

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



**To:** Chairman and Planning Board Members

**Through:** Donald Leland Craig, AICP, Planning Director

**From:** Carlene Smith, LEED Green Associate, Planner II

**Meeting Date:** November 20, 2014

**Agenda Item:** **Variance – 1212 Duval Street (RE # 00029100-000000; AK # 1029882)**  
– A request for variances to side, street side and rear yard setbacks and open space in order to construct a two story rear structure on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 108-346 and 122-750(6)b., c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** The applicant is proposing to demolish the non-historic addition of the principal structure and build a new detached two-story structure at the rear of the property, creating two separate single family homes.

**Applicant:** Smith|Oropeza, P.L.

**Property Owner:** New Potter's Cottage, LLC

**Location:** 1212 Duval Street (RE # 00029100-000000; AK # 1029882)

**Zoning:** Duval Street Oceanside (HRCC-3) Zoning District

**Background:**

The existing non-conforming multi-family residence is a contributing structure. The property is licensed for two non-transient residential units. The applicant is proposing to renovate the historic portion of the principal structure, demolish the non-historic addition and build a new detached two-story structure at the rear of the property. New pool and decking are proposed between the two structures. An easement for ingress/egress exists along the northwest property line of the property. The rear of the property sits at the corner of Thompson Lane and 15 feet of the Louisa Street right-of-way. This portion of the Louisa Street right-of-way is fenced and gated and utilized by the neighbor at 1214 Duval Street, rear for ingress/egress.

The applicant has worked closely with staff and the Fire Marshall's office on the setback requests. The only portion of the new two-story structure that encroaches onto the side yard setback are the eaves. The steps and landing on the side yard will be less than 30 inches and do not trigger a variance. The rear structure will have one designated off-street parking space at the rear of the property.



<b>Relevant HRCC-3 Zoning District Dimensional Requirements: Code Section 122-750</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Minimum lot size	4,000 SF	3,750 SF	3,750 SF	-
Maximum density	22 dwelling units per acre	2 units	2 units	-
Maximum floor area ratio	n/a	n/a	n/a	-
Maximum height	35 feet	n/a	28 feet 10 inches	-
Minimum front setback	5 feet	4 feet 4 inches	4 feet 4 inches	-
Minimum side setback (new rear structure)	5 feet	n/a	4 feet 4 inches	<b>Variance Required</b>
Minimum rear setback (new rear structure)	15 feet	n/a	12 feet	<b>Variance Required</b>
Minimum street side setback (new rear structure)	7.5 feet	n/a	5 feet 8 inches	<b>Variance Required</b>
Maximum building coverage	50%	56% (2,105 sf)	48% (1,812 sf)	Reducing
Maximum impervious surface	60%	74% (2,762 sf)	64% (2,397 sf)	Reducing
Minimum Open Space	35%	26.3% (988 sf)	21.6% (810 sf)	<b>Variance Required</b>

**Process:**

**Development Review Committee Meeting:**

**Planning Board Meeting:**

**HARC:**

October 23, 2014

November 20, 2014

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 land, structures and buildings involved are located on the property within the HRCC-3 Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, any and all of the existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the HRCC-3 Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

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

The existing conditions are not created by the applicant, nor do they result from the action or negligence of the applicant. However, the request to demolish the non-historic addition of the principal structure and build a new detached two-story structure at the rear of the property are generated from specific actions initiated by the applicant. However, it should be noted that the applicant is reducing existing non-conformities on the property.

- 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, building a new detached two-story structure at the rear of the property 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 approval of the variances. The Planning Board has granted setback variances on other properties in the same zoning district. However, the LDRs specifically state the required dimensional requirements in the HRCC-3 zoning district. Therefore, the requested variance would be the proper method to request approval. Nonetheless, denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HRCC-3 Zoning District. Therefore, hardship conditions do not exist.

- 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, it is 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 development shall be consistent with the plans dated October 1, 2014 by Rick Milelli, Professional Engineer. No approval granted for any other work or improvements shown on the plans other than the construction of the new detached two-story structure at the rear of the property.

2. No approval granted for an additional principal dwelling unit or any transient use of the property. Transient use will require a transient license transfer.
3. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
4. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

5. Roof gutter downspouts shall be directed back onto property.
6. An access gate for life-safety accessibility will be provided on both sides of the new detached two-story structure.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NO. 2014-\_\_\_**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM SIDE, STREET SIDE AND REAR YARD SETBACKS AND OPEN SPACE REQUIREMENTS ON PROPERTY LOCATED AT 1212 DUVAL STREET (RE # 00029100-000000; AK # 1029882) IN THE DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-346 AND 122-750(6)B., C. & D. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to demolish the non-historic addition of the principal structure and build a new detached two-story structure at the rear of the property, creating two separate single family homes on property located at 1212 Duval Street (RE # 00029100-000000; AK # 1029882); and

**WHEREAS**, Section 122-750 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 minimum side yard setback is 5 feet, rear yard setback is 15 feet, and street side setback 7.5 feet; and

**WHEREAS**, Section 108-346 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 residential uses shall provide a minimum of 35 percent open space requirement; and

**WHEREAS**, the proposed side yard setback is 4 feet 4 inches, rear yard setback is 12 feet, street side setback is 5 feet 8 inches and open space is 21.6 percent; and

**WHEREAS**, the applicant requests variances to the minimum side, street side and rear yard setbacks and open space requirements; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 20, 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 would 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 would 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 variance; 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 side, street side and rear yard setbacks and open space requirements in order to construct a new detached two story rear structure on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 108-346 and 122-750(6)b., c. & d. of the Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans dated October 1, 2014 by Rick Milelli, Professional Engineer. No approval granted for any other work or improvements shown on the plans other than the construction of the new detached two-story structure at the rear of the property.
2. No approval granted for an additional principal dwelling unit or any transient use of the property. Transient use will require a transient license transfer.
3. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
4. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

5. Roof gutter downspouts shall be directed back onto property.
6. An access gate for life-safety accessibility will be provided on both sides of the new detached two-story structure.

**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is 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 this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 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 the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of November 2014.

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

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Richard Klitenick, Chairman Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director Date

**Filed with the Clerk:**

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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

**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: 1212 Duval Street, Key West, Florida 33040

Zoning District: HRCC-3 Real Estate (RE) #: 00029100-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Smith Oropeza, P.L.

Mailing Address: 138 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: (305) 296-7227 Fax: (305) 296-8448

Email: richard@smithoropeza.com

## PROPERTY OWNER: (if different than above)

Name: New Potter's Cottage, LLC

Mailing Address: P.O. Box 527

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: tkempjax@gmail.com

Description of Proposed Construction, Development, and Use: Remove non-historic portion of building. Construct second detached habitable dwelling using second market rate residential unit associated with the property.

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

Side yard set-back and rear yard set-back

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

If yes, please describe and attach relevant documents: An easement for ingress and egress, as well as maintenance of property, exists along the Northwest property line of the Property. See attached.

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 Rear Building				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRCC-3			
Flood Zone	AE7			
Size of Site	3,750 Sq. ft.			
Height	35 ft.	N/A	28'-10"	None
Front Setback	5 ft.	4'-4"	4'-4"	None
Side Setback	5 ft.	3'-2"	7'-6.5"	None
Side Setback	5 ft.	N/A	4'-4"	8"
Street Side Setback	7.5 ft.	N/A	5'8"	1'-10"
Rear Setback	15 ft.	N/A	12'	3'
F.A.R	1.0			
Building Coverage	50%	2,105sqft 56%	1,812sqft 48%	None
Impervious Surface	60%	2,762sqft 74%	2,397sqft 64%	4%
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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](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.

Please see attached letter.

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

Please see attached letter.

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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.

Please see attached letter.

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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.

Please see attached letter.

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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.

Please see attached letter.

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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.

Please see attached letter.

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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.

Please see attached letter.

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**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



Barton W. Smith, Esq.  
Managing Partner

# SMITH | OROPEZA, P.L.

Patrick Flanigan, Esq.

Gregory S. Oropeza, Esq.  
Partner

Richard McChesney, Esq.

138-142 Simonton Street  
Key West, Florida 33040  
Telephone : (305) 296-7227  
Facsimile : (305) 296-8448

VIA HAND DELIVERY

November 5, 2014

Donald L. Craig, AICP, Planning Director  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

RE: Variance – 1212 Duval Street, Key West, Florida 33040

Dear Mr. Craig,

Please allow this letter and supporting documentation to serve as my client, NEW POTTERS COTTAGE, LLC, a Florida limited liability company (“Applicant”) application for a variance to the side yard set-back, street-side setback and rear yard set-back at 1212 Duval Street, Key West, Florida 33040 (“Property”) located in the Historic Residential Commercial Core 3 (“HRCC-3”) District. By way of background, the Applicant purchased the property in the early parts of 2014, and seeks to renovate the Historic portion of the Property to bring the Property back to its original historical prestige. In doing so, the Applicant seeks to remove the non-historic addition and build a new, detached structure at the rear of the Property. The City recognizes two market rate residential units on the Property. Although variances are being requested, the proposed plans will greatly reduce several non-conformities and decrease existing life-safety concerns. In support thereof, the Applicant states as follows with respect to the criteria for granting the variance.

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.
  - a. The structure is a contributing historical structure and, as such, redevelopment of the property is limited. The Applicant obtained the Property in its current, non-conforming footprint. The Applicant seeks to reduce the major non-conformities while also restoring the historic portion of the structure.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

- a. The Applicant obtained the Property in its current non-conforming footprint established by the previous owners. The Applicant did not create the conditions that currently exist, but the Applicant is proposing a reduction and removal of major non-conformities while also creating easier ingress and egress to mitigate life-safety concerns.
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.
  - a. Allowing the renovation and restoration of the Property would not confer special privileges upon the Applicant. Similar variances have been granted to similarly situated properties in the past several months.
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.
  - a. Hardship exists in that the Applicant requires a variance to the side yard set-back in order to preserve the historical façade of the front building. The location of the rear building is in line with the front building, keeping a harmonious balance to the Property. Only the eaves will protrude into the side-yard setback. The location of the second building is preferred from a scale and design perspective and allows the historic portion of the Property to prevail. The Applicant is also experiencing hardship related to the street-side setback. Upon inspection of the Property, it is not apparent that any City Right-of-Way abuts the side yard of the Property. Applicant purchased the property unaware that a portion of the neighboring property was the City Right-of-Way known as Luisa Street.
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.
  - a. The variance requested is the minimum variance that will make possible the continued use of the land, building, or structure.
6. Not injurious to the public welfare. That granting of the variance 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.

- a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest. The side yard set-back is only for the eaves of the rear building. The proposed street side setback still provides more than five feet of ingress and egress. Furthermore, the granting of the requested variances will reduce the building coverage and impervious surface ratio which will enable the Property to retain more of its rainwater, thus reducing the impact to the public.
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses 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.
    - a. The Applicant did not consider other nonconforming uses of other property in developing this application.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard J. McChesney, Esq.

For the Firm

Enc.

# Verification

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an entity)

I, Charles T. Kemp, in my capacity as Managing Member  
*(print name)* *(print position; president, managing member)*  
of New Potter's Cottage 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:

1212 Duval St. Key West, FL 33040  
*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.

*Charles T. Kemp*  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 09/26/14 by  
*date*  
Charles T. Kemp  
*Name of Authorized Representative*

He/She is personally known to me or has presented 09/26/14 as identification.

*Madison Fallon*  
*Notary's Signature and Seal*

*Name of Acknowledger typed, printed or stamped*



*Commission Number, if any*

# **Authorization**

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, Charles T. Kemp as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of New Potter's Cottage  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Smith Oropeza, P.L.  
*Please Print Name of Representative*

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

C. Todd Kemp  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 09/26/14  
*Date*

by Charles T. Kemp.  
*Name of person with authority to execute documents on behalf on entity owner*

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

Madison Fallon  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*





## Detail by Entity Name

### Florida Limited Liability Company

NEW POTTER'S COTTAGE LLC

### Filing Information

**Document Number** L13000045725  
**FEI/EIN Number** 46-2441846  
**Date Filed** 03/27/2013  
**State** FL  
**Status** ACTIVE

### Principal Address

1009 WHITEHEAD STREET  
KEY WEST, FL 33040

### Mailing Address

PO BOX 527  
KEY WEST, FL 33041

### Registered Agent Name & Address

KEMP, CHARLES T  
1316 VILLA MILLS ALLEY  
KEY WEST, FL 33040

Address Changed: 02/08/2014

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

KEMP, CHARLES T  
PO BOX 527  
KEY WEST, FL 33041

Title MGRM

BOYER, BRIAN K  
PO BOX 527  
KEY WEST, FL 33041

Title MGRM

MALONEY, TIMOTHY S



PO BOX 390  
SUMMIT, NJ 07902

Title MGRM

MAYKUT, ROBERT J  
PO BOX 390  
SUMMIT, NJ 07902

### Annual Reports

Report Year	Filed Date
2014	02/08/2014

### Document Images

[02/08/2014 -- ANNUAL REPORT](#)

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[03/27/2013 -- Florida Limited Liability](#)

View image in PDF format

**Deed**

Return to:  
Name THE CLOSING DEPARTMENT, INC.  
Address 3432 DUCK AVENUE  
KEY WEST, FL. 33040

Doc# 1993289 08/06/2014 1:16PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared by: DEBORAH CONDELLA  
Address: 3432 DUCK AVENUE  
KEY WEST, FL. 33040

08/06/2014 1:16PM  
DEED DOC STAMP CL: Krys \$7,350.00

Doc# 1993289  
Bk# 2697 Pg# 1728

\$1,050,000.00

## Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 1st day of AUGUST A. D. 2014,

Between, **MAYNARD V. LOWE, JR. and MARCIE S. LOWE, husband and wife**

Whose address is 8575 Lake Drive, Snellville, GA 30078-3716  
the County of , in the State of Georgia, party of the first part, and

**NEW POTTER'S COTTAGE LLC, a Florida Limited Liability Company**

Whose address is PO Box 527, Key West, FL 33041  
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

**KW PT Lot 2, Square 9, Tract 11, according to the map or plan of the City of Key West. Commencing at a point on the Southwest side of Duval Street One Hundred Fifty-Three (153) feet and four (4) inches from the corner of Catherine and Duval Streets and running thence along Duval Street in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction One Hundred Twenty-five (125) feet; thence at right angles in a Northwesterly direction Thirty (30) feet; thence at right angles in a Northeasterly direction One Hundred Twenty-five (125) feet back to the point of beginning, all lying and being in Monroe County, Florida.**

**SUBJECT TO** taxes for the year 2014 and subsequent years.

**SUBJECT TO** easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

**Parcel Identification Number: 00029100-000000**

**Alternate Key Number: 1029882**

**Property Address: 1212 Duval Street, Key West, FL 33040**

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:  
Witnesses:

#1 [Signature]

Printed Steven Terrell

#2 [Signature]

Printed Dunwo 2 M8cc

[Signature]  
MAYNARD V. LOWE, JR.

