

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



To: Chairman and Planning Board Members

From: Carlene Smith, LEED Green Associate, Planner II

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: September 18, 2014

Agenda Item: **Variance – 316 Admirals Lane (RE # 00004590-001674; AK # 8799489)** – A request for a variance to maximum building coverage in order to cover and partially enclose an area between the existing carport and cottage to create storage on property located within the Historic Planned Redevelopment and Development (HPRD) zoning district pursuant to Sections 90-395 and 122-990(4)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is proposing to partially enclose an existing area to create storage and parking for an electric car.

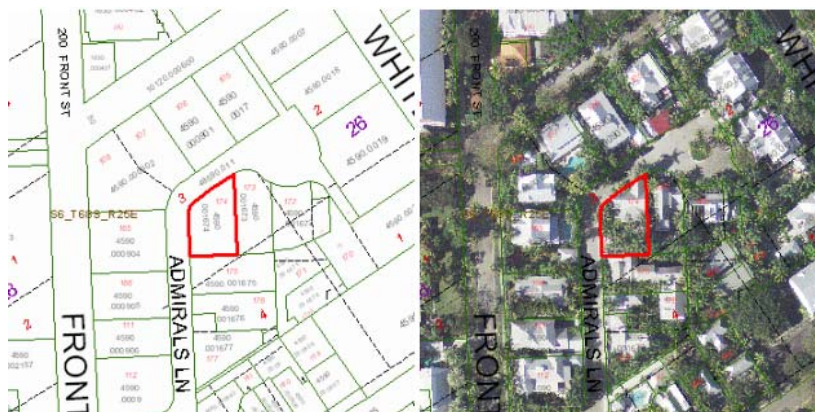
Applicant/Owner: Joseph J. Chesson

Location: 316 Admirals Lane (RE # 00004590-001674; AK # 8799489)

Zoning: Historic Planned Redevelopment and Development (HPRD) Zoning District

Background:

The existing non-conforming accessory structure is located within the rear and right-side yard setback. The lot is non-conforming to building coverage and impervious surface ratio requirements permitted in the HPRD zoning district. The applicant proposes to partially enclose an existing area between the existing carport and permitted cottage to create storage and parking for an electric car. Although the accessory structure is located within the AE-6 Flood Zone, the elevation certificate confirms an elevation of 8.1 feet. Therefore, floodplain damage protection requirements are voluntary.



Relevant HPRD Zoning District Dimensional Requirements: Code Section 122-990				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	1 acre	5,222 SF	5,222 SF	No change
Maximum density	22 dwelling units per acre	1 unit	1 unit	No change
Maximum floor area ratio	1.00	.33	.40	No Variance Required
Maximum height	35 feet	14'11" feet	14'11" feet	No change
Minimum front setback	5 feet	5'8" feet	5'8" feet	No change
Minimum right side setback	2.5 feet	1'10" feet	1'10" feet	Variance Required increasing building envelope
Minimum street side setback	5 feet	n/a	n/a	n/a
Minimum rear setback	10 feet	3'10" feet	3'10" feet	No change
Maximum building coverage	40%	47%	51%	Variance Required
Maximum impervious surface	50%	76%	76%	No change

Process:

Development Review Committee Meeting:

July 24, 2014

Planning Board Meeting:

September 18, 2014

HARC:

TBD

Analysis – Evaluation for Compliance with the Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**

The existing accessory structure is legally nonconforming to rear and right-side yard setbacks, as well as building coverage and impervious surface ratio requirements. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

- 2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

The nonconforming right-side yard setback and building coverage is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, the request to increase the building envelope is generated from specific actions

initiated by the applicant since the applicant is proposing to partially enclose an existing area while maintaining the non-conforming right-side yard.

- 3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.**

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, expanding the building envelope on the non-conforming right-side yard setback would confer special privileges upon the applicant.

- 4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

The applicant currently has existing use of the site without the variance approval. Therefore, hardship conditions do not exist. Denial of the requested variance would not deprive the Applicant of rights commonly enjoyed by other properties in the HPRD Zoning District.

- 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

- 6. Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

- 7. Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

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

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has not received any public comment for the variance request as of the date of this report.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

General Conditions:

1. The proposed site modifications shall be consistent with the plans signed and sealed September 9, 2014 by Rick Milelli, Professional Engineer. No approval granted for an additional dwelling unit or any other work or improvements shown on the plans other than partially enclosing an area between the existing carport and cottage to create storage and parking.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Tree removal not included in tree permit #6962 may require additional permits from the Tree Commission.

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

4. New covered area will be solely used as storage and no habitation.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MAXIMUM BUILDING COVERAGE AND RIGHT-SIDE YARD SETBACK ON PROPERTY LOCATED AT 316 ADMIRALS LANE (RE # 00004590-001674; AK # 8799489) IN THE HISTORIC PLANNED REDEVELOPMENT AND DEVELOPMENT (HPRD) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 and 122-990(4)A OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to partially enclose an existing area between the existing carport and permitted cottage to create storage and parking for an electric car at property located at 316 Admirals Lane (RE # 00004590-001674; AK # 8799489); and

WHEREAS, the existing non-conforming accessory structure is a non-contributing structure; and

WHEREAS, the accessory structure is located within the rear and right-side yard setbacks, and is also nonconforming to building coverage and impervious surface ratio requirements as permitted in the HPRD zoning district; and

WHEREAS, Section 122-990 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the maximum building coverage is 40% and minimum side yard setback is 2.5 feet; and

WHEREAS, the proposed building coverage is 51% and proposed right-side yard setback is 1 foot 10 inches; and

WHEREAS, the applicant requests variances to maximum building coverage and side-yard

setback; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on September 18, 2014; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in

other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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. An approval by Resolution of the Key West Planning Board for variances to cover and partially enclose an area between the existing carport and cottage to create storage on property located at 316 Admirals Lane (RE # 00004590-001674; AK # 8799489) in the HPRD Zoning District pursuant to Sections 90-395 and 122-990(4)a of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed site modifications shall be consistent with the plans signed and sealed September 9, 2014 by Rick Milelli, Professional Engineer. No approval granted for any other work or improvements shown on the plans other than partially enclosing the area between the existing carport and cottage.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Tree removal not included in tree permit #6962 may require additional permits from the Tree Commission.

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

4. New covered area will be solely used as storage and no habitation.

Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or

partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do 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 6. 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 7. 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 73C-44, 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

_____ Chairman
_____ Planning Director

the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of September 2014.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application



Application For Variance

City of Key West, Florida • Planning Department
3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

RECEIVED

JUN 30 2014

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(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: 316 ADMIRALS LANE

Zoning District: HPRD Real Estate (RE) #: 00004590-001674

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: JOSEPH J CHESSON

Mailing Address: 3102 JENNINGS FARM DRIVE

City: WILSON State: NC Zip: 27896

Home/Mobile Phone: (252) 291 3600 Office: _____ Fax: _____

Email: jchesson@chessonagency.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: Cover and partially enclose an area between the existing carport and the existing cottage for storage.

List and describe the specific variance(s) being requested:

Building coverage - A small increase over the existing coverage (currently Non-conforming)

Impervious area - No change (currently Non-conforming)

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

City of Key West - Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HPRD			
Flood Zone	AE8	Modified on siteplan since ^{original} Submittal		
Size of Site	5,195 sq. ft.			
Height	35' MAX	14'-11"	NO CHANGE	
Front Setback	5'	7.5'	NO CHANGE	
Side Setback	2.5'	3'	NO CHANGE	
Side Setback	2.5'			
Street Side Setback	5'			
Rear Setback	10'	5'	NO CHANGE	
F.A.R.	1.0	0.45	NO CHANGE	
Building Coverage	40%	41%	51%	YES
Impervious Surface	50%	75%	NO CHANGE	YES
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

(2)

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <http://www.municode.com/Library/FL/Key West> under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The property has very little covered storage.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The current amount of storage was existing prior to the owner purchasing the property.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges shall be conferred.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The owner would like to improve the property

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only minimum variance will be granted.

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

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

316 Admiral Lane
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Joseph J. Chesson
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this JUNE 3, 2014 by
date

EVERETT HUDSON SMITH
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

EVERETT HUDSON SMITH
Name of Acknowledger typed, printed or stamped

FF 082647
Commission Number, if any



Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Joseph J Chesson & Patricia N Chesson authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Rick Milelli

Please Print Name of Representative

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

Joseph J Chesson
Signature of Owner

Patricia N Chesson
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 9/8/14 by
date

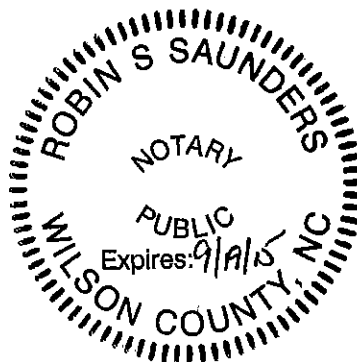
Rick Milelli
Name of Authorized Representative

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

Robin S. Saunders
Notary's Signature and Seal

Robin S. Saunders
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Deed

This Instrument Prepared by and Return to:
TIMOTHY J. KOENIG, Esq.

FELDMAN & KOENIG
1316 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1 0 7 2 0 3 0
BR# 1 5 2 4 PG# 3 1 5

Property Appraisers Parcel Identification (Folio) Numbers:

RCD Jun 30 1998 03:02PM
DANNY L KOLEAGE, CLERK

Grantee SS #: _____

DEED DGC STAMPS 4760.00
06/30/1998 DEP CLK

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **29th** day of **June**, A.D. **1998** by **JAMES HARROLD, A SINGLE MAN** herein called the grantor, to **JOSEPH J. CHESSON and PATRICIA N. CHESSON, HUSBAND AND WIFE** whose post office address is: **3005 WOLFTRAP DRIVE, WILSON, NORTH CAROLINA 27896**, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **MONROE County, State of Florida**, viz:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

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 grantees that the grantor is/are 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Phyllis Cecchini
Signature

Phyllis Cecchini
Printed Signature

James Darrell Mansfield
Signature

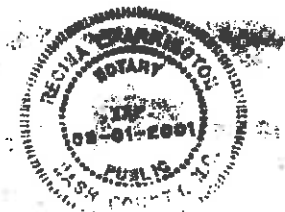
James Darrell Mansfield
Printed Signature

James Harrold L.S.
JAMES HARROLD
2325 S SUNSET AVE., ROCKY MOUNT, N.C. 27804

STATE OF NORTH CAROLINA
COUNTY OF Wake

The foregoing instrument was acknowledged before me this 25th day of June, 1998 by JAMES HARROLD who is/are personally known to me or has produced identification and did (did not) take an oath.

