

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



To: Chairman and Planning Board Members

From: Ginny Haller, Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: November 15, 2012

Agenda Item: **Major Development Plan and Conditional Use – 616 Simonton Street (RE# 00012210-000000; 00012220-000000)** – Request for the redevelopment of the existing City of Key West Fire Station into a 7,926 square foot Fire Station #2 and 40,720 square foot parking lot in the HPS and HNC-1 zoning districts per Section 108-91 (A)(2)(b), and Sections 122-958 (3) and 122-808 (7) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

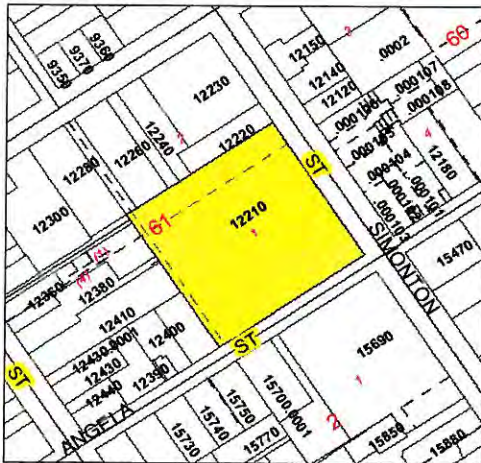
Request: To allow for the redevelopment of Fire Station #2, surrounding on-site parking area, transportation facility options, and public restrooms for the proposed location at 616 Simonton Street on the corner of Simonton and Angela Streets. The conditional use application addresses the expansion of the protective services provided by the Fire Station.

Applicant: Anthony D. Sarno, mbi-k2m Architecture, Inc.

Property Owner: The City of Key West

Location: 616 Simonton Street,
(RE#00012210-000000 & 00012220-000000)

Zoning: Historic Public and Semipublic Services (HPS) & Historic Neighborhood Commercial– Truman/Simonton (HNC-1) zoning districts



Proposed site of Fire Station and
On-site Parking Lot
RE# 00012210-000000
HPS zoning district



Proposed site of On-site Parking Lot
RE# 00012220-000000
HNC-1 zoning district

Background:

The old City Hall and current Fire Station property is located on the corner of Angela and Simonton Streets; and is now addressed as 616 Simonton Street. The property is located in two separate zoning districts:

1. The City Hall, Fire House and public parking lot are located in the Historic Public and Semipublic Service (HPS) zoning District, which is intended for use by the municipality and facilities of regional importance. The old address was 525 Angela Street. This parcel is 60,002 square feet in size.
2. The site is vacant and located in the Historic Neighborhood Commercial - Truman/Simonton (HNC-1) zoning district. The lot is narrow and is 4,931 square feet in

size. The old address for this property was 604 Simonton Street; the Madeline L. Bean Building was located on this site and was demolished.

The old City Hall and Fire Station building is a concrete structure that was completed in 1962 and has been occupied by city protective services, and before the move of City Hall to Habana Plaza, by city administration offices. A site visit revealed the fire station building to have substandard and unsafe conditions. (See attached photographs).

The site was developed prior to the city's current Land Development Regulations and the current building does not conform to current regulations, and is considered to be legally non-conforming. The portion of the proposed project within the HPS district requires variances to impervious surface ratio, open space/ landscaping, landscape buffer and perimeter requirements and non-habitable height regulations. The portion within the HNC-1 zoning district is proposed to be a public parking lot that requires variances to impervious surface ratio and landscape buffer and perimeter requirements.

Request:

The applicant is proposing the demolition of the existing City Hall and Fire Station in order to build a new regional public facility that includes a fire station, on-site public parking, transportation facility options, and public restrooms. The proposed fire station will be built to withstand a Category 5 Hurricane and is located in the flood zone X, as required in the Comprehensive Plan.

The site has two zoning districts: Historic Neighborhood Commercial District – Truman/Simonton (HNC-1) and Historic Public and Semipublic Services District (HPS). The size of the site is 64,933 square feet or 1.49 acres, the size of the parking area is 40,720 square feet, and the total size of the floor area of the proposed fire station is 9,140 square feet (permitted is 1.0 and proposed is 0.15). The building size of the fire station will be 7,926 square feet, public restrooms will be 587 square feet, and storage area 627 square feet.

Parking:

	Code Requirement	Existing	Proposed
Car (Standard)	30 - 1 space per 300 sf of floor area	90	57
Car (Handicap)	3 - 51 to 75 spaces (FL Building Code)	4	3
Electric Vehicles	N/A	0	3
Scooter	N/A	0	23
Bicycle	8 - 25% of standard provided	20	50

Additionally, the proposed site plan will maintain the existing access drive for public ingress and egress for public use. The width of the access drive will be expanded from 14 feet to 24 feet to meet required drive aisle width. Additionally, the drive way will be repaved. No access that is currently provided will be negatively impacted.

Protective services are allowed as conditional uses in the HPS and the HNC-1 zoning district. Although, the fire station has historically been located in the Angela Street City Hall building,

the expansion of the use in the proposed new Fire Station triggers the need for a conditional use request in conjunction with the Major Development Plan.

For the new fire station, Simonton Street would serve as the front property line and Angela Street would become the street side property line. Due to the proposed configuration of the structure and on-site parking area on the site, variances are required in the HPS zoning district for non-habitable building height, impervious surface ratio, open space, landscape buffer, and landscape waiver; and in HNC-1 zoning district for impervious surface ratio. These items are not included in this application.

Surrounding Zoning and Uses:

The surrounding land uses are largely commercial with some residential units interspersed.

North:	Bell South Telecommunications	HNC-1 Zoning District
South:	The Gardens Hotel & Residential	HNC-1 Zoning District
East:	Commercial & Residential	HNC-1 Zoning District
West:	Commercial & Residential	HRCC-1 Zoning District

Uses Permitted in the HPS Zoning District, per Section 122-967 of the City Code

1. Community centers, clubs, and lodges.
2. Educational institutions and day care.
3. Hospitals and extensive care.
4. Nursing homes, rest homes and convalescent homes.
5. Parks and recreation, active and passive.
6. Places of worship.
7. Business and professional offices.
8. Medical services.
9. Parking lots and facilities.
10. Cemeteries.

Uses Permitted Conditionally: HPS Zoning District, per Section 122-968 of the City Code

1. Cemeteries.
2. Cultural and civic activities.
3. Protective services.
4. Public and private utilities.
5. Marinas.

Uses Permitted: HNC-1 Zoning District, per Section 122-807 of the City Code

1. Single-family and two-family residential dwellings.
2. Multiple-family residential dwellings.
3. Group homes with less than or equal to six 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 2,500 square feet.
7. Hotels, motels and transient lodging.
8. Medical services.

9. Parking lots and facilities.
10. Veterinary medical services without outside kennels.

Uses Permitted Conditionally: HNC-1 Zoning District, per Section 122-808 of the City Code

1. Group homes with seven to 14 residents as provided in Section 122-1246.
2. Community centers, clubs and lodges.
3. Cultural and civic activities.
4. Educational institutions and day care.
5. Nursing homes, rest homes and convalescent homes.
6. Parks and recreation, active and passive.
7. Protective services.
8. Public and private utilities.
9. Commercial retail low and medium intensity greater than 2,500 square feet.
10. Commercial retail high intensity.
11. Funeral homes.
12. Light industrial.
13. Restaurants, excluding drive-through.
14. Small recreational power-driven equipment rentals.

Submitted Plans: Plans by mbi/k2m Architecture, Inc. October 18, 2012

1. Site Plan
2. Site Survey
3. Floor Plans
4. Ceiling Plans
5. Elevations
6. Landscape Plans
7. Paving Plan
8. Drainage Plan
9. Site Furniture Plan

Process

HARC Meetings:

Demolition approved, August 25, 2009
 2nd Demo approved, September 8, 2009
 Building Design approved, June 12, 2012
 Approval No. H12-01-0776
 Site & Hardscape approved, August 28, 2012
 Approval No. H12-01-1181

Development Review Committee Meeting:

September 6, 2012

Tree Commission Meeting:

August 16, 2012, approval No. 6097

Planning Board Meeting:

November 15, 2012

City Commission Meeting:

December 4, 2012

Evaluation for Compliance with the Land Development Regulations: Major Development Plan

Section 108-91 A(2)(b) of the City of Key West Land Development Regulations (LDRs) requires that any proposed non-residential development inside the historic district greater than 2,500 square feet submit an application for a major development plan approval. Section 108-196(a) of the LDRs (reviewed by the Planning Board) states "after reviewing a major development plan or a minor development plan for a property and staff recommendations, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove based on specific development review criteria contained in the Land Development Regulations and the intent of the Land Development Regulations and Comprehensive Plan."

Section 108-198 states that the "City Commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the Land Development Regulations and based on the intent of the Land Development Regulations and Comprehensive Plan. The City Commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements that are found necessary, in its judgment, to effectuate the purpose of this article and carry out the spirit and purpose of the Comprehensive Plan and the Land Development Regulations. Any condition shall be made a written record and affixed to the development plan as approved. If the City Commission disapproves a development plan, the reasons shall be stated in writing."

Planning staff, as required by Chapter 108 of the City of Key West LDRs, has reviewed the application for compliance with the following standards of the City's Land Development Regulations and Comprehensive Plan. The findings are as follows:

HNC-1

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HNC-1			
Size of Site	4,931 sf			
Height	35'	0	N/A	None Required
Front Setback	5'	0	N/A	None Required
Side Setback	5'	0	N/A	None Required
Side Setback	5'	0	N/A	None Required
Rear Setback	15'	0	N/A	None Required
Building Coverage	50% (2,465 sf)	0%	N/A	None Required
Impervious Surface	60%	98.6% (4859 sf)	67% (3,311 sf)	7% (353 sf)
Waiver-OpenSpace /Landscaping (OverallArea)	20% (986 sf)	1.4% (71 sf)	33% (1,620 sf)	None Required
Waiver-OpenSpace /Landscaping (Parking Area)	20%	1.4% (71 sf)	39% (1,207sf)	None Required

Waiver-Landscaping along Street Frontage	30'	0	0	30' down to 0' along Simonton St
Waiver-Perimeter Landscape	10'	0	0	351 linear feet

HPS

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HPS			
Size of Site	60,002 sf			
Size of Parking	37,609			
Height-Habitable	30'5"	30'5"	29'	None Required
Height-Non Habitable	30'5"	30'5"	39'6"	9'1"
Front Setback	20'	37'1" (City Hall)	21'11"	None Required
Right Side Setback	15'	155'5" (Parking)	77'2"	None Required
Street Side Setback (Angela)	10"	18'6"	93'5"	None Required
Rear Setback	20'	39'10"	115'9"	None Required
Building Coverage	40% (24,000 sf)	16% (9,600 sf)	12% (6,982 sf)	None Required
Impervious Surface	50%	95'03"%" (57,021 sf)	86.68% (52,012 sf)	36.68% (36,001sf)
Waiver-OpenSpace /Landscaping (OverallArea)	20% (12,000 sf)	4.94% (2,981 sf)	13.32% (7,990 sf)	6.68% (4,010 sf)
Waiver-OpenSpace /Landscaping (Parking Area)	20% (7,522 sf)	4.94% (2,981 sf)	19.37% (7,285 sf)	0.63% (237 sf)
Waiver-Landscaping along St Frontage	30'	0	0	30' down to 0' Along Angela & Simonton Sts
Waiver-Perimeter Landscape	10'	0	0	980 linear feet

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

The City's Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made concerning proposed development. The applicant provided a concurrency analysis as part of this application. Staff has reviewed the provided concurrency analysis report and following criteria in Section 94-36 and determined that the proposed project meets the City's requirements

for concurrency management. This portion of the report shall serve as the required written determination of compliance.

1. The anticipated public facility impacts of the proposed development:

The proposed fire station will offer a code compliant, energy efficient building. The need to replace the existing fire station is significant. (See attached photos of the deteriorating condition of the building). The proposed building will be environmentally sound and will provide a healthy building for city employees. The new building will also provide a three-bay building (the current building has one-bay) for more fire vehicles for the western part of the island.

Section 94-4 of the Code states that public projects, especially those within the City capital improvements plan, are exempt from concurrency review. The applicant states that the project team reviewed in detail, the one component of concurrency most appropriate and critical in this part of the City is traffic. A traffic analysis was commissioned for the original City Administration Building project. It was completed by Traf Tech Engineering, Inc. a south Florida company. The report analyzed the site at a full build-out with the administration building, fire station, and a parking garage, and concluded that there would be no significant increase of traffic on any of the surrounding streets. Additionally, surrounding intersections would not experience a reduction of level of service and expected traffic would have no adverse effects on the level of service on any street in the city, as expressed in the Comprehensive Plan. The line of sight for the dispatching of emergency vehicles is enhanced and the public transportation facilities are increased by the proposed plan

2. The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

The existing facilities are expected to accommodate the proposed redevelopment project at the adopted level of service standards.

3. Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:

The analysis found that there are no existing facility deficiencies which will need to be corrected prior to the completion of the proposed development.

4. The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions; and

There are no facility improvements or additions that are necessary to accommodate the impact of the proposed redevelopment other than stormwater improvements contained in the site plan package.

5. The date such facility improvements or additions will need to be completed to be concurrent with the impacts on such facilities created by the proposed development:

This criterion is not applicable, as there are no known facility improvements or additions that will need to be completed for the redevelopment project other than stormwater improvements that have been incorporated into the plans.

Appearance, Design and Compatibility (Section 108-234)

1. Compliance with Chapter 102; Articles 111, IV and V:

The Planning Department coordinated with the City's Historic Preservation Planner, and has determined that the project is in compliance with Articles III, IV, and V of the City Code. The applicant has demonstrated that the development plan is harmonious with the surrounding area, and as a result H.A.R.C approval of the project was granted. The applicant received H.A.R.C approval for demolition of the existing building on August 25, 2009 and September 8, 2009, and approval for building design on June 12, 2012 (# H-12-01-0776), and site and hardscape approval on August 28, 2012 (#H12-01-1181).

2. Compliance with Section 108-956:

Section 108-956 discusses the requirements for domestic water and wastewater. These issues are discussed later in this report.

3. Compliance with Chapter 110; Article II:

Should any archeologically significant resources be discovered during the development of the site, the applicant shall be required to comply with this article of the Land Development Regulations.

Site Location and Character of Use (Section 108-235)

1. Appearance of Site and Structures (Section 108-236):

Through the H.A.R.C approval process and the attached Staff Report with design analysis provided by the Historic Preservation Planner, the applicant has demonstrated that the development plan is harmonious with the surrounding area. Any additional design characteristics shall be in compliance with the performance standards stipulated in Sections 108-278 through 108-288.

2. Appearance of Site and Structures (Section 108-278):

Through the H.A.R.C. approval, the applicant has demonstrated that the development plan is harmonious with the surrounding area. This report addresses Sections 108-279 thru 108-288 below.

3. Location and Screening of Mechanical Equipment, Utility Hardware and Waste Storage Areas (Section 108-279):

The mechanical systems will be located in the non-habitable attic space above the second story of the fire station building. There will be no visible mechanical equipment anywhere on site. The trash and recycling area will be located at the rear of the public restroom area. There will be no hazardous waste expected to be generated by the proposed Fire Station.

4. Utility Lines (Section 108-282):

1. New development requires all utility services to be placed underground. The utilities for the proposed building are already in place and are adequate for the proposed facilities. All utility connections will be improved, and drainage on the site will be improved. KEYS Energy

Services recommends to go with high voltage underground to the new facility with 120/208 3 phase available. The electrical transformer is located at the rear of the HNC-1 parking area.

5. Commercial and Manufacturing Activities Conducted in Enclosed Buildings (Section 108-283):

Not applicable. No commercial or manufacturing activities will take place.

6. Exterior Lighting (Section 108-284):

The exterior site lighting is comprised of mostly LED fixtures. The lighting is minimized to provide security and egress without spilling onto adjacent properties. There are site area LED lighting, wall mounted exterior LED, pole mounted LED fixtures, and recessed LED lighting. There are five locations shown on the proposed plans for pedestrian light fixtures type SB. for A lighting design package has been provided by the applicant and a lighting plan is included on the proposed site plan.

7. Signs (Section 108-285):

All signage will be addressed at a later date. As this property is located within the historic district, H.A.R.C will review any proposed signage.

8. Pedestrian Sidewalks (Section 108-286):

There will be pedestrian sidewalks along Simonton and Angela Streets. The plan proposes to improve the potentially dangerous line of sight and sidewalks on the corner of Simonton and Angela Streets. The sidewalk at the rear of the property will link with an existing pedestrian-alley way to Duval Street.

9. Loading Docks (Section 108-287):

The right of way along the north side of Angela Street is currently a loading zone designated for 15 minute parking only. This shall remain, as parking on Simonton Street is prohibitive due to the location of the fire station. There is also a proposed loading area at the rear of the property adjacent to the recycling center for garbage pick up. No loading docks are proposed.

10. Storage Areas (Section 108-288):

There is a proposed storage area on the second floor of the fire station. There is no provision for exterior storage on this site.

On & Off-Site Parking and Vehicular, Bicycle, Pedestrian Circulation (Section 108-244):

The on-site parking area will be located on three sides of the building with a loading/drop off covered arcade on the southeast side of the building for the public transportation facility. Curb cuts will be reduced from the existing five to the proposed two on the site that allow traffic to enter the parking area on Simonton Street and Angela Street. The two curb cuts that access the existing parking lot will be eliminated. The curb cut for the fire station will be moved further north, away from Angela Street, improving safety at the intersection with Simonton Street.