[Signature]  
MARCIE S. LOWE

State of Georgia

County of Gwinnett

The foregoing instrument was acknowledged before me this July 25, 2014, by MAYNARD V. LOWE, JR. AND MARCIE S. LOWE who is/are personally known to me or who has/have produced Florida Driver License as identification and who did (did not) take an oath.

[Signature]  
NOTARY PUBLIC  
SEAL:

**MARGARET C WOOD**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Dec. 27, 2015

CD-4842

# Survey

# MAP OF BOUNDARY SURVEY PART LOT 2, SQUARE 9, TRACT 11 CITY OF KEY WEST MONROE COUNTY, FLORIDA

BEARING BASE:  
THE SOUTHWESTERLY ROWL OF  
DUVAL STREET, 90° LOT  
PER DEED

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

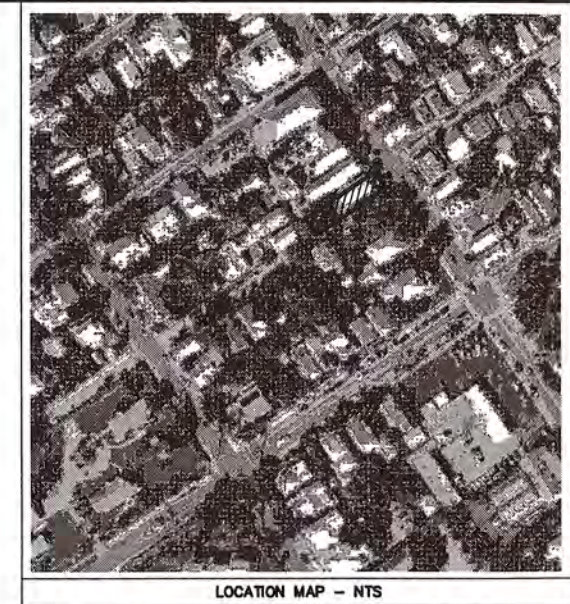
ADDRESS:  
1212 DUVAL STREET  
KEY WEST, FL 33040

ELEVATIONS SHOWN AS  
X.XX REFER TO NGVD29  
VERTICAL DATUM

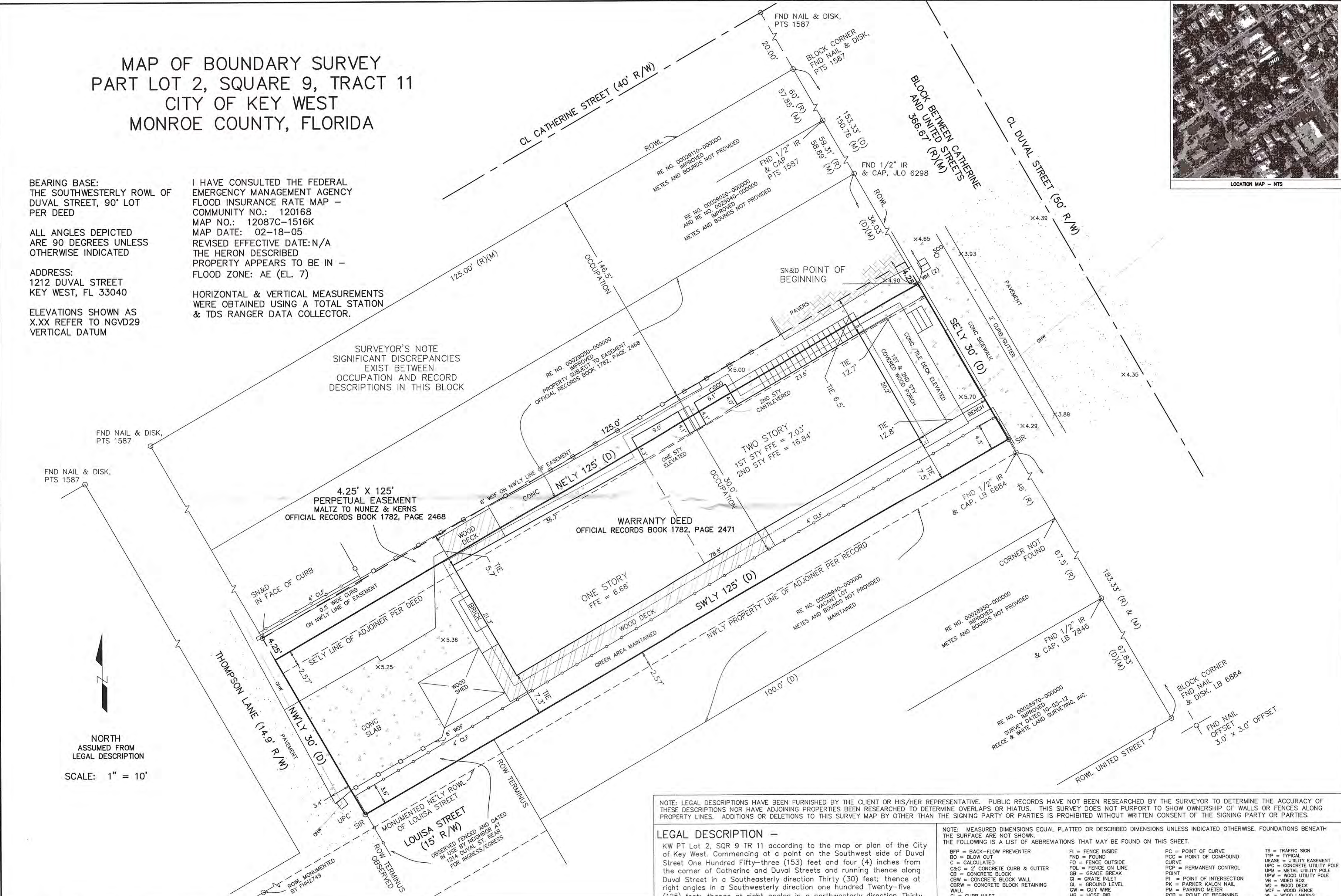
I HAVE CONSULTED THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY  
FLOOD INSURANCE RATE MAP -  
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
REVISED EFFECTIVE DATE: N/A  
THE HERON DESCRIBED  
PROPERTY APPEARS TO BE IN -  
FLOOD ZONE: AE (EL. 7)

HORIZONTAL & VERTICAL MEASUREMENTS  
WERE OBTAINED USING A TOTAL STATION  
& TDS RANGER DATA COLLECTOR.

SURVEYOR'S NOTE  
SIGNIFICANT DISCREPANCIES  
EXIST BETWEEN  
OCCUPATION AND RECORD  
DESCRIPTIONS IN THIS BLOCK



LOCATION MAP - NTS



NORTH  
ASSUMED FROM  
LEGAL DESCRIPTION  
SCALE: 1" = 10'

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

### LEGAL DESCRIPTION -

KW PT Lot 2, SQR 9 TR 11 according to the map or plan of the City of Key West. Commencing at a point on the Southwest side of Duval Street One Hundred Fifty-three (153) feet and four (4) inches from the corner of Catherine and Duval Streets and running thence along Duval Street in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction one hundred Twenty-five (125) feet; thence at right angles in a northwesterly direction Thirty (30) feet; thence at right angles in a northeasterly direction One hundred Twenty-five (125) feet back to the point of beginning. Together with the Easment granted by Alan S. Maltz, grantor to Joyce Nunez, Luis Nunez, Leona Kerns, its successors and/or assigns, said grant of easement being recorded on even date herewith.

- NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- |                                      |                            |                                    |                                      |
|--------------------------------------|----------------------------|------------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER            | FI = FENCE INSIDE          | PC = POINT OF CURVE                | TS = TRAFFIC SIGN                    |
| BO = BLOW OUT                        | FND = FOUND                | PCC = POINT OF COMPOUND            | TYP = TYPICAL                        |
| C = CALCULATED                       | FO = FENCE OUTSIDE         | PK = PARKER KALON NAIL             | UEASE = UTILITY EASEMENT             |
| C&G = 2" CONCRETE CURB & GUTTER      | FOL = FENCE ON LINE        | PPC = PERMANENT CONTROL POINT      | UPM = CONCRETE UTILITY POLE          |
| CB = CONCRETE BLOCK                  | GB = GRADE BREAK           | PI = POINT OF INTERSECTION         | UPW = WOOD UTILITY POLE              |
| CBW = CONCRETE BLOCK WALL            | GI = GRATE INLET           | PK = PARKER KALON NAIL             | VB = VIDEO BOX                       |
| CBRW = CONCRETE BLOCK RETAINING WALL | GL = GROUND LEVEL          | PM = PARKING METER                 | WF = WOOD FENCE                      |
| CI = CURB INLET                      | GW = GUY WIRE              | POB = POINT OF BEGINNING           | WL = WOOD LANDING                    |
| CL = CENTERLINE                      | HB = HOSE BIB              | IPC = POINT OF COMMENCEMENT        | WM = WATER METER                     |
| CLF = CHAINLINK FENCE                | IP = IRON PIPE             | PRC = POINT OF REVERSE CURVE       | WRACK LINE = LINE OF DEBRIS ON SHORE |
| CM = CONCRETE MONUMENT               | IR = IRON ROD              | PRM = PERMANENT REFERENCE MONUMENT | WW = WATER VALVE                     |
| CONC = CONCRETE                      | LE = ARC LENGTH            | PT = POINT OF TANGENT              | TREES =                              |
| C/S = CONCRETE SLAB                  | LEV = LOWER ENCLOSURE      | R = RECORDED                       | BT = BUTTWOOD                        |
| CVRD = COVERED                       | LS = LANDSCAPING           | ROH = ROOF OVERHANG LINE           | TGL = GUMBO LIMBO                    |
| D = DEED                             | M = MEASURED               | ROWL = RIGHT OF WAY LINE           | TMA = MAHOGANY                       |
| DEASE = DRAINAGE EASEMENT            | MB = MAILBOX               | R/W = RIGHT OF WAY                 | TO = OAK                             |
| DELT = DELTA ANGLE                   | MHL = MEAN HIGH WATER LINE | SCO = SANITARY CLEAN-OUT           | TPA = PALM                           |
| DMH = DRAINAGE MANHOLE               | MNL = MEAN LOW WATER LINE  | SMH = SANITARY MANHOLE             | YPAC = COCONUT PALM                  |
| EB = ELECTRIC BOX                    | MNL = MEAN LOW WATER LINE  | SPV = SPRINKLER CONTROL VALVE      | TPON = ROYAL PONGIANA                |
| EL = ELEVATION                       | NAV = NORTH AMERICAN       | SV = SEWER VALVE                   | TSQ = SCOFFLESA                      |
| ELEV = ELEVATED                      | VD = VERTICAL DATUM (1988) | TB = TELEPHONE BOX                 | TSG = SEAGRAPE                       |
| EM = ELECTRIC METER                  | VD = VERTICAL DATUM (1929) | TBM = TIDAL BENCHMARK              | TUNK = UNKNOWN                       |
| ENCL = ENCLOSURE                     | NTS = NOT TO SCALE         | TOB = TOP OF BANK                  |                                      |
| FFE = FINISHED FLOOR ELEVATION       | OHW = OVERHEAD WIRES       | P = PLAT                           |                                      |
| FH = FIRE HYDRANT                    |                            |                                    |                                      |

SCALE: 1" = 10'  
FIELD WORK DATE: 08/05/14  
REVISION DATE: -/-/-  
SHEET 1 OF 1  
DRAWN BY: KB  
CHECKED BY: RR  
INVOICE #: 14072302

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: *Robert E. Reece*  
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR  
AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

CERTIFIED TO - TODD KEMP  
POTTERS COTTAGE, LLC

# Site Plans

# Todd Kemp - RESIDENTIAL RENOVATION

## 1212 DUVAL STREET, KEY WEST, FLORIDA 33040

### SITE DATA

SITE ADDRESS: 1212 DUVAL ST., KEY WEST, FL. 33040  
 RE: 00029100-000000  
 ZONING: HRCC-3 (HISTORIC RESIDENTIAL COMMERCIAL CORE - 3)  
 FLOOD ZONE: AE 7  
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 6-68-25  
 LEGAL DESCRIPTION: KW PT LOT 2 SQR 9 TR 11 H2-258

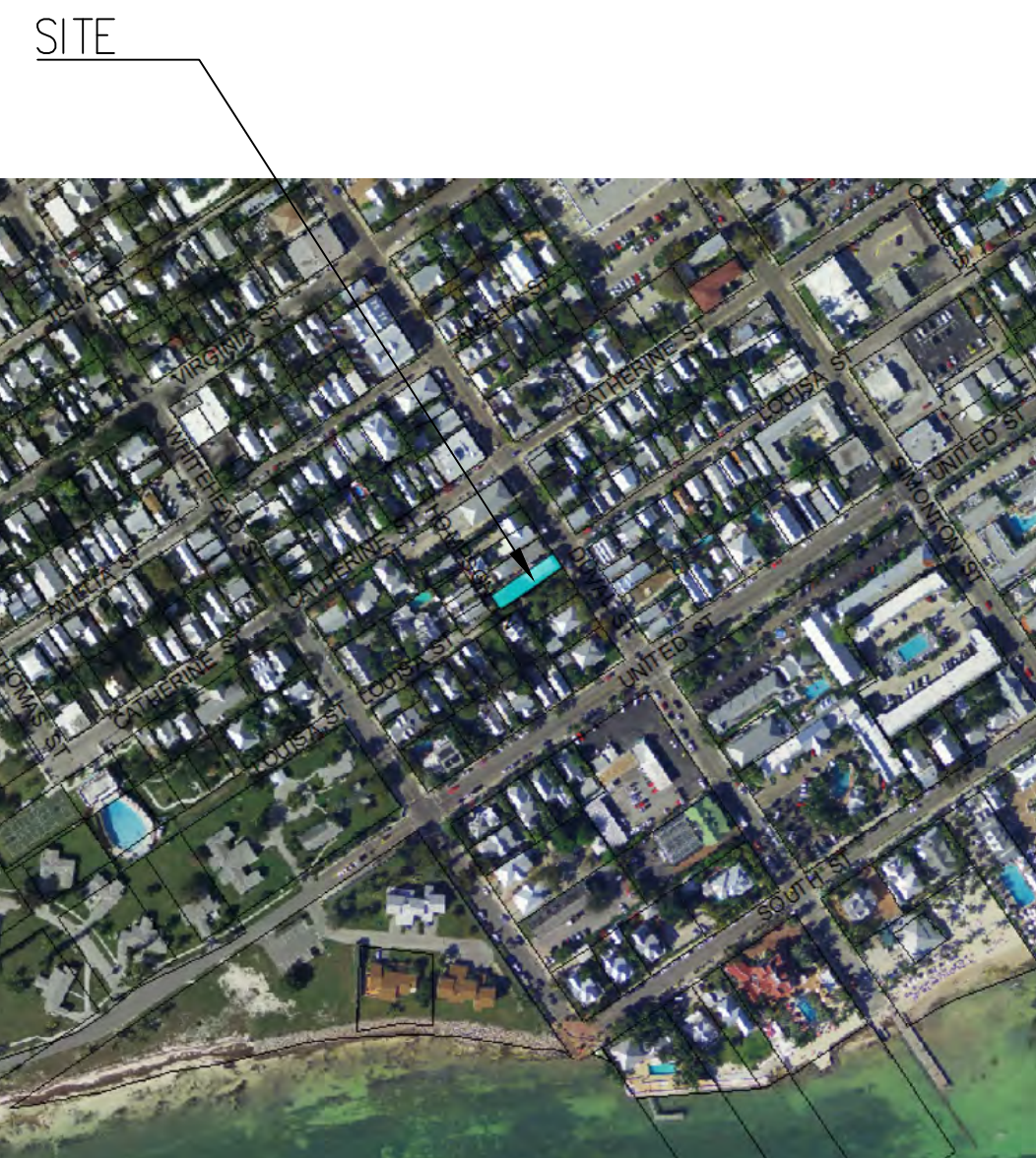
SETBACKS: FRONT 5 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT  
 BUILDING COVERAGE 50%; EXISTING- 56% PROPOSED- 48%  
 IMPERVIOUS COVERAGE 60%; EXISTING- 74% PROPOSED- 64% : NO SWALES ARE REQUIRED DUE TO REDUCTION IN IMPERVIOUS AREA  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