SEAL



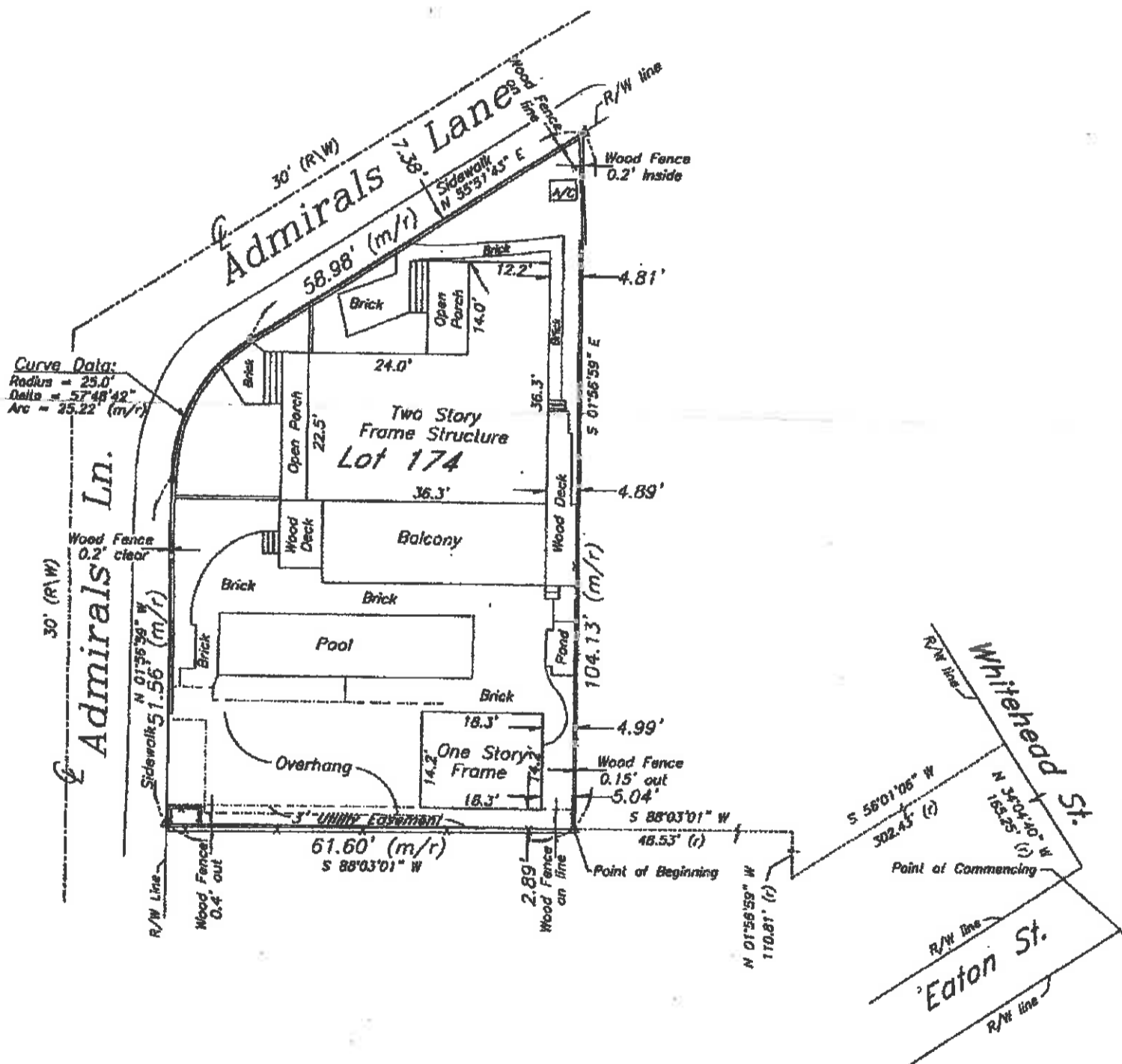
Regina L. Arrington
Notary Signature
Regina L. Arrington
Printed Notary Signature
My Commission Expires: 09-01-2001

A parcel of land on the Island of Key West, Monroe County, Florida, being a portion of Lot 4, Block 26, as shown on the unrecorded map of the Town of Key West together with the island as surveyed and delineated February 1829 by W.A. Whitehead, also being a portion of Lots 170 and 172 of Truman Annex and being more particularly described as follows: COMMENCE at the intersection of the Southeastly Right-of-Way line of Eaton Street and the Southwestly Right-of-Way line of Whitehead Street, said intersection point marked with a pipe and plug stamped #3026; thence run along the Southwestly Right-of-Way line of Whitehead Street N 34 degrees 04 minutes 40 seconds West for 165.25 feet; thence S 56 degrees 13 01 minutes 05 seconds West for 302.43 feet to the Point of Beginning; thence N 01 degree 56 minutes 59 seconds West, for 91.24 feet to the Southerly Right-of-Way line of Admirals Lane and to a point on a circular curve concave to the Northeastly and said radius point bearing N 27 degrees 02 minutes 56 seconds East; thence in a Northwestly direction along the said curve, having for its elements a central angle of 20 degrees 39 minutes 38 seconds and a radius of 45.00 feet for 16.23 feet to a point of a reverse curve, said circular curve being concave to the South, and radius point bearing S 47 degrees 42 minutes 34 seconds West; thence in a Northwestly, Westly and Southwestly direction along the said curve, having for its elements a central angle of 81 degrees 50 minutes 51 seconds and a radius of 25.00 feet to a point of tangency; thence S 55 degrees 51 minutes 43 seconds West for 4.34; thence leaving said Southerly right-of-way line of Admirals Lane, S 01 degree 56 minutes 59 seconds East for 104.13 feet; thence N 88 degrees 03 minutes 01 seconds East for 48.53 feet to the Point of Beginning

MONROE COUNTY
OFFICIAL RECORDS

Survey

Boundary Survey Map of part of Block 26 Island of Key West, Florida



Curve Data:
 Radius = 25.0'
 Delta = 57°48'42"
 Arc = 35.22' (m/r)

LEGEND

- Set #5 rebar w/cap (LB 7131)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence

Site Plans

SITE DATA

SITE ADDRESS: 316 ADMIRALS LANE ST., KEY WEST, FL. 33040
 RE: 00004590-001674
 ZONING: HPRD (HISTORIC PLANNED REDEVELOPMENT AND DEVELOPMENT DISTRICT)
 FLOOD ZONE: AE 6
 F.I.R.M. - COMMUNITY#12087C, MAP & PANEL #1516 SUFFIX K, DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 6-88-25
 LEGAL DESCRIPTION: KW PT LOTS 1,2,3 & 4 SQR 26 (A/K/A LOT 174), .119 A C
 SETBACKS: FRONT 5 FT; SIDE 2.5 FT; REAR 10 FT; STREET SIDE 5 FT
 OCCUPANCY: R-1
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
 SOIL BEARING CAPACITY ASSUMED 2000 LBS PER SQ. FT.

INDEX OF DRAWINGS

SHEET CS-1 - COVER AND SITE PLAN

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.



