

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



To: Chairman and Planning Board Members
From: Ashley Monnier, Planner II
Through: Amy Kimball-Murley, AICP Planning Director
Meeting Date: November 9, 2010

Agenda Item: An application for variances to a non-conforming historic structure for minimum lot requirements, and front and side yard setback requirements, for a renovation project in the Historic Medium Density Residential (HMDR) zoning district, as required when reconstruction exceeds 66 percent of the assessed or appraised value, for property located at 412 William Street, per Sections 122-600 (5.) and 122-600 (6.) (a.) and (b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, (RE# 00006070-000000).

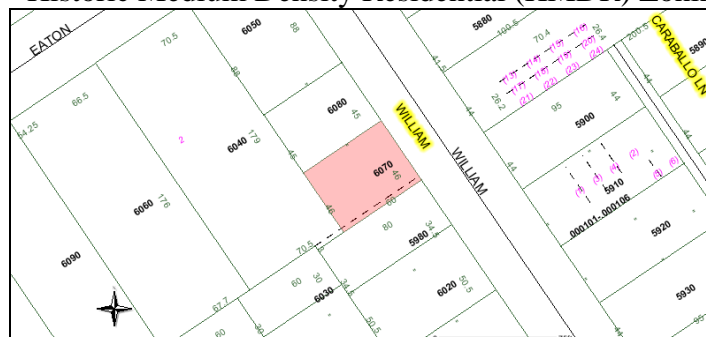
Request: To consider variances for an existing contributing, non-conforming structure listed in the historic architectural survey with proposed renovations exceeding 66% of the assessed value of the existing residential structure.

Applicant: Shirley Freeman, President of CSS of the Keys, Inc.
Harvey Server, Secretary/Treasurer of CSS of the Keys, Inc.

Property Owner: CSS of the Keys, Inc.

Location: 412 William Street
RE# (00006070-000000)

Zoning: Historic Medium Density Residential (HMDR) Zoning District



Background:

The existing single family home is located on a 2,760 square foot lot in the HMDR zoning district. The applicant is proposing major renovations to the existing structure, including structural repairs to support beams, front porch deck replacement, roof, plumbing fixtures, kitchen reconfiguration, and deck stair repairs. In addition, a new 200 square foot rear dormer is being proposed, as well as a new parking area, entry door additions, and rear deck. The new renovations being proposed do not further encroach into legally nonconforming setbacks, nor do they expand legally nonconforming coverages. The total renovation costs exceed 66% of the value of the existing structure, thus triggering variances, pursuant to Section 122-28 (b) of the Land Development Regulations. The Historic Architectural Review Commission (HARC) approved the majority of the renovations proposed as part of the variance request; however, some plan changes were made in response to Planning Department consideration of the application. As a result, some aspects of the proposed site plans will require further HARC consideration.

Request:

The applicant is requesting the following variances to permit improvements that exceed 66% of the value of the structure:

	Required	Existing	Requested
Lot size	4,000 square ft.	2,760 square ft.	No change
Front	10 ft.	0.5 ft.	No change
Side	5 ft.	2.4 ft.	No change
Side	5 ft.	11.9 ft.	No change
Rear	15 ft.	27 ft.	No change
Building Coverage	40%	38.7 %	No change
Impervious Surface	60%	40.8 %	43.7 %
Open Space	35%	61.3%	No change

Process:

Development Review Committee Meeting:	September 23, 2010
HARC Meeting:	June 18, 2010 (H10-01-51)
Tree Commission Meeting:	October 12, 2010
Special Planning Board Meeting:	November 9, 2010

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

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

The existing structure is a non-conforming, contributing structure, built circa 1874. The lot is legally non-conforming to the minimum lot requirements in the HMDR zoning district. Additionally, the existing structure is legally non-conforming to the front and side yard setback requirements. Further, the renovations being proposed do not further expand nonconformities on the lot. However, because the construction is voluntary, and the proposed reconstruction exceeds 66% of the appraised value of the structure, variance approval of the proposed work is required. Conditions similar to this variance application are widespread in the City's historic districts, and as a result, are not specifically unique to this individual parcel.

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

Because the structure is legally nonconforming to the Land Development Regulations, extensive renovations have initiated the need for variances. Although the existing conditions and circumstances do not necessarily result from the action or negligence of the applicant, the proposed improvements do require variance approval.

- 3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district.**

The granting of the variance request will confer upon the applicant special privileges denied by the Land Development Regulations. Variances are being prompted due to proposed renovations exceeding 66% of the appraised value of the structure.

- 4. Hardship conditions exist. That literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

While the Land Development Regulations limit the scope of improvements that can be made to the site without triggering the need for variance consideration, the applicants have reasonable use of the land and the existing structure without being deprived of rights commonly enjoyed by other properties in the same zoning district. Though major repairs are warranted as a result of the structure's condition, some of the renovations being proposed are new construction.

- 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The applicant is not proposing to expand existing structural non-conformities. The proposed renovations do not further encroach upon the nonconforming setbacks, or create non-conforming coverages.

- 6. Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

Granting of the variance request does not appear to be injurious to the health and safety of the public. No life-safety issues were raised at the Development Review Committee meeting. Further, the proposed renovations will help improve the historic structure.

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

Existing non-conforming uses or neighboring lands are not being considered as grounds for issuance of this variance request.

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

No additional facilities or utilities are required as part of this variance request. At the Development Review Committee meeting, the City's Urban Forestry Manager indicated that an existing tree is in conflict with where the proposed rear deck is shown to be located on the site plans. As a result, Tree Commission approval was applied for and obtained on October 12, 2010.

The Planning Board shall make factual findings regarding the following:

- 1. That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The applicant does not meet all of the standards established in the City Code for issuance of a variance.

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

The Planning Department has not received any public comment to date regarding the proposed variance request.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, should the Planning Board approve the variance request, the Planning Department recommends that the following conditions be included:

1. Darker-lined plans, scaling corrections, proper elevation measurement, and dimension labeling need to be incorporated into the site plans.
2. Obtain approval for aspects of site plans not previously approved by HARC.

**Draft
Resolution**

RESOLUTION NUMBER 2010-_____

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING VARIANCES FOR A NON-CONFORMING HISTORIC STRUCTURE FOR MINIMUM LOT REQUIREMENTS, AND FOR FRONT AND SIDE YARD SETBACK REQUIREMENTS FOR A RENOVATION PROJECT IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT, AS REQUIRED WHEN RECONSTRUCTION EXCEEDS 66% OF THE ASSESSED OR APPRAISED VALUE FOR PROPERTY LOCATED AT 412 WILLIAM STREET, PER SECTIONS 122-600 (5.) AND 122-600 (6.) (a.) AND (b.) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, (RE# 00006070-000000).

WHEREAS, Section 122-28(b) of the Code of Ordinances provides that if a residential dwelling unit is voluntarily replaced within the footprint of a non-complying existing structure the reconstruction/replacement that exceeds 66 % of the assessed value of the structure shall require a variance; and

WHEREAS, Section 122- 600 (5.), and 122-600 (6.) (a.) and (b.) of the Code of Ordinances governs minimum lot requirements and the maximum dimensional requirements for setbacks in the HMDR zoning district; and

_____Chairman

_____Planning Director

WHEREAS, the applicant requested a variance to allow improvements which exceed 66% of the value of the existing structure, and requested variances to minimum lot yard requirements, front, and side yard setbacks; and

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

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

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

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other

_____Chairman

_____Planning Director

properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

WHEREAS, the Planning Board finds that the grant of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance; and

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

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

_____Chairman

_____Planning Director

Florida:

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

Section 2. That variances for a non-conforming contributing building listed in the historic architectural survey for minimum lot requirements, front yard, and side yard setback requirements for a renovation project in the Historic Medium Density Residential (HMDR) zoning district as required when construction exceeds 66% of the assessed or appraised value for property located at 412 William Street (RE # 00006070-000000), per Sections 122-600 (5.) and 122-600 (6.)(a.) and (b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached site plans dated September 28, 2010 are approved with the following conditions:

1. Darker-lined plans, scaling corrections, proper elevation measurement, and dimension labeling need to be incorporated into the site plans.
2. Obtain approval for aspects of site plans not previously approved by HARC.

Section 3. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no

_____Chairman

_____Planning Director

change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

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

Section 6. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

_____Chairman

_____Planning Director

Read and passed on first reading at a special meeting held this _____ day of _____, 2010.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Amy Kimball-Murley, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____Chairman

_____Planning Director

Application

**VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS
IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD
OF ADJUSTMENT MEMBER ABOUT THE VARIANCE
OUTSIDE THE HEARING**

Variance Application

City of Key West
Planning Department

Please print or type a response to the following:

1. Site Address 412 WILLIAM ST. KEY WEST, FL. 33040
2. Name of Applicant CSS OF THE KEYS, INC.
3. Applicant is: Owner Authorized Representative _____
(attached Authorization Form must be completed)
4. Address of Applicant 724 EATON ST.
KEY WEST, FL. 33040
5. Phone # of Applicant 294-2725 Mobile# 393 0355 Fax# 294 4408
6. E-Mail Address CONCRETE@CHARLEY@YAHOO.COM/SVFKW@BELL-SOUTH.NET
7. Name of Owner, if different than above —
8. Address of Owner —
9. Phone Number of Owner — Fax# —
10. Email Address —
11. Zoning District of Parcel HMDR RE# 00006070 000000
12. Description of Proposed Construction, Development, and Use
SEE ATTACHMENT NEXT PAGE

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10.0'	.5'	—
Side Setback	5.0'	2.4'	—
Side Setback (ST.)	—	—	—
Rear Setback	15.0'	27.0'	—
Building Coverage	40% / 1123 SF	38.7% / 1087.8 ^{sq}	NO CHANGE
Open Space Requirements			
Impervious Surface	60% 1684 SF	40.8% 1147 SF	42.5% 1228 SF





14. Is Subject Property located within the Historic District? Yes No
If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date _____ HARC # A-10-01-51

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes No If Yes, please describe and attach relevant documents.

16. Will the work be within the dripline (canopy) of any tree on or off the property?

YES NO

If yes, provide date of landscape approval, and attach a copy of such approval.

Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
_____	<u>AMM</u>	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
_____	_____	Application Fee (to be determined according to fee schedule)
_____	_____	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
_____	_____	Floor Plans of existing and proposed development (8.5 x 11)
_____	_____	Copy of the most recent survey of the subject property
_____	_____	Elevation drawings as measured from crown of road
_____	<u>AMM</u>	Stormwater management plan
_____	_____	HARC Approval (if applicable)
_____	_____	Notarized Verification Form
_____	_____	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.

VARIANCE APPLICATION
CSS of the KEYS, INC.



Attachment after Page 1 of 4

12. Description of Proposed Construction, Development, and Use,
Purpose of variance requested.

The variance requested is to approve the balance of Phase III of the renovation which would increase the value of this non-conforming structure by more than 67%.

The house was built circa 1880 and has not been renovated since about 1930 when a bathroom was put in. The porch and deck were falling in, several structural beams were rotted, the roof leaked profusely and the cast iron plumbing pipes were crumbling.

The existing footprint of the structure will not be expanded.

HARC has approved the overall plan, #10-01-51

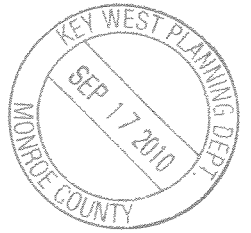
The architect divided the work into Phase I, II, and III. Phase I, repairing the front porch has been completed and had a final inspection by HARC. (See addendum 1 for copy of permit.)

Phases II and part of III have been permitted and work begun. Phase II is the driveway. (See addendum 2 for copy of permit). The permitted part of Phase III is the electrical, foundation, dormer, outside decks and upstairs bathroom.

To complete Phase III would result in the value exceeding 67% of the present value. Therefore, we are asking for a variance to complete Phase III. The work to be done to complete Phase III is the interior work downstairs - renovating the kitchen and bath, adding two entry doors to the back decks and building closets.

We respectfully request this variance be granted.

Standards for Considering Variances



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

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

SITE RESIDENCE IS NON-CONFORMING BE-
CAUSE OF FRONT & SOUTHSIDE SETBACKS. SITE IS IN
THE HISTORIC ARCHITECTURAL DISTRICT AND IS A CON-
TRIBUTING STRUCTURE BUILT IN '1880

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

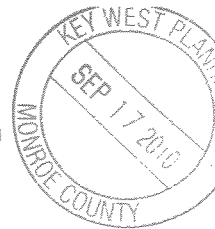
THE APPLICANT WAS NOT AROUND WHEN THE
CONITION WAS CREATED CIRCA '1880.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

NONE

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

LITERAL INTERPRETATION OF THE PROVISIONS
WOULD DEPRIVE THE APPLICANT OF THE ABILITY
TO PERFORM SORELY NEEDED UPKEEP AND
MAINTENANCE OF THE RESIDENCE



5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

YES

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

NO INJURY TO PUBLIC WELFARE, BENEFIT TO PUBLIC WELFARE BY TAKING CARE OF A CONTRIBUTING STRUCTURE IN THE HISTORIC DISTRICT.

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

NO SUCH CONSIDERATION REQUESTED

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

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

Verification Form

Verification Form



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

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

CSS of the KEYS, INC., a FLORIDA CORPORATION
I, HARVEY W. SERVER SECY-TREAS.
Name(s) of Applicant(s)

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

412 WILLIAM STREET KEY WEST, FLORIDA
Street Address and Commonly Used Name (if any)

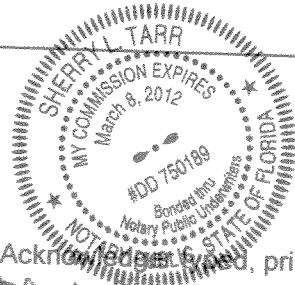
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

CSS of the KEYS, INC. SECY-TREAS
BY: Harvey W. Server
Signature of Owner/Legal Representative AUTHORIZED SIGNATORY Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on Sept 16, 2010 (date) by HARVEY W. SERVER (name). He She is personally known to me or has

presented _____ as identification.

