

Application



Application For Variance

City of Key West, Florida • Planning Department

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

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: 1106 Grinnell St. Key West, FL 33040

Zoning District: HMDR (Historic Medium Density Residential) Real Estate (RE) #: 00031510-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Meridian Engineering LLC c/o Richard Milelli

Mailing Address: 201 Front Street, Suite 203

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-481-0400 Office: 305-293-3263 Fax: _____

Email: rmilelli@meflkeys.com

PROPERTY OWNER: (if different than above)

Name: Thomas L Fortin

Mailing Address: 1106 Grinnell St.

City: Key West FL 33040 State: FL Zip: 33040

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

Email: _____

Description of Proposed Construction, Development, and Use: Proposed construction is to renovate non historic portion of principle home in existing footprint. Replace existing roof on accessory structure (shed).

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

side and rear yard setbacks, building coverage and impervious area. Existing home and rear shed are non conforming. all work will take place in existing footprint of current structures.

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

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	HMDR			
Flood Zone	X			
Size of Site	2,451 sq. ft.			
Height	N/A			
Front Setback	10'	0"	0"	None
Side Setback	5' Left	3'-9" house	3'-9" house	Yes
Side Setback	5' Right	0"	0"	Yes
Street Side Setback	7.5'	N/A	N/A	none
Rear Setback	15'	23'-2"	3'-1"	Yes
F.A.R	N/A	0" rear structure	0" rear structure	Yes
Building Coverage	40%	1,739 SF	1,696 SF (69.1%)	Yes
Impervious Surface	60%	2,250 SF	1,788 SF (72.9%)	Yes
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	35%	201 sf (8.2%)	663sf (27%)	None
Number and type of units	1			
Consumption Area or Number of seats	N/A			

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 home was built in current footprint prior to zoning restrictions where implemented

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

The home and frame shed has always been in current foot print

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.

Special privileges not 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.

Hardship exists because the property is already non conforming and the owner would like to rebuild in current footprint

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 granted.

6. Not injurious to the public welfare. That granting of the variance(s) 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.

Project is not injurious to public welfare.

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

Existing nonconforming uses of other property was not considered.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- 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. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan *> none needed*

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

I, Richard Milelli, in my capacity as Managing Member
(print name) *(print position; president, managing member)*
of Meridian Engineering LLC
(print name of entity serving as Authorized Representative)

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:

1106 Grinnell Street

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.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 1-22-20 by
date

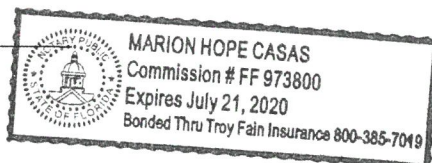
Richard Milelli
Name of Authorized Representative

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


Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Thomas L Fortin authorize
Please Print Name(s) of Owner(s) as appears on the deed

Meridian Engineering c/o Richard M.elli
Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 9/4/19
Date

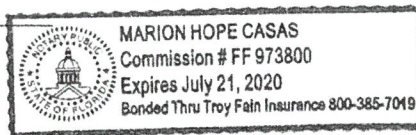
by Thomas Fortin
Name of Owner

He/She is personally known to me or has presented FDL 7635-832-67-107-0 as identification.

Marion Hope Casas
Notary's Signature and Seal

MARION Hope CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Ukg' Rnc p

SITE DATA

SITE ADDRESS: 1106 GRINNELL ST. KEY WEST, FL 33040
 RE: 00031510-000000
 ZONING: HM2R (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE: X
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
 SECTION/TOWNSHIP/RANGE: 5-68-25
 LEGAL DESCRIPTION: KW G G WATSON SUB I-209 PT LOT 3 SQR 5 TR 13
 SETBACKS: FRONT 10 FT, SIDE 5 FT, STREET SIDE 7.5 FT REAR 15 FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

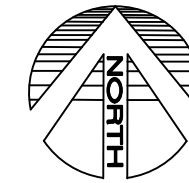
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF; DECK LL 60 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
 FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA
 SHEET A-1 - ELEVATIONS
 SHEET A-2 - 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, 2017 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 2017 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.

