

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



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: April 16, 2015

Agenda Item: **Variance – 616 Petronia Street (RE # 00016330-000000; AK # 1016721)** – A request for variances to minimum front and side yard setbacks in order to construct a roof extension over an existing front entry porch on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is proposing to add an additional 26 square feet of building coverage by constructing a roof extension over the existing front entry porch.

Applicant: Lee Mattingly

Property Owner: Leonard and Joy Davis

Location: 616 Petronia Street (RE # 00016330-000000; AK # 1016721)

Zoning: Historic High Density Residential (HHDR) Zoning District



Background:

The existing non-conforming residential structure is located within the front and side yard setbacks. The property is located within the Key West Historic District and is considered a contributing structure.

The applicant is proposing to construct a roof extension over the existing front entry porch. The existing guardrail will be removed and replaced with new box columns. The need for the variance is triggered due to the expansion of the proposed roof extension within the front and side yard setbacks.

Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum height	30 feet	15.17'	15.17'	In compliance
Minimum lot size	4,000 SF	2,900 SF	2,900 SF	No change, existing nonconforming
Maximum density	22 dwelling units per acre	1 du / 0.22 ac= 15.02	1 du / 0.22 ac= 15.02	In compliance 1 du recognized
Maximum floor area ratio	1.0	0	0	n/a
Maximum building coverage	50%	47% (1,375 sf)	48% (1,401 sf)	In compliance
Maximum impervious surface	60%	56% (1,629sf)	56% (1,629sf)	In compliance
Minimum Open Space	35%	21%	21%	No change, existing nonconforming
Minimum front setback	10 feet	7.4'	4.25'	Variance Required -5.75 feet
Minimum NW side setback	5 feet	2.52'	2.48	Variance Required -2.52 feet
Minimum NE side setback (carport)	5 feet	1'	1'	In compliance
Minimum NE side setback (building)	5 feet	2.97'	2.97'	No change, existing nonconforming
Minimum rear setback	20 feet	32.4'	29.75'	In compliance

Process:

Development Review Committee Meeting: March 26, 2015
Planning Board Meeting: April 16, 2015
HARC: TBD
Local Appeal Period: 30 days
DEO Review Period: up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

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

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

The existing conditions of the primary structure pre-date the dimensional requirements of the current LDRs, and therefore is legally non-conforming to some dimensional requirements in the HHDR Zoning District. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

NOT IN COMPLIANCE.

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

The nonconforming northwest side yard setback is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, the request to renovate and extend the roof line is generated from specific actions initiated by the applicant.

NOT IN COMPLIANCE.

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

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, allowing the expansion of the building envelope would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HHDR Zoning District. Therefore, hardship conditions do not exist

NOT IN COMPLIANCE.

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

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

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

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

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

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

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

The Planning Department has not received any public comment for the variance request as of the date of this report.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff recommends the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed March 16, 2015, by David Knoll, Registered Architect. No approval granted for any other work or

improvements shown on the plans other than the roof extension over the existing front entry porch.

Conditions required to be completed prior to issuance of a building permit:

2. A Certificate of Appropriateness shall be obtained for the proposed roof extension over the existing front entry porch.
3. Trees near and within the project area will be protected during construction. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission. If a root or roots of a neighboring tree are located within the proposed work area, the property owner/contractor must consult with the Urban Forestry Manager before commencing any work that will result in severing the root/roots.

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

4. Roof gutters shall be installed and downspouts shall be routed back onto the property, into landscaped areas, to prevent stormwater runoff from impacting adjacent properties.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-__**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO MINIMUM FRONT AND SIDE YARD SETBACKS ON PROPERTY LOCATED AT 616 PETRONIA STREET (RE # 00016330-000000; AK # 1016721) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630(6)A. & B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to add an additional 26 square feet of building coverage by constructing a roof extension over the existing front entry porch on property located at 616 Petronia Street (RE # 00016330-000000; AK # 1016721); and

WHEREAS, Section 122-630 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum front yard setback is ten (10) feet and the minimum side yard setback is five (5) feet (or 10 percent of lot width to a maximum of 15 feet, whichever is greater); and

WHEREAS, the proposed front yard setback is 4.25 feet from the 10 feet minimum required; and

WHEREAS, the proposed northwest side yard setback is 2.48 feet from the 5 feet minimum required; and

WHEREAS, the applicant requests a variance to the minimum front and side yard setbacks; and

_____ Chairman
_____ Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 16, 2015; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, 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 properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in

other districts are grounds for the issuance of the requested variance; and

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

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

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

Section 2. An approval by Resolution of the Key West Planning Board for front and side yard setback variances for the construction of a roof extension over an existing front entry porch on property located at 616 Petronia Street (RE # 00016330-000000; AK # 1016721) in the HHDR Zoning District pursuant to Sections 90-395 and 122-630(6)a. & b. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed March 16, 2015, by David Knoll, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the roof extension over the existing front entry porch.