### DESIGN DATA

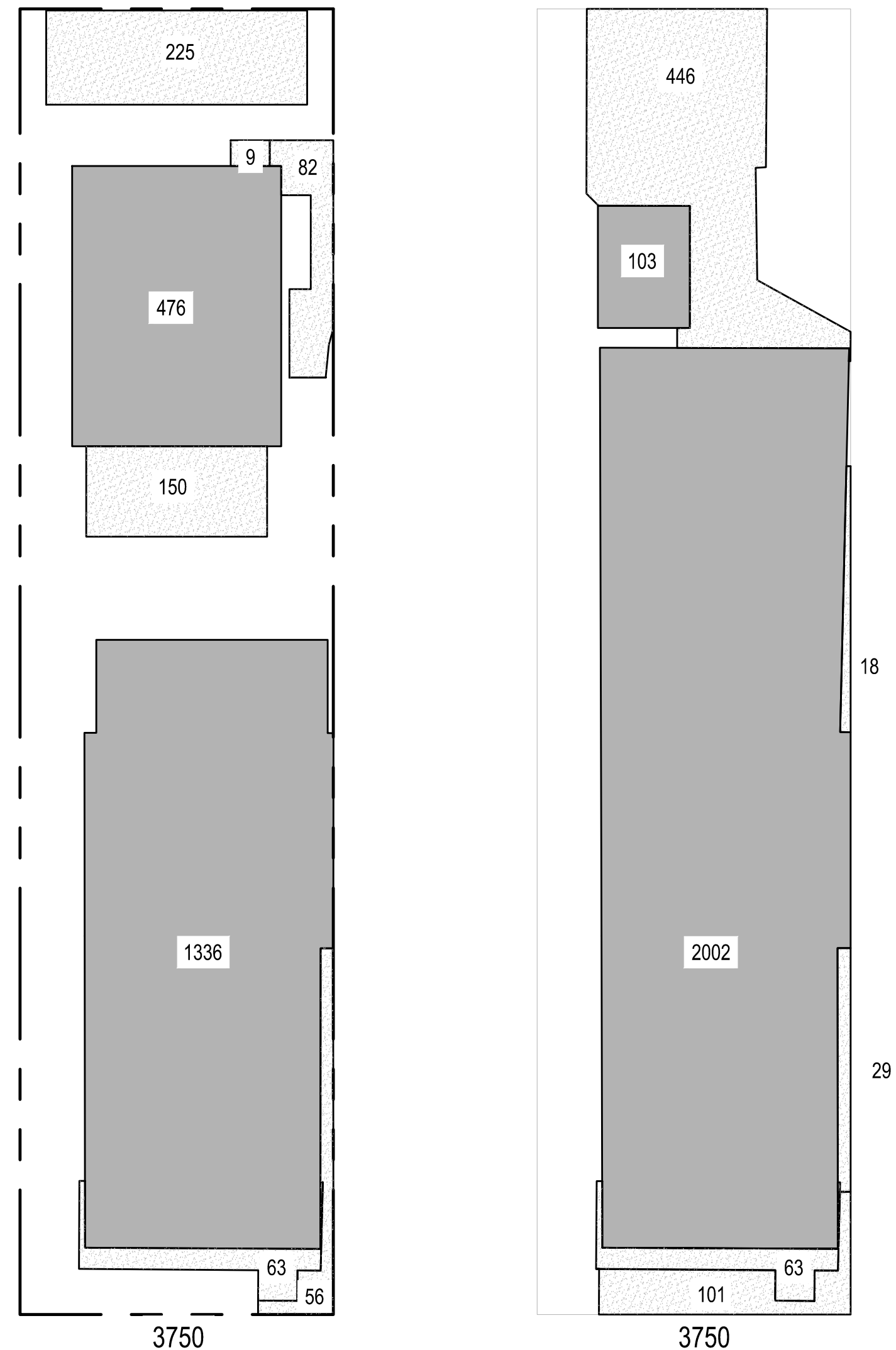
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
 THE FOLLOWING LOADINGS WERE USED:  
 DESIGN LOADS: ASCE 7-10  
 WIND LOAD: 180 mph;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

### INDEX OF DRAWINGS

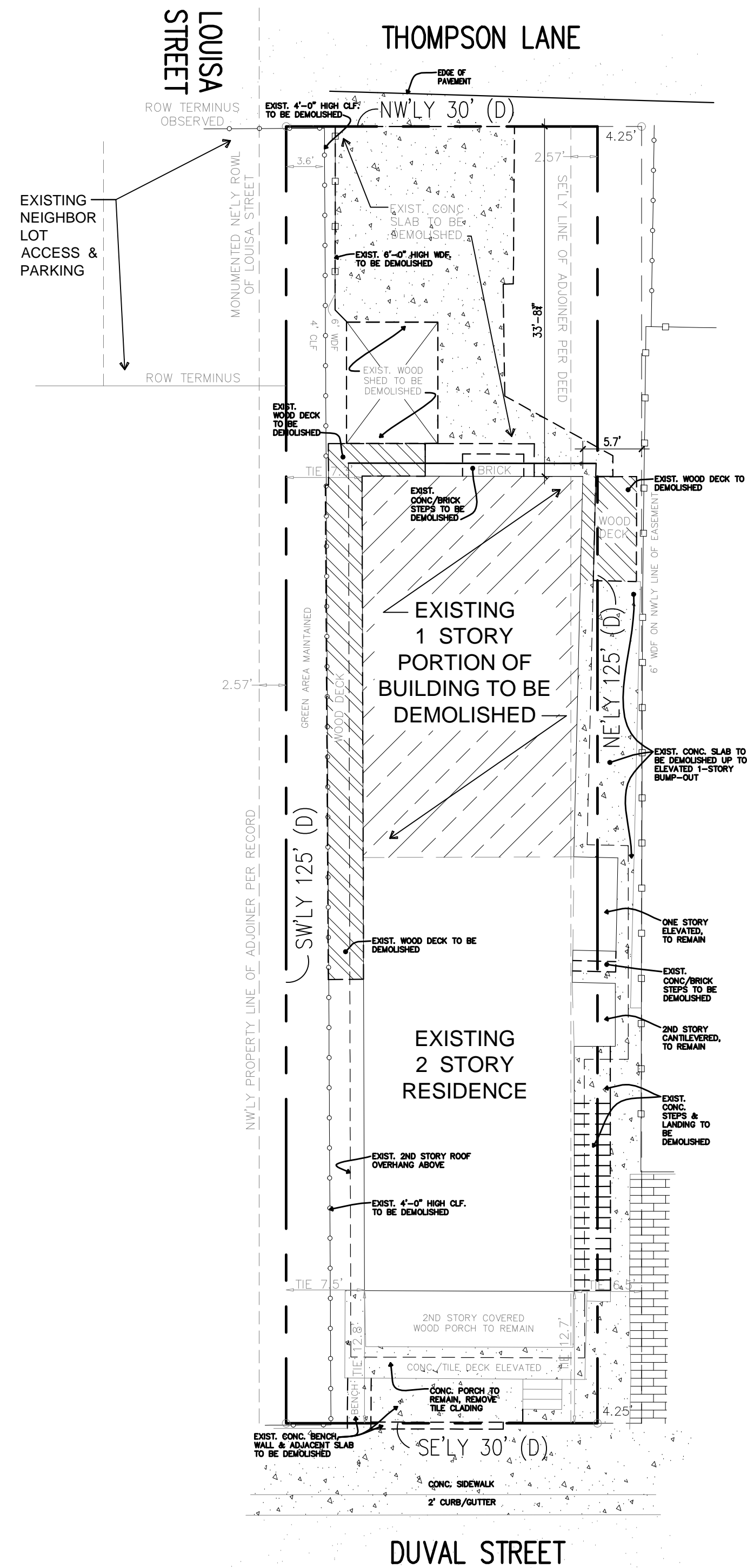
SHEET CS-1 - COVER AND SITE PLAN  
 SHEET A-1 - DEMOLITION AND ARCHITECTURAL PLANS  
 SHEET A-2 - ELECTRICAL AND MECHANICAL PLANS  
 SHEET A-3 - PLUMBING PLAN  
 SHEET A-4 - ELEVATIONS  
 SHEET S-1 - FOUNDATION PLAN AND SECTIONS



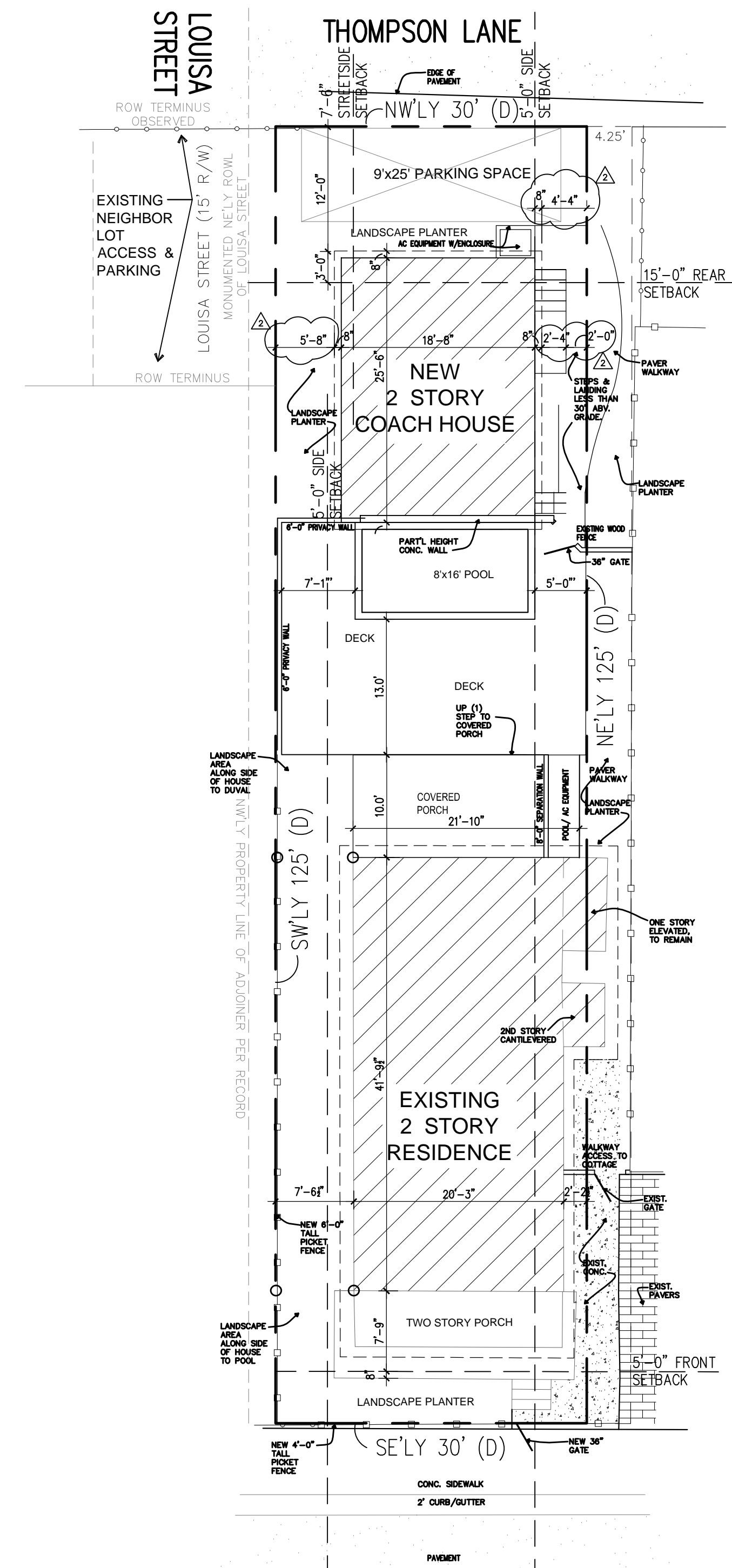
**2** LOCATION MAP  
 CS-1 SCALE: NOT TO SCALE



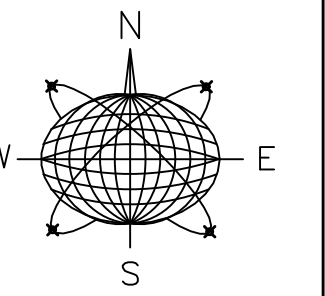
**3** SITE BLDG & IMPERIOUS COVERAGE  
 CS-1 SCALE: NOT TO SCALE



**2** SITE DEMOLITION  
 CS-1 SCALE: 1" = 10'-0"



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



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK  
 RICHARD J. MILELLI  
 PE #68315

General Notes:

### Todd Kemp RESIDENTIAL RENOVATION Variance Submission

1212 DUVAL STREET  
 KEY WEST, FLORIDA

Drawn By: PCS  
 Checked By: RJM  
 Project No: 14-034  
 Scale: AS NOTED  
 AutoCad File No.