Sherry L. Tarr
Notary's Signature and Seal
SHERRY L. TARR



Not Sig
Harvey

Name of Acknowledged Party, printed or stamped

Title or Rank DD 750189 Commission Number (if any)

MINUTES OF MEETING OF THE BOARD OF DIRECTORS
CSS OF THE KEYS, INC



September 15, 2010

A meeting of the Board of Directors of CSS OF THE KEYS, INC, a Florida Corporation was held on the above date in the Corporate Headquarters at 724 Eaton Street in Key West, Florida. Such meeting was held pursuant to the following Call and Waiver of Notice:

CALL AND WAIVER OF NOTICE -- DATE September 15, 2010

The undersigned, comprising of all of the members of the Board of Directors of CSS OF THE KEYS, INC, a Florida Corporation do hereby call a Meeting of the Board of Directors and consent to the holding of such meeting at its corporation headquarters on the above date. The undersigned do hereby waive all notice of this meeting and authorizes the transaction of the following business at such meeting:

Appointment of Harvey W. Server a signatory for documents relating to the Corporation's property at 412 William Street, Key West, Florida, particularly those documents required by the City of Key West.

Shirley Freeman 9/15/10 Harvey W. Server 9/15/10
Shirley Freeman, Pres/Date Harvey W. Server, Sec/Treas /Date

The president called the meeting to order. The following RESOLUTION was unanimously adopted:

BE IT RESOLVED that Harvey W, Server, Secretary/Treasurer of the Corporation be appointed a signatory for all documents relating to the Corporation's property at 412 William Street, Key West, Florida, particularly those documents required by the city of Key West.

Shirley Freeman 9.15.10 Harvey W. Server 9/15/10
Shirley Freeman, Pres / Date Harvey W. Server, Sec/Treas / Date

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SUNBIZ.ORG 9-15-10

Florida Profit Corporation

CSS OF THE KEYS, INC.

Filing Information

Document Number P96000089029
FEI/EIN Number 650756129
Date Filed 10/29/1996
State FL
Status ACTIVE

Principal Address

724 EATON ST.
KEY WEST FL 33040

Changed 03/22/2001

Mailing Address

724 EATON ST.
KEY WEST FL 33040

Changed 03/22/2001

Registered Agent Name & Address

FREEMAN, SHIRLEY
724 EATON ST.
KEY WEST FL 33040

Name Changed: 03/22/2001

Address Changed: 03/22/2001

Officer/Director Detail

Name & Address

Title DP

FREEMAN, SHIRLEY
724 EATON ST.
KEY WEST FL 33040

Title ST

SERVER, HARVEY W MR.
724 EATON STREET
KEY WEST FL 33040 US

Annual Reports

Report Year Filed Date

2008 01/12/2008

2009 05/28/2009

2010 05/27/2010

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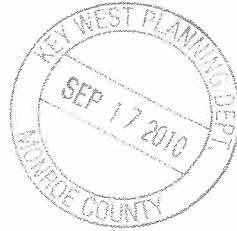
Deed

Shirley V. Freeman
724 Eaton Street
Key West, FL 33040

FILE # 1393226
BK# 1926 PG# 137

RCD Sep 02 2003 11:10AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS
09/02/2003 0.70
DEF CLK



Parcel ID Number:

Grantee #1 TIN:

Grantee #2 TIN:

Grantee #6 TIN: X

Quitclaim Deed

This Quitclaim Deed, Made this 11th day of July, 2003 A.D., Between
SHIRLEY VAN METER FREEMAN, an unremarried widow

of the County of Monroe, State of Florida, grantor, and
CSS OF THE KEYS, INC., a Florida corporation

whose address is: 724 Eaton Street

of the County of Monroe, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS (\$10) DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has
granted, bargained and quitclaimed to the said GRANTEEES and GRANTEEES' heirs, successors 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.)

Grantor recites that CSS OF THE KEYS, INC., is owned solely by
Grantor, and as such is subject only to minimum documentary stamps.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for
the use, benefit and profit of the said grantees forever.

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

Signed, sealed and delivered in our presence:

Martha A. Galbraith
Printed Name: MARTHA A. GALBRAITH
Witness

Shirley Van Meter Freeman
Shirley Van Meter Freeman (Seal)
Printed Name: SHIRLEY VAN METER FREEMAN
P.O. Address: 724 Eaton Street, Key West, FL 33040

Harvey W. Server
Printed Name: HARVEY W. SERVER
Witness

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412 William St Variance App



Exhibit "A"
Legal Description

On the Island of Key West and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as Part of Lot One (1) in Square Thirty-Five (35), the land hereby conveyed being described by metes and bounds as follows:

720
722
724/200
Eaton St

BEGINNING at a point on the dividing line between Lots One (1) and Two (2) in said Square Thirty-Five (35), said point being distant Eighty (80) feet from William Street and One Hundred Seventy-Six (176) feet from Eaton Street, from said point run along the said dividing line in a Southwesterly direction a distance of Sixty (60) feet; thence run at right angles in a Southeasterly direction Thirty (30) feet; thence run a right angles in a Northeasterly direction Sixty (60) feet; thence run at right angles in a Northwesterly direction Thirty (30) feet to the Point of Beginning on said dividing line between said Lots One (1) and Two (2).

TOGETHER WITH the right of access to and egress from said above described land, at any time, through and over the existing driveway, which is the subject of an eight-foot easement described in Official Records Book 547, Page 406, Monroe County Florida, Public Records.

AND ALSO:

412
William

On the Island of Key West, and known on Wm. A. Whitehead's Map delineated in February, A.D. 1829, as Part of Lot Two (2), Square Thirty-Five (35).

COMMENCING at a point on the Southwest side of William Street, distant One Hundred Thirty-Three (133) feet Southeasterly from the Southwest corner of William and Eaton Streets, and running thence in a Southeasterly direction along William Street Forty-Three (43) feet; thence at right angles in a Southwesterly direction Sixty (60) feet; thence at right angles in a Northwesterly direction Forty-Three (43) feet; thence at right angles in a Northeasterly direction Sixty (60) feet out to the Point of Beginning on William Street.

AND ALSO:

412 Wm
small
piece
beginning
412 William
P

A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 1, Square 35, according to William A. Whitehead's Map of the said Island as delineated in February A.D. 1829; said parcel being described as follows:

COMMENCE at the intersection of Southwesterly right of way line of William Street and the Northwesterly right of way line of Fleming Street and run thence Northwesterly along the Southwesterly right of way line of the said William Street for a distance of 173.0 feet to the Point of Beginning of the parcel of land being described herein; thence continue Northwesterly along the right of way line of the said William Street for a distance of 3.0 feet; thence Southwesterly and at right angles for a distance of 80.0 feet; thence Southeasterly and at right angles for a distance of 1.5 feet to an existing chain-link fence; thence Northeasterly along said fence for a distance of 88.01 feet back to the Point of Beginning.

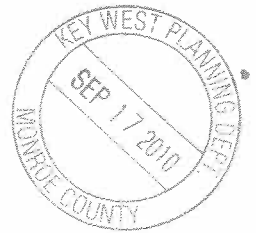
MONROE COUNTY
OFFICIAL RECORDS

412 William ST VARIANCE P9 AA



THE CITY OF KEY WEST

Building Department 809-3956
604 Simonton Street, Key West, Florida 33040



BUILDING PERMIT

FOR NEXT BUSINESS DAY INSPECTIONS, CALL **293-6462** BEFORE 3:00 PM.

PERMIT # 10-00001432-000-000-REPR-00 ISSUED 5/19/10
 LICENSE# 10-00021044 EXPIRES 5/08/12
 SINGLE FAMILY UNITS
 APPLICATION BY... TOWNSEND CONSTRUCTION & DEV
 ON PROPERTY OF... CSS OF THE KEYS INC
 FOR A PERMIT TO... REMOVE NON HISTORIC 2X3X ON FACE OF
 FRONT PORCH. REPLACE ONE 6 X6 PORCH
 POST AND PORCH DECKING 217 S/F.
 REPLACE ROTTEN ON FRONT PRIME & PAINT
 FRONT. HARC# H10-05-07-515 (N.O.C.
 REQUIRED) GH
 T/S: 05/10/2010 09:41 AM KEYWCAW ---

412 WILLIAM ST

WARNING TO OWNERS

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.

PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.

Commercial construction allowed M-F 8:00 am - 7:00 pm, Saturday 9:00 am - 5:00 pm.

FOUNDATION
APPROVED BY _____
DATE ___/___/___

FOOTING
APPROVED BY _____
DATE ___/___/___

FRAMING
APPROVED BY _____
DATE ___/___/___

*HARC approved
E. J. ...
August 2, 2010*

STRAPPING
APPROVED BY _____
DATE ___/___/___

SHEATHING
APPROVED BY _____
DATE ___/___/___

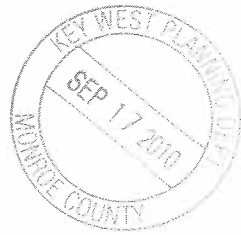
FINAL
APPROVED BY _____
DATE ___/___/___

*P10
412 William St Variance Ap*



THE CITY OF KEY WEST

Building Department 809-3956
604 Simonton Street, Key West, Florida 33040



BUILDING PERMIT

FOR NEXT BUSINESS DAY INSPECTIONS, CALL **293-6462** BEFORE 3:00 PM.

PERMIT # 10-00002668-000-000-REPR-00 ISSUED 8/25/10
LICENSE# 10-00021044 EXPIRES 8/14/12

HIGH DENSITY RESIDENTIAL

APPLICATION BY... TOWNSEND CONSTRUCTION & DEV

ON PROPERTY OF... CSS OF THE KEYS INC

FOR A PERMIT TO... Add rear dormer 200 sq/ft Add one new bathroom, Replace existing rear bar and deck steps, Foundation work approx. 18' Driveway n.side, pave loose gravel

*harc #10-01-51

N.O.C. required.

08/06/2010 12:52

gh t/s:

412 WILLIAM ST **WARNING TO OWNERS**

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FOUNDATION
APPROVED ___ BY ___
DATE ___/___/___

FOOTING
APPROVED ___ BY ___
DATE ___/___/___

FRAMING
APPROVED ___ BY ___
DATE ___/___/___

STRAPPING
APPROVED ___ BY ___
DATE ___/___/___

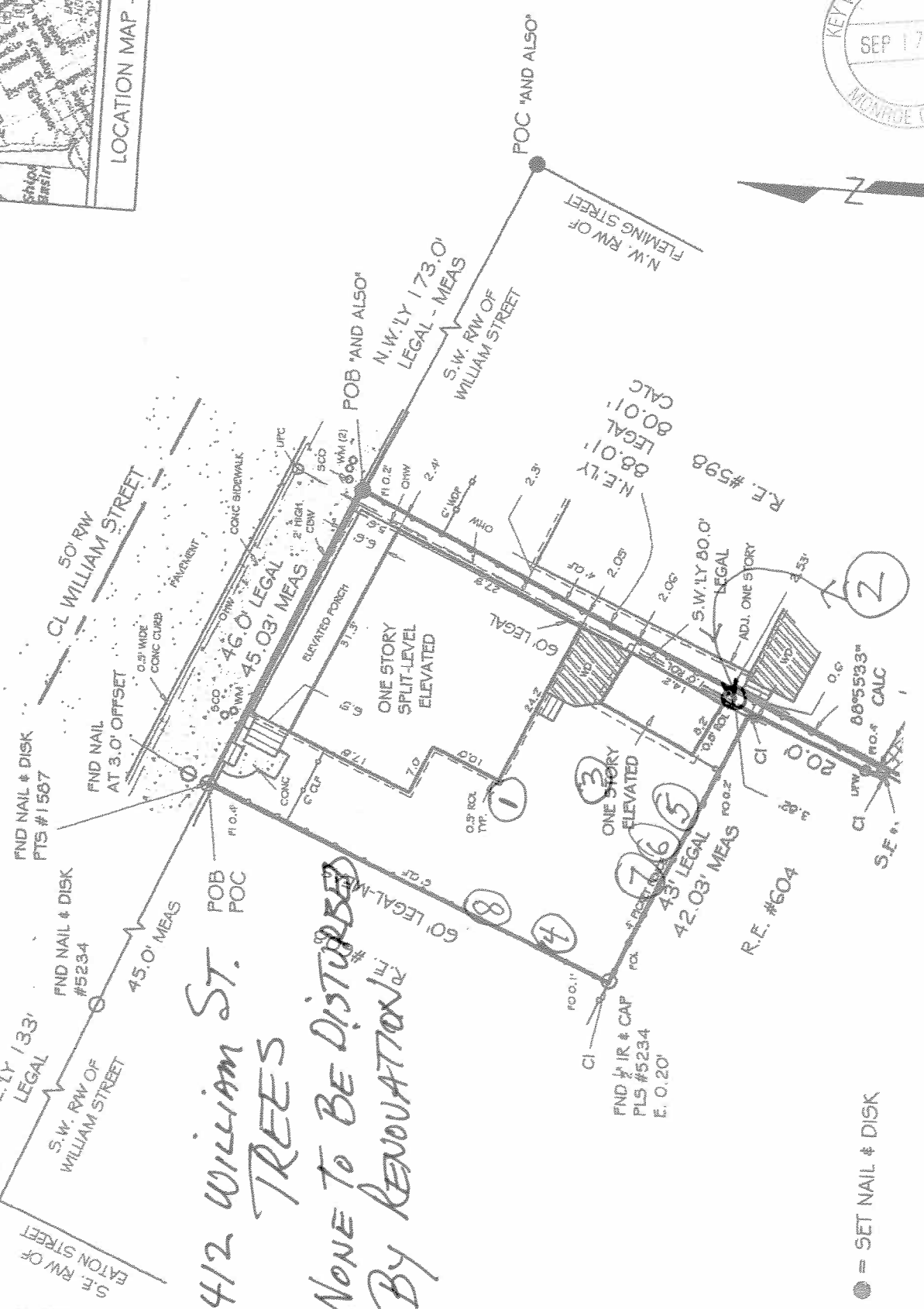
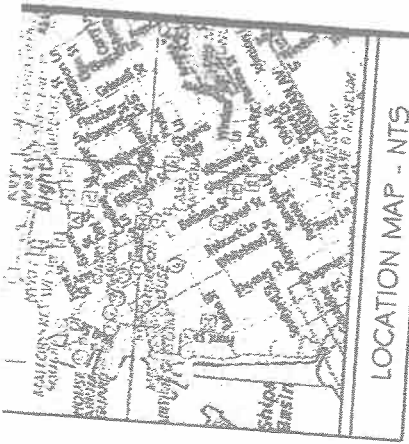
SHEATHING
APPROVED ___ BY ___
DATE ___/___/___