Conditions required to be completed prior to issuance of a building permit:

2. A Certificate of Appropriateness shall be obtained for the proposed roof extension over the existing front entry porch.
3. Trees near and within the project area will be protected during construction. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission. If a root or roots of a neighboring tree are located within the proposed work area, the property owner/contractor must consult with the Urban Forestry Manager before commencing any work that will result in severing the root/roots.

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

4. Roof gutters shall be installed and downspouts shall be routed back onto the property, into landscaped areas, to prevent stormwater runoff from impacting adjacent properties.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not

effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of April 2015.

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

Richard Klitenick, Planning Board Chairman Date

Attest:

Thaddeus Cohen, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

_____ Chairman
_____ Planning Director

Application



Application For Variance

City of Key West, Florida • Planning Department

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

RECEIVED

MAR 10 2 2011

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 6016 Petronia St.

Zoning District: HHDR Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Lee Mattingly

Mailing Address: 2932 Harris Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-797-6435 Office: _____ Fax: 305-296-7402

Email: mattinglyconst@aol.com

PROPERTY OWNER: (if different than above)

Name: Leonard & Joy Davis

Mailing Address: 1235 Lakewood Dr.

City: Wilmington State: DE Zip: 19803-3505

Home/Mobile Phone: 302-530-6899 Office: _____ Fax: _____

Email: JD@thesun@aol.com

Description of Proposed Construction, Development, and Use: Extend front porch to cover front entry porch & construct approx 115 sq ft sun deck @ existing rear flat roof

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

Request front variance of
and side variance of 2.1 ft.

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

If yes, please describe and attach relevant documents: _____

SITE DATA

1. <u>LAND USE DISTRICT</u> : HHDR - HISTORIC HIGH DENSITY RESIDENTIAL				
2. <u>FLOOD ZONE</u> : X				
3. <u>LOT AREA</u> : 2900 SQ. FT.				
4. <u>BUILDING HEIGHT</u> :				
	ALLOWED	EXISTING		REQUESTED
	30.0'	15.17'		NONE
5. <u>SETBACKS</u> :				
	ALLOWED	EXISTING		REQUESTED
FRONT	10.0'	7.40'		4.25'
SIDE	5.0'	2.52'		2.48'
REAR	20.0'	32.4'		NONE
6. <u>LOT COVERAGE</u> :				
	ALLOWED	EXISTING	PROPOSED	REQUESTED
BUILDING	50%	1375 S.F. (47%)	1401 S.F. (48%)	NONE
IMP. SURFACE	60%	1629 S.F. (56%)	NO CHANGE	NONE
7. <u>OPEN SPACE</u> :				
	ALLOWED	EXISTING		REQUESTED
	35%	609 S.F. (21%)		NONE

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.

Variance Request is to modify existing overhang
to cover front entry porch

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

No conditions exist as a result of
negligence of the applicant

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.

No special privileges will be conferred

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.

Variance Request is to build out to front line of
existing entry porch which is already located within
the front setback

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.

Variance Request is the minimal space
required for the covering of porch area

City of Key West • Application for Variance

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

The scope of this work is minimal and will not be detrimental to the Public interest or Welfare

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.

There are no non-conforming uses considered for the Basis of this approval

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Photos

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, Lee Mattingly, in my capacity as OWNER
(print name) (print position; president, managing member)
of Mattingly Const. 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:

1231 Flagler AVE
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 March 11, 2015 by
Lee Mattingly
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal
Jo Bennett
Name of Acknowledger typed, printed or stamped



EE097995
Commission Number, if any

Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual or Joint Owner)**

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

I, LEONARD AND JOY DAVIS authorize
Please Print Name(s) of Owner(s) as appears on the deed

Lee MATTINGLY
Please Print Name of Representative

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

[Signature]
Signature of Owner

[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 3/4/15
Date

by Joy and Leonard Davis
Name of Owner

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

Becky A. Bratten
Notary's Signature and Seal

Becky A. Bratten
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2014-188
Will Call No.:

