

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



**To:** Chairman and Planning Board Members  
**From:** Brendon Cunningham  
**Through:** Donald Leland Craig, AICP, Planning Director  
**Meeting Date:** November 17, 2011

**Agenda Item:** **Conditional Use and Special Exception - 821 Duval Street (RE# 00016820-000000)** - A request for a conditional use and special exception to the prohibition of alcoholic beverage sales within 300 feet of a church to operate a bar and lounge at property located at 821 Duval Street within the HRCC-3 zoning district, pursuant to Sections 122-748 (9) and 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

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**Request:** To allow an existing commercial space to become a bar and lounge limited to the sale of beer and wine with indoor and outdoor consumption area located in proximity to a church.

**Applicant:** Woodworks on Duval, LLC

**Property Owner:** Dion Rental Properties, LLC

**Location:** 821 Duval Street (RE# 00016820-000000)

**Zoning:** Historic Residential Commercial Core (HRCC-3) zoning district



**Background:**

The property is located on Duval Street. The structure is a 1 1/2 story mixed use building originally constructed as a single family home. The first floor is commercial space and the second floor is a non-transient residential apartment. Previous commercial uses have included a restaurant (Chit Chat), art studio and gallery and various retail sales and services.

**Request:**

This request is for the conditional use of existing commercial floor area located on the first floor and deck of an existing building. The applicant is proposing a wine bar and lounge with 1,459 square feet of indoor and 408 square feet of outdoor consumption area for a total of 1,867 square feet of consumption area. This amount of floor area can accommodate 124 seats. The applicant would like 120 seats.

The hours of operation are proposed between 10 am until 2 am Sunday through Thursday and 10 am until 4 am Friday and Saturday. No amplified outdoor entertainment is proposed.

**Surrounding Zoning and Uses:**

**North:** HRCC-3: Art Gallery and Guesthouses

**South:** HRCC-3: Art Gallery and Guesthouses

**East:** HNC-1: Guesthouses and a Church

**West:** HRCC-3: Art Galleries and Restaurants

**Process:**

**Development Review Committee Meeting:**

September 22, 2011

**Planning Board Meeting:**

November 17, 2011

**Conditional Use Review:**

Code Sec.122-62 (a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during review of the respective application in order to ensure compliance with the Comprehensive Plan and Land Development Regulations. The same section also specifies that “a conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

**Conditional Use Criteria Per Code Sec. 122-62:**

- (a) **Findings:** The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.” The following criteria form the basis for a finding of compliance.

The property is zoned HRCC-3, which is generally intended to be a center for art and tourist uses. In the immediate vicinity, there are several establishments serving alcoholic

beverages. Above some of the commercial uses on either side of the street are residential apartments. The proposed change in use to a bar will intensify the use of the space. Community impact concerns most likely will relate to noise and hours of operation, especially since a portion of the bar is located outdoors. The limits to the type of alcohol sales and hours of operation, prohibition of amplified music outdoors, should help reduce potential impacts.

**(b) Characteristics of Use Described:**

The applicant is proposing a wine bar use to replace commercial retail within the existing footprint. The proposed wine bar includes indoor and outdoor consumption area. The total area is 1,867 square feet with a first floor area including the deck of 668 square feet.

**1) Scale and Intensity:**

**a. Floor Area Ratio:**

No changes are being proposed to F.A.R with this conditional use application. The F.A.R. for this commercial unit on this mixed use site is part of existing uses.

**b. Traffic Generation:**

According to the Institute of Transportation Engineers Trip Generation Manual, 7<sup>th</sup> Edition, the proposed use compared to the existing use on the site should produce similar traffic generation although peak traffic trips may increase from the previous use. In reality most patrons will be pedestrians.

**c. Square Feet of Enclosed Building for Each Specific Use:**

The building has two stories with commercial use on the first floor and residential use on the second. The first floor is 1,459 square feet excluding storage and bathrooms. The second floor is approximately 840 square feet.

**d. Proposed Employment**

There will be approximately two - three employees working on the site at one time.

**e. Proposed Number of Service Vehicles:**

The applicant is expecting no additional service vehicles to be making trips to the area. Three to four weekly deliveries are expected for the proposed use. Deliveries to the establishment will be made by the same vehicles that currently deliver to establishments in the vicinity.

**f. Off-Street Parking:**

The proposed site is within the historic commercial pedestrian-oriented area, pursuant to Section 108-573 (c) of the City Code. This section provides that no additional off-street parking shall be required within the historic commercial pedestrian-oriented area if a commercial structure is the subject of a change of commercial use, as long as additional floor area is not added. No additional floor area is being constructed on the site.

**2) On or Off site Improvements Required and Not Listed in Subsection (b)(1)**

**a. Utilities:**

No utility changes are expected as a result of the proposed conditional use. Additionally, Keys Energy Services and Florida Keys Aqueduct Authority have no objections to the proposed conditional use.

**b. Public facilities:**

No changes to public facilities are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. The building was operated as a restaurant in the past. There are no expected changes regarding level of service for potable water, sanitary sewer, or drainage. Additionally, it is anticipated that the proposed change in use would not have an adverse impact on roadway capacity or trip generation.

**c. Roadway or Signal Improvements:**

No changes are required or proposed to roadway or signal improvements.

**d. Accessory Structures or Facilities:**

No accessory structures or facilities are generated by the proposed conditional use.

**e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:**

The proposed project does not include unique facilities or structures.

**3) On-Site Amenities Proposed to Enhance the Site and Planned Improvements.**

The applicant is not proposing any exterior changes to the site.

**a. Open Space:**

The applicant is not proposing any changes to open space on the site.

**b. Setbacks from Adjacent Properties:**

No changes are proposed that would alter structural setbacks.

**c. Screening and Buffers:**

No additional screening or buffers are proposed. The site interacts directly with the streetscape along Duval Street. Screening and buffers would eliminate this interplay between the street, buildings and uses and detract from the existing urban fabric.

**d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:**

No landscaped berms are proposed.

**e. Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:**

To mitigate potential noise concerns the applicant is not proposing outdoor amplified music. The proposed hours of operation are similar to those of

surrounding commercial operations. Other noxious impacts are not anticipated to be caused as a result of this proposal.

c) **Criteria for Conditional Use Review and Approval.** Applications for a Conditional Use review shall clearly demonstrate the following:

**1) Land Use Compatibility:**

The proposed location of the wine bar is surrounded by a mix of uses, including open air restaurants, retail uses, and transient residences. This district is characteristically a pedestrian oriented area and additional traffic or parking impacts are presumed to be minimal. The applicant has proposed to prohibit exterior music by limiting music to the interior of the structure.

**2) Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:**

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are proposed. The applicant intends to use the existing infrastructure on the site for the wine bar.

**3) Proper Use of Mitigative Techniques:**

The applicant is not proposing outdoor music in order to minimize noise. The applicant has access to existing waste handling and recycling services associated with current operations and will expand as needed. Additional adverse impacts detrimental to the general public health, safety and welfare are not anticipated.

**4) Hazardous Waste:**

Not applicable; no hazardous waste will be generated by the proposed conditional use.

**5) Compliance with Applicable Laws and Ordinances:**

The applicant will comply with all applicable laws and regulations as a condition of approval. Specifically the City Noise Ordinances per Section 26-191.

**6) Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:**

**a. Land Uses Within a Conservation Area:**

Not applicable; the site is not located in a conservation area.

**b. Residential Development:**

Not applicable; no residential development is proposed.

**c. Commercial or Mixed Use Development:**

Not applicable; no further commercial or mixed use development is proposed.

**d. Development Within or Adjacent to Historic Districts:**

The proposed site is within the City's Historic District. The applicant must apply to HARC for any signage, paint or exterior modifications.

- e. **Public Facilities or Institutional Development:**  
Not applicable; no public facilities or institutional development are being proposed.
- f. **Commercial Structures, Uses and Related Activities Within Tidal Waters:**  
Not applicable; this site is not located within tidal waters.
- g. **Adult Entertainment Establishments:**  
Not applicable; no adult entertainment is being proposed.

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

Concurrency management has been previously addressed in this report. The proposed site is in compliance with Chapter 94 of the City Code of Ordinances.

**Evaluation for Compliance with Section 18-28 of the Code of Ordinances:**

- (a.) Pursuant to Section 18-28 of the Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home. Such distance shall be measured by following the shortest route of ordinary fare from the nearest point of the property line of the place of business to the property line of the church, school, cemetery, or funeral home facilities. However, any person licensed to conduct and legally conducting a business involving the sale of alcoholic beverages as of January 4, 1995, shall be governed by the provisions of this section which existed at the time of the original licensure of such business.
- (b.) The prohibition in subsection (a) above shall not apply if a property owner is granted a Special Exception to specifically sell alcoholic beverages:
  - (1.) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or
  - (2.) Pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety, or welfare after consideration of all of the following criteria:
    - A. **Compatibility with surrounding existing uses:**  
The property is located within the HRCC-3 zoning district, which is described in Section 122-748 of the Land Development Regulations as being a center for arts, crafts, restaurants and tourist accommodations. The applicant would like to open a bar and lounge in an existing commercial building. The property is located within 300 feet of a church. However, the scope of requested alcohol sales does not appear to be incompatible with other surrounding existing uses.

**B. The extent of conflict between the proposed use and the hours of operation of the facilities described in Section (a) Above:**

According to the website for St. Peter's Episcopal Church general service times are as follows: Sunday 10:00 a.m. and Thursday at 8.00am. The church is generally open from 10 a.m. until 5 p.m. during the week. Section 18-27 regulates hours of operation for alcohol sales within City limits; prohibiting sales occurring from 4:00 a.m. to 7:00 a.m.

While the property is in physical proximity to the church, the area intended for alcohol consumption is accessed from Duval Street only. The residential component of the property is accessed from Center Street. The potential for conflict then appears to be minimal.

**C. Mitigation measures agreed to be implemented by the applicant:**

The applicant spoke with a representative of the church. According to the applicant, no concerns were raised as a result of their conversation.

