adjacent to historic district.* All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

The Sexton's House is located in the Key West Cemetery which is within the Historic District; the project received HARC approval for the demolition of the existing building and building design (Approval No. H12-01-1366).

e. *Public facilities or institutional development.* Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.

Not applicable; the use and structure already exist on the site.

f. *Commercial structures, uses and related activities within tidal waters.*

The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.

Not applicable; the property is not within or adjacent to tidal waters.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for Minor Development Plan and Conditional Use be **approved** with the following conditions:

Conditions to be completed prior to the issuance of a Building Permit and ongoing through construction:

1. Plans cited as basis for approval on page 3 of 12 are incorporated by reference.
2. The ADA parking space must meet Federal guidelines.
3. Variances associated with the Minor Development Plan and Conditional Use request be approved by the Planning Board, as applicable.

4. In order to reduce impacts on the surrounding community, a Construction Management Plan will be followed with an emphasis on keeping noise, dust and debris to a minimum. The Plan shall include:
 - A. An eight foot opaque construction fence will be erected around the property;
 - B. During demolition, the building will be pressure sprayed with water to control dust;
 - C. Adjacent streets shall be cleared of dust, dirt, and debris at the end of each work day;
 - D. All waste containers should be covered at the end of each working day;
 - E. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays; and
 - F. Margaret and Angela Streets and Passover Lane remain open during construction;

Conditions to be completed prior to the issuance of certificate of occupancy:

5. All lighting fixtures shall meet “Dark Sky” lighting standards

General Conditions:

6. The Sausage tree next to the existing Sexton’s House not be removed, unless it is specified in writing that the tree would prevent the construction of the proposed building.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
FOR GRANTING APPROVAL TO A MINOR
DEVELOPMENT PLAN AND CONDITIONAL USE
APPROVAL ON PROPERTY LOCATED AT 701 PASSOVER
LANE IN THE HPS ZONING DISTRICT PER SECTIONS 108-
(A)(1)B, AND 122-958(1); (RE# 00020620-000000), KEY WEST,
FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Section 108-91(A)(1)(b) of the Code of Ordinances allows applicants to request Minor Development Plan approval within the Historic District of addition to or reconstruction of 500 to 2,499 square feet of gross floor area; and

WHEREAS, The Key West Cemetery is located in the center of Old Town. It is approximately 19.15 acres in size and has a number of internal roadways which can be used by automobiles and is bounded by Frances, Angela, and Olivia Streets, and Windsor and Passover Lanes. The Sexton's House of the Cemetery is located at the corner of Angela and Margaret Streets. The cemetery is located in the Historic Public and Semipublic Service (HPS) zoning District, which is intended for use by the municipality and facilities of regional importance; cemeteries are a conditional use in this zoning district; and

WHEREAS, The applicant is proposing a Minor Development Plan and Conditional Use for the demolition and construction of the proposed one and a half story Sexton's House on City owned property. The total square footage proposed is approximately 1,521 square feet (827 sf Main floor

_____ Chairman
_____ Planning Director

and 694 sf Attic), and the proposed development meets FEMA requirements. As part of this project, variances for front yard and street side setbacks, parking, and landscape waiver will be necessary. The associated variance requests are being addressed separately from this application and report (see data table below); and

WHEREAS, Conditions to be completed prior to the issuance of a Building Permit and ongoing through construction:

1. Plans cited as basis for approval on page 3 of 12 are incorporated by reference.
2. The ADA parking space must meet Federal guidelines.
3. Variances associated with the Minor Development Plan and Conditional Use request be approved by the Planning Board, as applicable.
4. In order to reduce impacts on the surrounding community, a Construction Management Plan will be followed with an emphasis on keeping noise, dust and debris to a minimum. The Plan shall include:
 - A. An eight foot opaque construction fence will be erected around the property;
 - B. During demolition, the building will be pressure sprayed with water to control dust;
 - C. Adjacent streets shall be cleared of dust, dirt, and debris at the end of each work day;
 - D. All waste containers should be covered at the end of each working day;
 - E. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays; and
 - F. Margaret and Angela Streets and Passover Lane remain open during construction;

WHEREAS, condition to be completed prior to the issuance of a certificate of occupancy:

5. All lighting fixtures shall meet “Dark Sky” lighting standards; and

WHEREAS, general condition:

6. Hours of operation of the public restrooms are limited to 8 AM to 10 PM daily; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on December 20, 2012; and

WHEREAS, the granting of a combined Conditional Use and Minor Development Plan is consistent with the criteria in the Code; and

WHEREAS, the recommendation of approval of the combined Conditional Use and Minor Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, and

WHEREAS, the approval is consistent with the criteria in the Code; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. This Conditional Use request and Minor Development Plan application recommended for approval to the City Commission, does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 3. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 4. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of December, 2012.

Authenticated by the Chairman of the Planning Board and the Planning Director.

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	_____	Yes <u>X</u>
Minor <u>X</u>		No _____

Please print or type:

- 1) Site Address 701 PASSOVER LANE
- 2) Name of Applicant CITY OF KEY WEST
- 3) Applicant is: Owner X Authorized Representative KAREN OLSON
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 3140 FLAGLER AVE, KEY WEST, FL.
- 5) Applicant's Phone # 305-809-3963 Email KOLSON@KEYWESTCITY.COM
- 6) Email Address: KOLSON@KEYWESTCITY.COM
- 7) Name of Owner, if different than above _____
- 8) Address of Owner _____
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel HPS RE# 20620
- 11) Is Subject Property located within the Historic District? Yes X No _____
 If Yes: Date of approval Apr. 28, 2012 HARC approval # _____
 OR: Date of meeting _____

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

THE PROPOSED PROJECT WILL BE THE CONSTRUCTION OF A NEW SEXTON'S HOUSE LOCATED IN THE SAME SECTION OF THE CITY CEMETERY AS THE EXISTING. THERE WILL BE ONE HANDICAP PARKING SPACE ON SITE. EXISTING SEXTON'S HOUSE TO BE DEMOLISHED.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

**City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720**



13) Has subject Property received any variance(s)? Yes _____ No _____

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes ____ No X

If Yes, describe and attach relevant documents.