SITE



ENCLOSE EXISTING ROOF AND WALL

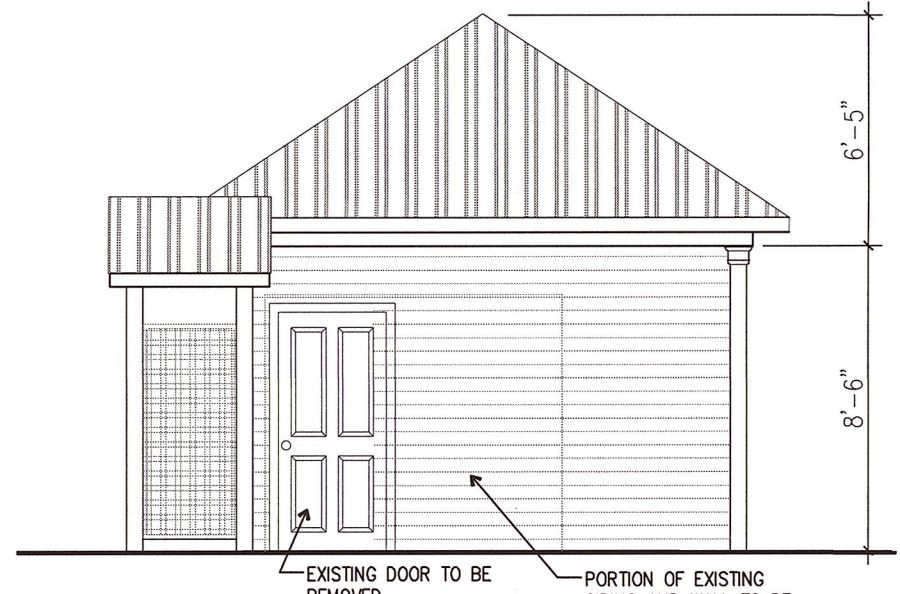


12 LOCATION MAP
 CS-1 SCALE: NOT TO SCALE

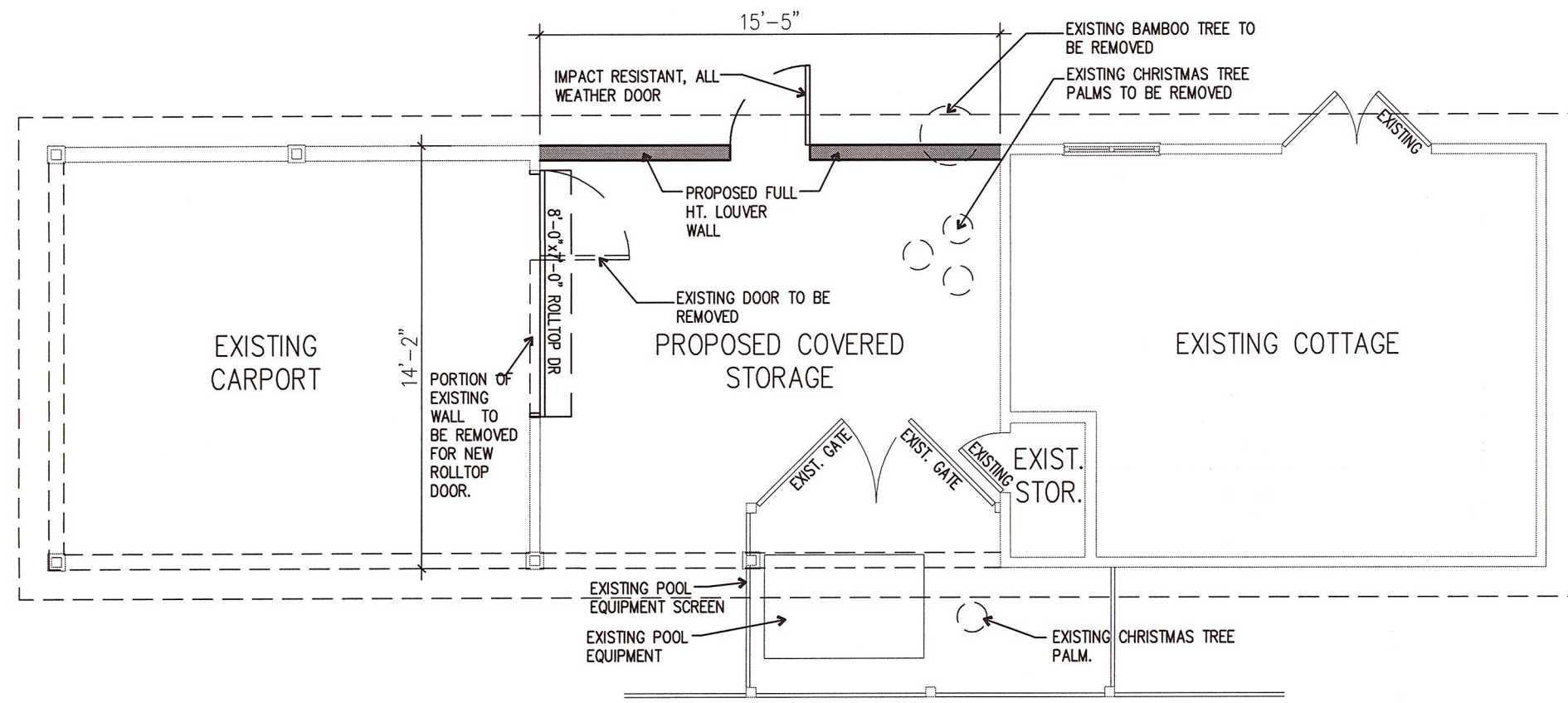
11 PROJECT AREA PHOTO
 CS-1 SCALE: NTS

PROJECT DATA

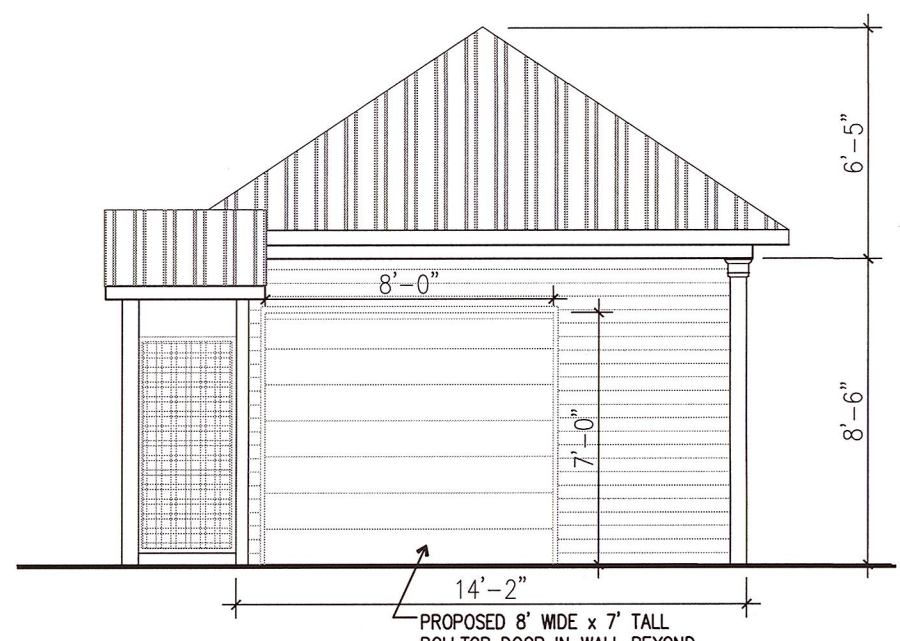
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00004590-001674			
SETBACKS:				
FRONT	NO CHANGE	5'-8"	5'	NONE
STREET SIDE	NO CHANGE	3'-11"	5'	NONE
SIDE	1'-10"	1'-10"	2.5'	YES
REAR	NO CHANGE	3'-10"	10'	NONE
LOT SIZE	NO CHANGE	5,222 SQ. FT.	1 ACRE	NONE
BUILDING COVERAGE	2670 SQ.FT. 51.0%	2419 SQ. FT. 47.0%	40% MAX	YES
FLOOR AREA	1,276 SQ.FT. 40%	1,028 SQ. FT. 0.33	1.0	NONE
BUILDING HEIGHT	NO CHANGE	N/A	35' MAX	NONE
IMPERVIOUS AREA	NO CHANGE	3,972 SQ. FT. 76%	50% MAX	NONE



10 EXISTING FRONT/WEST ELEVATION
 CS-1 SCALE: 3/16" = 1'-0"



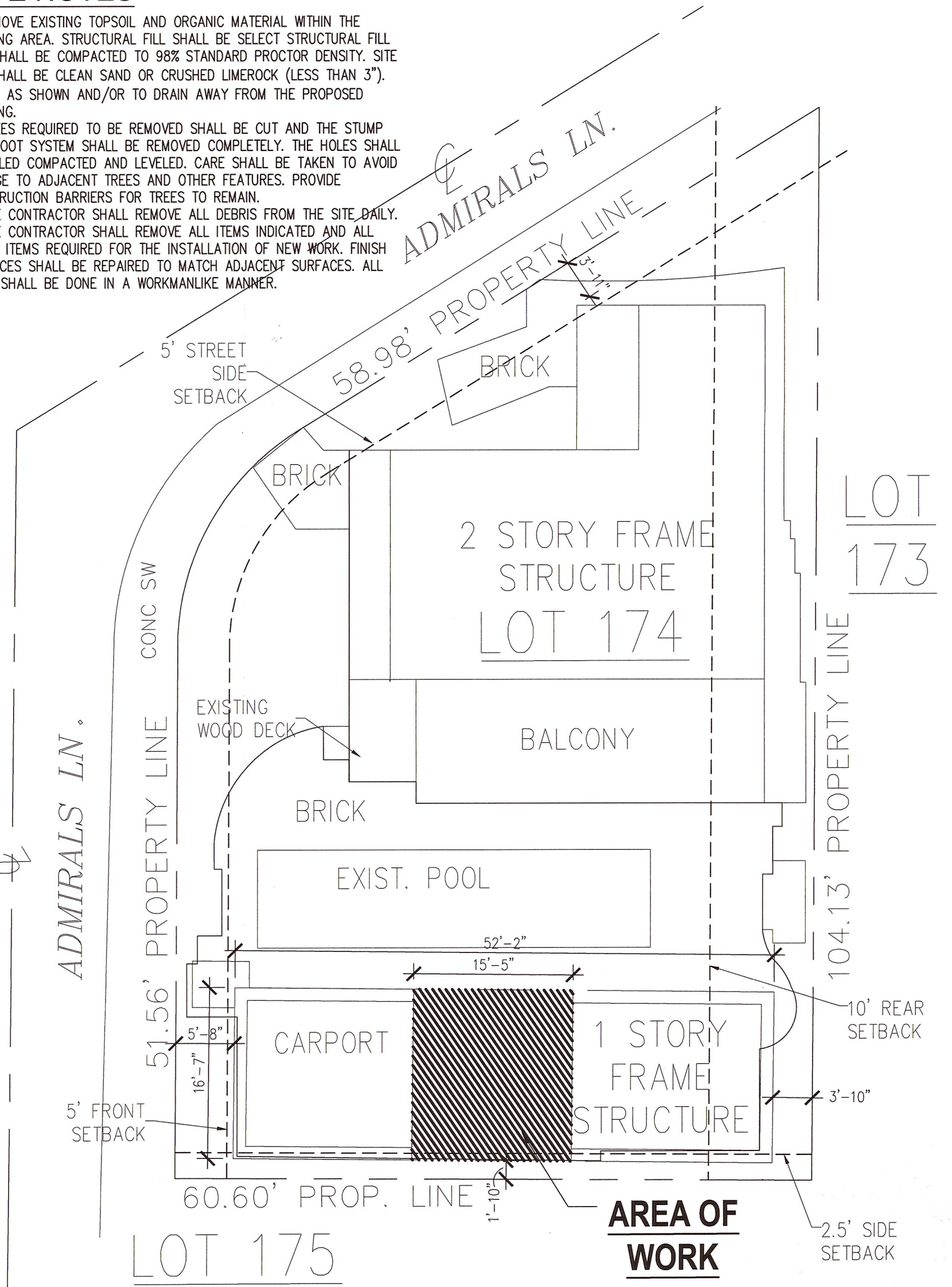
9 PROPOSED COVERED STORAGE PLAN
 CS-1 SCALE: NOT TO SCALE



