

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



To: Chairman and Planning Board Members

Through: Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: February 4, 2015

Agenda Item: **Variance – 906 Georgia Street (RE # 00024510-000000; AK # 1025305)** – A request for variance to rear yard setback in order to install a covered porch over a portion of an existing deck and pool area on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is seeking a variance in order to install a 356 square foot covered porch over a portion of an existing deck and pool area.

Applicant: Jennifer Reed / William Rowan Architecture

Property Owner: Lucy Buffett

Location: 906 Georgia Street (RE # 00024510-000000; AK # 1025305)

Zoning: Historic Medium Density Residential (HMDR) zoning district



Background/Request:

The existing non-conforming residential structure is located within the side and rear yard setbacks. The property is located within the Key West Historic District and is considered a contributing structure. The property received a variance in 2005 for the relocation and conversion of an existing rear garage into habitable space via Board of Adjustment Resolution No. 05-385.

The applicant is proposing to install a 356 square foot covered porch over a portion of an existing deck and pool area in order to protect from falling fruits from an adjacent protected Sapodilla Tree. The applicant has worked closely with the Fire Marshall’s office, Building Official and the Urban Forester since the DRC and has made changes regarding the placement of the proposed covered roof. The applicant is currently using a temporary canvas cover which helps prevent some but not all of the falling fruit from landing onto the existing deck and pool.

Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum Height	30 feet	16 feet	16 feet	-
Minimum lot size	4,000 SF	5,850 SF	No change	-
Maximum density	16 dwelling units per acre	1 unit	No change	-
Maximum floor area ratio	1.00	n/a	n/a	-
Maximum building coverage	40%	31% (1,824 sf)	37% (2,180 sf)	-
Maximum impervious surface	60%	44% (2,560 sf)	49% (2,916 sf)	-
Minimum open space	35%	45% (2,648 sf)	No change	-
Minimum front setback	10 feet	23.2 feet	No change	-
Minimum street side setback	7.5 feet	14.7 feet	No change	-
Minimum left side setback	7.5 feet	3.1 feet	No change	BOA Resolution No. 05-385
Minimum rear setback	15 feet	11.4 feet	5 feet	Variance Rqd

Process:

Development Review Committee Meeting: October 23, 2014
Planning Board Meeting: January 15, 2015 (no quorum)
HARC: TBD

Analysis – Evaluation for Compliance with the Land Development Regulations:

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

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved**

and which are not applicable to other land, structures or buildings in the same zoning district.

The existing conditions of the primary structure pre-date the dimensional requirements of the current LDRs, and therefore is legally non-conforming to some dimensional requirements in the HMDR Zoning District. The location of the protected Sapodilla Tree predate the building, decking and pool. Therefore, the falling fruit off the Sapodilla Tree onto the decking, pool and homeowner do not constitute special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

NOT IN COMPLIANCE.

- 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 install a covered porch over a portion of an existing deck and pool area is generated from specific actions initiated by the applicant.

NOT IN COMPLIANCE.

- 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, installing a covered rear porch would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

- 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 limited use of the backyard without the approval of the variance due to falling fruits from the protected Sapodilla Tree. However, denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HMDR Zoning District. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

- 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 applicant would have reasonable use of the land and building without the variance. However, it is the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

- 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.

IN COMPLIANCE.

- 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.

IN COMPLIANCE.

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:

- 1. 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 variance requested.

- 2. 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 variances 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 signed and sealed January 7, 2015 by William Rowan, Professional Architect. No approval granted for any other work or improvements shown on the plans other than the installation of a 356 square foot covered porch over a portion of an existing deck and pool area.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area shall be protected during construction. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

4. Roof gutter downspouts shall be directed back onto property.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO REAR YARD SETBACK ON PROPERTY LOCATED AT 906 GEORGIA STREET (RE # 00024510-000000; AK # 1025305) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-600(6)C. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant is proposing to install a 356 square foot covered porch over a portion of an existing deck and pool area in order to protect from falling fruits from an adjacent protected Sapodilla Tree at 906 Georgia Street (RE # 00024510-000000; AK # 1025305); and

WHEREAS, the property is located within the Key West Historic District and the existing residence is considered a contributing structure; and

WHEREAS, Section 122-600(6c) 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 rear yard setback is 15 feet; and

WHEREAS, the existing rear yard setback is 11.4 feet and the applicant requests a variance to the proposed rear yard setback of 5 feet; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 4, 2015; 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,

_____ Chairman
_____ Planning Director

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 variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds 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; 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 variance to rear yard setback in order to install a 356 square foot covered porch over a portion of an existing deck and pool area on property located at 906 Georgia Street (RE # 00024510-000000; AK # 1025305) in the HMDR Zoning District pursuant to Sections 90-395 and 122-600(6)c. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed January 7, 2015 by William Rowan, Professional Architect. No approval granted for any other work or improvements shown on the plans other than the installation of a 356 square foot covered porch over a portion of an existing deck and pool area.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area shall be protected during construction. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

4. Roof gutter downspouts shall be directed back onto property.

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

property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to 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 4th day of February 2015.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Kevin Bond, AICP, Acting Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application



Application For Variance

City of Key West, Florida • Planning Department

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

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: 906 Georgia Street, Key West, FL 33040

Zoning District: HHDR Real Estate (RE) #: 00024510-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: JENNIFER REED

Mailing Address: 6475 2nd Street Unit C

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-509-3435 Office: 305-394-5537 Fax: 305-768-0628

Email: theannexkw@gmail.com

PROPERTY OWNER: (if different than above)

Name: LUCY BUFFETT

Mailing Address: 906 Georgia Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-7857 Office: _____ Fax: _____

Email: shannonkw@aol.com

Description of Proposed Construction, Development, and Use: PLEASE SEE ATTACHED

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

Rear setback variance: 11.4 (existing); 5' (proposed) PLEASE SEE ATTACHED

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

If yes, please describe and attach relevant documents: _____

ATTACHMENT TO Page 1.

Description of Proposed Construction, Development, Use:

Owner proposes to install a protective framed cover over an existing wood deck in the rear of her property. The framed cover will have dimensions of 15'10" x 22'6.5" and will serve to protect the Owner and her guests from the perils of falling fruits of the adjacent Sapadilla tree. All footers and supports will be outside of the tree's root system, and the structure will not interfere with the tree branches or overhang. Though no issues are anticipated with storm drainage, additional swale will be installed to accommodate additional coverage. Coverage shall remain within allowable percentages.

List and describe the specific variance being requested pursuant to code Section 90-398:

Rear setback: 15' (allowed); 11.4' (existing); 5' (proposed)

This setback variance will allow the deck cover to protect the majority existing deck area that is in the direct path of the falling fruit, while still allowing fire access, as requested by the Fire Marshall's office.

The property will remain within allowable building coverages, impervious ratios, and heights.

City of Key West • Application for Variance

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

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X			
Size of Site	5,850 SF			
Height	35'	16'	16'	
Front Setback	10'	23.2'	23.2'	
Side Setback	N/A			
Side Setback	7.5'	3.1'	3.1'	
Street Side Setback	7.5'	14.7'	14.7'	
Rear Setback	15'	11.4'	5.0'	*
F.A.R	N/A			
Building Coverage	40% (2340 SF)	31% (1824 SF)	37% (2180 SF)	
Impervious Surface	60% (3510 SF)	44% (2560 SF)	49% (2916 SF)	
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	20% (1170 SF)			
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

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

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

Standards for Considering Variances

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

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

Special conditions exist. This property has a tree which is protected and cannot be disturbed, however the tree canopy overhangs the existing deck that surrounds the pool, and the tree is continuously dropping fruit onto this area of outdoor living space. The tree cannot be removed and this area of the property cannot be utilized as intended without protection that extends as proposed.

Were these unique circumstances not present, there would not be need for the variance request.

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

Both the tree and the pool/deck were existing prior to the current Owner's interest in the property, as such, this situation was not created by the Owner in any way.

(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.

There are no special privileges conferred by the granting of the proposed variance. The proposed renovation will allow the Owner to use her outside pool and deck in a safe and normal manner.

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

Hardship conditions exist and are unique to this property & situation. The Owner purchased the property intending that she and her guests would enjoy the existing outdoor deck and pool, only to find that the Sapadilla tree prevented this. Granting this variance will allow the Owner to install the cover over her deck and begin enjoying her property as she had anticipated at the time of purchase.

(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.

This request is for minimal variances. The proposed deck cover will protect only areas affected by the tree's falling fruit. It is a minimal amount to prevent slips on fallen fruit and to protect people and property from the impact of falling fruit.

City of Key West • Application for Variance

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.

This variance will not be injurious to the public welfare. In fact, it has been redesigned with public welfare in mind. Designers have consulted with the Fire Marshall and have re-designed the cover to allow needed access. The protected tree is being fully preserved with no interference, and HARC has been consulted to ensure the project meets guidelines.

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

Existing nonconforming use of other properties is not a basis for the merits of this request.

The conditions present are unusual and unique to this property and situation.