FINAL
APPROVED ___ BY ___
DATE ___/___/___

412 William Variance Ap *pl*

Survey

PLAN OF LOUIS ONE AND TWO, SQUARE 35
 WILLIAM A. WHITEHEAD'S MAP
 OF KEY WEST



*412 William St.
 TREES
 NONE TO BE DISTURBED
 BY RENOVATION*

● = SET NAIL & DISK

Site Photos



TREE #1
SPANISH LIME
D = 5'10"



Sent from my iPhone. From HARVEY SERVER aka "ADMIRAL"

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.445 / Virus Database: 271.1.1/3140 - Release Date: 09/17/10 06:34:00

9/17/2010

412 William ST Variane Ap p 13

TREE #2
NATIVE TREE
YELLOW FLOWER
D = 37"



Sent from my iPhone. From HARVEY SERVER aka "ADMIRAL"

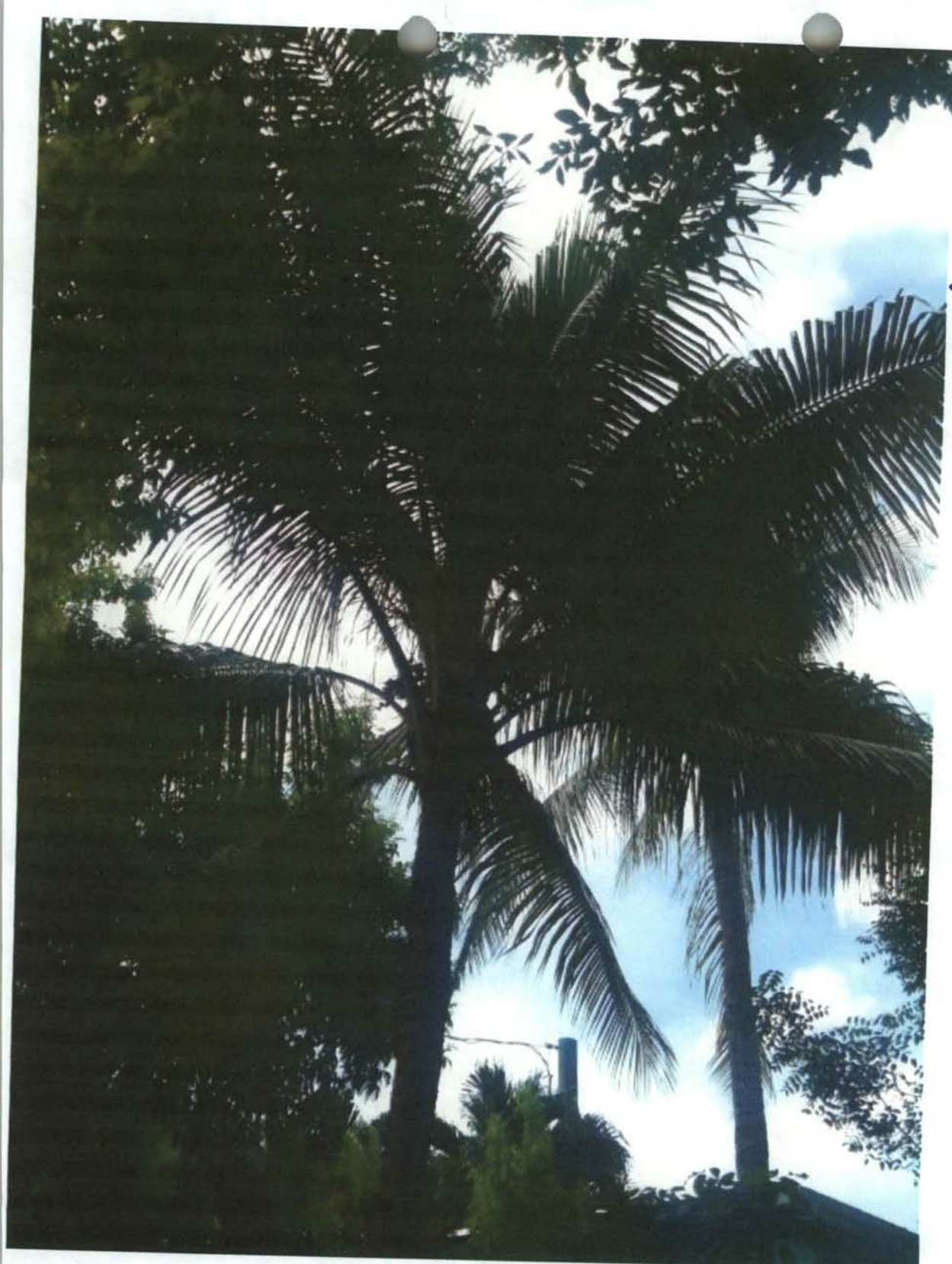
No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.445 / Virus Database: 271.1.1/3140 - Release Date: 09/17/10 06:34:00

9/17/2010

412 William St Variance Ap

p 14

TREE #3
COCONUT PALM
D = 2'5"



Sent from my iPhone. From HARVEY SERVER aka "ADMIRAL"

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.445 / Virus Database: 271.1.1/3140 - Release Date: 09/17/10 06:34:00

9/17/2010

412 William St Variance Ap

p15

TREE # 4
COCONUT PALM
D = 1' 7"



Sent from my iPhone. From HARVEY SERVER aka "ADMIRAL"

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.445 / Virus Database: 271.1.1/3140 - Release Date: 09/17/10 06:34:00

9/17/2010

412 William ST Uavance QP

p 16



TREES #5,6,+7
NATIVE (NO
FLOWER)
D-#5 = 12"
D #6 = 1'3"
D #7 = 1'9"



Sent from my iPhone. From HARVEY SERVER aka "ADMIRAL"

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.445 / Virus Database: 271.1.1/3140 - Release Date: 09/17/10 06:34:00

9/17/2010

412 William St Variance App p17

TREE #8
NORFOLK PINE
D = 9"



Sent from my iPhone. From HARVEY SERVER aka "ADMIRAL"

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.445 / Virus Database: 271.1.1/3140 - Release Date: 09/17/10 06:34:00

9/17/2010

412 William ST Variance AP p18

Ashley Monnier

From: Cynthia D Coogle
Sent: Thursday, October 14, 2010 3:01 PM
To: Ashley Monnier
Cc: Rodrigo Delostrinos
Subject: RE: 412 William

Hi Ashley,

412 William was on the agenda of the Tree Commission this past Tuesday night and was approved. I will send the copy shortly.

Thanks,

Cynthia Domenech-Coogle
Urban Forestry Program Manager
Community Services
City of Key West
PO Box 1409
Key West, FL 33041-1409

305/809-3768 office

305/296-6152 fx

Please consider the environment before printing this email! Thank you! :-)

From: Ashley Monnier
Sent: Wednesday, October 13, 2010 2:19 PM
To: Cynthia D Coogle
Subject: 412 William

Dear Cynthia,

Can you tell me if 412 William Street has gone before the Tree Commission? If not, can you tell me if an application has been submitted?

Thank you,

Ashley Monnier
Planner
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Phone: (305) 809-3725
Fax: (305) 809-3978

DRC
Minutes & Comments

Mrs. Kimball-Murley stated that the site plans were unclear.

Ms. Malo stated that she was expecting a revised version of the site plans.

Mr. Averette stated that the Fire Department was opposed to this variance for fire safety reasons.

Ms. Ignaffo stated that less than 500 square feet additional impervious area would be added, so no additional storm water improvement would be required.

Mrs. Torregrosa stated that this project had a HARC number which should be on the application.

Ms. Malo stated that it had been recently modified, and there are some unclear issues concerning HARC.

Mrs. Torregrosa asked Ms. Malo if the ATM was going to be proposed outside of the property line and who owns the area where the ATM is being proposed.

Ms. Malo stated that she had requested clarification from the applicant on this issue. She asked Mrs. Torregrosa if she had received any subsequent applications on the store frontage of 125 Duval.

Mrs. Torregrosa stated that there have been no applications handed in recently.

Mrs. Kimball-Murley stated that the applicant has to clarify how the area in the quit-claim deed is going to be associated with the principal property and whether the lot line needs to be adjusted.

Mr. Cruz stated that the Building Department has life safety issues concerning the limited size of the space between the buildings.

Mrs. Domenech-Coogle had no comments.

Recording Secretary Patrick Wright read the following comments into the record from Diane Nicklaus, ADA Coordinator: I would like to hear the Fire Department's comments on the location of this ATM. By putting this unit in the "side yard" they will be denying access between the buildings preventing emergency access. Also, by recessing the unit from the sidewalk, it would appear that there may not be the required 60" turnaround necessary for accessibility. Without dimensions on the site plan drawings I also cannot tell what the forward reach would be for accessibility compliance. As for right-of-way issues, I also do not know measurements to understand how far the ATM will be recessed from the sidewalk. There appear to be FCAA meter boxes in front of this area and it is unknown as to what the intention is for ground access (concrete pad?). Keep in mind that a customer must be able to conduct business at the ATM while not standing on City right-of-way. Also, what about lighting for safety between those buildings

Mrs. Kimball-Murley stated that this item will have to come back to the DRC and provide adequate information concerning the site.

No public comment.

Mrs. Torregrosa made a motion to postpone the item for the next DRC meeting; it was seconded by John Cruz. Motion carried.

POSTPONED

Additional Discussion Items

Variations – 412 William Street (RE# 00006070-000000) – Variations to a non-conforming historic structure for minimum lot requirements, and front and side yard setback requirements, for a renovation

project in the Historic Medium Density Residential (HMDR) zoning district, as required when reconstruction exceeds 66 percent of the assessed or appraised value, for property located at 412 William Street, per Sections 122-600 (5.) and 122-600 (6.) (a.) and (b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mrs. Monnier reviewed the project. She stated that the application was for a variance to the 66% rule. The applicant has applied for several renovations on the property in three different phases including structural integrity of the foundation, the addition of a dormer, and other electrical bathroom and kitchen renovation associated with the site. Because of the cost of the renovations in comparison with the value of the site the 66% rule has been triggered.

Mr. Averette asked if the building footprint would remain the same.

Mrs. Monnier stated that it would remain the same.

Ms. Ignaffo asked Mrs. Monnier for further information regarding dimensions and materials for the proposed deck.

Mrs. Kimball-Murley asked if there would be new impervious surface.

Mrs. Monnier stated that there would not be further impervious surface on the site.

Mrs. Torregrosa stated that the project had been HARC approved.

Mr. Cruz had no comments.

Mrs. Domenech-Coogle stated that there is a tree on the site where the deck is being built, and the applicant is proposing removal of the tree. The applicant will need to make an application for removal of this tree.

Recording Secretary Patrick Wright expressed the concerns of Diane Nicklaus, ADA Coordinator: The city does not have the authority to give a variance to a FEMA guideline.

Mrs. Torregrosa stated that the structure is contributing and would qualify for FEMA exemptions.

No public comment.

Conditional Use - 201 Truman Avenue (RE # 00015120-000000) - An application for Conditional Use approval for the temporary relocation of protective services for a fire station in old town, to be located at 201 Truman Avenue, in the HMDR zoning district per Section 122-598 (7) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Ms. Malo reviewed the project. She stated that the application was to temporarily relocate Fire Station #2 while City Hall is demolished. The site currently has a single family home on it that is owned by the housing authority that has served numerous uses. The Fire Department is anticipating four to five firemen will be on the site at all times. There is also a temporary carport proposed for the fire truck, which will meet setback requirements for carports. Four parking spaces will be provided on site and storm water retention is proposed. No variances will be required.

Mr. Averette stated that the Fire Department was in support of this project.

Ms. Ignaffo stated that a fire hydrant would have to be coordinated with FCAA, chemical storage would have to be considered as well as solid waste pickup. Also site triangles and a traffic control device should be considered.



City of Key West
TREE PERMIT

Permit# 5604 Date Issued 10/14/10

Address 412 William Street

This it to certify that Harvey W. Server

has permission to Remove (1) Spanish Lime tree at rear of building. Replace with 9 caliper inches of native canopy trees, of choice, FL #1, to be planted on site.