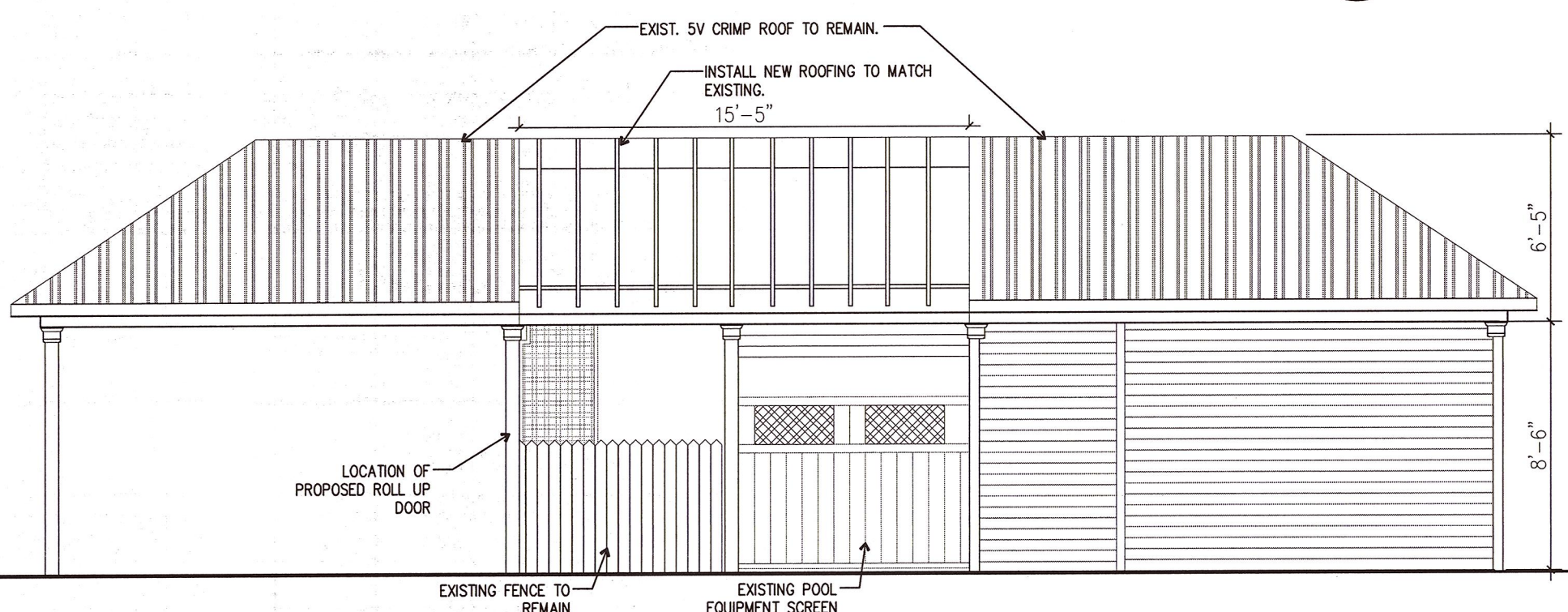
8 PROPOSED FRONT/WEST ELEVATION
 CS-1 SCALE: 3/16" = 1'-0"

SITE NOTES

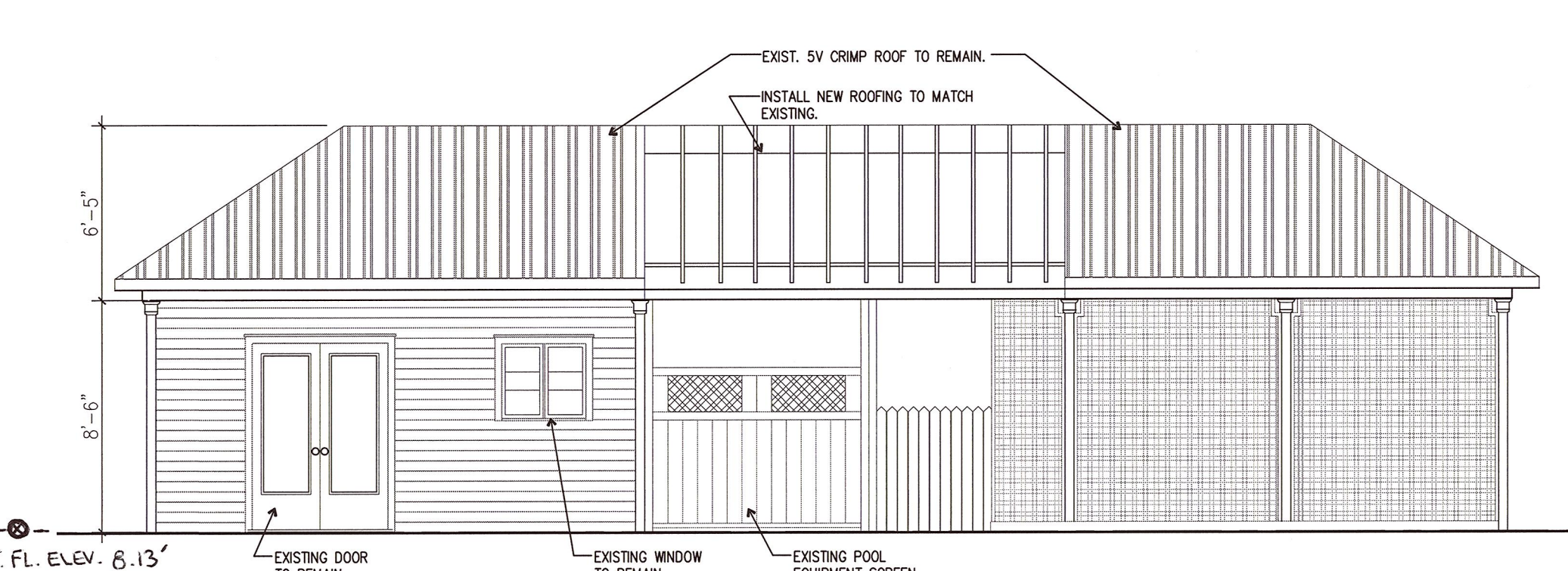
- REMOVE EXISTING TOPSOIL AND ORGANIC MATERIAL WITHIN THE BUILDING AREA. STRUCTURAL FILL SHALL BE SELECT STRUCTURAL FILL AND SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY. SITE FILL SHALL BE CLEAN SAND OR CRUSHED LIMESTONE (LESS THAN 3"). GRADE AS SHOWN AND/OR TO DRAIN AWAY FROM THE PROPOSED BUILDING.
- TREES REQUIRED TO BE REMOVED SHALL BE CUT AND THE STUMP AND ROOT SYSTEM SHALL BE REMOVED COMPLETELY. THE HOLES SHALL BE FILLED, COMPACTED AND LEVELED. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ADJACENT TREES AND OTHER FEATURES. PROVIDE CONSTRUCTION BARRIERS FOR TREES TO REMAIN.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE DAILY.
- THE CONTRACTOR SHALL REMOVE ALL ITEMS INDICATED AND ALL OTHER ITEMS REQUIRED FOR THE INSTALLATION OF NEW WORK. FINISH SURFACES SHALL BE REPAIRED TO MATCH ADJACENT SURFACES. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER.



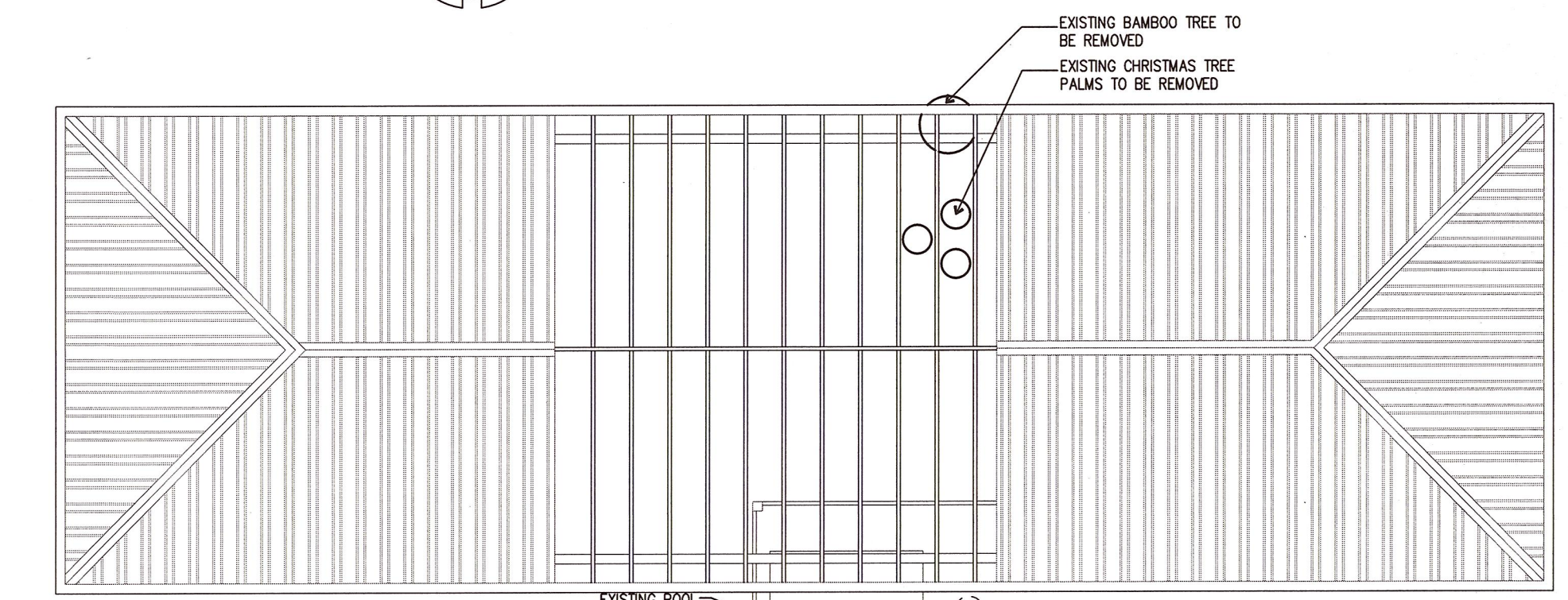
7 SITE PLAN
 CS-1 SCALE: 3/32" = 1'-0"