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

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Jennifer Reed, 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:

906 Georgia Street, Key West, FL 33024
Street address of subject property

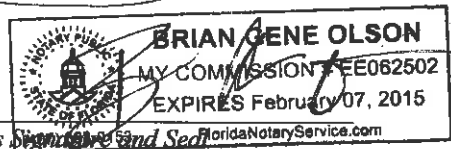
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

Jennifer Reed
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9-25-14 by
date

Jennifer Reed
Name of Authorized Representative

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



Notary's Signature and Seal

Brian Olson
Name of Acknowledger typed, printed or stamped

EE062502
Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Brian Dunn, 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:

906 Georgia Street
Street address of subject property

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

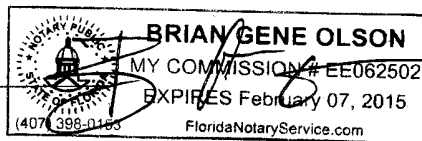

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10/16/14 by _____
date

Brian Dunn
Name of Authorized Representative

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

Notary's Signature and Seal



BRIAN OLSON
Name of Acknowledger typed, printed or stamped

EE062502
Commission Number, if any

Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, LUCY BUFFETT authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Jennifer Reed
Please Print Name of Representative

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

[Signature]
Signature of Owner

N/A
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 9-25-14 by
date

VICTOR MUSMANNO , LUCY BUFFETT (OWNER)
Name of Authorized Representative Notary

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



VICTOR H MUSMANNO II
MY COMMISSION # EE 136123
EXPIRES: October 5, 2015
Bonded Thru Budget Notary Services

Notary's Signature and Seal

[Signature]

Name of Acknowledger typed, printed or stamped

136123
Commission Number, if any

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, LUCY BUFFETT authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

BRIAN DUNN (DRC MEETING)
Please Print Name of Representative

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

Lucy Buffett
Signature of Owner

N/A
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 9-25-14 by
date

VICTOR MUSMANNO, LUCY BUFFETT (OWNER)
Name of Authorized Representative Notary

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



VICTOR H MUSMANNO II
MY COMMISSION # EE 136123
EXPIRES: October 5, 2015
Bonded Thru Budget Notary Services

Notary's Signature and Seal

VM

Name of Acknowledger typed, printed or stamped

136123

Commission Number, if any

Deed

Prepared by and return to:

Barton W Smith, Esq.

Administrator

Barton Smith, P.L.

624 Whitehead Street

Key West, FL 33040

305-296-7227

File Number: 2012-109

Will Call No.:

Parcel Identification No. 00024510-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 14th day of November, 2012 between William J. and Linda S. Klipp Investments, LLC, a Wyoming limited liability company whose post office address is 1209 Petronia Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Gumbo Love, LLC, an Alabama limited liability company whose post office address is 200 E 25th Avenue, Gulf Shores, AL 36542 of the County of Baldwin, State of Alabama, grantee*,

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

On the Island of Key West, and is part of Tract Seven (7) according to William A. Whitehead's Map of the City of Key West, delineated in February A. D. 1829, and more particularly described as follows: Lot Six (6) and part of Lot Seven (7) in Square One (1) of Tract Seven (7) according to W. C. Maloney's diagram of said Tract Seven (7) recorded in Plat Book 1, Page 22, Monroe County, Florida Records. COMMENCING at the corner of Olivia and Georgia Streets and running thence along said Olivia Street in a Southwesterly direction Ninety (90) feet; thence at right angles in a Southeasterly direction Sixty-five (65) feet; thence at right angles in a Northeasterly direction Ninety (90) feet to Georgia Street; thence at right angles in a Northwesterly direction along Georgia Street Sixty-five (65) feet to Place of Beginning. ALSO A parcel of land on the Island of Key West, and is part of Lot 5, in Square 1, of Tract 7, according to W. C. Maloney's Diagram of said Tract 7 as recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Georgia Street with the SE'ly right of way line of Olivia Street and run thence SE'ly along the SW'ly right of way line of the said Georgia Street for a distance of 65.0 feet; thence SW'ly and at right angles for a distance of 90.00 feet; thence NW'ly and at right angles for a distance of 0.75 feet to the SE'ly face of an existing frame garage, said point also being the Point of Beginning; thence continue NW'ly along the previously mentioned course for a distance of 9.30 feet to the NW'ly face of said garage; thence SW'ly and at right angles along the NW'ly face of said garage for a distance of 0.65 feet; thence SE'ly and at right angles along the SW'ly face of said garage for a distance of 9.30 feet; thence NE'ly and at right angles along the SE'ly face of said garage for a distance of 0.65 feet back to the Point of Beginning.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

William J. and Linda S. Klipp Investments, LLC, a
Wyoming limited liability company

Richard McChesney
Witness Name: Richard McChesney

By: *William J. Klipp*
William J. Klipp, Manager

Gregory Oropeza
Witness Name: Gregory Oropeza

By: *Linda S. Klipp*
Linda S. Klipp, Manager

Richard McChesney
Witness Name: Richard McChesney

Gregory Oropeza
Witness Name: Gregory Oropeza

State of Florida
County of Monroe

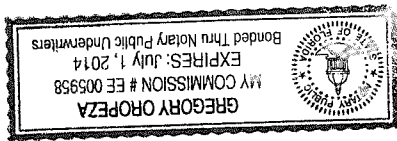
The foregoing instrument was acknowledged before me this 14th day of November, 2012 by William J. Klipp, Manager and Linda S. Klipp of William J. and Linda S. Klipp Investments, LLC, a Wyoming limited liability company, on behalf of said firm. They are personally known or have produced a driver's license as identification.

[Notary Seal]

Gregory Oropeza
Notary Public

Printed Name: _____

My Commission Expires: _____





[Home](#) [Government Records](#) [Business Entities](#) [Search](#) [Details](#)

Business Entity Details

GUMBO LOVE, LLC	
Entity ID Number	053 - 809
Entity Type	Domestic Limited Liability Company
Principal Address	Not Provided
Principal Mailing Address	Not Provided
Status	Exists
Place of Formation	Baldwin County
Formation Date	4-25-2012
Registered Agent Name	BUFFETT, LUCY
Registered Office Street Address	200 EAST 25TH AVENUE GULF SHORES, AL 36542
Registered Office Mailing Address	200 EAST 25TH AVENUE GULF SHORES, AL 36542
Nature of Business	ANY LAWFUL ACT
Capital Authorized	
Capital Paid In	
Managers	
Manager Name	BUFFETT, LUCY
Manager Street Address	200 EAST 25TH AVENUE GULF SHORES, AL 36542
Manager Mailing Address	200 EAST 25TH AVENUE GULF SHORES, AL 36542
Organizers	
Organizer Name	BUFFETT, LUCY
Organizer Street Address	200 EAST 25TH AVENUE GULF SHORES, AL 36542
Organizer Mailing Address	200 EAST 25TH AVENUE GULF SHORES, AL 36542
Scanned Documents	
Click here to purchase copies.	
Document Date / Type / Pages	5-4-2012 Articles of Formation 3 pgs.

[Browse Results](#)

[New Search](#)

P.O. Box 5616
Montgomery, AL 36103-5616

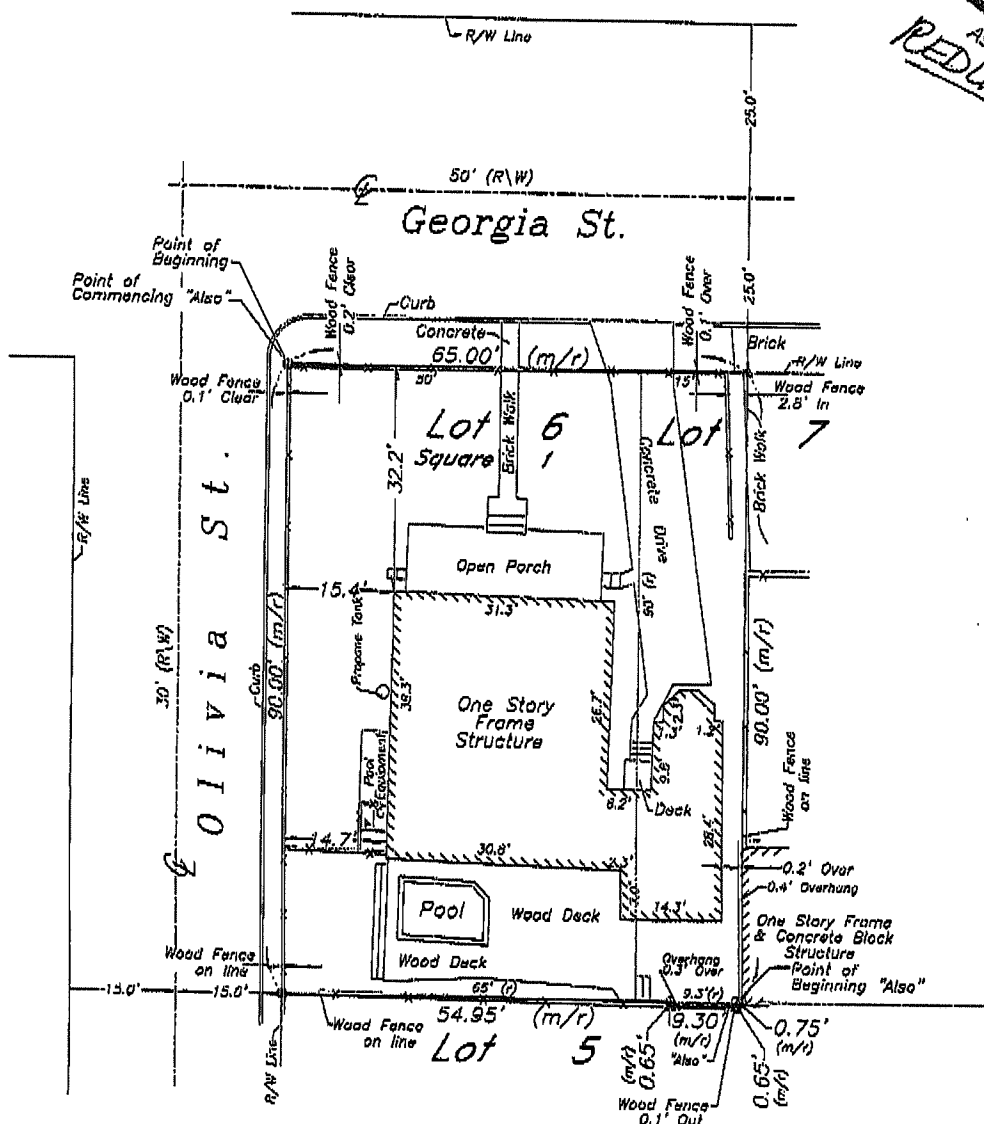
[Alabama Directory](#) | [Media](#) | [Online Services](#) | [Alabama.gov](#)
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Phone: (334) 242-7200
Fax: (334) 242-4993