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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(305) 809-3720



Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
 - 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
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III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

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- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

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CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

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- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

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- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Survey



LOCATION MAP - NTS
SECTION 6-T685-R25E



SURVEY NOTES

BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE CURRENT ADJUSTMENT OF N.A.D. 83/NSR32007, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (09011)

HORIZONTAL DATUM: N.A.D. 83/NSR32007, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (09011)

VERTICAL DATUM: NGVD29 - ALL ELEVATIONS ARE BASED ON THE VERTICAL POSITION OF N.G.S. MONUMENT PD: A40007, HAVING A RECORDED ELEVATION OF 16.40' NGVD29

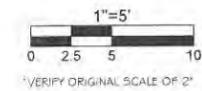
UNITS: U.S. SURVEY FEET

ALL FIELD DATA WAS ACQUIRED BETWEEN 6/19/2012 - 6/27/2012

SUNSHINE ONE CALL WAS CONTACTED TO HAVE ALL UNDERGROUND UTILITIES MARKED WITHIN PROJECT LIMITS. ALL PROVIDERS IN THE PROJECT AREA FIELD LOCATED THEIR UTILITIES WITHIN THE PROJECT LIMITS. NO INFORMATION IS KNOWN ABOUT UNDERGROUND UTILITIES, ONLY THE FIELD MARKINGS ARE SHOWN ON THIS SURVEY. SUNSHINE ONE CALL LOCATE TICKET NUMBER: 175202221

THIS IS NOT A BOUNDARY SURVEY. ALL BOUNDARY AND RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

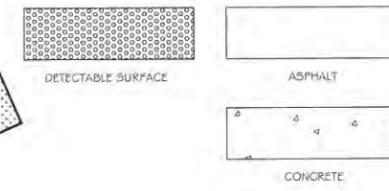


ABBREVIATIONS SHOWN ON SURVEY

CBS = CONCRETE BLOCK & STUCCO
 NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
 OH = ROOF OVERHANG LINE
 OHW = OVERHEAD WIRES
 RW = RIGHT OF WAY LINE
 WL = WATER LINE

SYMBOL LEGEND

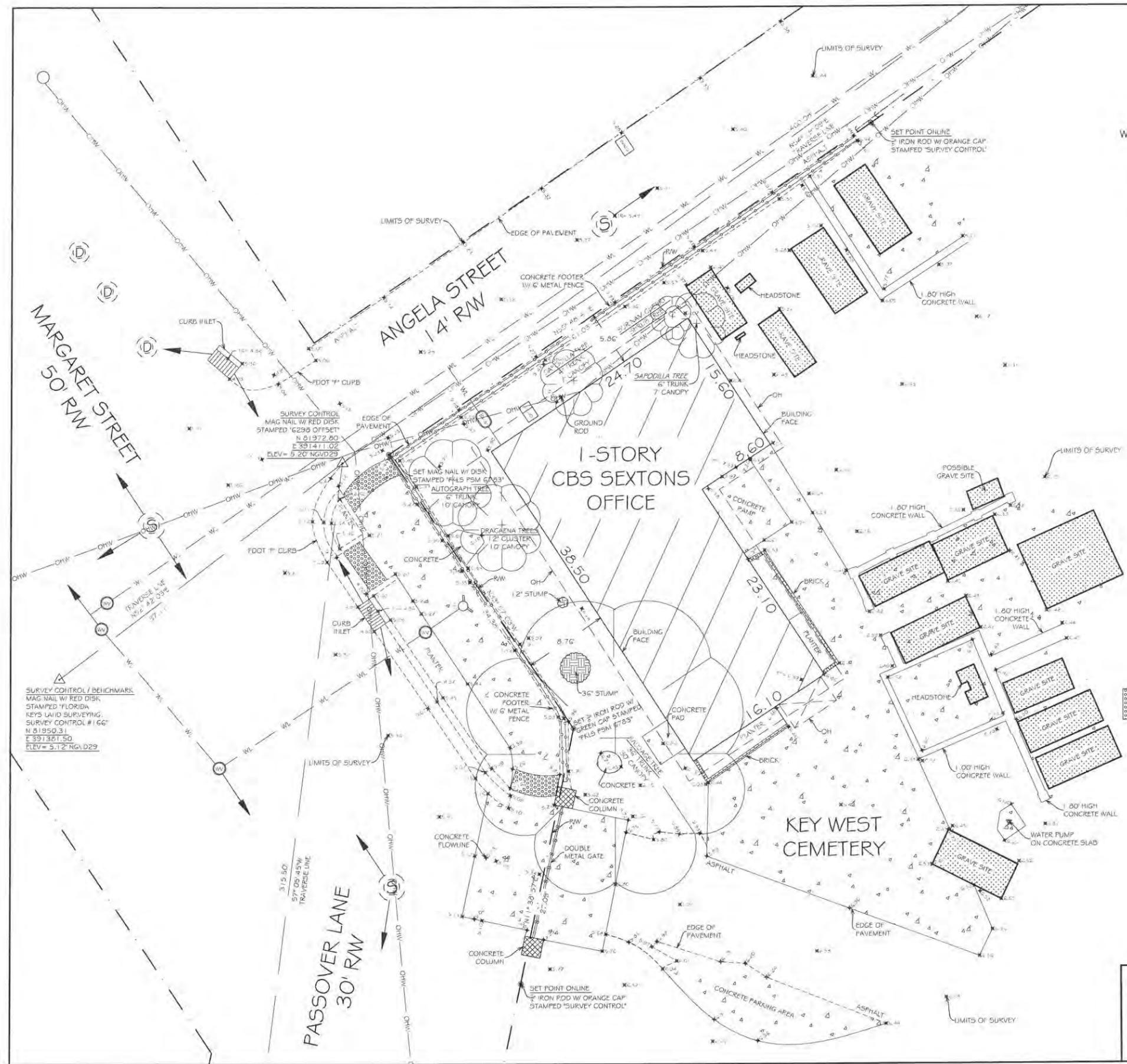
- = SANITARY SEWER CLEANOUT
- = WATER METER
- = WATER VALVE
- = STORM SEWER MAN HOLE
- = SANITARY SEWER MAN HOLE
- = CONCRETE POWER POLE
- = WOOD POWER POLE
- = FIRE HYDRANT
- = GUY WIRE
- = TREE
- = SIGN
- = TRAFFIC DELIMITATOR



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 53-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED: _____
 DATE: 7/2/2012
 TITLE: LAND SURVEYOR AND MAPPER, 15475