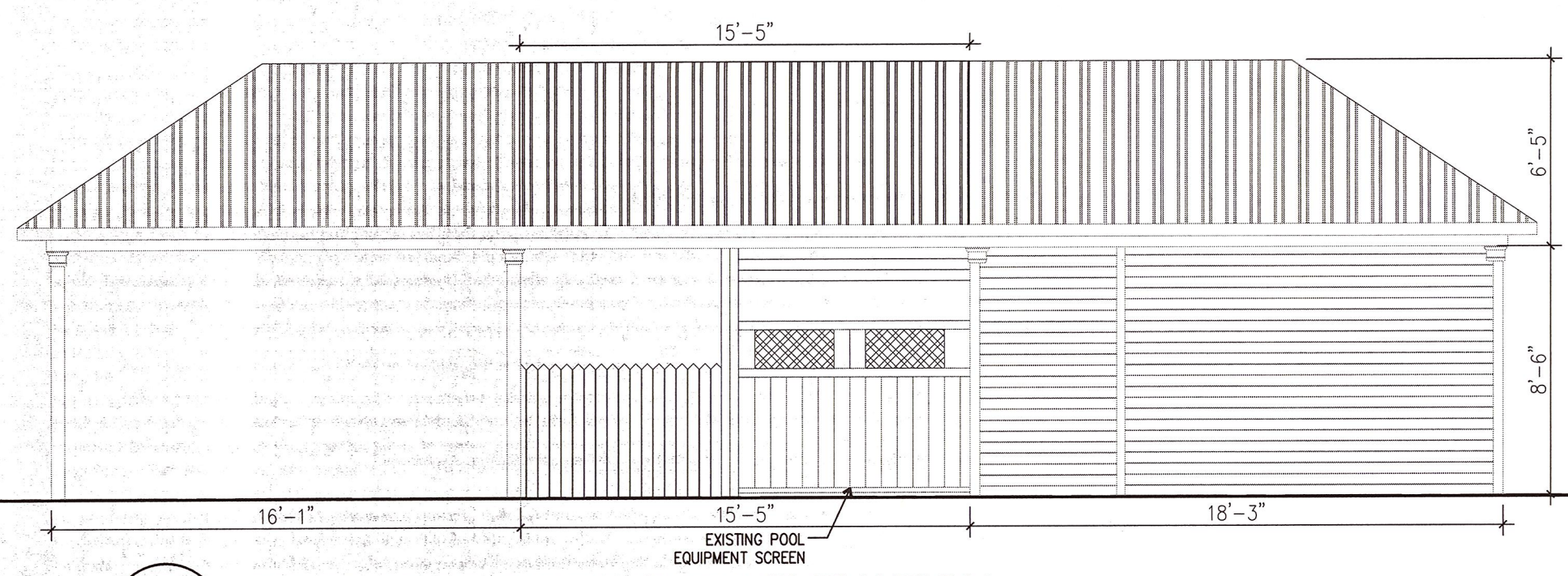
6 EXISTING SIDE/SOUTH ELEVATION
 CS-1 SCALE: 3/16" = 1'-0"



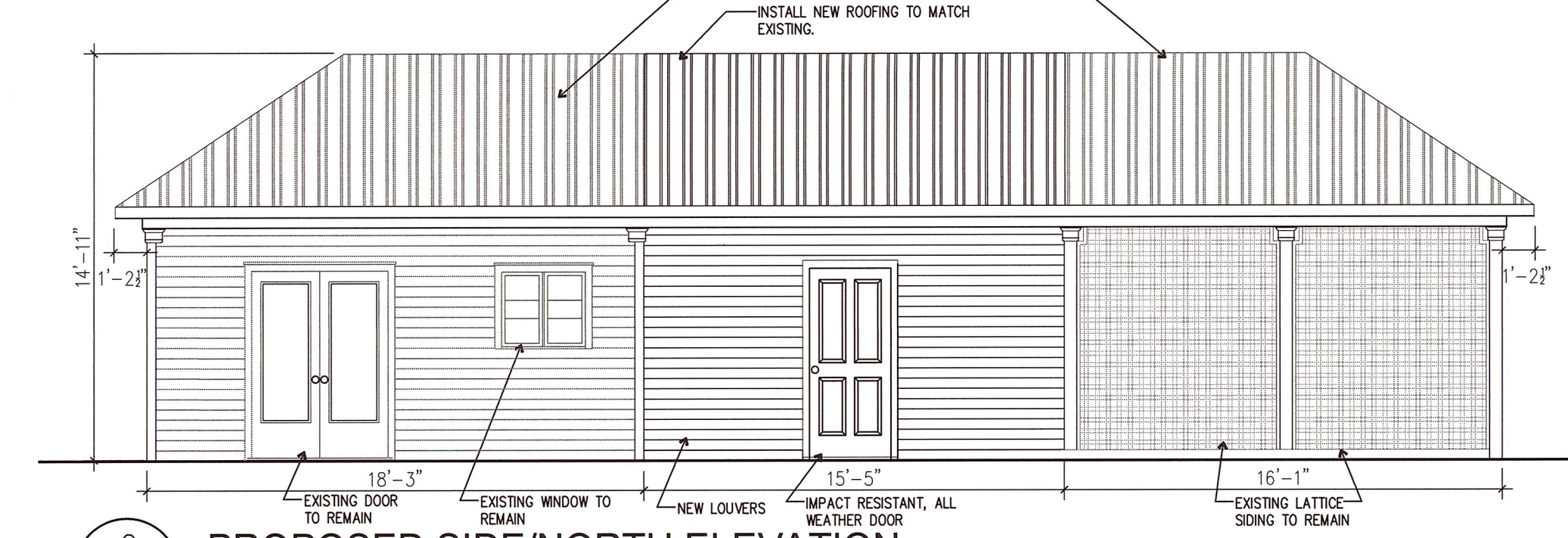
5 EXISTING SIDE/NORTH ELEVATION
 CS-1 SCALE: 3/16" = 1'-0"



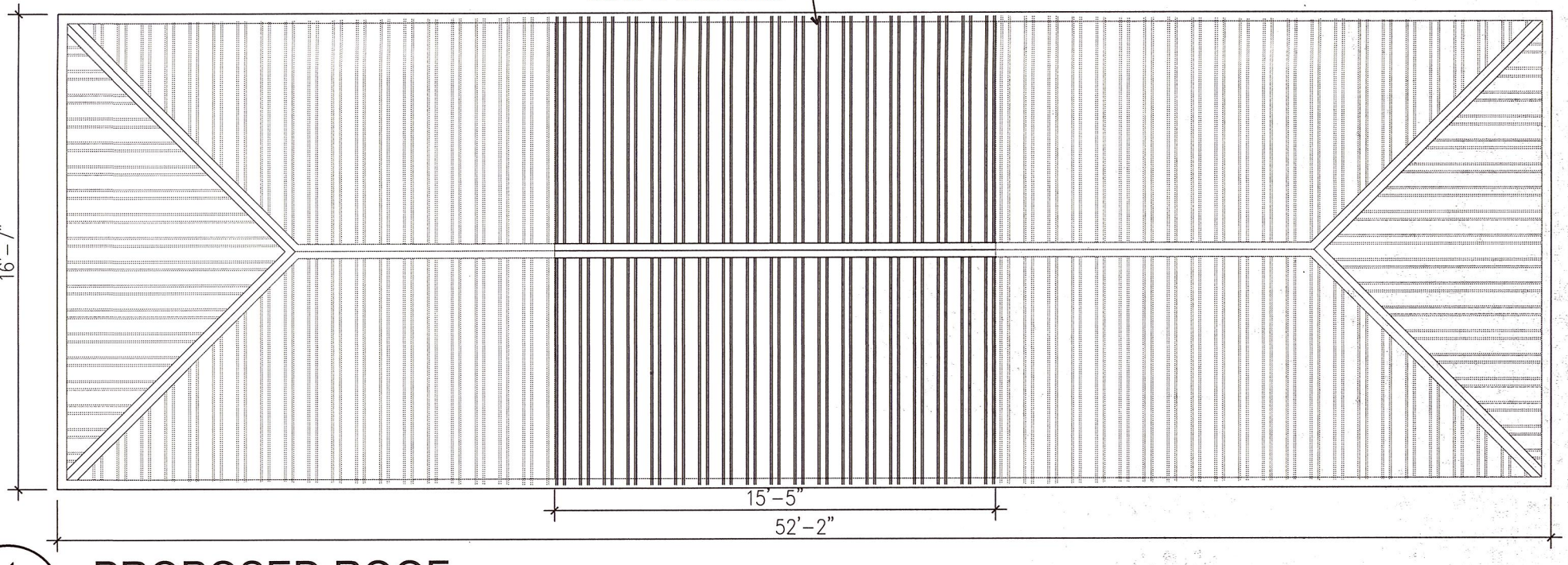
4 EXISTING ROOF
 CS-1 SCALE: 3/16" = 1'-0"



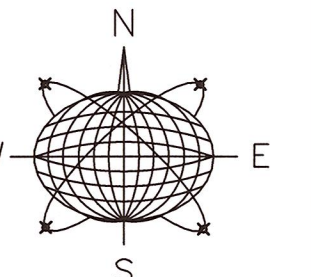
3 PROPOSED SIDE/SOUTH ELEVATION
 CS-1 SCALE: 3/16" = 1'-0"



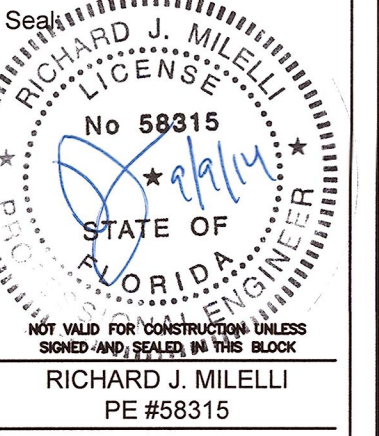
2 PROPOSED SIDE/NORTH ELEVATION
 CS-1 SCALE: 3/16" = 1'-0"



1 PROPOSED ROOF
 CS-1 SCALE: 3/16" = 1'-0"



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3283 fax:293-4899



General Notes:
 (Blank lines for notes)

RESIDENTIAL RENOVATION

316 ADMIRALS
 KEY WEST, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No. Scale:
 AutoCad File No.

Revisions:
 (Blank lines for revisions)

Title:
 COVER SHEET
 SITE PLAN AND
 PROJECT DATA
 ELEVATIONS
 Sheet Number:
CS-1
 Date: MAY 21, 2014

Elevation

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name JOSEPH & PATRICIA CHESSON	Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 316 ADMIRALS LANE	Company NAIC Number:
City KEY WEST	State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 MONROE COUNTY PROPERTY APPRAISER ALTERNATE KEY #8799489

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. N24°33'23.40" Long. W081°48'21.76" Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s)	<u>N/A</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>0</u>
c) Total net area of flood openings in A8.b	<u>0</u> sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A9. For a building with an attached garage:

a) Square footage of attached garage	<u>N/A</u> sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>0</u>
c) Total net area of flood openings in A9.b	<u>0</u> sq in
d) Engineered flood openings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number KEY WEST, CITY OF 120168		B2. County Name MONROE		B3. State FLORIDA	
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/Revised Date 02/18/2005	B8. Flood Zone(s) XSHADED/AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 6

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: AA0008 Vertical Datum: NGVD29
 Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>10.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>20.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>10.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>7.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>7.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>7.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments.