Parcel Identification No. 00016330-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 23rd day of October, 2014 between Daniel Disgdiertt, Jr., and Sheila Dawn Disgdiertt whose post office address is 616 Petronia Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Leonard M. Davis and Joy Davis, husband and wife whose post office address is 1235 Lakewood Drive, Wilmington, DE 19803 of the County of New Castle, State of Delaware, grantee*,

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

ON THE ISLAND OF KEY WEST AND PART OF LOT ONE (1) IN SQUARE FOUR (4) OF TRACT FOUR (4), COMMENCING AT A POINT ON THE SOUTHEASTERLY SIDE OF PETRONIA STREET DISTANT ONE HUNDRED NINETY-ONE (191) FEET NORTHEASTERLY FROM THE CORNER OF SIMONTON AND PETRONIA STREETS AND RUNNING THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ONE HUNDRED TWENTY-NINE (129) FEET, FOUR (4) INCHES; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION TWENTY-FIVE (25) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION ONE HUNDRED TWENTY-NINE (129) FEET, FOUR (4) INCHES TO PETRONIA STREET; THENCE ALONG PETRONIA STREET IN A SOUTHWESTERLY DIRECTION TWENTY-FIVE (25) FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MONROE COUNTY, FLORIDA..

Also known as: 616 Petronia Street, Key West, Florida 33040

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

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

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

Signed, sealed and delivered in our presence:

Madison Fallon
Witness Name: Madison Fallon

[Signature] (Seal)
Daniel Disgdiertt, Jr.

[Signature]
Witness Name: Richard McChesney

Madison Fallon
Witness Name: Madison Fallon

[Signature] (Seal)
AS POWER OF ATTORNEY FOR SHEILA DAWN DISGDIERTT
Sheila Dawn Disgdiertt

[Signature]
Witness Name: Richard McChesney

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 23rd day of October, 2014 by Daniel Disgdiertt, Jr., and Sheila Dawn Disgdiertt, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Madison Fallon
Notary Public