Replacements shall be planted in the six months from the approval date as described here in. All trees shall be planted according to current "Best Management Practices". Call landscape office for tree replacement inspection. All replacement trees shall be maintained as trees in perpetuity.

as per application approved 10/12/10

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY: _____

Niels Weise, Chair

Phone: (305)809-3764
City of Key West, Florida
Tree Commission
PO Box 1409
Key West, FL 33040

Florida Keys Aqueduct Authority



Engineering Department
1100 Kennedy Drive, Key West, Florida 33040
Telephone (305)296-2454 Fax (305)295-2223

MEMORANDUM



TO: Carlene Cowart, Administrative Coordinator
FROM: Marnie Walterson-Distribution Design Specialist
DATE: September 29th, 2010
SUBJECT: Development Review Committee Meeting

Two Lay downs at September 23rd, 2010 DRC meeting:

- **Variance– 412 William Street (RE# 00006070-000000)** -The FKAA has no objections for an application for an application a variance requested to approve increasing the value of a non-conforming structure by more than 60%.
- **Development and Conditional Use – 201 Truman Avenue (RE# 00015120-000000)** - The FKAA has no objections for existing building to be used for temporary fire station. Letter states house is adequate as is. If additional fixtures are added FKAA engineering department will need to be notified.

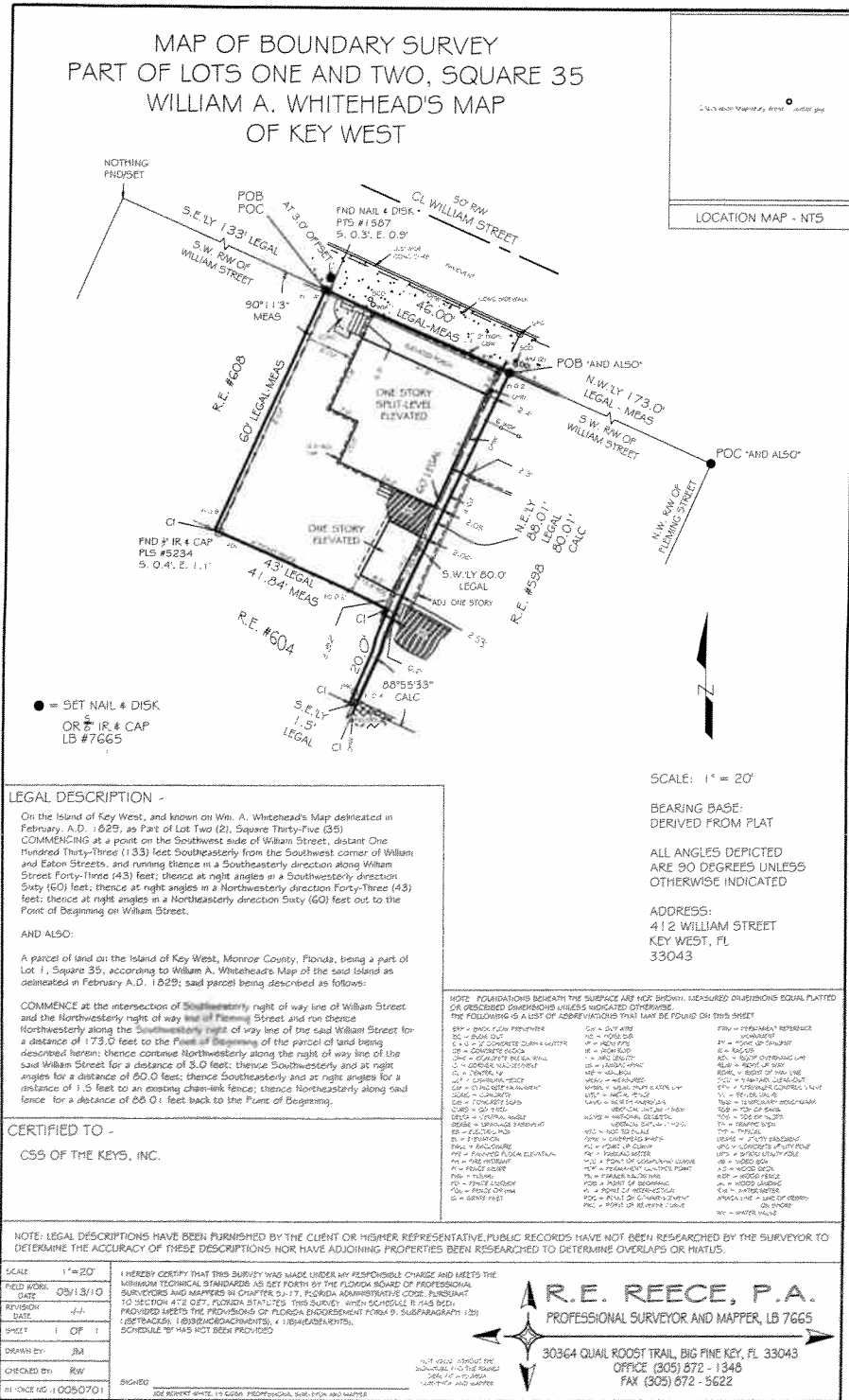
CC: Irma Boveda, Customer Service Manager KW

Site Plans

CSS of the KEYS RENOVATION / REMODELING

412 WILLIAM STREET KEY WEST, FLORIDA

CSS of the KEYS
RENOVATION / REMODELING
412 WILLIAM STREET KEY WEST, FLORIDA



- GENERAL NOTES**
- All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:
BUILDING: Florida Building Code, 2007 Edition.
ELECTRICAL: National Electric Code, 2004 Edition.
PLUMBING: Florida Building Code (Plumbing), 2004 Edition.
MECHANICAL: Florida Building Code (Mechanical), 2004 Edition.
GAS: Liquefied Petroleum Gas Code, 2004 Edition (NFPA 58).
 - This project is designed in accordance with A.S.C.E. 7-05 to resist wind loads of 150 mph (gust).
 - Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
 - Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
 - Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
 - Dimensions shall take precedence over scale.
 - All new utilities shall be underground.
 - Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
 - After completion of construction remove all debris and construction equipment. Restore site to original condition.
 - Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
 - Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.

SITE DATA

ZONING	HMPDR			
LOT SIZE	2808 SF			
BUILDING COVERAGE	ALLOWED	EXISTING	PROPOSED	
1 STORY STRUCTURE	40% / 1129.2	38.7% / 1087.6	N.E.	
SETBACKS	FRONT	0'	N.E.	
	SIDE	5'	N.E.	
	REAR	15'	27.0'	N.E.
IMPERVIOUS RATIO	30% / 1024	40% / 1147	43.7% / 1228*	
PROPOSED PARKING AREA				
6' x 30' BAY x 6 BAYS = 120				
TURF BAY x 6 BAYS PERVAHS				
STORM DRAINAGE REQ'D.				
NO ADDITIONAL BUILDING COVERAGE PROPOSED				
OPEN SPACE MIN. 30% / 843 SF. EXISTING 61.3% / 1720 SF.				
* NEW PARKING SPACE USING TURF BAY x 6 BAYS PERVAHS 82 SF.				

SHEET INDEX

NO.	DESCRIPTION
C	SURVEY NOTES, SITE DATA, SHT. INDEX, FLORIDA STATUTES
A1	EXISTING PLANS, ELEVATIONS, DEMOLITION
A2	PROPOSED PLANS, SCHEDULES, WIND LOADS
A3	PROPOSED ELEVATIONS
A4	BUILDING EROSION SECTION, DECK FRAMING PLAN, DETAILS
MPI	MECHANICAL / PLUMBING PLANS, SCHEDULES, NOTES
E1	ELECTRICAL PLANS, SCHEDULES, PANELS
API	SPECIFICATIONS



Florida Administrative Code
61G1-16.003 WHEN SEAL MAY BE AFFIXED. The personal seal, signature and date of the architect shall appear on all architectural documents to be filed for public record and shall be construed to obligate his partners of his corporation. "A corporate seal alone is insufficient." Documents shall be signed personally and sealed by the responsible architect. Final Official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the index sheet or sheets (if it identifies all parts) of drawings and specifications shall be considered adequate. Without such index all sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule 61G1-25.1, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals therefor.

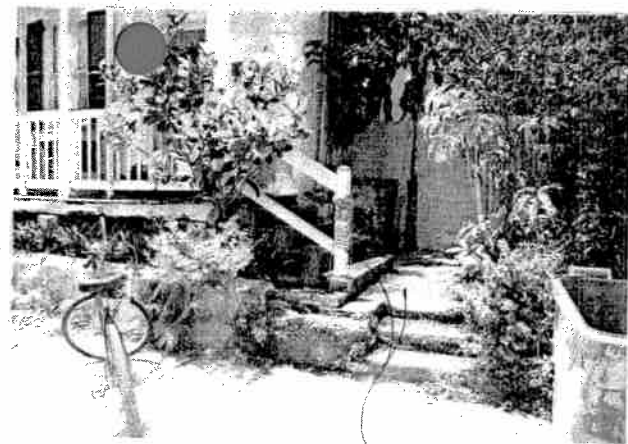
WILLIAM ROWAN ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE # AE-001751
321 BEACON LANE
305-296-3784

JOB NUMBER: 1013
DATE: 6.25.10
1 OF 2

Handwritten signature and date: June 25, 2010



REMOVE ALL SCREEN FRAMING ON HISTORIC PORCH (W&S IN ES)



REMOVE RAILING AND CONCRET. STEPS

PHASE III

1. INSTALL NEW SHED FORMER (10' WIDE)
2. RELOCATE HISTORIC DOOR (FRONT)
3. RELOCATE HISTORIC WINDOW (REAR)
4. CONSTRUCT NEW DECK & REAR ENTRY
5. REMOVE DR #2 @ REAR AND REPLACE W/ HISTORIC
6. ALL WINDOW TO BE HISTORIC AND SHUTTERED
7. INSTALL NEW SHUTTERS THAT MEET IMPACT POINT

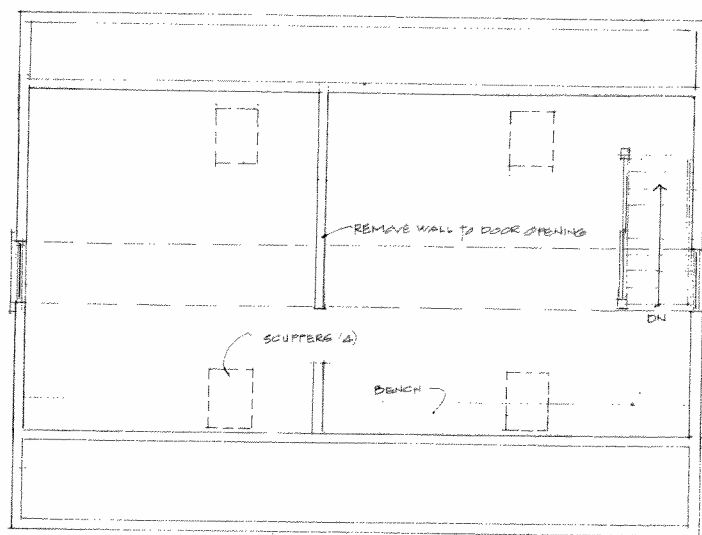
PHASE II

1. REMOVE CONC STEPS & HANDRAIL
2. INSTALL WOOD SHUTTERS (10)
3. REMOVE AND RECONFIGURE RETAINING WALL
4. INSTALL NEW FERROUS PARKING SPACE
5. INSTALL NEW CURB CUT

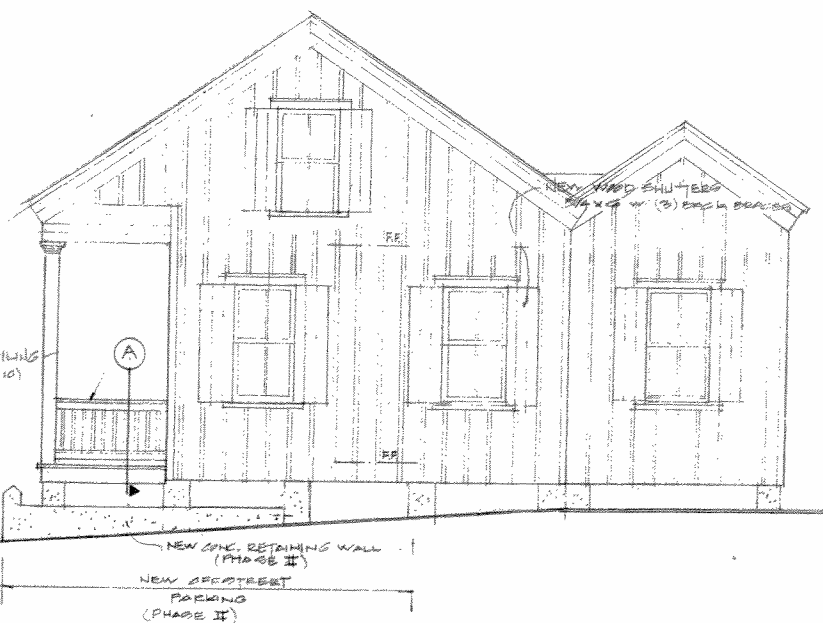
PHASE I

1. PORCH DECK - REMOVE COMPLETELY AND REPLACE AS EXISTING
2. COLUMN #2 - REMOVE AS REQUIRED
3. CAPITALS REMOVE & REPLACE AS REQ'D
4. REMOVE ALL SCREEN BRACKETS / FRAMING
5. REPAIR TRIM EDGED & PORCH REPAIR JOINT