Revisions:  
 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 10-28-14  
 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 11-05-14

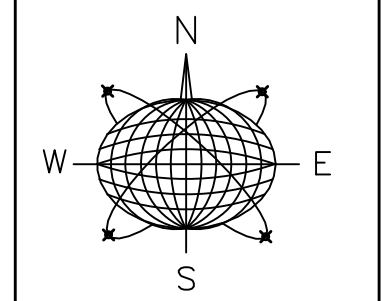
Title:  
 COVER SHEET  
 SITE PLAN AND  
 PROJECT DATA

Sheet Number:

**CS-1**

Date: OCTOBER 1, 2014





Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

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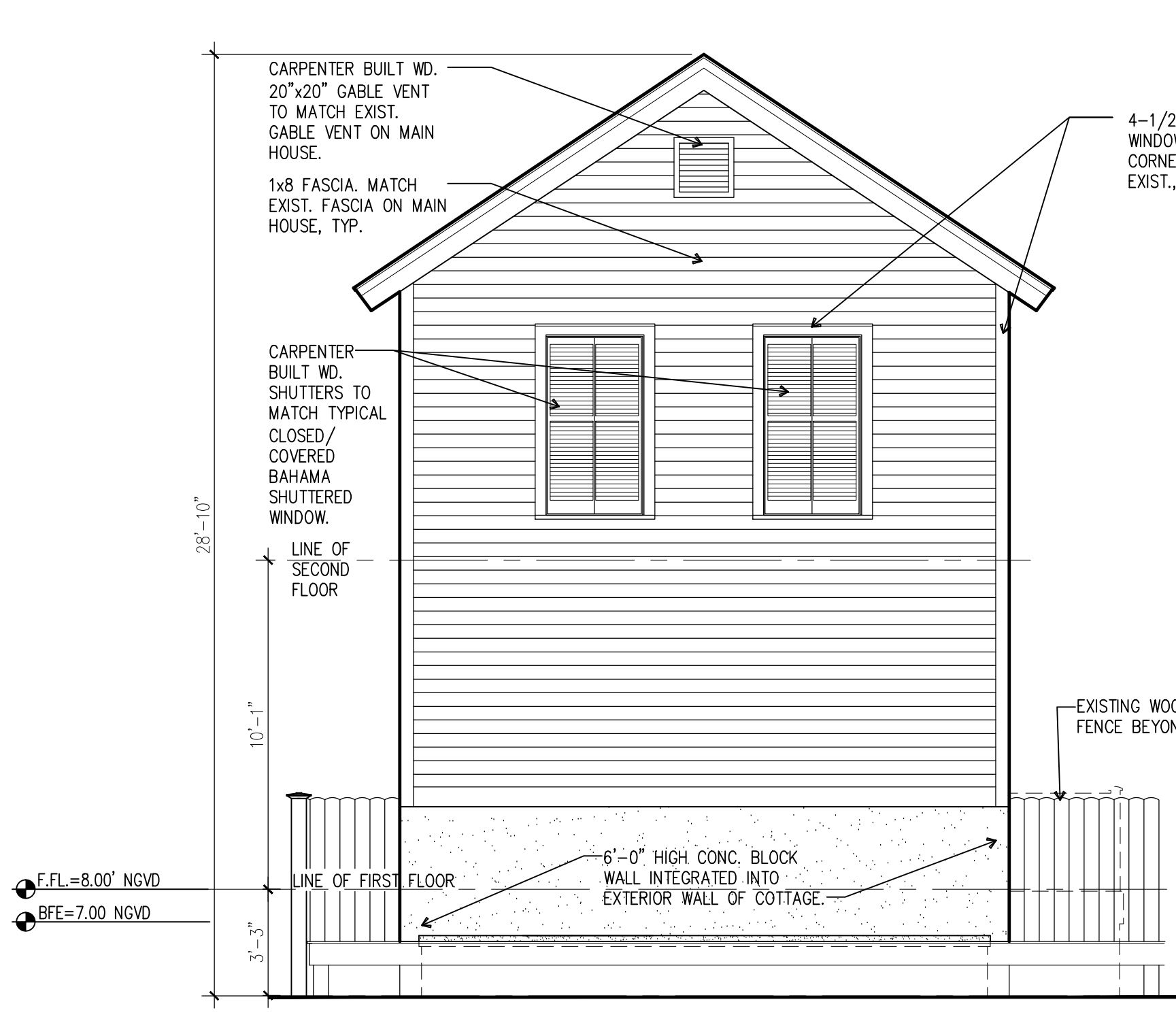
Todd Kemp  
**RESIDENTIAL RENOVATION**  
 Variance Submission  
 1212 DUVAL STREET  
 KEY WEST, FLORIDA

Drawn By: PCS  
 Checked By: RJM  
 Project No. 14-034  
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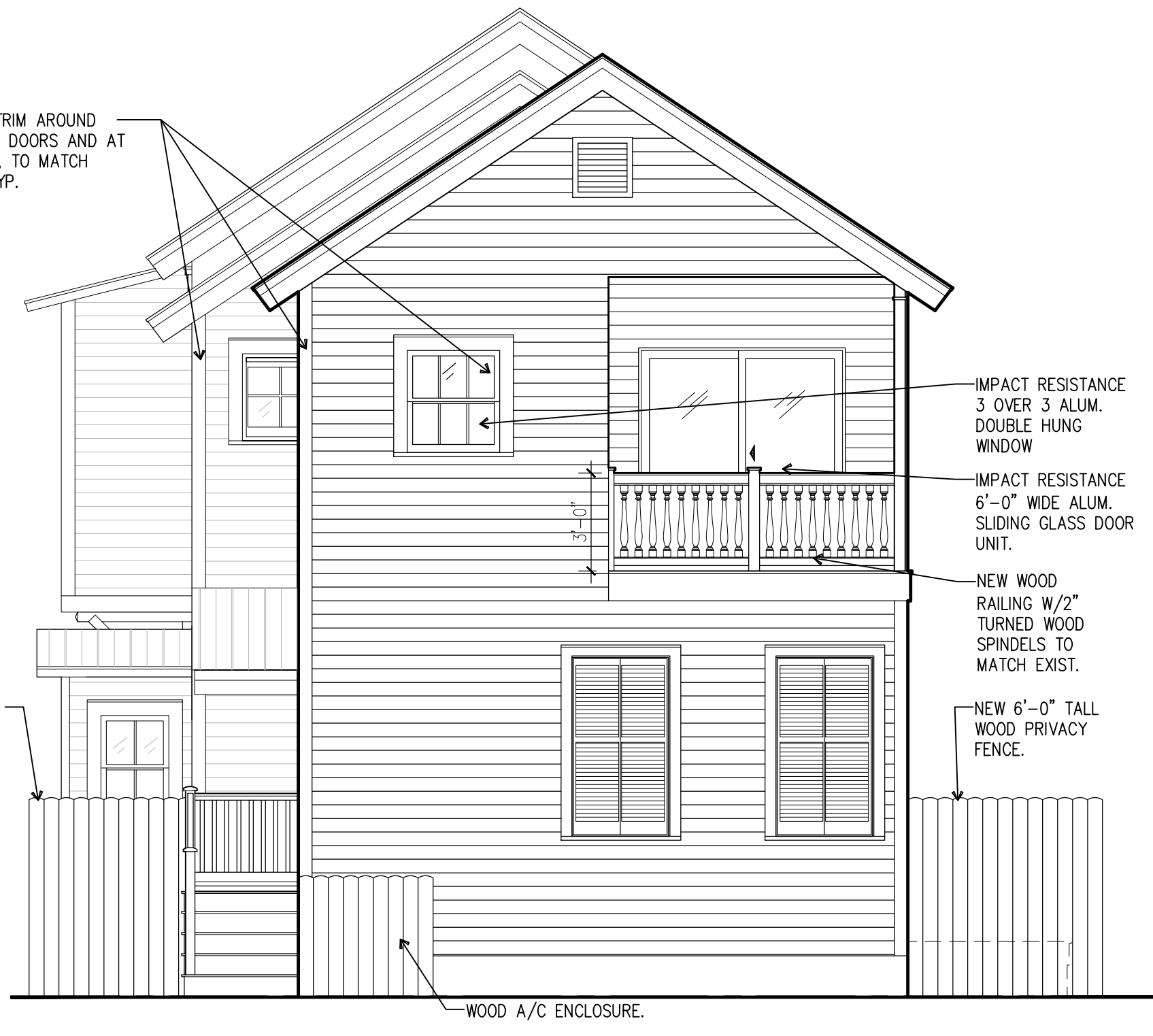
Revisions:  
 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 10-28-14  
 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 11-05-14

Title:  
 MAIN HOUSE &  
 COTTAGE FRONT AND  
 REAR ELEVATIONS  
 COTTAGE PLANS

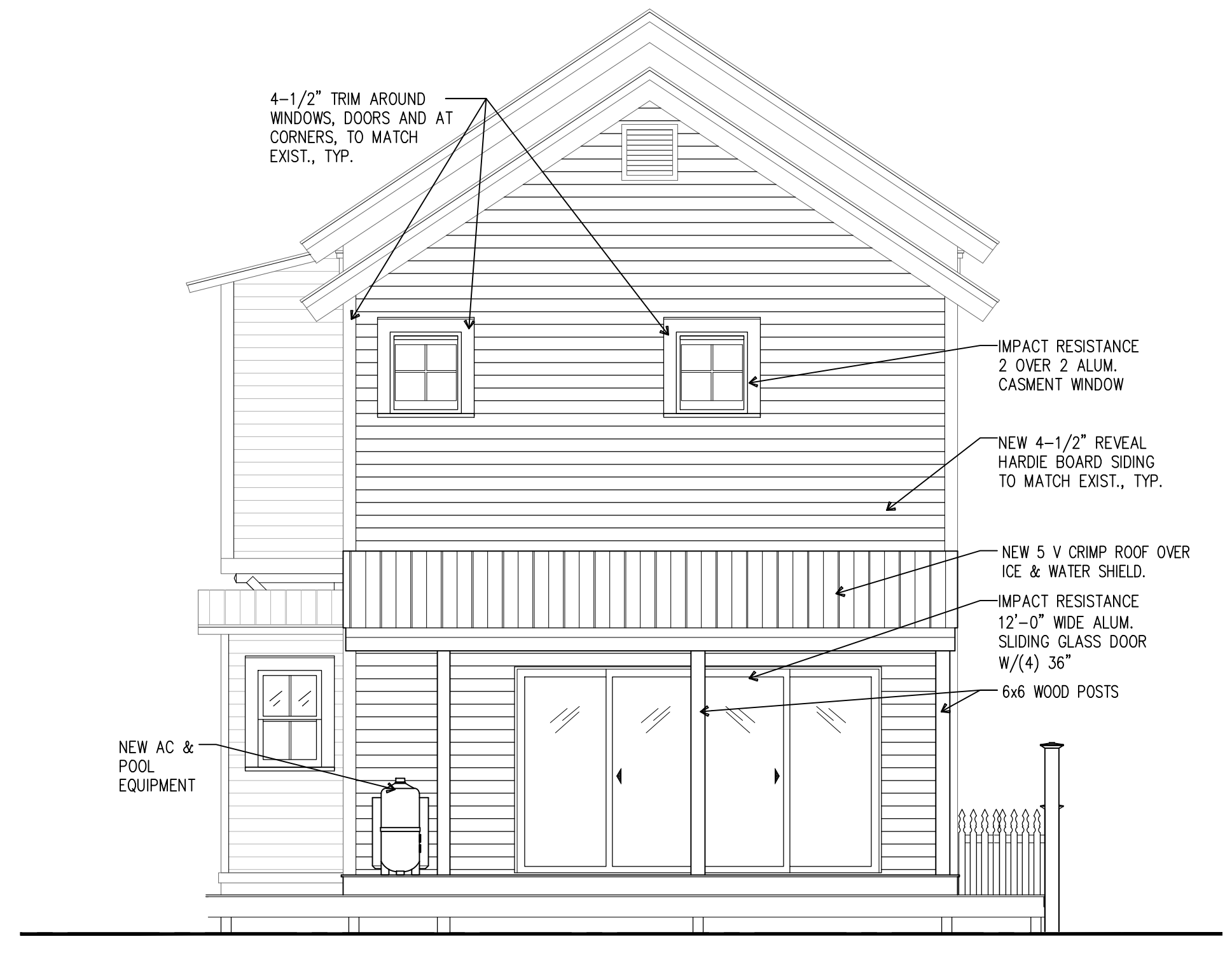
Sheet Number:  
**A-1**  
 Date: OCTOBER 1, 2014



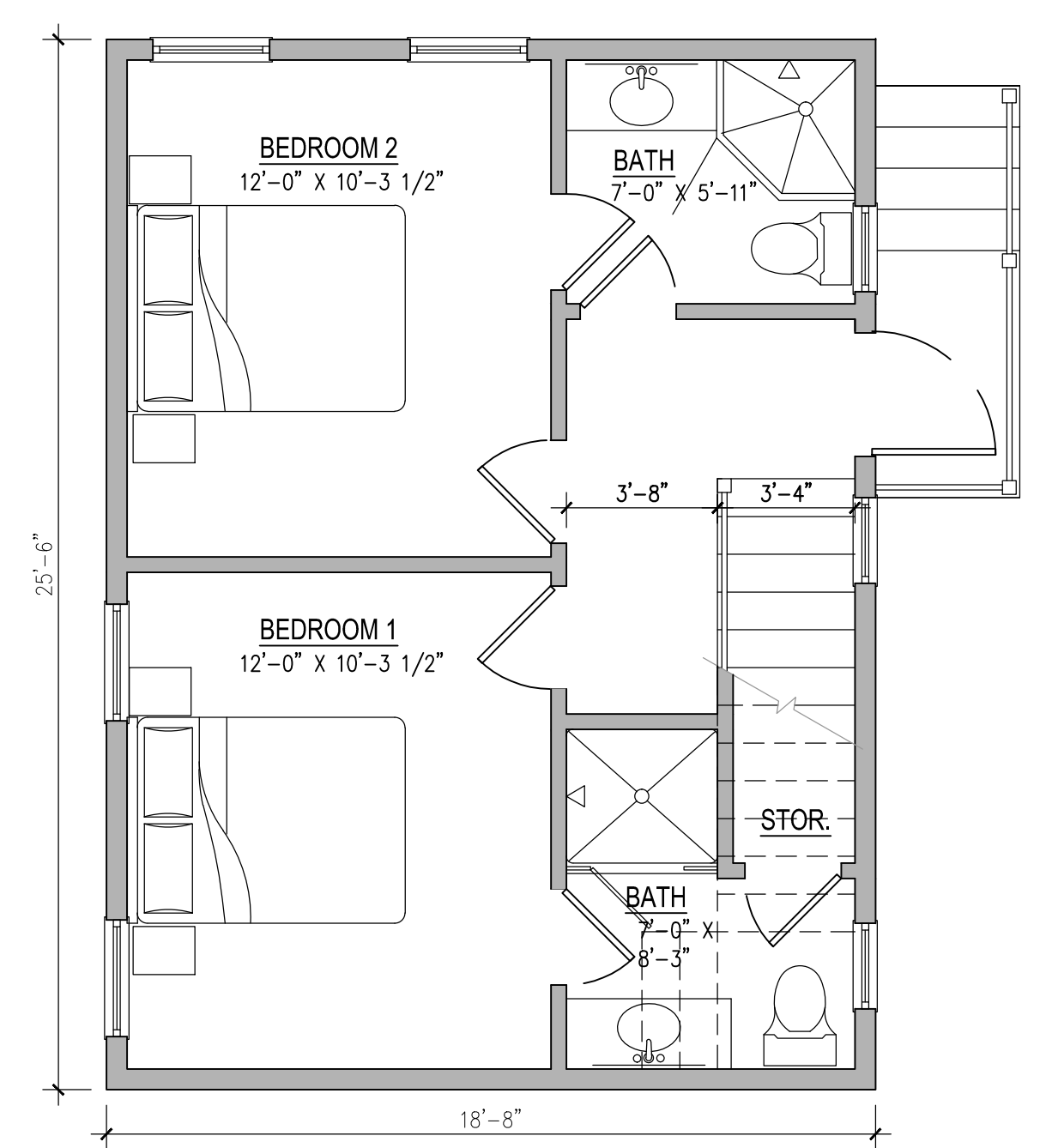
**6** PROPOSED COTTAGE FRONT ELEVATION  
 A-1 SCALE: 1/4" = 1'-0"