FLORIDA KEYS LAND SURVEYING
 19960 OVERSEAS HIGHWAY
 SUGARLOAF KEY, FL 33042
 PHONE: (305) 394-3690
 FAX: (305) 309-7373
 EMAIL: FKLSeMail@Gmail.com

SPECIFIC PURPOSE SURVEY		
- OF EXISTING SEXTONS OFFICE AT KEY WEST CEMETERY -		
- MARGARET STREET, PASSOVER LANE, AND ANGELA STREET		
KEY WEST, MONROE COUNTY, STATE OF FLORIDA		
DATE: 7/02/2012	SURVEY BY: EAI	PROJECT: CKW PO#071921
ORDER:	DRAWN BY: EAI	H. SCALE: 1"=5'
BOOK:	CHECKED BY:	SHEET 1 OF 1

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., December 20, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Minor Development Plan and Conditional Use – 701 Passover Lane (RE# 00020620-000000) – Request for the redevelopment of the existing Sexton's House at the Key West Cemetery in the HPS zoning districts per Section 108-91(A)(1) b and Section 122-958(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Variances – 701 Passover Lane (RE# 00020620-000000) – Request for front yard and street side setback, landscape buffer, landscape waiver, and parking waiver from the required two spaces (one parking, one ADA) to one ADA accessible parking space in the HPS zoning district as per Sections 122-960(6) a, 122-960(6) d, 108-346(b), 108-413, 108-415, and 108-572(3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Minor Development Plan and Conditional Use – 701 Passover Lane (RE# 00020620-000000) – Request for the redevelopment of the existing Sexton’s House at the Key West Cemetery in the HPS zoning districts per Section 108-91(A)(1) b and Section 122-958(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Variations – 701 Passover Lane (RE# 00020620-000000) – Request for front yard and street side setback, landscape buffer, landscape waiver, and parking waiver from the required two spaces (one parking, one ADA) to one ADA accessible parking space in the HPS zoning district as per Sections 122-960(6) a, 122-960(6) d, 108-346(b), 108-413, 108-415, and 108-572(3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant/Owner:	City of Key West	Date of Hearing:	Thursday, December 20, 2012
Project Location:	701 Passover Lane	Location of Hearing:	Old City Hall, 510 Greene
Time of Hearing:	6:00 PM		City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 POOLE MARY FORSYTH	157 EAST RD		ALFORD	MA	01266	
2 STEFFIAN PETER AND BETH	190 TREMONT ST	UNIT 2	SOMERVILLE	MA	02143	
3 BASCOM RICHARD N REV TRUST	PO BOX 1444		CLAREMONT	NH	03743	
4 BLANCHARD MARIANNE SHAW REVOCABLE TRUST	P O BOX 612		SOUTH HERO	VT	05486	
5 KEY WEST VENTURES LLC	49 BROAD ST		PLAINVILLE	CT	06062	
6 KRONHOLM CONRAD J JR FL QPRT 02/26/03	101 LYME ST		OLD LYME	CT	06371	
7 DUMIGAN GEORGE GEMMELL TRUSTEE	182 NEWTON RD		WOODBIDGE	CT	06525	
8 LYON DAUN E	282 N PINE CREEK RD		FAIRFIELD	CT	06824	
9 RIDDLES ANDREW M	10 EVERGREEN PARKWAY		WESTPORT	CT	06880	
10 PANTANO BRYANT F AND JACQUELINE L	18 PLYMOUTH RD		WESTFIELD	NJ	07090	
11 BLANEY JANE A AND JEFFREY A	18 BAYBERRY DR		MONTVALE	NJ	07645	
12 TUPINO JAMES	6 N STEVENS PL		HAZLET	NJ	07730	
13 WINTER GLENN M & TOOL THERESA A R/S	2 TROON CT		MOORESTOWN	NJ	08057	
14 HALEY STEVE AND LYNDA	605 SEA GROVE AVE		CAPE MAY	NJ	08204	
15 COGGINS THOMAS M III	605 2ND AVE		BEESLEYS POINT NJ		08223	
16 KIPP GRACE F	373 BLEECKER ST	UNIT 5B	NEW YORK	NY	10014	
17 DAVIS DARWIN M	7925 7TH AVE	APT 3L	NEW YORK	NY	10026	
18 KOOK JUDY ANN	P O BOX 310900		JAMAICA	NY	11431	
19 SCHANKER STEVEN M AND CAROL L	99 EAST NECK RD		HUNTINGTON	NY	11743	
20 HURLEY BRIAN AND PATRICIA	PO BOX 638		SOUTHAMPTON	NY	11969	
21 WRIGHT CRAIG L III LIV TR DTD 8/04/2005	PO BOX 688		WAINSCOTT	NY	11975	
22 HESSE ROBERT T AND MARY C	151 BRIGGSWOOD DR		ELMA	NY	14059	
23 SMITH ANDREA L	917 HILLSIDE AVE		EASTON	PA	18042	
24 KLINGER HARVEY	PO BOX 189		CARVERSVILLE	PA	18913	
25 GECKOS CORP	131 HEFFNER ROAD		WERNERSVILLE	PA	19565	
26 FULLER HUGH V JR	36794 OASIS CT		REHOBOTH BCH	DE	19971	
27 SANCHEZ WILLIAM C	2232 Q ST NW		WASHINGTON	DC	20008	
28 SABER JOHN C	3620 SAUL RD		KENSINGTON	MD	20895	
29 SUCCOP CRAIGIE S	23944 PORTERS CREEK LN TURTLE COVE		SAINT MICHAELS	MD	21663	
30 SIMPSON PATRICIA R	501 SLATERS LN	UNIT 1209	ALEXANDRIA	VA	22314	
31 VAVRINA CHARLENE Y	PO BOX 623		BERRYVILLE	VA	22611	
32 WINSTON JONES H	P O BOX 534		BLOWING ROCK	NC	28605	
33 1015 ANGELA ST LLC	143 BULL CREEK RD		ASHEVILLE	NC	28805	