**D. Public input:**

To date, the Planning Department has not received any public input regarding the applicant's request to sell alcohol.

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

It appears that the applicant has met the "good neighbor policy" by reaching out to Reverend Sullivan and informing him of the proposal. As mentioned previously, the Planning Department has not received any public input to date indicating that there are neighborhood impact concerns.

**F. Any other factors the approving body determines relevant to the public's health, safety, and welfare:**

According to Section 18-28 (c), Special Exceptions granted for alcoholic beverage sales within 300 feet of sensitive uses may be approved with conditions, which conditions shall be monitored in accordance with Code Section 18-610. Should the Planning Board approve the application, Section 18-28 (c) requires that the approval be specific to the applicant only, shall not be transferable, and shall only be effective in conjunction with the use(s) specified in the application. As a result, should the Planning Board approve the proposal, these operational controls will be embedded in the approval, however, based on public input, further conditioning may be necessary to ensure continued neighborhood compatibility.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use and special exception be **approved** with the following conditions:

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

1. ADA access is provided and maintained.

**Conditions subject to a Conditional Approval Permit, per Ordinance 10-22.**

**Conditions subject to an associated annual inspection:**

2. Hours of operation are limited to Sunday through Thursday 10am to 2am and Friday and Saturday from 10am to 4am.
3. The use is approved for the sale of beer and wine only.
4. There will be no amplified outdoor music on the premises.
5. There will be no additional seats allowed without further City approvals.



# **Draft Resolution**

**RESOLUTION NUMBER 2011-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL AND SPECIAL EXCEPTION FOR THE SALE OF ALCOHOL WITHIN 300 FEET OF A CHURCH PER SECTIONS 122-62 AND 122-63 AND 18-28 OF THE CODE OF ORDINANCES FOR A BAR AND LOUNGE LOCATED AT 821 DUVAL STREET (RE# 00016820-000000) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET/GULFSIDE (HRCC-3) ZONING DISTRICT, PURSUANT TO SECTION 122-748(9) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-3) zoning district; and

**WHEREAS**, Section 122-748(9) of the Code of Ordinances provides that bars and lounges are allowed as a conditional use within the Historic Residential Commercial Core- Duval Street Gulfside (HRCC-3) zoning district; and

**WHEREAS**, Section 18-28 (a) prohibits the sale of alcohol within 300 feet of a church; and

**WHEREAS**, the applicant filed a conditional use application for a bar and lounge to sell beer

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

and wine at 821 Duval Street; and

**WHEREAS**, Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

**WHEREAS**, Section 18-28 (b) allows an applicant “aggrieved by subsection (a)” to apply for a special exception for the sale of alcohol within 300 feet of a church in conjunction with an approved conditional use application that includes consideration for the public welfare; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 17, 2011; and

**WHEREAS**, the Planning Board found that the proposed use complies with the criteria in Section 122-62 18-28 (b)(1)&(2); and

**WHEREAS**, the approval of the conditional use and special exception application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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

**Page 2 of 5**  
**Resolution Number 2011-**

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

Florida:

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

**Section 2.** That a conditional use and special exception request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-688(9) is hereby approved as follows: allowing a 1,867 square foot consumption area for a bar and lounge including, 408 square feet of outdoor and 1,459 square feet of indoor consumption area, for property located at 821 Duval Street (RE# 00016820-000000), Key West, Florida, as shown in the attached floor plan and survey received October 28 and November 8, 2011 with the following conditions:

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

1. ADA access is provided and maintained.

**Conditions subject to a Conditional Approval Permit, per Ordinance 10-22. Conditions subject to an associated annual inspection:**

2. Hours of operation are limited to Sunday through Thursday 10am to 2am and Friday and Saturday from 10am to 4am.
3. The use is approved for the sale of beer and wine only.
4. There will be no amplified outdoor music on the premises.
5. There will be no additional seats allowed without further City approvals.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

**Section 3.** Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This conditional use approval 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 5.** 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 6.** 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 Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA 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.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

**Section 7.** The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Read and passed on first reading at a regular meeting held this 17th day of March, 2011.

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

\_\_\_\_\_  
Richard Klitenick, Chairman  
Key West Planning Board

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP  
Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# Application

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
**City of Key West Planning Department**

**Minor Development, Conditional Use, Historic District**

1. Site Address: 821 Duval Street, Key West FL 33040
2. Name of Applicant: Wood Works on Duval LLC
3. Applicant is: Authorized Representative
4. Address of Applicant: 1002 Fleming Street, Key West FL 33040
5. Phone # of Applicant: 302-542-7885 / Mobile# same / Fax# 305-296-6363
6. E-Mail Address [frangonzon@aol.com](mailto:frangonzon@aol.com)
7. Name of Owner, if different than above: Dion Rental Properties LLC
8. Address of Owner : 638 United Street, Key West FL 33040
9. Phone Number of Owner: 305-296-2000 / Fax# 305-296-0635
10. Email Address: [jsimons@dionllc.com](mailto:jsimons@dionllc.com)
11. Zoning District of Parcel:HRCC-1 RE# 00016820-000000



**Background:**

Property is located at 821 Duval Street. The building has stairs leading to an outdoor patio area, and a single floor retail space inside. Upstairs is a residential rental apartment. Previous commercial uses of the retail space have been art galleries.

**12. Description of Proposed Development and Use:**

Applicant requests use of the commercial space located on the first floor and outdoor patio of the existing building as a wine bar and lounge with approximately 1500 square feet of indoor and approximately 360 square feet of outdoor consumption space. No outdoor music is proposed. Proposed hours are Sunday through Saturday, 12pm to 2am.

**13. Has Subject received any variances?**

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

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**Surrounding Zoning and Uses:**

North: HRCC-1: Restaurants and retail  
South: HRCC-1: Restaurants and retail  
East: HRCC-1: Retail, places of worship, and residential  
West: HRCC-1: Restaurants, retail and residential

**Uses Permitted Per Section 122-687, Code of Ordinances**

1. Single family and two-family residential dwellings
2. Multi-family residential dwellings
3. Group homes with less than or equal to 6 residents as provided in Section 122-1246
4. Places of worship
5. Business and professional offices
6. Commercial retail low and medium intensity less than or equal to 5000 square feet as provided in Section 11 of Article V of this chapter
7. Commercial retail high intensity less than or equal to 2500 square feet as provided in division 11 of Article V of this chapter



8. Hotels, motels, and transient lodging
9. Medical services
10. Parking lots and facilities
11. Restaurants, excluding drive through
12. Veterinary medical services without outside kennels
13. Adult entertainment establishments

**Conditional Uses Per Section, 122-688 Code of Ordinances:**

1. Group homes with 7 to 14 residents as provided in Section 122-1246
2. Cultural and civic activities
3. Community centers, clubs, and lodges
4. Educational institutions and day care
5. Nursing homes, rest homes, and convalescent homes
6. Parks and recreation, passive and active
7. Protective services
8. Public and private utilities
9. Bars and lounges, including those associated with adult entertainment establishments
10. Boat sales and service
11. Commercial amusement, except adult entertainment establishments
12. Commercial low and medium intensity greater than 5000 square feet as provided in division 11 of Article V of this chapter
13. Commercial retail high intensity greater than 2500 square feet as provided in division 11 of article V of this chapter
14. Funeral homes
15. Light industrial
16. Marinas
17. Small recreational power driven equipment rentals

**Conditional Use Criteria Per Code Section 122-62:**

A. Findings: The planning board may find that the application meets the Code of Purpose of ensuring that "a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity." The following criteria form the basis for a finding of compliance.

The property is zoned HRCC-3, which is generally intended to accommodate the City's most intense commercial district. In the immediate vicinity, there are several establishments serving alcoholic beverages. There are only residential units above the commercial space, and none above either neighboring commercial unit. There is transient lodging behind the commercial space. The proposed change in use to a bar will intensify the use of the space. Community impact concerns most likely will relate to the noise and hours of operation, especially since a portion of the bar is proposed to be located outdoors. The small consumption area proposed, as well as limits to the type of alcohol sales and hours of operation, prohibition of amplified live music indoors and outdoors, should help reduce potential impacts.

B. Characteristics of Use Described:

The applicant is proposing a wine bar to replace commercial retail within the existing structure with indoor and outdoor consumption areas. The total size of the site is approximately 1860 square feet including the 360 square foot outdoor patio.

1. Scale and Intensity:

a. Floor Area Ratio

No changes are being proposed.

b. Traffic Generation:

Proposed conditional use should generate similar traffic, with peak traffic trips possibly increased. Most traffic will be generated from pedestrians.

c. Square feet of Enclosed Building for Each Specific Use:

The building has an indoor and outdoor commercial space of approximately 1860 square feet. On the second floor is a residential dwelling of approximately 900 square feet.

d. Proposed Employment:

There will be 2-3 employees working on site at one time.

e. Proposed Number of Service Vehicles:

No additional service vehicles are expected to make trips to the area. Deliveries to the store will be accepted through the rear entrance where there is a loading zone, or in of the store, where there is loading parking on Duval Street.

f. Off-Street Parking:

No additional off street parking is required.

2. On or Off Site Improvements Required and Not Listed in Subsection b(1)

a. Utilities

Limited utilities increases are expected as a result of proposed conditional use.

b. Public Facilities

No changes to public facilities are required to ensure compliance.

c. Roadway or Signal Improvements:

No changes are required or proposed.

d. Accessory Structures or facilities:

No changes are required or proposed.

e. Other

Proposed project does not include other facilities or structures.

3. On Site Amenities Proposed to Enhance Site and Planned Improvements

Applicant does not propose any changes to the open space on the site.

a. Open Space

No proposals of change

b. Setbacks

No structural setback change proposals

c. Screening and Buffers

No additional buffers are proposed. Screening and buffers furthermore would detract incoming traffic.

d. Landscape Berms

No berms proposed.

e. Mitigative Techniques for Abating Smoke, Odor, Noise

Applicant is not proposing amplified indoor or outdoor music. Proposed hours of operation are similar to neighboring commercial units. Other noxious impacts are not anticipated to be caused as a result of this proposal.