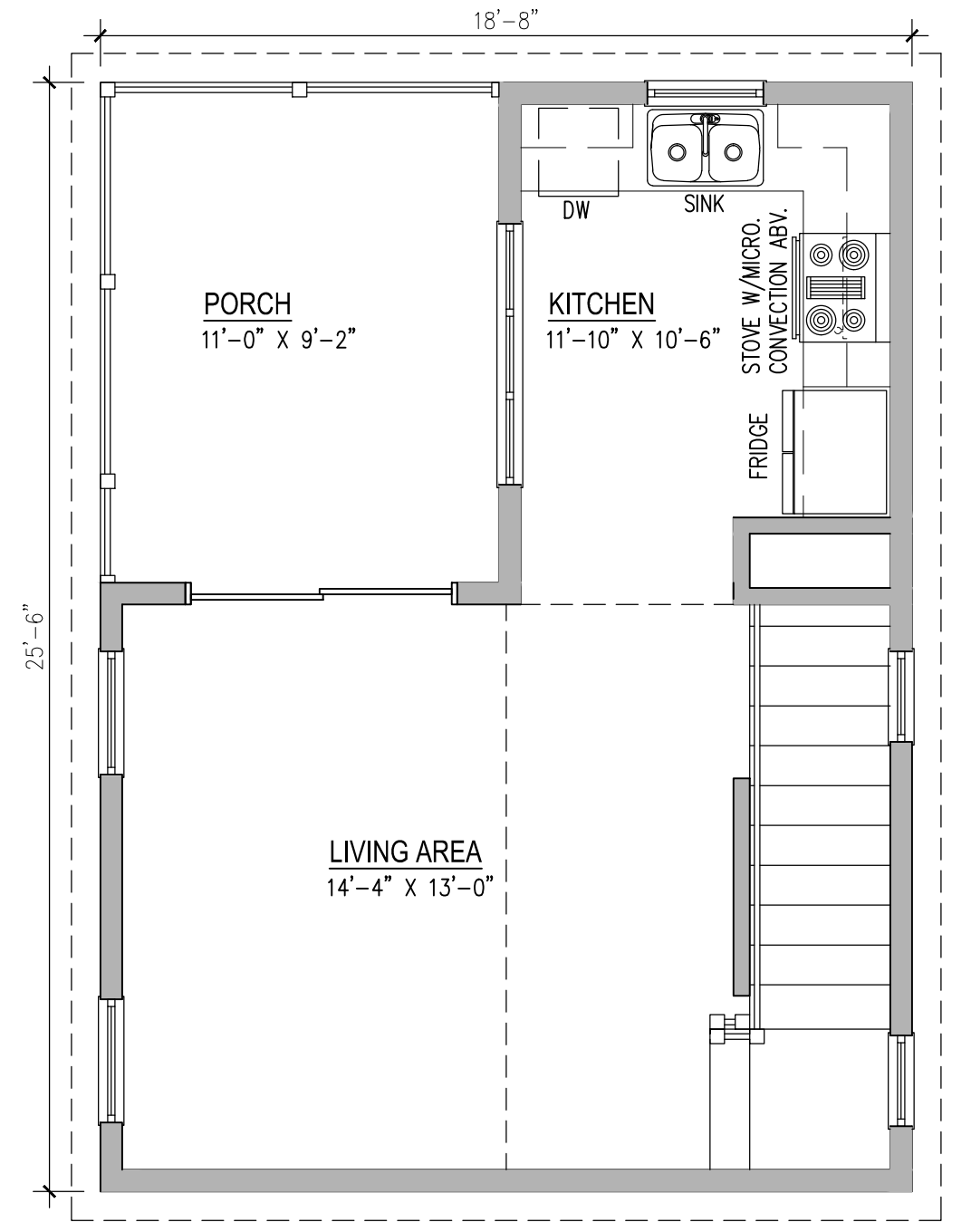
**5** PROPOSED COTTAGE REAR ELEVATION  
 A-1 SCALE: 1/4" = 1'-0"



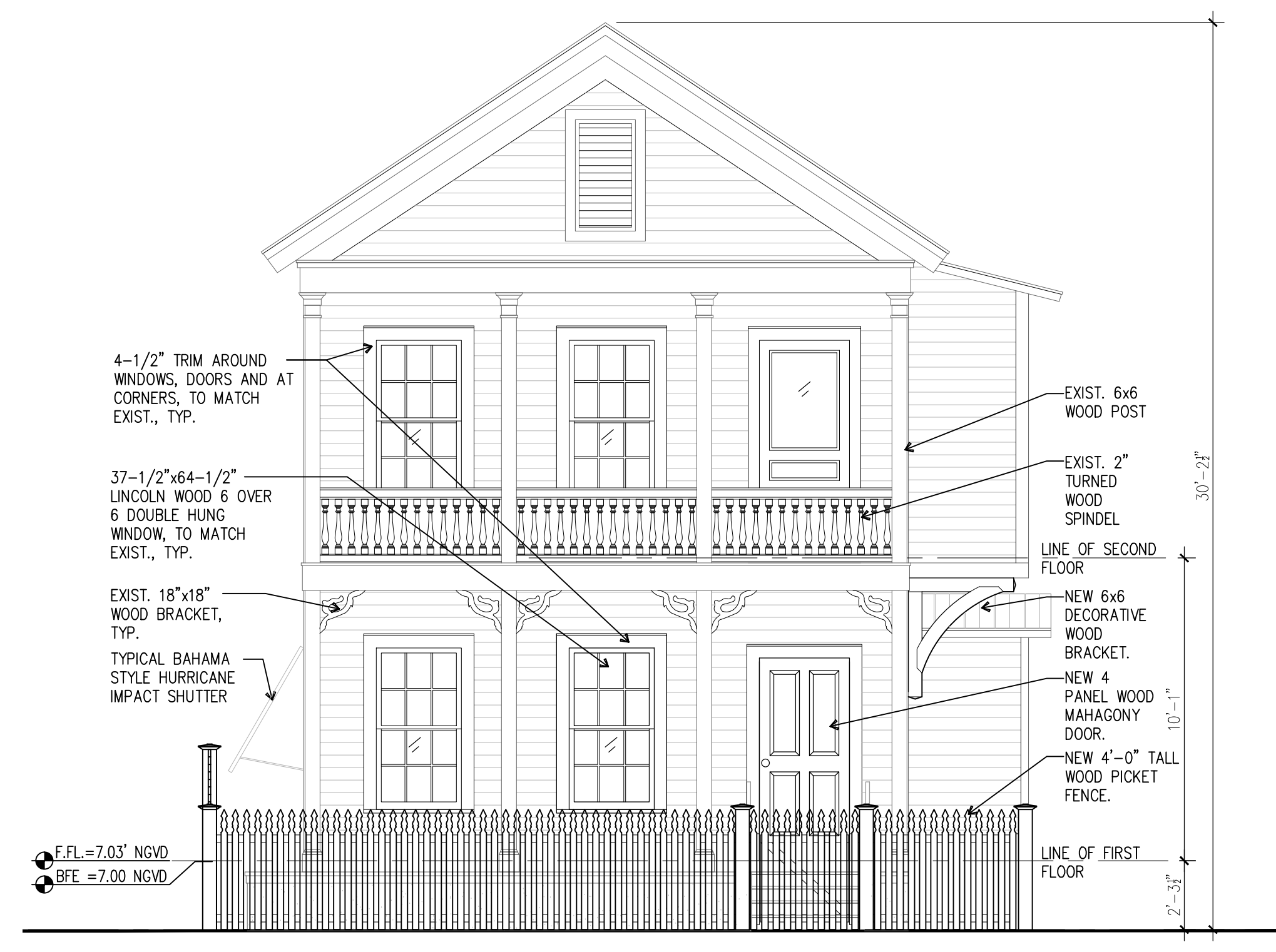
**4** PROPOSED REAR ELEVATION  
 A-1 SCALE: 1/4" = 1'-0"



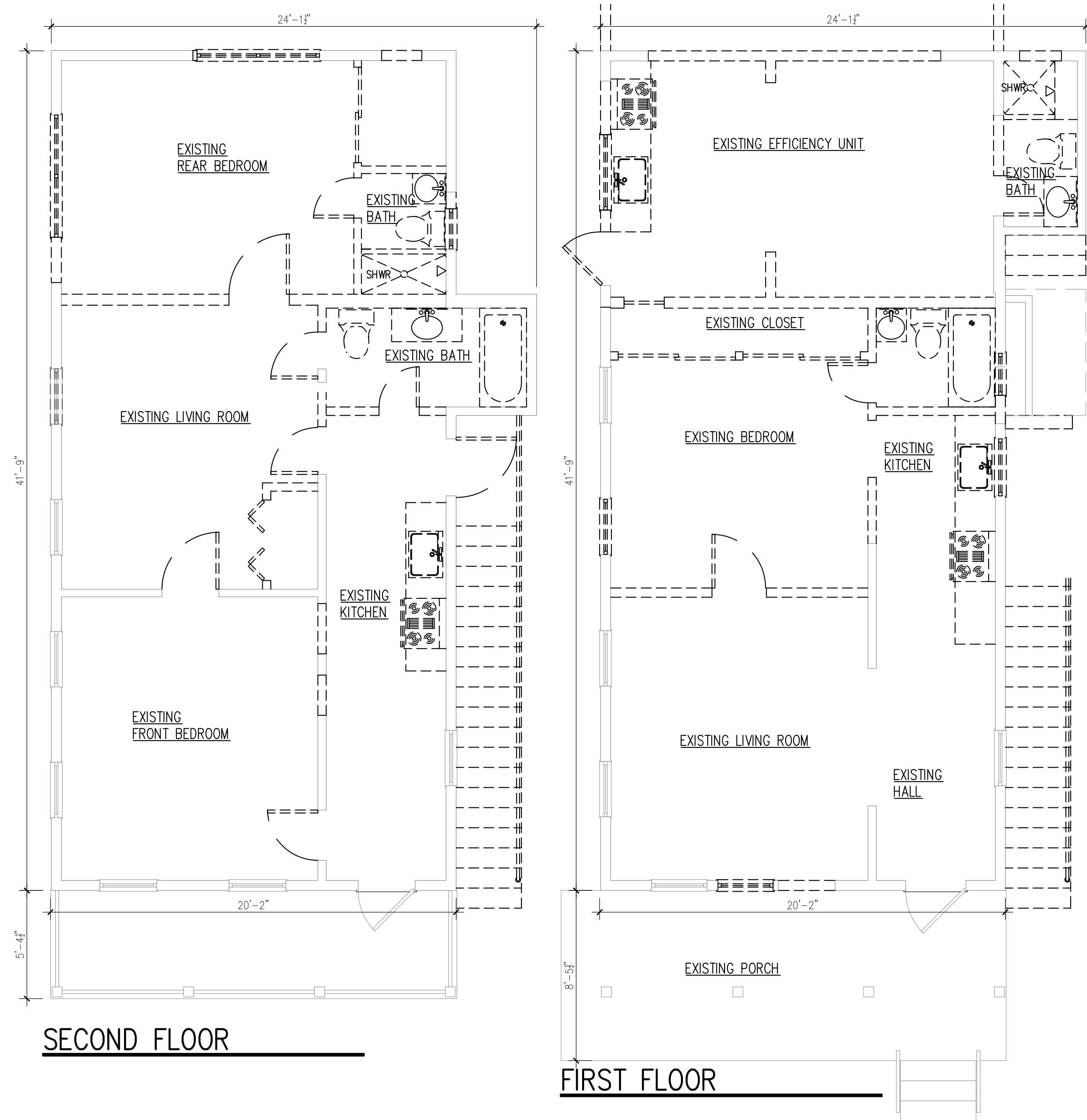
**3** FIRST FLOOR PLAN  
 PROPOSED COTTAGE  
 A-1 SCALE: 1/4" = 1'-0"