34 MACDONALD WILLIAM G AND SHARON A	72 CHURCH ST		CHARLESTON	SC	29401	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 CAPUTO RAYMOND V AND DENISE M	934 PINE CIR		WOODSTOCK	GA	30189	
36 BURNHAM PEGGY W	1805 WEAK FISH WAY		PANAMA CITY	FL	32411	
37 BARNETT MARK	3111 NW 18TH PL		GAINESVILLE	FL	32605	
38 DE LA PAZ REINALDO JR	518 ONE CENTER BLVD	APT 201	ALTAMONTE SPR	FL	32701	
39 BRUNO CARL J	630 MARGARET STREET		KEY WEST	FL	33040	
40 VALDES JOSEPH A JR	2604 SEIDENBERG AVE		KEY WEST	FL	33040	
41 PADGET-DEKKER HOLDINGS LTD	611 FRANCES ST		KEY WEST	FL	33040	
42 WAKE WENDELL DR TRUST 03/18/2003	812 WINDSOR LN		KEY WEST	FL	33040	
43 NOEL ANNE MARIE	5 CATHOLIC LN		KEY WEST	FL	33040	
44 GREGORY ANTHONY	614 ROBERTS LANE		KEY WEST	FL	33040	
45 WELCH ROGER L AND CYNTHIA A	902 OLIVIA ST		KEY WEST	FL	33040	
46 RODNON SUSAN	726 PASSOVER LN		KEY WEST	FL	33040	
47 MILLER GAIL ANN TRUST 1/8/1993	728 POORHOUSE LN		KEY WEST	FL	33040	
48 HOBSON INVESTMENTS LTD	2432 FLAGLER AVE		KEY WEST	FL	33040	
49 CONGREGATION B'NAI ZION OF KW FL INC	750 UNITED ST		KEY WEST	FL	33040	
50 KRYSTOFIK FRANK J AND IRINA S	904 FRANCES ST		KEY WEST	FL	33040	
51 KW CONCHS LLC	201 FRONT ST	UNIT 107	KEY WEST	FL	33040	
52 ROBERTS IDA H	917 FRANCES ST		KEY WEST	FL	33040	
53 HIRSCH NEAL E	1213 TRUMAN AVE		KEY WEST	FL	33040	
54 649 WILLIAM LLC	301 WHITHEAD ST		KEY WEST	FL	33040	
55 MCKENZIE ROBERT J	913 WATSON ST		KEY WEST	FL	33040	
56 MAYFIELD BILLY JOE	714 PASSOVER LN		KEY WEST	FL	33040	
57 GLEICK JAMES	808 WINDSOR LN		KEY WEST	FL	33040	
58 HANAGAN CHRISTOPHER B	903 PACKER ST		KEY WEST	FL	33040	
59 MATHEWS HARRY AND MARIE	619 GRINNEL ST		KEY WEST	FL	33040	
60 MULLIGAN JAMES J	617 FRANCES ST		KEY WEST	FL	33040	
61 GUADAGNO MICHAEL R JR AND SUSAN D	622 ASHE ST		KEY WEST	FL	33040	
62 PERPALL PERPALL LEE THOMPSON AND SHIRLEY KAY	624 ASHE STREET		KEY WEST	FL	33040	
63 SYMONS DAVID	921 ANGELA ST		KEY WEST	FL	33040	
64 ROONEY DAVID L AND MARY JO GRAZIANO H/W	806 CAREY LN		KEY WEST	FL	33040	
65 FROELICH DONNA M	738 POORHOUSE LN		KEY WEST	FL	33040	
66 ADAMS MARTHA L REV TRUST 06/20/2003	PO BOX 4122		KEY WEST	FL	33040	
67 WHITE SUSAN O	1119 PETRONIA ST		KEY WEST	FL	33040	
68 SIMEON CAROL ANN AND STEVEN LAWRENCE (H/W)	1104 PETRONIA ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 SOUTHARD SQUARE CONDOMINIUM	908 SOUTHARD ST		KEY WEST	FL	33040	
70 SCHIEVELBEIN STEVEN L AND KAREN R	635 WILLIAM ST		KEY WEST	FL	33040	
71 HINCHCLIFFE STEPHEN M	109 KEY HAVEN RD		KEY WEST	FL	33040	
72 MEECE ALLEN L	807 ASHE ST		KEY WEST	FL	33040	
73 CROWLEY KAREN	616 CANFIELD LANE		KEY WEST	FL	33040	
74 WEECH MARY LOUISE	211 TRUMAN AVE		KEY WEST	FL	33040	
75 MCGREGOR RONALD C	1604 VON PHISTER ST		KEY WEST	FL	33040	
76 YOUNG GARY ALAN AND ELIZABETH S	PO BOX 4302		KEY WEST	FL	33040	
77 LANE WILLIAM T	1122 ANGELA ST		KEY WEST	FL	33040	
78 DITTO CARLTON J	33 BLUE WATER DR		KEY WEST	FL	33040	
79 GILL RODERICK	1020 OLIVIA ST		KEY WEST	FL	33040	
80 HOWANITZ SUSAN LYNN WILLIAMS	809 ASHE ST		KEY WEST	FL	33040	
81 MOSCHEL MICHAEL L	618 CATHOLIC LN		KEY WEST	FL	33040	
82 MONROE COUNTY FLA	500 WHITEHEAD ST		KEY WEST	FL	33040	
83 PISCOPINK MATTHEW D L/E	900 FRANCES ST		KEY WEST	FL	33040	
84 CONFIDENTIAL DATA F.S. 119.07	901 PACKER ST		KEY WEST	FL	33040	
85 HUMBERT JACOB M JR	907 PACKER ST		KEY WEST	FL	33040	
86 GOLD ROBERT S	7 PASSOVE LN		KEY WEST	FL	33040	
87 WHYMS MATTIE PEARL	820 OLIVIA ST		KEY WEST	FL	33040	
88 HENKEL ROBERT K	910 GRINNEL ST		KEY WEST	FL	33040	
89 WILLIAMS ANNIE A	1118 PETRONIA ST		KEY WEST	FL	33040	
90 MATHEWS HARRY AND MARIE	619 GRINNELL STREET		KEY WEST	FL	33040	
91 COTE MICHELE P	626 GRINNELL ST		KEY WEST	FL	33040	
92 BARRY SCOTT B	628 GRINNELL ST		KEY WEST	FL	33040	
93 KENT SUSAN D	821 WINDSOR LN		KEY WEST	FL	33040	
94 BIDDLE JOEL C H AND ERIKA E	824 OLIVIA ST		KEY WEST	FL	33040	
95 GST TRUST 2/11/2000	624 ASHE ST		KEY WEST	FL	33040	
96 GINSBERG PETER M	619 CANFIELD LANE		KEY WEST	FL	33040	
97 MCINTOSH JON C	813 FRANCES ST		KEY WEST	FL	33040	
98 LUMB ELIZABETH HELEN L/E	628 FRANCES ST		KEY WEST	FL	33040	
99 TRAVERS ROBERT V	818 OLIVIA ST		KEY WEST	FL	33040	
100 ROBERTS GAIL	2617 SEIDENBERG AVE		KEY WEST	FL	33040	
101 DAVIS CHARLES E AND JOAN F	704 PASSOVER LN		KEY WEST	FL	33040	
102 CAREY THEODORE	736 POORHOUSE LN		KEY WEST	FL	33040	