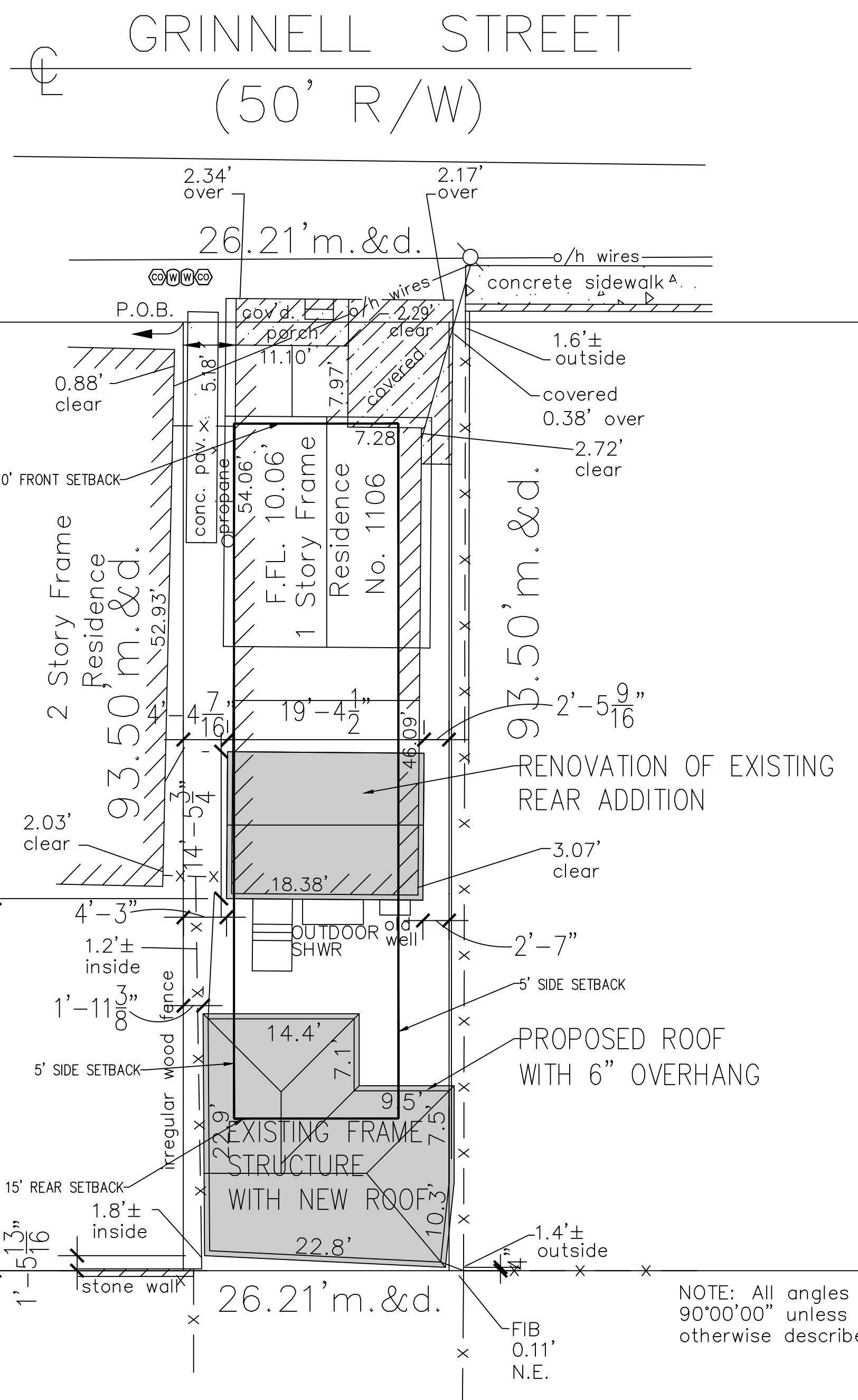


3 LOCATION MAP
 CS-1 SCALE: NOT TO SCALE

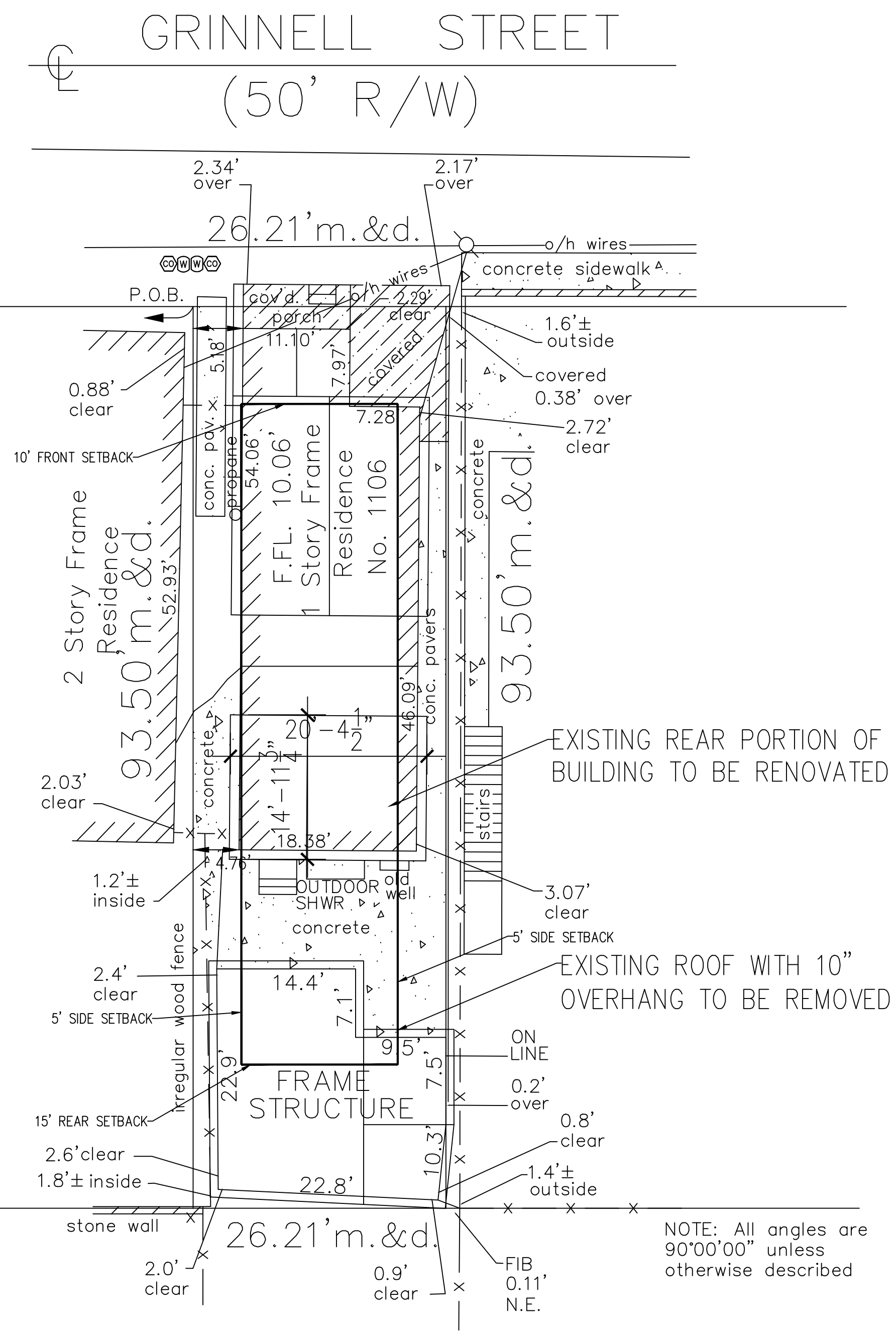
SCOPE OF WORK

- RENOVATE REAR PORTION OF EXISTING HOME AND EXTEND WALLS IN PLACE TO INCREASE ROOF HEIGHT
- REMOVE EXISTING FRAME SHED ROOF DUE TO DAMAGE AND SEVERAL DIFFERENT PITCHES AND CHANGE TO SINGLE ROOF FRAMING
- VARIANCE IS REQUESTED DUE TO CHANGE IN 30 FOOT PRINT OF BUILDING AND EXISTING BUILDINGS BEING NON CONFORMING

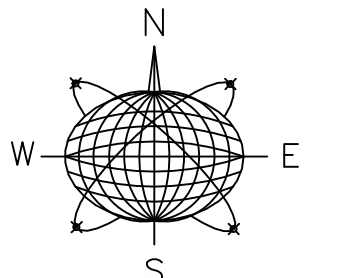
PROJECT DATA				
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00034820-000000			
SETBACKS:				
FRONT	0' MAIN HOUSE	0' MAIN HOUSE	10'	NONE
STREET SIDE	N/A	N/A	7.5'	NONE
LEFT SIDE	NO CHANGE	3'-9" MAIN HOUSE 1'-7" 3/8" REAR STRUCTURE	5'	YES
RIGHT SIDE	NO CHANGE	0' MAIN HOUSE 0' REAR STRUCTURE	5'	YES
REAR	NO CHANGE	36'-1/2" MAIN HOUSE 0' REAR STRUCTURE	15'	YES
LOT SIZE	NO CHANGE	2,451 SQ.FT.	4000 SQ.FT.	NONE
BUILDING COVERAGE	1,696 SQ.FT. 69.19%	1,739 SQ.FT. 70.9%	40% MAX	YES
FLOOR AREA	NO CHANGE	1,421 SQ.FT.	1.0	NONE
BUILDING HEIGHT		N/A	30' MAX	NONE
IMPERVIOUS AREA	1,788 SQ.FT. 72.9%	2,250 SQ.FT. 91.8%	80% MAX	YES
OPEN SPACE	663 SQ.FT. 27%	201 SQ.FT. 8.2%	35% MIN	NONE



2 PROPOSED SITE PLAN
 CS-1 SCALE: 1" = 10'-0"



1 EXISTING SITE PLAN
 CS-1 SCALE: 1" = 10'-0"



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph. 305-293-3263 fax 293-4899

Seal:
 NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER
 RICHARD J. MILELLI
 PE #58315

General Notes:

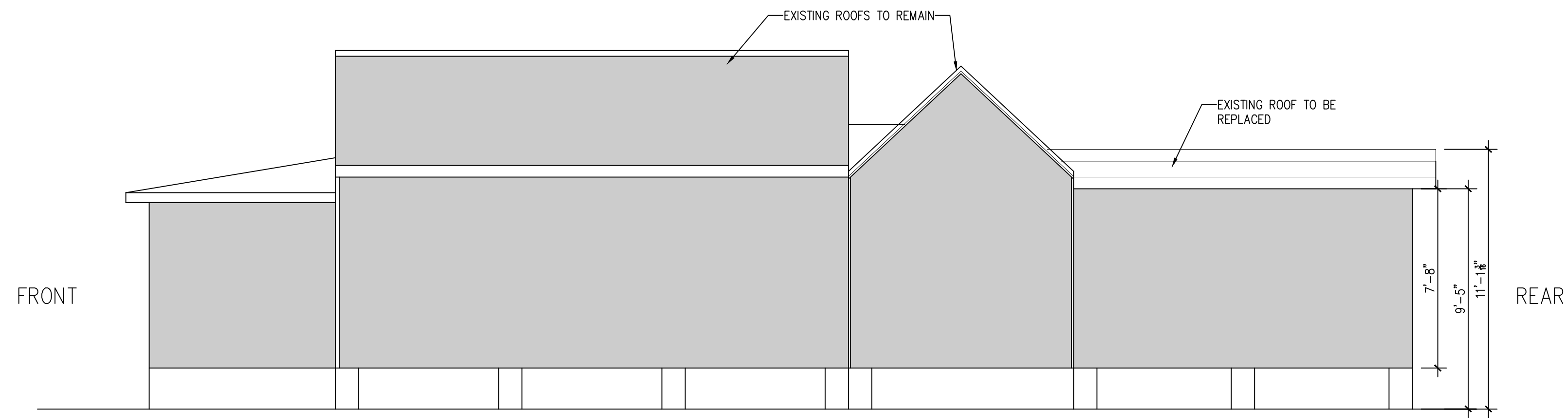
VARIANCE SET
 1106 GRINNELL ST.
 KEY WEST, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No. AS NOTED
 AutoCad File No.

Revisions:

Title:
 COVER SHEET AND SITE PLANS

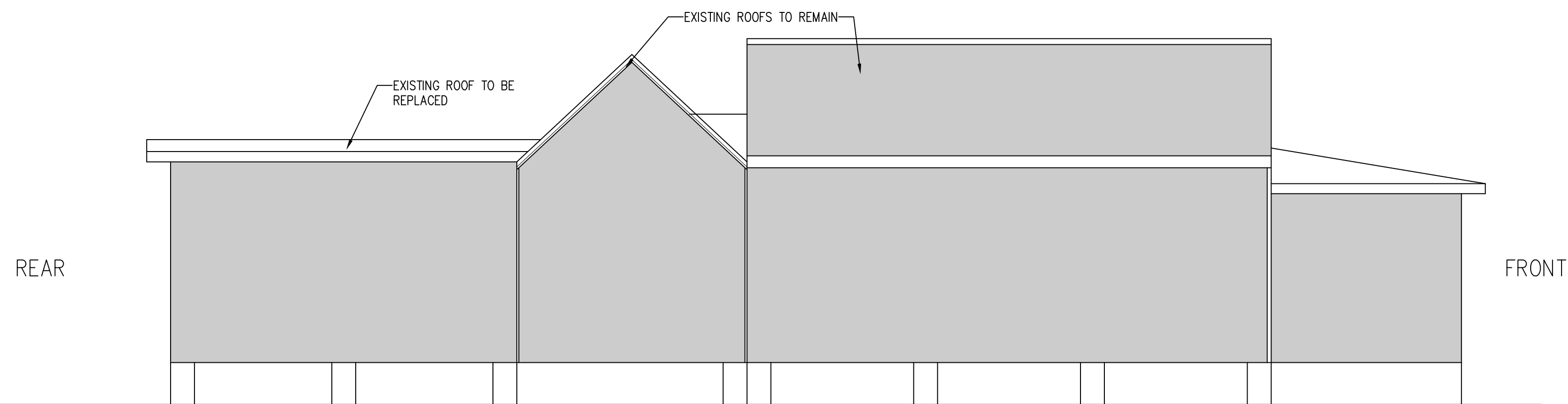
Sheet Number:
CS-1
 Date: OCTOBER 18, 2019