Housing (Section 108-245):

Not applicable. There is no permanent residential use proposed for this project. However, there are accommodations for six fire crew, when on duty, on the second floor of the fire station. These accommodations do not constitute residential units.

Economic Resources (Section 108-246):

The number of employees accommodated in the new fires station building will remain the same. The construction of this project is anticipated to begin in the Spring of 2013 and to be complete by Spring of 2014.

Special Consideration (Section 108-247):

The applicant will use available technologies to reduce energy consumption.

Construction Management Plan and Inspection Schedule (Section 108-248):

A construction management plan will be submitted, which includes operational controls to address neighborhood concerns about noise, dust and general disruptions to the surrounding area. The conditions should be: an opaque wall will be erected around the property; during demolition, the building will be pressure sprayed with water to control dust; and the adjacent streets shall be cleared of dust dirt and debris at the end of each work day. All waste containers should be covered at the end of each working day. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays. Josephine Parker Road would remain open throughout construction.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

The proposed development includes a landscape plan designed by a landscape architect per Section 108-511(b). The applicant has provided a landscape plan that meets this criteria. The applicant has worked with the City's Urban Forester to determine the disposition of the existing landscaping and the potential removal of plant material and the relocation of trees on site and to other City properties. Open space and the minimum landscape area requirements are part of the associated variance application. With the proposed redevelopment, the site will be substantially improved by reducing impervious surface area and adding plantings.. There will be no visible mechanical equipment anywhere on site. The public plaza along Simonton Street is designed to have 6 shade trees and shade trees will be planted along Angela Street as well. The large Mahogany Tree on Simonton Street will remain in place.

The City Code requires that sites that are more than an acre include a width of landscaping of 30 linear feet adjacent to the right-of-way. Section 108-517(b) provides the Planning Board the authority to grant a waiver or modification if it is determined that the waiver or modification is not contrary to the intent of the landscaping provisions, and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

1. Public interest; adjacent property. The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.

The proposed landscaping would have a positive impact on the property and the adjacent properties along Simonton and Angela Streets with the addition of new landscaping on the property. Although the width of the landscape buffer will not be met, significant, new landscaping will add to the site; and the landscaping will meet standards for new native species.

2. **Not discriminatory. The waiver or modification is not discriminatory, considering similar situations in the general area.**

The granting of this landscape waiver would not be discriminatory since the residential development across Simonton Street has houses built much closer to the street than the proposed fire station.

3. **Superior alternatives. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.**

The purpose of the landscape design was to enhance the public purpose of the building by the open spaces of the public parking area and a perimeter site wall that creates a pedestrian experience, while at the same time screening the parking area.

4. **Protection of significant features. The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.**

The Madeline L. Bean Building has been demolished and the existing fire station will be demolished.

5. **Deprivation of reasonable use. Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:**

- a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and
- b. The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.

The strict application of the landscaping requirements would limit the redevelopment of the site and deprive the city of a new fire station, the amount of public parking spaces available, and multi-modal transportation facility.

6. **Technical impracticality. Strict application of the requirement would be technically impractical.**

The granting of the landscape waiver will allow for the construction of the new Fire Station #2, the public restrooms, and the public parking on the property to line up with the adjacent property setbacks. The City's urban forestry manager states that the code would restrict the amount of public parking and the overall plan design without the waiver.

Off-street parking and loading (Article VII):

The proposed site will accommodate a total of 57 parking spaces, three of which will be ADA accessible, three are reduced sized spaces for electric cars, 23 spaces for scooters, and 50 spaces for bicycles.

Stormwater and Surface Water Management (Article VIII):

The existing site is totally developed and has had drainage improvements added over the forty year life span of the present facility, not all of which meet the present standards of the City. In order to manage stormwater from the site, exfiltration drains will be combined with a triple chamber baffle box with class V gravity injection well, thus retain all site stormwater drainage on the property.

Flood Hazard Areas (Division 4 - Sections 108-821 - 108-927):

The property is located in the X-zone according to FEMA flood map panel 1516K. The site is no lower than 7 feet 9 inches above mean high water.

Utilities (Article IX):

The requirements of this article were addressed under the concurrency management analysis.

Evaluation for Compliance with the Land Development Regulations: Conditional Use Approval

Findings, Pursuant to Section 122-62 (a)

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 proposed expansion of the existing fire station requires a Conditional Use Application. However, as the fire station is fully integrated into the design of the Administration Building, for the purposes of this report, the entire site will be analyzed using the conditional use criteria.

Characteristics of Use Described, Pursuant to Section 122-62(b)

1. Scale and Intensity:

This site has been a fire station for decades, therefore there is no increase of intensity and scale of the use.

a. Floor Area Ratio (F.A.R.):

The F.A.R. allowed for the site as a whole in both zoning districts is 1.0 per Section 122-810(2) and 122-960(2). The proposed F.A.R. for the Fire Station building is 0.15. Parking areas are typically not considered in the FAR calculations when they are accessory to the principle use. However, Code Section 122-960(2) specifically allows large scale regional facilities in the HPS zoning district to exceed the 1.0 F.A.R. if a finding is rendered by the City Commission that the higher F.A.R. is necessary to accommodate the general health, safety and welfare of the City and/or County, as follows: “Maximum floor area ratio: The maximum floor area ratio for the HPS zoning district shall be 1.0, excepting large scale regional facilities, which require a community impact statement. The latter projects may have a higher floor area ratio if approved by the City Commission. However, prior to approving a floor area ratio in excess of 1.0, the City Commission must render a finding that the proposed public facility requires a higher floor area ratio in order to accommodate a regional service necessary to the general health, safety, and welfare of the city and/or county. Furthermore, the finding must

indicate that the regional facility as proposed shall comply with all other qualitative and quantitative criteria of the comprehensive plan and land development regulations, including but not limited to the adopted concurrency management policies.”

b. Traffic Generation:

The proposed building will accommodate fire station staff and city vehicles that are currently on the site. No additional city staff or services will be accommodated on site therefore, any increase in trip generation should be minimal.

b. Square Feet of Enclosed Building for Each Specific Use:

The size of the site is 64,933 square feet or 1.49 acres, the size of the parking area is 40,720 square feet, and the total size of the floor area of the proposed fire station is 9,140 square feet (permitted is 1.0 and proposed is 0.15). The building size of the fire station will be 7,926 square feet, public restrooms will be 587 square feet, and storage area 627 square feet.

d. Proposed Employment

The proposed fire station will be developed to continue the employment of fire department personnel.

e. Proposed Number of Service Vehicles:

Not applicable.

f. Off-Street Parking:

N/A

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

a. Utilities:

Keys Energy Services currently provides adequate high voltage service to the site. Their recommendation is to maintain that level of service. Florida Keys Aqueduct Authority currently provides potable water to the site with a two inch service line and fire line. Neither utility provider has objections to the proposed use or required capacities.

b. Public Facilities:

Stormwater improvements are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. The City Engineer has reviewed and approved the proposed stormwater plan. Further, it is anticipated that the proposed use will not have an adverse impact on roadway capacity or trip generation based on information provided in the traffic study.

c. Roadway or Signal Improvements:

Not applicable; no roadway or signal improvements are being proposed. However, one element of the project is the elimination of curb cuts and the relocation of the curb cut in front of the fire house to the north, away from Angela Street.

d. Accessory Structures or Facilities:

The public restrooms are a proposed attached accessory structure and will provide needed public facilities for the public along the Duval Street corridor.

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

a. Open Space:

This requirement is a subject of the variance application. The basis of this request is that the proposed project is located within an established urban area with a dense urban fabric and cannot meet the 20% requirement. However, the applicant intends to integrate the site with the surrounding area by installing canopy trees, low level shrubs and ground cover along the public right of way.

b. Setbacks from Adjacent Properties:

This requirement is not a subject of the variance application.

c. Screening and Buffers:

The proposed project is located within an established urban area. Those portions of the site that face residential uses will be partially screened with canopy trees, low level shrubs and ground cover along the public right of way. Mechanical equipment will be screened as required. The applicant has requested a waiver to the landscape requirements as discussed above.

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

Landscape berms are not proposed and are not considered to be effective mitigation for this project.

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

The proposed facility will not produce smoke, odor, noise or other noxious impacts. There is one area of impact on surrounding properties which is the sounds of emergency sirens from the trucks leaving the fire station. However, this site has been an existing fire station, so there will be no net increase from this impact with the new station.

Criteria for Conditional Use Review and Approval, Pursuant to Section 122-62 (c)

1. Land Use Compatibility:

The proposed facility will replace an existing public and protective services facility that has been on the same site for approximately 50 years. The proposed public parking area will provide additional parking for the downtown commercial district that is needed. Parking lots and facilities are specifically allowed in both the HPS and the HNC-1 zoning districts. The property is surrounded by the HNC-1 and HRCC-1 zoning districts which are mixed-use, dense commercial and residential districts. Both proposed uses are compatible with the intent of the zoning districts and the surrounding land uses.

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

The proposed project site is located within a dense urban neighborhood and variance requests for development are not uncommon. With the approval of variances, the size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. The proposed scale and intensity of the project has been analyzed in a report provided by the City's Historic Preservation Planner. The proposed site plan allows for adequate site size to accommodate the urban design amenities including landscaping, off street parking and internal traffic circulation. Concurrency management has been previously addressed in this report. As this is a redevelopment, the applicant intends to use existing infrastructure on the site.

2. Proper Use of Mitigative Techniques:

The site as it exists today is almost entirely impervious. There is little in the way of stormwater retention. The proposed development includes a stormwater plan that has an exfiltration system to prevent stormwater from sheeting out onto other properties and the public right of way. In addition, the proposal includes moving the fire station portion of the structure and associated curb cut away from the intersection of Simonton and Angela Streets to lessen the traffic impacts on Angela Street.

3. Hazardous Waste:

No hazardous waste will be generated by the proposed conditional use.

4. Compliance with Applicable Laws and Ordinances:

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

5. 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; residential development is not proposed.

c. Commercial or Mixed Use Development:

Not applicable; mixed use development is not proposed; this is a building housing the Fire Station.

d. Development Within or Adjacent to Historic Districts:

The proposed facility is located within the City's historic district. As such, the project was presented to H.A.R.C. Approval for the demolition was granted on August 25, 2009 and September 8, 2009; and design approval was granted on June 12, 2012. The proposed facility will be in harmony with the historic district.

e. Public Facilities or Institutional Development:

The City Commission approved the current site as being the most appropriate for use as a Fire Station through a series of noticed public meetings.

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.

h. Art in Public Places: Will comply.

Options/Advantages/Disadvantages:

Option 1: Approve the Major Development Plan/Conditional Use.

- 1. Consistency with the City's Strategic Plan, Vision, and Mission:** Facilitating the redevelopment of Fire Station # 2 is consistent with the City's Strategic Plan, Vision, and Mission.
- 2. Financial Impact:** There is not an anticipated financial impact to the City related to this request. Although long term property values in and around Angela and Simonton Streets should improve through this development.

Option 2: Deny the Major Development Plan.

- 1. Consistency with the City's Strategic Plan, Vision, and Mission:** The denial of the request is not consistent with the City's Strategic Plan, Vision, and Mission.
- 2. Financial Impact:** There is not an anticipated financial impact to the City related to this request. However, denying the request may cause the city to lose the opportunity for a significant improvement to the health, safety and welfare of the City.

RECOMMENDATION:

The Planning Department recommends approval of Option 1 with the following conditions:

Conditions to be completed prior to the issuance of a Building Permit and ongoing through construction:

2. Plans cited as basis for approval on page 5 of 18 are incorporated by reference.
3. The ADA parking spaces must meet Federal guidelines.
4. Variances associated with the Major Development Plan request be approved by the Planning Board, as applicable.
5. In order to reduce impacts on the surrounding community, the Construction Management Plan will be followed with an emphasis on keeping noise, dust and debris to a minimum. The Plan shall include:
 - A. An eight foot opaque construction fence will be erected around the property;
 - B. During demolition, the building will be pressure sprayed with water to control dust;
 - C. Adjacent streets shall be cleared of dust, dirt, and debris at the end of each work day;

- D. All waste containers should be covered at the end of each working day;
- E. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays; and
- F. Josephine Parker Road would remain open throughout construction.
- G. The Construction Management Plan shall include "Construction of the facility will meet or exceed the criteria in the City's Local Business Preference Regulations."

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

- 6. The two properties are combined with a unity of title to create one real estate number.

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

- 7. Hours of operation of the public restrooms are limited to 8 AM to 10 PM daily.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
FOR GRANTING APPROVAL TO A MAJOR
DEVELOPMENT PLAN AND CONDITIONAL USE
APPROVAL ON PROPERTY LOCATED AT 616 SIMONTON
STREET IN THE HPS AND HNC-1 ZONING DISTRICTS PER
SECTIONS 108-(A)(2)B, 122-958(3), AND 122-808(7); (RE#
00012210-000000 & 00012220-000000), KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Section 108-91(A)(2)(b) of the Code of Ordinances allows applicants to request Major Development Plan approval within the Historic District of addition to or reconstruction of equal to or greater than 2,500 square feet of gross floor area; and

WHEREAS, the old City Hall and current Fire Station property is located on the corner of Angela and Simonton Streets; and is now addressed as 616 Simonton Street. The property is located in two separate zoning districts: the old City Hall, Fire House and public parking lot are located in the Historic Public and Semipublic Service (HPS) zoning District, and the vacant site located in the Historic Neighborhood Commercial -Truman/Simonton (HNC-1) zoning district; and

WHEREAS, the applicant is proposing the demolition of the existing old City Hall and Fire Station in order to build a new regional public facility that includes a fire station, on-site public parking, transportation facility options, and public restrooms. The proposed fire station will be built to withstand a Category 5 Hurricane and is located in flood zone X, as required in the

Comprehensive Plan; and

WHEREAS, conditions to be completed prior to the issuance of a Building Permit and ongoing through construction:

1. Plans cited as basis for approval on page 5 of 18 are incorporated by reference.
2. The ADA parking spaces must meet Federal guidelines.
3. Variances associated with the Major Development Plan request be approved by the Planning Board, as applicable.
4. In order to reduce impacts on the surrounding community, the Construction Management Plan will be followed with an emphasis on keeping noise, dust and debris to a minimum. The Plan shall include:
 - A. An eight foot opaque construction fence will be erected around the property;
 - B. During demolition, the building will be pressure sprayed with water to control dust;
 - C. Adjacent streets shall be cleared of dust, dirt, and debris at the end of each work day;
 - D. All waste containers should be covered at the end of each working day;
 - E. Current regulations as to the start and stop of each work day will be met: Monday through Friday 8 a.m. to 7 p.m. and Saturdays 9 a.m. to 5 p.m. with no Sundays or holidays; and
 - F. Josephine Parker Road would remain open throughout construction.
 - G. The Construction Management Plan shall include “Construction of the facility will meet or exceed the criteria in the City’s Local Business Preference Regulations;” and

WHEREAS, condition to be completed prior to the issuance of a certificate of occupancy:

5. The two properties are combined with a unity of title to create one real estate number; and

WHEREAS, condition subject to a Conditional Approval Permit, per Ordinance 10-22.

Conditions subject to an associated annual inspection:

6. Hours of operation of the public restrooms are limited to 8 AM to 10 PM daily; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 15, 2012; and

WHEREAS, the granting of a combined Conditional Use and Major Development Plan is consistent with the criteria in the Code; and

WHEREAS, the recommendation of approval of the combined Conditional Use and Major Development Plan is 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

WHEREAS, the approval is consistent with the criteria in the Code; and

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. This Conditional Use request and Major Development Plan application recommended for approval to the City Commission, 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 3. 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 4. 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 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 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 15th day of November, 2012.

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

Richard Klitenick
Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major X
Minor _____

Conditional Use

X

Historic District

Yes X
No _____

Please print or type:

- 1) Site Address 616 Simonton Street, Key West, Florida 33040
- 2) Name of Applicant Anthony D. Sarno - mbi | k2m Architecture, Inc.
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1001 Whitehead Street, Suite 101
Key West, Florida 33040
- 5) Applicant's Phone # 305.292.7722 Email asarno@mbi-k2m.com
- 6) **Email Address:** asarno@mbi-k2m.com
- 7) Name of Owner, if different than above City of Key West
- 8) Address of Owner 3132 Flagler Avenue, Key West, Florida 33040
- 9) Owner Phone # 305.809.3888 Email bvitas@keywestcity.com
- 10) Zoning District of Parcel HPS / HNC-1 RE# 00012210-000000 / 00012220-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval 6/12/12&8/28/12 HARC approval # H1201-0776 / H12-01-1181
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

--- SEE ATTACHED ---

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No X _____

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

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

Yes _____ No X _____

If Yes, describe and attach relevant documents.

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

October 18, 2012

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director



Re: Fire Station #2
Development Plan and Condition Use Application

Required Plans and Related Materials for both a Conditional Use and Minor / Major Development Plan

I. Existing Conditions:

A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:

1) Size of Site

Response: Refer to Survey A1.0.1.

2) Buildings, structures and parking

Response: Refer to Survey A1.0.1.

3) FEMA Flood zone

Response: Zone X.

4) Topography

Response: Refer to Survey A1.0.1.

5) Easements

Response: No legal; however access to the adjacent properties through the site will be maintained.