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103 RUPPRECHT CLAUS	915 WATSON ST		KEY WEST	FL	33040	
104 BRANDOLINO JOHN M	1100 ANGELA ST	FRNT	KEY WEST	FL	33040	
105 ROZMAN DALE C	726 ASHE ST		KEY WEST	FL	33040	
106 SHS HOTEL INVESTMENTS OF SOUTH FLORIDA INC	820 WHITE ST		KEY WEST	FL	33040	
107 LEROY VIVE A	1107 KEY PLAZA	PMB 332	KEY WEST	FL	33040	
108 GRIBIK SUZANNE J	616 ASHE ST		KEY WEST	FL	33040	
109 SPROGELL ROBERT M	622 GRINNELL ST UP		KEY WEST	FL	33040	
110 ANDERSON JESSE K	800 CAROLINE ST		KEY WEST	FL	33040	
111 CAMPBELL SUSAN J	1021 ANGELA ST	DOWN	KEY WEST	FL	33040	
112 AVILA BARBARA THERESA	522 WHITE ST		KEY WEST	FL	33040	
113 THOMAS YVONNE J	719 ASHE ST		KEY WEST	FL	33040	
114 CUELLAR JUANA R	729 WINDSON LN		KEY WEST	FL	33040	
115 BROMM HAROLD J JR L/E	727 POORHOUSE LN		KEY WEST	FL	33040	
116 VETTER JANE A	624 FRANCES ST		KEY WEST	FL	33040	
117 KIRWIN FRANCIS T AND PEGGY A	614 GRINNELL STREET		KEY WEST	FL	33040	
118 LEAKE SUSAN D REV TR 8/1/1996	611 MARGARET ST		KEY WEST	FL	33040	
119 SKOGLUND MICHAEL	522 ELIZABETH ST		KEY WEST	FL	33040	
120 WELLS CLEVELAND & GARDNER B	HUGHES - 2615 PATTERSON AVENUE		KEY WEST	FL	33040	
121 TREVETT CHRISTOPHER P AND CYNTHIA L	709 FRANCES ST		KEY WEST	FL	33040	
122 HORWITZ RONALD C	718 ASHE ST		KEY WEST	FL	33040	
123 LACHAT AMY	820 WINDSOR LN		KEY WEST	FL	33040	
124 ZOLOTOW DAVID M AND DIANE W	708 WILLIAM STREET		KEY WEST	FL	33040	
125 CHARVET PONY	814 WINDSOR LN		KEY WEST	FL	33040	
126 MAY DAVID J	707 FRANCES ST		KEY WEST	FL	33040	
127 MUENS ROBERT H	1105 PETRONIA ST		KEY WEST	FL	33040	
128 SMITH DAVID L	1109 OLIVIA ST		KEY WEST	FL	33040	
129 THIMIS ANGELA T	1110 PETRONIA ST		KEY WEST	FL	33040	
130 SCHOCK SUSAN	820 CARSTEN LN		KEY WEST	FL	33040	
131 WETZEL JOHN	621 CATHOLIC LANE		KEY WEST	FL	33040	
132 808 SOUTHARD STREET LLC	1413 SOUTH ST		KEY WEST	FL	33040	
133 WHELAN PETER A	626 CANFIELD LN		KEY WEST	FL	33040	
134 SEGSWORTH ROBERT PETER	626 MARGARET ST		KEY WEST	FL	33040	
135 CLARKS GLADYS	828 JOHNSON LN		KEY WEST	FL	33040	
136 GARDNER WILLIAM HOWARD JR	832 JOHNSON LN		KEY WEST	FL	33040	