Printed Name: _____

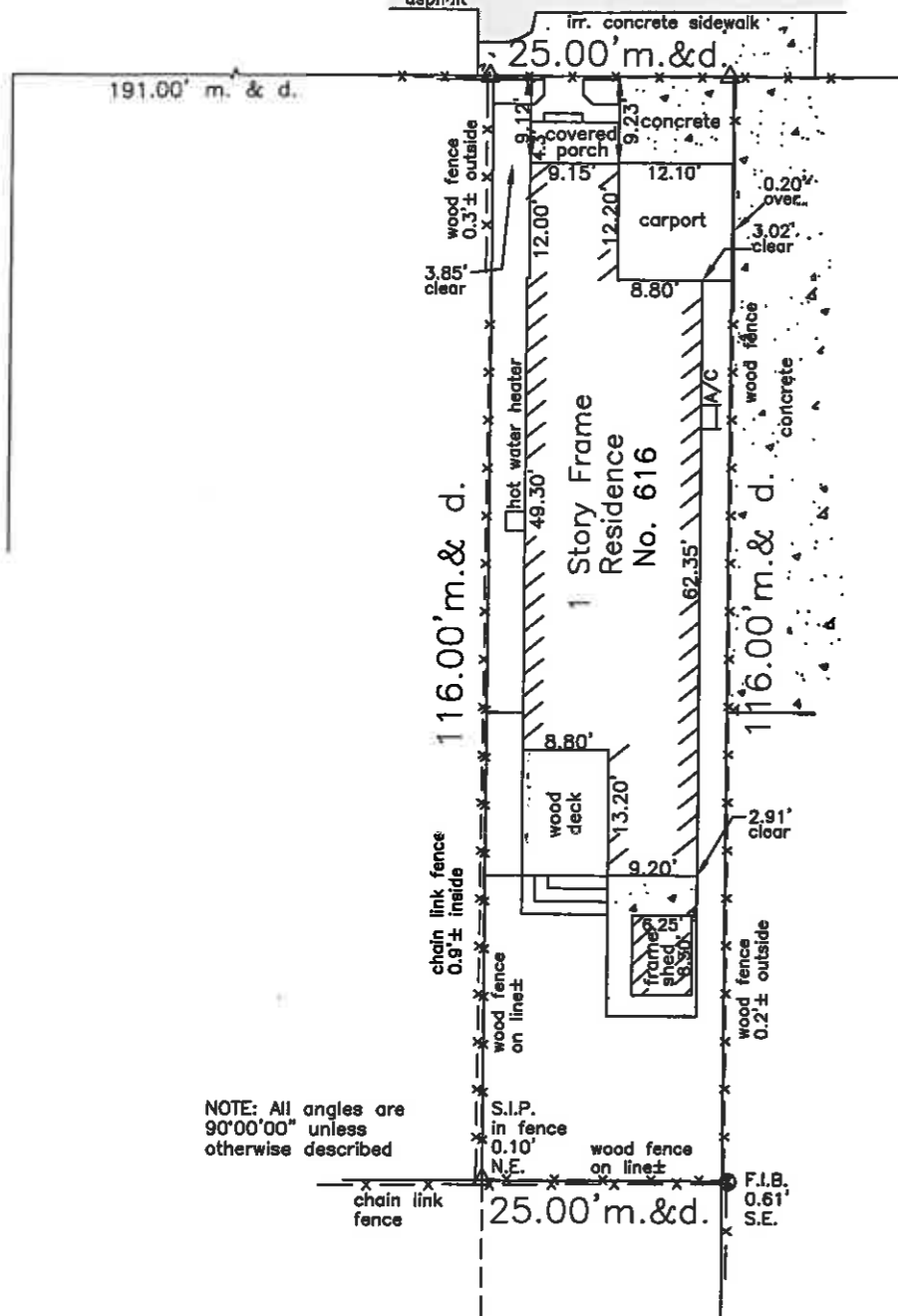
My Commission Expires: _____

Survey

SIMONTON STREET



PETRONIA STREET
(30' R/W)



NOTE: All angles are 90°00'00" unless otherwise described

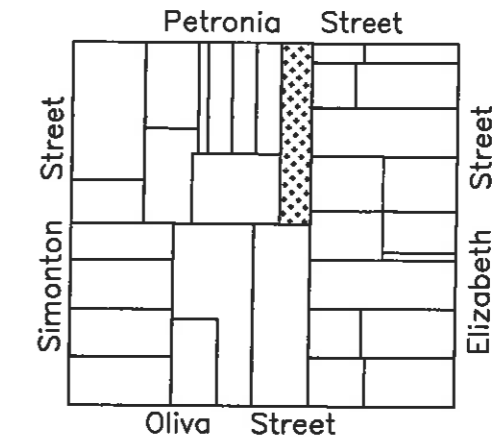
SURVEYOR'S NOTES:

North arrow based on assumed meridian
Reference Bearing: R/W Petronia Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Survey performed without benefit of Title search on this or surrounding properties.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

Field Work performed on: 12/19/14



LOCATION MAP

Square 4, Tract 4 & 5
City of Key West, Fl.

LEGAL DESCRIPTION:

On the Island of Key West and Part of Lot One (1) in Square Four (4) of Tract Four (4). Commencing at a point on the Southeasterly side of Petronia Street Distance One Hundred Ninty-One (191) feet Northeasterly from the corner of Simonton and Petronia Streets and running thence at right angles in a Southeasterly direction One Hundred Sixteen (116) feet; thence at right angles in a Northeasterly direction Twenty-Five (25) feet; thence at right angles in a Northwesterly direction One Hundred Sixteen (116) feet; thence along Petronia Street in a Southwesterly direction Twenty-Five (25) feet to the Point of Beginning, lying and being in Monroe County.

LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

☒	Concrete Utility Pole	☀	Street Light
⊕	Fire Hydrant	⊕	Wood Utility Pole
⊕	Sanitary Sewer Clean Out	⊕	Water Meter

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American land Title Association, and that there are no viable encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

David M. Leonard and Joy Leonard
616 Petronia Street, Key West, Fl. 33040

BOUNDARY SURVEY		Dwn No.:	14-454
Scale: 1"=20'	Ref. 217-20 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 12/31/14		Flood Zone: X	Flood Elev. -