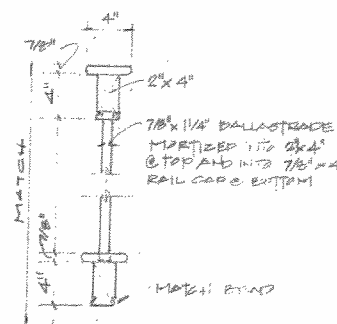
* USE MATCHING PROFILUS OF 7/8" X 1" CAP RAIL AND FILL IN VIDS LEFT BY REMOVAL OF 2" X 4" SCREEN FRAMING



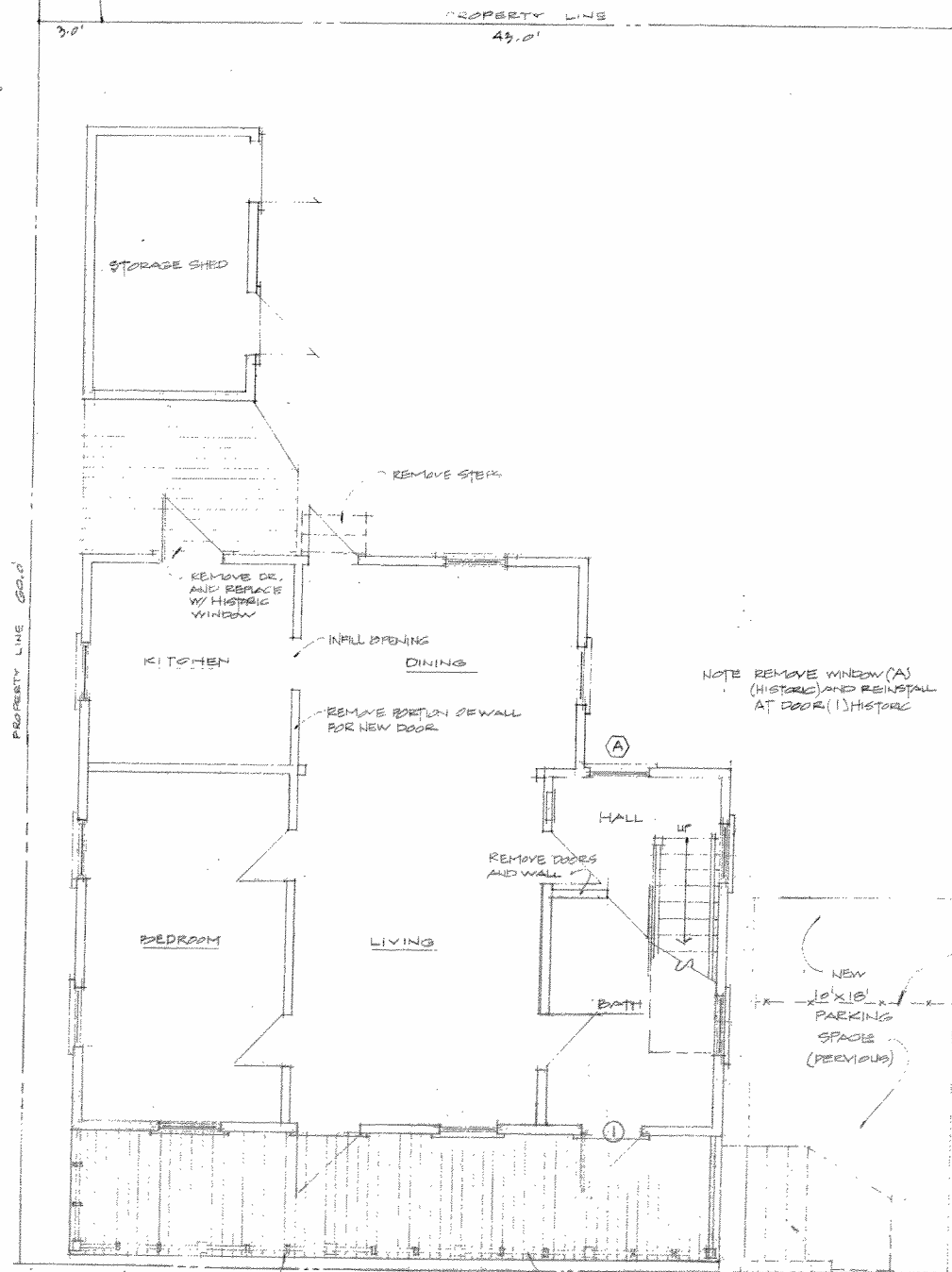
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



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



DETAIL
SCALE 1/2" = 1'-0"



REMOVE 2" X 4" SCREEN SUPPORTS BETWEEN BRASH COLUMN
REPAIR / REPLACE RAILING & BALLASTRADES AS REQUIRED
REMOVE CONC. STEPS
NEW 10' X 10' PARKING SPACE (PREVIOUS)

SITE PLAN FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



CCS of the KEYS
RENOVATION / REMODELING
412 WILLIAM STREET KEY WEST, FLORIDA

WILLIAM ROWAN
ARCHITECTURE
521 PEACOCK LANE
305 296 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

JOB NUMBER
1013

DATE: 2/25/10

A1
2 of 2

EXISTING

ROOM FINISH SCHEDULE										
NO.	ROOM NAME	FLOOR	BASE	WALL				CEILING	CLG. HT.	REMARKS
				NORTH	EAST	SOUTH	WEST			
100	FOYER	-	-	GYPS BO	-	-	-	-	-	
101	BATH	TILE	WOOD	-	-	GYPS BO	-	-	-	INSTALL 1" PLUMB SUBSTRATE MOISTURE RESISTANT
102	HALF BATH	-	-	GYPS BO	GYPS BO	GYPS BO	-	-	-	
103	BEDROOM	EXISTG	-	GYPS BO	-	GYPS BO	-	-	-	
100	KITCHEN	-	-	GYPS BO	-	GYPS BO	-	-	-	
101	BATH	TILE	-	GYPS BO	-	GYPS BO	-	-	-	

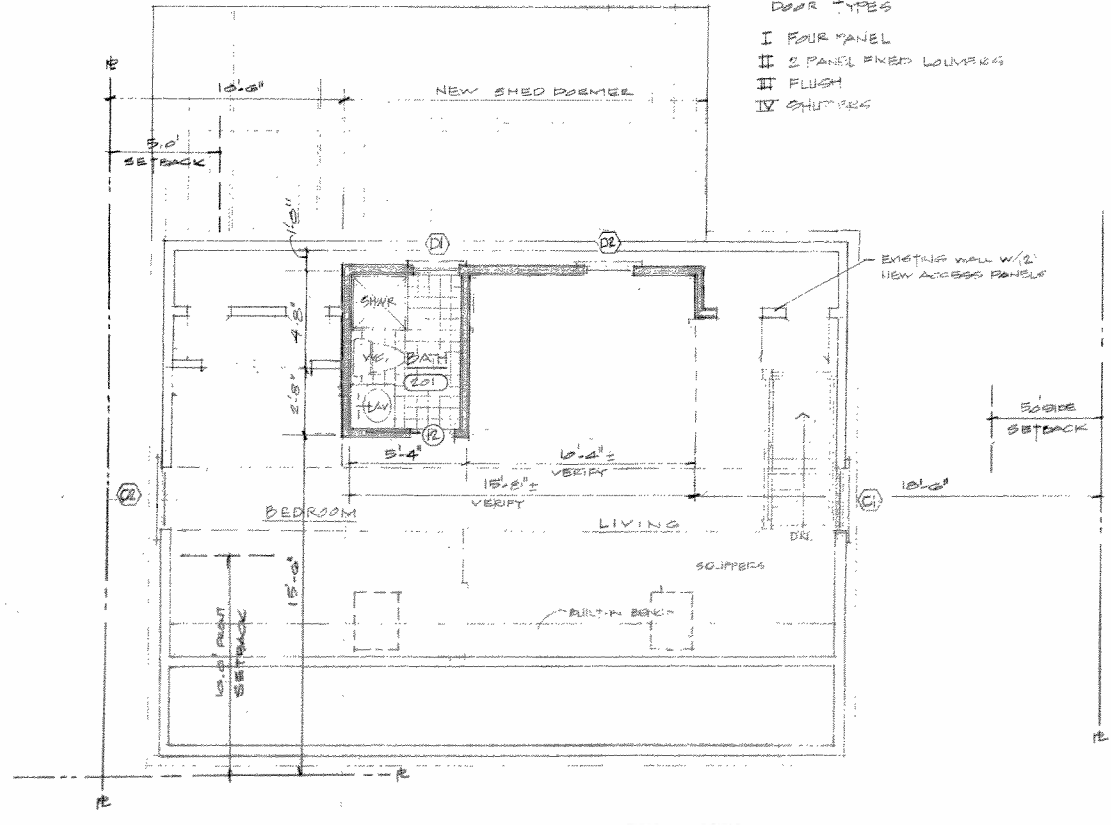
WINDOW SCHEDULE							
MARK	SIZE		MFR.	CATALOG NO.	MATERIAL	FINISH	REMARKS
	WIDTH	HEIGHT					
A1	2'-0"	5'-0"	EXISTG		WOOD	PAINT	
A2	2'-0"	5'-0"					EXISTING REMOVE/PANIT
A3							
A4							
A5							
A6							CONSTRUCT NEW JAMB/HEAD RELOCATE SASH FROM A3
B1	4'-0"						REPAIR / PAINT
B2	*	*					CONSTRUCT NEW FRAME TO MATCH AND INSTALL SASH*
B3							REPAIR / PAINT
B4							LEAVE JAMB/HEAD/SILL AND TRIM. INSTALL SHUTTERS (CLOSED)
C1	4'-0"						
C2							
D1	2'-0"	3'-0"	MARVIN COM 4032				IMPACT RESISTANT
D2							

*SASH FROM WINDOW B4

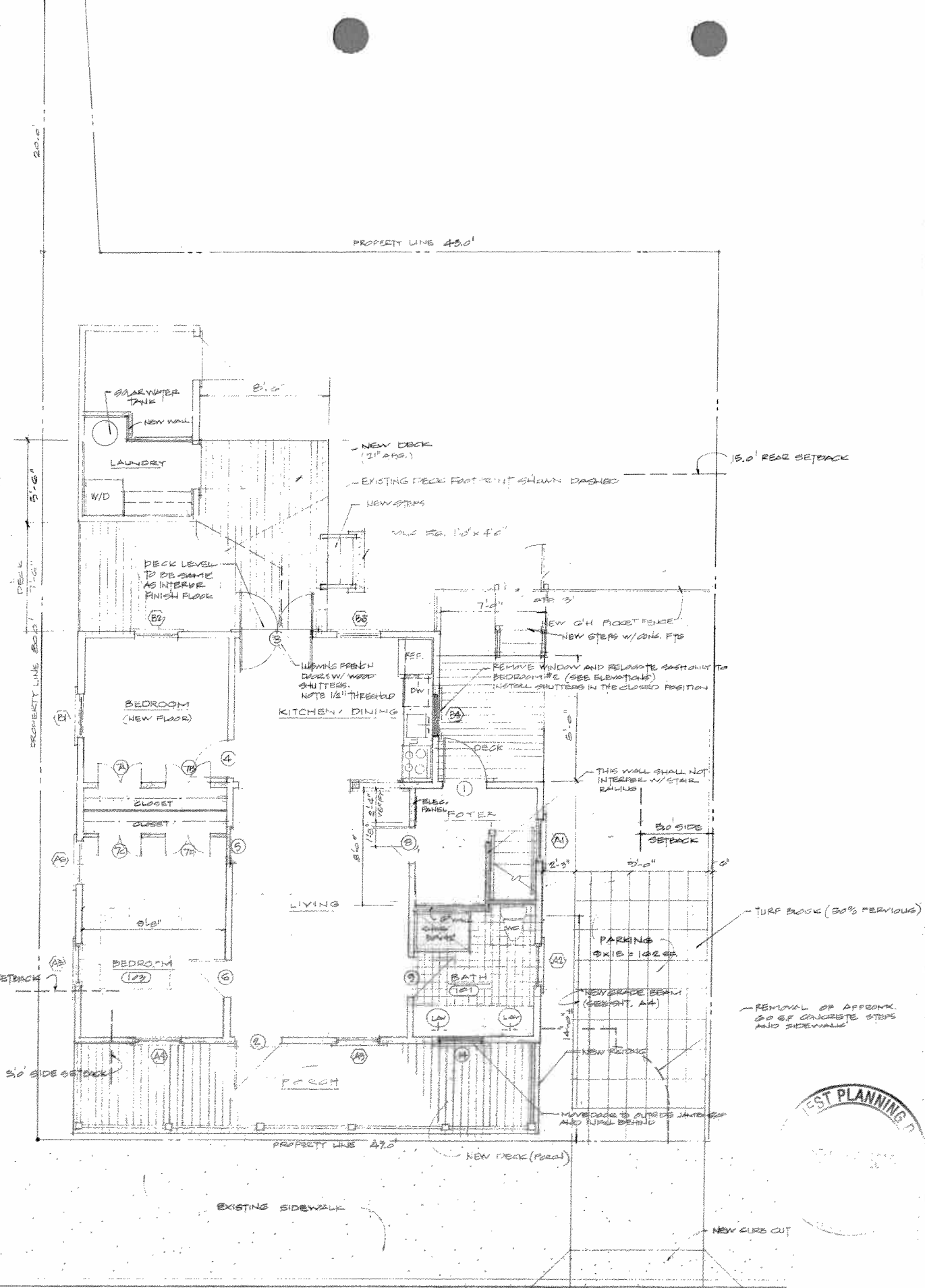
DOOR SCHEDULE										
NO.	TYPE	SIZE			MATERIAL	FINISH	GLAZING	FRAMES		REMARKS
		W.	H.	T.				MATERIAL	FINISH	
1	E	2'-0"	6'-0"	1 3/4"	WOOD	PAINT	-	WOOD	PAINT	NEW DOOR MATCH HT. OF EXISTING WINDOW HEAD
2	E	3'-0"	6'-0"	1 3/4"						REPAIR AS REQ'D
3	I	2'-0"	6'-0"	1 3/4"						NEW
4	I	2'-0"	6'-0"	1 3/4"						NEW
5	E	2'-0"	6'-0"	1 3/4"						REVERSE SWING (OUT)
6	E	2'-0"	6'-0"	1 3/4"						
7	I	1'-0"	6'-0"	1 3/4"						PAIR - LOWER PART
8	E	2'-0"	6'-0"	1 3/4"						
9	E	2'-0"	6'-0"	1 3/4"						
10	I	1'-0"	6'-0"	1 3/4"						
11	I	2'-0"	6'-0"	1 3/4"						
12	I	2'-0"	6'-0"	1 3/4"						
13	II	3'-0"	6'-0"	1 3/4"						PAIR - BACK
14	IV	2'-0"	6'-0"	1"						REMOVE DOOR TO OUTSIDE OR JAMB WITH 1" REMOVAL AT TRIM