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137 MIANI PHILLIP N	917 GRINNELL ST		KEY WEST	FL	33040	
138 MILLER GAIL ANN TRUST U/A DTD 1/8/1993	728 POORHOUSE LN		KEY WEST	FL	33040	
139 ZAMORA VALENTE I	1010 OLIVIA ST		KEY WEST	FL	33040	
140 CLIFFORD JUDITH A	1418 CATHERINE ST		KEY WEST	FL	33040	
141 VELLOFF STEVEN M	611 GRINNELL ST	UNIT 5	KEY WEST	FL	33040	
142 MICHAUD DONALD M	908-C FRANCES ST		KEY WEST	FL	33040	
143 BLINCKMANN HAYS T AND JAN	611 GRINNELL ST	UNIT 1	KEY WEST	FL	33040	
144 BARNETT MARILYN	918 SOUTHARD ST	UNIT 102	KEY WEST	FL	33040	
145 DWIGHT ANTHONY W	628 MARGARET ST		KEY WEST	FL	33040	
146 CUSTER HELEN K	1075 DUVAL ST	UNIT C-21	KEY WEST	FL	33040	
147 HEELS MARK J AND JOYCE F	732 PASSOVER LN		KEY WEST	FL	33040	
148 PEGASUS HOUSE A CONDOMINIUMTHE	1106 ANGELA ST		KEY WEST	FL	33040	
149 MUSTAKAS ARTHUR G	903 FRANCES ST		KEY WEST	FL	33040	
150 GARDNER ELIZABETH ANN LIVING TRUST 5-17-2004	1104 PETRONIA ST		KEY WEST	FL	33040	
151 SMITH PIPER LEE	719 EISENHOWER DR	UNIT 3	KEY WEST	FL	33040	
152 RODRIGUEZ WILFRED G AND PATRICIA W	906-C FRANCES ST		KEY WEST	FL	33040	
153 WINDSOR GARDENS CONDOMINIUM	826-828 WINDSOR LN		KEY WEST	FL	33040	
154 NYGREN J HAMILTON AND MARGARET A	918 SOUTHARD ST	UNIT 107	KEY WEST	FL	33040	
155 LEEWARD ISLE II CONDOMINIUM	917-919-921 PACKER ST		KEY WEST	FL	33040	
156 PACKER STREET CONDOMINIUM	914 PACKER ST		KEY WEST	FL	33040	
157 HANKE LEE R	917 PACKER ST		KEY WEST	FL	33040	
158 MOSCHEL MICHAEL L REVOCABLE TRUST DTD 8/17/01	618 CATHOLIC LN		KEY WEST	FL	33040	
159 ESPOSITO KENNETH E AND SUSAN	4 CATHOLIC LANE		KEY WEST	FL	33040	
160 HOWE STEPHANIE	914 PACKER ST	UNIT 2	KEY WEST	FL	33040	
161 SIEMINSKI DAVID THOMAS	616 FRANCES ST		KEY WEST	FL	33040	
162 GINSBERG PETER M LIVING TRUST 12/28/94	610 GRIFFIN LN		KEY WEST	FL	33040	
163 CITY OF KEY WEST FLA	PO BOX 1409		KEY WEST	FL	33041	
164 LRU LLC	PO BOX 990		KEY WEST	FL	33041	
165 CITY OF KEY WEST FLORIDA	PO BOX 1409		KEY WEST	FL	33041	
166 CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041	
167 CITY OF KEY WEST FL	PO BOX 1409		KEY WEST	FL	33041	
168 LACHAT AMY E	P O BOX 4062		KEY WEST	FL	33041	
169 905 GRINNELL STREET LLC	P O BOX 268		KEY WEST	FL	33041	
170 CHAMBERLIN BREWSTER S	PO BOX 490		KEY WEST	FL	33041	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
171 CITY OF KEY WEST CEMETERY	PO BOX 1409		KEY WEST	FL	33041	
172 STROMBUS CORPORATION	1073 BUTTONWOOD DR		SUGARLOAF KEY	FL	33042	
173 EARDLEY CHARLES B REV TR DTD 4/8/08	16860 DRIFTWOOD LN		SUGARLOAF KEY	FL	33042	
174 CARSTENS INC	PO BOX 669004		MIAMI SPRINGS	FL	33266	
175 FLANIGAN JOHN F AND JANET R	436 OYSTER RD		NORTH PALM BE.	FL	33408	
176 TOWNSHEND CLEGG IRR CHAR REMAIND UNITR AGREE	150 E PALMETTO PARK RD	STE 200	BOCA RATON	FL	33432	
177 COOPER GROUP LLC	5300 OCEAN BLVD	UNIT 904	SARASOTA	FL	34242	
178 KNUTH JEFFREY J	11279 CAVES RD		CHESTERLAND	OH	44026	
179 DELLAPASTA GABRIEL AND LYNN	29694 SOUTHWOOD LN		OLMSTED FALLS	OH	44138	
180 VALEGA JANIS H TRUST AGR DATED 5/11/04	4488 STONE CREEK RD		BRUNSWICK	OH	44212	
181 FORZLEY MICHELLE T TRUST 12/21/1998	1019 SALIM PL		LEMONT	IL	60439	
182 GASSMAN FRANK	4725 N SHERIDAN RD	UNIT 3C	CHICAGO	IL	60640	
183 HEARD TIMOTHY R	4901 WASHINGTON BLVD	APT 4A	ST LOUIS	MO	63105	
184 CROW JOHNNY CLARENCE	636 GAUSE BLVD	STE 201	SLIDELL	LA	70458	
185 MILNER SHELIA T	1601 RABB RD		AUSTIN	TX	78704	
186 WALBACH LLC	401 ROSEMARY LN		LAS VEGAS	NV	89107	
187 MAGEE SIDNEY TRUST AGR 7/18/08	31526 FOX HOLLOW RD		EUGENE	OR	97405	
188 BIERWILER KAY L	16 ORANGE ST		NEWBURYPORT	MA	01950-2806	
189 BUCK RANDAL W	212 LORING AVE		SALEM	MA	01970-4353	
190 CORBETT JOHN MORGAN AND LOUISE WYNNE	1550 BEACON ST APT 9B		BROOKLINE	MA	02446-2218	
191 WEAVER RICHARD A AND MARCIA G	19 FIFE RD		WELLESLEY HILL	MA	02481-5416	
192 HOGAN MICHAEL T	129 KEYES RD		SUNAPEE	NH	03782-3304	
193 DARBY CHRISTOPHER A AND KIMBERLEY	PO BOX 808		JACKSON	NH	03846-0808	
194 CORNING HOWARD BURT DEC TR 01/14/2000	41 TRASK RD		VIENNA	ME	04360-3108	
195 BLANEY JANE A	18 BAYBERRY DR		MONTVALE	NJ	07645-2117	
196 CURRY JOHN PATRICK	1501 OCEAN AVE UNIT 2702		ASBURY PARK	NJ	07712-9307	