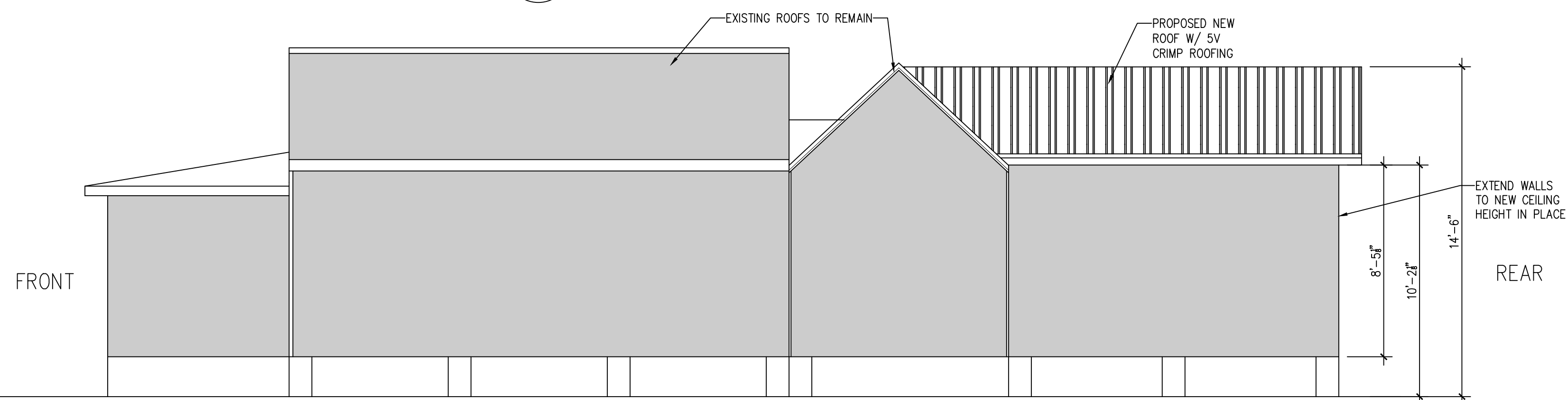
2 EXISTING SIDE ELEVATION
CS-1 SCALE: 1/4"= 1'-0"



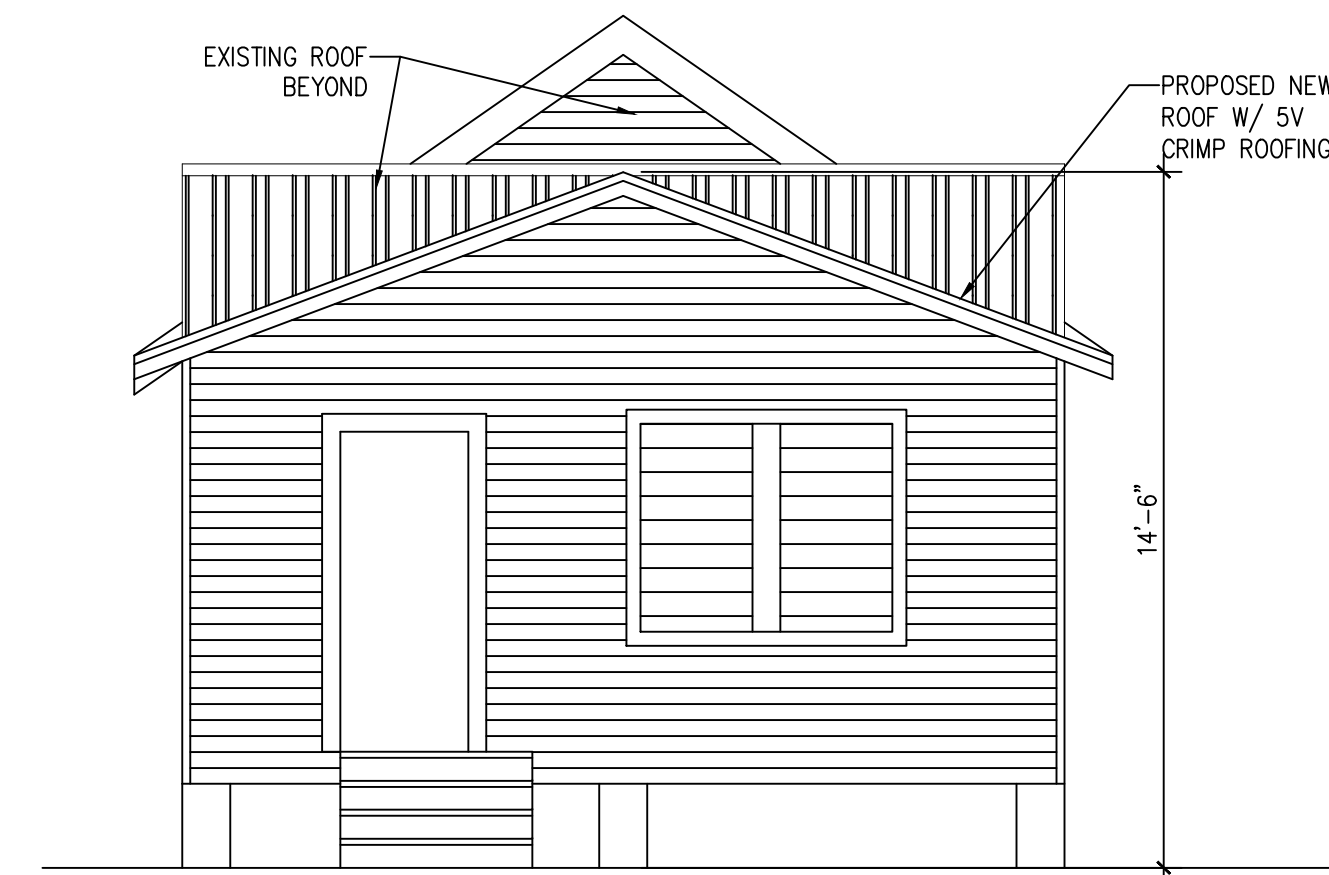
1 EXISTING REAR ELEVATION
CS-1 SCALE: 1/4"= 1'-0"



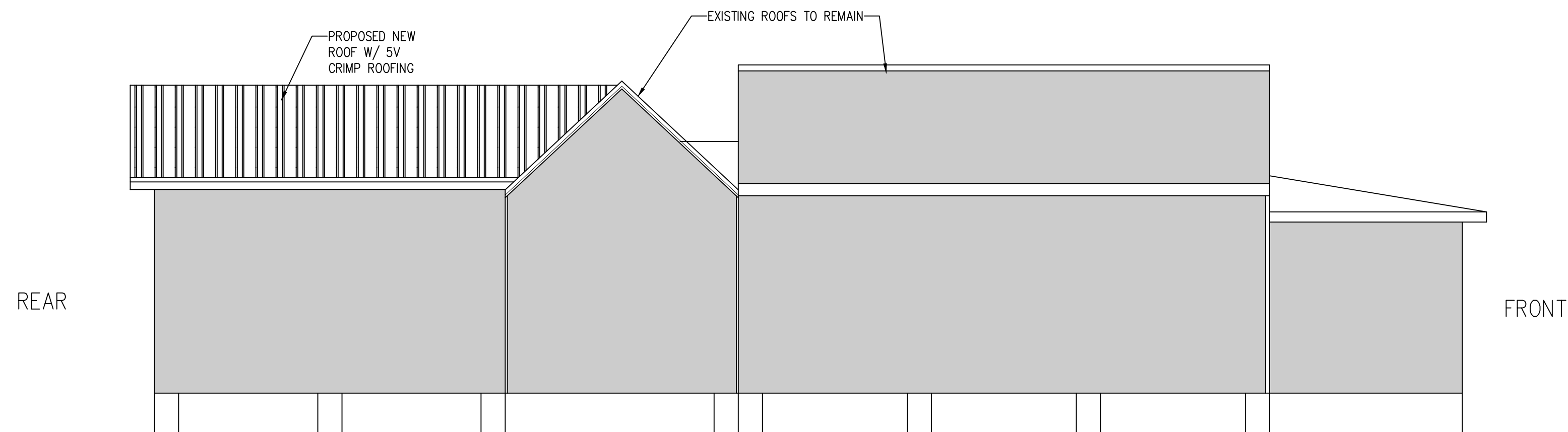
2 EXISTING SIDE ELEVATION
CS-1 SCALE: 1/4"= 1'-0"



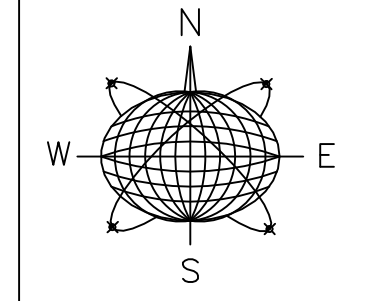
3 PROPOSED SIDE ELEVATION
CS-1 SCALE: 1/4"= 1'-0"



5 PROPOSED REAR ELEVATION
CS-1 SCALE: 1/4"= 1'-0"



4 PROPOSED SIDE ELEVATION
CS-1 SCALE: 1/4"= 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph.305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

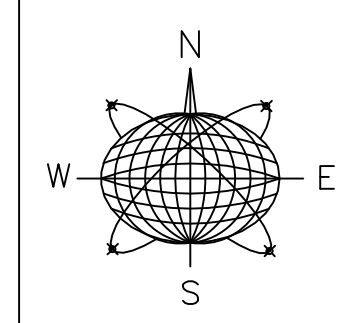
VARIANCE SET
1106 GRINNELL ST.
KEY WEST, FLORIDA