6) Location of Utility Lines (Sewer, water, electric, cable) adjacent and extending into the site.

Response: Refer to Survey A1.0.1.

B) Existing size and type and location of trees, hedges and other features.

Response: Refer to Existing Tree Disposition Plan L-1.0.

C) Existing stormwater retention areas and drainage flows.

Response: Refer to Conceptual Drainage Plan C-1.

D) A sketch showing adjacent land uses, buildings and driveways.

Response: Refer to Architectural Site Plan A1.1.1.

II. Proposed Development:

A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.

1) Buildings

Response: Refer to Architectural Site Plan A1.1.1.

2) Setbacks

Response: Refer to Architectural Site Plan A1.1.1.

3) Parking:

a. Number, location, and size of automobile and bicycle spaces.

Response: Refer to Architectural Site Plan A1.1.1.

b. Handicapped spaces

Response: Refer to Architectural Site Plan A1.1.1.

c. Curbs or wheel stops around landscaping.

Response: Refer to Architectural Site Plan A1.1.1.

d. Type of Pavement.

Response: Refer to Paving Plan L-4.0.

4) Driveway dimensions and material.

Response: Refer to Architectural Site Plan A1.1.1 and Paving Plan L-4.0.

5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.

Response: Refer to Conceptual Drainage Plan C-1.

6) Location of garbage and recycling

Response: Refer to Architectural Site Plan A1.1.1.

7) Signs

Response: Refer to Exterior Elevations A3.1.1 and A3.1.2. In addition, direction signs throughout the site will be provided, integrated with the light poles. An application to HARC will be made for approval.

8) Lighting

Response: Refer to Architectural Site Plan A1.1.1, Reflected Ceiling Plan A2.2.1, Exterior Elevations A3.1.1 and A3.1.2 and Lighting and Ceiling Legend A6.1.1.

9) Project Statistics:

a. Zoning

Response: Refer to Architectural Site Plan A1.1.1.

b. Size of site

Response: Refer to Architectural Site Plan A1.1.1.

c. Number of units (or units and Licenses)

Response: Not Applicable

d. If non-residential, floor area and proposed floor area ratio

Response: Permitted – 1.0; Proposed 0.15

e. Consumption area of restaurant and bars

Response: Not Applicable

f. Open space area and open space ratio

Response: Architectural Site Plan A1.1.1.

g. Impermeable surface area and impermeable surface ratio

Response: Architectural Site Plan A1.1.1.

h. Number of automobile and bicycle spaces required and proposed.

Response: Architectural Site Plan A1.1.1.

B) Building Elevations

- 1) **Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.**

Response: Refer to Architectural Site Plan A1.1.1 and Exterior Elevations A3.1.1 and A3.1.2.

- 2) **Height of building.**

Response: Refer to attached Exterior Elevations A3.1.1 and A3.1.2.

- 3) **Finished floor elevations and bottom of first horizontal structure.**

Response: Refer to Exterior Elevations A3.1.1 and A3.1.2.

- 4) **Height of existing and proposed grades.**

Response: Refer to Conceptual Drainage Plan C-1.

- C) Drainage Plan: Existing and Proposed retention area and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.**

Response: Refer to Conceptual Drainage Plan C-1.

- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.**

Response: Refer to Existing Tree Disposition Plan L-1.0, Schematic Planting Plan L-2.0, and August 12, 2012 Approval from the Tree Commission.

III. Solutions Statement. Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Response: The existing site is totally developed and has had drainage improvements added over the forty year life span of the present facility, not all of which meet present standards of the City. In order to manage storm water from the site, exfiltration drains will be combined with a triple chamber baffle box with class V gravity injection well, thus retaining all site storm water drainage on the property.

The project is designed to meet the current energy and building codes with energy efficient mechanical systems, LED lighting, and other low maintenance materials to create a building that is long lasting and requires minimal effort over the life of the building for maintenance, as compared to other facilities within the City.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive

or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title Block.

The development plan shall contain the following pertaining to the title block.

(1) Name of Development

Response: Fire Station #2 Building and Site Development

(2) Name of Owner / Developer

Response: City of Key West, Florida

(3) Scale

Response: Varies. Refer to plans.

(4) North Arrow

Response: Refer to plans.

(5) Preparation and revision date

Response: September 6, 2012 as noted on plans and Revised October 18, 2012

(6) Location / street address of development

Response: 616 Simonton Street, Key West, Florida.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons.

(1) Owner

Response: City of Key West, Florida

(2) Owner's authorized agent

Response: mbi | k2m Architecture, Inc.

(3) Engineer and Architect

Response: Engineer - Perez Engineering & Development, Inc. Architect – mbi | k2m Architecture, Inc.

(4) Surveyor

Response: J. Lynn O'Flynn, Inc.

(5) Landscape Architect and/or environmental consultant.

Response: Landscape Architect - Elizabeth Newland Landscape Architect, LLC. An environmental consultant is not required.

(6) Others involved in the application

Response: N/A

(7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Response: The property is owned by the City of Key West.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description.

(1) Zoning (include any special districts)

Response: HPS (RE#00012210-000000) and HNC-1 (RE#00012220-000000)

(2) Project site size (acreage and/or square footage).

Response: 64,933 sf or 1.49 acres.

(3) Legal Description

Response: Please refer Legal Description.

(4) Building Size

Response: Fire Station – 7,926 sf; Public Restrooms – 587 sf; Storage – 627 sf.

(5) Floor area ratio, permitted and proposed

Response: Permitted – 1.0; Proposed 0.15

(6) Lot coverage, permitted and proposed

Response: Building coverage – On the HPS portion of the site of 60,002 sf, 40% is allowed or 24,000 sf. Proposed is 6,982 sf or 12.0%. On the HNC-1 portion of the site of 4,931 sf, 50% is allowed or 2,465 sf. Proposed is 0 sf or 0%.

(7) Impervious surface

Response: Impervious surface – On the HPS portion of the site of 60,002 sf, 50% is required or 30,001 sf. Proposed is 52,012 sf or 86.68%. On the HNC-1 portion of the site of 4,931 sf, 60% is required or 2,958 sf. Proposed is 3,311 sf or 67%.

(8) Pervious surface.

Response: Please refer to item No. 7 above.

(9) Landscape areas:

Response: Landscape areas – On the HPS portion of the site of 60,002 sf, 20% is required or 12,000 sf. Proposed is 7,990 sf or 13.32%. On the HNC-1 portion of the site of 4,931 sf, 20% is required or 986 sf. Proposed is 1,620 sf or 33%

(10) Parking spaces, permitted and proposed.

Response: 30 required; 63 proposed plus 50 bicycle spaces and 23 scooter spaces.

(11) Delineation of location of existing and proposed structures.

Response: Refer to Survey A1.0.1 and Architectural Site Plan A1.1.1.

(12) Existing and proposed development type denoted by land use including density / intensity.

Response: HPS / HNC-1 districts with proposed Fire Station allowable by conditional use.

(13) Setbacks.

Response: All required setbacks to be maintained. Refer to Architectural Site Plan A1.1.1.

Sec. 108-230. Other project information

A general outline of the proposed development shall include the following criteria where applicable:

(1) Proposed stages of phases of development or operation and facility utilization.

Response: The project will be completed in one phase; however the existing Fire Station will remain in place during construction until the new facility is ready for use.

(2) Target dates for each phase.

Response: Anticipate construction to begin Spring of 2013.

(3) Expected date of completion.

Response: Anticipate construction to be complete Spring of 2014.

(4) Proposed development plan for the site.

Response: Refer to Architectural Site Plan A1.1.1.

(5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).

Response: The proposed project is the replacement of the existing Fire Station with a new facility of approximately 9,140 sf and surface parking.

The Fire Station will replace the existing Fire Station which does not meet present standards for safety, efficiency, or codes. The new station with public restroom facilities will be utilized 365 days a year, with the following functions:

First Floor:

Three bay fire station with storage for emergency vehicles

Public restrooms

Transportation waiting areas

Second Floor:

Watch / sleep rooms accommodating 12 persons

Office and kitchen

Exercise room

Day room

Storage

(6) For planned unit developments, indicate design techniques (i.e. clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.

Response: Please refer to response to item No. 5 above.

(7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.

Response: The site is within an "X" flood zone, the Fire Station is elevated above the adjacent grades for positive drainage, and the Public Restrooms are 2'-0" above the Fire Station for greater protection from floods.

(8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Response: N/A.

Sec. 108-231. Residential developments**(a) If the development includes residential units, the following characteristics shall be discussed in the written description:****(1) A breakdown of the proposed residential units by number of bedrooms.**

Response: N/A

(2) Tenure (i.e. owner-occupied or rental)

Response: N/A

(3) Structure type, such as single-family, duplex, multi-family, mobile home.

Response: N/A

(b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Response: N/A

Sec. 108-232. Intergovernmental coordination

The development plan shall contain the following pertaining to intergovernmental coordination:

(1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:

a. South Florida Regional Planning Council (SFRPC)

Response: Letter Forthcoming.

b. City electric system (CES).

Response: Letter Forthcoming.

c. State department of environmental protection (DEP).

Response: N/A

d. Army Corps of Engineers (ACOE).

Response: N/A

e. South Florida Water Management District (SFWMD).

Response: N/A

f. State department of transportation (DOT).

Response: Letter Forthcoming.

g. State department of community affairs (DCA).

Response: Letter Forthcoming.

h. State Florida Aqueduct Authority (FKAA)

Response: Letter Forthcoming.

i. State fish and wildlife conservation commission (F&GC).

Response: N/A

j. The county.

Response: Letter Forthcoming.

(2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.

Response: N/A

(3) When intergovernmental coordination efforts are complete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

Response: Design Team will work with intergovernmental agencies to resolve issues, should any be identified.

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure 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. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. 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. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. 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. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.

- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:

(1) **Scale and intensity of the proposed conditional use as measured by the following:**

a. **Floor area ratio**

Response: The floor area ratio allowed over the combined site is 1.0. The proposed floor area ratio is 0.15.

b. **Traffic generation**

Response: A traffic analysis was commissioned for the original City Administration Building project project. It was completed by Traf Tech engineering, Inc., a south Florida based company. A copy of the report is on file with the original application. The report analyzed at the full build out of the site with the Administration Building, Fire Station, and Parking garage and concluded that there would be no significant increase of traffic on any of the surrounding streets, surrounding intersections would not experience a reduction in level of service and expected traffic would have no negative effects on the level of service on any street in the city as expressed in the Comprehensive plan.

c. **Square feet of enclosed building for each specific use.**

Response: Refer to Architectural Site Plan A1.1.1.

d. **Proposed employment**

Response: Employment will remain as City of Key West Firefighters.

e. **Proposed number and type of service vehicles**

Response: The number of service vehicles will only increase slightly. The foremost increase will be the ability of the Fire Department to expand its fleet from the current single bay Fire Station into the proposed three bay Fire Station. There will be no new large service vehicles at the site because there are no delivery or construction responsibilities on site.

f. **Off-street parking needs.**

Response: The off street parking demand for public service buildings according to Section 108-572 of the Land Development Regulations is 1 space per 300 SF of gross floor area. In this case, 30 car parking is required. A total of 60 car parking, 3 electrical vehicle parking, 23 scooter parking, and 50 bicycle parking are provided for visitor parking for adjacent businesses.

- (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

a. **Utilities**

Response: The utilities to serve the site are already in place presently serving the building to be replaced and are adequate for the proposed facilities. All utility connections will be significantly improved, and drainage on the site will be improved.

b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94.

Response: The new Fire Station when built will provide a code compliant, energy efficient building. The City has reviewed its facilities need several times in the past years. In all instances every indicator shows a need to replace the Fire Station (and City Hall) in order to accommodate the staff in a more environmentally sound and healthy building, and to provide more and better fire/safety vehicles for the western part of the island which has grown significantly in the 40 plus years since the present facilities were constructed.

With regard to concurrency standards applicable to this project, Chapter IV, Section 94-4(e) provides an exemption from concurrency review of public projects, especially those within the City capital improvements plan. Despite this exemption, the project team reviewed in detail, the one component of concurrency most appropriate and critical in this part of the City, which is traffic. The traffic report, aforementioned, demonstrates that the build out of the project will have no negative effects on any intersections or streets serving the entire project area. The line of sight for dispatching vehicles is enhanced and the public transportation facilities are increased.

c. Roadway or signalization improvements or other similar improvements.

Response: None required.

d. Accessory structures or facilities.

Response: Refer to Architectural Site Plan A1.1.1. All accessory structures are illustrated on plan.

e. Other unique facilities/structures proposed as part of site improvements.

Response: N/A.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

a. Open space

Response: The proposed site will increase the amount of open space on the site. At present, the current development does not meet the standards of the City with only 4.94% of the site as pervious and landscaped. This area will more than double, increasing significantly to 13.32% for landscaping open space and 19.37% for parking open space. The site cannot accommodate the standard of 20% open space / landscape for the HPS parcel due to the size of the site in relation to the required program for all the facilities needed to be at this one site.

b. Setbacks from adjacent properties

Response: All required setbacks will be met.

c. Screening and buffers

Response: The perimeter of the site includes fencing and landscaping elements to provide screening from the adjacent properties. The site is not a residential property and it does not share any contiguous boundaries with such. Therefore, the buffers involved with such an adjacency do not apply.

d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites.

Response: Perimeter site walls with landscaping are proposed. Refer to Landscape drawings.

e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts.

Response: All of the activities will take place on the inside of the buildings proposed and there is only one area of possible impacts on surrounding properties. This has to do with the sounds of sirens from

trucks leaving the Fire Station. This is already associated with the existing Fire Station and there will be no net increase in this impact with the new station.

- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

(1) Land use compatibility:

Response: A Fire Station currently exists on the site and has been determined by the end user to be the best location for such a facility to provide the necessary response time to this area of the Island.

(2) Sufficient size, adequate site specifications, and infrastructure to accommodate the proposed use.

Response: The proposed Fire Station increases the number of bays and living quarters in a structure designed to current building codes. All infrastructure will be upgraded on site to support the new facility.

(3) Property use of mitigative techniques.

Response: See response to Section 122-62(b)(3) above.

(4) Hazardous waste

Response: There is no hazardous waste use on the site at the present time and none is expected to be generated by the Fire Station.

(5) Compliance with applicable laws and ordinance.

Response: The proposed project is the replacement of the existing Fire Station with new enlarged facilities. The proposed site complies with all the required ordinances applicable, or will be, when this application and the application for the small variances required for rebuilding are approved. With specific reference to the issue of building height to allow the replication of the existing height when the HPS height limit is 25 feet, please see determination by the former City of Key West Planning Director, Amy Kimball-Murley, as an appendix hereto, that demonstrates that rebuilding to the existing building height is allowed by City Code.

(6) Additional criteria applicable to specified land uses

Response: None

- a. **Land uses within a conservation area.** Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.

Response: N/A

- b. **Residential development.** Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102;

articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and offstreet parking; as well as possible required mitigative measures such as landscaping and site design amenities.

Response: N/A

- c. **Commercial or mixed use development.** Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

Response: Refer to aforementioned responses and included plans.

- d. **Development within or adjacent to historic district.** All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

Response: Project has been reviewed and approved by HARC.

- e. **Public facilities or institutional development.** Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.

Response: A Fire Station currently exists on the site and is the best location for such a facility to provide the necessary response time to this area of the Island.

- f. **Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.**

Response: N/A

- g. **Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.**

Response: N/A

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as Project Manager
(print name) (print position; president, managing member)

of mbi | k2m Architecture, Inc
(print name of entity serving as Authorized Representative)

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

525 Angela Street, Key West, Florida 33040

Street Address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 5th Sept 2012 by
date

Anthony D. Sarno
Name of Authorized Representative

He/She is personally known to me or has presented FLDL565000480345D as identification.

[Signature]
Notary's Signature and Seal

Name of Acknowledger
Notary Public, State of Florida
Commission # EE 217939
My Comm. Expires July 19, 2016

Commission Number, if any

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Bob Vitas as
Please Print Name of person with authority to execute documents on behalf of entity

City Manager of City of Key West
Name of office (President, Managing Member) *Name of owner from deed*

authorize Anthony D. Sarno of mbi | k2m Architecture, Inc.
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 person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 24 Sept, 2012 by
date

Bob Vitas
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Maria G. Ratcliff
Name of Acknowledger typed, printed or stamped

EE 053741
Commission Number, if any



Deed

This Indenture

This instrument prepared by:
 Michael H. Cates, Attorney at Law
 505 Whitehead Street
 Key West, Florida 33040

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the parties; provided, the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described of more than one.

Made this 28 day of February

Between

J. EMMER, INC., a Florida corporation

Monroe and State of Florida

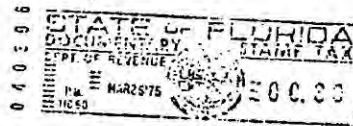
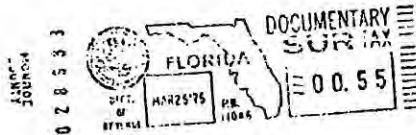
and

CITY OF KEY WEST, FLORIDA, P. O. Box 1550, Key West,

Monroe and State of Florida 33040, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part 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:

All of that property described in the deed to the City of Key West, Florida, dated June 10, 1959, recorded in Official Record Book 160, Pages 589/590 of the Public Records of Monroe County, Florida.