Certifier's Name ERIC ISAACS	License Number PSM 6783
Title SURVEYOR & MAPPER	Company Name FLORIDA KEYS LAND SURVEYING
Address 19960 OVERSEAS HIGHWAY	City SUGARLOAF KEY State FL ZIP Code 33042
Signature	Date 09/10/2014 Telephone (305) 394-3690

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 316 ADMIRALS LANE	Policy Number:
City KEY WEST State FL ZIP Code 33040	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments THE BUILDING IS A TWO STORY STRUCTURE ON COLUMNS. THE SUBJECT PROPERTY IS LOCATED IN 2 FLOOD ZONES (X SHADED & AE 6) THE MAJORITY OF THE STRUCTUE APPEARS TO FALL WITHIN THE X SHADED ZONE, ACCORDING THE ABOVE REFERENCED FLOOD MAP. THE LOWEST MACHINERY SERVICING THE BUILDING IS THE AIR CONDITIONER CONDENSER. THE BRICK PORCH AREA ADJACENT TO THE POOL BEHIND THE CARPORT HAS A BRICK FLOOR ELEVATION OF 8.1'. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

Signature



Date 09/10/2014

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

 Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

 Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
316 ADMIRALS LANE

Policy Number:

City KEY WEST

State FL

ZIP Code 33040

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

FRONT VIEW – 09/09/2014



REAR VIEW – 09/09/2014



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 316 ADMIRALS LANE			Policy Number:
City KEY WEST	State FL	ZIP Code 33040	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

CONCRETE COLUMNS – 09/09/2014



BRICK PORCH AREA ADJACENT TO THE POOL BEHIND THE CARPORT WITH A BRICK FLOOR ELEVATION OF 8.1'. - 09/09/2014



Site Photos

316 Admirals Lane (Street View)



(View from open space into the carport)



(View of permitted cabana)



(View of open area)



(View of carport)



DRC
Minutes & Comments

Carlene Smith

From: Venetia Flowers <vflowers@keywestcity.com>
Sent: Tuesday, July 22, 2014 9:39 AM
To: Carlene Smith
Subject: FW: 316 Admirals Lane

From: Scott Fraser [mailto:sfraser@keywestcity.com]
Sent: Tuesday, July 22, 2014 9:38 AM
To: Venetia Flowers
Subject: DRC: 316 Admirals Lane

DRC Comments

- No Elevation Certificate submitted, thus presumed below flood
- Page 2 of the application incorrectly notes the flood zone as "AE-8" when it's actually within an "AE-6" zone.
- Site Plan page CS-1 needs revision to reflect Base Flood Elevation of eight feet (AE-8).
- Appropriately sized, number, and placed flood vents required
- Use strictly restricted to storage (no habitation)
- No interior finishes permitted (bare frame walls)

Scott

Scott Fraser, CFM
City of Key West, Florida
FEMA/CRS Coordinator/Floodplain Administrator
305-809-3810 o.
305-923-4964 c.
sfraser@keywestcity.com
QR Code: <https://docs.google.com/open?id=0B8K11ChmMu5nR1FMQVp1ZlI3Y00>

MEMORANDUM

DATE: September 9, 2014

RE: 316 Admirals Lane

FROM: Karen DeMaria, Urban Forestry Manager, City of Key West

KID

I have reviewed plans for 316 Admirals Lane to cover an area between the existing carport and existing cottage. The plans show bamboo and Christmas palms within the work impact area.

Bamboo is not regulated, therefore, no permit is required for their removal. A tree removal permit was issued for the removal of 5 clumps of Montgomery palms on the property. It appears that the application indicates trees within this work area were possibly part of the application. Either, someone has misidentified the palms and they are part of the existing tree permit (#6962), the palms are less than 10 ft tall and no permit is required for their removal, or the identification on the plans is correct and a permit is needed to remove them. Clarification is needed.

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Monday, September 1st in observance of Labor Day. Our offices will re-open Tuesday at 8am.

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8799489 Parcel ID: 00004590-001674

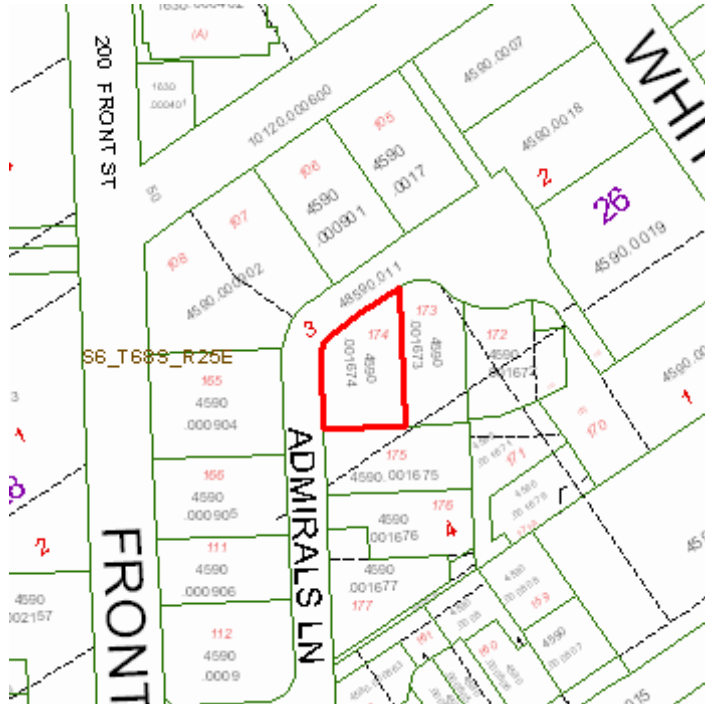
Ownership Details

Mailing Address:
CHESSON JOSEPH J AND PATRICIA N
3102 JENNINGS FARM DRIVE
WILSON, NC 27896

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 316 ADMIRALS LN KEY WEST
Legal Description: KW PT LOTS 1 2 3 & 4 SQR 26 (A/K/A LOT 174) .119 AC OR1206-442/3 OR1262-2112 OR1338-857/8 OR1400-2281/2284 OR2046-23/25 OR2171-621/22QC

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	84	62	5,190.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 2016
Year Built: 1998

Building 1 Details

Building Type R1
Effective Age 18
Year Built 1998
Functional Obs 0

Condition A
Perimeter 288
Special Arch 0
Economic Obs 0

Quality Grade 650
Depreciation % 24
Grnd Floor Area 2,016

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

Roof Type IRR/CUSTOM
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

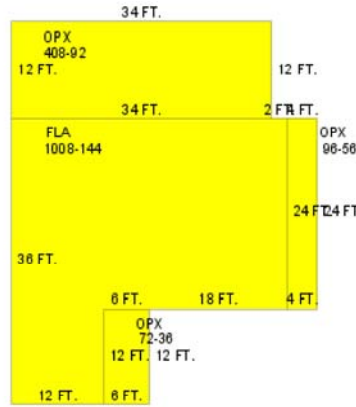
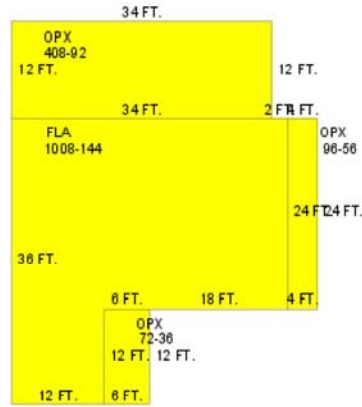
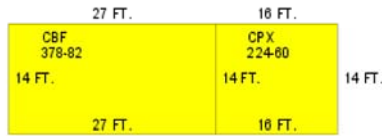
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 4
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 4

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished	Basement %	Area
1	FLA	10:CUSTOM/HARDIE BD	1	1998	N	Y	0.00	0.00	0.00	1,008
2	OPX		1	1998			0.00	0.00	0.00	72
3	OPX		1	1998			0.00	0.00	0.00	96
4	OPX		1	1998			0.00	0.00	0.00	408
5	FLA	10:CUSTOM/HARDIE BD	1	1998	N	Y	0.00	0.00	0.00	1,008
6	OPX		1	1998			0.00	0.00	0.00	408

7	OPX	1	1998		0.00	0.00	96
8	OPX	1	1998		0.00	0.00	72
9	CBF 10:CUSTOM/HARDIE BD	1	1998	N N	0.00	0.00	378
10	CPX	1	1998		0.00	0.00	224

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	12 SF	0	0	1997	1998	5	40
2	FN2:FENCES	1,520 SF	0	0	1997	1998	2	30
3	PO4:RES POOL	380 SF	0	0	1997	1998	3	50
4	PT2:BRICK PATIO	2,283 SF	0	0	1997	1998	2	50
5	WF2:WATER FEATURE	1 UT	0	0	1997	1998	1	20
6	AC2:WALL AIR COND	1 UT	0	0	1997	1998	2	20

Appraiser Notes

2004-07-06 ASKING \$2,590,000 2/3 PLUS 1/1 GUEST HEATED POOL AND CARPORT-SKI 2004-07-23 ASKING \$2,490,000 FROM THE KW CITIZEN-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9701905	07/23/1997	12/31/1998	225,000	Residential	2 STRY SFR(NO CO)
1	9703938	12/01/1997	12/31/1998	21,000	Residential	SWIMMING POOL
1	9800693	03/04/1998	12/31/1998	695	Residential	ALARM SYSTEM
	9902008	09/09/1999	12/14/1999	23,950		ENLARGE CABANA
	03/3975	11/19/2003	06/22/2004	1,950		INSTALL 5-TON A/C