C. Criteria for Conditional Use Review and Approval

1. Land Use Compatibility

Proposed location of the wine bar and lounge is surrounded by businesses of mixed use including restaurants, transient and non-transient residences, and retail. The district is pedestrian oriented area and additional traffic/ parking impacts should be minimal.

2. Sufficient Site Size, Adequate Site Specifications & Infrastructure to Accommodate Proposed Use: The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No additional changes are proposed.

3. Proper Use of Mitigative Techniques

Applicant does not propose outdoor music in order to minimize noise levels. Additional adverse impacts detrimental to public welfare and safety are not anticipated.

4. Hazardous Waste

No hazardous waste will be generated by proposed conditional use.

5. Compliance with Applicable Laws and Ordinances

Applicant will comply with all applicable laws and regulations as a condition of approval.

6. Additional Criteria Applicable to Specific Land Uses.

a. Land Uses within a Conservation Area

N/A. Site is not located on a conservation area.

b. Residential Development

N/A. No development proposed.

c. Commercial or Mixed Use Development

N/A. No development proposed

d. Development Within or Adjacent to Historic Districts

Proposed site is within historic zone HRCC-1 and must apply to HARC for any signage, paint, or exterior modifications.

e. Public Facilities or Institutional Development

N/A. None proposed.

f. Commercial Structures, Uses and Related Activities Within Tidal Waters

N/A. Site not located within tidal waters.

g. Adult Entertainment Establishments

N/A. None proposed.

**Concurrency Facilities and Other Utilities or Service**

Concurrency management has been previously addressed in report. Proposed site is in compliance with Chapter 94 of the City Code of Ordinances.

# Verification Form

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Francis Gonzon, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner X Owner's Legal Representative
for the property identified as the subject matter of this application:

821 Duval Street, Key West FL 33040
Street Address and Commonly Used Name (if any)

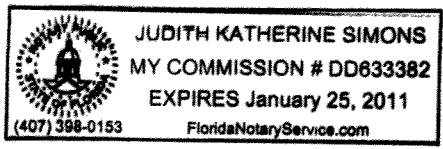
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 1/5/11 (date) by Francis Gonzon (name). He/She is personally known to me or has presented as identification.

Judith Katherine Simons
Notary's Signature and Seal

Judith Katherine Simons Name of Acknowledger typed, printed or stamped
FL NOTARY Title or Rank DD633382 Commission Number (if any)



**Authorization Form**

**Authorization Form**

**Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.**

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

I, LAWRENCE R. DION \_\_\_\_\_ authorize  
Please Print Name(s) of Owner(s)

Fran Gonzon \_\_\_\_\_  
Please Print Name of Representative

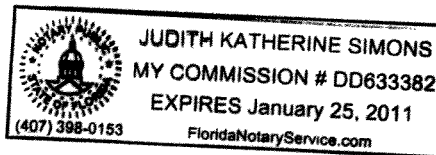
to be the representative for this application and act on my/our behalf before the Planning Board.

Lawrence R. Dion \_\_\_\_\_ Signature of Owner  
n/a \_\_\_\_\_ Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 12/30/10 (date) by  
LAWRENCE R. DION \_\_\_\_\_  
Please Print Name of Affiant

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

Judith Katherine Simons  
Notary's Signature and Seal



Judith Katherine Simons Name of Acknowledger printed or stamped

FL. NOTARY \_\_\_\_\_ Title or Rank

DD633382 \_\_\_\_\_ Commission Number (if any)



**Larry Dion Corporation**  
**Post Office Box 1209**  
**Key West, FL 33041**  
**Phone(305)296-2000 FAX (305)296-0635**

**12/30/10**

**Please see listed below a breakdown of the corporate structure to show the relationship and ownership between the governing entities for Dion Rental Properties LLC.**

**Dion Partnership, LTD. is the managing member of for Dion Rental Properties LLC.**

**Larry Dion Corporation is general partner of Dion Partnership, LTD.**

**Lawrence R. Dion is the President of Larry Dion Corporation.**

**Sincerely,**



**Judith K. Simons for**  
**Lawrence R. Dion**  
**Larry Dion Corporation/President**





# FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



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## Detail by Entity Name

### Florida Limited Liability Company

DION RENTAL PROPERTIES, LLC

### Filing Information

**Document Number** L03000025801  
**FEI/EIN Number** 050571920  
**Date Filed** 07/08/2003  
**State** FL  
**Status** ACTIVE

### Principal Address

638 UNITED STREET  
KEY WEST FL 33040

### Mailing Address

PO BOX1209  
KEY WEST FL 33041-1209

Changed 04/16/2004

### Registered Agent Name & Address

RAMPELL, PAUL ESQUIRE  
400 ROYAL PALM WAY  
SUITE 410  
PALM BEACH FL 33480 US

Address Changed: 04/16/2009

### Manager/Member Detail

#### **Name & Address**

Title MGRM  
DION PARTNERSHIP, LTD.  
638 UNITED STREET  
KEY WEST FL 33040

### Annual Reports

Report Year	Filed Date
2009	04/16/2009
2010	04/12/2010
2011	02/16/2011

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**Deed**

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1385924  
BK#1913 PG#1698

This instrument was prepared by and is to  
be returned to:

RCD Jul 29 2003 03:14PM  
DANNY L KOLHAGE, CLERK

Paul Rampell, Esquire  
50 Cocoanut Row, Suite 220  
Palm Beach, Florida 33480

DEED DOC STAMPS 0.70  
07/29/2003 FP DEP CLK

Alternate Key Number:  
1017221

Grantee's Tax Identification Number:

WARRANTY DEED

**THIS WARRANTY DEED** is made as of July 21, 2003, between Lawrence R. Dion and Florence L. Dion, husband and wife, whose mailing address is 1615 Atlantic Boulevard, Key West, Florida 33040 ("Grantor"), and Dion Rental Properties, LLC, a Florida limited liability company, whose mailing address is 638 United Street, Key West, Florida 33040 ("Grantee").

**WITNESSETH:** Grantor, for and in consideration of Ten Dollar (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, certain real property located in Monroe County, Florida, described as follows:

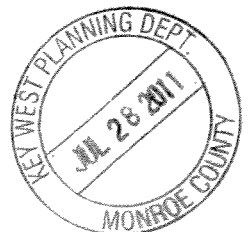
See Exhibit "A" attached hereto and made a part hereof.

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

Subject to all conditions, covenants, limitations, restrictions, reservations, and easements listed in any title insurance policy that Grantor received at Grantor's acquisition of the subject property, if any, which are not reimposed hereby; taxes for the year 2003 and subsequent years; and zoning and/or restrictions and prohibitions imposed by any governmental or quasi-governmental authorities.

To have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good and lawful authority to sell and convey said land; and that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, Grantor has signed and sealed these presents as of the day and year first above written.

Signed, sealed, and delivered in our presence:

Witnesses:

Grantor:

*James R. Holyfield*  
Print Name: JAMES R. HOLYFIELD

*Lawrence R. Dion* [seal]  
Lawrence R. Dion

Grantor Address:  
1615 Atlantic Boulevard  
Key West, Florida 33040

*David J. Thomas*  
Print Name: DAVID J. THOMAS

*James R. Holyfield*  
Print Name: JAMES R. HOLYFIELD

*Lawrence R. Dion* [seal]  
Florence L. Dion, by her attorney-in-fact,  
Lawrence R. Dion

Grantor Address:  
1615 Atlantic Boulevard  
Key West, Florida 33040

*David J. Thomas*  
Print Name: DAVID J. THOMAS

State of Florida

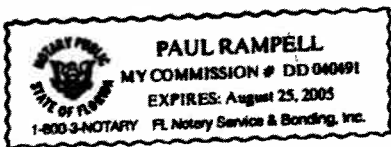
County of MONROE

The foregoing instrument was sworn to and subscribed before me this 14 day of May, 2003, by Lawrence R. Dion, both individually and as attorney-in-fact for Florence L. Dion, who () is personally known to me, or ( ) has produced \_\_\_\_\_ as identification.

*Paul Rampell*

Notary Public, State of Florida  
Print Name: PAUL RAMPPELL  
My commission expires: 8/25/05

[notary seal]



Return to:  
Paul Rampell, Esq.  
400 Royal Palm Way  
Suite 410  
Palm Beach, FL 33480

Alternate Key Number(s):  
1017230  
1017221  
1158267  
1158241  
1037443  
1063908  
1139416

**QUIT-CLAIM DEED**

QUIT-CLAIM DEED executed this 2<sup>nd</sup> day of June, 2010 by Lawrence R. Dion, individually, whose mailing address is 1615 Atlantic Boulevard Key West, Florida 33040, hereinafter called the grantor, to Dion Rental Properties, LLC, a Florida limited liability company, whose mailing address is 638 United Street, Key West, Florida 33040, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 in hand paid by the grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the grantee forever, all the right, title, interest, claim and demand which the grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee forever.

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

Signed and delivered in the presence of:

Janae M. Spencer  
Signature of Witness

Lawrence R. Dion  
Lawrence R. Dion

JANA E M. SPENCER  
Printed Name of Witness

[Signature]  
Signature of Witness

JO ANNE A. BEEMAN  
Printed Name of Witness



STATE OF FLORIDA  
COUNTY OF Dade

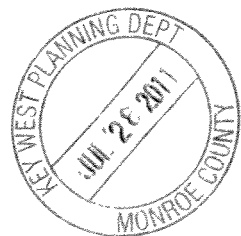
I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Lawrence R. Dion**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and that he is personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 2<sup>nd</sup> day of June, 2010



Judith Katherine Simons  
Notary Public

Seal:



## Exhibit "A"

## PARCEL A:

On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Tract Four (4); now better described as a part of Lot Four (4) in Square Five (5) of Tract Four (4) according to Simonton and Wall's Addition to the City of Key West. Commencing at a point on Duval Street 94.66 feet from the corner of Duval and Olivia Streets, and running thence along the line of Duval Street in a Northwesterly (NW'ly) direction 47.33 feet, more or less; thence at right angles in a Northeasterly direction 113 feet; thence at right angles in a Southeasterly direction 47.33 feet, more or less; thence at right angles in a Southwesterly (SW'ly) direction 113 feet to the place of beginning.