197 MINEROFF BRUCE S AND SHARON	20 MOLLY PITCHER DR		MANALAPAN	NJ	07726-8937	
198 623 GRIN LLC	910 WASHINGTON ST		CAPE MAY	NJ	08204-1654	
199 JONES ROBERT C AND JOANN	246 BUCK RD		ELMER	NJ	08318-2017	
200 MARIO CHRISTOPHER B 2011 TWTY YR QUAL PER RES TF	20 GREENHOUSE DR		PRINCETON	NJ	08540-4801	
201 KILGORE KATHRYN	72 VAN SANT DR		HAMILTON SQUA	NJ	08690-2518	
202 KILGORE KATHRYN	72 VAN SANT DR		TRENTON	NJ	08690-2518	
203 MITCHELL SARA	88 KELLY DR		CENTRAL SQUAF	NY	13036-3492	
204 BALLANTINE BARBARA	835 AYER RD		BUFFALO	NY	14221-2744	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
205 CONRAD THOMAS W	121 WILLIAM ST		PITTSBURGH	PA	15203-1328	
206 LASKOW MARK J AND LISA C	161 S PENN RD		STAHLSTOWN	PA	15687-1285	
207 HIGGINS MARTIN E	1007 VALLEY VIEW RD		BELLEFONTE	PA	16823-8911	
208 SORG JEFFREY AND KELLY CROCE	2001 STONERIDGE LN		VILLANOVA	PA	19085-1723	
209 BORCH FREDERIC LOUIS III AND JANET ANN	1647 OXFORD RD		CHARLOTTESVIL	VA	22903-1329	
210 DERKAY CRAIG	1812 UPPER JAMES CT		VIRGINIA BEACH	VA	23454-1183	
211 FULLER REBECCA ANN	111 CASCADE AVE		WINSTON SALEM	NC	27127-2026	
212 BARON AUDREY E TRUST FOR MINORS	205 TOBACCO FARM WAY		CHAPEL HILL	NC	27516-8420	
213 KIELY JOSEPH K AND KELLIE P	4 HIGHLAND PL		ASHEVILLE	NC	28804-3846	
214 THIEL JOHN W	139 BAYWIND DR		NICEVILLE	FL	32578-4801	
215 KEY WEST BANK FSB	970 RINEHART RD		LAKE MARY	FL	32746-1555	
216 HENSHAW TIMOTHY ROGER DEC TRUST	1109 DUVAL ST		KEY WEST	FL	33040-3127	
217 KEYS ISLAND PROPERTIES LLC	1201 SIMONTON ST		KEY WEST	FL	33040-3162	
218 WILLIAMS COURT HOMEOWNERS ASSOC INC	651 WILLIAM ST APT 3		KEY WEST	FL	33040-3198	
219 MYLLYKANGAS DIANA M	651 WILLIAM ST APT 3		KEY WEST	FL	33040-3198	
220 KESSINGER CHARLES	651 WILLIAM ST APT 1		KEY WEST	FL	33040-3198	
221 MCCONNELL SEAN E	1110 OLIVIA ST		KEY WEST	FL	33040-3342	
222 GREEN BRYAN C E LIVING TRUST 06/11/2007	910 WATSON ST		KEY WEST	FL	33040-3354	
223 BROCKWAY GAIL	1514 SOUTH ST		KEY WEST	FL	33040-3513	
224 HORAN DARREN M	1609 SOUTH ST		KEY WEST	FL	33040-3514	
225 VALDES ROBERT A	2604 SEIDENBERG AVE		KEY WEST	FL	33040-3949	
226 ZAMORA CORNER LLC	1017 18TH ST		KEY WEST	FL	33040-4251	
227 DUKE CAMILA A	3812 FLAGLER AVE		KEY WEST	FL	33040-4531	
228 EVANS PEYTON	1507 GRINNELL ST		KEY WEST	FL	33040-4823	
229 ONEAL ROBERT	1612 WASHINGTON ST		KEY WEST	FL	33040-4914	
230 JONES DAVID D	726 POOR HOUSE LN		KEY WEST	FL	33040-6411	
231 FREISTAK FRANK R	823 JOHNSON LN		KEY WEST	FL	33040-6416	
232 TOWNSEND DEAN	826 OLIVIA ST		KEY WEST	FL	33040-6419	
233 RHOADES SHIRREL AND DIANE	830 OLIVIA ST		KEY WEST	FL	33040-6419	
234 SCHORR DIANE F	906 PACKER ST		KEY WEST	FL	33040-6422	
235 SAWNOMEGA LLC	914 PACKER ST APT 2		KEY WEST	FL	33040-6435	
236 HENSLEY LAURIE	914 PACKER ST APT 4		KEY WEST	FL	33040-6435	
237 RHODES SHIRREL AND DIANE	914 GRINNELL ST		KEY WEST	FL	33040-6438	
238 SELKA STEPHEN L REV TRUST 1/15/1996	744 WINDSOR LN		KEY WEST	FL	33040-6441	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
239 DEMILLY WALTER A III	739 OLIVIA ST		KEY WEST	FL	33040-6444	
240 ANTONOWICH FRANK J AND RUTH	737 OLIVIA ST UNIT A		KEY WEST	FL	33040-6444	
241 DEEGAN MICHAEL R REV TR 4/20/2010	729 OLIVIA ST		KEY WEST	FL	33040-6444	
242 FIELDS ROBERT	828 WINDSOR LN UNIT 3		KEY WEST	FL	33040-6448	
243 HARLEY TANGELA L/E	823 WINDSOR LN		KEY WEST	FL	33040-6449	
244 GARCIA MICHAEL A	912 PACKER ST		KEY WEST	FL	33040-6450	
245 GOLDFARB JASON H	735 POOR HOUSE LN		KEY WEST	FL	33040-6457	
246 1018 TRUMAN LLC	521 SIMONTON ST		KEY WEST	FL	33040-6872	
247 THE UTILITY BOARD OF THE CITY OF KEY WEST	1001 JAMES ST		KEY WEST	FL	33040-6935	
248 ROSS ELIZABETH	1015 FLEMING ST		KEY WEST	FL	33040-6962	
249 ARESTY WENDY REVOCABLE TRUST 2/3/2011	814 CAREY LN		KEY WEST	FL	33040-7101	
250 ARESTY WENDY REV TRUST 2/3/2011	814 CAREY LN		KEY WEST	FL	33040-7101	
251 SERTICH ANNE	812 CAREY LN		KEY WEST	FL	33040-7101	
252 FAZEKAS KURT AND DANIELE	818 CARSTEN LN		KEY WEST	FL	33040-7102	
253 BRAMLAGE MAUREEN A TRUST AGREE 3/8/1993	812 CARSTEN LN		KEY WEST	FL	33040-7102	
254 PITTS EDWARD G EORGE REV TR 5/24/2011	621 MARGARET ST		KEY WEST	FL	33040-7103	