Survey

Boundary Survey Map of Lot 6, and part of Lots 5 & 7,
Square 1, Tract 7, Island of Key West

1" = 20'
Assumed
REDUCED



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PBM #8280
3430 Duck Ave., Key West, FL 33040
(305) 206-7422 FAX (305) 206-2244

Boundary Survey Report of Lot 6, and part of Lots 5 & 7,
Square 1, Tract 7, Island of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 906 Georgia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: November 12, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, and is part of Tract Seven (7) according to William A. Whitehead's Map of the City of Key West, delineated in February A.D. 1829, and more particularly described as follows:

Lot Six (6) and part of Lot Seven (7) in Square One (1) of Tract Seven (7) according to W.C. Maloney's diagram of said Tract Seven (7) recorded in Plat Book 1, Page 22, Monroe County, Florida Records. Commencing at the corner of Olivia and Georgia Streets and running thence along said Olivia Street in a Southwesterly direction Ninety (90) feet; thence at right angles in a Southeasterly direction Sixty-Five (65) feet; thence at right angles in a Northeasterly direction Ninety (90) feet to Georgia Street; thence at right angles in a Northwesterly direction along Georgia Street Sixty-Five (65) feet to the Place of Beginning.

ALSO

A parcel of land on the Island of Key West, and is part of Lot 5, in Square 1, of Tract 7, according to W.C. Maloney's Diagram of said Tract 7 as recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection of the SW'y right of way line of Georgia Street with the SE'y right of way line of Olivia Street and run thence SE'y along the SW'y right of way line of the said Georgia Street for a distance of 65.0 feet; thence SW'y and at right angles for a distance of 90.00 feet; thence NW'y and at right angles for a distance of 0.75 feet to the SE'y face of an existing frame garage, said point also being the Point of Beginning; thence continue NW'y along the previously mentioned course for a distance of 9.30 feet to the NW'y face of said garage; thence SW'y and at right angles along the NW'y face of said garage for a distance of 0.65 feet; thence SE'y and at right angles along the SW'y face of said garage for a distance of 9.30 feet; thence NE'y and at right angles along the SE'y face of said garage for a distance of 0.65 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Gumbo Love, LLC;
Barton Smith, P.L.;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

November 12, 2012

Sheet Two of Two Sheets

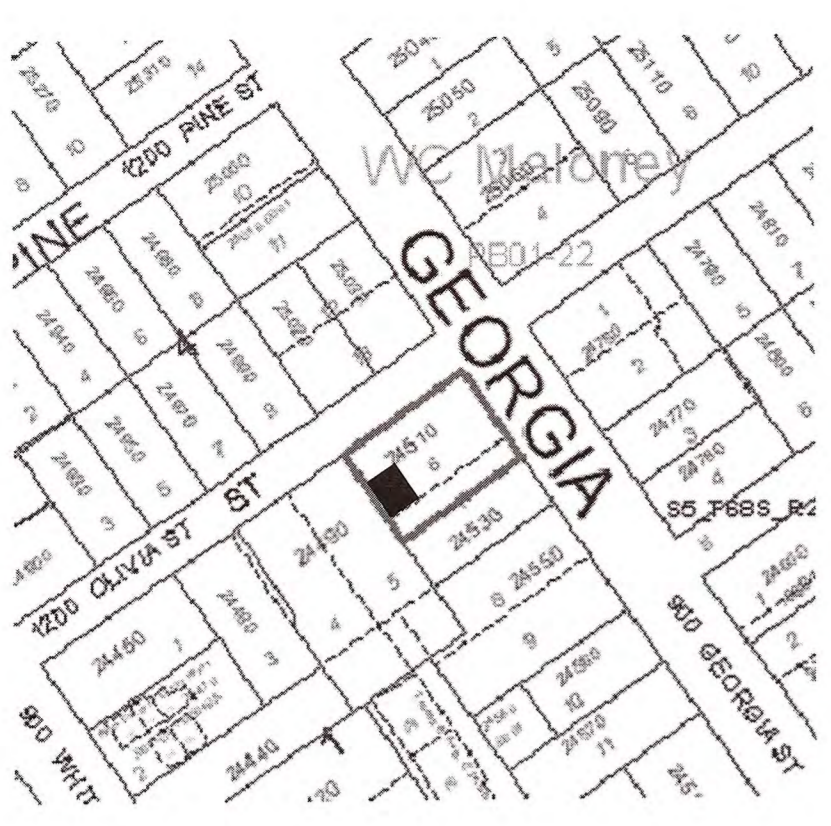
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
P.S.M. #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