## AND ALSO:

On the Island of Key West and is part of Tract 4 according to William A. Whitehead's map of said Island delineated in 1829, but now better known as part of Lot 4, Square 5 of said Tract 4 according to Simonton and Wall's Addition recorded in Deed Book E, Page 245, of Monroe County Official Records and is more particularly described as follows:

From the intersection of the Northwesterly line of Olivia Street and the Southwesterly line of Center Street go Northwesterly along the Southwesterly line of Center Street a distance of 117 feet to a point, which point is the Point of Beginning; thence continue Northwesterly along the Southwesterly line of Center Street a distance of 25 feet to a point; thence at right angles and Southwesterly a distance of 113 feet to a point; thence at right angles and Southeasterly a distance of 24 feet to a point; thence Northeasterly making a deflection angle of 89 degrees 30' 45" with the prolongation or the previously described course a distance of 113 feet back to the Point of Beginning.

## AND ALSO:

On the Island or Key West and known on Wm. A. Whitehead's map delineated in February, A.D. 1829, as part of Tract 4, but now better known as part of Lot 4, Square 5, of said Tract 4, according to Simonton & Wall's Addition, plat of which is recorded in the Public Records of Monroe County, Florida.

Commencing at a point on the Northwest side of Olivia Street, distant 113 feet from the corner of Olivia and Center Streets and running thence along Olivia Street in a Southwesterly direction 31 feet; thence at right angles in a Northwesterly direction 94.66 feet; thence at right angles in a Northeasterly direction 31 feet; thence at right angles in a Southeasterly direction 94.66 feet, back to the Point of Beginning.

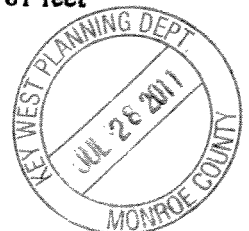
## AND ALSO:

## PARCEL B:

On the Island of Key West and known as part of Lot 4 in Square 5 of Tract 4, SIMONTON AND WALL'S ADDITION to the City of Key West, according to the Plat thereof recorded in Deed Book E, Page 245, of the Public Records of Monroe County, Florida.

Beginning at the corner of Duval and Olivia Streets and running thence in a NW'ly direction along Duval Street 94.66 feet; thence at right angles in a NE'ly direction 81 feet; thence at right angles in a SE'ly direction 94.66 feet, to Olivia Street; thence at right angles in a SW'ly direction along Olivia Street 81 feet to place of beginning.

## AND ALSO:





**PARCEL C:**

On the Island known as Stock Island as Lots No. Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19) in Block 28; according to Geo. L. MacDonald's Plat of Lots One (1), Two (2), Three (3), Five (5), Six (6), Section Thirty-five (35); Lot Two (2) Section Thirty-six (36); Lot Three (3) Section Twenty-six (26); Lot Two (2) Section Thirty-four (34), Township Sixty-seven (67) South, Range Twenty-five (25) East, Geo. L. MacDonald's Plat of the above described property is recorded in Plat Book No. 1 Page 55, Monroe County, Florida, Public Records.

**AND ALSO:****PARCEL D:**

On the Island of Key West and known on Wm. A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a Part of Tract 17, but now better known and described as Lots 18, 19 and 20 according to D.T. Sweeney's Diagram of Part of Square 5, Tract 17, recorded in Book O, Page 327, Public Records of Monroe County, Florida.

**ALSO:**

On the Island of Key West and is Part of Tract 17, according to Whitehead's Map of 1829, but better known as Subdivision No. 9 according to D.T. Sweeney's Diagram of Part of Lot 5 in said Tract 17, recorded in Book O, Page 327.

Commencing at a point on United Street 44 feet from the corner of United and a 25 foot street and runs Northeasterly on United Street 44 feet; thence runs Southeasterly 105 feet, 6 inches; thence runs Southwesterly 44 feet; thence runs Northwesterly 105 feet, 6 inches out to United Street, the Point of Beginning.

**ALSO:**

On the Island of Key West and being known as Part of Tract 17, according to Wm. A. Whitehead's Map of the Island of Key West, delineated in February A.D. 1829, but better known as Lots 15, 16 and 17, of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows:

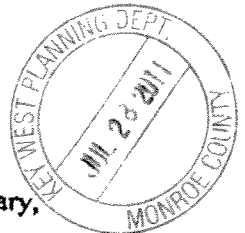
Commence at a point on the Southeasterly side of United Street, distant 449 feet, 3 inches Northeasterly from the corner of the Intersection of Simonton and United Streets; thence at right angles and in a Southeasterly direction a distance of 145 feet, 6 inches; thence at right angles in a Northeasterly direction 90 feet, more or less, to an alley; thence at right angles in a Northwesterly direction 145 feet, 6 inches out of United Street; thence at right angles and along the Southeasterly side of United Street in a Southwesterly direction a distance of 90 feet, more or less, to the Point of Beginning.

**LESS:**

On the Island of Key west and known on Wm. A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a Part of Tract 17, but now better known and described as Lots 17, 18, 19 and 20, according to D. T. Sweeney's Diagram of Part of Square 5, Tract 17, recorded in Book O, Page 327, Public Records of Monroe County, Florida.

**AND ALSO:****PARCEL E:**

On the Island of Key West, known on William A. Whitehead's Map of said Island delineated in February,



A.D. 1829, as a part of Tract 30, but now better known as Lot Number 21 in Square 6 of said Tract 30. Said lot being a subdivision of Tract 30, according to a diagram thereof recorded in Monroe County Records in Book of Plats No. 1, Page 13 on the 9th day of May 1887, and bounded as follows:

Lot Number 21 being located on the corner of Eleanor and Bertha Streets and running from said corner along Eleanor Street in a Northeasterly direction 46 feet and 3 inches; thence in a Southeasterly direction 100 feet; thence in a Southwesterly direction 46 feet and 3 inches to Bertha Street; thence along Bertha street in a Northwesterly direction 100 feet back to the place of beginning.

ALSO:

on the Island of Key West, known on William A. Whitehead's Map delineated in February A.D. 1829 as part of Tract 30, but now particularly described as Lot 20, Block 6 in said Tract 30 according to W.D. Cash's diagram of said Tract 30, surveyed and drawn from map of William A. Whitehead by T. J. Ashe, said diagram being recorded in Plat Book 1, Page 13, Public Records of Monroe County, Florida.

ALSO:

On the Island of Key West, known on William A. Whitehead's Map delineated in February A.D. 1829 as part of Tract 30, but now particularly described as Lot 13, Block 6 in said Tract 30, according to W.D. Cash's diagram of said Tract 30, surveyed and drawn from map of William A. Whitehead by T. J. Ashe, said diagram being recorded in Plat Book 1, Page 13, Public Records of Monroe County, Florida.

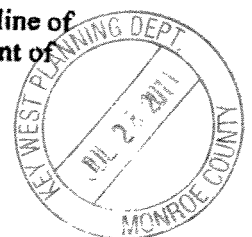
AND ALSO:

PARCEL F:

A part of the Northeast Quarter of Section 26, Township 66 South, Range 29 East, on Big Pine Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of Lot 1, Block 15, SANDS SUBDIVISION, as recorded in Plat Book 1, Page 65, of the Public Records of Monroe County, Florida, bear South 6.0 feet; thence bear North 89 degrees and 52 minutes West, 25 feet to the Point of Beginning of that part of the Northeast Quarter of Section 26 hereinafter described; from said Point of Beginning, continue bearing North 89 degrees and 52 minutes West, along the North right of way line of Country Road, 120 feet; thence bear North 180 feet; thence bearing South 89 degrees and 52 minutes East, 120 feet to the west right of way line of Sands Road; thence bear South, along the West right of way line of Sands Road, 180 feet, back to the Point of Beginning. A strip of land One Hundred and Twenty (120) by twenty (20) feet wide, bounded on the South side by the Monroe County Road way and the North side of a block of land deeded to William H. Tynes. The East, North and South Boundary lines from both the above described parcels of land being the North and South Section line between Section Twenty-five (25) and Twenty-six (26). The above described land being a part of the East half (E ½) of the Northeast quarter (NE ¼) of Section Twenty-six (26), Township Sixty-six (66) South, Range Twenty-nine (29) East, T.M., on Big Pine Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of Lot 1, Block 15, of SAND'S SUBDIVISION, as recorded in Plat Book 1, Page 65, of the Public Records of Monroe County, Florida, bear South 6.0 feet; thence bear North 89 degrees and 52 minutes West, 25 feet to the Point of Beginning of that part of the Northeast Quarter of Section 26 hereinafter described; from said Point of Beginning, continue bearing North 89 degrees 52 minutes West, along the North right of way line of the County Road, 120 feet; thence bear North 20 feet; thence bear South 89 degrees and 52 minutes East, 120 feet to the West right of way line of Sand's Road; thence bear South, along the West right of way of Sand's Road 20 feet, back to the Point of Beginning.