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

Revisions:

Title:
ELEVATIONS

Sheet Number:
A-1
Date: OCTOBER 18, 2019



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph. 305-293-3263 fax 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

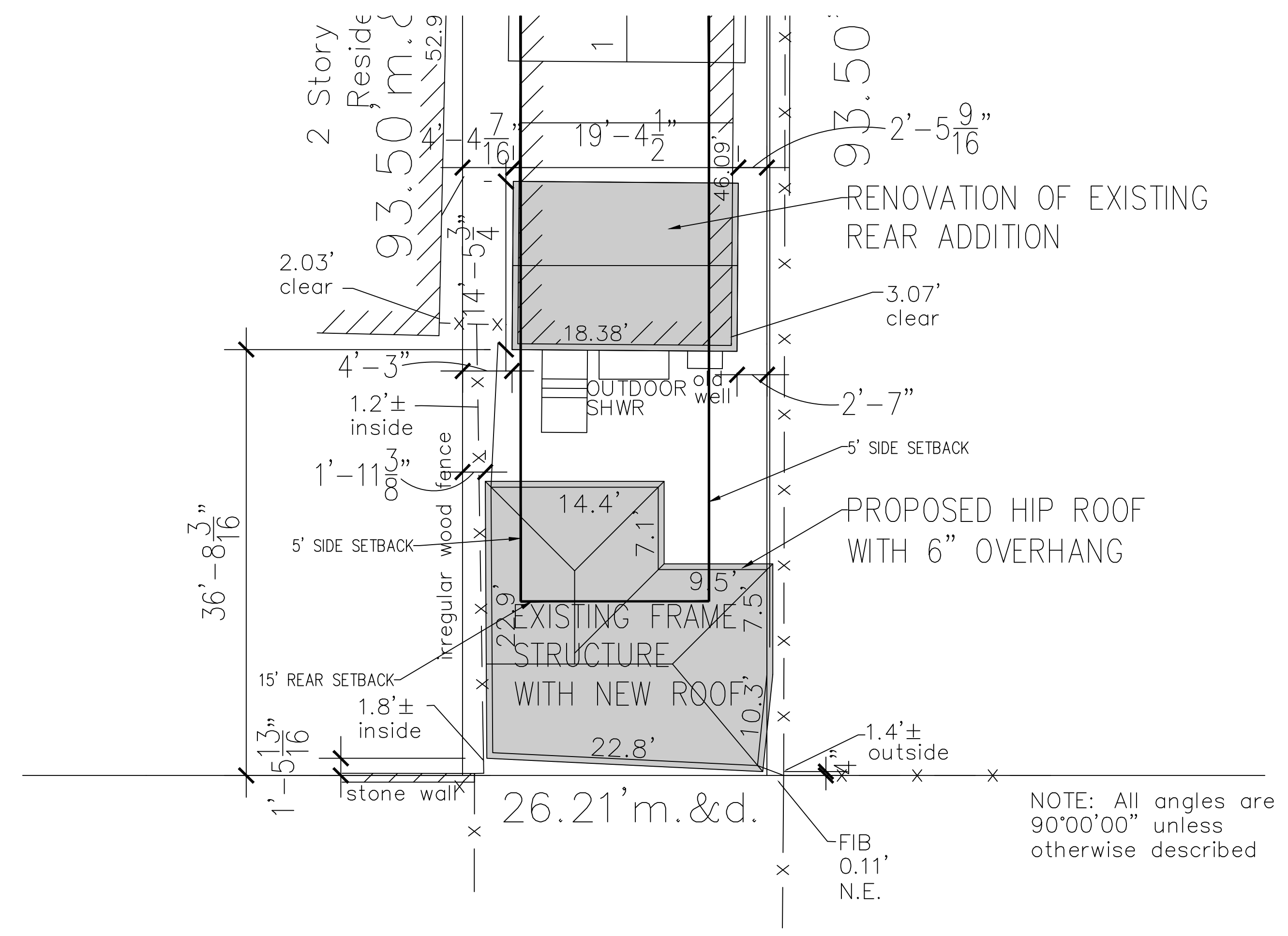
VARIANCE SET
 1106 GRINNELL ST.
 KEY WEST, FLORIDA

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

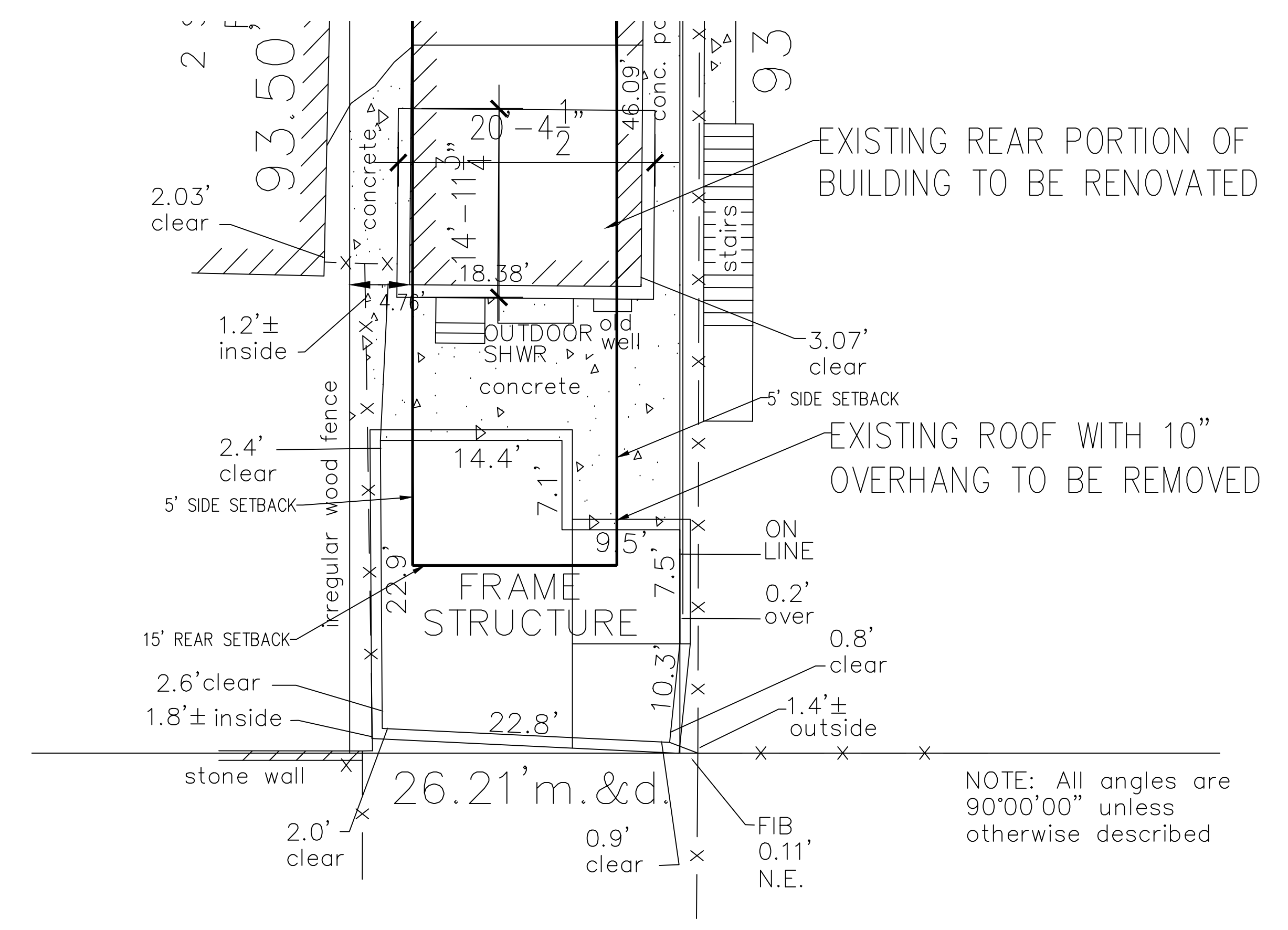
Revisions:

Title:
SITE PLAN

Sheet Number:
A-2
 Date: OCTOBER 18, 2019



2 PROPOSED ROOF PLAN FOR REAR STRUCTURE
 A-2 SCALE: 1/8"=1'-0"



1 EXISTING ROOF PLAN FOR REAR STRUCTURE
 A-2 SCALE: 1/8"=1'-0"

NOTE: All angles are 90°00'00" unless otherwise described

NOTE: All angles are 90°00'00" unless otherwise described

Warranty Deed

Prepared by and return to:
MARCI L. ROSE
Attorney at Law
MARCI L. ROSE
810 THOMAS STREET
Key West, FL 33040
305-293-1881
File Number: 17-031
Will Call No.:

09/29/2017 9:42AM
DEED DOC STAMP CL: Krys \$3,157.00

Doc# 2138248
Bk# 2372 Pg# 2385

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 29th day of September, 2017 between **MATTHEW J. VANBOURGONDEN, JR.,** A Single Man whose post office address is 13320 OCEAN MIST DRIVE, Jacksonville, FL 32258, grantor, and **THOMAS L. FORTIN, A Single Man** whose post office address is 47800 SAULTY DRIVE, Sterling, VA 20165, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 00031510-000000


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

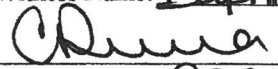
To Have and to Hold, the same in fee simple forever.