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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

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

Signed, Sealed and Delivered in Our Presence:

ATTEST:
Bruce R. Gordon
 BRUCE R. GORDON, SECRETARY

J. EMMER, INC.
 By: Gerald R. Mosher
 GERALD R. MOSHER, PRES

State of Florida,

County of

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at
 County of _____, and State of Florida, this
 day of _____, A. D. 19 _____

Notary Public
 My Commission Expires _____



STATE OF FLORIDA
COUNTY OF MONROE

Before me personally appeared GERALD R. MOSHER and BRUCE R. GORDON, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as GERALD R. MOSHER, PRESIDENT and BRUCE R. GORDON, SECRETARY of the above named J. CAMBER, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 28 day of
February, 1975.

[Signature]
Notary Public - State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 13, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

RECORDED
JAN 13 1975
CLERK OF CIRCUIT COURT
MONROE COUNTY

Date

TO

[Signature]



W. C. Harris
Witness as to both parties.

Nellie Valdes
Nellie Valdes (SEAL)

STATE OF FLORIDA,
ss.
COUNTY OF MONROE,

I HEREBY CERTIFY, That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, J. S. VALDES and NELLIE VALDES, his wife, - to me well known and known to me to be the individuals described in and who executed the foregoing deed to THE CITY OF KEY WEST, FLORIDA, and they acknowledged before me that they executed the same freely and voluntarily to the purposes therein expressed.

I FURTHER CERTIFY, That the said Nellie Valdes, widow, is the wife of the said J. S. Valdes, on a separate and individual basis and made by and before me, and she is a single person and she acknowledges that she made her will and executed the same with full understanding, comprehension and knowledge of the contents thereof, and the fact, whether of dower, homestead or of any other property, statutory or equitable, in and to the lands described therein, and that she executed the said deed to the City of Key West, Florida, voluntarily and without any compulsion, constraint, duress or fraud of any kind or kindred.

Witness my hand and official seal at Key West, Florida, this 16th day of June, 1961.



John K. Peace
Notary Public, State of Florida
My commission expires *June 10, 1961*

73877



RECORDED IN OFFICIAL RECORD BOOK
OF MONROE COUNTY, FLORIDA
EARL R. ADAMS
CLERK OF COUNTY COURT
RECORD VENDOR



Return to (enclose self address) and envelope)

Name: JOHN M. SPOTTSMWOOD, JR.
Attorney at Law
Address: 500 Fleming Street
Key West, FL 33040

667843

REC 1155 JAN 0042

900
1-50

This Instrument Prepared by:
JOHN M. SPOTTSMWOOD, JR.
Attorney at Law
Address: 500 Fleming Street
Key West, FL 33040

Grantee Name and S.S. #:

Grantee Name and S.S. #:



SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

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

Made this 21 day of December, A. D. 1990,

Between FIRST STATE BANK OF THE FLORIDA KEYS, formerly known as
FLORIDA KEYS FIRST STATE BANK,

of the County of Monroe in the State of Florida
party of the first part, and THE CITY OF KEY WEST, FLORIDA, a municipal
corporation organized and existing under the laws of the State of
Florida, P.O. Box 1409, Key West, FL 33041-1409

of the County of Monroe in the State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONXXXXXXXXXXXX, to him
in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following
described land, situate lying and being in the County of Monroe, State of
Florida, to wit:

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

Subject to conditions, limitations, restrictions and easements
of record, and taxes for the year 1991 and subsequent years.

FILED FOR RECORD
DEC 24 1990
MONROE COUNTY, FLA.
BY: [Signature]
DANIEL E. LEE, JR., President
DS Paid: 3.34400 Date: 12-24-90

Property Appraiser's Parcel Identification Number:

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

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

Signed, Sealed and Delivered in Our Presence:

FIRST STATE BANK OF THE FLORIDA
KEYS,

BY: [Signature] L.S.
Daniel E. Lee, Jr., President

L.S.

L.S.

L.S.

State of Florida

County of Monroe

I hereby Certify That on this day personally appeared before me, an officer duly
authorized to administer oaths and take acknowledgments, DANIEL E. LEE, JR., President of
FIRST STATE BANK OF THE FLORIDA KEYS,

to me well known and known to me to be the individual described in and who executed the foregoing deed,
and he acknowledged before me that he executed the same freely and
voluntarily for the purposes therein expressed.

Witness my hand and official seal at

Monroe

December 21, 1990

My Commission Expires 16, 1993

Key West
and State of Florida, this

County of
day of

[Signature]
Notary Public

EXHIBIT "A"

On the Island of Key West and is part of Lot 2, Square 61 according to William A. Whitehead's Map of said Island delineated in 1829 and is more particularly described as follows:

FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southeasterly along the Southwesterly line of Simonton Street a distance of 127 feet to a point, which point is the point of beginning; thence continue Southeasterly along the Southwesterly line of Simonton Street a distance of 35 feet to a point; thence Southwesterly and at right angles a distance of 161.25 feet to a point; thence Northwesterly at right angles a distance of 35 feet to a point; thence at right angles in a Northeasterly direction a distance of 161.25 feet back to the Point of Beginning.

LESS

On the Island of Key West, and is part of Lot 2, Square 61 according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:

FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southwesterly along the Southeasterly line of Southard Street a distance of 160.58 feet to the Northeast corner of that certain parcel of land described in Official Records Book 300 on Pages 22 and 23 of the Public Records of Monroe County, Florida; thence run Southeasterly along the Northeasterly boundary of the said Parcel of Land described in said Official Records Book 300 on Pages 22 and 23, a distance of 127 feet to an iron pipe, said point being the Point of Beginning of the land being described herein; thence from the said Point of Beginning, run Northeasterly, parallel to said Southard Street, 20.85 feet to a two inch steel fence post; thence run Southeasterly, parallel to said Simonton Street, along a metal frame, 35 feet to a two inch steel fence post; thence run Southwesterly, parallel to said Southard Street, 20.85 feet to an iron rod; thence run Northwesterly, 35 feet back to the Point of Beginning.

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. ROYCE
Clerk Circuit Court



Survey

Consultants

Dr. Catherine
Patient Consulting & Development
1000 University St. Suite 201
Bay Mills, Florida 33540
352.293.8428
352.293.8428
Dr. Catherine
Patient Consulting & Development
1000 University St. Suite 201
Bay Mills, Florida 33540
352.293.8428
352.293.8428
www.dr-catherine.com

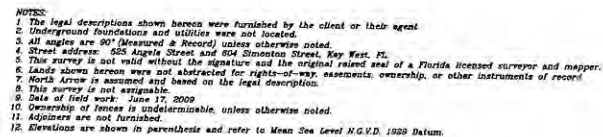
Submissions:

- 2022.08.01 NACIS Session
- 2022.08.01 NACIS Submission - the Chair
- 2022.08.01 NACIS Standalone
- 2022.08.01 NACIS Q&A Session
- 2022.08.01 NACIS Submission
- 2022.08.01 NACIS Submission

FIRE STATION #2
* 610 Simonson Street Key West, Florida
BUILDING AND SITE DEVELOPMENT
FOR
CIMA Key West 3132 Flagler Avenue, Key West, Florida 33090

PLOTTED: 11/29/17 10:14 AM	
Drawing Size	Project #: MX-12060
Drawn By: ADG	Checked By: MBI
Title: SITE SURVEY	

Sheet Number:
A1.0.1
Date: November 16, 2012
©2012 by mtd | k2m Architecture, Inc.



BOUNDARY SURVEY OF: On the island of Key West and known as Wm. A. Whitehead's Map of said Island delineated in February, AD. 1829, as all of Lot The (1) and a Part of Lots Two (2) and Four (4) of Square Sixty-one (61), and more particularly described as follows: COMMENCING at the Northwestern corner of Angela Street and Simonson Streets and running thence along the line of Angela Street in a Southwesterly direction Two Hundred Fifty (250) feet; thence at right angles in a Northwesterly direction and parallel with the line of Angela Street in a Northwesterly direction and parallel with Angela Street, Two Hundred Fifty (250) feet; thence at right angles in a Southeasterly direction along the Western line of Simonson Street Two Hundred Forty (240) feet to the Point of Beginning.

AND ALSO:
On the island of Key West and is part of Lot 2, Square 61 according to William A. Whitehead's Map of said island delineated in 1829 and is more particularly described as follows: FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southeasterly along the Southwesterly line a distance of 127 feet to a point, which point is the Point of Beginning; thence continue Southeasterly along the Southwesterly line of Simonton Street a distance of 35 feet to a point, thence Southeasterly and at right angles a distance of 161.25 feet to a point; thence Northeasterly at right angles a distance of 35 feet to a point; thence at right angles in a Northeasterly direction a distance of 161.25 feet back to the Point of Beginning.

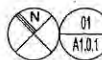
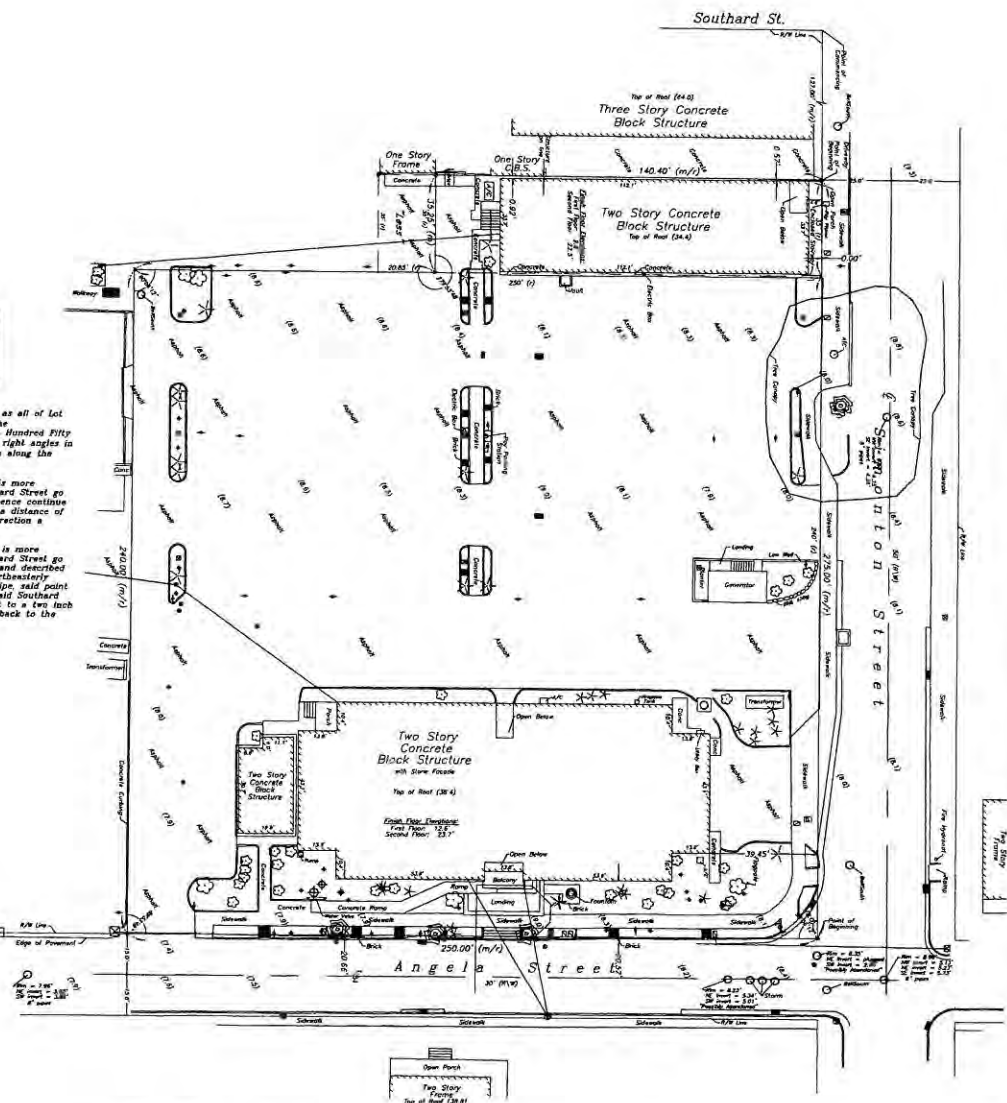
The Island of Key West, and is part of lot 2, Square #81 according to William A. Willkava's map of said island delineated in 1909 and is more particularly described as follows. FROM the intersection of the Southwesterly line of Simmonson Street and the Southwestery line of Southard Street go Southwesterly along the Southern line of Southard Street a distance of 160-58 feet to the Northeast corner of that certain parcel of land described by Official Record Book No. 703 at page 31; thence Northwesterly parallel to the Southeastern boundary of said parcel of land described by Official Record Book No. 300 on pages 52 & 23, a distance of 167'-2"-0"; thence Northwesterly, parallel to the Southeastern boundary of said parcel of land described herein, hence from the said Point of Beginning run Northerly, parallel to the Southeastern boundary of said parcel of land described herein, a distance of 20-85 feet to a two inch steel fence post; thence run Southwesterly, parallel to Southard Street, 20-85 feet to an iron rod; thence run Northwesterly, parallel to Southard

JMS

BOUNDARY SURVEY FOR: City of Key West:

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PS
Florida Reg. #6298
July 1, 2009



SITE SURVEY

SCALE: 1" = 20'-0"

0 20 40 60
GRAPHIC SCALE: 1" = 20'-0"

DRC
Minutes & Comments

Minutes of the Development Review Committee

September 27, 2012 DRAFT

Ms. Haller gave members and overview of the parking variance request.

The applicant's representative, Ginny Stones, gave members details of the request.

Mrs. Torregrosa stated that the applicant will require HARC approval if they choose to move the fence.

Mr. Averette had no comment.

Ms. Ignaffo stated that the proposed commercial enterprise entrance walkway conflicts with two (2) existing parking spaces. Sec. 108-648 prohibits parking spaces or loading zones to interfere with access to a pedestrian walkway. Ms. Ignaffo then inquired if the cars are prohibited from parking during business hours and are the existing parking spaces required parking for the residential units.

Ms. Nicklaus stated she made an earlier site visit regarding ADA accessibility.

Mr. Craig stated that the site plan indicated displacing parking spaces during business hours. He requested that ADA spaces be clearly marked.

Keys Energy had no comment.

6. Conditional Use – 707 Catherine Street (RE# 00030650-000000) – A request for conditional use approval to operate a day care facility at property located in the HMDR zoning district per Section 122-598 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the conditional use request.

The applicant, Alvin Crockett, gave members details of his request.

Mrs. Torregrosa stated that the applicant will need to seek HARC approval for signage.

Mr. Averette stated that the facility will need to be up to code. They will schedule an inspection.

Ms. Ignaffo stated that occupancy requirements of the Life Safety Code and Florida Building Code, Section 436 apply to daycare uses. The Florida Plumbing Code requires a drinking fountain and service sink for day-care uses. City of Key West Code of Ordinances Sec. 108-572 requires the greater amount of three calculations to determine the number of parking spaces that will be based on the number of children at the center; more than 20 spaces will be required. Sec. 108-648 prohibits parking area design that creates vehicle backing onto the right-of-way. Landscape buffers will be required, in accordance with Secs. 108-347, -413, -414, and -415, to screen the adjacent residences from parking areas and low impact use. Waste storage area shall be screened with a fence, wall, or landscape (Sec. 108-279).

Ms. Nicklaus stated that when they apply for building permits, they must be ADA compliant.

Mr. Craig stated parking accessibility doesn't meet code. Need to apply for parking variances code section 108.648. He requested they meet with Planning and Engineering department.

Keys Energy requested a Project Review form for the loads.

7. Major Development Plan and Conditional Use – 616 Simonton Street, 604 Simonton Street (RE# 00012210-000000 and 00012220-000000) – A request for the redevelopment of the existing City of Key West Fire Station into a 7,926 square foot Fire Station and 40,720 square foot parking lot in the HPS and

Minutes of the Development Review Committee September 27, 2012 DRAFT

HNC-1 zoning districts per Section 108-91 (A)(2)(b), and Sections 122-958 (3) and 122-808 (7) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the Major Development Plan and Conditional Use request.

The Architect, Anthony Sarno, mbi k2m Architecture, Inc. gave members details of the requests.

Mrs. Torregrosa stated that they had received HARC approval.

Mr. Averette had no comment.

Ms. Ignaffo stated that the site plan shows a walkway to the corridor (Josephine Parker Road), which is not ADA Accessible compliant. Please remove the walkway indication pavers. The site plan shows a row of parking along the west side of the restroom area with stall length that overhangs the sidewalk. Please relocate the ADA Accessible parking spaces on the site, and identify the parking spaces in that row to be "COMPACT ONLY." The loading/drop-off space shall be ADA accessible, and include an accessible aisle and curb ramp, if curbs are to be utilized.

Ms. Nicklaus stated she will review ADA plans at time of building permit application, at this point she does not have enough detail.

Mr. Craig stated that the variance application is missing landscape buffer on Angela and Simonton St. for 30' landscape waiver request. He requested the height of the building be clearly described in the application.

Keys Energy is recommending to go high voltage underground to the new facility with 120/208 3 phase available. Need to provide Keys Energy a full set of plans. No objections to the variances.

- 8. Variances– 616 Simonton Street, 604 Simonton Street (RE# 00012210-000000 & 00012220-000000) – A request for impervious surface ratio in the HNC-1 zoning district per Section 122-810 (4)b; and for non-habitable building height, impervious surface ratio, and open space in the HPS zoning district as per Sections 122-960 (3), 122-960 (4)b, and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

See comments above.