**2** SECOND FLOOR PLAN  
 PROPOSED COTTAGE  
 A-1 SCALE: 1/4" = 1'-0"



**1** PROPOSED FRONT ELEVATION  
 A-1 SCALE: 1/4" = 1'-0"

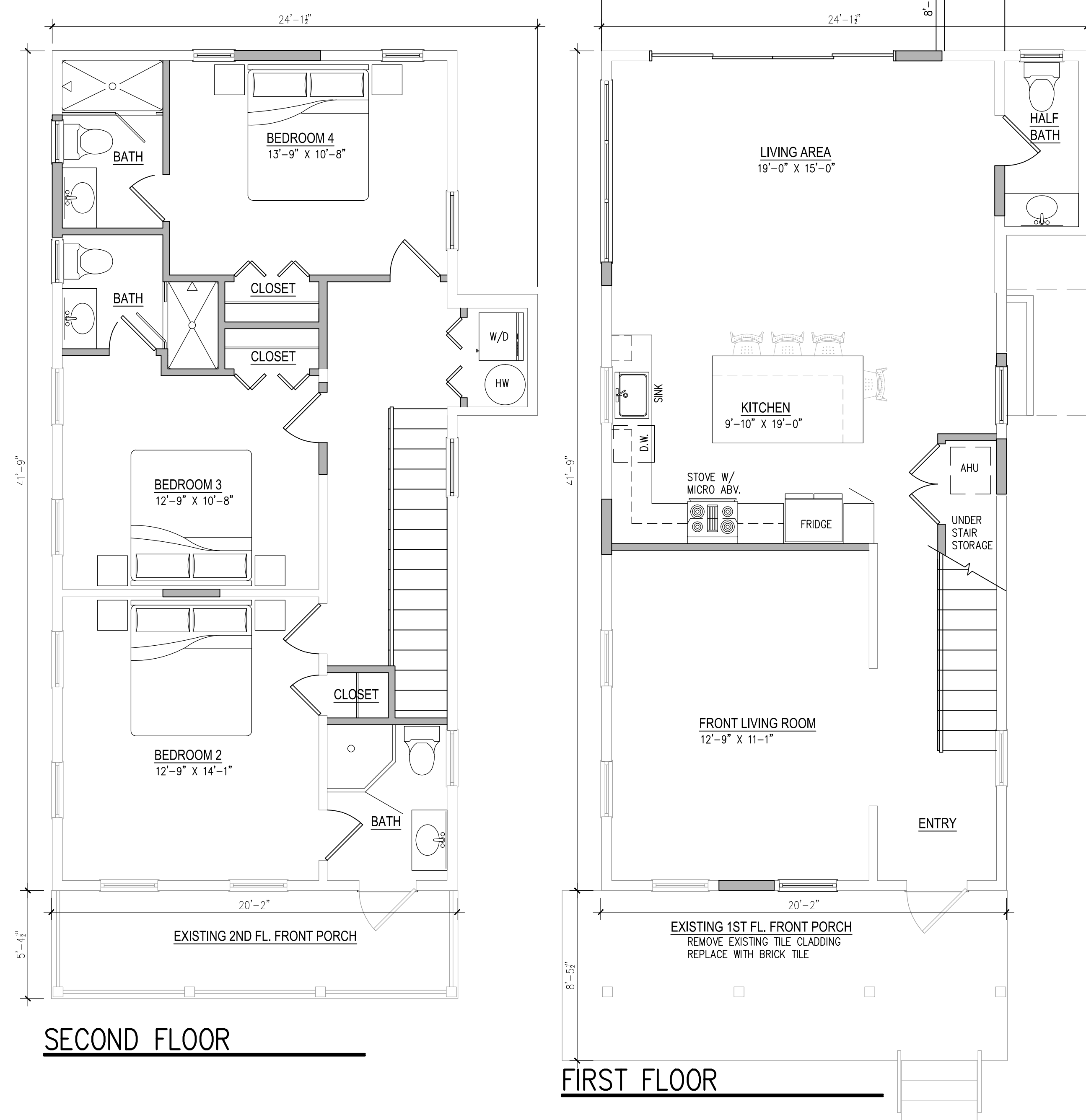


**SECOND FLOOR**

**FIRST FLOOR**

**2 MAIN HOUSE- EXISTING FLOOR PLANS**

A-2 SCALE: 1/4" = 1'-0"

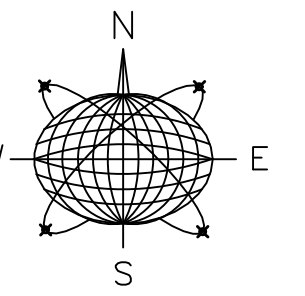


**SECOND FLOOR**

**FIRST FLOOR**

**1 MAIN HOUSE- PROPOSED FLOOR PLANS**

A-2 SCALE: 1/4" = 1'-0"



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED IN THIS BLOCK  
 RICHARD J. MILELLI  
 PE #68315

General Notes:

**Todd Kemp  
 RESIDENTIAL RENOVATION  
 Variance Submission**

1212 DUVAL STREET  
 KEY WEST, FLORIDA

Drawn By: PCS  
 Checked By: RJM  
 Project No: 14-034  
 Scale: AS NOTED  
 AutoCad File No.

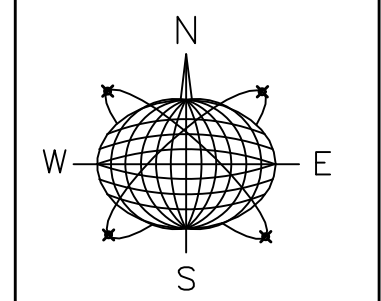
Revisions:  
 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 10-28-14  
 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 11-05-14

Title:  
**MAIN HOUSE &  
 EXISTING AND  
 PROPOSED  
 FLOOR PLANS**

Sheet Number:

**A-2**

Date: OCTOBER 1, 2014



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
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 ph: 305-293-3263 fax: 293-4899

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 PE #68315

General Notes:

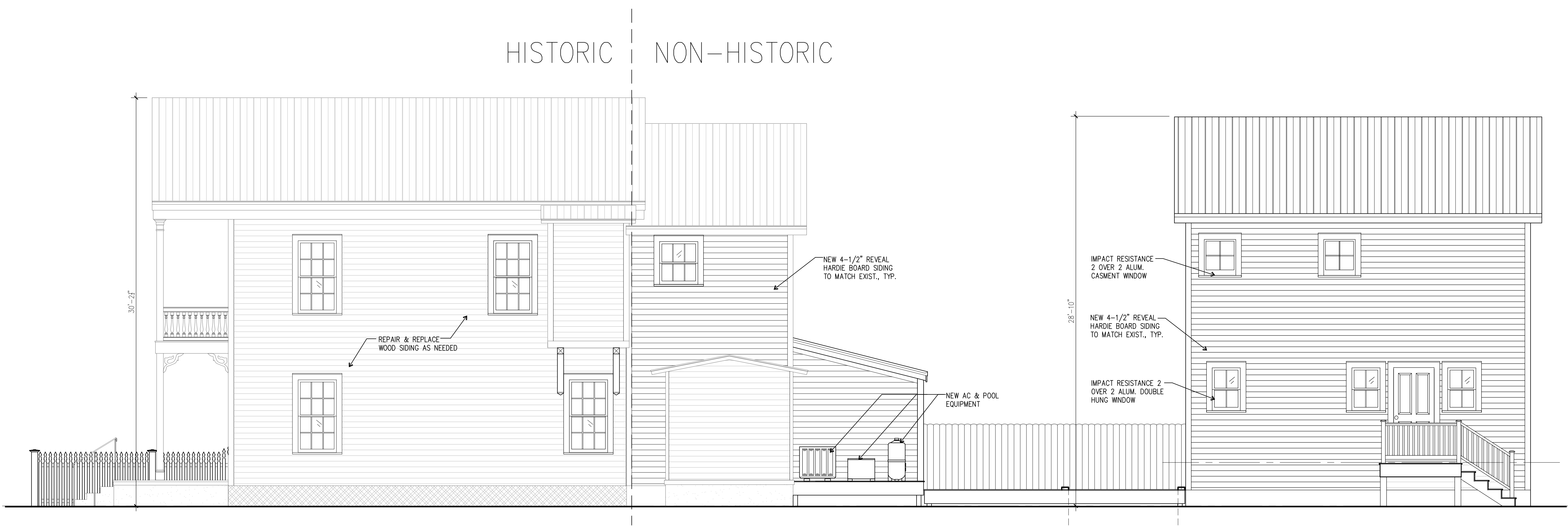
Todd Kemp  
**RESIDENTIAL RENOVATION**  
 Variance Submission  
 1212 DUVAL STREET  
 KEY WEST, FLORIDA

Drawn By: PCS  
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 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 11-05-14

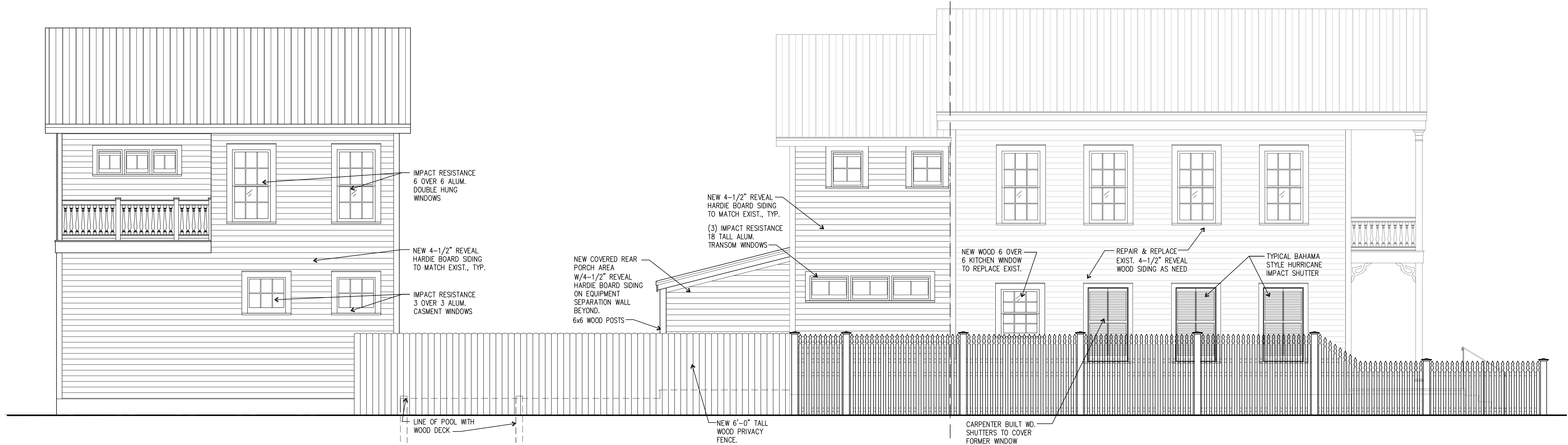
Title:  
**MAIN HOUSE &  
 COTTAGE SIDE  
 ELEVATIONS**

Sheet Number:  
**A-3**  
 Date: OCTOBER 1, 2014

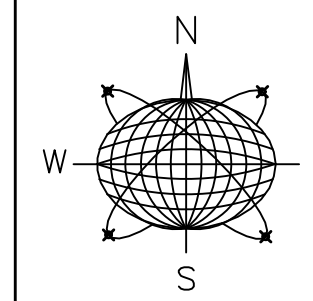


**2** PROPOSED SIDE (NORTH) ELEVATION  
 A-3 SCALE: 1/4" = 1'-0"

NON-HISTORIC | HISTORIC



**1** PROPOSED SIDE (SOUTH) ELEVATION  
 A-3 SCALE: 1/4" = 1'-0"



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 Key West, Florida 33040  
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Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED IN THIS BLOCK  
 RICHARD J. MILELLI  
 PE #68315

General Notes:

Todd Kemp  
**RESIDENTIAL RENOVATION**  
 Variance Submission  
 1212 DUVAL STREET  
 KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No. 14-034	Scale: AS NOTED
AutoCad File No.	

Revisions:  
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 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT 11-05-14

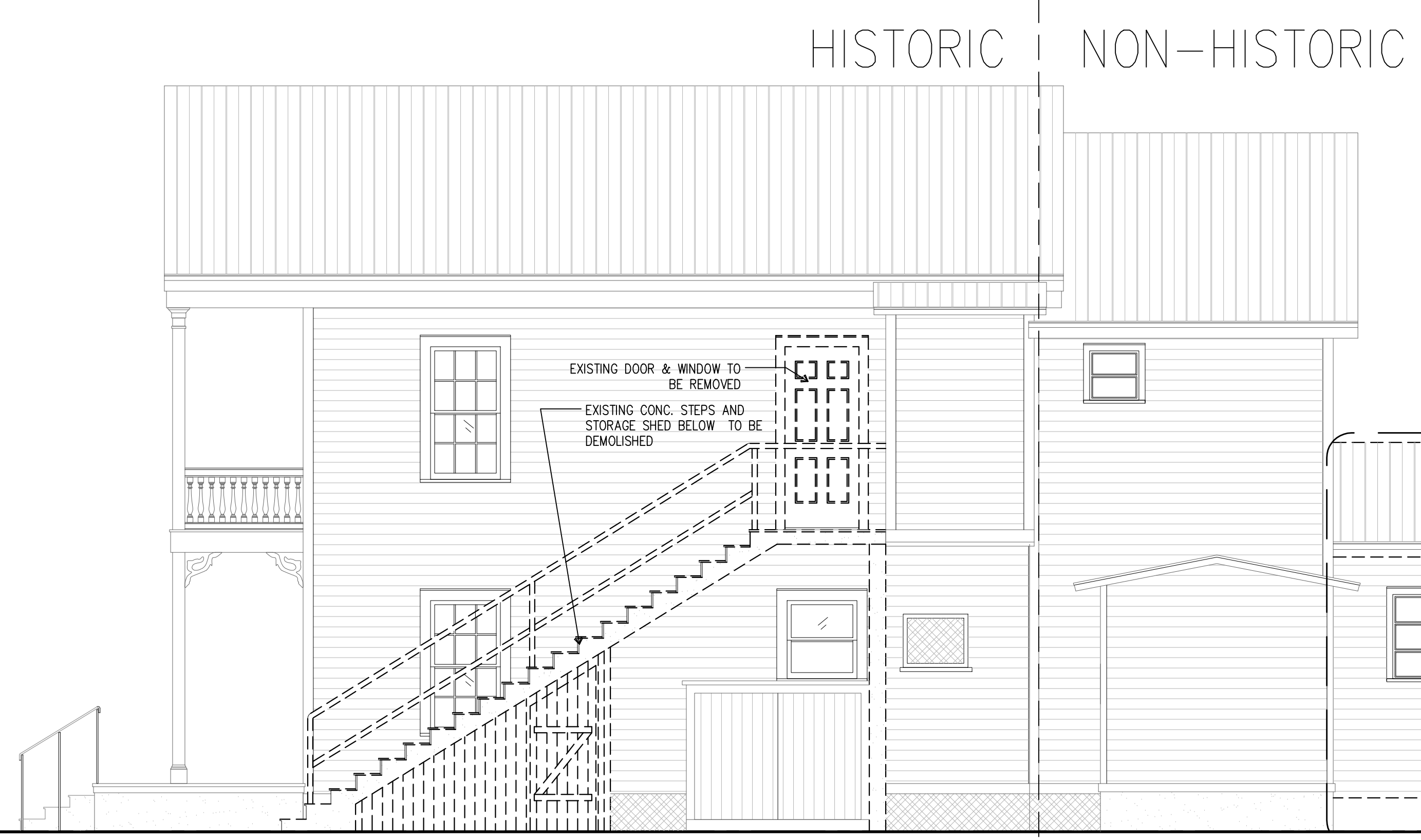
Title:  
**MAIN HOUSE  
 EXISTING  
 ELEVATIONS**