REVISIONS AND/OR ADDITIONS

fred/dwg/dwg/block70/616petronia

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Site Plans

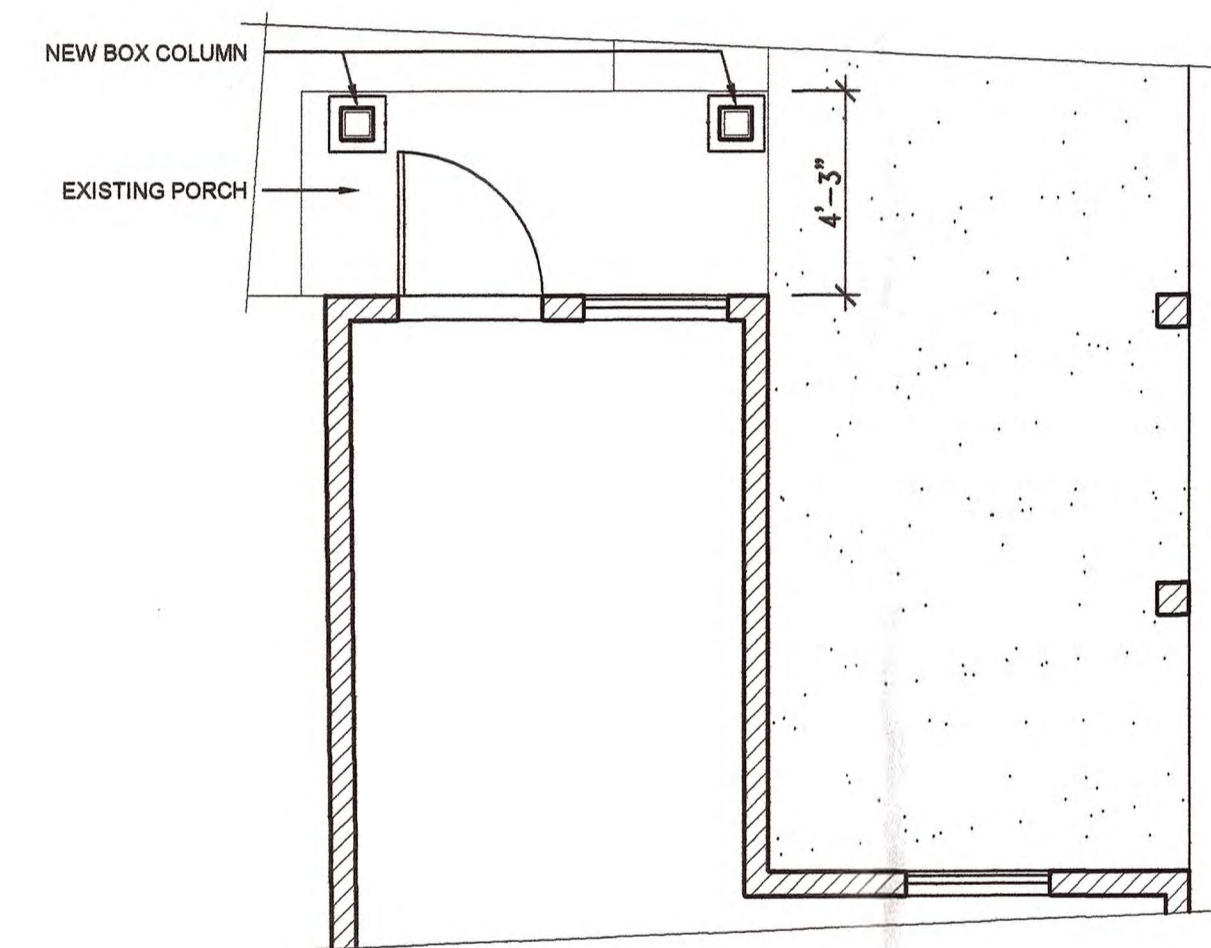
RENOVATION AND ADDITIONS TO:

616 PETRONIA STREET

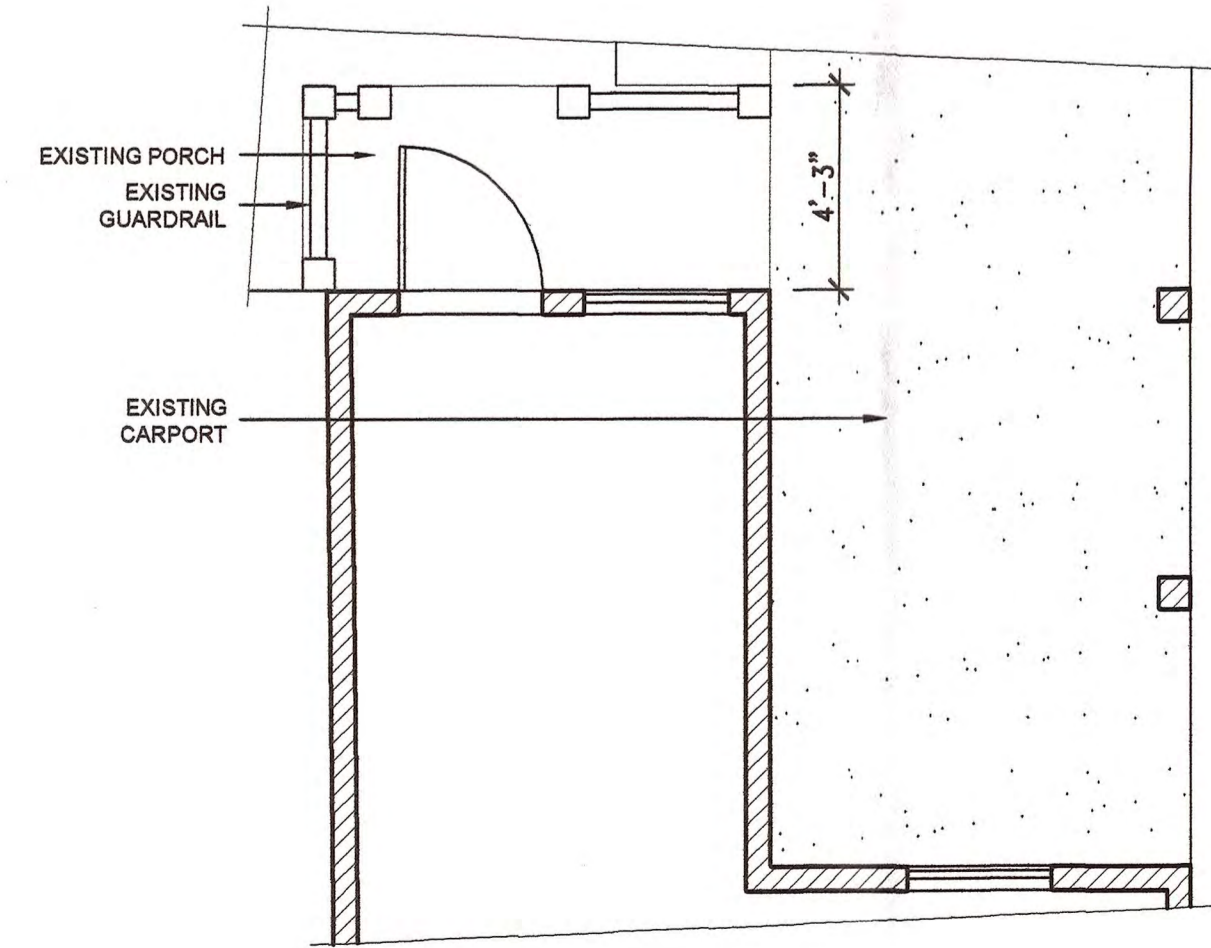
KEY WEST, FLORIDA

REVISIONS	
NO.	DATE

SITE DATA				
1. LAND USE DISTRICT:	HHDR - HISTORIC HIGH DENSITY RESIDENTIAL			
2. FLOOD ZONE:	X			
3. LOT AREA:	2900 SQ. FT.			
4. BUILDING HEIGHT:	ALLOWED	EXISTING	REQUESTED	
	30.0'	15.17'	NONE	
5. SETBACKS:	ALLOWED	EXISTING	REQUESTED	
FRONT	10.0'	7.40'	4.25'	
SIDE	5.0'	2.52'	2.48'	
REAR	20.0'	32.4'	NONE	
6. LOT COVERAGE:	ALLOWED	EXISTING	PROPOSED	REQUESTED
BUILDING	50%	1375 S.F. (47%)	1401 S.F. (48%)	NONE
IMP. SURFACE	60%	1629 S.F. (56%)	NO CHANGE	NONE
7. OPEN SPACE:	ALLOWED	EXISTING	REQUESTED	
	35%	609 S.F. (21%)	NONE	