ADJOURNMENT

Meeting adjourned at 11:07am.

**Respectfully submitted by,
Karen de Berjeois
Administrative Assistant II
Planning Department**



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

September 21st, 2012

Mr. Don Craig
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF SEPTEMBER 27th, 2012.

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for September 27th, 2012. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 330 Duval Street – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
2. LOCATION: 2310 Patterson Avenue – After-the-fact Variances
COMMENT: KEYS has no objections to the After-the-fact Variances.
3. LOCATION: 605A United Street – Parking Variance
COMMENT: KEYS has no objections to the Parking Variance.
4. LOCATION: 617 Fleming Street – Variance
COMMENT: KEYS has no objections to the Variance.
5. LOCATION: 529 Caroline Street – Parking Variance
COMMENT: KEYS has no objections to the Parking Variance.
6. LOCATION: 707 Catherine Street – Conditional Use
COMMENT: Need to provide KEYS a Project Review Form for the loads.
7. LOCATION: 616 Simonton Street, 604 Simonton Street – Major Development Plan and Conditional Use
COMMENT: KEYS is recommending to go high voltage underground to the new facility with 120/208 3 phase available. Need to provide KEYS a full set of plans.
8. LOCATION: 616 Simonton Street, 604 Simonton Street – Variances
COMMENT: KEYS has no objections to the Variances.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely:

Matthew Alfonso

Matthew Alfonso

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

C:

L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering & Control
A. Tejada, Director of Customer Service
File: PLI-132

Additional Information



THE CITY OF KEY WEST
Tree Commission
Post Office Box 1409 Key West, FL 33041-1409
Telephone: 305-809-3764

August 20, 2012

Ms. Elizabeth Newland
c/o mbi/k2m Architecture, Inc.
1001 Whitehead Street
Key West, FL 33040

RE: LANDSCAPE PLAN FOR THE KEY WEST FIRE STATION
525 ANGELA STREET- TREE COMMISSION APPLICATION # 6097

Dear Architect Newland:

This letter is to notify you that the City of Key West Tree Commission has **approved** the request for the major development **landscape plan** located at 525 Angela Street at the public hearing held on Thursday, August 16, 2012. The Commission decision was based on the documents submitted and your presentation.

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Tree Commission of our City, thank you for your interest in the preservation of Key West landscaping.

Sincerely,

A handwritten signature in black ink, appearing to read "Niels Weise".

Mr. Niels Weise, Chairperson
Tree Commission
City of Key West
3140 Flagler Avenue
Key West, FL 33040

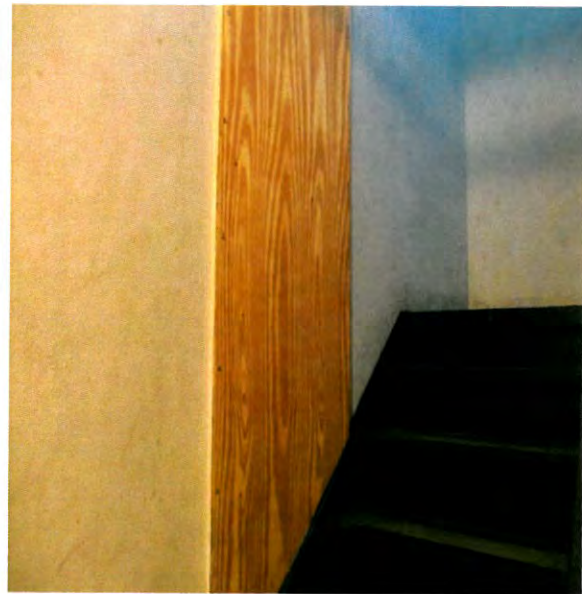
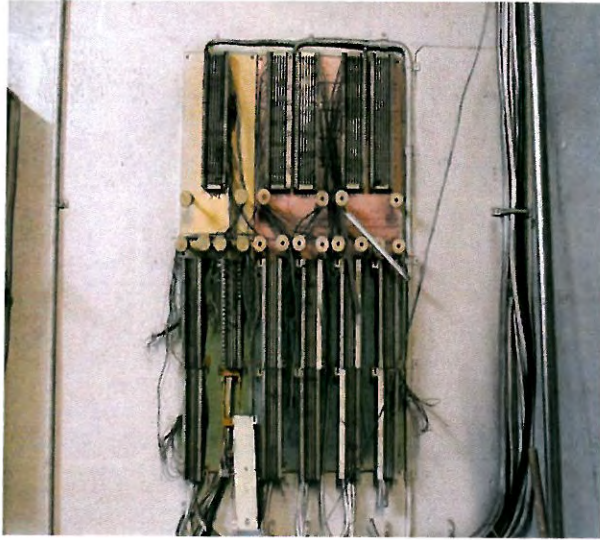
A handwritten signature in blue ink, appearing to read "Paul Williams".

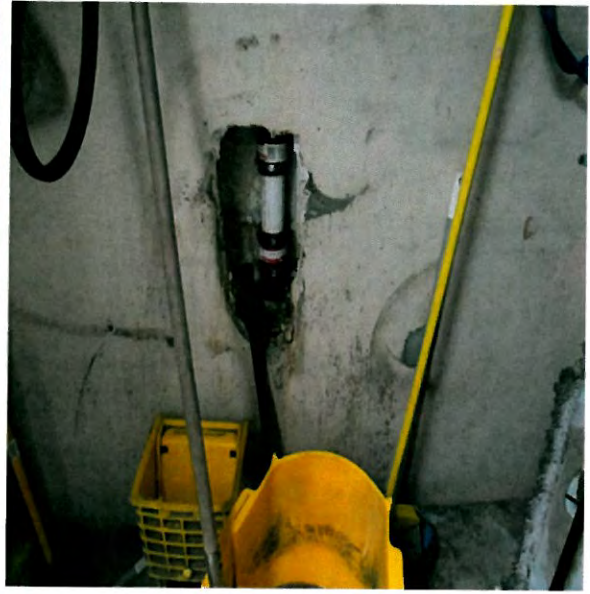
Mr. Paul Williams, Urban Forestry Manager
Planning Depart
City of Key West
3140 Flagler Avenue
Key West, FL 33040

cc: Mr. Donald Craig

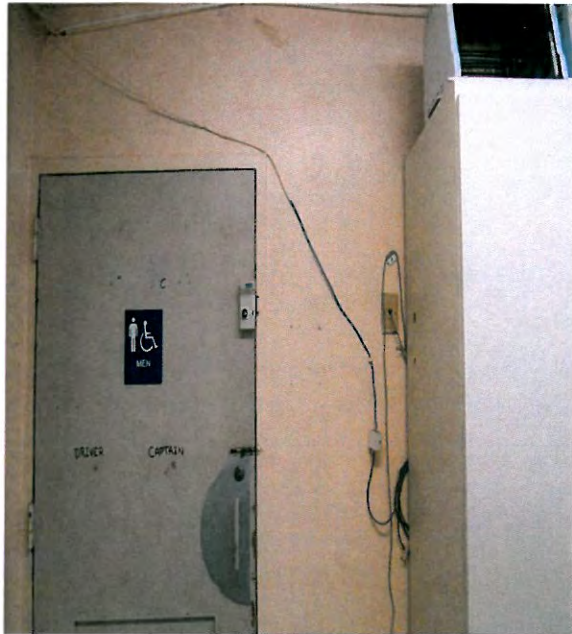
Photographs existing Fire Station

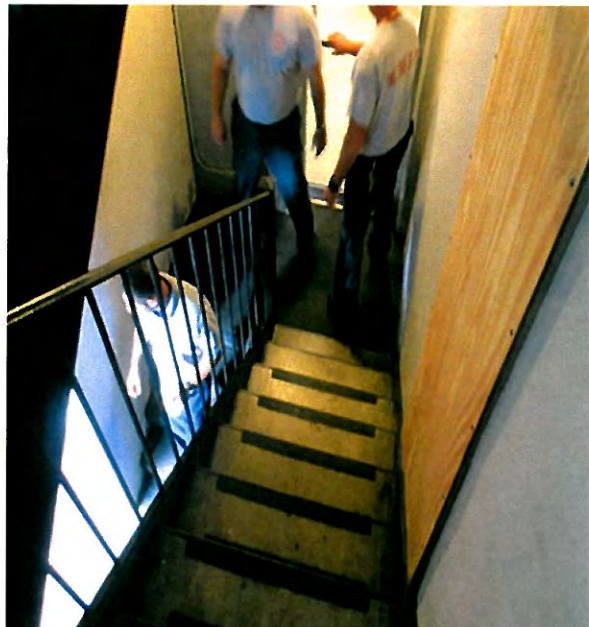


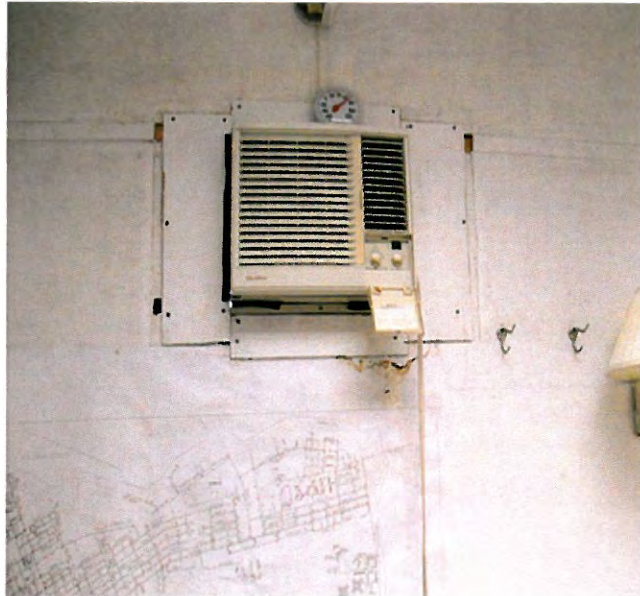


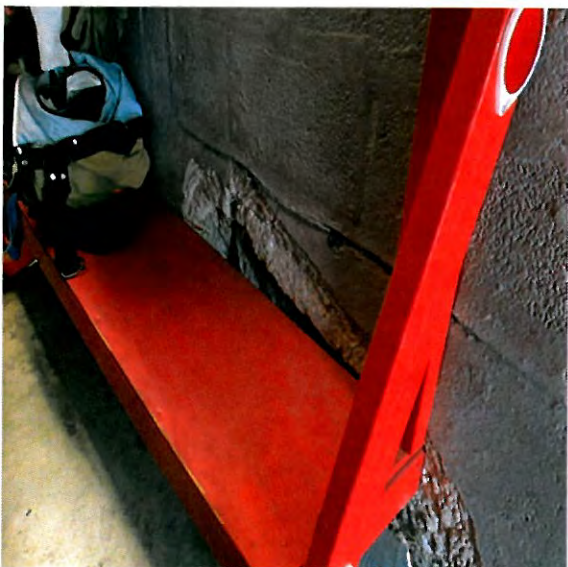
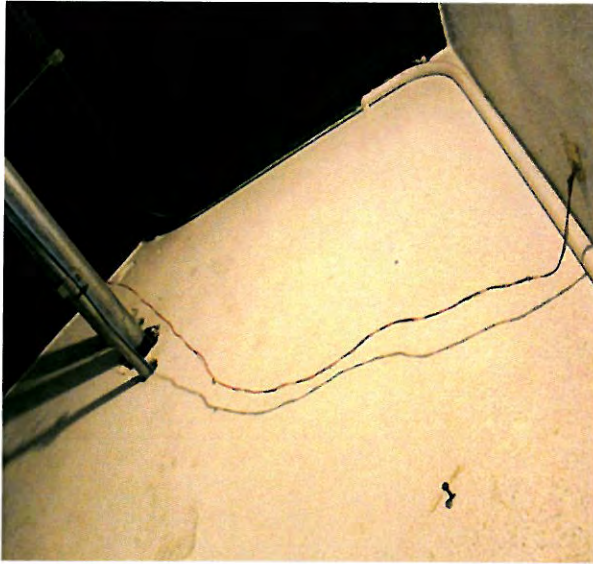
















Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

The offices of the Property Appraiser will be closed Monday, Nov. 12th in observance of Veterans Day. Web site tested on IE8, IE9, & Firefox.

Requires Adobe Flash
10.3 or higher

Property Record Card -
Map portion under construction.

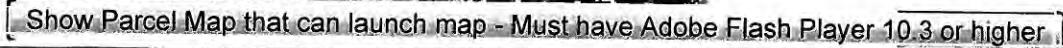
Alternate Key: 1012548 Parcel ID: 00012210-000000

Ownership Details

Mailing Address:
CITY OF KEY WEST FLA
PO BOX 1409
KEY WEST, FL 33041

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 525 ANGELA ST KEY WEST
Legal Description: KW ALL LOT 1&PT LOTS 2-3-4 OR35-107-108 SQR 61 OR160-589-590 OR608-337



Exemption	Amount
15 - MUNICIPAL LANDS	4,408,845.00

Land Use Code	Frontage	Depth	Land Area
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100E - COMMERCIAL EXEMPT

240

241

62,417.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 19112
 Year Built: 1960

Building 1 Details

Building Type
 Effective Age 17
 Year Built 1960
 Functional Obs 0

Condition E
 Perimeter 1,124
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 23
 Grnd Floor Area 19,112

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

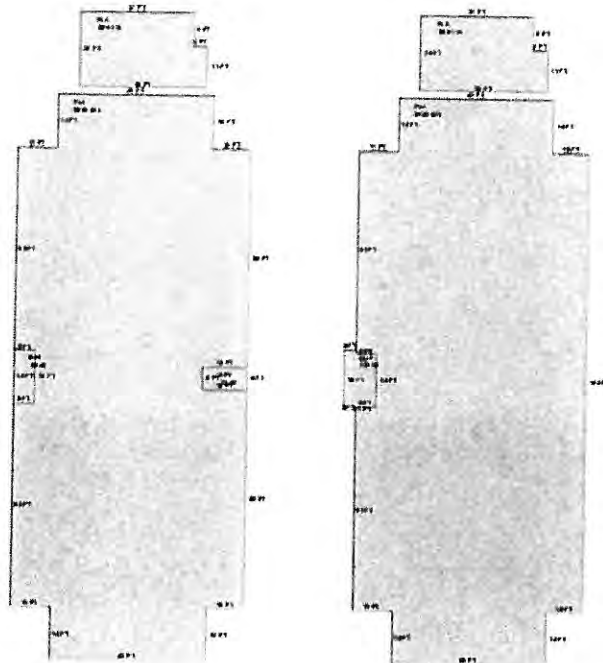
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 31

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	1991	8,856
2	OPF	1	1991	84
3	OPF	1	1991	72
4	OUF	1	1991	132
5	FLA	1	1991	8,928
6	FLA	1	1999	664
7	FLA	1	1999	664

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2320	CITY BLDGS B	100	Y	Y
	2324	CITY BLDGS B	100	Y	Y
	2325	CITY BLDGS B	100	N	Y
	2326	CITY BLDGS B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
591	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	13,400 SF	0	0	1973	1974	2	25
2	AC2:WALL AIR COND	10 UT	0	0	1991	1992	2	20
3	AC2:WALL AIR COND	23 UT	0	0	1991	1992	1	20
4	FN2:FENCES	210 SF	5	42	1999	2000	2	30
5	PT3:PATIO	200 SF	50	4	1999	2000	2	50
6	AP2:ASPHALT PAVING	34,800 SF	240	145	2006	2007	2	25

Appraiser Notes

KEY WEST CITY HALL & PARKING GARAGE
HURRICANE DAMAGES

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B94-3721	11/01/1994	11/01/1995	500	Commercial	PAINT OFFICES ON 2ND FL.
E94-4009	12/01/1994	11/01/1995	500	Commercial	ELECTRICAL
A95-0418	02/01/1995	11/01/1995	6,300	Commercial	16 SQS SINGLE PLY ROOFING
	11/01/1995	11/01/1995	10,000	Commercial	CONVERT STOR TO OFFICE SP

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 15, 2012 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:

Major Development Plan and Conditional Use – 616 Simonton Street (RE# 00012210-000000; 00012220-000000) – A request for the redevelopment of the existing City of Key West Fire Station into a 7,926 square foot Fire Station #2 and 40,720 square foot parking lot in the HPS and HNC-1 zoning districts per Section 108-91 (A)(2)(b), and Sections 122-958(3) and 122-808 (7) of the Land Development Regulations 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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Variances - 616 Simonton Street (RE# 00012210-000000 & 00012220-000000) – A request for impervious surface ratio in the HNC-1 zoning district per Section 122-810(4)b; and for non-habitable building height, impervious surface ratio, open space, landscape buffer, and landscape waiver in the HPS zoning district as per Sections 122-960(3), 122-960(4)b, and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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Applicant:	mbi/k2m Architecture, Inc.	Owner:	City of Key West
Project Location:	616 Simonton	Date of Hearing:	Thursday, November 15, 2012
Time of Hearing:	6:00 PM	Location of Hearing:	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. 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 Karen de Berjeois at kdeberje@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.