# Survey



**MAP OF BOUNDARY SURVEY  
PART OF LOT 4 IN SQUARE 5 OF TRACT 4  
SIMONTON AND WALL'S ADDITION  
TO THE CITY OF KEY WEST**

ADDRESS:  
821 DUVAL STREET  
KEY WEST, FL  
33040

**NORTH**  
SCALE: 1" = 20'

SCALED FROM PLAT  
ALL ANGLES DEPICTED  
ARE 90 DEGREE UNLESS  
OTHERWISE INDICATED  
ALL DIMENSIONS ARE  
IN FEET UNLESS  
OTHERWISE INDICATED  
BEARING DATA  
DERIVED FROM PLAT

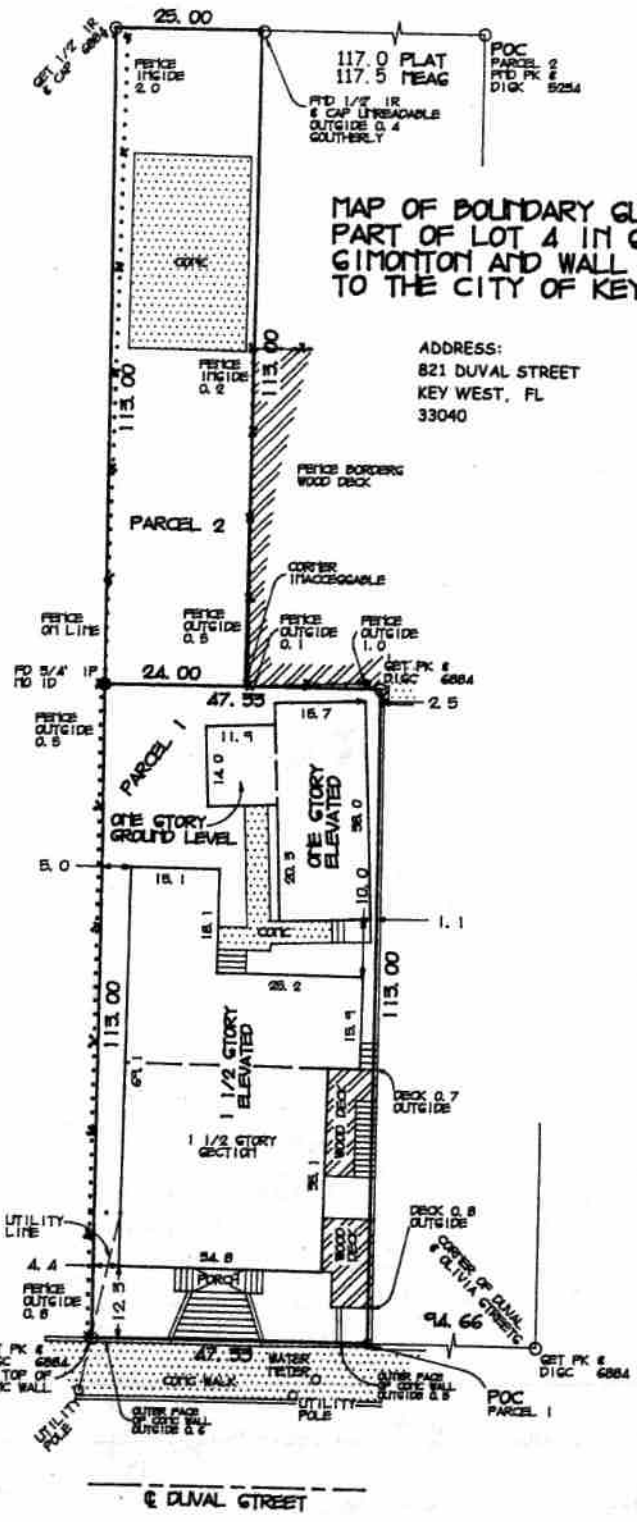
**CERTIFIED TO:**  
LAWRENCE R. DION and FLORENCE L. DION,  
husband and wife  
FIRST STATE BANK OF THE FLORIDA KEYS,  
its successors and/or assigns  
CHICAGO TITLE INSURANCE COMPANY  
SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD

**LEGAL DESCRIPTION:**  
**PARCEL 1:**  
On the Island of Key West, and known as William A. Whitehead's map of the said Island delineated in February, A. D. 1829, as part of Tract Four (4), now better described as a part of Lot Four (4) in Square Five (5) of Tract Four (4), according to Simonton and Wall's Addition to the City of Key West.  
Commencing at a point on Duval Street 94.66 feet from the corner of Duval and Olivia Streets, and running thence along the line of Duval Street in a Northwesterly (N.W./ly) direction 47.33 feet, more or less; thence at right angles in a Northwesterly direction 113 feet; thence at right angles in a Southeasterly direction 47.33 feet, more or less; thence at right angles in a Southwesterly (S.W./ly) direction 113 feet to the place of beginning.

**AND ALSO:**  
**PARCEL 2**  
On the Island of Key West and is part of Tract 4 according to William A. Whitehead's map of said Island delineated in 1829, but now better known as part of Lot 4, Square 5 of said Tract 4 according to Simonton and Wall's Addition recorded in Deed Book E of Page 245 of Monroe County Official Records and is more particularly described as follows:  
From the intersection of the Northwesterly line of Olivia Street and the Southwesterly line of Center Street go Northwesterly along the Southwesterly line of Center Street a distance of 117 feet to a point, which point is the point of beginning; thence continue Northwesterly along the Southwesterly line of Center Street a distance of 25 feet to a point; thence at right angles and Southwesterly a distance of 113 feet to a point; thence at right angles and Southeasterly a distance of 24 feet to a point; thence Northwesterly making a deflection angle of 89 degrees 30 minutes 45 seconds with the prolongation of the previously described course a distance of 113 feet back to the point of beginning.



NOTE: LEGAL DESCRIPTIONS HAVE BEEN PREPARED BY THE SURVEYOR OR UNDER REPRESENTATIVE THEREOF. RECORDING HAS NOT BEEN RECHECKED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ANY RECORDING ERRORS OR OMISSIONS BEEN IDENTIFIED OR CORRECTED. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DESCRIPTIONS.



SCALE 1" = 20'	A = CENTRAL ANGLE ASPH = ASPHALT C = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE CVRD = COVERED	DEAR = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT FND = FOUND FR = FINISHED FLOOR	R = IRON PIPE R = IRON ROD L = ARC LENGTH M = MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PFI = PERMANENT CONTROL POINT PL = PROPERTY LINE POS = POINT OF BEGINNING	POC = POINT OF COMMENCEMENT POR = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS RES = RESIDENCE	TYP = TYPICAL UEASE = UTILITY EASEMENT
-------------------	---	--	--	---	---	---

**BOUNDARY SURVEY**  
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 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLOOD ENDORSEMENT FORM 9, SUBPARAGRAPH 1 (B) (SETBACKS), 1 (B) (ENCROACHMENTS), AND (WHICH SECTIONS) SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

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

**ROBERT E. REECE, P.A.**  
PROFESSIONAL SURVEYOR  
AND MAPPER  
30677 OVERSEAS HIGHWAY  
BIG PINE KEY, FL 33043

PROJECT NO  
0102601

# Floor Plan

CONSUMPTION AREA:  
SQ. FT. CALCULATIONS:

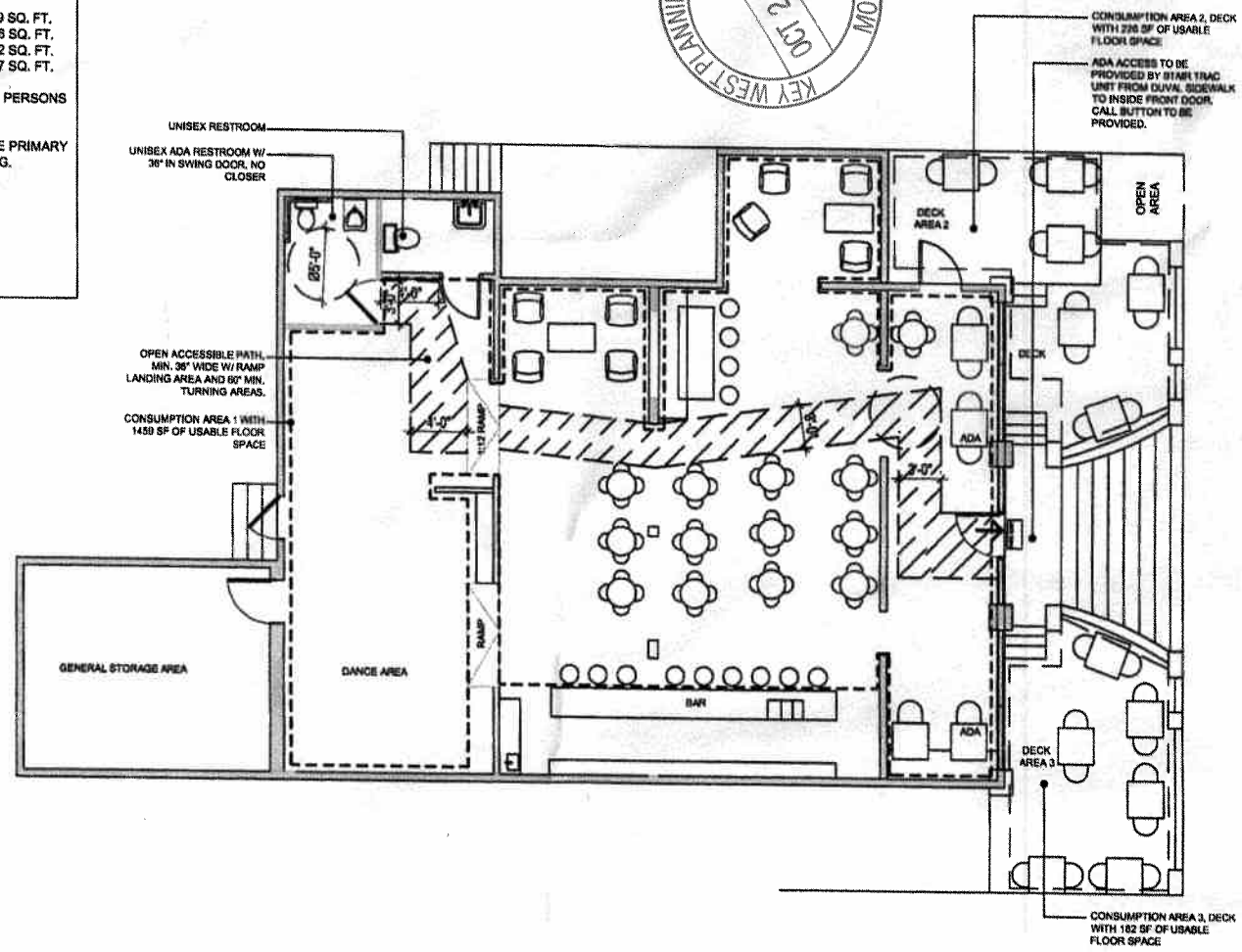
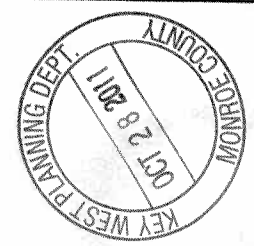
AREA 1	1459 SQ. FT.
AREA 2 DECK	228 SQ. FT.
AREA 3 DECK	182 SQ. FT.
TOTAL	1867 SQ. FT.