255 MAZZORANA MICHAEL AND TINA	730 PASSOVER LN		KEY WEST	FL	33040-7104	
256 JACKSON THOMAS A AND DEBORAH ANN	620 ASHE ST		KEY WEST	FL	33040-7111	
257 PERPALL L T AND SHIRLEY KAY TRUSTEE 2/11/2000	624 ASHE ST		KEY WEST	FL	33040-7111	
258 SMITH ELIZABETH J	715 ASHE ST		KEY WEST	FL	33040-7112	
259 LOCKARD MARY J	728 ASHE ST		KEY WEST	FL	33040-7113	
260 DAVIS WILLIAM A REVOCABLE TRUST 3/12/2003	716 ASHE ST		KEY WEST	FL	33040-7113	
261 WILLIAMS HANNAH E	712 ASHE ST		KEY WEST	FL	33040-7113	
262 KERR GREG	722 ASHE ST		KEY WEST	FL	33040-7113	
263 WHEELER PHILIP H JR TRUST 10/7/96	623 FRANCES ST		KEY WEST	FL	33040-7122	
264 RIVIERE EMMANUELLE V	823 FRANCES ST		KEY WEST	FL	33040-7125	
265 ZAHAV SHARON B	621 GRINNELL ST		KEY WEST	FL	33040-7128	
266 LONERGAN MICHAEL	623 GRINNELL ST		KEY WEST	FL	33040-7128	
267 GRAY ROBERT M AND PATRICIA L	1108 PETRONIA ST		KEY WEST	FL	33040-7137	
268 HARTWELL JOHN G	1017 ANGELA ST		KEY WEST	FL	33040-7168	
269 WINREY CAREY W REV TR 8/10/2011	806 ASHE ST		KEY WEST	FL	33040-7182	
270 AUSTIN DAVID C	820 ASHE ST		KEY WEST	FL	33040-7182	
271 SIBLEY GAIL M AND JOHN G	918 SOUTHARD ST APT 201		KEY WEST	FL	33040-7191	
272 HARRIS JUSTIN R	1418 PINE ST		KEY WEST	FL	33040-7245	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
273 SHORT GINNI A	PO BOX 333		KEY WEST	FL	33041-0333	
274 WRIGHT RALPH L	PO BOX 550		KEY WEST	FL	33041-0550	
275 STROH THOMAS N	PO BOX 674		KEY WEST	FL	33041-0674	
276 TFC DEVELOPMENT LLC	PO BOX 1146		KEY WEST	FL	33041-1146	
277 GROTH CONSTANCE J	PO BOX 1266		KEY WEST	FL	33041-1266	
278 CUSHMAN VICTOR L	PO BOX 1551		KEY WEST	FL	33041-1551	
279 ABBOTT JOAN	P O BOX 4045		KEY WEST	FL	33041-4045	
280 CLARKE JUDITH S AND EDWARD K	PO BOX 4387		KEY WEST	FL	33041-4387	
281 BRENNAN PATRICIA	PO BOX 4524		KEY WEST	FL	33041-4524	
282 MACONAUGHEY KIRK D AND DEBRA A	PO BOX 420243		SUMMERLAND KI	FL	33042-0243	
283 GEIKE ONEIDA L/E	PO BOX 2583		KEY WEST	FL	33045-2583	
284 FULLER NORMAN C	P O BOX 5282		KEY WEST	FL	33045-5282	
285 CORELLA PASQUALE J	PO BOX 5501		KEY WEST	FL	33045-5501	
286 JENKINS RICHARD A AND BEVERLY J	3720 NE 30TH AVE		LIGHTHOUSE PO	FL	33064-8420	
287 KAHN PAUL S	9 ISLAND AVE APT 2204		MIAMI BEACH	FL	33139-1343	
288 KON MASAYUKI	7525 SW 112TH ST		MIAMI	FL	33156-4544	
289 SMITH MITCHELL	640 RAVEN AVE		MIAMI SPRINGS	FL	33166-3953	
290 SUN STATE CHILL LLC	7601 NE SPANISH TRAIL CT		BOCA RATON	FL	33487-1715	
291 MCGEE MARK C AND PAULA J	4814 TEA ROSE CT		LUTZ	FL	33558-9005	
292 SOUTO RONALD J	2351 5TH AVE N		SAINT PETERSBL	FL	33713-7005	
293 CBG PROPERTY MANAGEMENT LLC	124 HARBOR VIEW LN		BELLEAIR BLUFF	FL	33770-2605	
294 SAVAGE THOMAS AND ZITA	2700 BAYSHORE BLVD APT 511		DUNEDIN	FL	34698-1626	
295 BRENT MARGARET G	1985 MADISON AVE STE 2		MEMPHIS	TN	38104-2791	
296 BRAY FAMILY TRUST 10/10/2012	135 ALLVIEW RD		WESTERVILLE	OH	43081-2997	
297 BECK WHITE AND NANCY	2159 E KENT CT		MARTINSVILLE	IN	46151-5962	
298 LEVIN JAY J	5516 PUTNAM DR		WEST BLOOMFIE	MI	48323-3720	
299 PASSOVER INVESTMENTS LLC	1922 THORNWOOD LN		RIVERWOODS	IL	60015-1764	
300 KEY WEST INVESTMENTS LLC	1922 THORNWOOD LN		RIVERWOODS	IL	60015-1764	
301 ANGELA STREET HOLDINGS LLC	887 OAK ST		WINNETKA	IL	60093-2440	
302 INSITE KEY WEST (FRANCES) LLC	1400 16TH ST STE 300		OAK BROOK	IL	60523-8854	
303 HYNES JON	PO BOX 70231		NEW ORLEANS	LA	70172-0231	
304 LAMACCHIA MICHAEL CHARLES AND THERESA	1912 HIGHLAND DR		BEDFORD	TX	76021-6170	
305 MUENCH PETER KARL	4111 NORFOLK ST		HOUSTON	TX	77027-6827	
306 COULTER DAVID WILLIAM LIVING TRUST 02/12/2008	9227 E LINCOLN AVE STE 200		LONE TREE	CO	80124-5504	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
307 KW APARTMENTS LLC	50355 SEMOTAN DR		STEAMBOAT SPF	CO	80487-9485	
308 MATTER MARY ANN	1221 N OLSEN AVE		TUCSON	AZ	85719-4720	
309 ASHE STREET REALTY TRUST 12/10/2009	3000 SOMBRA DEL RIO NW		ALBUQUERQUE	NM	87107-2977	
310 JENSEN CLAUS	RENTEMESTERVEJ 23 A		COPENHAGEN		2400	DENMARK
311 BILSA INTERNATIONAL LLC	17 RUE DUPHOT		PARIS		75001	FRANCE
312 BERGERY BENJAMIN	29 BIS RUE BOURET		PARIS		F75019	FRANCE
313 TAYLOR TIMOTHY	86 GOLBURNE RD		LONDON		W10 5PS	ENGLAND