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	331,444	35,386	1,474,496	1,841,326	1,668,379	0	1,841,326
2013	340,166	36,469	1,140,074	1,516,709	1,516,709	0	1,516,709
2012	357,611	37,549	1,074,203	1,469,363	1,469,363	0	1,469,363
2011	361,972	38,684	1,190,744	1,591,400	1,591,400	0	1,591,400
2010	366,333	39,764	1,089,404	1,495,501	1,495,501	0	1,495,501
2009	412,149	41,047	1,033,667	1,486,863	1,486,863	0	1,486,863
2008	386,618	42,379	1,634,850	2,063,847	2,063,847	0	2,063,847
2007	460,073	37,554	1,531,050	2,028,677	2,028,677	0	2,028,677

2006	1,689,151	38,686	622,800	2,350,637	2,350,637	0	2,350,637
2005	1,333,847	39,871	570,900	1,944,618	1,944,618	0	1,944,618
2004	725,809	41,003	570,900	1,337,712	1,337,712	0	1,337,712
2003	488,593	42,137	389,250	919,980	919,980	0	919,980
2002	600,164	43,321	233,550	877,035	877,035	0	877,035
2001	544,886	44,454	233,550	822,890	822,890	0	822,890
2000	464,911	33,025	166,080	664,016	664,016	0	664,016
1999	405,834	29,619	166,080	601,533	601,533	0	601,533
1998	0	0	166,080	166,080	166,080	0	166,080
1997	0	0	116,775	116,775	116,775	0	116,775
1996	0	0	116,775	116,775	116,775	0	116,775
1995	0	0	116,775	116,775	116,775	0	116,775
1994	0	0	116,775	116,775	116,775	0	116,775
1993	0	0	140,130	140,130	140,130	0	140,130
1992	0	0	140,130	140,130	140,130	0	140,130

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/24/2004	2046 / 23	2,350,000	WD	Q
4/1/1996	1400 / 2281	195,000	WD	U
1/1/1995	1338 / 0857	151,000	WD	Q
6/1/1993	1262 / 2112	121,000	WD	Q
3/1/1992	1206 / 442	83,300	WD	U

This page has been visited 35,208 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on September 18, 2014 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:

Variance – 316 Admirals Lane (RE # 00004590-001674; AK # 8799489) – A request for a variance to maximum building coverage and side yard setback in order to cover and partially enclose an area between the existing carport and cottage to create storage on property located within the Historic Planned Redevelopment and Development (HPRD) zoning district pursuant to Sections 90-395, 122-990(4)a. and 122-990(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978;
Mail: PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance – A request for a variance to maximum building coverage and side yard setback in order to cover and partially enclose an area between the existing carport and cottage to create storage on property located within the Historic Planned Redevelopment and Development (HPRD) zoning district pursuant to Sections 90-395, 122-990(4)a. and 122-990(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Applicant/Owner: Joseph J. Chesson

Location: 316 Admirals Lane (RE # 00004590-001674; AK # 8799489)

Date of Hearing: September 18, 2014 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting 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: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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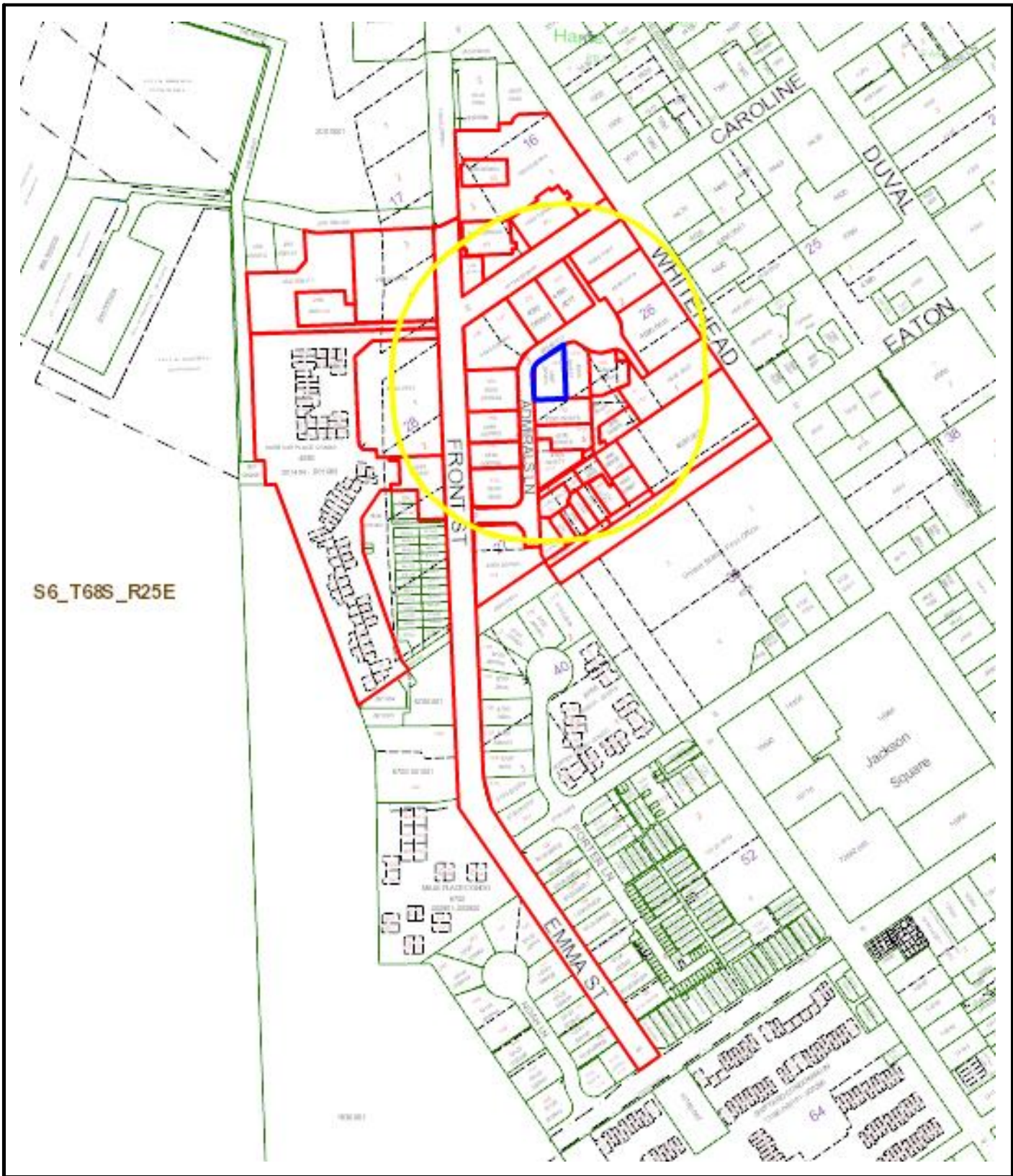
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Monroe County, Florida

MCPA GIS Public Portal

Printed: Sep 09, 2014

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.



NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
1 #112 ADMIRAL LLC		6 HARLEY GARDENS	LONDON		SW10 9SW
2 109 FRONT STREET LLC		3810 W ALABAMA ST 2ND FL	HOUSTON	TX	77027-5294
3 301 WHITEHEAD STREET LLC		301 WHITEHEAD ST	KEY WEST	FL	33040-6542
4 ACS HARBOUR PLACE 216 LLC		200 S WACKER DR STE 2800	CHICAGO	IL	60606-5884
5 ADMIRALS TREASURE LLC		2100 ENTERPRISE AVE	GENEVA	IL	60134-4101
6 AHERN TERRANCE		1660 W 2ND ST STE 450	CLEVELAND	OH	44113-1454
7 ANDERSON STEVEN A AND ERIKA G		406 BOSPHOROUS AVE	TAMPA	FL	33606-3608
8 BALDWIN BARRY R AND VICKI L		10 ROCK SPRING LN	DARIEN	CT	06820-3437
9 BANK OF NEW YORK MELLON	C/O SELECT PO	3815 S WEST TEMPLE	SALT LAKE CITY	UT	84115-4412
10 BANYAN COURT DEVELOPMENT LLC		1000 MARKET ST UNIT 300	PORTSMOUTH	NH	03801-3399
11 BANYAN TREE OF KW CONDO AND OWNER ASSOC IN PH IV		323 WHITEHEAD ST	KEY WEST	FL	33040-6590
12 BARNETT BRUCE A		2702 STONELEIGH DR	TOLEDO	OH	43617-1355
13 BEHMKE JOHN J AND KAY D		PO BOX 344	KEY WEST	FL	33041-0344
14 BIGGS THOMAS		300 S POINTE DR APT 1003	MIAMI BEACH	FL	33139-7353
15 BOARD OF TRUSTEES OF THE	INTERNAL IMPR	FUND-3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399
16 BORROR DAVID S		4280 HAYDEN RUN RD	DUBLIN	OH	43017
17 BREWER LLOYD P JR AND LETA P REVOCABLE TRUST		3340 N ROOSEVELT BLVD STE 6	KEY WEST	FL	33040-8021
18 BRYAN DAVID W AND NANCY L		7 WEIR STREET EXT	HINGHAM	MA	2043
19 CALLAHAN STEVEN C		PO BOX 4741	KEY WEST	FL	33041-4741
20 CAPITAL BANK NA	C/O THRUSH DC	599 9TH ST N STE 101	NAPLES	FL	34102-5624
21 CAROLINE STREET DEVELOPMENT CORP		BLDG ONE SUITE 300 - 1000 MARKET ST	PORTSMOUTH	NH	3801
22 CATCH OF THE DAY - KEY WEST LLC		12460 PANASOFFKEE DR	NORTH FORT MY	FL	33903
23 CAVE HEATHER R		241 CHICAGAMI TRL	MEDFORD	NJ	08055-2136
24 CAVE LOWELL P		60 FOSTERTOWN RD	MEDFORD	NJ	8055
25 CHESSON JOSEPH J AND PATRICIA N		3102 JENNINGS FARM DRIVE	WILSON	NC	27896
26 CHILMARK SOUTH LLC	C/O GUITTARR C	37 WOODSONG	PLYMOUTH	MA	02360-5527
27 CHRISTOPHER THOMAS PROPERTIES LLC		PO BOX 5450	KEY WEST	FL	33045-5450
28 COAN THOMAS M AND MARY S		67 COLLEGE AVE	ANNAPOLIS	MD	21401-1620
29 COLLINS OLIVER		PO BOX 1009	KEY WEST	FL	33041-1009
30 CONNOLLY C LAWRENCE III AND DONNA A		173 SCHOOL ST	LIBERTYVILLE	IL	60048-2026
31 CROCE PASQUALE AND DIANE		PO BOX 520	VILLANOVA	PA	19085-0520
32 DASHER CAROLE V		P O BOX 131269	BIRMINGHAM	AL	35222-1902
33 DAVIS MARY ANN		312 ADMIRALS LN	KEY WEST	FL	33040
34 DEMARIE FAMILY LLC		45 DAISEY AVE	OCEAN VIEW	DE	19970-9130

NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
35 DESROSIERS ALLAN LAWRENCE		24 BISHOPS LN	LYNNFIELD	MA	1940
36 DYSON JAMES H JR AND MARIANNA G		1230 KINGSTON AVE	ALEXANDRIA	VA	22302
37 ESTILL ROBERT I		2026 S QUEEN ST	YORK	PA	17403-4829
38 FITZGERALD EDWARD J		10230 67TH AVE APT 5U	FOREST HILLS	NY	11375-2444
39 FORD MARTIN J LIV TR		109 FRONT ST APT 111	KEY WEST	FL	33040-8342
40 FOUNDRY DEVELOPMENT CORP		201 FRONT ST STE 103	KEY WEST	FL	33040-8346
41 FOUNDRY DEVELOPMENT CORP		201 FRONT ST STE 103	KEY WEST	FL	33040-8346
42 FRECHETTE ROBERT M AND LYNDA A		330 CAROLINE ST	KEY WEST	FL	33040
43 GANT ALLEN E JR REV TRST 2/10/97		1022 W DAVIS ST	BURLINGTON	NC	27215-3605
44 GERHARDT WILLIAM A		4220 WINCHESTER PIKE	COLUMBUS	OH	43232-5612
45 GILMORE CHARLES R AND NORMA J		PO BOX 515	KEY WEST	FL	33041-0515
46 HALLICK JOHN N REV TR AG 10-19-89		4517 SHOOTING STAR AVE	MIDDLETON	WI	53562
47 HARBOUR PLACE A CONDOMINIUM		201 FRONT STREET SUITE 103	KEY WEST	FL	33040
48 HARTNETT-DEVLIN SHEILA		235 RIDGE RD	DOUGLAS MANO NY		11363
49 HAYMAKER KATHRYN A REVOCABLE TRUST 1/5/2011		326 WHITEHEAD ST	KEY WEST	FL	33040-6543
50 HILLIARD JANICE		PO BOX 1222	KEY WEST	FL	33041-1222
51 HISTORIC TOURS OF AMERICA INC		201 FRONT ST STE 310	KEY WEST	FL	33040-8346
52 HOLLAND LEEANNE		109 FRONT ST APT 109	KEY WEST	FL	33040-8342
53 HOWARD DAVID B AND BETH M		2525 N LAKE LEELANAU DR	LAKE LEELANAU MI		49653-9707
54 HOWE THOMAS J LIVING TRUST 10/20/1998		1424 WHITE ST	KEY WEST	FL	33040-4800
55 HYATT VACATION MANAGEMENT CO		140 FOUNTAIN PKWY N STE 570	SAINT PETERSBL FL		33716-1274
56 ISLEIB ROBERTA A LIVING TRUST 3/10/2014		115 FRONT ST APT 303	KEY WEST	FL	33040-8345
57 KLING GEORGE E AND EVA O EVERS		139 E DIXON AVE	DAYTON	OH	45419-3440
58 LEAMY PATRICK E AND JANET K		PO BOX 333	PRAIRIE DU CHIE WI		53821-0333
59 LEVINE MARC I AND ROBIN S		3500 SW CENTER CT	PALM CITY	FL	34990-2312
60 LOGERFO KRISTIN LARKIN		979 RT 9 W	NYACK	NY	10960
61 MALTZ EMILY		1200 NICOLLET MALL APT 405	MINNEAPOLIS	MN	55403-2407
62 MARCUSSEN LAND TRUST NUMBER 1 6/10/04		1402 BURR RIDGE CLUB DR	BARR RIDGE	IL	60527
63 MAXWELL EDWARD T JR		5308 TILBURY WAY	BALTIMORE	MD	21212-3541
64 MCMAHON MICHAEL J		100 ADMIRALS LN	KEY WEST	FL	33040
65 MCMAHON MICHAEL J		107 FRONT ST APT 217	KEY WEST	FL	33040-8341
66 MELENDY KATHRYN A		109 FRONT ST APT 213	KEY WEST	FL	33040-8342
67 MENNES 3 LLC		624 W EWING ST	SEATTLE	WA	98119-1589
68 MORGAN AND HENDRICK LLC		317 WHITEHEAD ST	KEY WEST	FL	33040-6542

NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
69 MORGAN HUGH J		317 WHITEHEAD ST	KEY WEST	FL	33040
70 NAUGHTON MICHAEL T		7629 WYDOWN BLVD APT 2S	SAINT LOUIS	MO	63105-2672
71 NEUHAUSEL PATRICIA A		101 FRONT ST APT 25	KEY WEST	FL	33040-8376
72 NEW WEST INVESTORS LP		4925 HUNT FIELD DR	DOYLESTOWN	PA	18901
73 OBRECHT TERI		245 W 25TH ST APT 6L	NEW YORK	NY	10001-7107
74 OCONNELL PAUL G AND YOLANDA C		140 RIVERSIDE BLVD APT 2104	NEW YORK	NY	10069-0616
75 OLSON 2012 CHILDREN'S TRUST 5/11/2012	C/O OLSON JAM	113 FRONT ST APT 206	KEY WEST	FL	33040-8344
76 PASCO JAMES O JR		1019 CARRS WHARF RD	EDGEWATER	MD	21037-4506
77 PENN MICHAEL H AND CANDIS		1824 KIRBY RD	MCLEAN	VA	22101-5323
78 POWELL WILLIAM AND SUSAN REVOCABLE TRUST 4/7/2014		1505 WATERSIDE DR	LEAGUE CITY	TX	77573-0862
79 RAMSEY HARRY E JR REV TR 12/20/2007		113 FRONT ST APT 305	KEY WEST	FL	33040-8344
80 RENZULLI RODGER A		615 HICKMAN CIR	SANFORD	FL	32771-6937
81 RINDFUSS ROBERT D AND DIANE J		10142 BRANDON CIR	ORLANDO	FL	32836-3717
82 RUSSIN JOHN		110 FRONT ST	KEY WEST	FL	33040-8310
83 SANCTUARY RETREAT PROPERTIES LLC		10680 TREENA ST STE 155	SAN DIEGO	CA	92131-2443
84 SCHILLECI MARK E		112 FRONT ST	KEY WEST	FL	33040-8310
85 SCHRUFER WILLIAM L		113 FRONT ST APT 208	KEY WEST	FL	33040-8344
86 SHALLOW MARY ELISABETH DEC OF TRUST 4/20/1998		115 FRONT ST APT 103	KEY WEST	FL	33040-8345
87 SHALLOW WILLIAM JOSEPH REVOCABLE TRU	C/O SHALLOW M	115 FRONT ST APT 103	KEY WEST	FL	33040-8345
88 SIMON CHARLES T		23550 CENTER RIDGE RD STE 206	WESTLAKE	OH	44145-3655
89 SKK KEY WEST LLC		11901 DARMSTADT RD	EVANSVILLE	IN	47725-9545
90 SMART MARY J TRUST 5/16/1996		34 PORT ROYAL WAY	PENSACOLA	FL	32502-5774
91 STORIE SPENCER D AND LINDA D		845 DEER LAKE RUN	SALISBURY	NC	28146
92 STRAUS LEON AND AMELIA R		PO BOX 1934	KEY WEST	FL	33041-1934
93 TAYLOR SANDRA		PO BOX 11899	NAPLES	FL	34101
94 THE FOUNDRY HOMEOWNERS ASSOCIATION INC		201 FRONT ST STE 103	KEY WEST	FL	33040-8346
95 THOMPSON DIANE QPRT	C/O THOMPSON	300 STEWART RD	WILKES-BARRE	PA	18706
96 TOMEIO CHARLES TRUSTEE	(TOMEIO FAMILY	2716 PALMA SOLA BLVD	BRADENTON	FL	34209
97 TOUSSAINT DONALD A AND MARIETTA E		427 BELLA VISTA WAY	SANIBEL	FL	33957-7215
98 TRUMAN 108 LLC		735 DEAN ST APT 2B	BROOKLYN	NY	11238-3169
99 TRUMAN ANNEX MASTER PROPERTY OWNERS ASSN INC		201 FRONT ST STE 103	KEY WEST	FL	33040-8346
100 TSOUTSOURIS JAMES V TRUST 7/1/1999	C/O 1ST SOURC	14 INDIANA AVE	VALPARAISO	IN	46383-5634
101 TURTLE PROPERTIES LLC		324 BUNKERS COVE RD	PANAMA CITY	FL	32401
102 UNITED STATES OF AMERICA			ATLANTA	GA	30345

NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
103 WARNER ROBERT H JR AND PAULA D		46 S MAIN ST APT 1W	SUNDERLAND	MA	01375-9613
104 WEBER CARL J		11309 N SHORE ROAD	WHITMORE LAKE MI		48189-9123
105 WHITE MARTIN & BYER-WHITE MARTA R/S		PO DRAWER 3000	SOUTHAMPTON NY		11968
106 WIGHTMAN CAROL LIV TR 3/9/2000	C/O WIGHTMAN	108 FRONT ST	KEY WEST	FL	33040
107 WILLIAMS NANCY L LIV TR		137 FOUNDERS POINTE S	BLOOMINGDALE IL		60108-1440
108 WINSHALL VAIL LLC		3818 WABEEK LAKE DR EAST	BLOOMFIELD HIL MI		48302
109					
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