1867 SQ. FT. / 15 SQ. FT. PER PERSON = 124 PERSONS

AREA CALCULATIONS:  
AREAS INDICATED INCLUDE A MIN. 36" WIDE PRIMARY  
EGRESS PATH AS SHOWN ON THE DRAWING.

AREA 1	1459 SQ. FT.	PATRONS	87
AREA 2	228 SQ. FT.		15
AREA 3	182 SQ. FT.		12

TOTAL OCCUPANCY: 124  
OCCUPANCY REQUESTED: 120



Revisions:

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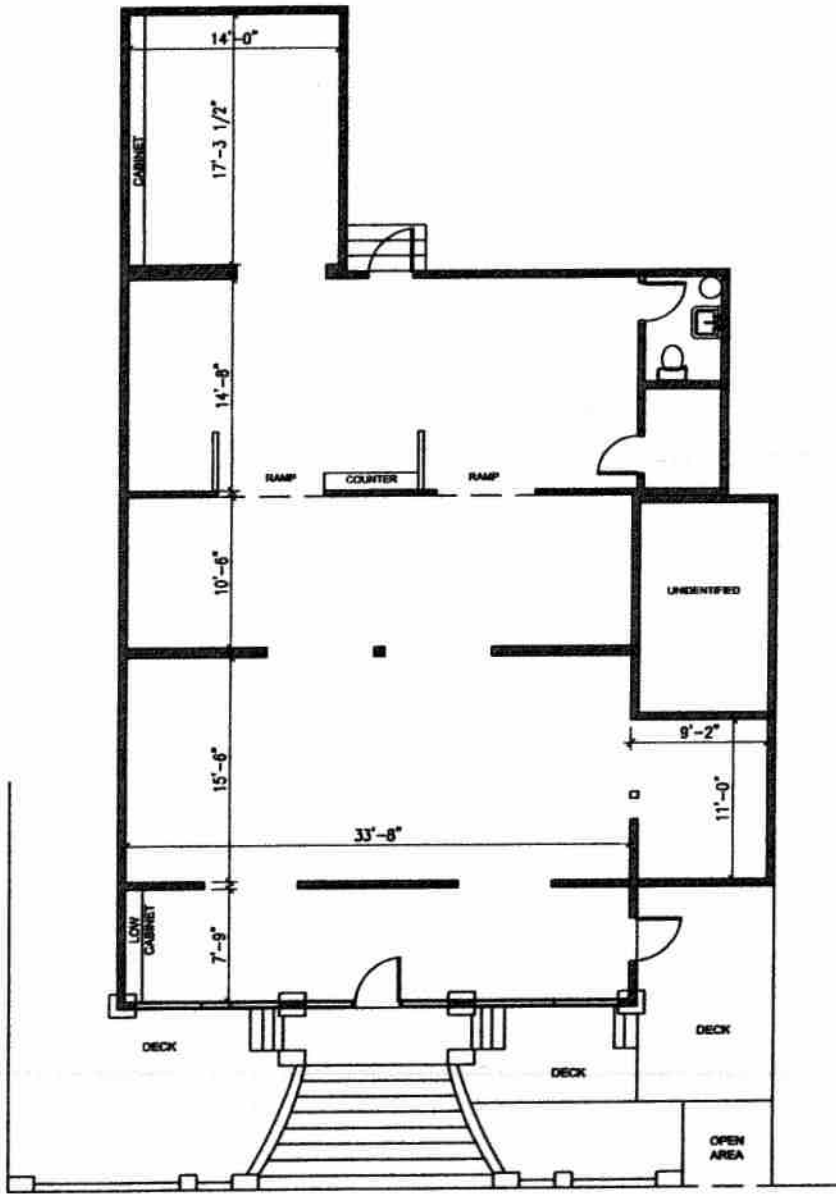
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**JAZZ BAR  
REMODELING PROJECT  
821 Duval Street  
Key West, FL**

Title:  
**PROPOSED FLOOR PLAN**

Sheet Number:  
**A2.1.1**  
Date: 11 OCT 2011

**1** PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0" (11 X 17)



1  
SK1 **EXISTING FLOOR PLAN**  
SCALE: 1/8"=1'-0" (11X17)

<b>SK1</b>	20101014	<b>COMMERCIAL SPACE</b> 821 Duval Street Key West, FL 33040	Drawn by <b>Craig Pennington</b> 305-294-8814
	14 OCT 10		
	-7-1-10 CAP		

# **DRC Minutes**



**Minutes of the Development Review Committee of the City of Key West**  
**August 25, 2011**  
**Approved – September 22, 2011**  
Page 3 of 6

---

There were not any additional Staff comments for the record.

There were no public comments.

- 4.** Special Exception - 821 Duval Street (RE# 00016820-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HRCC-3 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

Fran Gonzon presented the project described as an upper scale Ale House. The property is currently Wood Works on Duval.

Mr. Cunningham explained this item is just for the sale of alcohol at the location. A separate application will be necessary for the Conditional Use.

Ms. Torregrosa asked if there will be any changes to the exterior of the building and reminded the applicant a HARC application will be necessary for a sign and/or any exterior changes.

Ms. Nicklaus stated ADA compliance is required and reminded the applicant that a Building Permit will be necessary.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Special Exception Request."

There were not any additional Staff comments for the record.

There were no public comments.

- 5.** Variance -1210 Washington Street - (RE# 00041290-000000) - A variance request for an 8' fence in the rear and side yard of property located in the HMDR zoning district per Section 122-1183(d.)(1.) (c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Nicole Malo presented the project. Ms. Malo stated she has been working with the applicant for several months. Ms. Malo stated this item will also need to go to HARC. Ms. Malo asked for clarification from the owner on the setback dimension proposed for the side yard. Barrett Clisby the applicant responded stating he will supply the information requested.

Ms. Torregrosa stated she has a problem with the application. There is a HARC approval number given which is not for the fence. The HARC approval number needs to be removed since HARC has not approved an eight (8) foot tall fence.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Variance."

There were not any additional Staff comments for the record.

# **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
fax (305) 292-3501  
Website tested on Internet  
Explorer

**Our Website is currently undergoing maintenance. (GIS Mapping functionality is being upgrading.)**

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**Property Record View**

Alternate Key: 1017221 Parcel ID: 00016820-000000

**Ownership Details**

**Mailing Address:**  
DION RENTAL PROPERTIES LLC  
PO BOX 1209  
KEYWEST, FL 33041

**Property Details**

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 821 DUVAL ST KEY WEST  
**Legal Description:** KW PT LT 4 SQR 5 TR 4 OR319-121-122 OR1913-1698/1700 OR2471-2244D/C OR2471-2250/54

**Parcel Map (Click to open dynamic parcel map)**

### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	47	113	5,348.00 SF
100D - COMMERCIAL DRY	25	113	2,825.00 SF

### Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 1  
 Total Living Area: 2994  
 Year Built: 1923

### Building 1 Details

Building Type  
 Effective Age 17  
 Year Built 1923  
 Functional Obs 0

Condition E  
 Perimeter 251  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 23  
 Gmd Floor Area 2,234

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

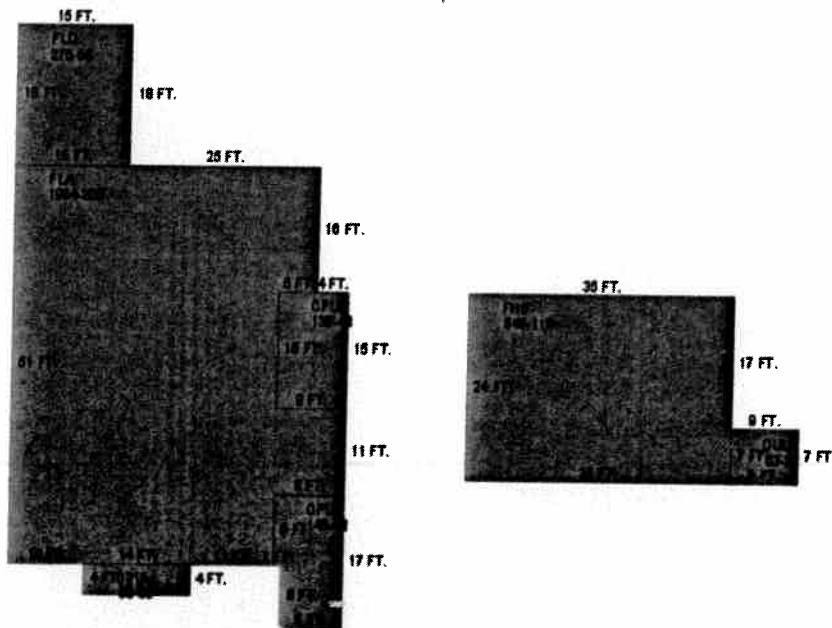
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					1,964

2	<u>OPU</u>	1	1996	56
3	<u>OPU</u>	1	1989	135
4	<u>FHS</u>	1	1989	840
5	<u>OUU</u>	1	1989	63
6	<u>FLD</u>	1	1998	270
7	<u>OPU</u>	1	1996	145

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3027	1 STY STORE-A	100	Y	Y
	3028	OPU	100	N	N
	3029	OPU	100	N	N
	3030	APTS-A	100	Y	Y
	3031	OUU	100	N	N
	3032	OFF BLDG 1 STY-A	100	Y	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
792	AB AVE WOOD SIDING	100