E = EXISTING (4 PANEL)

WIND PRESSURE COMPONENTS						
MARK	DESCRIPTION	EFFECTIVE WIND AREA	ZONE	PRESSURE REQUIRED	PRESSURE PROPOSED	NO. N.O.A. DATE
D	MARVIN CASHEM	6	4	+75 - 75	+75 - 75	01-11-04 4-12-12
5	MARVIN (FRENCH)	30	4	+75 - 75	+75 - 75	04-24-00 6-25-11



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



SITE PLAN - FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

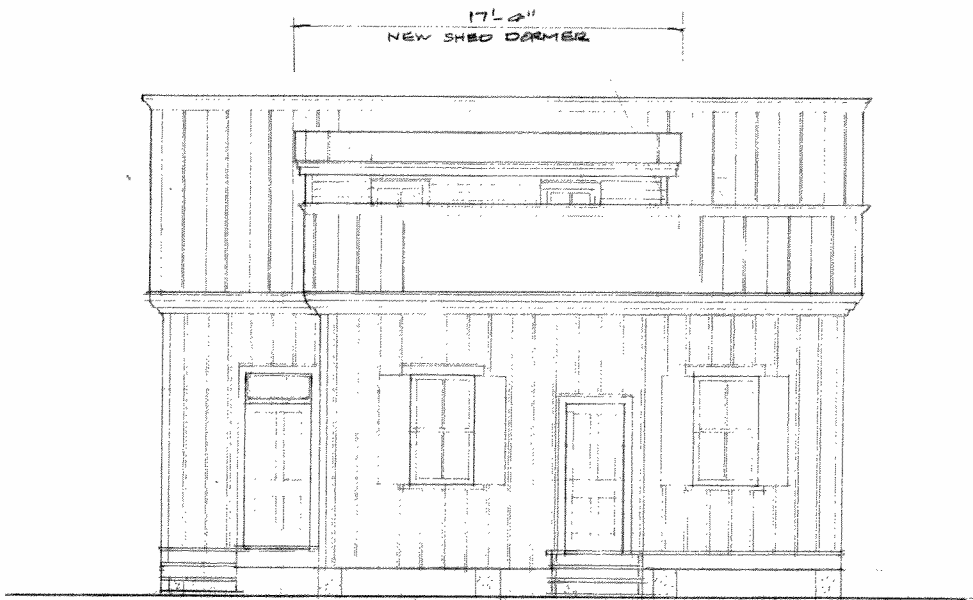


PROPOSED

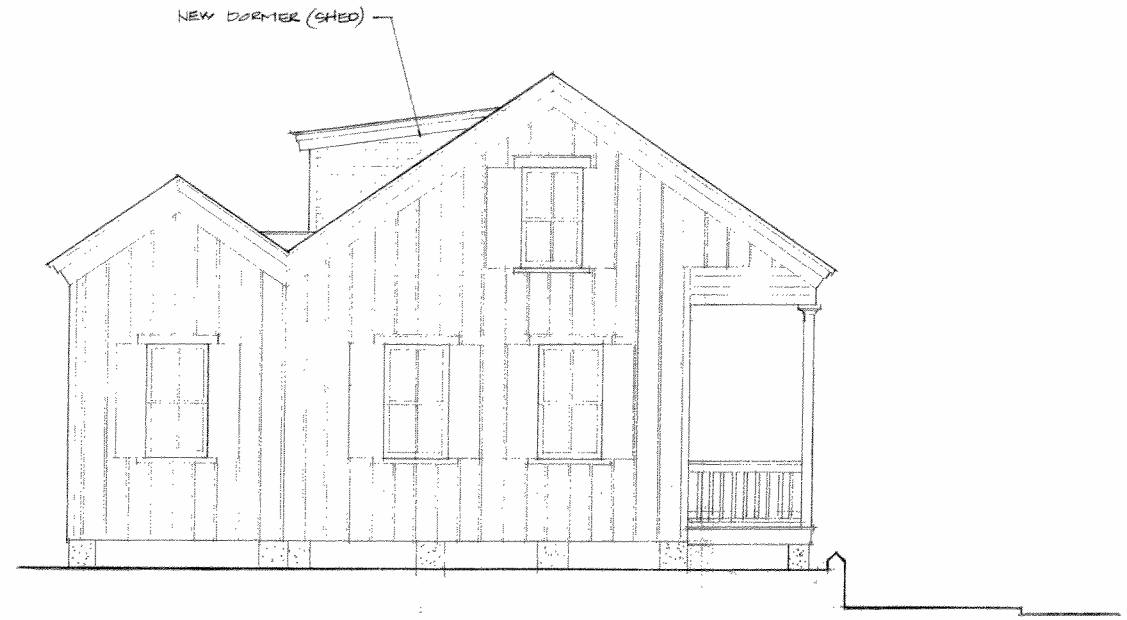
CSS of the KEYS
RENOVATION / REMODELING
 412 WILLIAM STREET KEY WEST, FLORIDA

WILLIAM ROWAN
ARCHITECTURE
 KEY WEST, FLORIDA
 521 PEACOCK LANE
 305.396.3784
 FLORIDA LICENSE #AR-001751

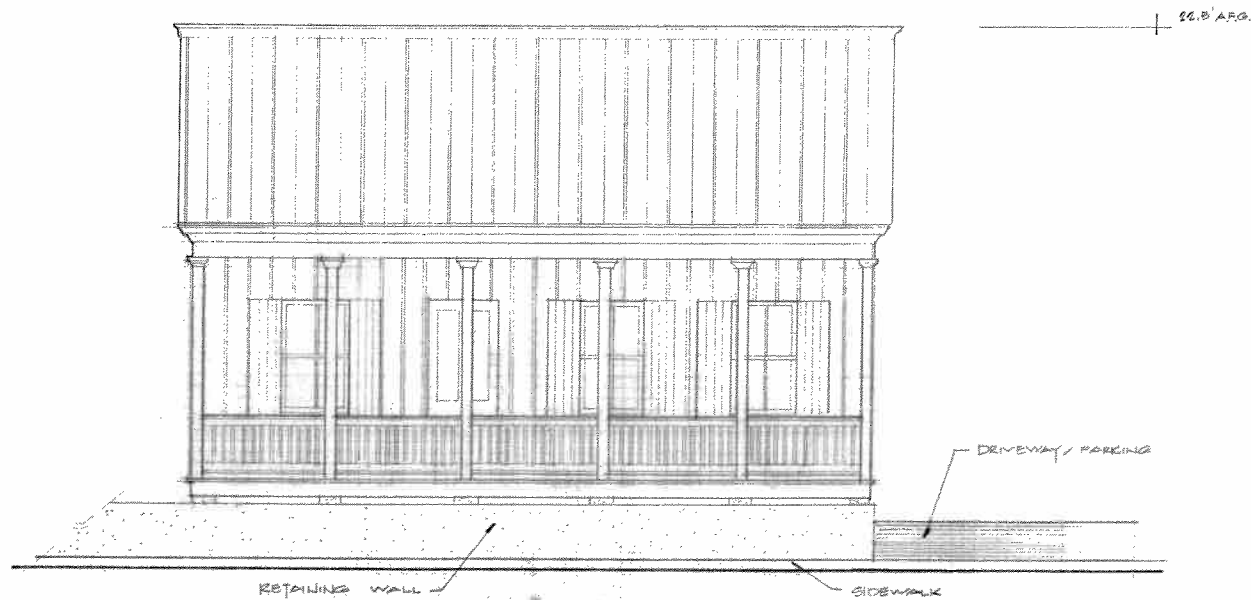
JOB NUMBER: 1013
 DATE: 12.25.10
A2
 3 of 8



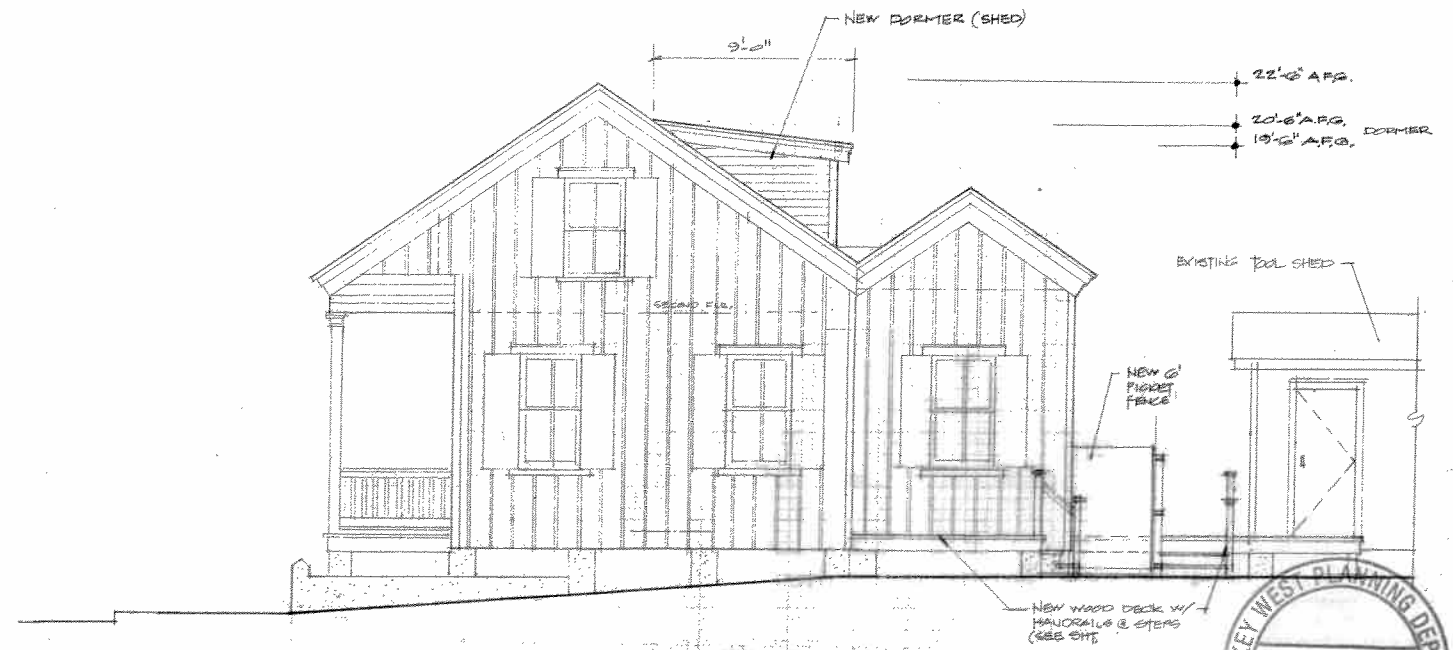
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



PROPOSED

CSS of the KEYS
RENOVATION / REMODELING
 412 WILLIAM STREET KEY WEST, FLORIDA

WILLIAM ROWAN
 ARCHITECTURE
 521 PERCON LANE
 305 296 3784
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR-001751