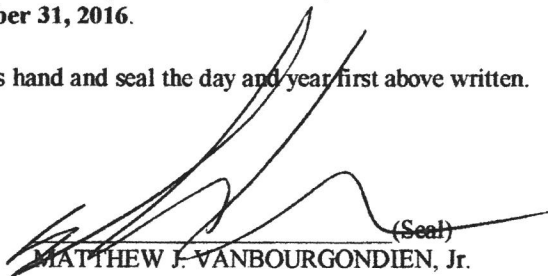
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Daphney Jiram


Witness Name: Candice Rivera


(Seal)
MATTHEW J. VANBOURGONDEN, Jr.

State of Florida
County of Duval

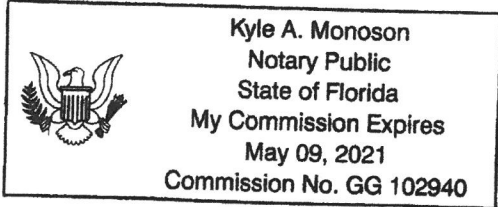
The foregoing instrument was acknowledged before me this ^{29th} day of September, 2017 by MATTHEW J. VANBOURGONDIEEN, Jr., who is personally known or has produced a driver's license as identification.

[Notary Seal]

Kyle Monoson
Notary Public

Printed Name: Kyle A. Monoson

My Commission Expires: 05-09-2021



On the Island of Key West and known on George G. Watson's diagram recorded in Book "I", Page 209 of Monroe County, Florida Records as Lot Number Three (3) in Square Five (5) of Tract Thirteen (13): Commencing at a point on the Southwesterly side of Grinnell Street, distant Seventy-nine (79) feet and Seven (7) inches from the corner of Grinnell and Virginia Streets, and running thence in a Southeasterly direction along Grinnell Street Twenty-six (26) feet and Two and Two-fifths ($2\frac{2}{5}$) inches; thence at right angles in a Southwesterly direction-ninety-three (93) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Two and two-fifths ($2\frac{2}{5}$) inches; thence at right angles in a Northeasterly direction Ninety-three (93) feet and Six (6) inches to the point of beginning on Grinnell Street.

Ex "A"

This document Prepared By and Return to:
Spottswood, Spottswood, Spottswood
& Sterling PLLC
500 Fleming St.
Key West, FL 33040

RELEASE OF FIRST RIGHT OF REFUSAL

WHEREAS, AUNDRIA PORTNER, ("Portner") and MATTHEW JOSEPH VANBOURGDIEN ("VanBourgondien") entered into a marital settlement agreement ("MSA") on July 30th, 2015;

WHEREAS, the MSA provided that VanBourgondien would receive title to the real property located at 1106 Grinnell Street, Key West, Florida 33040 as more particularly described on the attached Exhibit A (the "Property");

WHEREAS, the MSA provides Portner with a right of first refusal to purchase the Property;

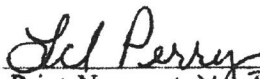
WHEREAS, VanBourgondien has requested Portner to waive and release the her right of first refusal with respect to the sale of the Property; and

WHEREAS, Portner has agreed to waive and release her right of first refusal as provided herein.


NOW THEREFORE, KNOW YE, that Portner, in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, does waive, release, and remise unto VanBourgondien, his successors and assigns, all of Portner's right to exercise her right of first refusal as granted to her under the MSA with respect to the sale of the Property.

IN WITNESS WHEREOF, Portner has caused these presents to be executed in her name this 24th day of August, 2017.

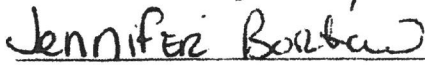
Witnesses:




Print Name Lilo Perry



Aundria Portner



Print Name Jennifer Bourbon


STATE OF FLORIDA:
COUNTY OF MONROE:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared AUNDRIA PORTNER. Who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of August, 2017.


Notary Public



(SEAL)

On the Island of Key West and known on George G. Watson's diagram recorded in Book "I", Page 209 of Monroe County, Florida Records as Lot Number Three (3) in Square Five (5) of Tract Thirteen (13): Commencing at a point on the Southwesterly side of Grinnell Street, distant Seventy-nine (79) feet and Seven (7) inches from the corner of Grinnell and Virginia Streets, and running thence in a Southeasterly direction along Grinnell Street Twenty-six (26) feet and Two and Two-fifths ($2\frac{2}{5}$) inches; thence at right angles in a Southwesterly direction-ninety-three (93) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Two and two-fifths ($2\frac{2}{5}$) inches; thence at right angles in a Northeasterly direction Ninety-three (93) feet and Six (6) inches to the point of beginning on Grinnell Street.

Ex "A"

MONROE COUNTY
OFFICIAL RECORDS

6

Property Record Card

4

GONZALEZ HELIO M ET UX
1713 George St.

CITY

1300

KW G G WATSON SUB I-209
PT LOT 3 SQR 5 TR 13
OR230-193-194

pc-01

LAND COMPUTATIONS

QUAN - TYPE - DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	25x94	50.98			4900	1220
	25x94	62.50			6125	1531
TOTAL						4220
						1531

000315100
REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

AK1032898

VALUATION TOTALS

1966	LAND	1220
	IMPROVEMENTS	4690
	TOTAL	5910
1974	LAND	1531
	IMPROVEMENTS	5145
	TOTAL	6700
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	



PHOTO
IMP # 3

Pick up
Later
For '77
Under
Construction

PHOTO
IMP # 4

— NOTES —

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00031510-000000
 Account# 1032298
 Property ID 1032298
 Millage Group 10KW
 Location 1106 GRINNELL St, KEY WEST
 Address
 Legal Description KW G G WATSON SUB I-209 PT LOT 3 SQR 5 TR 13 OR230-193/194 OR2442-1707 OR2759-78F/J OR2834-1734/35 OR2872-2385/89
 (Note: Not to be used on legal documents.)
 Neighborhood 6097
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1032298 1106 GRINNELL ST 10/12/17

Owner

FORTIN THOMAS L
 1106 Grinnell St
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$49,825	\$49,829	\$77,774	\$93,290
+ Market Misc Value	\$11,916	\$11,916	\$6,039	\$6,039
+ Market Land Value	\$346,826	\$352,717	\$352,717	\$378,861
= Just Market Value	\$407,767	\$414,462	\$436,530	\$478,190
= Total Assessed Value	\$407,767	\$414,462	\$368,483	\$386,224
- School Exempt Value	(\$25,000)	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$382,767	\$414,462	\$343,483	\$361,224

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,345.00	Square Foot	0	0

Buildings

Building ID	2463	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1981
Gross Sq Ft	1086	Foundation	WD CONC PADS
Finished Sq Ft	916	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	144	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	39	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	126	0	0
FLA	FLOOR LIV AREA	916	916	0
OPU	OP PR UNFIN LL	44	0	0
TOTAL		1,086	916	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	1976	1977	1	855 SF	3
CONC PATIO	1976	1977	0	510 SF	2
WALL AIR COND	1993	1994	0	2 UT	2
UTILITY BLDG	1976	1977	1	432 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/24/2017	\$451,000	Warranty Deed	2138248	2872	2385	02 - Qualified	Improved
1/11/2017	\$100	Quit Claim Deed	2106633	2834	1734	11 - Unqualified	Improved
11/20/2009	\$200,000	Warranty Deed		2442	1707	30 - Unqualified	Improved