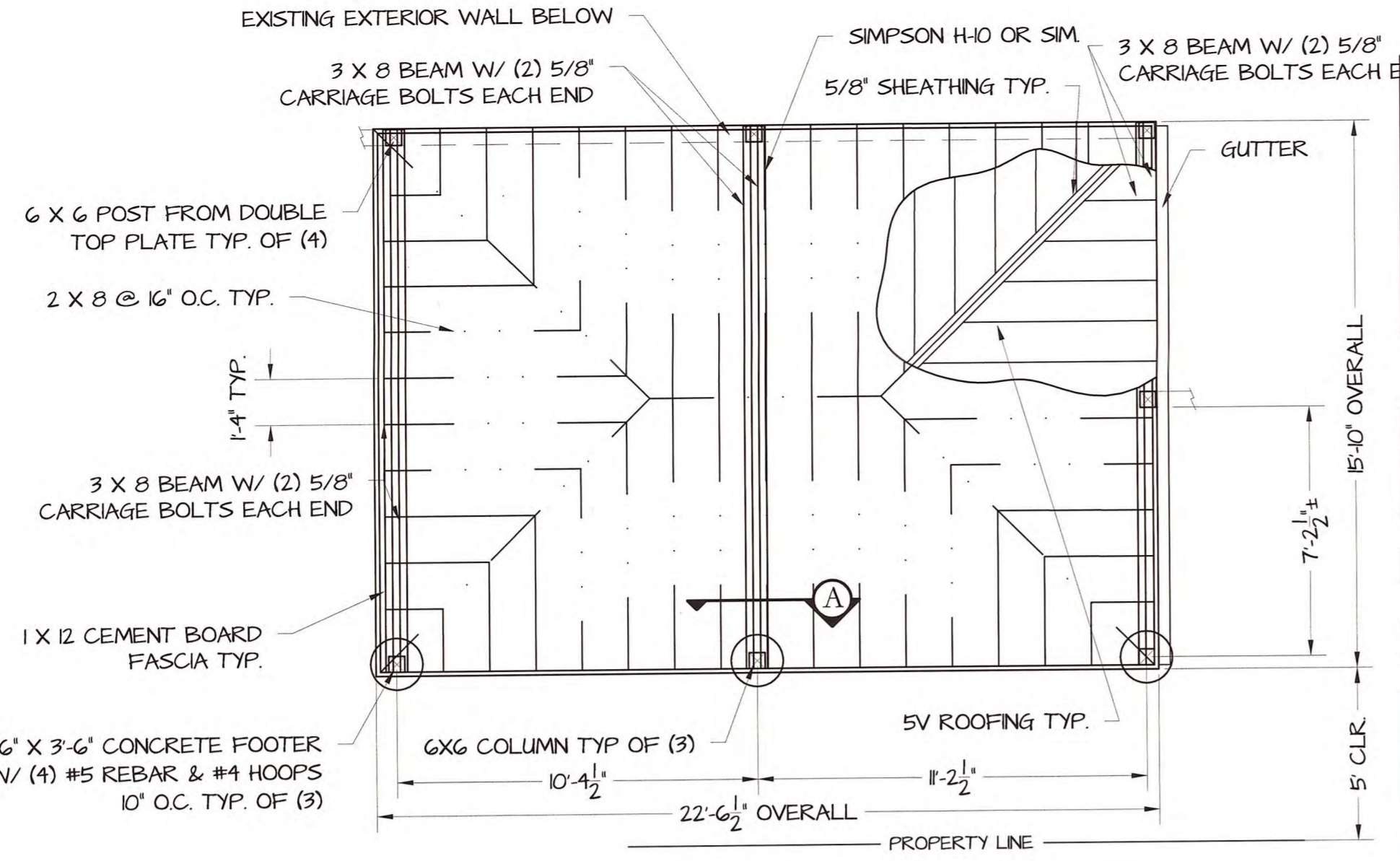
Site Plans



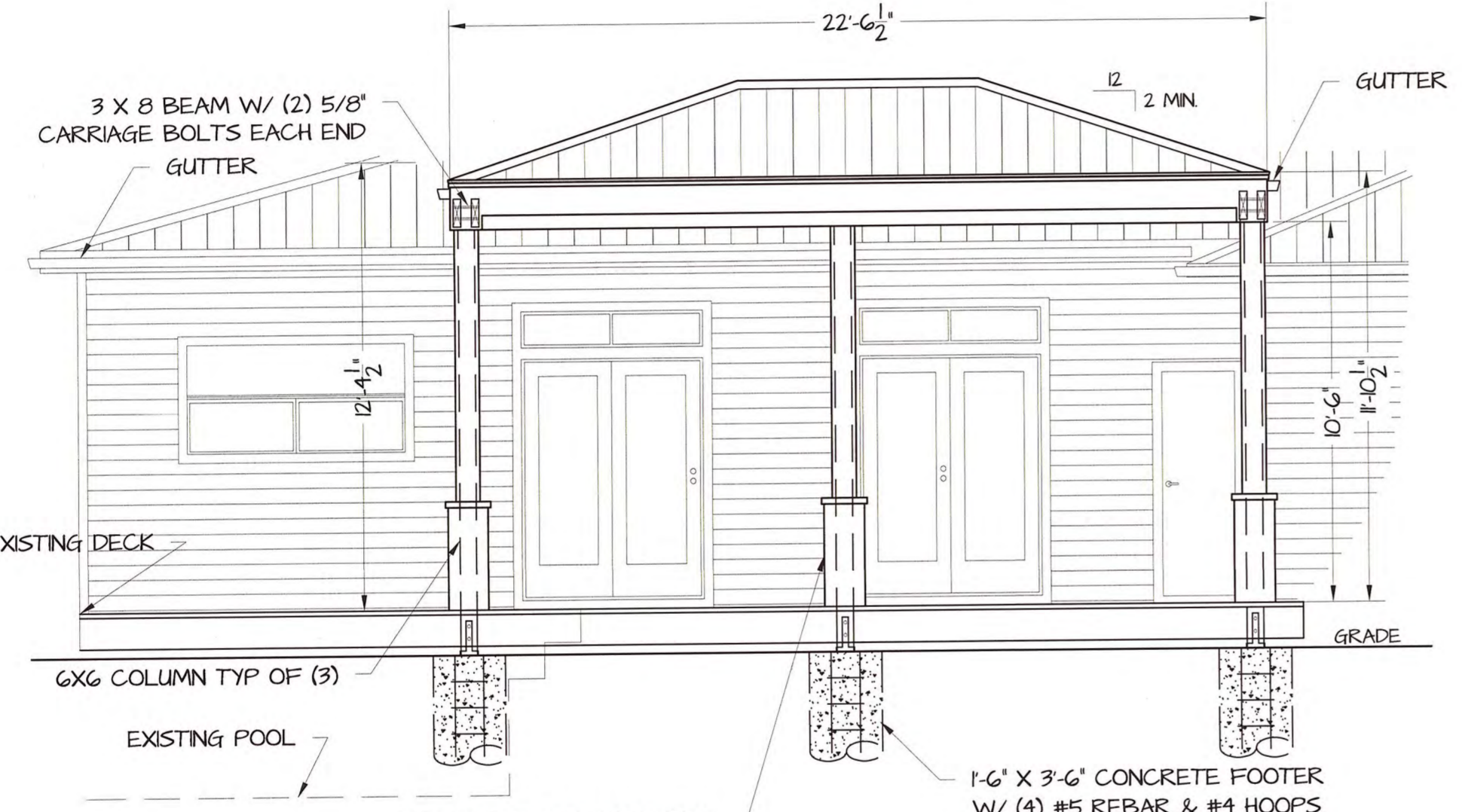
LOCATION MAP
NTS

GENERAL NOTES
All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:
BUILDING: Florida Building Code, 2010
ELECTRICAL: National Electrical Code (NEC), 2010
PLUMBING: Florida Building Code (Plumbing), 2010
MECHANICAL: Florida Building Code (Mech), 2010
GAS: LP Gas Code, 2010 edition (NFPA 58)

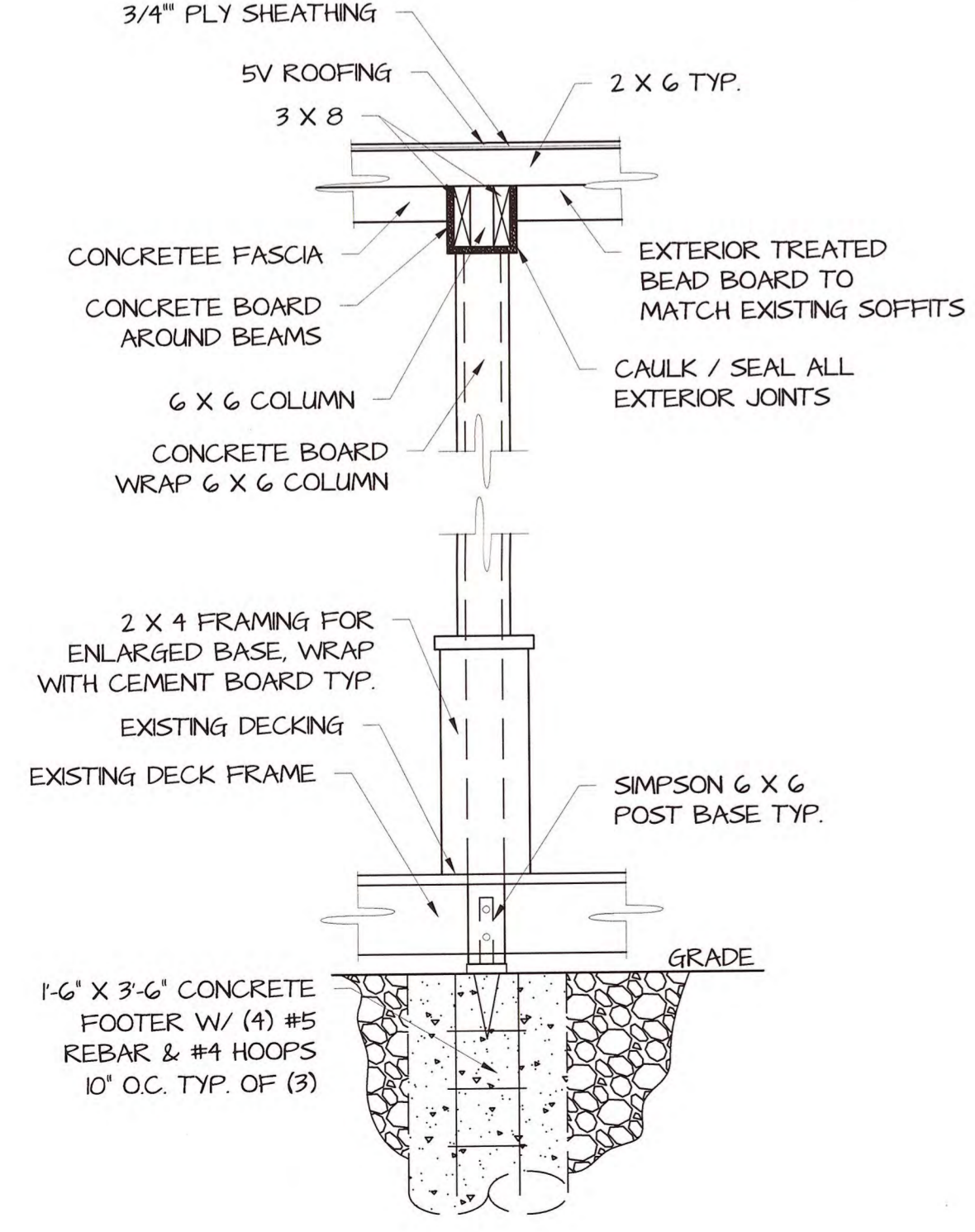
This project is designed in accordance with A.S.C.E 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)



FRAMING PLAN
1/4" = 1'-0"