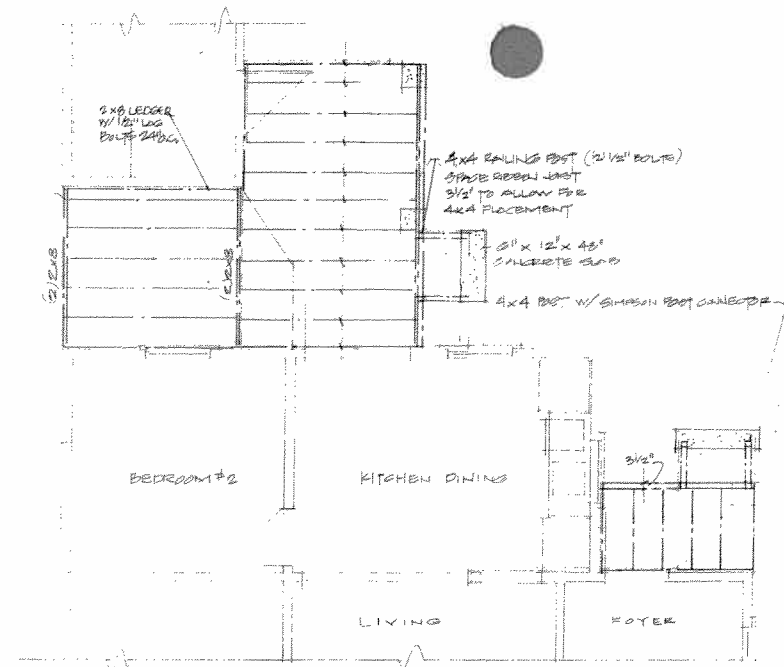
JOB NUMBER
 1173

DATE: 6.25.10

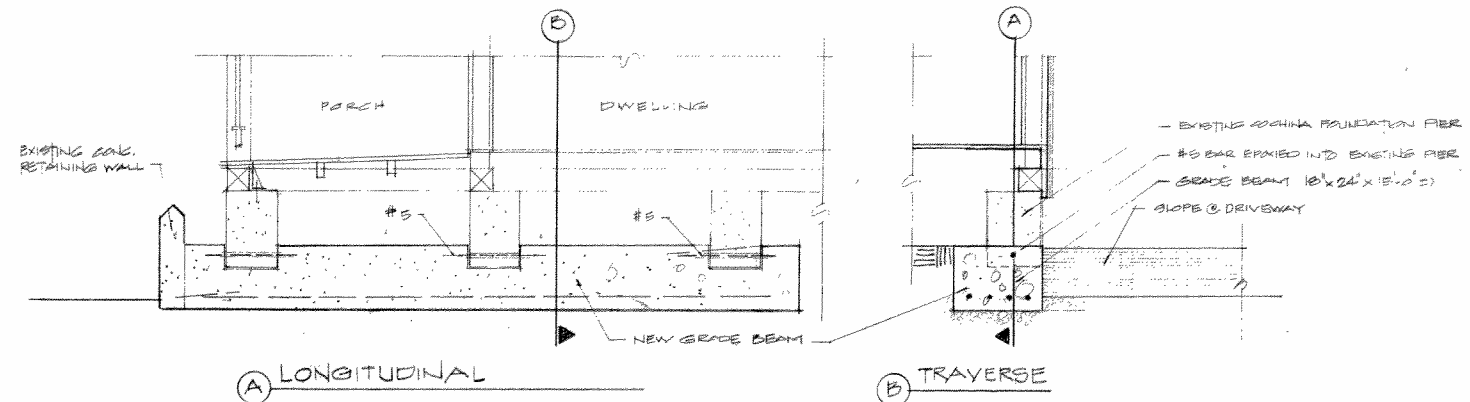
A3

4 OF 8

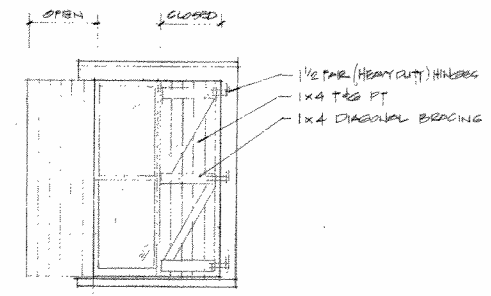
- FOUNDATION & CONCRETE**
- The Contractor shall have the option of substituting solid concrete piers and/or foundations for concrete filled masonry piers or foundation walls.
 - Minimum concrete strength shall be 4000 p.s.i. unless otherwise specified in these documents.
 - Concrete protection for reinforcement:
 - The reinforcement of footings and other principal structural members in which the concrete is deposited against the ground shall have not less than 3 in. of concrete between it and the ground contact surface. If concrete surfaces after removal of the forms are to be exposed to the weather or be in contact with the ground, the reinforcement shall be protected with not less than 2" of concrete for bars larger than # 5 and 1 1/2" for # 5 bars or smaller.
 - The concrete protective covering for any reinforcement at surfaces not exposed directly to the ground or weather shall be not less than 3/4" for slabs and walls and not less than 1 1/2" for beams and girders. In concrete joint floors in which the clear distance between joints is not more than 30 in., the protection of reinforcement shall be at least 3/4".
 - Column spirals or ties shall be protected everywhere by a covering of concrete cast monolithically with the core, for which the thickness shall be not less than 1 1/2", nor less than 1 1/2 times the maximum size of the coarse aggregate.
 - Concrete protection for reinforcement shall in all cases be at least equal to the diameter of bars, except for concrete slabs and joints in (b.) in extremely corrosive atmospheres or other severe exposures, the amount of protection shall be suitably increased. In the Florida Keys, increase concrete coverage by 30% of specified tolerances and in no case less than 2 inches.



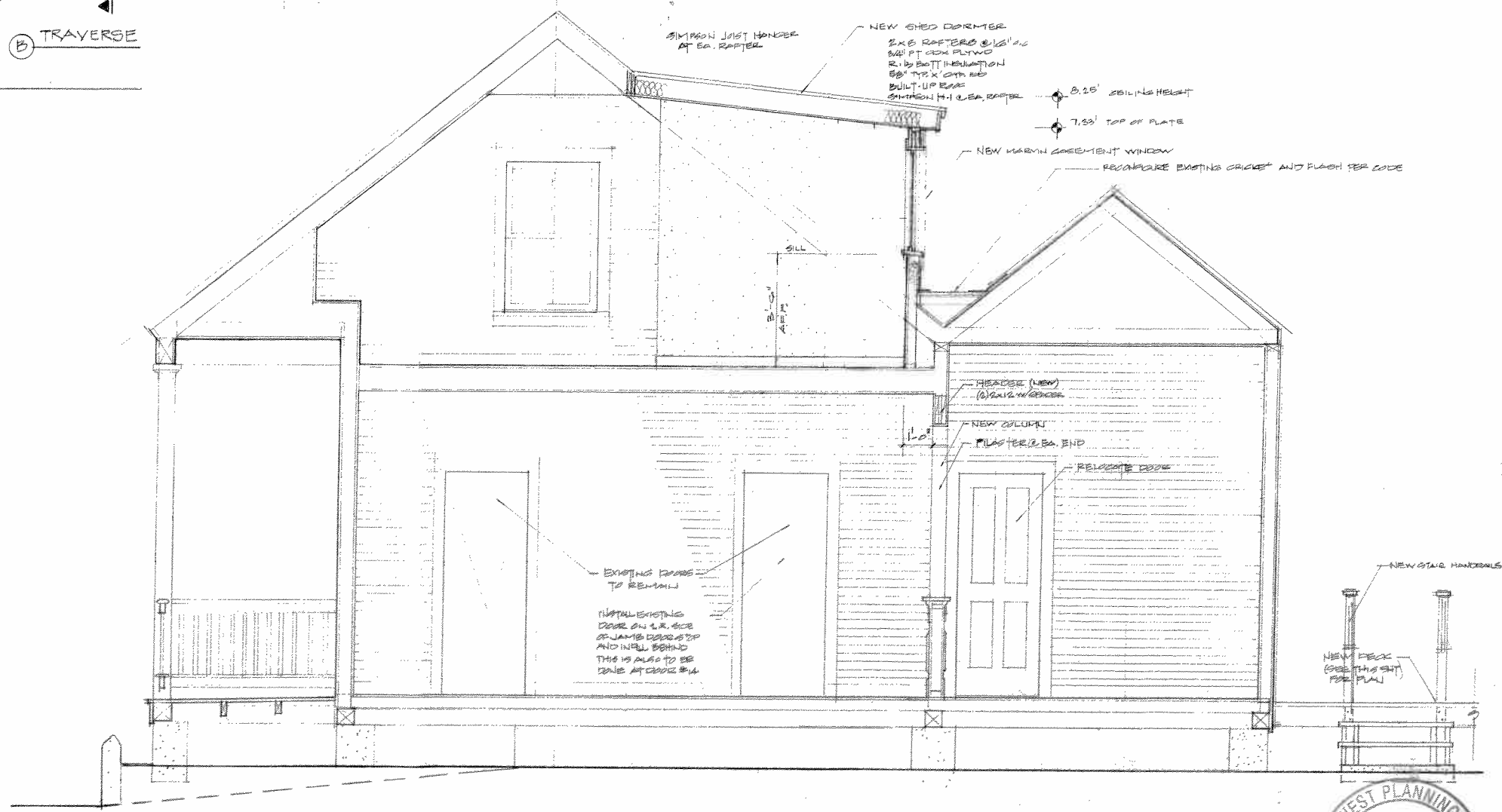
FLOOR FRAMING



A LONGITUDINAL
B TRAVERSE
SECTIONS @ GRADE BEAM
 SCALE 1/2" = 1'-0"



SHUTTER DETAIL
 SCALE 1/2" = 1'-0"



BUILDING CROSS SECTION
 SCALE 1/2" = 1'-0"



Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1006297 Parcel ID: 00006070-000000

Ownership Details

Mailing Address:
 CSS OF THE KEYS INC

724 EATON ST
 KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 412 WILLIAM ST KEY WEST
 Legal Description: KW PT LOT 2 SQR 35 OR305-521/522 OR467-956/957 OR1075-1524D/C OR1091-1918/1934(WILL) PROB #89-193-CP-10 OR1127-2357/2358Q/C OR1926-137/138Q/C(LG)

[Show Parcel Map](#)

Land Details

Land Use Code	Frontage	Depth
010D - RESIDENTIAL DRY	46	60

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 801
 Year Built: 1928

Building 1 Details

Building Type <u>R1</u>	Condition <u>A</u>	Quality Grade 550
Effective Age 22	Perimeter 120	Depreciation % 30
Year Built 1928	Special Arch 0	Grnd Floor Area 801
Functional Obs 0	Economic Obs 0	

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

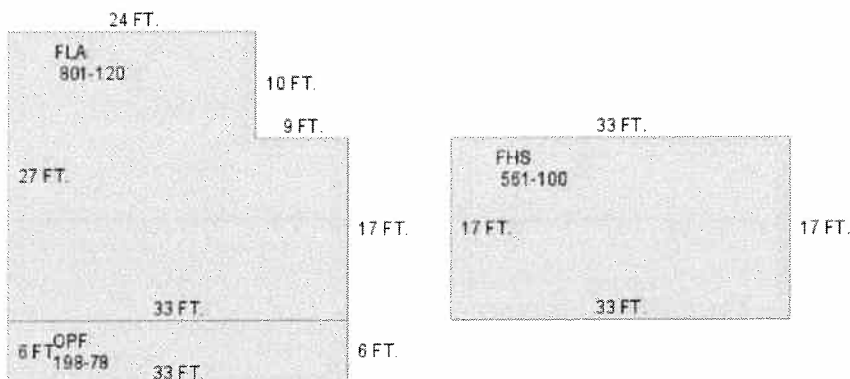
Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0

5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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	2:B & B	1	1927	N	N	0.00	0.00	801
2	OPF		1	1927	N	N	0.00	0.00	198
3	FHS	1:WD FRAME	1	1927	N	N	0.00	0.00	561

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	126 SF	14	9	1969	1970	3	50
2	CL2:CH LINK FENCE	720 SF	0	0	1964	1965	1	30

Appraiser Notes

TPP8808330- RENTAL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-1432	05/19/2010		9,700		REMOVE NON HISTORIC 2X3 ON FACE OF FRONT PORCH. PRELACE ON 6X6 PORCH POST AND PORCH DECKING 217sf
1	9902595	07/23/1999	10/19/1999	8,000 Residential	ELECTRICAL/REWIRE HOUSE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	91,848	1,512	280,195	373,555	373,555	0	373,555
2009	102,373	1,512	425,897	529,782	529,782	0	529,782
2008	94,378	1,512	483,000	578,890	578,890	0	578,890
2007	133,964	1,255	368,460	503,679	503,679	0	503,679
2006	309,677	1,255	262,200	573,132	573,132	0	573,132
2005	245,775	1,255	220,800	467,830	467,830	0	467,830
2004	209,524	1,255	165,600	376,379	376,379	0	376,379
2003	178,824	1,255	95,025	275,104	275,104	0	275,104
2002	139,807	1,255	95,025	236,087	236,087	0	236,087
2001	121,767	1,255	95,025	218,047	218,047	0	218,047
2000	121,767	2,373	57,694	181,835	181,835	0	181,835
1999	102,734	2,318	57,694	162,746	162,746	0	162,746
1998	80,576	1,878	57,694	140,148	140,148	0	140,148
1997	72,518	1,746	52,264	126,528	126,528	0	126,528
1996	54,389	1,350	52,264	108,003	108,003	0	108,003
1995	49,554	930	52,264	102,748	102,748	0	102,748
1994	44,317	865	52,264	97,445	97,445	0	97,445
1993	44,518	199	52,264	96,981	96,981	0	96,981
1992	44,518	201	52,264	96,983	96,983	0	96,983
1991	44,518	204	52,264	96,986	96,986	0	96,986
1990	35,366	206	52,264	87,836	87,836	0	87,836
1989	29,228	189	49,020	78,437	78,437	0	78,437
1988	26,095	191	49,020	75,306	75,306	0	75,306
1987	21,976	193	22,296	44,465	44,465	0	44,465
1986	22,067	196	21,548	43,811	43,811	0	43,811
1985	21,568	198	11,223	32,989	32,989	0	32,989
1984	20,517	200	11,223	31,940	31,940	25,500	6,440
1983	20,517	202	11,223	31,942	31,942	25,500	6,442
1982	20,808	204	11,223	32,235	32,235	25,500	6,735

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 260,364 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., September 21, 2010, 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:

Variances - 412 William Street (RE# 00006070-000000) - An application for variances to a non-conforming historic structure for minimum lot requirements, and front and side yard setback requirements, for a renovation project in the Historic Medium Density Residential (HMDR) zoning district, as required when reconstruction exceeds 66 percent of the assessed or appraised value, for property located at 412 William Street, per Sections 122-600 (5.) and 122-600 (6.) (a.) and (b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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 .