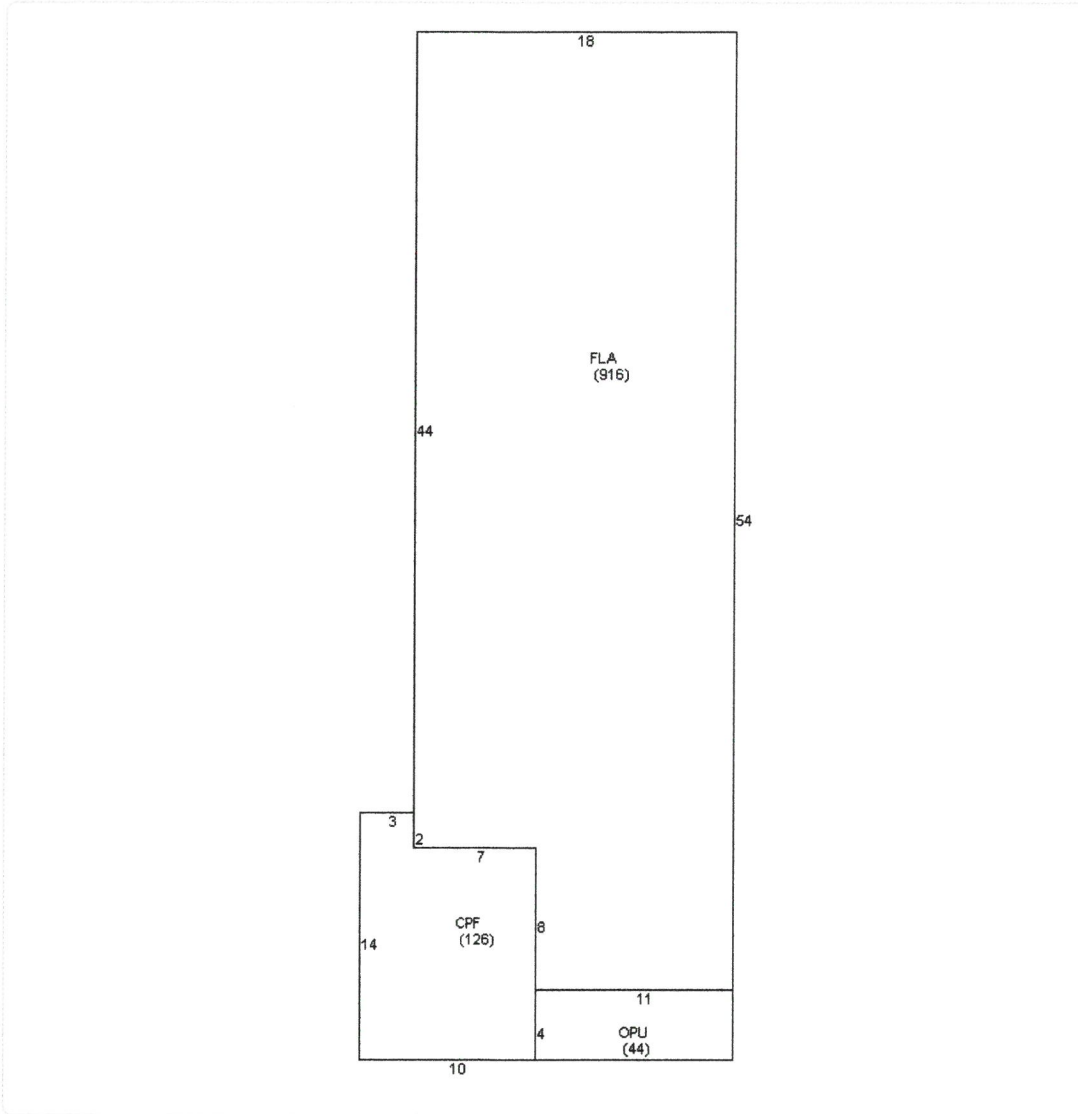
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
09-4115	12/1/2009	7/7/2010	\$5,000		REMOVE OLD PANELING & REPLACE WITH DRYWALL, 913 SF, REMOVE DROP CEILING- R&R TILE FLOORS-ADD INSULATION TO WALLS- REMOVE OLD RENTAL DEBRIS- PAINT INTERIOR OF RESIDENCE.
9902085	6/21/1999	11/5/1999	\$1,100		RENOVATION

View Tax Info

[View Taxes for this Parcel](#)

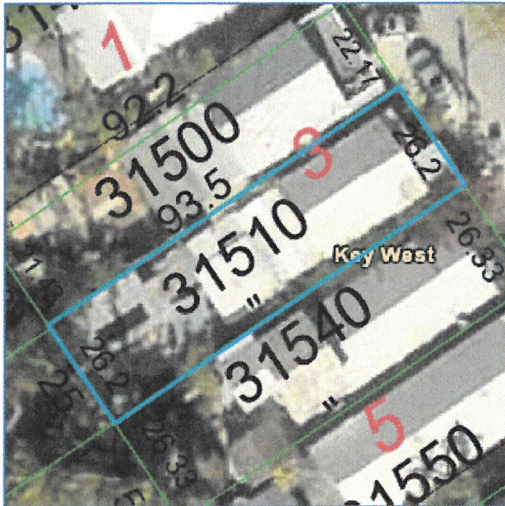
Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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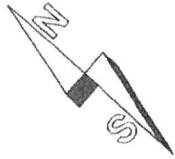
User Privacy Policy
GDPR Privacy Notice

Developed by
 Schneider
GEOSPATIAL

Last Data Upload: 1/16/2020, 3:25:04 AM

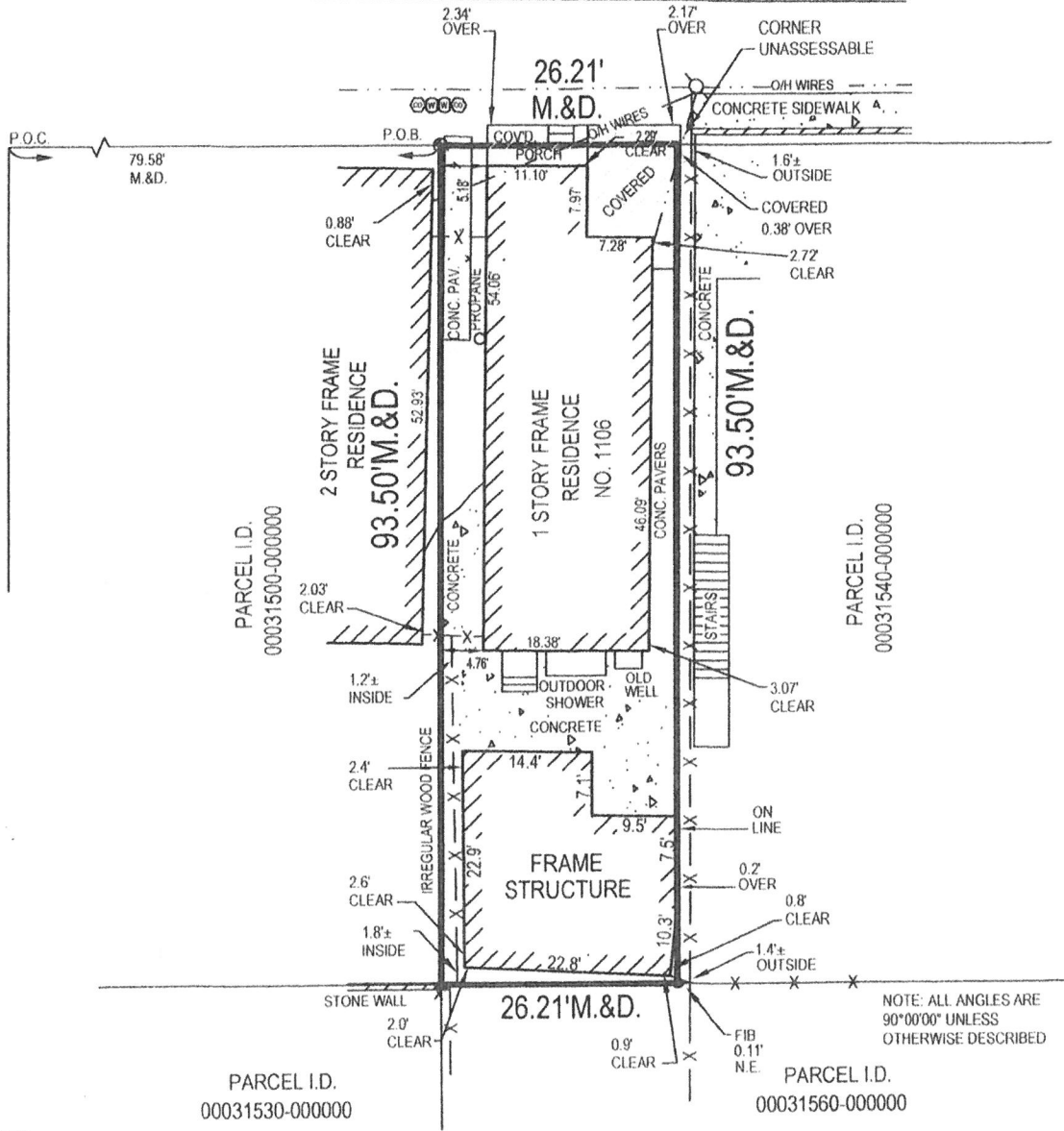
Version 2.3.33

Boundary Survey



GRINNELL STREET
(50' R/W)

VIRGINIA STREET



MONUMENTATION:

- ▲ = FPK, UNLEGIBLE
- △ = SPK, P.L.S. No. 2749
- = FIB/FIP, 1/2" Ø, NO I.D.
- ⊗ = FIB, 1/2" Ø, P.L.S. No. 2749

NOTE: ALL ANGLES ARE 90°00'00" UNLESS OTHERWISE DESCRIBED

Thomas L. Fortin
1106 Grinnell Street, Key West, Fl. 33040

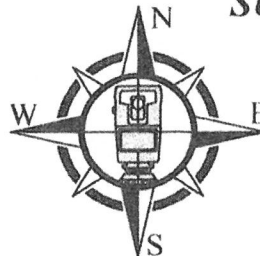
BOUNDARY SURVEY

Dwg. No.
17-349

Scale 1"= 20'	Ref.	Flood Panel No. 1517 K	Dwn. By F.H.H.
Date: 12/17/95	119-38 File	Flood Zone X	Flood Elev. -

REVISIONS AND/OR ADDITIONS

- 7/16/15: Updated, locate SE boundary line & improvements
- 9/25/17: Updated, minor changes, owner, cert's.
- 8/28/19: Updated, minor changes rear of property



MONROE COUNTY
SURVEYING & MAPPING
STATE OF FLORIDA LB 8236

1100 Truman Avenue
Key West, FL 33040
PH (305) 534-4668 (Corporate Office)
PH (305)293-0466 (Key West Office)
FAX (305) 531-4589

"E qf g'Xkqr vkrp



CITY OF KEY WEST

1300 White Street
Key West, FL. 33040
Phone: (305) 809-3739

NOTICE OF CODE VIOLATION

DATE: February 04, 2020

RE: CASE NUMBER **19-01503**

CERTIFIED MAIL RECEIPT NUMBER: **7019 1120 0000 9439 1647**

To:
Fortin Thomas L
1106 Grinnell St
Key West, FL 33040

Subject Address:
Unpermitted Construction@
1106 Grinnell St
Key West, FL. 33040

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

Sec. 14-40 Permits in historic districts

(a) Requirements. No building or work permit required by this Code for work in the historic zoning districts of the city or in tidal waters contiguous to and within 600 feet of the historic zoning districts shall be issued until a certificate of appropriateness has been granted by vote of the historic architectural review commission (HARC), attested by signature of its presiding member, and until the chief building official finds that the building or work permit conforms to all laws and regulations of the city.