**Building 2 Details**

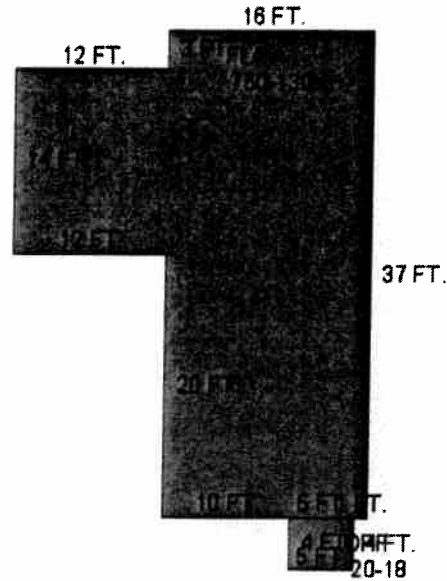
<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 500
<b>Effective Age</b> 13	<b>Perimeter</b> 130	<b>Depreciation %</b> 14
<b>Year Built</b> 1923	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 760
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> CONCR FTR
<b>Heat 1</b> FCD/AIR DUCTED	<b>Heat 2</b> NONE	<b>Bedrooms</b> 1
<b>Heat Src 1</b> ELECTRIC	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 0	<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
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1998	N Y	0.00	0.00	760
2	<u>OPF</u>		1	1998	N Y	0.00	0.00	20

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	192 SF	8	24	1996	1997	1	40
3	FN2:FENCES	928 SF	0	0	1995	1996	2	30
4	AC2:WALL AIR COND	1 UT	0	0	1995	1996	1	20
5	PT3:PATIO	133 SF	0	0	1995	1996	2	50
6	FN2:FENCES	305 SF	61	5	1996	1997	5	30

**Appraiser Notes**

PETITION KW 180-1997

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
17 05-4481	10/11/2005	12/31/2005	800	Commercial	EMERGENCY METER ENCLOSURE REPLACEMENT
13 A951737	05/01/1995	02/01/1996	9,000		ROOF
14 B952657	08/01/1995	02/01/1996	10,000	Commercial	DEMOLITION INTERIOR
1 B953563	10/01/1995	02/01/1996	2,500		DEMO/REPAIR FRONT
2 B953568	10/01/1995	02/01/1996	10,000	Commercial	RENOVATIONS
3 E953618	10/01/1995	02/01/1996	2,500	Commercial	ELECTRICAL
4 M954037	11/01/1995	02/01/1996	3,800	Commercial	MECHANICAL
5 P954128	11/01/1995	02/01/1996	1,200	Commercial	PLUMBING
6 9600498	01/01/1996	02/01/1996	1,000	Commercial	SIGN
7 9702482	08/01/1997	10/01/1997	3,200	Commercial	FRONT ENTRY STAIRS
15 9802334	07/24/1998	12/04/1998	800	Commercial	ELECTRICAL
16 9802536	09/03/1998	12/04/1998	24,000	Commercial	ONE STORY ADDITION, A/C
8 0002520	08/25/2000	11/02/2000	1,500	Commercial	PLUMBING
9 0104017	12/21/2001	08/16/2002	8,000	Commercial	PAINT INTERIOR
10 0200243	01/31/2002	08/16/2002	10,000		INSTALL CARPET
11 0103986	01/15/2002	08/16/2002	5,500		INTERIOR MODIFICATIONS
12 0201309	05/17/2002	08/16/2002	1,600		REPLACE AC

### 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
2010	370,283	5,267	925,143	1,300,693	1,300,693	0	1,300,693
2009	371,401	5,535	911,979	1,288,915	1,288,915	0	1,288,915
2008	379,344	5,786	1,521,349	1,906,479	1,906,479	0	1,906,479
2007	322,938	6,072	1,487,198	1,816,208	1,816,208	0	1,816,208
2006	316,287	6,373	600,818	1,101,201	1,101,201	0	1,101,201
2005	325,840	6,630	534,060	999,611	999,611	0	999,611
2004	333,245	6,930	367,351	999,611	999,611	0	999,611
2003	333,245	7,218	307,527	999,611	999,611	0	999,611
2002	236,358	7,486	307,527	999,611	999,611	0	999,611
2001	236,358	7,774	307,527	841,619	841,619	0	841,619
2000	260,553	2,808	270,091	819,888	819,888	0	819,888
1999	260,553	2,904	270,091	819,888	819,888	0	819,888
1998	185,671	6,439	270,091	515,745	515,745	0	515,745
1997	191,760	5,438	256,740	515,745	515,745	0	515,745
1996	88,672	4,608	256,740	382,012	382,012	0	382,012



1995	88,672	1,034	256,740	382,012	382,012	0	382,012
1994	88,672	1,071	256,740	361,906	361,906	0	361,906
1993	88,672	1,096	256,740	346,508	346,508	0	346,508
1992	88,672	1,134	256,740	346,546	346,546	0	346,546
1991	88,672	1,159	256,740	346,571	346,571	0	346,571
1990	88,672	1,196	208,916	298,784	298,784	0	298,784
1989	104,095	2,160	230,862	337,117	337,117	0	337,117
1988	95,662	1,920	194,790	292,372	292,372	0	292,372
1987	94,124	1,920	83,502	154,240	154,240	0	154,240
1986	94,539	1,920	81,088	149,038	149,038	0	149,038
1985	90,416	1,920	74,900	145,105	145,105	0	145,105
1984	65,447	0	71,690	137,137	137,137	0	137,137
1983	44,874	0	52,217	97,091	97,091	0	97,091
1982	45,660	0	40,750	86,410	86,410	0	86,410

## 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
6/2/2010	2471 / 2250	100	<u>QC</u>	<u>11</u>

This page has been visited 12,520 times.

Monroe County Property Appraiser  
Karl D. Borglum  
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 p.m., November 17, 2011 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:

**Conditional Use and Special Exception - 821 Duval Street (RE# 00016820-000000) - A request for a conditional use and special exception to the prohibition of alcoholic beverage sales within 300 feet of a church to operate a bar and lounge at property located within the HRCC-3 zoning district, pursuant to Sections 122-748 (9) and 18-28 (b)(2) of the Code of Ordinances of the City of Key West.**

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

**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

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

**Request:** Conditional Use and Special Exception - 821 Duval Street (RE# 00016820-000000) - A request for a conditional use and special exception to the prohibition of alcoholic beverage sales within 300 feet of a church to operate a bar and lounge at property located within the HRCC-3 zoning district, pursuant to Sections 122-748 (9) and 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

<b>Applicant:</b>	Wood Works on Duval LLC	<b>Owner:</b>	Dion Rental Properties, LLC
<b>Project Location:</b>	821 Duval	<b>Date of Hearing:</b>	Thursday, November 17, 2011
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Cowart at [ccowart@keywestcity.com](mailto:ccowart@keywestcity.com) .**

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

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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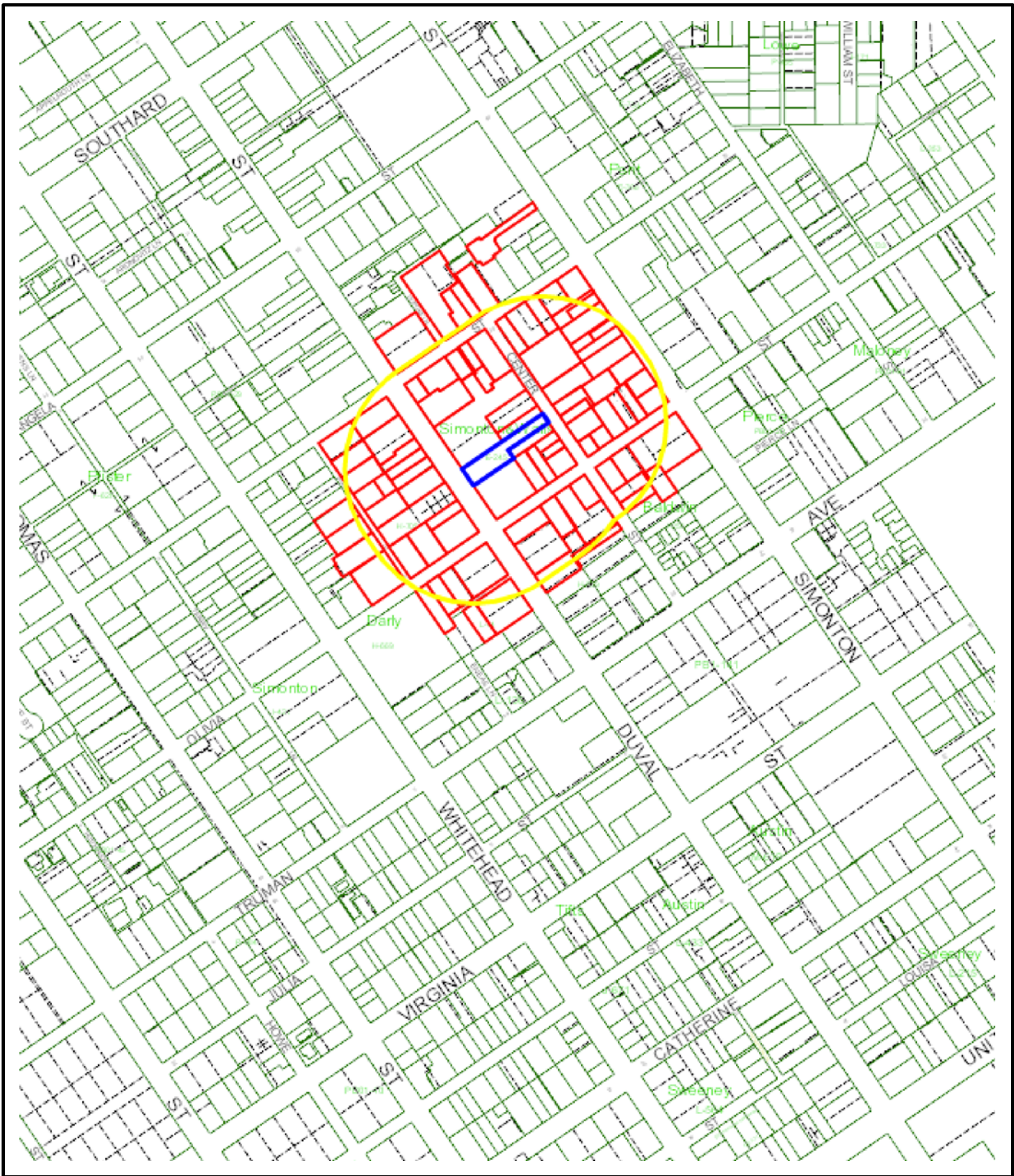
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# Monroe County, Florida