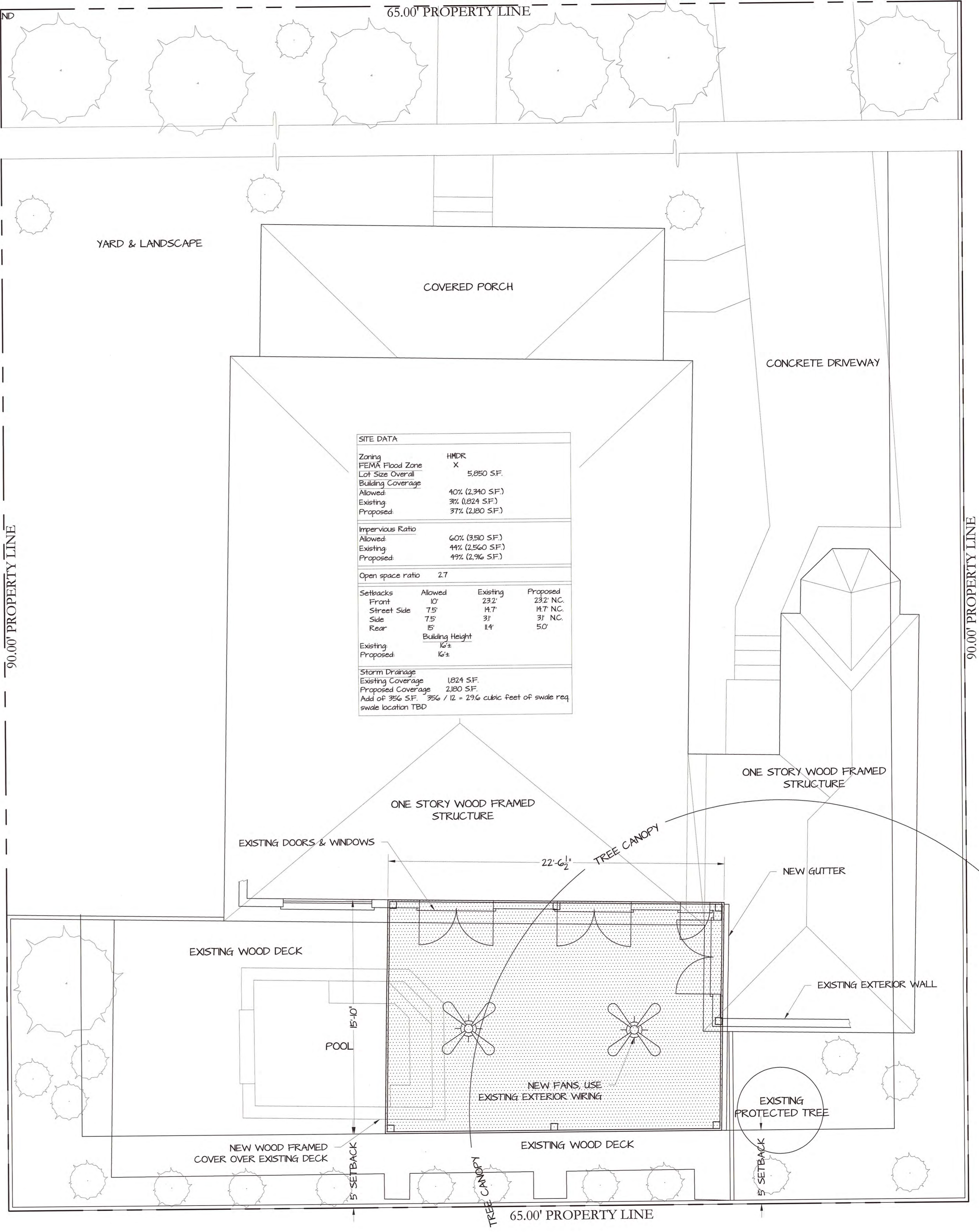
WEST ELEVATION
1/4" = 1'-0"



SECTION A
1/2" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



SITE DATA

Zoning	HMDR		
FEMA Flood Zone	X		
Lot Size Overall	5,850 SF		
Building Coverage			
Allowed	40% (2,340 SF)		
Existing	3% (1,824 SF)		
Proposed	37% (2,180 SF)		
Impervious Ratio			
Allowed	60% (3,510 SF)		
Existing	44% (2,560 SF)		
Proposed	49% (2,916 SF)		
Open space ratio	2.7		
Setbacks	Allowed	Existing	Proposed
Front	10'	23.2'	23.2' NC
Street Side	7.5'	14.7'	14.7' NC
Side	7.5'	31'	31' NC
Rear	5'	14'	5.0'
Building Height			
Existing	16's		
Proposed	16's		
Storm Drainage			
Existing Coverage	1,824 SF		
Proposed Coverage	2,180 SF		
Add of 35% SF	35% / 12 = 29.6 cubic feet of swale req		
swale location	TBD		

SITE PLAN
1/4" = 1'-0"

LUCY BUFFET RESIDENCE
FRAMED COVER OVER DECK

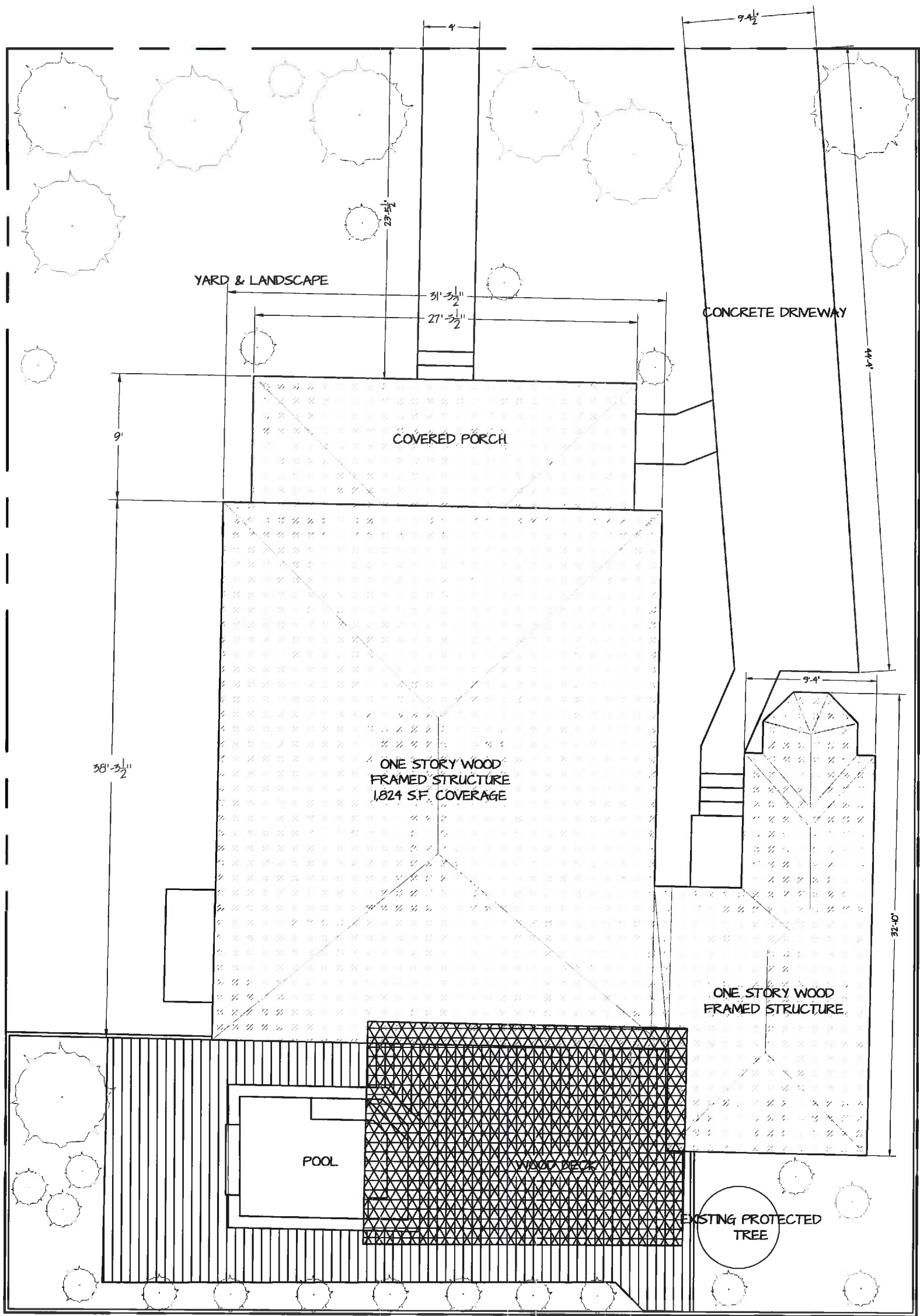
906 GEORGIA STREET KEY WEST, FLORIDA 33040

William Rowan
11/16

WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE: AR-0017751
321 PEACOCK LANE
305 296 3784

PROJECT NO :
rev 12/15/2014
11/5/2014
DATE : 10/10/2014

AI
1 OF 1



SITE PLAN (EXISTING & PROPOSED)
 1/8" = 1'-0"

NEW ROOF OVER EXISTING DECK

906 GEORGIA STREET KEY WEST, FLORIDA 33040

SITE DATA			
Zoning	HMDR		
FEMA Flood Zone	X		
Lot Size Overall	5,850 S.F.		
Building Coverage			
Allowed:	40% (2,340 S.F.)		
Existing:	31% (1,824 S.F.)		
Proposed:	37% (2,180 S.F.)		
Impervious Ratio			
Allowed:	60% (3,510 S.F.)		
Existing:	44% (2,560 S.F.)		
Proposed:	49% (2,916 S.F.)		
Open space ratio	2.7		
Setbacks	Allowed	Existing	Proposed
Front	10'	23.2'	23.2' NC.
Street Side	7.5'	14.7'	14.7' NC.
Side	7.5'	31'	31' NC.
Rear	15'	14'	50'
Building Height			
Existing:	16±		
Proposed:	16±		
Storm Drainage			
Existing Coverage	1,824 S.F.		
Proposed Coverage	2,180 S.F.		
Add of 356 S.F.	356 / 12 = 29.6 cubic feet of swale req.		
	swale location TBD		

1 OF 1

DATE 1/7/2015

WILLIAM ROWAN
ARCHITECTURE

321 BEACON LANE KEY WEST, FLORIDA
305 296 3784 FLORIDA LICENSE AR-0017751

GEORGIA STREET

OLMIA STREET

2,138 S.F.