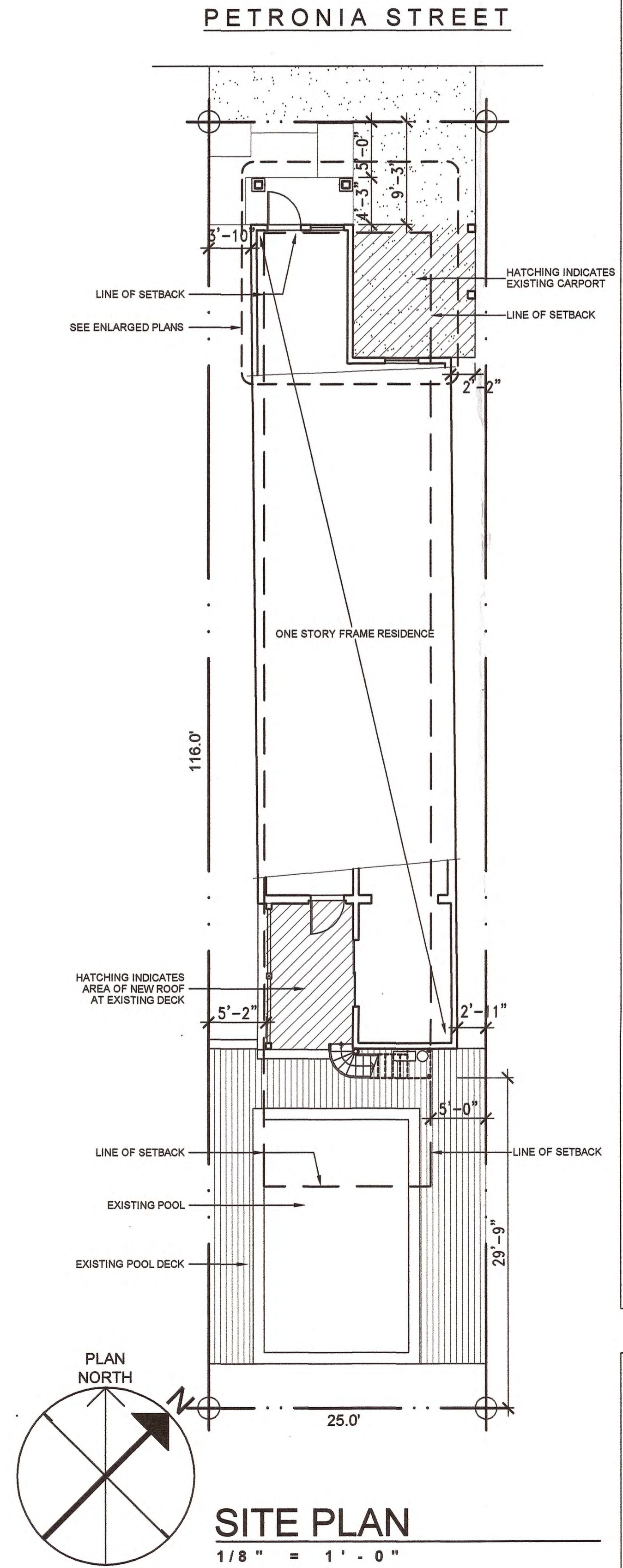
PROPOSED PORCH PLAN



EXISTING PORCH PLAN

ENLARGED FRONT PORCH PLANS

1/4" = 1'-0"



SITE PLAN

1/8" = 1'-0"

RENOVATION AND ADDITIONS TO:
616 PETRONIA STREET
 KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT
 KEY WEST, FL. (305) 715-8617