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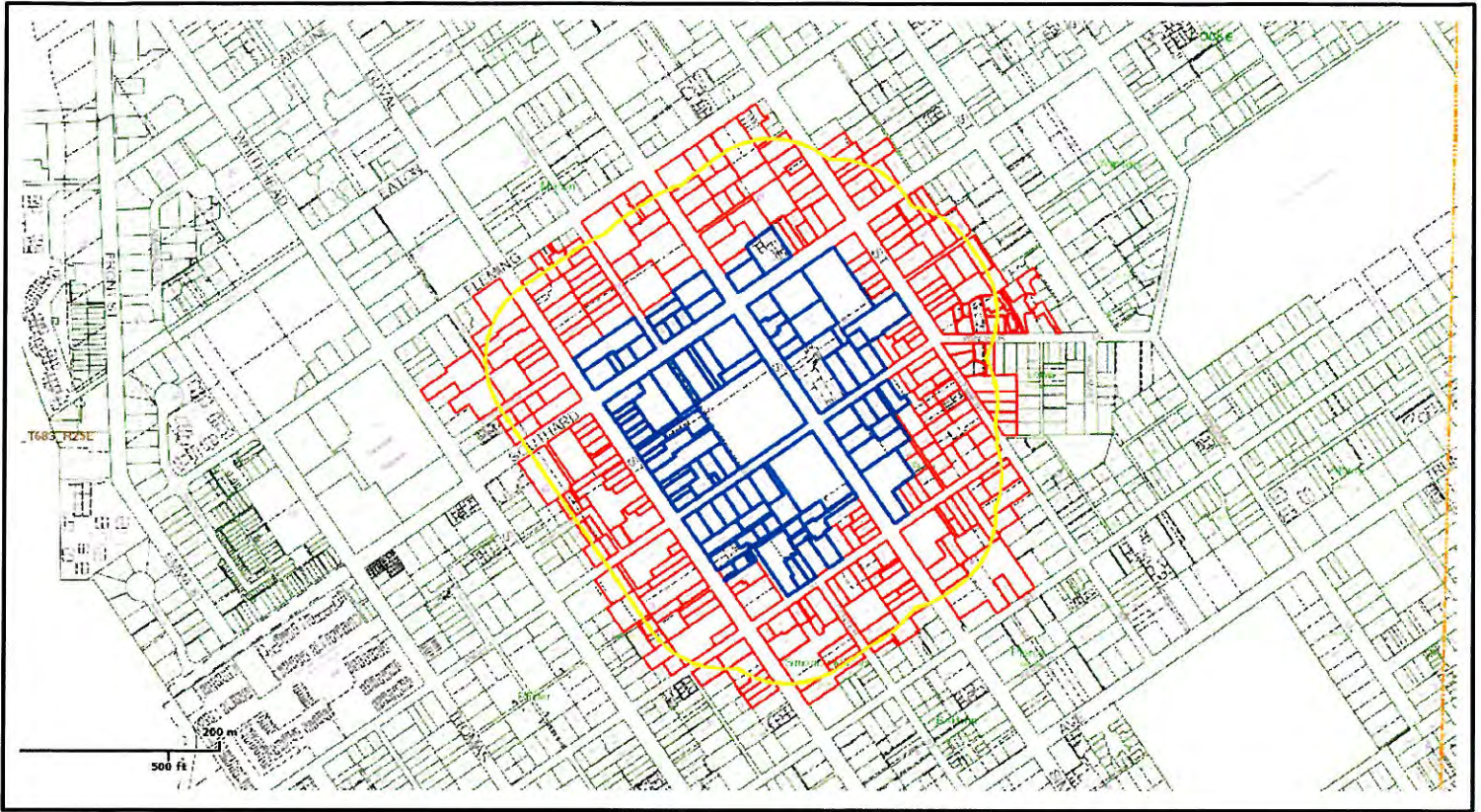
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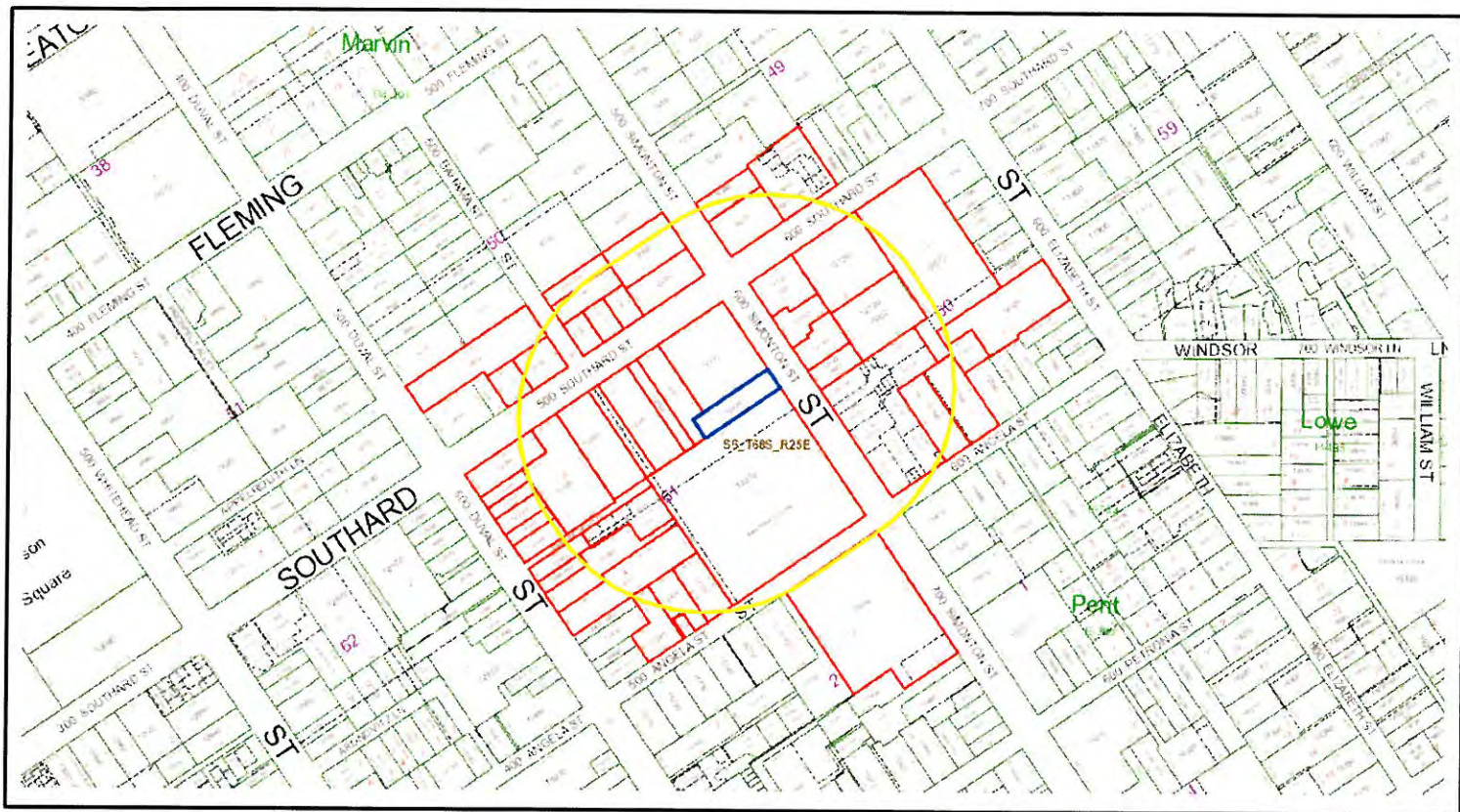
Monroe County, Florida

616 Simonton

Printed: Nov 01, 2012



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.



Printed: Nov 01, 2012

Monroe County, Florida

616 Simonton (604 Simonton)

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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 715 DUVAL ST REALTY LLC	18 LORRAIN TER		MARBLEHEAD	MA	01945	
2 GILLIS PETER C	56 RUTLAND SQUARE		BOSTON	MA	02118	
3 VENTI EDWARD G & MAUREEN T TRACY (WIFE)	231 SPRUCE DRIVE-PO BOX 158		JACKSON	NH	03846	
4 KOENIG WILLIAM E AND GLORIA	55 FRANCISCO AVE		LITTLE FALLS	NJ	07424	
5 WATTS MYRA JUDITH CIARDI	71 STANLEY AVE		DAYTON	NJ	08810	
6 PARMENTER TOM E	PSC 41 BOX 4754		APO	AE	09464	
7 SHORT ANDREW M	25 VAN DAM ST		NEW YORK	NY	10013	
8 MCELEARNEY JOEL F AND MARY S	24 KENSWICK LN		HUNTINGTON ST	NY	11746	
9 531 ELIZABETH STREET LLC	15 LATHAM ST		SAG HARBOR	NY	11963	
10 VINCENT GILBERT T AND ELINOR J	67 LAKE ST		COOPERSTOWN	NY	13326	
11 KW 535 LLC	512 WOODLAND RD		PITTSBURGH	PA	15237	
12 NORMAN ROBERT A AND ELIZABETH F	101 CEDAR GLEN DR		NEW HOPE	PA	18938	
13 SEPTEMBER PROPERTIES LLC	212 ROSE LANE		HAVERFORD	PA	19041	
14 NATHAN ANN L REV TR DTD 07/13/05	26115 CLARKSBURG RD		CLARKSBURG	MD	20871	
15 MYAING RAMON T AND MARTHA E	20315 ROSETHORN AVE		GAITHERSBURG	MD	20882	
16 732 LOVE LANE LLC	1828 COVE POINT RD		ANNAPOLIS	MD	21401	
17 MOFFITT DONALD A	3063 HERITAGE LANDING RD		WILLIAMSBURG	VA	23185	
18 FLETCHER JAMES C JR	1038 QUARRIER ST		CHARLESTON	WV	25301	
19 KEY WEST CONCH HOUSE INC	2101 CHELSEA DRIVE		WILSON	NC	27896	
20 BARNETT BANK OF JACKSONVILLE N A	101 N TRYON ST		CHARLOTTE	NC	28255	
21 FARRAR ARTHUR CURTIS JR AND ANNA S JT REV TR	200 NORTHSIDE DR		DOUGLAS	GA	31533	
22 SEA SHELL COTTAGE LLC	620 SW RIVERLAND CT		FT WHITE	FL	32038	
23 WILLIS TIMBER LIMITED PARTNERSHIP THE	2416 WINTHROP RD		TALLAHASSEE	FL	32312	
24 WILLIS TIMBER LIMITED PARTNERSHIP	2416 WINTHROP RD		TALLAHASSEE	FL	32312	
25 ALLEN JOSEPH B JR LIV TR 3/2/1994	3228NW 57TH TER		GAINESVILLE	FL	32606	
26 ROLLY RICHARD J	1579 CROSSBEAM DRIVE		CASSELBERY	FL	32707	
27 MULBERG LTD	566 SYLVAN DR		WINTER PARK	FL	32789	
28 FOOTE AMY	1660 SILVERADO DR		ROCKLEDGE	FL	32955	
29 O'HAIRE MICHAEL AND SHIRLEY S	3111 CARDINAL DR		VERO BEACH	FL	32963	
30 MCALHANY JAMES G AND PAMELA D	8120 US HIGHWAY 1		VERO BEACH	FL	32967	
31 ADOLPHUS-WARFIELD INC	513 SOUTHARD ST		KEY WEST	FL	33040	
32 GAEDICKE-RHOADES CINDY M REV LIV TR 8/8/2008	1008 SEMINARY ST		KEY WEST	FL	33040	
33 OLD TOWN KEY WEST DEVELOPMENT LTD	PO BOX 1237		KEY WEST	FL	33040	
34 ALAREZ ROSE	7 W CYPRESS TER		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 SKOGLUND MICHAEL J	522 ELIZABETH STREET		KEY WEST	FL	33040	
36 SSRAFFERTY LLC	PO BOX 1007		KEY WEST	FL	33040	
37 NEWMAN ROBERT J JR AND TINA G	615 ELIZABETH STREET		KEY WEST	FL	33040	
38 MILLER ROBERT J	1104 SOUTH ST		KEY WEST	FL	33040	
39 PERRY LINCOLN AND BEATTIE ANN	614 FLEMING ST		KEY WEST	FL	33040	
40 SPOTTSWOOD PARTNERS II LTD	500 FLEMING ST		KEY WEST	FL	33040	
41 519 DUVAL LLC	809 FLEMING ST		KEY WEST	FL	33040	
42 CERVANTES ROSALINA L/E	510 ANGELA ST		KEY WEST	FL	33040	
43 ISHERWOOD JANICE L	704 EATON ST		KEY WEST	FL	33040	
44 KERR JOHN B AND ANA DELLIA	626 ELIZABETH STREET		KEY WEST	FL	33040	
45 DECKER ROBERT J	600 ELIZABETH ST		KEY WEST	FL	33040	
46 NASET INC	612 DUVAL ST		KEY WEST	FL	33040	
47 GRAHAM CAROLYN AND SCOTT	625 ANGELA STREET		KEY WEST	FL	33040	
48 CURRY HOLLIS K L/E	614 ELIZABETH ST		KEY WEST	FL	33040	
49 BRUCE BENJAMIN C LIVING TRUST	610 SOUTHARD ST		KEY WEST	FL	33040	
50 EMANUEL EYAL	1016 18TH TER		KEY WEST	FL	33040	
51 WESCHLER KENNETH	915 VON PHISTER ST		KEY WEST	FL	33040	
52 SCHROEDER JOSEPH	1202 THOMPSON ST		KEY WEST	FL	33040	
53 FREEMAN PROPERTIES INC	513 SOUTHARD ST		KEY WEST	FL	33040	
54 ANGELA PETRONIA LLC	609 PETRONIA ST		KEY WEST	FL	33040	
55 ETSHMAN BRUCE ALAN	3713 CINDY AVE		KEY WEST	FL	33040	
56 CARTER LINDA K LIV TR 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
57 CONGDON ALDEN KIRBY	715 BAKERS LANE		KEY WEST	FL	33040	
58 MCCHESNEY KEVIN AND LAURA	520 SOUTHARD ST		KEY WEST	FL	33040	
59 HISTORIC TOURS OF AMERICA INC	201 FRONT ST	STE 310	KEY WEST	FL	33040	
60 MERLINN INN INC	811 SIMONTON ST		KEY WEST	FL	33040	
61 INTER-OCEAN HOLDINGS INC	600 FLEMING ST		KEY WEST	FL	33040	
62 GARDENS OF KEY WEST LLC THE	526 ANGELA ST		KEY WEST	FL	33040	
63 GARCIA GREGORIO AND ISABEL	820 SIMONTON ST		KEY WEST	FL	33040	
64 TYLER LENORA H	719 ELIZABETH ST		KEY WEST	FL	33040	
65 WHITMARSH LANE LLC	720 WHITMARSH LN		KEY WEST	FL	33040	
66 YENTSCH FAMILY TRUST 10/5/92	504 BAHAMA ST		KEY WEST	FL	33040	
67 KEY WEST TREASURE EXHIBIT INC	200 GREENE ST		KEY WEST	FL	33040	
68 TABAG ANDRES P	6 EMERALD DR		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 SPOTTSWOOD PARTNERS LTD	500 FLEMING ST		KEY WEST	FL	33040	
70 KEY WEST OFFICE MANAGEMENT INC	501 SOUTHARD ST		KEY WEST	FL	33040	
71 TRINITY WESLEYAN METHODIST CHURCH	808 ELIZABETH ST		KEY WEST	FL	33040	
72 NEWBERRY JOHNNY M AND PEGGY A	603 SOUTHARD ST		KEY WEST	FL	33040	
73 GODOY HECTOR EDUARDO	529 BAHAMA ST		KEY WEST	FL	33040	
74 DETWILER ERIC R	703 ELIZABETH ST		KEY WEST	FL	33040	
75 BRIKEY DELBERT P	614 FLEMING ST		KEY WEST	FL	33040	
76 ROMOCO INC	3340 N ROOSEVELT BLVD	STE 6	KEY WEST	FL	33040	
77 720 ELIZABETH LLC	3444 RIVIERA DR		KEY WEST	FL	33040	
78 CONDON LINDA KIEL	817 CENTER ST		KEY WEST	FL	33040	
79 SOBELMAN WALTER AND HILDA	526 PETRONIA STREET		KEY WEST	FL	33040	
80 BLAIR JOEL M JR TRST 7/25/85	607 ELIZABETH ST		KEY WEST	FL	33040	
81 GUILD HALL ARTISTS INC	614 DUVAL ST		KEY WEST	FL	33040	
82 GARCIA MANUEL E AND ANITA	30 EVERGREEN AVE		KEY WEST	FL	33040	
83 720 ELIZABETH CONDOMINIUM	720 ELIZABETH ST		KEY WEST	FL	33040	
84 DEL VALLE ENRIQUE J L/E	40 BLUE WATER DR		KEY WEST	FL	33040	
85 SWEETING IRMA OLEAN DEC TR 2/27/1998	623 PETRONIA ST		KEY WEST	FL	33040	
86 FAUSTO'S FOOD PALACE INC	522 FLEMING ST		KEY WEST	FL	33040	
87 RAMONA'S SHIRT PUT-ON LC	524 SOUTHARD ST		KEY WEST	FL	33040	
88 MARELY LLC	46 KEY HAVEN RD		KEY WEST	FL	33040	
89 VAGNONI MICHAEL P	622 FLEMING ST		KEY WEST	FL	33040	
90 KRINSKY SAMUEL	612 ELIZABETH STREET		KEY WEST	FL	33040	
91 HARVERSON INC	409 APPELROUTH LN		KEY WEST	FL	33040	
92 BENDER BERT L DEC TR 11/22/1999	619 ELIZABETH ST		KEY WEST	FL	33040	
93 WALTERS CHARLES D AND STEPHANIE A	525 DUPONT LN		KEY WEST	FL	33040	
94 CLARK EDWARD G	5 ARBUTUS DR		KEY WEST	FL	33040	
95 OLD KRESS BUILDING COMPANY INC	424-A FLEMING ST		KEY WEST	FL	33040	
96 HOLLINSED HOUSE CONDOMINIUM THE	611 SOUTHARD ST		KEY WEST	FL	33040	
97 EZMIRLY D SHIRLEE REV INTER VIVOS TR	532 FLEMING ST		KEY WEST	FL	33040	
98 619 DUVAL COMPANY	423 FRONT ST	FL 2ND	KEY WEST	FL	33040	
99 BLACK REBECCA	4 ARONOVITZ LANE		KEY WEST	FL	33040	
100 MARMOE LLC	1701 ASHBY ST		KEY WEST	FL	33040	
101 CASH CAROLYN S	2620 FOGARTY AVE		KEY WEST	FL	33040	
102 ALLEN GEO W COL EST	806 ELIZABETH ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103 MENDOLA CHARLES	2601 S ROOSEVELT BLVD	UNIT 210A	KEY WEST	FL	33040	
104 600 DUVAL STREET LC	115 WHITEHEAD ST		KEY WEST	FL	33040	
105 SHAGENA LINDA L LIVING TRUST 09/28/1989	726 SIMONTON ST		KEY WEST	FL	33040	
106 SIRECI THOMAS J JR AND MARCIA A	1128 FLAGLER AVE		KEY WEST	FL	33040	
107 MCCHESENEY LAURA AND KEVIN	526 SOUTHARD ST		KEY WEST	FL	33040	
108 ORTEGA EVELYN A LIV TR 10/30/08	1418 ROSE ST		KEY WEST	FL	33040	
109 SAINT PETER'S EPISCOPAL CHURCH OF KW FL INC	800 CENTER ST		KEY WEST	FL	33040	
110 GEORGIA/CAROLINA I & D LLC	1215 VARELA ST		KEY WEST	FL	33040	
111 WOLKOWSKY DAVID W LIVING TRUST	P O BOX 1429		KEY WEST	FL	33040	
112 GARDENS ANNEX LLC (THE)	526 ANGELA ST		KEY WEST	FL	33040	
113 WHYMS ROBERT JR AND THELMA L	612 PETRONIA ST		KEY WEST	FL	33040	
114 MALSIN ELAINE 2006 REV TRUST 09/18/2006	522 PETRONIA ST		KEY WEST	FL	33040	
115 CALDERWOOD STEVEN G	812 SIMONTON ST (REAR)		KEY WEST	FL	33040	
116 IRWIN MICHAEL SCOTT	1014 SEMINARY ST		KEY WEST	FL	33040	
117 ORTEGA EVELYN A LIV TR 10/30/2008	1418 ROSE ST		KEY WEST	FL	33040	
118 HILL TOP CONDOMINIUM	714 ELIZABETH ST		KEY WEST	FL	33040	
119 BERRIS SANFORD	1075 DUVAL ST	PMB 226	KEY WEST	FL	33040	
120 PRINCE SUSAN	716 ELIZABETH ST	REAR	KEY WEST	FL	33040	
121 DAVIS EDWIN T AND NANCY E	714-A ELIZABETH ST		KEY WEST	FL	33040	
122 SCARSELLA CHRISTINE	830 CAROLINE ST		KEY WEST	FL	33040	
123 KOENIG FRANK R	703 WINDSOR LN		KEY WEST	FL	33040	
124 SCHROEDER JOSEPH J	1202 THOMPSON ST		KEY WEST	FL	33040	
125 DICKERSON THEODORE AND BARBARA H/W	721 ELIZABETH ST		KEY WEST	FL	33040	
126 IRWIN MICHAEL SCOTT REV LIV TR 8/8/2008	1008 SEMINARY ST		KEY WEST	FL	33040	
127 RUSSO RONALD A AND BARBARA J	626-B FLEMING STREET		KEY WEST	FL	33040	
128 ALLEN PATRICIA J	715 ELIZABETH ST		KEY WEST	FL	33040	
129 VILLIS GEOFFREY FREDERICK	520 SOUTHARD ST		KEY WEST	FL	33040	
130 KNOWLES JOHN BRUCE	723 ELIZABETH ST		KEY WEST	FL	33040	
131 BARNES LOUIS R	619 SIMONTON ST		KEY WEST	FL	33040	
132 WALLACE MELISSA	709-713 WHITMARSH LN		KEY WEST	FL	33040	
133 DOSTAL RICHARD	210 TRUMAN AVE		KEY WEST	FL	33040	
134 DEEGAN MICHAEL R REVOCABLE TRUST 4/20/2010	729 OLIVIA ST		KEY WEST	FL	33040	
135 MCVEIGH ROGER H AND CYNTHIA C	627 SIMONTON ST		KEY WEST	FL	33040	
136 709 WINDSOR LANE CONDOMINIUM	709 WINDSOR LN		KEY WEST	FL	33040	