384 S.F.

126 S.F.

(45%) 2,648 S.F. OF
LANDSCAPED / YARD AREA

NEW ROOF OVER EXISTING DECK
(OPEN SPACE DRAWING)

906 GEORGIA STREET KEY WEST, FLORIDA 33040

<p> OF </p>	<p>DATE : 1/9/2015</p>	<p>W I L L I A M R O W A N ARCHITECTURE</p> <p>321 PEACON LANE KEY WEST, FLORIDA 305 296 3784 FLORIDA LICENSE AR-0017751</p>
---------------------	------------------------	---

Site Photos



2015/01/07 15:58







DRC
Minutes & Comments

Development Review Committee Minutes

October 23, 2014 **DRAFT**

HARC: No Comment

SUSTAINABILITY: No Comment

FEMA: No Comment

KEYS ENERGY: No Objections

PLANNING DIRECTOR: No Comment

9. **Variance – 906 Georgia Street** (RE # 00024510-000000; AK # 1025305) – A request for variance to rear yard setback in order to install an awning over an existing deck and pool area on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Ms. Smith gave members an overview of the variance request.

FIRE DEPARTMENT: Mr. Barroso stated that the plans go into the setbacks which is a life safety concern and must be kept clear for 5 feet. He advised the applicant to set up a meeting with the Fire Marshall to discuss his concerns.

UTILITIES: No Comment

ENGINEERING: No Comment

BUILDING: Mr. Wampler stated that the plans do not reflect an awning but rather a solid wood framed structure with 5/8 inch plywood sheeting and single ply sheeting, that is all the way back to the rear lot line and he is not in favor of the project.

URBAN FORESTRY: No comment regarding variance. Ms. DeMaria thanked the applicant for discussing the tree in the write up. Support installation of a canopy structure as a positive alternative to dealing with the fruit from the Sapodilla tree.

HARC: Ms. Torregrosa stated for the record that the survey showed that the fence was slightly over on Georgia Street. She was concerned that the awning would be seen from Olivia Street and would like to see a sample of the awning fabric. She also stated that she would like to see the plans for rainwater capture because the neighboring house is so close.

SUSTAINABILITY: Suggestions, not conditions because asking for setback variance:

- Rather than a swale, we suggest that you install a cistern to capture rainwater to divert to the pool as per Comprehensive Plan Policy 1-1.9.2, 4-3.1.1, 4-3.1.2, 4-3.1.6, 6-1.3.1,
- Refer to Potable Comp Plan Rule.

Development Review Committee Minutes

October 23, 2014 **DRAFT**

FEMA: No Comment

KEYS ENERGY: No Objections

PLANNING DIRECTOR: Mr. Craig stated that he agreed with Mr. Wampler and the plans do not reflect an awning, but rather a substantial wood structure and the application needs to reflect what is being applied for. He also stated that it lends itself to being enclosed in the future. He reiterated there is a significant difference between an awning that is adjacent to a property line in the Historic District and a new roof that extends the structure to the property line. Mr. Craig suggested that the size of the structure be reduced.

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

Ms. Smith gave members an overview of the variance request.

FIRE DEPARTMENT: Mr. Barroso requested that the applicant meet with the Fire Marshal to discuss issues with the setbacks.

UTILITIES: Please provide a stormwater management plan, pursuant to Sec. 108-777. Please install roof gutters and direct downspouts onto property, into swales and/or landscaped areas.

ENGINEERING: No Comment

BUILDING: Mr. Wampler stated that he had previously been inside the building and it has a demolition permit for the interior and the front house is just a shell. Any new construction is going to have to be one foot above flood elevations. Any changes to the historic building must be handled through HARC.

URBAN FORESTRY: No comment regarding variance. Any trees within the work area must be protected during construction. There are some palm trees closer to Duval and a large tree closer to Louisa and Thompson that may be impacted by the work.

HARC: Ms. Torregrosa stated that other parts of this project are being submitted to HARC the following week.

SUSTAINABILITY: No Comment

FEMA: The proposed new construction rests within an AE-7 FEMA designated flood zone.

1. Plans need to show the flood zone.
2. Plans should show cross-section of proposed building with NGVD, BFE (base flood elevation) & DFE (design flood elevation) lines.
3. Plans should show Finished First Floor at minimum height of DFE (8' +NGVD).

Additional Information

RESOLUTION NO. 05-385

VARIANCE: 906 GEORGIA STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE RELOCATION OF AN EXISTING REAR GARAGE AND RENOVATION INTO CABANA/BEDROOM/BATH, BY GRANTING VARIANCES TO THE BUILDING SETBACK AND ENTRYWAY REGULATIONS FOR PROPERTY IN THE HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING CONDITIONS. FOR PROPERTY LOCATED AT 906 GEORGIA STREET, KEY WEST, FLORIDA (RE# 000024510-000000)

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

WHEREAS, the Board of Adjustment finds 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; and

WHEREAS, the Board of Adjustment 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 Board of Adjustment finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Board of Adjustment finds that the grant 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; and

WHEREAS, the Board of Adjustment 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 shall be considered grounds for the issuance of a variance; and

WHEREAS, the Board of Adjustment finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors.

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

Section 1. That variances to **BUILDING SETBACK AND ENTRYWAY** regulations for property in the **HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL Zoning District**, under the Code of Ordinances of the City of Key West, Florida, are hereby granted as follows to: SECTION 122-600(6)(b.), of 2.5 feet, from the 5 FEET MINIMUM LEFT SIDE SETBACK REQUIRED TO THE 2.5 FEET PROPOSED, FOR A DISTANCE OF ABOUT 25 FEET, STARTING 57.5 FEET FROM THE FRONT PROPERTY LINE, AND OF UP TO 3 FEET, FOR A PROPOSED BAY WINDOW EXTENDING 4.5 FEET FORWARD OF THE PROPOSED BUILDING; SECTION 122-600(6)(c.), OF A MAXIMUM OF 5 FEET FROM THE 15 FEET MINIMUM REAR SETBACK REQUIRED TO THE 10 FEET PROPOSED FOR THE GARAGE TO BE RELOCATED FORWARD OF ITS FOOTPRINT, AT THE SAME ANGLE; AND TO SECTION 122-1078, FROM THE REQUIREMENT THAT ALL HABITABLE SPACE SHALL BE ACCESSIBLE FROM THE INTERIOR OF EXTERIOR WALLS; PROVIDING CONDITIONS. **THE PURPOSE OF THE REQUEST IS TO ALLOW THE RELOCATION OF AN EXISTING REAR GARAGE AND RENOVATION INTO A CABANA/BEDROOM/BATH, FOR PROPERTY LOCATED AT 906 GEORGIA STREET, KEY WEST, FLORIDA (RE# 000024510-000000).**

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is

suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the 12-month period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 4. 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 5. The grant of variances is conditioned upon the property owner: (1) obtaining the concurrence of the Landscape Division as to tree protection; and (2) the site shall be brought into compliance with City stormwater management requirements.

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.

Read and passed on first reading at a regular meeting held this 7th day of December, 2005.

Authenticated by the presiding officer and Clerk of the Board on 13th day of December, 2005.

Filed with the Clerk on December 13, 2005.


HARRY BETHEL, CHAIRMAN PRO TEM
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH, CITY CLERK

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: 1025305 Parcel ID: 00024510-000000

Ownership Details

Mailing Address:
BUFFET LUCY A
906 GEORGIA ST
KEY WEST, FL 33040-7218

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 906 GEORGIA ST KEY WEST
Legal Description: KW W C MALONEY DIAGRAM PB1-22 LT 6 AND PT LT 7 SQR 1 TR 7 G33-420/21 OR411-634 OR536-299 OR626-786D/C OR1158-615L/E OR1501-1836/38 OR1703-1488/89 OR2021-2331/32 OR2533-545/47 OR2598-878/79 OR2672-2131 OR2676-956/58C

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

01SD - RES SUPERIOR DRY	65	90	5,850.00 SF
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Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1560
Year Built: 1938

Building 1 Details

Building Type R1
Effective Age 14
Year Built 1938
Functional Obs 0

Condition A
Perimeter 216
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 15
Grnd Floor Area 1,560

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

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

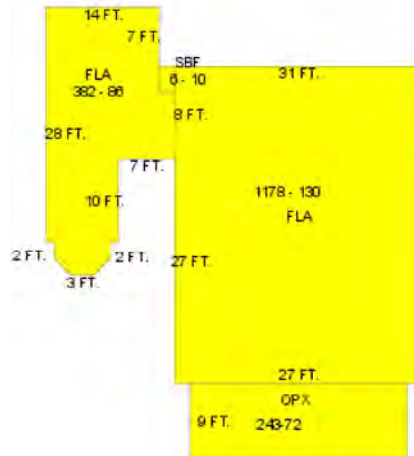
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 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	Attic A/C	Area
-----	------	----------	-----------	------