Sheet Number:  
**A-4**  
 Date: OCTOBER 1, 2014

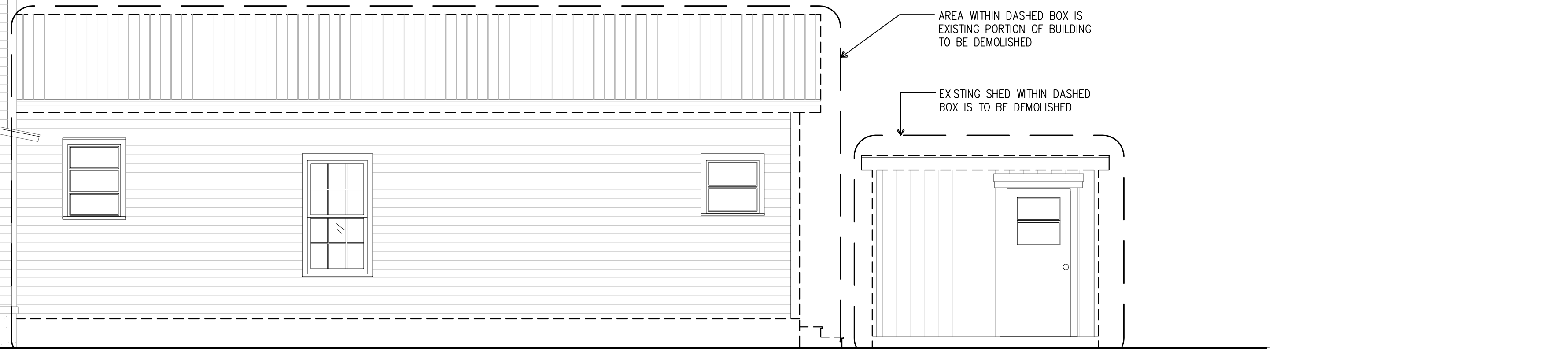


4 EXISTING REAR ELEVATION  
 A-4 SCALE: 1/4" = 1'-0"

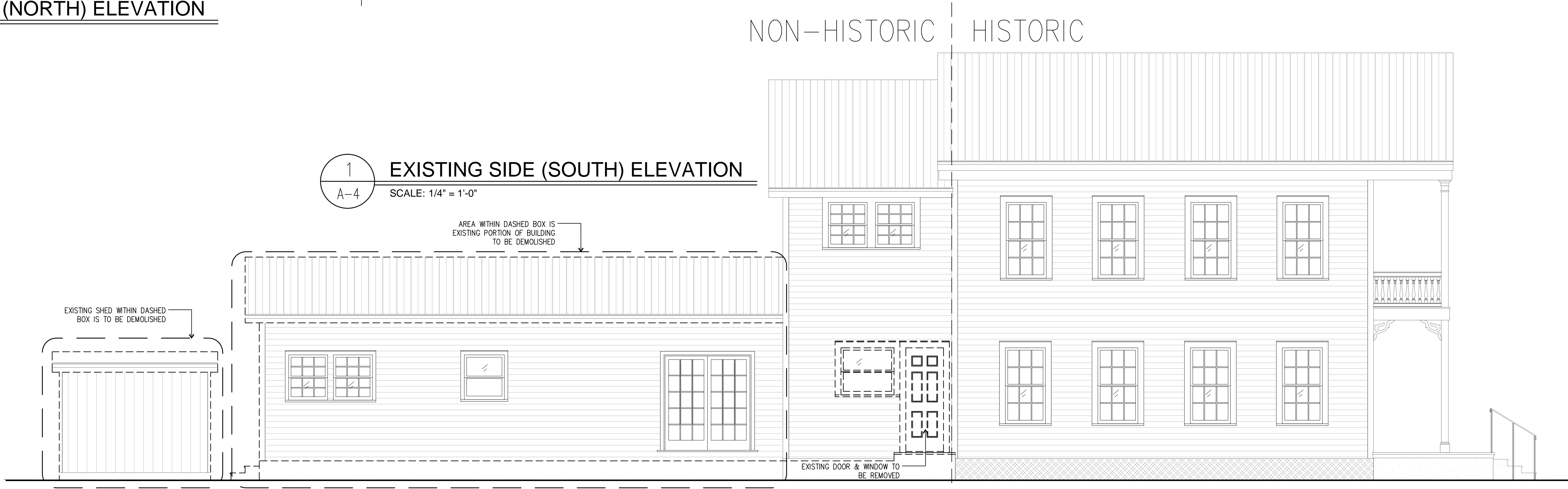
3 EXISTING FRONT ELEVATION  
 A-4 SCALE: 1/4" = 1'-0"



2 EXISTING SIDE (NORTH) ELEVATION  
 A-4 SCALE: 1/4" = 1'-0"



1 EXISTING SIDE (SOUTH) ELEVATION  
 A-4 SCALE: 1/4" = 1'-0"



EXISTING DOOR & WINDOW TO BE REMOVED

# **Site Photos**

**1212 Duval (principal structure)**



**Rear of the property**



# Louisa Street ROW



# **Additional Information**



Prepared By:  
Erica N. Hughes, Esq.  
Spottswood, Spottswood, & Spottswood  
500 Fleming Street  
Key West, Florida 33040

RCD May 08 2002 03:30PM  
DANNY L KOLHAGE, CLERK

When Recorded Return to:  
Erica N. Hughes, Esq.  
Spottswood, Spottswood, & Spottswood  
500 Fleming Street  
Key West, Florida 33040

DEED DOC STAMPS 70.00  
05/08/2002 *sp* DEP CLR

**PERPETUAL EASEMENT**

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Alan S. Maltz  
1210 Duval Street  
Key West, Florida 33040

The word "I" or "Me," if hereafter used, means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Joyce Nunez  
Luis Nunez  
Leona Kerns  
1212 Duval Street  
Key West, Florida 33040

The word "you," if hereafter used, means the Grantee.

3. MEANING OF TERMS

The term "I," "Me," or "you" shall be non-gender specific ( (i) neuter, such as corporations, partnerships or trusts; (ii) masculine; or (iii) feminine), singular or plural, as the context permits or requires, and includes heirs, personal representatives, successors or assigns.

4. DESCRIPTION OF EASEMENT PROPERTY CONVEYED

Property being subjected to easement (the "Easement Property") is described as follows:

A parcel of land located in the City of Key West, Monroe County, Florida, and being a part of Lot Two (2), Square Nine (9) of Tract Eleven (11), according to Sweeney's Diagram as recorded in Deed Book "L" at page 564 of the Public Records of



said County; said parcel being described as follows: Commencing at a point on the Southwest side of Duval Street One hundred Fifty-Three (153) feet and four (4) inches from the corner of Catherine and Duval Streets and running thence in a Southwesterly direction One Hundred Twenty-five (125) feet; thence at right angles in a Northwesterly direction Four (4) feet and Three (3) inches; thence at right angles in a Northeasterly direction One Hundred Twenty-five (125) feet; thence at right angles in a Southeasterly direction Four (4) feet and Three (3) inches back to the point of beginning.

5. DESCRIPTION OF BENEFITED PROPERTY

Property being benefited by the easement (the "Benefited Property") is described as follows:

KW PT Lot 2 Square 9 Tract 11 according to the map or plan of the City of Key West, Commencing at a point on the Southwest side of Duval Street One Hundred Fifty-three (153) feet Four (4) inches from the corner of Catherine and Duval Streets and running thence along Duval Street in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction One Hundred Twenty-five (125) feet; thence at right angles in a Northwesterly direction Thirty (30) feet; thence at right angles in a Northeasterly direction One Hundred Twenty-five (125) feet back to the point

6. CONSIDERATION

Grantee shall pay Grantor ten thousand and 00/100 dollars (\$10,000), as consideration for this Easement Agreement.

7. CONVEYANCE

For the consideration described in Paragraph 6, Grantor conveys to Grantee, for the use and benefit of the Benefited Property, a nonexclusive, perpetual easement on the Easement Property. The easement conveyed herein shall allow Grantee to maintain the deck, porch, building stairs and other improvements that are located on the Easement Property, as shown on that survey dated 3/21/02, which is attached and made a part hereof as Exhibit A. The easement shall also allow ingress and egress over those portions of the deck, stairs and porch located on the Easement Property.

8. SUCCESSORS AND ASSIGNS

The terms of this Perpetual Easement Agreement will benefit and be binding on the respective successors, representatives, and assigns of both parties.

9. DESTRUCTION OF IMPROVEMENTS

In the event the improvements, which are currently located on the Easement Property, are ever removed, demolished or destroyed, Grantee agrees not to rebuild the improvements



on the Easement Property; Grantee will be required to rebuild such improvements on his own property, if he chooses to rebuild and this easement shall terminate.

10. MAINTENANCE

Grantee agrees to maintain the Easement Property.

11. INDEMNIFICATION

Grantee expressly waives and releases the Grantor from all claims against Grantor relating to the Easement Property, and Grantee indemnifies and holds Grantor harmless for any loss resulting from and against any and all loss, liability, damage or expense arising out of or in connection with Grantee's use of the Easement Property, including without limitation, attorneys' or other professionals' fees and court costs (through all appellate levels).

12. INSURANCE

Grantee shall obtain and pay for a general liability insurance policy for a reasonable amount of coverage, which includes the Easement Property as the property covered under such insurance policy. The amount of coverage on such insurance policy shall not be less than three hundred thousand and 00/100 dollars (\$300,000). Such insurance shall remain in full force and effect during the duration of the easement granted by this instrument.

Signed, Sealed and Delivered  
In the Presence of:

*[Signature]*  
Signature of Witness  
\* *YICANA VURAK*  
Printed Name of Witness

*Alan S. Maltz*  
Alan S. Maltz

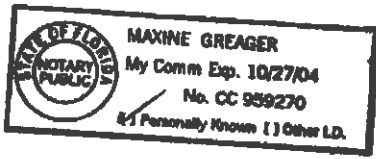
*[Signature]*  
Signature of Witness *CAROL CASEMISER*  
Printed Name of Witness

STATE OF FLORIDA)  
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 1 day of May, 2002, by Alan S. Maltz who is personally known to me or who has produced \_\_\_\_\_ as identification.

My Commission expires:

*Maxine Greager*  
NOTARY PUBLIC  
*MAXINE GREAGER*  
Printed Name of Notary Public



# **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

**Property Record Card -**

**Maps are now launching the new map application version**

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

**Alternate Key: 1029882 Parcel ID: 00029100-000000**

**Ownership Details**

**Mailing Address:**  
NEW POTTER'S COTTAGE LLC  
PO BOX 527  
KEY WEST, FL 33041-0527

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 1212 DUVAL ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 9 TR 11 H2-258 OR226-443/444 OR912-243L/E OR1055-1825 OR1055-1826R/S OR1055-1827L/E OR1168-966 OR1782-2468/70E OR1782-2471 OR2321-521/25AFF OR2697-1728/29

Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	125	3,750.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 2488  
Year Built: 1892

### Building 1 Details

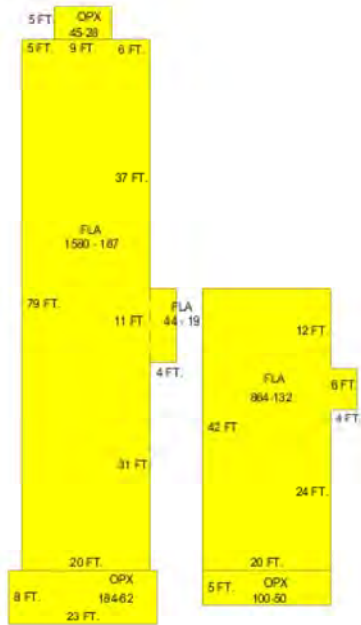
<b>Building Type</b> R4	<b>Condition</b> A	<b>Quality Grade</b> 550
<b>Effective Age</b> 25	<b>Perimeter</b> 338	<b>Depreciation %</b> 32
<b>Year Built</b> 1892	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 2,488
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:** R4 includes 4 3-fixture baths and 4 kitchens.

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 5
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 1	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	1990				44
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	1,580
2	OPX		1	1990	N N	0.00	0.00	45
4	OPX		1	1990	N N	0.00	0.00	184

5	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	864
6	OPX		1	1990	N	N	0.00	0.00	100

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	474 SF	0	0	1987	1988	2	40
2	UB2:UTILITY BLDG	108 SF	12	9	1977	1978	3	50
3	TK2:TIKI	110 SF	10	11	1987	1988	3	40
4	PT5:TILE PATIO	84 SF	0	0	1987	1988	4	50
5	FN2:FENCES	30 SF	15	2	1977	1978	5	30
6	FN2:FENCES	456 SF	76	6	1977	1978	2	30
7	FN2:FENCES	70 SF	14	5	1977	1978	4	30
9	AC2:WALL AIR COND	1 UT	0	0	1983	1984	3	20
10	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20

## Appraiser Notes

2002-5-1 - \$10,000 SALE OR1782-2468/70 IS AN EASEMENT (4'3" X 125') WHICH IS FOR AN ENCROACHMENT. LG

## 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	261,123	7,207	244,294	512,624	455,761	0	512,624
2013	246,314	7,225	227,250	480,789	414,329	0	480,789
2012	246,314	7,243	123,106	376,663	376,663	0	376,663
2011	250,046	7,483	170,454	427,983	420,889	0	427,983
2010	253,778	7,649	121,200	382,627	382,627	0	382,627
2009	278,877	7,890	324,073	610,840	610,840	0	610,840
2008	257,253	8,056	375,000	640,309	640,309	0	640,309
2007	240,344	7,848	618,750	866,942	866,942	0	866,942
2006	373,557	8,094	356,250	681,867	681,867	0	681,867
2005	317,171	8,416	262,500	588,087	588,087	25,000	563,087
2004	227,600	8,663	187,500	423,763	423,763	0	423,763
2003	273,120	8,985	78,750	360,855	360,855	0	360,855
2002	234,307	9,232	78,750	322,290	322,290	0	322,290
2001	220,249	9,553	78,750	308,552	247,077	25,000	222,077
2000	220,249	10,930	79,688	310,867	247,453	25,000	222,453
1999	201,504	10,305	79,688	291,497	233,445	25,000	208,445



1998	165,639	8,347	79,688	253,675	218,137	25,000	193,137
1997	155,896	8,083	72,188	236,167	209,847	25,000	184,847
1996	114,138	6,357	72,188	192,682	190,924	25,000	165,924
1995	114,138	6,660	72,188	192,986	188,019	25,000	163,019
1994	102,075	6,210	72,188	180,472	180,472	25,000	155,472
1993	102,075	6,479	72,188	180,742	180,742	25,000	155,742
1992	124,531	6,721	72,188	203,440	203,440	25,000	178,440
1991	124,531	7,001	72,188	203,721	203,721	50,500	153,221
1990	129,664	7,245	60,938	197,846	197,846	50,500	147,346
1989	81,448	6,832	60,000	148,280	148,280	50,500	97,780
1988	31,080	0	56,250	87,330	87,330	25,500	61,830
1987	30,689	0	39,844	70,533	70,533	25,500	45,033
1986	30,860	0	38,250	69,110	69,110	25,500	43,610
1985	29,889	0	38,250	68,139	68,139	25,500	42,639
1984	34,744	0	21,600	56,344	56,344	25,500	30,844
1983	34,744	0	18,225	52,969	52,969	25,500	27,469
1982	35,484	0	15,424	50,908	50,908	25,500	25,408

## 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
7/25/2014	2697 / 1728	1,050,000	WD .....	01 .....
5/1/2002	1782 / 2471	700,000	WD .....	Q .....
5/1/2002	1782 / 2468	10,000	00	U .....