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137 615 DUVAL STREET CONDOMINIUM	620 JOSEPHINE PARKER RD		KEY WEST	FL	33040	
138 JLC DUVAL LLC	1501 FLORIDA ST		KEY WEST	FL	33040	
139 37 COURT INVESTMENTS INC	909 16TH TER		KEY WEST	FL	33040	
140 4SIBS INC	1616 ATLANTIC BLVD	UNIT 2	KEY WEST	FL	33040	
141 717 DUVAL ST LLC	717 DUVAL ST		KEY WEST	FL	33040	
142 715 DUVAL CONDOMINIUM	715 DUVAL ST		KEY WEST	FL	33040	
143 BRUCE BENJAMIN C LIVING TRUST 5/22/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
144 ROSS RODNEY T	605 ANGELA ST	UNIT 1	KEY WEST	FL	33040	
145 BRUCE BENJAMIN C TRUSTEE	610 SOUTHARD STREET		KEY WEST	FL	33040	
146 CARTER LINDA K LIVING TRUST 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
147 SADOFF KAREN	714 ELIZABETH ST	UNIT D	KEY WEST	FL	33040	
148 CLOUTIER JANE P	714-B ELIZABETH ST		KEY WEST	FL	33040	
149 FJ INVESTORS LLC	2318 ROOSEVELT BLVD		KEY WEST	FL	33040	
150 ALLEN GEO W COL ESTATE	806 ELIZABETH ST		KEY WEST	FL	33040	
151 WINDSOR VILLAGE CONDO	700 BLOCK WINDSOR LANE		KEY WEST	FL	33040	
152 KAINAN JULIAN	1020 18TH ST		KEY WEST	FL	33040	
153 DUVAL CENTER A CONDOMINIUM	507-509 DUVAL ST		KEY WEST	FL	33040	
154 DILLY GROVE LIMITED PARTNERSHIP	610 SOUTHARD ST		KEY WEST	FL	33040	
155 LAZARUS ANTHONY N	628 ELIZABETH ST		KEY WEST	FL	33040	
156 CARTER LINDA LIVING TRUST 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
157 OTTO ROGER A	1444 KENNEDY DR		KEY WEST	FL	33040	
158 WARE LUCIE A	720 SIMONTON LANE	REAR LEF	KEY WEST	FL	33040	
159 MCMILLIN KAY ANN	1007 VON PHIOSTER ST		KEY WEST	FL	33040	
160 BEAVER DENNIS A LIVING TRUST DTD 6/6/03	1207 WHITEHEAD ST		KEY WEST	FL	33040	
161 CLEMENS KAREN	225-227 PETRONIA ST		KEY WEST	FL	33040	
162 YOUNG GARY A REVOCABLE TRUST DTD 11/10/2004	P O BOX 4302		KEY WEST	FL	33041	
163 CITY OF KEY WEST FLORIDA	PO BOX 1409		KEY WEST	FL	33041	
164 SHEA JOSEPH JR	PO BOX 4644		KEY WEST	FL	33041	
165 SEPULVEDA ZAIRA	P O BOX 1614		KEY WEST	FL	33041	
166 CITY OF KEY WEST FLA	PO BOX 1409		KEY WEST	FL	33041	
167 TAYLOR CLARA	PO BOX 22		KEY WEST	FL	33041	
168 DION RENTAL PROPERTIES LLC	PO BOX 1209		KEY WEST	FL	33041	
169 TODD DOROTHY A	P O BOX 4706		KEY WEST	FL	33041	
170 WOLKOWSKY DAVID W	PO BOX 1429		KEY WEST	FL	33041	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
171 NASET WALLACE J AND RUTH S	20717 6TH AVE		SUMMERLAND KI FL		33042	
172 GILL DANIEL K JR	PO BOX 5205		KEY WEST FL		33045	
173 REPUBLIC OF CUBA	7300 NW 35TH TER		MIAMI FL		33122	
174 610 DUVAL STREET LLC	7301 SW 57TH COURT	STE 560	MIAMI FL		33143	
175 PARADA CAROLYN M	6559 SW 38TH ST		MIAMI FL		33155	
176 ROBERTS DANIEL K AND MARIA M	17902 SW 88 PL		PALMETTO BAY FL		33157	
177 LITTMAN DARREN AND MICHELLE	22197 MARTELLA AVE		BOCA RATON FL		33433	
178 FJELDSTAD KATHERINE TRUSTEE	869 LIMPET DR		SANIBEL FL		33957	
179 ROBINSON ALESSANDRA	2327 CR 204		OXFORD FL		34484	
180 TANNER MICHELE B	409 MOCKINGBIRD LN		CRANE HILL AL		35053	
181 BACON ROBERT S JR	P O BOX 423		POINT CLEAR AL		36564	
182 HOPPA SCOTT J AND KAREN I	4316 PEBBLE SHORE DR		OPELIKA AL		36804	
183 MURRAY JAMES H	760 HARBOR BEND RD	UNIT 106	MEMPHIS TN		38103	
184 GOLSCH JUDITH	17236 POSSUM RIDGE RD		AURORA IN		47001	
185 WHITE COMMUNICATIONS INC	685 E LONG LAKE		BLOOMFIELD HIL MI		48304	
186 WHITE COMMUNICATIONS CORP INC	685 EAST LONG LAKE		BLOOMFIELD HIL MI		48304	
187 WHITE J LARRY	685 EAST LONG LAKE		BLOOMFIELD HIL MI		48304	
188 PADNOS DOUGLAS AND NANCY	702 PARK AVE		HOLLAND MI		49423	
189 623 DUVAL STREET LLC	100 PARK ST		TRAVERSE CITY MI		49684	
190 700 DUVAL ST LLC	100 PARK ST		TRAVERSE CITY MI		49684	
191 WALGREEN CO STORE 7089RET	PO BOX 901		DEERFIELD IL		60015	
192 BROWN JAMES F	717 S EASTWOOD DR		WOODSTOCK IL		60098	
193 GROSSCUP TIMOTHY J AND LUANN K	131 W ADAMS ST		VILLA PARK IL		60181	
194 VERGIL ENTERPRISES LLC	438 N CANAL ST		CHICAGO IL		60610	
195 NICHOLS PAUL	4305 BONNELL VISTA COVE	APT 6	AUSTIN TX		78731	
196 HENNING SANDRA J	HCR 62 BOX 42		RATON NM		87740	
197 AKERS ROGER W	HCR 62 BOX 42		RATON NM		87740	
198 RUPP LEILA J REV TR DTD 3/10/06	2414 CHAPALA ST		SANTA BARBARA CA		93105	
199 DIXON CHARLES AND CLEARE GEORGE	256 AUMOER RD		KAILUA HI		96734	
200 KO STEVE B	7705 SE 34TH ST		MERCER ISLAND WA		98040	
201 KO LILY SHEN	7705 SE 34TH ST		MERCER ISLAND WA		98040	
202 631 SOUTHARD LLC	800 BOYLSTON ST STE 3600		BOSTON MA		02199-3600	
203 RING JOHN REV TRUST	PO BOX 5190		HANOVER NH		03755-5190	
204 DENEAU DANIEL J REV TR 10/28/2009	PO BOX 5190		HANOVER NH		03755-5190	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
205 SAMARITAN LANE LAND VENTURES LLC	105 KEYES RD		SUNAPEE	NH	03782-3304	
206 MARKATCUL LLC	254 COMMERCIAL ST		PORTLAND	ME	04101-4664	
207 MCMANUS SCOTT ALAN AND JENNIFER A	47 S COBBTOWN RD		LINCOLNVILLE	ME	04849-5129	
208 FILASKI VINCENT AND FLORENCE	131 SAINT JOHNS RD		RIDGEFIELD	CT	06877-5524	
209 LEHMKUHL DAVID W	551 OBSERVER HWY APT 15N		HOBOKEN	NJ	07030-6564	
210 US SOUTHEAST PROPERTIES LLC	65 LARKIN CIR		WEST ORANGE	NJ	07052-1122	
211 ERTEL CLAUS LIV TR 7/21/2011	111 TUDOR OVAL		WESTFIELD	NJ	07090-2244	
212 SOUTHERN BELL TEL AND TEL CO	PO BOX 7207		BEDMINSTER	NJ	07921-7207	
213 PATTERSON ROBERT AND ANNE TR 5/13/2010	33 CRESCENT RD		MADISON	NJ	07940-2519	
214 KEY WEST ROX LLC	8217 MARSHALL AVE		MARGATE CITY	NJ	08402-1645	
215 P AND D DUVAL LAND TRUST 6/25/99	347 WEST 57TH ST	APT 39A	NEW YORK	NY	10019-3171	
216 630 ELIZABETH LLC	989 E PROSPECT ST		WOODMERE	NY	11598-1446	
217 REILLY EDWARD T AND ANN MARIE	21 STATE RD		BREEZY POINT	NY	11697-2203	
218 HOPKINS KATHLEEN B	47 OAK CREST DR		HUNTINGTON ST	NY	11746-3920	
219 CALABRO DANIEL J	PO BOX 1857 STE H		BRIDGEHAMPTON	NY	11932-1857	
220 HETTINGER BETTY	323 QUAKER HILL RD		PAWLING	NY	12564-3339	
221 SEROPIAN ARA AND GAYLE ROMITO	104 BLOSSOM HILL DR		LANCASTER	PA	17601-3200	
222 BAMFORD JOHN F JR	2104 ROBINSON CLOSE		MOOSIC	PA	18507-2218	
223 SOLOMON HARVEY AND ROBERTA I	2401 PENNSYLVANIA AVE APT 6C50		PHILADELPHIA	PA	19130-3026	
224 FORTIN THOMAS L AND HANNA K	20475 SWECKER FARM PL		STERLING	VA	20165-4782	
225 RUSSO RONALD A	9132 BAY AVE		NORTH BEACH	MD	20714-9998	
226 CHIPCHASE HARRY V	47 NUGENT DR		STAFFORD	VA	22554-6578	
227 LEWINSKY FRANK ESTATE	205 CASTLETON PL		JAMESTOWN	NC	27282-8441	
228 GAMBLE RONALD A AND DOROTHY L TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
229 GAMBLE RONALD ANDREW TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
230 VAN WIEREN ALAN	56 STONE RIDGE LN		TRYON	NC	28782-5525	
231 AMMONS STEVEN	PO BOX 2548		MYRTLE BEACH	SC	29578-2548	
232 DICKSON STEPHEN M AND JANICE E	1103 N HIGHLAND AVE NE		ATLANTA	GA	30306-3435	
233 HESLIN JAMES	222 12TH ST NE UNIT 1703		ATLANTA	GA	30309-4074	
234 FERNANDEZ ROBERT Y DEC TR 5/4/1999	2529 FL GA HWY		HAVANA	FL	32333-5255	
235 FERNANDEZ ROBERT Y DEC TR 5/4/1999	2529 FL GA HWY		HAVANA	FL	32333-5255	
236 ROLLY ROBERT JOSEPH REVOCABLE TRUST 1/31/1995	5703 RED BUG LAKE RD PMB 241		WINTER SPRING	FL	32708-4999	
237 NEWHOUSE GREGORY LEE	1594 ARROWROOT PL		OVIEDO	FL	32765-7285	
238 FOOTE AMY L	1660 SILVERADO DR		ROCKLEDGE	FL	32955-6130	