			# Stories	Year Built		Basement %	Finished Basement %	
3	FLA	12:ABOVE AVERAGE WOOD	1	1938	Y	0.00	0.00	1,178
4	OPX		1	1938		0.00	0.00	243
5	SBF	12:ABOVE AVERAGE WOOD	1	2007				6
6	FLA	12:ABOVE AVERAGE WOOD	1	2007				382

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	500 SF	50	10	1998	1999	2	50
2	FN2:FENCES	471 SF	157	3	1998	1999	2	30
3	PT5:TILE PATIO	63 SF	21	3	1998	1999	3	50
5	FN2:FENCES	210 SF	35	6	2005	2006	2	30
6	WF2:WATER FEATURE	1 UT	0	0	2005	2006	1	20
7	PO4:RES POOL	96 SF	12	8	2005	2006	5	50
8	FN2:FENCES	68 SF	34	2	1998	1999	2	30
9	WD2:WOOD DECK	193 SF	0	0	2005	2006	2	40
9	WD2:WOOD DECK	193 SF	0	0	2005	2006	2	40

Appraiser Notes

2009-04-21 MLS \$1,295,000 3/3 THE GARDENIA HOUSE, A 3 BEDROOM AND 3 BATH HISTORIC HOME LOCATED IN THE COVETED MEADOWS SECTION OF KEY WEST, WAS BUILT IN 1936. IT IS A CLASSIC HOME FILLED WITH DADE COUNTY PINE AND LOADS OF LIGHT STREAMING IN THROUGH WINDOWS TO THE LARGE OPEN LIVING AND DINING AREA WITH PROFESSIONAL KITCHEN. THERE ARE 2 BEDROOMS WITH BATHS ENSUITE ADJACENT TO THE LIVING AREA. A NEWLY COMPLETED ADDITION CONTAINS THE 3RD BEDROOM WITH LARGE ATTACHED BATH. THE PRIVATE BACKYARD HAS A LARGE DECK WITH HEATED POOL COMPLETE WITH BENCH SEATING, SPA JETS AND WATER FEATURE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-0211	01/24/2013		1,600	Residential	INSTALL DVR AND 4 CAMERAS
1	13-0817	03/04/2013		9,750	Residential	REMOVE CONCRETE SLAB AT DRIVEWAY AND REPLACE W/OLD CHICAGO PAVERS SERT IN SAND 342 SQ FT, REMOVE PAVERS FROM CONCRETE WALKWAY & REPLACE W/OLD CHICAGO SET IN SAND, COVER TILE PAVERS ON PORCH & STEPS W/OLD CHICAGO PAVER 264 SQ FT, CLOSE OFF HOUSE W/ WOOD PANELS
1	13-0818	03/04/2013		15,250	Residential	INSTALL 217 LF OF 4' HI OPEN PICKET W /TWO 5' AUTOMATIC GATES 1-36" ENTRY GATE, ADD1-3' GATE TO EXISTING 6' HI FENCE & 16'2" FT OF 6' HI OPEN PICKET W/2 3' WIDE GATES
1	13-0818	03/14/2013		17,500	Residential	ADD 6' HIGH OPEN PICKET FENCE 19' 2" FT W/1-3' GATE. PICKET FENCING TO MATCH FENCING ORIGINALLY APPLIED FOR EARLIER.
1	13-1000	03/14/2013		300	Residential	RUN CIRCUIT TO CONNECT NEW CAR GATE.

13-1001484	10/10/2013			1,650	Residential	REMOVE EXISTING CONCH SHINGLES TO FRONT PORCH AND REPLACE
13-4210	10/10/2013			1,650	Residential	FRONT PORCH, REMOVE EXISTING CONCH SHINGLES, INSTALL TITANIUM DRYIN, EAVES DRIP, FLASHING, CONCH SHINGLES, RIDGE CAP
1	99-0324	01/29/1999	05/09/1999	1,200	Residential	ELECTRICAL UPGRADE
1	98-0980	03/27/1998	05/09/1999	10,000	Residential	RENOVATIONS
1	98-1101	04/15/1998	05/09/1999	1,300	Residential	SANDBLASTING
1	98-1762	06/05/1998	05/09/1999	20,000	Residential	NEW BATHROOM & A/C
1	98-3627	11/20/1998	05/09/1999	11,000	Residential	FENCE & DRIVEWAY
1	99-1149	04/08/1999	05/09/1999	2,400	Residential	695 SF BRICK PAVERS
1	01-2224	06/08/2001	10/18/2001	3,139	Residential	METAL ROOF
1	01-2367	06/28/2001	10/18/2001	500	Residential	PAINT EXT.
1	01-2592	07/23/2001	10/18/2001	5,000	Residential	6' FENCE
1	05-1318	05/13/2005	11/02/2005	20,000	Residential	BUILD A PLUNGE SPA INSIDE THE CISTERN
1	05-3070	07/29/2005	11/02/2005	4,600	Residential	40LF OF 6' PICKET
1	06-6508	12/14/2006	02/07/2008	91,520	Residential	RELOCATE REAR GARAGE & RENOVATE INTO CABANA/BR/BATH.REPLACE CONCRETE DECK
1	07-0695	02/20/2007	02/07/2008	2,400	Residential	ROUGH IN PLUMBING NEW ADDITION 4-FIXTURES.TIE WATER AND SEWER
1	07-1047	03/07/2007	02/07/2008	5,055	Residential	RE4MOVE 6 FIXTURES AND REPLACE WITH ONE ADA OILET.
1	07-1598	04/03/2007	02/07/2008	125	Residential	RUN ELECTRIC FOR A/C

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	178,789	18,978	805,321	1,003,088	1,003,088	25,000	978,088
2013	182,996	19,675	754,851	957,522	957,522	0	957,522
2012	185,099	20,337	335,289	540,725	540,725	0	540,725
2011	185,099	21,026	320,640	526,765	526,765	0	526,765
2010	187,202	21,673	402,363	611,238	611,238	0	611,238
2009	210,340	22,382	611,592	844,314	844,314	0	844,314
2008	192,848	23,025	848,250	1,064,123	1,064,123	0	1,064,123
2007	249,508	23,960	795,600	1,069,068	1,069,068	0	1,069,068
2006	393,658	23,270	585,000	1,001,928	1,001,928	0	1,001,928
2005	371,861	11,382	409,500	792,743	792,743	0	792,743
2004	201,734	11,676	327,600	541,010	541,010	0	541,010
2003	222,342	11,999	181,350	415,691	415,691	0	415,691
2002	230,226	12,290	155,025	397,541	397,541	0	397,541
2001	149,023	12,469	124,020	285,512	285,512	0	285,512
2000	149,023	10,683	111,150	270,856	270,856	0	270,856
1999	107,266	481	111,150	218,898	218,898	0	218,898

1998	67,995	362	111,150	179,507	179,507	0	179,507
1997	61,995	330	99,450	161,776	155,594	25,500	130,094
1996	51,996	277	99,450	151,723	151,063	25,500	125,563
1995	49,196	65	99,450	148,712	147,379	25,500	121,879
1994	43,997	58	99,450	143,505	143,505	25,500	118,005
1993	43,997	0	99,450	143,447	143,447	25,500	117,947
1992	43,997	0	99,450	143,447	143,447	25,500	117,947
1991	43,997	0	99,450	143,447	143,447	25,500	117,947
1990	46,156	0	77,513	123,669	123,669	25,000	98,669
1989	29,597	424	58,500	88,521	88,521	25,000	63,521
1988	24,022	424	51,750	76,196	76,196	25,000	51,196
1987	23,716	424	30,825	54,965	54,965	25,000	29,965
1986	23,846	424	29,700	53,970	53,970	25,000	28,970
1985	23,086	424	18,315	41,825	41,825	25,000	16,825
1984	21,468	424	18,315	40,207	40,207	25,000	15,207
1983	21,468	424	18,315	40,207	40,207	25,000	15,207
1982	21,927	424	18,315	40,666	40,666	25,000	15,666

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
12/31/2013	2672 / 2131	100	QC	11
12/31/2013	2676 / 956	0	QC	11
11/14/2012	2598 / 878	1,025,000	WD	02
8/23/2011	2533 / 545	100	WD	11
6/24/2004	2021 / 2331	975,000	WD	Q
6/2/2001	1703 / 1488	465,000	WD	Q
2/1/1998	1501 / 1836	290,000	WD	Q

This page has been visited 244,602 times.