(b) Contents. All permits issued by the city shall show the nature and extent of the intended work in detail sufficient to demonstrate that the project is consistent with all city laws and regulations and of HARC.

(c) [Scope, etc.] Building permit application shall be identical in scope, description and elevation views of the HARC project.

(d) Stop work order; penalty. The chief building official is authorized to post a signed and dated notice to stop work on any site on which work is being performed in violation of the city laws and regulations or of HARC. Any person shall be guilty of an offense punishable as provided in section 1-15 if the person:

(1) Performs work with actual or constructive knowledge that the work site has been posted by such notice, which notice has not been withdrawn by a dated, signed order of the chief building official; or

(2) Removes, defaces, conceals or alters such notice to stop work, without a dated, signed authorization of the chief building official.

Where such offenses are of a continuing nature, no two separate offenses shall be charged against the same person within any one-hour period.

To Wit: Anonymous Web Complaint W009262-100419: 1106 Grinnell Street
Residential construction without permits.

The owner has raised the roof line of building structure located behind the main house. Work is being performed at night and on weekends.

I observed and photographed an unpermitted roof installed between structures. A roofing permit application was submitted on 10-22-19 but never completed.

Corrective Action: Contact the city of Key West Building Department to provide the items needed to complete the permit and obtain a HARC certificate for the roofing work being performed on the rear building.

Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions

(a) Building permit required; display. Building permits shall be procured from the chief building official before performance of any work or construction of any character, whether permanent or temporary. Within 48 hours after it is issued, the applicant must cause the permit to be posted and displayed at the work site so that it is readily visible from an adjacent public street throughout the term of the work. No work shall be performed unless a proper permit is so posted.

Inspections may not be performed if the permit is not posted and address numbers are not a minimum of 4" high and clearly visible from the street.

Exception 1: Total contract price less than \$1,000.00 per FBC Sect. 105.2.2 Minor Repairs. Ordinary minor repairs may be made with the approval of the chief building official without a building permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangements of parts of a structure affecting the egress requirements; additionally, ordinary minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical circuit wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

Any new electrical circuits or wiring will require a permit.

Any new plumbing fixtures or piping will require a permit.

Exception 2: Painting, both interior and exterior, residential or commercial does not require a permit. Tile repair or installation, floor covering, including carpet, laminate, resilient, and wood, both residential and commercial, do not require a permit.

Work that falls under the \$1,000.00 threshold for a building permit may be performed only by the property owner or a licensed contractor. Unlicensed workers, including 'handymen' are not allowed to conduct any type of work to a residential or commercial structure.

(b) Professional plans required. Professional plans shall be required as follows:

(1) Plans for work requiring a building permit shall be submitted in multiple sets, as determined by the chief building official, to the chief building official and shall be prepared by, and bear the seal of, an architect or structural engineer duly registered in the state, except if the work is by the owner-occupant upon a one- or two-family residence, and the work is cosmetic, nonstructural repair, alteration or addition.

(2) Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the chief building official.

(3) The chief building official may waive the requirements in [subsection] (b)(1) and/or (2) by special permission.

To Wit: Anonymous Web Complaint W009262-100419: 1106 Grinnell Street
Residential construction without permits.

The owner has raised the roof line of building structure located behind the main house. Work is being performed at night and on weekends. I observed and photographed an unpermitted roof installed between structures. A roofing permit application was submitted on 10-22-19 but never completed.

Corrective Action: Contact the city of Key West Building Department to provide the items needed to complete the permit for the roofing work being performed on the rear building.

Sec. 108-680 Recreational vehicles and boats

(a) With the exception of properties located in a single-family zoning district or medium density residential district, all recreational vehicles, boats and trailers, and the like, as defined in this division, shall be parked within an enclosed structure, within a carport behind the front setback, within the required minimum rear yard or in the minimum side yard, as defined in Section 86-9, behind the front structure line of the main dwelling. If not located within an enclosed structure, the recreational vehicle, boat and/or trailer shall be screened by a fence and/or plant vegetation of sufficient height and opaqueness so that the vehicle, boat, and/or trailer cannot be seen from a location off the site. A recreational vehicle, boat, and trailer, and the like must be for the resident's individual use or related to employment.

(b) In single-family zoning district or medium density residential district, all recreational vehicles and the like, as defined in this division shall be parked within the rear yard as defined in Section 86-9. Recreational vehicles may also be parked within the side yard as defined in Section 86-9 so long as more than 50% of the length of the recreational vehicle is located behind the front structure line of the main dwelling, including any permanent structures attached to the front of the main dwelling. For purposes of this subsection, in the event of a corner lot, the front elevation shall be considered giving deference to the historical street address.

To Wit: While investigating the original complaint of unpermitted construction I observed and photographed a boat parked in the carport of the residence. Boats and recreational vehicles are not permitted in the HARC district unless stored in an enclosed garage, carport or property screened from view in a side or back yard.

Corrective Action: Remove boat from property and store off site in an authorized zone.

Florida Statutes Chapter 162 and Key West Code of Ordinances Article VI authorize code enforcement proceedings. You have ten (10) days after receipt of this notice to take corrective action on the above-described violation(s). **PLEASE CONTACT THE UNDERSIGNED CODE COMPLIANCE OFFICER** so that we can assist you in achieving compliance and scheduling a re-inspection. **If corrective action is not taken within the specified 10 days, this matter will be referred to The Special Magistrate for an administrative non-criminal hearing concerning the alleged violation(s).**

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Patton', with a large, stylized initial 'D'.

DORIANE PATTON

*City of Key West
dpatton@cityofkeywest-fl.gov
Desk: (305) 809-3739*

Reviewed By: 



Feb 3, 2020 at 12:08:44 PM



Feb 3, 2020 at 12:01:08 PM

**Public
Notice**

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, May 21, 2020. THIS MEETING WILL BE VIRTUAL. Instructions on how to comment, watch or listen to the hearing are available online at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: donna.phillips@cityofkeywest-fl.gov
Phone: (305) 809-3764.

The purpose of the hearing will be to consider a request for:

Variance – 1106 Grinnell Street (RE # 00031510-000000) – A request for a variance to side setbacks, rear setbacks, an increase in maximum impervious surface ratio allowed and an increase in maximum building coverage allowed in the HMDR (Historic Medium Density Residential) zoning district in order to rebuild a non-conforming rear structure pursuant to sections 90-395, 122-600 (6)b, 122-600 (6)c, 108-346 (b) and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.



↑
Feed one sheet at a time

↑
Sens d'introduction une feuille à la fois



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE

Front Side

Recto



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE



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 - 1106 Grinnell Street - (RE# 00031510-000000) - A request for a variance to side setbacks, rear setbacks, an increase in maximum impervious surface ratio allowed and an increase in maximum building coverage allowed in the HMDR (Historic Medium Density Residential) zoning district in order to rebuild a non-conforming rear structure pursuant to sections 90-395, 122-600 (6)b, 122-600 (6)c, 108-346 (b) and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Hearing: May 21, 2020 Time of Hearing: 5:00 PM

Location of Hearing: THIS MEETING WILL BE CONDUCTED VIRTUALLY

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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 a testimony and evidence upon which the appeal is 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) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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