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239 MANCUSI JOSEPH A	214 NE 2ND PL		DANIA	FL	33004-4816	
240 HARMON DENISE	PO BOX 370012		KEY LARGO	FL	33037-0012	
241 HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040-3206	
242 HECHT BERNARD R	913 WHITE ST		KEY WEST	FL	33040-3355	
243 ZINTSMaster MATTHEW W AND WENDY L	925 WHITE ST		KEY WEST	FL	33040-3355	
244 ALONZO GRACE L/E	1519 UNITED ST		KEY WEST	FL	33040-3519	
245 FORD KATHLEEN	2801 STAPLES AVE		KEY WEST	FL	33040-4040	
246 PEREZ ROSA LEE DEC OF TRUST 12/8/1997	3746 PAULA AVE		KEY WEST	FL	33040-4417	
247 VALLADARES ARTHUR L	3746 PAULA AVE		KEY WEST	FL	33040-4417	
248 CHENG YUK	3327 RIVIERA DR		KEY WEST	FL	33040-4631	
249 DUVAL LOT LLC	1312 REYNOLDS ST		KEY WEST	FL	33040-4709	
250 C C RYDER'S PIANO BAR INC	1409 REYNOLDS ST		KEY WEST	FL	33040-4710	
251 800 SIMONTON LLC	121 US HIGHWAY 1 STE 103		KEY WEST	FL	33040-5456	
252 512 FLEMING LLC	34 ALLAMANDA AVE		KEY WEST	FL	33040-6202	
253 ANA KINO LLC	4 ALLAMANDA TER		KEY WEST	FL	33040-6203	
254 SCHONECK JOHN	2 AMARYLLIS DR		KEY WEST	FL	33040-6204	
255 ALLEN PATRICIA J L/E	715 ELIZABETH ST		KEY WEST	FL	33040-6401	
256 BERMAN ANDREW N AND LINDA C	716 ELIZABETH ST		KEY WEST	FL	33040-6402	
257 EGGERS MARGARET	728 ELIZABETH ST APT B		KEY WEST	FL	33040-6402	
258 HINKLE JANET B REV TR AGR OF 2006 10/11/2006	700 WINDSOR LN		KEY WEST	FL	33040-6415	
259 HINKLE JANET B REV TR	700 WINDSOR LN		KEY WEST	FL	33040-6415	
260 POTTER JOHN CHARLES	705 WINDSOR LN		KEY WEST	FL	33040-6445	
261 DIVE BAR AND LOUNGE LLC	425 CAROLINE ST		KEY WEST	FL	33040-6502	
262 JOHNSON TAPLEY O III	425 CAROLINE ST		KEY WEST	FL	33040-6502	
263 POLKINGHORN JAMES C	406 ARONOVITZ LN		KEY WEST	FL	33040-6525	
264 701 WHITEHEAD STREET INC	410 ANGELA ST		KEY WEST	FL	33040-6535	
265 HEGARTY PATRICK	615 DUVAL ST		KEY WEST	FL	33040-6554	
266 KUTNER MURIEL	617 DUVAL ST		KEY WEST	FL	33040-6554	
267 HARDEN GREGORY JOSEPH	524 BAHAMA ST		KEY WEST	FL	33040-6809	
268 HARDEN GREGORY J	524 BAHAMA ST		KEY WEST	FL	33040-6809	
269 WEEKLEY JAMES F SR AND SUSAN T	519 ELIZABETH ST		KEY WEST	FL	33040-6820	
270 EGNATZ BENJAMIN D	620 ELIZABETH ST		KEY WEST	FL	33040-6823	
271 BARNHOUSE LLC	616 ELIZABETH ST		KEY WEST	FL	33040-6823	
272 APPLE TREE HOLDINGS OF KEY WEST LLC	512 SIMONTON ST		KEY WEST	FL	33040-6832	

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273 KEY WEST REAL ESTATE HOLDINGS LLC	627 SOUTHARD ST		KEY WEST	FL	33040-6837	
274 WOODRUFF THOMAS S	620 SOUTHARD ST		KEY WEST	FL	33040-6838	
275 MOODY LIZABETH A	708 SOUTHARD ST FRONT		KEY WEST	FL	33040-6840	
276 FITZGERALD WILLIAM D TR 1/2/2007	611 SOUTHARD ST		KEY WEST	FL	33040-6866	
277 SPIEGLAN CHESTER E AND HELEN	623 ELIZABETH ST		KEY WEST	FL	33040-6874	
278 HERNANDEZ ANGELA L/E	515 BAHAMA ST		KEY WEST	FL	33040-6883	
279 SKII INC	500 FLEMING ST		KEY WEST	FL	33040-6891	
280 CALLEJA JOHN FRANCIS	1404 PETRONIA ST		KEY WEST	FL	33040-7237	
281 801 BOURBON INC	728 DUVAL ST		KEY WEST	FL	33040-7400	
282 418-422 PETRONIA ST LLC	728 DUVAL ST STE 206		KEY WEST	FL	33040-7400	
283 JOSEPH J SCHROEDER LLC	728 DUVAL ST		KEY WEST	FL	33040-7400	
284 411-413-415 PETRONIA ST LLC	728 DUVAL ST STE 203		KEY WEST	FL	33040-7400	
285 SM DUVAL INC	704 DUVAL ST		KEY WEST	FL	33040-7404	
286 GOLDSTEIN WALTER LIVING TRUST 1990 DTD 11/29/1990	815 DUVAL ST		KEY WEST	FL	33040-7405	
287 KAMRADT RICHARD	815 DUVAL ST		KEY WEST	FL	33040-7405	
288 BARKER LUCY KOWAL	619 ANGELA ST		KEY WEST	FL	33040-7424	
289 SOLDANO DANIEL J	617 ANGELA ST		KEY WEST	FL	33040-7424	
290 SOLDANO DANIEL J	617 ANGELA ST		KEY WEST	FL	33040-7424	
291 DEMESSIANOS PAUL	708 WHITMARSH LN		KEY WEST	FL	33040-7431	
292 516 ANGELA LLC	512 ANGELA ST		KEY WEST	FL	33040-7433	
293 512 ANGELA LLC	512 ANGELA ST		KEY WEST	FL	33040-7433	
294 KEYS KATIE HOLDINGS LLC	526 ANGELA ST		KEY WEST	FL	33040-7433	
295 RYDER PETER E ESTATE	523 PETRONIA ST		KEY WEST	FL	33040-7440	
296 GRABOWSKI CHESTER TRUST 10/12/2011	533 PETRONIA ST		KEY WEST	FL	33040-7440	
297 LANCASTER JAMES R LIVING TRUST 5/28/2010	515 PETRONIA ST		KEY WEST	FL	33040-7440	
298 DISGDIERTT SHEILA	616 PETRONIA ST		KEY WEST	FL	33040-7482	
299 ALCALA ADOLPH JR	614 PETRONIA ST		KEY WEST	FL	33040-7482	
300 MARTINEZ ROSALIA	612 PETRONIA ST REAT		KEY WEST	FL	33040-7482	
301 ALLATTA JOSEPH F AND ELIZABETH	603 ANGLEA ST		KEY WEST	FL	33040-7485	
302 KOLO THEODORE JR	PO BOX 297		KEY WEST	FL	33041-0297	
303 BUDAKIAN ROBERT	PO BOX 1062		KEY WEST	FL	33041-1062	
304 TANDA LLC	PO BOX 1321		KEY WEST	FL	33041-1321	
305 MATCHETT MARY ANNE L/E	PO BOX 1428		KEY WEST	FL	33041-1428	
306 709 WINDSOR LANE LLC	PO BOX 1486		KEY WEST	FL	33041-1486	

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307 714 BAKERS LANE LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
308 COOKE COMMUNICATIONS LLC	PO BOX 1800		KEY WEST	FL	33041-1800	
309 NAVY KWEST FEDERAL CREDIT UNION	PO BOX 1898		KEY WEST	FL	33041-1898	
310 C & D PROPERTIES OF KEY WEST II LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
311 KDC PROPERTIES OF KEY WEST LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
312 MMR PROPERTIES OF KEY WEST LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
313 DAVIDSON JUDITH H	P O BOX 4210		KEY WEST	FL	33041-4210	
314 ROBERTSON JOANNE C	PO BOX 4303		KEY WEST	FL	33041-4303	
315 GLENN JOSEPH P RESTATED DEC TR 12/12/2008	PO BOX 4333		KEY WEST	FL	33041-4333	
316 TRINITY PRESBYTERIAN CHURCH OF KEY WEST INC	PO BOX 6471		KEY WEST	FL	33041-6471	
317 RYLANDER STELLA A	PO BOX 420126		SUMMERLAND KI	FL	33042-0126	
318 ANN ELIZABETH LLC	PO BOX 2039		KEY WEST	FL	33045-2039	
319 CORELLA PASQUALE J	PO BOX 5501		KEY WEST	FL	33045-5501	
320 604 BUILDING LLC	999 PONCE DE LEON BLVD STE 625		CORAL GABLES	FL	33134-3054	
321 PARADISE INN HOSTEL LLC	1205 LINCOLN RD STE 211		MIAMI BEACH	FL	33139-2365	
322 725 DUVAL STREET LLC	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
323 230 EAST 7TH ST ASSOCIATES	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
324 NATIONAL REALTY LTD	1500 EUCLID AVE		MIAMI BEACH	FL	33139-3506	
325 YENTSCH CLARICE AND CHARLES REV TR AGR 6/21/2012	1111 E LAS OLAS BLVD APT 307		FORT LAUDERDA	FL	33301-2359	
326 BONE ISLAND PROPERTIES INC	738 NE 3RD AVE		FORT LAUDERDA	FL	33304-2620	
327 MOUNTS SAMUEL E ESTATE	PO BOX 1704		LAKELAND	FL	33802-1704	
328 BERNDT-HANSON REBECCA	4404 N TAMIAMI TRL		SARASOTA	FL	34234-3864	
329 WEINTRAUB BYRON C AND SUSAN CO-TRUSTEE 11/10/20	2218 SHADOW OAKS RD		SARASOTA	FL	34240-9326	
330 PEREZ ROSEMARY	PO BOX 1069		OCOE	FL	34761-1069	
331 OMALLEY JOHN W AND JENNIFER P	16901 MEETING HOUSE RD		FISHERVILLE	KY	40023-8707	
332 FAZEKAS KURT J AND DANIELE A	12209 ADMIRALS POINTE CIR		INDIANAPOLIS	IN	46236-8796	
333 MAY AASE B	5320 NORTHWOOD RDG		MINNEAPOLIS	MN	55437-1718	
334 WHEELER RONALD W IRA TRUST 04/01/1995	8 SHINE ST		DEADWOOD	SD	57732-1014	
335 CENTENNIAL BANK	719 HARKRIDER ST		CONWAY	AR	72032-5606	
336 HANES STEPHEN A AND SHERYL M	9008 WINTERCREEPER CV		AUSTIN	TX	78735-1498	
337 ROSSI PAULETTE K IRREV TR 9/16/2002	1380 GREEN MEADOW RD		CARBONDALE	CO	81623-9593	
338 LAWSON LESTER AND HERTISCINE FAMILY TR	2731 WRIGHT AVE		PINOLE	CA	94564-1075	
339 FRANSE TED H 2011 LIV TR 9/22/2011	4500 MARTSMITH WAY		FAIR OAKS	CA	95628-6332	
340 POPOVIC MICHAEL	1 ARGYLL MANSIONS 303-323 KINGS RD		LONDON		SW3 5ER ENGLAND	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
341 BRAY JOHN AND ELIZABETH	3 MILLER'S COURT		CHISWICK MALL	LOND	W4 2PF	ENGLAND
342 HJELMELAND BJARTE	PILESTREDET PARK 12 B 0176		OSLO			NORWAY
343 MCELEARNEY JOEL F AND MARY S	24 KENSWICK LN		HUNTINGTON ST	NY	11746	
344 BARNETT BANK OF JACKSONVILLE N A	101 N TRYON ST		CHARLOTTE	NC	28255	
345 ROLLY RICHARD J	1579 CROSSBEAM DRIVE		CASSELBERRY	FL	32707	
346 ADOLPHUS-WARFIELD INC	513 SOUTHARD ST		KEY WEST	FL	33040	
347 CARTER LINDA K LIV TR 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
348 MCCHESENEY KEVIN AND LAURA	520 SOUTHARD ST		KEY WEST	FL	33040	
349 OLD TOWN KEY WEST DEVELOPMENT LTD	PO BOX 1237		KEY WEST	FL	33040	
350 RAMONA'S SHIRT PUT-ON LC	524 SOUTHARD ST		KEY WEST	FL	33040	
351 CARTER LINDA LIVING TRUST 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
352 MARMOE LLC	1701 ASHBY ST		KEY WEST	FL	33040	
353 TABAG ANDRES P	6 EMERALD DR		KEY WEST	FL	33040	
354 KEY WEST OFFICE MANAGEMENT INC	501 SOUTHARD ST		KEY WEST	FL	33040	
355 ROSS RODNEY T	605 ANGELA ST	UNIT 1	KEY WEST	FL	33040	
356 619 DUVAL COMPANY	423 FRONT ST	FL 2ND	KEY WEST	FL	33040	
357 BRUCE BENJAMIN C LIVING TRUST 5/22/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
358 KAINAN JULIAN	1020 18TH ST		KEY WEST	FL	33040	
359 JLC DUVAL LLC	1501 FLORIDA ST		KEY WEST	FL	33040	
360 FJ INVESTORS LLC	2318 ROOSEVELT BLVD		KEY WEST	FL	33040	
361 MCCHESENEY LAURA AND KEVIN	526 SOUTHARD ST		KEY WEST	FL	33040	
362 MCVEIGH ROGER H AND CYNTHIA C	627 SIMONTON ST		KEY WEST	FL	33040	
363 BARNES LOUIS R	619 SIMONTON ST		KEY WEST	FL	33040	
364 BRUCE BENJAMIN C TRUSTEE	610 SOUTHARD STREET		KEY WEST	FL	33040	
365 CARTER LINDA K LIVING TRUST 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
366 HOLLINSED HOUSE CONDOMINIUM THE	611 SOUTHARD ST		KEY WEST	FL	33040	
367 SIRECI THOMAS J JR AND MARCIA A	1128 FLAGLER AVE		KEY WEST	FL	33040	
368 FREEMAN PROPERTIES INC	513 SOUTHARD ST		KEY WEST	FL	33040	
369 GARDENS OF KEY WEST LLC THE	526 ANGELA ST		KEY WEST	FL	33040	
370 615 DUVAL STREET CONDOMINIUM	620 JOSEPHINE PARKER RD		KEY WEST	FL	33040	
371 BRUCE BENJAMIN C LIVING TRUST	610 SOUTHARD ST		KEY WEST	FL	33040	
372 KEY WEST TREASURE EXHIBIT INC	200 GREENE ST		KEY WEST	FL	33040	
373 NEWBERRY JOHNNY M AND PEGGY A	603 SOUTHARD ST		KEY WEST	FL	33040	
374 GODOY HECTOR EDUARDO	529 BAHAMA ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
375 SHEA JOSEPH JR	PO BOX 4644		KEY WEST	FL	33041	
376 CITY OF KEY WEST FLORIDA	PO BOX 1409		KEY WEST	FL	33041	
377 CITY OF KEY WEST FLA	PO BOX 1409		KEY WEST	FL	33041	
378 TODD DOROTHY A	P O BOX 4706		KEY WEST	FL	33041	
379 YOUNG GARY A REVOCABLE TRUST DTD 11/10/2004	P O BOX 4302		KEY WEST	FL	33041	
380 NASET WALLACE J AND RUTH S	20717 6TH AVE		SUMMERLAND KI	FL	33042	
381 TANNER MICHELE B	409 MOCKINGBIRD LN		CRANE HILL	AL	35053	
382 623 DUVAL STREET LLC	100 PARK ST		TRAVERSE CITY	MI	49684	
383 WALGREEN CO STORE 7089RET	PO BOX 901		DEERFIELD	IL	60015	
384 GROSSCUP TIMOTHY J AND LUANN K	131 W ADAMS ST		VILLA PARK	IL	60181	
385 RUPP LEILA J REV TR DTD 3/10/06	2414 CHAPALA ST		SANTA BARBARA	CA	93105	
386 US SOUTHEAST PROPERTIES LLC	65 LARKIN CIR		WEST ORANGE	NJ	07052-1122	
387 ERTEL CLAUS LIV TR 7/21/2011	111 TUDOR OVAL		WESTFIELD	NJ	07090-2244	
388 SOUTHERN BELL TEL AND TEL CO	PO BOX 7207		BEDMINSTER	NJ	07921-7207	
389 HOPKINS KATHLEEN B	47 OAK CREST DR		HUNTINGTON ST	NY	11746-3920	
390 BAMFORD JOHN F JR	2104 ROBINSON CLOSE		MOOSIC	PA	18507-2218	
391 SOLOMON HARVEY AND ROBERTA I	2401 PENNSYLVANIA AVE APT 6C50		PHILADELPHIA	PA	19130-3026	
392 FORTIN THOMAS L AND HANNA K	20475 SWECKER FARM PL		STERLING	VA	20165-4782	
393 HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040-3206	
394 VALLADARES ARTHUR L	3746 PAULA AVE		KEY WEST	FL	33040-4417	
395 C C RYDER'S PIANO BAR INC	1409 REYNOLDS ST		KEY WEST	FL	33040-4710	
396 KUTNER MURIEL	617 DUVAL ST		KEY WEST	FL	33040-6554	
397 HEGARTY PATRICK	615 DUVAL ST		KEY WEST	FL	33040-6554	
398 EGNATZ BENJAMIN D	620 ELIZABETH ST		KEY WEST	FL	33040-6823	
399 WOODRUFF THOMAS S	620 SOUTHARD ST		KEY WEST	FL	33040-6838	
400 FITZGERALD WILLIAM D TR 1/2/2007	611 SOUTHARD ST		KEY WEST	FL	33040-6866	
401 SOLDANO DANIEL J	617 ANGELA ST		KEY WEST	FL	33040-7424	
402 ALLATTA JOSEPH F AND ELIZABETH	603 ANGLEA ST		KEY WEST	FL	33040-7485	
403 NAVY KWEST FEDERAL CREDIT UNION	PO BOX 1898		KEY WEST	FL	33041-1898	
404 BERNDT-HANSON REBECCA	4404 N TAMIAMI TRL		SARASOTA	FL	34234-3864	
405 POPOVIC MICHAEL	1 ARGYLL MANSIONS 303-323 KINGS RD		LONDON		SW3 5ER	ENGLAND