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 January 15, 2015 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 – 906 Georgia Street (RE # 00024510-000000; AK # 1025305) – A request for variance to rear yard setback in order to install a covered porch over a portion of an existing deck and pool area on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

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

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

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

Variance – A request for variance to rear yard setback in order to install a covered porch over a portion of an existing deck and pool area on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Jennifer Reed **Owner:** Lucy Buffett

Location: 906 Georgia Street (RE # 00024510-000000; AK # 1025305)

Date of Hearing: January 15, 2015 **Time of Hearing:** 6:00 PM

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

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

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

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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NAME	C/O	ADDRESS CITY	STATE	ZIP	COUNTRY
1 1314-1318 OLIVIA STREET LLC		PO BOX 6: KEY WEST	FL	33041-6568	
2 ALBURY STREET LLC		3201 FLAG KEY WEST	FL	33040-4693	
3 ALLEN ERIC AND SHAWNA		1209 TRU KEY WEST	FL	33040-3396	
4 BATTY PETER AND ELLEN		912 GEOR KEY WEST	FL	33040-7206	
5 BEAUPRIE SCOTT E AND KAREN A		913 GEOR KEY WEST	FL	33040	
6 BERKOWITZ BRUCE H		1210 PINE KEY WEST	FL	33040	
7 BOWERSOX ROBERT T TRUST 12/30/1992		1408 DUN KEY WEST	FL	33040-3449	
8 BRAUNM DANIEL A		908 WHITE KEY WEST	FL	33040-3356	
9 BREADY DANIEL		1717 15TH WASHINGTON	DC	20009-3813	
10 BROMLEY J ROBERT REV TR 3/19/2003		77 W FORI STAMFORD	CT	06905-4334	
11 BROOMELL KEVIN M		1109 VARE KEY WEST	FL	33040-3311	
12 BROWN WILLIAM SAGE AND EDEN Z		900 WHITE KEY WEST	FL	33040-3356	
13 BROWNING MICHAEL L REV TRUST 06/28/1991		529 WHITE KEY WEST	FL	33040-6572	
14 BUFFET LUCY A		906 GEOR KEY WEST	FL	33040-7218	
15 BUNDE JOEL		817 GEOR KEY WEST	FL	33040-7215	
16 CALLAHAN THOMAS M AND BRENDA A		822 GEOR KEY WEST	FL	33040	
17 CARBONELL HELEN S L/E	C/O SAUNDERS RON	1207 11TH KEY WEST	FL	33040-4097	
18 CARDENAS SUSAN M		902 FLORI KEY WEST	FL	33040	
19 CARLA OF KEY WEST INC		1516 DUN KEY WEST	FL	33040-5334	
20 CARR JOE ALAN		PO BOX 6: KEY WEST	FL	33041	
21 COLLEY BYRON J JR		PO BOX 9: PANAMA CITY	FL	32417-9556	
22 CONNELL JAMES R		1212 OLIV KEY WEST	FL	33040-7221	
23 CUNNINGHAM LINDA GRIST DEC TR 12/4/1995		1310 OLIV KEY WEST	FL	33040-7223	
24 DAVIDSON SHELDON TRUST UNDER AGR 10/11/1991		1312 OLIV KEY WEST	FL	33040-7223	
25 DAVIS CHARLES GIBSON		282 MAR \ MONTEREY	CA	93940-4364	
26 DERKAY CRAIG S		1812 UPPE VIRGINIA BEACH	VA	23454	
27 DOUGLAS CURT LEE		1214 OLIV KEY WEST	FL	33040	
28 EDWARDS DOROTHY W		1400 REY KEY WEST	FL	33040	
29 EWING FRANK C AND ANN K		1221 OLIV KEY WEST	FL	33040-7220	
30 FAVREAU NEAL H AND SUSAN		PO BOX 4: BAILEY ISLAND	ME	04003-0410	
31 FROST PATRICIA		907 WHITE KEY WEST	FL	33040	
32 GADDIS JUDITH		1225 OLIV KEY WEST	FL	33040	
33 GLENN JOSEPH P TRUST	C/O GLENN JOSEPH P TRUSTEE	PO BOX 4: KEY WEST	FL	33041-4333	
34 GRAY STACY CAROL		821 GEOR KEY WEST	FL	33040-7262	

NAME	C/O	ADDRESS CITY	STATE	ZIP	COUNTRY
35 HALL ALBERT IV		1204 PINE KEY WEST	FL	33040-7241	
36 HARRISON BEN F AND HELEN A		825 WHITE KEY WEST	FL	33040-7167	
37 HEID BLAISE R AND KATHRYN		79 VALLEY MANHASSET	NY	11030-1440	
38 HERBERT RONALD K JR		847 CARIB SUMMERLAND KI	FL	33042-4841	
39 HERMELIN ARNOLD L		826 WHITE KEY WEST	FL	33040-7157	
40 HETTINGER JAMES	C/O AT HOME IN KEY WEST INC	905 TRUM KEY WEST	FL	33040	
41 HILLS JOY WILLIAMS		1425 E MA TUCSON	AZ	85718	
42 HOLLAND CHRISTOPHER AND HELGA		1013 SOU' KEY WEST	FL	33040	
43 HOWANITZ TRACY AND SUSAN		809 ASHE KEY WEST	FL	33040	
44 HUSTED LIVING TRUST 10/21/97	C/O HUSTED ROYCE AND KATHI	1295 OLD FOREST	VA	24551	
45 INERSTATE ENTERPRISE GROUP INC		1016 GRAI HIGHLAND BEAC	FL	33487	
46 JIM-BOB LLC		23 FRANK ROANOKE	VA	24011	
47 KEEGAN JAMES M AND STEPHANIE M		1920 SHEI MINNEAPOLIS	MN	55447-6417	
48 KELLAR MARIA C REV LIVING TRUST 12/22/2007	C/O KELLAR PAUL L AND JANET	1215 TRUI KEY WEST	FL	33040	
49 KERR WILLIAM		1430 ELIZ/ KEY WEST	FL	33040-3426	
50 KHAN ADNAN S		118 C L LN SWANZEY	NH	03446-2232	
51 KLOO KENNETH JOHN AND KAREN		28 PARKE MANASQUAN	NJ	08736-3006	
52 KOSTMAYER SARAH T		1207 PINE KEY WEST	FL	33040	
53 LOPEZ LENORA O N		1309 PINE KEY WEST	FL	33040-7242	
54 MALY KENNETH J		1209 TRUI KEY WEST	FL	33040-3396	
55 MANARI JAMES AND JANICE		751 LINDE HERSHEY	PA	17033-1545	
56 MATSON RICHARD P		1311 OLIV KEY WEST	FL	33040-7222	
57 MCGINTY KEVIN P		715 OLIVIA/ KEY WEST	FL	33040-6446	
58 MCLANE TIMOTHY G		913 WHITE KEY WEST	FL	33040	
59 MONROE SHELIA A		1702 N PA WILMINGTON	DE	19806-2176	
60 MONTGOMERY CHARLES H		824 GEOR KEY WEST	FL	33040	
61 MORGAN KEVIN		30 CROSB NEW YORK	NY	10013	
62 MORRIS JAMES E		1317 OLIV KEY WEST	FL	33040-7222	
63 NISSIM JEFFREY R		10 N TAM/ BRIELLE	NJ	08730-1246	
64 NOLAN CAROLINE GREER		914 WHITE KEY WEST	FL	33040-3356	
65 ODELL DEBORAH A		2448 HOLL ANNAPOLIS	MD	21401-8539	
66 OSPREY HOLDING LIMITED LIABILITY COMPANY		20 PEACH NORTH HALEDON	NJ	07508-3123	
67 PETITT FELIX H AND JUANITA T		919 WHITE KEY WEST	FL	33040	
68 POLLARD RICHARD W		105 LAKE\$ POMPANO BEACI	FL	33060-7750	

NAME	C/O	ADDRESS CITY	STATE	ZIP	COUNTRY
69 REAMS CLAUDE E		PO BOX 6: KEY WEST	FL	33041	
70 RICE RICHARD M FAMILY TR 12/19/191		701 W LAK CLEVELAND	OH	44113-5519	
71 RIVAS JOANNE L		916 GEOR KEY WEST	FL	33040	
72 SHEFFLER BARBARA K		2501 CHA(CHAGRIN FALLS	OH	44022-6602	
73 SILVERMAN FRANCES B		1205 OLIV KEY WEST	FL	33040	
74 SUJAK DANIEL T AND SANDRA L		631 NORC BATAVIA	IL	60510-8605	
75 TREVOR BENJAMIN D QPRT 09/28/2007		199 LAFAY DENVER	CO	80218	
76 TRUMAN AND CO INC		1205 TRUI KEY WEST	FL	33040	
77 US BANK NATIONAL ASSOCIATION		3476 STAT FORT MILL	SC	29715-7200	
78 VAN MATER ROBIN		1320 PINE KEY WEST	FL	33040-7243	
79 VANFLEET TOWNSEND A TRUST DTD 4/3/98		26 WOLFE ALEXANDRIA	VA	22314	
80 WECHTER AARON & LEONARD KAREN R/S		1209 TRUI KEY WEST	FL	33040	
81 WEINBAUM ROBERT C AND MARY J		823 GEOR KEY WEST	FL	33040	
82 WEISS JUNGHI		13 CLIMBII ROCKVILLE	MD	20850-2849	
83 WHITNEY MARGUERITE C QUAL PER RES TRUST 12/18/12 C/O GODFREY DAVID L TRUSTE		10 NUTME WESTPORT	CT	06880-3033	
84 WIEMER MONICA Y SPECIAL TRUST		809 TRUM KEY WEST	FL	33040-6425	
85 WILLIAMS PETER		PO BOX 1: NEW YORK	NY	10014-0121	
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