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Back Side

Verso

KEY WEST TREASURE EXHIBIT INC
200 GREENE ST
KEY WEST, FL 33040

MASON STEPHEN E
1018 WATSON ST
KEY WEST, FL 33040

BELL ROBERT WILLIAM
1100 GRINNELL ST
KEY WEST, FL 33040

LUDKA LESLIE MARIE
1100 GRINNELL ST
KEY WEST, FL 33040

RICHWINE CLARE H & DONALD
447 W ARLINGTON RD
ERIE, PA 16509

DOWNS AMY KULE & JEREMY
212 W WASHINGTON ST
CHICAGO, IL 60606

GASPARI GRAZIELLA
1125 GRINNELL ST
KEY WEST, FL 33040

CAPINJOLA SUE ANN
12520 EDGEWATER DR
LAKEWOOD, OH 44107

BLANCHARD HELENE
1107 WATSON ST
KEY WEST, FL 33040

NAGY MICHAEL SEAN
1011 CATHERINE ST
KEY WEST, FL 33040

BEALE SUSAN LEE
1011 CATHERINE ST
KEY WEST, FL 33040

FERNANDEZ OLIVIERIO O
1021 GRINNELL ST
KEY WEST, FL 33040

SAENKO ALEXEI
1019 PACKER ST
KEY WEST, FL 33040

HIGLEY ARLYN J & AURORA
1110 GRINNELL ST
KEY WEST, FL 33040

FRAGA ZAIDA D
1105 WATSON ST
KEY WEST, FL 33040

HOBSON ROBERT W
977 COOK ST
DENVER, CO 80206

RENEDO SILVIA
1119 PACKER ST
KEY WEST, FL 33040

OLSZEWSKI TIMOTHY M
1115 MARGARET ST
KEY WEST, FL 33040

SCHLUTER FREDRIC E
PO BOX 926
KEY WEST, FL 33041

MILLS JR VICTOR H
16 CALLE DOS
KEY WEST, FL 33040

RODRIGUEZ AMERICA
1018 GRINNELL ST
KEY WEST, FL 33040

LENDERMAN ISABEL MARIA & PATRICK
1123 MARGARET ST
KEY WEST, FL 33040

ALLISON EDNA A
1030 S MAPLE AVE, SUITE 201
COOKEVILLE, TN 38501

REICH KAREN C & MARC
34 OAK
AVON, CT 06001

FREUND GARRETT JAMES
211 THORNBERRY DR
MCKNIGHT, PA 15237

MAYER ALLISON T
917 GRINNELL ST
KEY WEST, FL 33040

ROY THEODORE ALEXANDER
1117 GRINNELL ST
KEY WEST, FL 33040

CAMP JENNIFER ANNE
1117 GRINNELL ST
KEY WEST, FL 33040

THOMAS ROSALIE M
1105 PACKER ST
KEY WEST, FL 33040

DIVITA THOMAS JOHN
PO BOX 1211
KEY WEST, FL 33041

GRUENDEL JO FRANCES P REV TRUST
140 SUGAR BUSH
WILLIAMSBURG, VA 23188

GRUENDEL RAYMOND K REV TRUST
140 SUGAR BUSH
WILLIAMSBURG, VA 23188

RRSV KEY WEST TRUST
C/O SINGH RAMINDER J CO-TRUSTEE
1117 GRINNELL ST APT 2
KEY WEST, FL 33040

FERNANDEZ OLIVERIO O
1021 GRINNELL ST
KEY WEST, FL 33040

SHEPLER WILLIAM B
1001 VIRGINIA ST
KEY WEST, FL 33040

SORLI LIV
1001 VIRGINIA ST
KEY WEST, FL 33040

DUROT ELIZABETH ANN CATHRALL
1107 PACKER ST
KEY WEST, FL 33040

VIRGINIA AND PACKER HOLDINGS LLC
1100 PACKER ST
KEY WEST, FL 33040

HOBBINS SUSAN HANSEN LIVING TRUST
951 SAINT PAUL ST
DENVER, CO 80206

HOBBINS JOHN CLARK LIVING TRUST
951 SAINT PAUL ST
DENVER, CO 80206

MCMANUS JAMES J JR AND
SUSAN WILLIAMS TR
1013 GRINNELL ST
KEY WEST, FL 33040

RODRIGUEZ JOSE A
1019 GRINNELL ST
KEY WEST, FL 33040

VALDEZ CHRISTOPHER D
1905 HARRIS AVE
KEY WEST, FL 33040

ORTEGA JULIA E
1108 GRINNELL ST
KEY WEST, FL 33040

SINDONE ERIC
1108 GRINNELL ST
KEY WEST, FL 33040

KEY WEST TRIPROP LLC
C/O RICHARD H. CRITCHFIELD, ESQ
1001 E ATLANTIC AVE
DELRAY BEACH, FL 33483

UNITY OF THE KEYS INC
1011 VIRGINIA ST
KEY WEST, FL 33040

VELTROP LOREN J REV TR
888 S MICHIGAN AVE
CHICAGO, IL 60605

B&E KEY WEST RENTALS LLC
8706 WILDON PL
LOUISVILLE, KY 40220

MCNALLY DAWN E & SCOTT
33 RIDGEWOOD AVE
GLEN RIDGE, NJ 07028

MALBY JR CHARLES R
1119 GRINNELL ST
KEY WEST, FL 33040

BATTY SAMANTHA
1009 CATHERINE ST
KEY WEST, FL 33040

KEYS PHASE ONE LLC
1116 GRINNELL ST
KEY WEST, FL 33040

THORNBURGH DAWN
1075 DUVAL ST
KEY WEST, FL 33040

PORTNER AUNDRIA
1104 GRINNELL ST
KEY WEST, FL 33040

FORTIN THOMAS L
1106 GRINNELL ST
KEY WEST, FL 33040

1120 PACKER ST LLC
828 W GRACE ST
CHICAGO, IL 60613

MANN DAVID K
1023 PACKER ST
KEY WEST, FL 33040

BUSAM MARTIN
917 DUVAL ST
KEY WEST, FL 33040

HAMMOND KRISTINE R
1124 GRINNELL ST
KEY WEST, FL 33040

CESPEDES CARLOS M & SONYA
222 BERRY PKWY
PARK RIDGE, IL 60068

SHAW MAUREEN
1023 WONG SONG
KEY WEST, FL 33040

KATHARINA TIFFANY AND
VERITAS GASSMAN LLC
1104 PACKER ST
KEY WEST, FL 33040

HARRISON STEPHEN WAYNE & VIRGINIA
5 COTTESMORE CT
SAN ANTONIO, TX 78218

SHELDON FRANK LEE
1812 FLAGLER AVE
KEY WEST, FL 33040

INNIS MARY KATHLEEN SHIPLEY
1113 PACKER ST
KEY WEST, FL 33040

SHIELD DAVID M DEC TRUST
920 VIRGINIA ST
KEY WEST, FL 33040

SHIELD LINDA M DEC TRUST
920 VIRGINIA ST
KEY WEST, FL 33040

GILL VICKY L
1120 GRINNELL ST
KEY WEST, FL 33040

LOGAN RICHARD ALVA
1121 MARGARET ST
KEY WEST, FL 33040

HENRY JACK ALLEN
1121 MARGARET ST
KEY WEST, FL 33040

ALBURY PEGGY J
907 VIRGINIA ST
KEY WEST, FL 33040

FALCON EYRIE FARMS LC
PO BOX 1710
LABELLE, FL 33975

CONLEY KRISTIN ELIZABETH
2558 W CORTEZ ST
CHICAGO, IL 60622

SUDDS ANDREW MARC
2558 W CORTEZ ST
CHICAGO, IL 60622

MEYER CYNTHIA J & DOUGLAS
1108 PACKER ST
KEY WEST, FL 33040

GREANEY DENNIS L LIVING TRUST
3364 JOHNS CABIN RD
WILDWOOD, MO 63038

HUNT HELEN CLARE
5 MUSWELL RD
LONDON, N10 2BJ

MCGOWAN LISA & PATRICK
250 ESPLANADE WAY
PALM BEACH, FL 33480

SERBAN CRISTINA CURDOV & DAN
3635 SEASIDE DR
KEY WEST, FL 33040

AVILA NANCY
1125 PACKER ST
KEY WEST, FL 33040

BARTRUFF MICHAEL SCOTT
222 12TH ST NE
ATLANTA, GA 30309

BELZER-REID FRANCES
2018 RESIDENCE TRUST
15 BLUFF POINT RD
NORTHPORT, NY 11768

DUNNE EITHNE M
1506 ROSE ST
KEY WEST, FL 33040

RUSSELL CHRISTIE B
1014 GRINNELL ST
KEY WEST, FL 33040

KELLY BRIAN H
1014 GRINNELL ST
KEY WEST, FL 33040

SELKA STEPHEN L REVOCABLE TRUST
21406 SHERIDAN RUN
ESTERO, FL 33928

MURPHY MICHAEL J REVOCABLE TRUST
63 ZION HILL RD
SALEM, NH 03079

ANNABEL WILLIAMS LLC
C/O WILLIS, TONY, WILLIS BLACKWELL
2432 FLAGLER AVE
KEY WEST, FL 33040

DEANDREA ALBERTO
1112 WATSON ST
KEY WEST, FL 33040

MALIKI JOAN
1112 WATSON ST
KEY WEST, FL 33040

WILLIS GUY A TRUST RESTATED
1111 GRINNELL ST
KEY WEST, FL 33040

GODDIN JANET S
1109 GRINNELL ST
KEY WEST, FL 33040

DESANTIS ERNEST
22976 TEACH LN
SUMMERLAND KEY, FL 33042

DESANTIS JOSEPH
22976 TEACH LN
SUMMERLAND KEY, FL 33042

YOUNG TIMOTHY JAMES
PO BOX 613
KEY WEST, FL 33041

SONI HANSA
830 TRUMAN AVE
KEY WEST, FL 33040

DEHOYOS PATRICIA A
1302 ANGELINE AVE
ORLANDO, FL 32807

ELLIS CHRISTOPHER & MICHELLE
1114 WATSON ST
KEY WEST, FL 33040

L RIPOSO LLC
238 BEACON HILL RD
CALIFON, NJ 07830



Public Notice

THE BOARD OF HEALTH OF THE CITY OF NEW YORK, IN A PUBLIC NOTICE, HAS ORDERED THAT THE FOLLOWING PERSONS BE REMOVED FROM THE CITY OF NEW YORK, INASMUCH AS THEY ARE UNDESIRABLE PERSONS, AND ARE A SOURCE OF OFFENSE TO THE GOOD MORALS AND ORDER OF THE CITY OF NEW YORK.

THE BOARD OF HEALTH OF THE CITY OF NEW YORK, IN A PUBLIC NOTICE, HAS ORDERED THAT THE FOLLOWING PERSONS BE REMOVED FROM THE CITY OF NEW YORK, INASMUCH AS THEY ARE UNDESIRABLE PERSONS, AND ARE A SOURCE OF OFFENSE TO THE GOOD MORALS AND ORDER OF THE CITY OF NEW YORK.