Printed: Nov 08, 2011

## 821 Duval

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



	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1	FILASKI VINCENT AND FLORENCE	131 SAINT JOHNS RD		RIDGEFIELD	CT	06877-5524	
2	TODD ROBERT A AND MARY JANE	1304 ELIZA ST		KEY WEST	FL	33040-3424	
3	DION RENTAL PROPERTIES LLC	PO BOX 1209		KEY WEST	FL	33041	
4	511 OLIVIA STREET LLC	517 TRUMAN AVE		KEY WEST	FL	33040-3173	
5	GEORGIA/CAROLINA I & D LLC	1215 VARELA ST		KEY WEST	FL	33040	
6	CONCH INVESTORS III LLC	12087 LANDON DR		MIRA LOMA	CA	91752-4004	
7	ALCOBER ELDA	380 MOUNTAIN RD APT 812		UNION CITY	NJ	07087-7305	
8	MENDOLA CHARLES AND BIQUETTE	2601 S ROOSEVELT BLVD	APT 210A	KEY WEST	FL	33040	
9	HEPBURN EMILY B ESTATE	821 SHAVERS LN		KEY WEST	FL	33040	
10	SAINT PETER'S EPISCOPAL CHURCH OF KW FL INC	800 CENTER ST		KEY WEST	FL	33040	
11	HARRIS CLAUDE F JR	830 SIMONTON ST		KEY WEST	FL	33040-7446	
12	DIXON CHARLES AND CLEARE GEORGE	256 AUMOE RD		KAILUA	HI	96734	
13	WHALEN BERNARD	2050 CHEROKEE RD		MACOMB	IL	61455	
14	BEAVER DENNIS A LIVING TRUST DTD 6/6/03	1207 WHITEHEAD ST		KEY WEST	FL	33040	
15	CLEMENS KAREN	225-227 PETRONIA ST		KEY WEST	FL	33040	
16	WOO PATRICIA ERNST REV LIV TRUST AMD 02/27/09	1919 HICKORY ST		ST LOUIS	MO	63104	
17	BITON YORAM AND COURTNEY	3714 FLAGLER AVE		KEY WEST	FL	33040	
18	FLETCHER JAMES C JR	1038 QUARRIER ST		CHARLESTON	WV	25301	
19	ORTEGA EVELYN A LIV TR 10/30/2008	1418 ROSE ST		KEY WEST	FL	33040	
20	WALTERS CHARLES D AND STEPHANIE A	525 DUPONT LN		KEY WEST	FL	33040	
21	SOBELMAN WALTER AND HILDA	526 PETRONIA STREET		KEY WEST	FL	33040	
22	801 BOURBON INC	1013 TRUMAN AVE		KEY WEST	FL	33040	
23	KNOWLES PATRICIA A AND STEVE JR	813 SHAVERS LN		KEY WEST	FL	33040	
24	KAMRADT RICHARD	815 DUVAL ST		KEY WEST	FL	33040-7405	
25	RYDER PETER E ESTATE	523 PETRONIA ST		KEY WEST	FL	33040-7440	
26	GARCIA GREGORIO AND ISABEL	820 SIMONTON ST		KEY WEST	FL	33040	
27	ORTEGA EVELYN A LIV TR 10/30/08	1418 ROSE ST		KEY WEST	FL	33040	
28	HARMON DENISE	PO BOX 370012		KEY LARGO	FL	33037-0012	
29	CABANAS JUANITA C	1111 SUNSET DR		CORAL GABLES	FL	33143	
30	GARDNER PAUL W AND DIANA L	126 SPOONBILL POINT CT		ST AUGUSTINE	FL	32080-5393	
31	DOSTAL RICHARD	210 TRUMAN AVE		KEY WEST	FL	33040	
32	LORDITCH JOSEPH L	2818 TERN DR	UNIT 15	OCEAN CITY	MD	21842	
33	OCEAN BLUE COMMERCIAL HOLDINGS	824 DUVAL ST		KEY WEST	FL	33040-7406	
34	CALDERWOOD STEVEN G	812 SIMONTON ST (REAR)		KEY WEST	FL	33040	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35	FORD KATHLEEN	2801 STAPLES AVE		KEY WEST	FL	33040-4040	
36	MAISON SUR DUVAL CONDOMINIUM	824-826 DUVAL ST		KEY WEST	FL	33040	
37	TEETS JOHN AMD AND REINST TRUST 01/2/2008 T/C	827 CENTER ST		KEY WEST	FL	33040	
38	GARCIA MANUEL E AND ANITA	30 EVERGREEN AVE		KEY WEST	FL	33040	
39	GARCIA MANUEL	30 EVERGREEN AVE		KEY WEST	FL	33040	
40	LANCASTER JAMES R LIVING TRUST 5/28/2010	515 PETRONIA ST		KEY WEST	FL	33040-7440	
41	MYAING RAMON T AND MARTHA E	20315 ROSETHORN AVE		GAITHERSBURG	MD	20882	
42	AKERS ROGER W	HCR 62 BOX 42		RATON	NM	87740	
43	MALSIN ELAINE 2006 REV TRUST 09/18/2006	522 PETRONIA ST		KEY WEST	FL	33040	
44	ERNST ELAINE W REV TR 08/04/80	1919 HICKORY ST		ST LOUIS	MO	63104	
45	LAWSON LESTER AND HERTISCINE FAMILY TR	2731 WRIGHT AVE		PINOLE	CA	94564-1075	
46	CONDON LINDA KIEL	817 CENTER ST		KEY WEST	FL	33040	
47	MCMILLIN KAY ANN	1007 VON PHIOSTER ST		KEY WEST	FL	33040	
48	CLARK ARTHUR ROY AND FRANKIE MAE	821 CENTER ST		KEY WEST	FL	33040	
49	SPAGNOLO PHILIP JR	136 WAVERLY PL	STE 5B	NEW YORK	NY	10014-6822	
50	418-422 PETRONIA ST LLC	728 DUVAL ST STE 206		KEY WEST	FL	33040-7400	
51	CLARKE CAMILLA	11215 SW 138TH ST		MIAMI	FL	33176	
52	NEWMAN-MARINE KEY WEST LLC	4967 E 1150 N		WOLCOTTVILLE	IN	46795	
53	VAN STEELANDT NAOMI	916 CENTER ST		KEY WEST	FL	33040	
54	GARCIA ISABEL HERNANDEZ	820 SIMONTON ST		KEY WEST	FL	33040	
55	BAUMLER THOMAS AND MARUEEN	19856 E UNION DR		AURORA	CO	80015	
56	GOSSWEILER PATRICK	816 DUVAL ST		KEY WEST	FL	33040	
57	GOLDSTEIN WALTER LIVING TRUST 1990 DTD 11/29/1990	815 DUVAL ST		KEY WEST	FL	33040-7405	
58	SEPULVEDA ZAIRA	P O BOX 1614		KEY WEST	FL	33041	
59	KW LLC	PO BOX 21182		SARASOTA	FL	34276-4182	
60	CABANAS GEORGE	904C SIMONTON ST		KEY WEST	FL	33040	
61	SAWYER ELVIRA V	818 SHAVERS LN		KEY WEST	FL	33040	
62	CABANAS GEORGE JR	526 OLIVIA ST		KEY WEST	FL	33040-7471	
63	KEY WEST HOSPITALITY INS LLC	913 DUVAL ST		KEY WEST	FL	33040	
64	MATHIES DELORES	522 OLIVIA ST		KEY WEST	FL	33040	
65	800 SIMONTON LLC	800 SIMONTON ST		KEY WEST	FL	33040	
66	PLA STEPHEN E ESTATE	415 OLIVIA ST		KEY WEST	FL	33040	
67	SAWYER ELVIRA V	818 SHAVERS LN		KEY WEST	FL	33040	
68	913 DUVAL ST LLC	913 DUVAL ST		KEY WEST	FL	33040	

	<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
69	903 DUVAL LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
70	STUART DAVID SULLINS III TRUST 05/06/2009	3756 LAKE ST		FORT MYERS	FL	33901-7935	
71	NESS STEVEN ELLIOTT	524 OLIVIA ST		KEY WEST	FL	33040-7471	
72	COWARD NANCY REVOCABLE TRUST	1316 LAIRD ST		KEY WEST	FL	33040	
73	901 DUVAL STREET INC	526 DUVAL ST		KEY WEST	FL	33040	
74	KEHOE GERALD F AND ELIZABETH J	66 BAY DR		KEY WEST	FL	33040-6115	
75	TIKAL REAL ESTATE HOLDING II LLC	P O BOX 1778		KEY WEST	FL	33041	
76	BROWN JEAN E	13326 TOWNE AVE		LOS ANGELES	CA	90061-2252	
77	CLARKE OSSIE MAE	416 OLIVIA ST		KEY WEST	FL	33040	
78	TRANSITIRE INC	1419 REYNOLDS ST		KEY WEST	FL	33040	
79	O'NEIL BRIAN S AND SUZANNE	PO BOX 199		TAVERNIER	FL	33070	





Wood Works  
ON DUVAL

821

Wood Works  
ON DUVAL

Public  
Meeting  
Notice