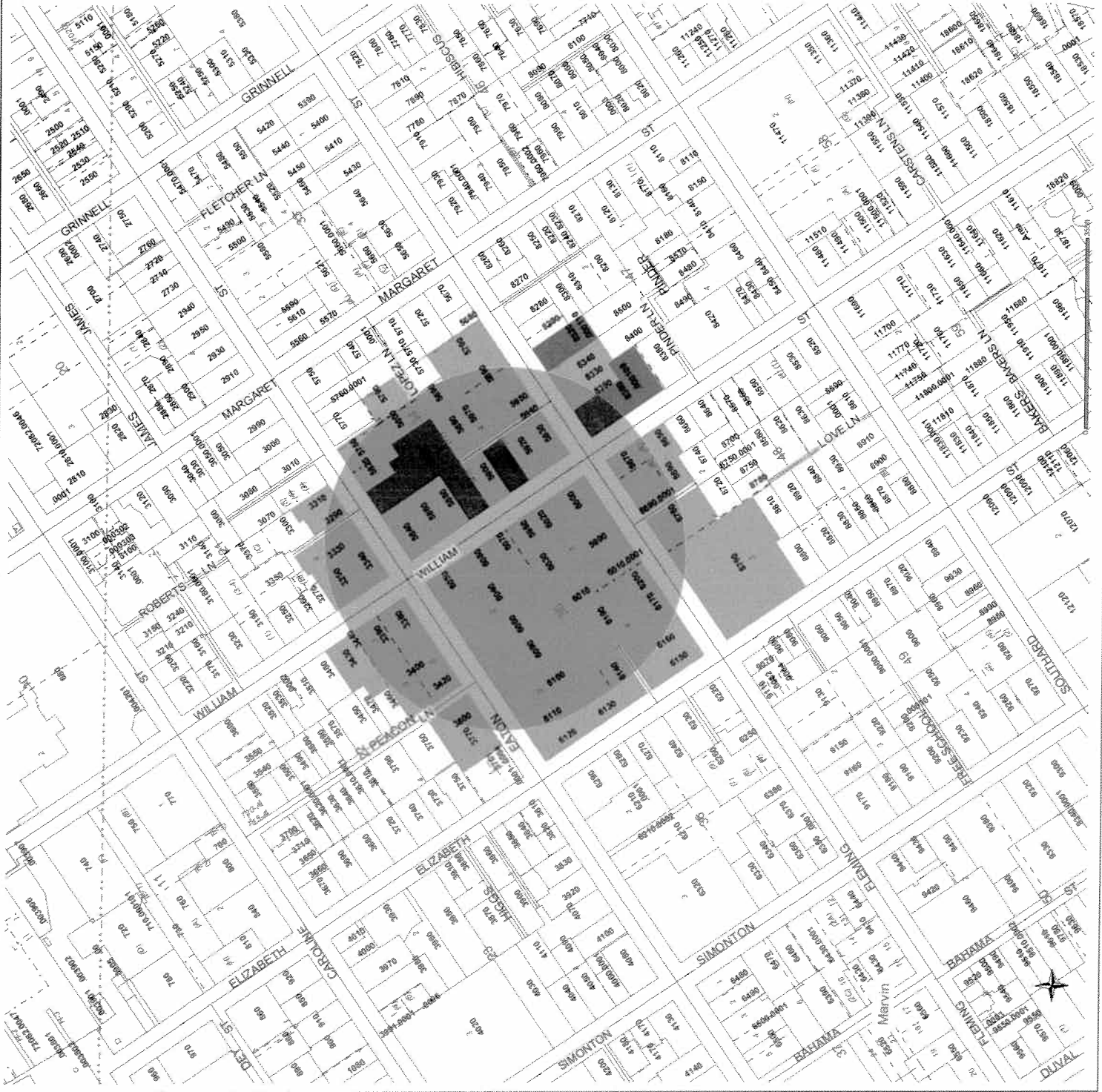
412 William

- Legend
- the Buffer
- the Buffer Target
- Real Estate Number
- Parcel Lot Text
- Block Text
- Hooks/Leads
- Lot Lines
- Easements
- Road Centerlines
- Water Names
- Parcels
- Shoreline
- Section Lines

PALMS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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.



YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: Variances - 412 William Street (RE# 00006070-000000) - An application for variances to a non-conforming historic structure for minimum lot requirements, and front and side yard setback requirements, for a renovation project in the Historic Medium Density Residential (HMDR) zoning district, as required when reconstruction exceeds 66 percent of the assessed or appraised value, for property located at 412 William Street, per Sections 122-600 (5.) and 122-600 (6.) (a.) and (b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: CSS of the Keys, Inc.

Owner: CSS of the Keys, Inc.

Project Location: 412 William

Date of Hearing: Tuesday, November 9, 2010

Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@keywestcity.com .

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

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

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421 WILLIAM STREET LLC
1460 E BAY POINT RD
BAYSIDE, WI 53217

6 LOPEZ LANE LLC
1360 EAST NINTH ST
CLEVELAND, OH 44114

812 FLEMING STREET NUMBER 2 LLC
1128 OLIVIA ST
KEY WEST, FL 33040

812 NO. 6 FLEMING STREET LLC
1717 GEORGE ST
KEY WEST, FL 33040

ALFANDRE NICOLE TRUSTEE IRR DEC
OF TR 10/25/1995
PO BOX 2069
RESTON, VA 20195

BANKS LYNN P
800 FLEMING ST
KEY WEST, FL 33040

BIRMINGHAM LIZ
414 WILLIAM ST
KEY WEST, FL 33040

BLUMENTHAL JAMES G AND STACY
4350 EAST WEST HWY
BETHESDA, MD 20814

BONIFACIO FRANK A
1752 BLAKE ST
DENVER, CO 80202

BOYER BRIAN K LIVING TRUST 6/2/2004
401 S 7TH ST
FERNANDINA BEACH, FL 32034

BOYLE ALICE CHERYL
236 11TH AVE N.E.
ST PETERSBURG, FL 33701

BRANN MELINDA
814 FLEMING ST
KEY WEST, FL 33040

BROWN EVELYN G
5620 PICKNEY AVE
MYRTLE BEACH, SC 29577

CARDENAS ROBERT H JR AND
DEBORAH S
917 EATON ST
KEY WEST, FL 33040

CHODZIN MICHAEL S
1704 LAIRD ST
KEY WEST, FL 33040

CLARK CHARLES R
417 ELIZABETH ST
KEY WEST, FL 33040

CORNEAL DAVID B AND SANDRA Y
411 WILLIAM ST
KEY WEST, FL 33040

CSS OF THE KEYS INC
724 EATON ST
KEY WEST, FL 33040

DALTON PETER O
1401 KINSLEY AVE
ORANGE PARK, FL 32073

DICKERMAN SIDNEY
300 EAST 62ND ST
NEW YORK, NY 10021

DICKSTEIN ERIC
1211 MARGARET ST
KEY WEST, FL 33040

EBERHARDT DIANE LOUISE TRUSTEE
10 COLUMBINE LN
RIVERWOODS, IL 60015

EPSTEIN RICHARD AND JILL
223 BEACON ST
BOSTON, MA 02116

ESBENSEN GEORGE AND GWENDOLYN
L
17173 BUTTONWOOD DR W
SUGARLOAF KEY, FL 33042

FREEMAN SHIRLEY VAN METER
724 EATON ST
KEY WEST, FL 33040

GRIFFITH RICHARD LIV TR 8/27/95
717 FLEMING ST
KEY WEST, FL 33040

GROSE WILLIAM
P O BOX 1132
KEY WEST, FL 33040

HATZENBUHLER FERN K
1436 WATSON'S PL
LAWRENCEVILLE, GA 30043

HOBARTS RESORTS INC
823 FLEMING ST
KEY WEST, FL 33040

HONEYCUTT BRUCE M AND CARMEN F
2410 ANDERSON DR
RALEIGH, NC 27608

HOULIHAN F ROBERT
95 SELWYN ST
ROSLINDALE, MA 02131

HURD GEORGE
PO BOX 1453
KEY WEST, FL 33041

INSITE KEY WEST (WILLIAMS) LLC
1400 16TH ST STE 300
OAK BROOK, IL 60523

KEMP JAMES AND PATRICIA
P O BOX 159
EDWARDS, CO 81632

KEY WEST NC LLC
ONE WEST FORTH ST
WINSTON SALEM, NC 27101

KRUMEL CHARLES B LIVING TRUST
3/21/2005
3 KEY HAVEN TERR
KEY WEST, FL 33040

KUSH CHRISTOPHER
3111 MILITARY RD NW
WASHINGTON, DC 20015

LANE LEONARD B JR QUAL PER RES
TRUST
510 E NASA BLVD
MELBOURNE, FL 32901

LAPPKE CARL E AND ANN E
800 OCEAN RD
PT PLEASANT BEACH, NJ 08742

LEONARD LAURANCE A AND KATHRYN
1756 SEVERN FOREST DR
ANNAPOLIS, MD 21401

LICHTIN HAROLD S 2003 LIV TR DTD
06/24/03
3110 EDWARDS MILL RD
RALEIGH, NC 27612

LILLY HILL LLC
19 LWRIDGE HEIGHTS
LUDLOW, VT 05149

LOCKWOOD DARIN A AND REBECCA L
201 WEST SIDE DR
REHOBOTH BEACH, DE 19971

MAJOR JUDITH LEE QTIP TRUST 9/22/08
72 VINTAGE RD
TRYON, NC 28782

MARIO CHRISTOPHER B
20 GREENHOUSE DR
PRINCETON, NJ 08540

MATHEWS DEVELOPMENT COMPANY
INC
3320 W HIGHWAY C-30-A
SANTA ROSA BEACH, FL 32459

MCCALL ROBERT E III AND KATHY S
800 FLEMING ST
KEY WEST, FL 33040

MCMANUS JAMES M
87 SUMMER ST
HINGHAM, MA 02043

MOLONEY SUSAN
320 SIMONTON ST
KEY WEST, FL 33040

MONROE COUNTY FLORIDA
500 WHITEHEAD ST
KEY WEST, FL 33040

MONSON WARREN A AND SUSAN M
806 FLEMING ST
KEY WEST, FL 33040

MOY EDWARD J AND MARIA B
100 MCLAIN ST
BEDFORD CORNERS, NY 10549

NADBORNE LEONARD S
1468 SHERWOOD RD
HIGHLAND PARK, IL 60035

NESS THEODORE LIVING TRUST 3/1/96
704 EATON ST
KEY WEST, FL 33040

NYSTROM FRANCES H REV TR
9/14/2009
3417 RIVIERA DR
KEY WEST, FL 33040

OAKLAND PARK 13 LLC
2531 NE 8TH ST
FORT LAUDERDALE, FL 33304

OLD KEY WEST HOTELS INC
411 WILLIAM ST
KEY WEST, FL 33040

PETER HALMOS AND SONS INC
5725 CORPORATE WAY
WEST PALM BEACH, FL 33407

PHILLIPS LEWIS PHILIPPE SKAIFE
50 BRUCE AVE
WESTMOUNT, QUEBEC H3Z 2E2

PHILLIPS MARK AND BROOKS
809 FLEMING ST
KEY WEST, FL 33040

POLATZ JOHN J AND SUSAN E
719 FLEMING ST
KEY WEST, FL 33040

POPULAR HOUSE INC THE
415 WILLIAM ST
KEY WEST, FL 33040

POULSEN MARK E AND SARAH C
5830 OAK GROVE ST
LORTON, VA 22079

ROMO ALBINA C
810 FLEMING ST
KEY WEST, FL 33040

SANGER JAMES R
7288 KINNIKINNICK DR
ROSCOE, IL 61073

SCHMANSKI EDWARD LEO REV TR
06/26/08
324 WILLIAM ST
KEY WEST, FL 33040

SEASHELL INVESTMENTS LLC
P O BOX 98
RACINE, WI 53401

SHARPE ROBERT F AND MARIA R
723 FLEMING ST
KEY WEST, FL 33040

SNAFUWORLD LLC
5725 CORPORATE WAY
WEST PALM BEACH, FL 33407

SOUTHERNMOST CHURCH OF GOD IN
CHRIST INC
P O BOX 1452
KEY WEST, FL 33041

STAHL JOYCE E
727 EATON ST
KEY WEST, FL 33040

STAHL JOYCE E REVOCABLE TRUST
DTD 5/30/03
727 EATON ST
KEY WEST, FL 33040

STAIR FAMILY CHILD EXEMPT TRUST
4/24/02
1107 KEY PLAZA
KEY WEST, FL 33040

STEVENS JANIS J
1001 18TH ST
KEY WEST, FL 33040

STOTT DAVID
26 THE PROMENADE PEACEHAVEN
EAST SUSSEX, UK BN10 8PR

TAFT ROBERT W
53 E 66TH ST
NEW YORK, NY 10021

TARRANTINO JOANNE
1002 WASHINGTON ST
KEY WEST, FL 33040

THAYER EDGAR L
5458 S EVERETT AVE
CHICAGO, IL 60615

THEODORE LIVING TRUST 3/1/1996
704 EATON ST
KEY WEST, FL 33040

TRUBEY JEANNE D INTERVIVOS REV
TR AGR 8/30/1989
801 FLEMING ST
KEY WEST, FL 33040

VERGE WILLIAM G
329 PEACON LN
KEY WEST, FL 33040

VEY PETER L
814 FLEMING ST
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