This page has been visited 25,073 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 November 20, 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 – 1212 Duval Street (RE # 00029100-000000; AK # 1029882) – A request for variances to side, street side and rear yard setbacks and open space in order to construct a two story rear structure on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 108-346 and 122-750(6)b., c. & d. 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](http://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](mailto: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 variances to side, street side and rear yard setbacks and open space in order to construct a two story rear structure on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 108-346 and 122-750(6)b., c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Applicant:** Smith Oropeza, P.L.      **Owner:** New Potter’s Cottage, LLC

**Location:** 1212 Duval Street (RE # 00029100-000000; AK # 1029882)

**Date of Hearing:** November 20, 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](http://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](mailto: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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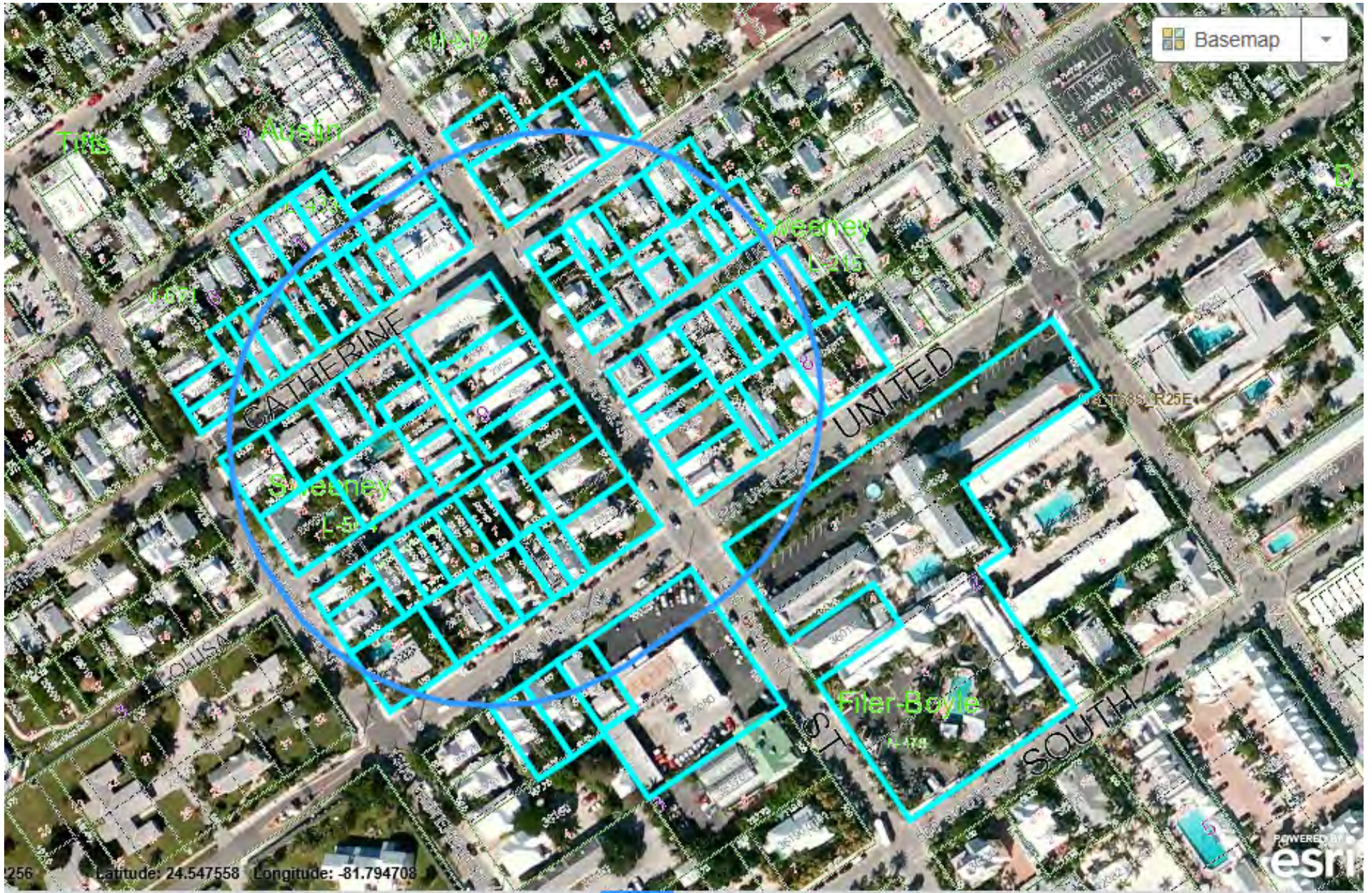
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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 1130 DUVAL ST LLC T/C		1130 DUV#	KEY WEST	FL	33040-3157	
2 1200 DUVAL STREET LLC		5 BIRCHW#	KEY WEST	FL	33040-6209	
3 1201 DUVAL LLC		33830 RIVI	FRASER	MI	48026	
4 1210 DUVAL INC		1210 DUV#	KEY WEST	FL	33040	
5 1227 DUVAL STREET LLC	C/O SKAHEN DANIEL PA	520 SOUTH	KEY WEST	FL	33040-6895	
6 422 AMELIA TRUST	C/O MUHA DENISE TRUSTEE	PO BOX 64	ALEXANDRIA	VA	22306	
7 515 LOUISA STREET LLC	C/O FRASER JIM	4412 HICKI	GLEN ALLEN	VA	23059-2606	
8 517 LOUISA TRUST	C/O MUHA DENISE TRUSTEE	PO BOX 64	ALEXANDRIA	VA	22306	
9 AMES MARY E		30657 SKY	TEMECULA	CA	92592-3257	
10 ANDREWS JERRY AND YULIYA		8311 BRIEF	RALEIGH	NC	27617-7328	
11 BEAVER DENNIS LIVING TRUST 6/6/2003		1207 WHIT	KEY WEST	FL	33040	
12 BENAVIDES JAMIE M REV TRUST		1205 CALA	KEY WEST	FL	33040	
13 BRYANT PAUL		421 UNITEI	KEY WEST	FL	33040-3142	
14 BUCCELLO DAVID AND PATRICIA		87 MILL BR	BAR HARBOR	ME	04609-7375	
15 CAHILL RANDALL		418 AMELI	KEY WEST	FL	33040-3121	
16 CATALFOMO ANTHONY J		4 MCCOY C	KEY WEST	FL	33040-3913	
17 CLARISSA JANICE		508 LOUIS#	KEY WEST	FL	33040-3179	
18 CONCHS IN PARADISE LLC		8140 GRAF	DUBLIN	OH	43016-9495	
19 DALTON PETER O		1401 KING	ORANGE PARK	FL	32073-4574	
20 DART ROBERT J AND JUDY L		925 HILL H	MILFORD	MI	48381-4722	
21 DE LA CRUZ JOSE ESTATE	C/O DE LA CRUZ ROMULO CO-P/R	1108 PINE	BALTIMORE	MD	21229-5210	
22 DEMIER MILAGROS		825 DUVAL	KEY WEST	FL	33040-7624	
23 DEUTSCH FAMILY LOUISA LLC		6712 VENC	BETHESDA	MD	20817-4027	
24 DIGBY STEVEN JAMES AND LISA		4 MOUNT 'I	ILFRACOMBE	DEVON		ENGLAND
25 DOERING DANIEL K		259 CORNE	DES PLAINES	IL	60016-2130	
26 DUGAS KENNETH J AND MARGARET P		412 LOUIS#	KEY WEST	FL	33040-3136	
27 DYER FAMILY REVOCABLE TRUST 11/16/2012		41567 KNI	LEONARDTOWN	MD	20650-2226	
28 ELWELL CHRISTOPHER R		508 LOUIS#	KEY WEST	FL	33040	
29 FERREL WADE		PO BOX 46	KEY WEST	FL	33041	
30 GROOMS BASCOM LOVIC IV		1716 N RO	KEY WEST	FL	33040	
31 HASKELL LEWIS C AND SUSAN M		339 LONGI	SOLANA BEACH	CA	92075-2379	
32 HEGARTY PATRICK T		1125 DUV#	KEY WEST	FL	33040-3156	
33 HERNANDEZ RIGOBERTO AND TOMASA		515 CATHE	KEY WEST	FL	33040-3103	
34 HEWETT CHARLES E AND JACQUELINE K		109 VALLE'	HOLDEN	ME	04429-7061	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 HOTTMANN JAMES A		516	CATHE KEY WEST	FL	33040-3104	
36 HUKWEEM LLC		2231	SAIN' JACKSONVILLE	FL	32204-4621	
37 ILANE LLC		1215	DUV/ KEY WEST	FL	33040	
38 JANKER PAUL LEON		CMR 415	BAPO	AE	09114-0080	
39 JANKER PETER S AND DIXIE L		7688	OAK   SPRINGFIELD	VA	22153-3506	
40 JOHNSON SANDRA GOLDSMITH BRIGHT		11	LANSMI BLUFFTON	SC	29910-7947	
41 KIRKMAN C G JR		521	LOUIS/ KEY WEST	FL	33040-3105	
42 KRAUSE HANS F P ESTATE	C/O ESTES DON P/R	4125	EAGL KEY WEST	FL	33040-4526	
43 KUNZLER PETER		829	EATON KEY WEST	FL	33040-6920	
44 LACRONE RICHARD AND ERIN		3153	GARV APOLLO	PA	15613	
45 LAMERE RUTH GARDNER		P O BOX 3	DUXBURY	MA	2331	
46 LARSEN VICTOR O JR		514	LOUIS/ KEY WEST	FL	33040	
47 LEON ALBERT JR AND MARGARET R		1807	GREY VALRICO	FL	33594	
48 MARTINEZ AMPARO L		509	LOUIS/ KEY WEST	FL	33040	
49 MCKISSICK ANTHONY M		401	UNITEI KEY WEST	FL	33040	
50 MILLER SCOTT T AND JUDY B		PO BOX 18	MIDLAND	MI	48641-1866	
51 MINKIDS REALTY LLC		522	ROUTE MANALAPAN	NJ	07726-8241	
52 MORGAN HUGH J		404	SOUTH KEY WEST	FL	33040	
53 MOSTYN JOHN STEVEN AND AMBER		3810	W AL HOUSTON	TX	77027-5294	
54 NEW POTTER'S COTTAGE LLC		PO BOX 52	KEY WEST	FL	33041-0527	
55 OSHEA KATHERINE A REV TRUST		414	LOUIS/ KEY WEST	FL	33040	
56 PAZO OTILIA L/E		13	THOMP KEY WEST	FL	33040-3139	
57 PHILLIPS ALFRED R AND DONNA M		419	UNITEI KEY WEST	FL	33040-3178	
58 POITIER JUDITH WHEELER		408	CATHE KEY WEST	FL	33040-3124	
59 PORCARO ROBERT		425	CATHE KEY WEST	FL	33040-3160	
60 POU E LYNNE	C/O CABANA REALTY	302	SOUTH KEY WEST	FL	33040-8404	
61 POUPARD GARY		259	CORNE DES PLAINES	IL	60016-2130	
62 PP KW LLC		101	GULFV ISLAMORADA	FL	33036-4139	
63 RAMEY ROBERT	C/O TROPICAL MOTORS	1300	DUV/ KEY WEST	FL	33040-3132	
64 RIZZO ANTHONY		508	LOUIS/ KEY WEST	FL	33040-3179	
65 ROGERS MICHAEL L AND MADELINE J		1530	POLK NAPA	CA	94559-2411	
66 ROTH DE ROTH RICHARD ESTATE	C/O GROOMS BASCOM	1716	N RO KEY WEST	FL	33040-7299	
67 SALERNO GARY L L/E		114	SINCL/ NORTON SHORES	MI	49441-5545	
68 SANCHEZ PEDRO ESTATE	C/O MARTINEZ AMPARO P/R	509	LOUIS/ KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 SARATOGA DESIGN INC			1117 DUV# KEY WEST	FL	33040	
70 SMITH DONALD F			12 TREFOIL OXFORD	CT	06478-1661	
71 SUAREZ CAMELIA L/E			414 AMELI KEY WEST	FL	33040-3121	
72 SUNDIN MARY J			136 HOLDE WORCESTER	MA	01606-3413	
73 SUNSET CITY LLC	C/O LASALLE HOTEL PROPERTIES		3 BETHESD BETHESDA	MD	20814-6358	
74 TWO CRAZIES VENTURE LLC			516 CATHE KEY WEST	FL	33040-3104	
75 UNITED STREET TRUST LLC			307 NE 1ST MIAMI	FL	33132-2505	
76 WAGNER PETER F			1207 DUV# KEY WEST	FL	33040	
77 WALKER HELEN E			411 LOUIS# KEY WEST	FL	33040-3135	
78 WALKER HELEN E H/W			211 UNION NASHVILLE	TN	37201-1519	
79 WD FLORIDA PROPERTIES LLC			3521 NE 2# LIGHTHOUSE POIN	FL	33064-8105	
80 WHITT BERT LIVING TRUST 6/6/2003			1207 WHIT KEY WEST	FL	33040-7526	
81 YOAKAM JOHN A AND LAUREN R			5316 MILL# NORTH RIDGEVILL	OH	44039-2337	
82 YOUNG LORI A			1508 JUNC NORTH PALM BEA	FL	33408-2415	
83 ZURKO-SMITH MICHELLE			12 TREFOIL OXFORD	CT	06478-1661	
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