DATE OF ISSUE:
3 / 16 / 15

David Knoll

SHEET

1

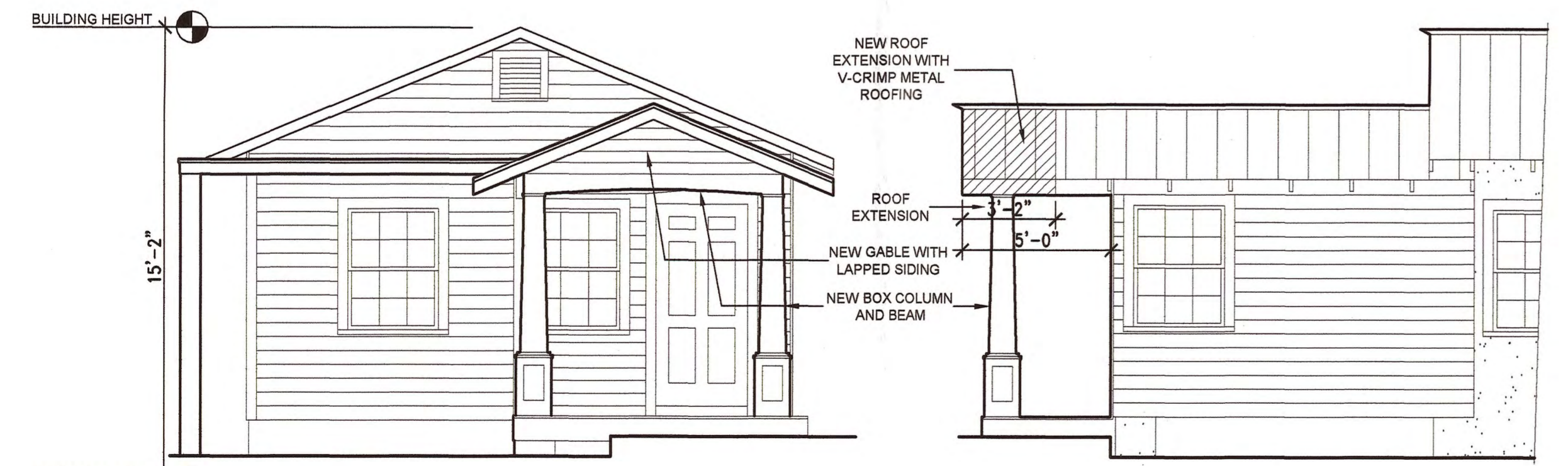
OF 2 SHEETS

REVISIONS	
NO.	DATE

RENOVATION AND ADDITIONS TO:
616 PETRONIA STREET
 KEY WEST, FLORIDA

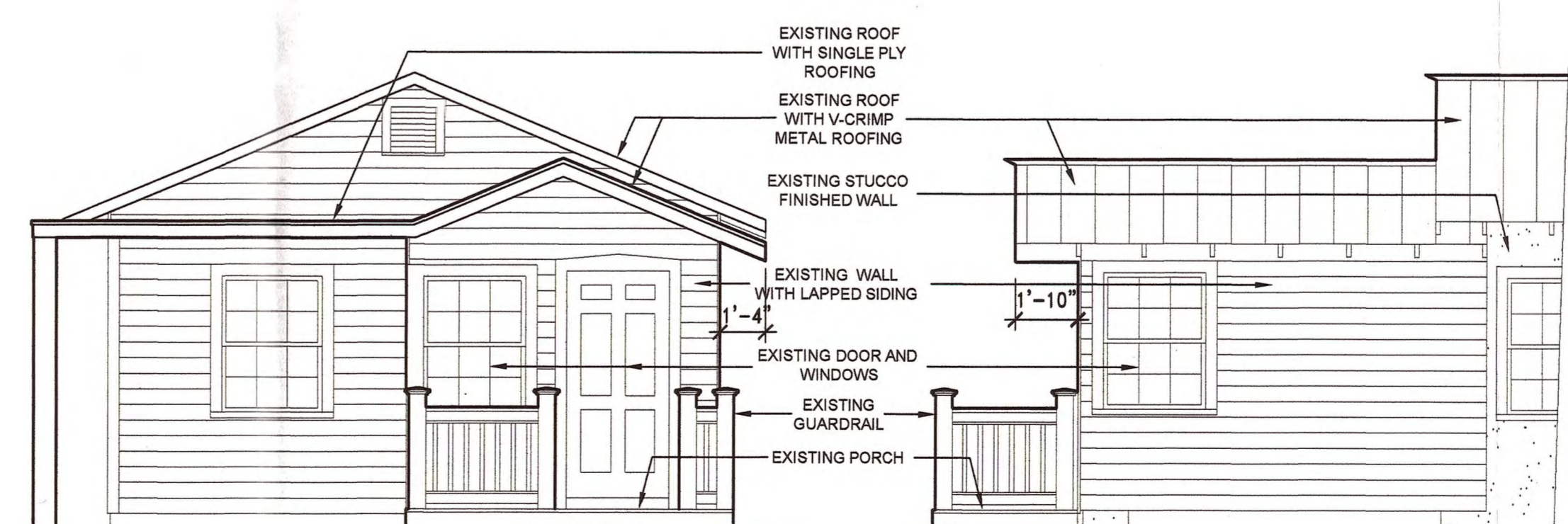
DAVID KNOLL
 ARCHITECT
 KEY WEST, FL. (305) 715-8617

SHEET
2
 OF 2 SHEETS



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION



EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

DATE OF ISSUE:
 3 / 16 / 15

David Knoll

FRONT PORCH ELEVATIONS
 1/4" = 1'-0"

Site Photos







DRC
Minutes & Comments

DRC Meeting – Thursday, March 26, 2015

Engineering Services – Review Comments

Gary Volenec, P.E.

1 Parking Variance - 1028-1030 Truman Avenue

Response: Application is incomplete. No Survey/Site Plan is provided; therefore no review can be conducted of proposed parking to serve residential development.

2 Outdoor Merchandise Display Exception - 208 Duval Street

Response: No Comment

3 Outdoor Merchandise Display Exception - 930 Duval Street

Response: No Comment

4 Easement - 920 Eisenhower Drive

Response: Application is incomplete. No Survey/Site Plan is provided; no dimensions are furnished.

5 Variance - 1000 Duval Street

Response: No Comment (Provided that the ducting does not interfere with adjacent parking spaces)

6 Variance - 616 Petronia Street

Response: No Comment

7 After the Fact Variance - 727 Poorhouse Lane

Response: No Comment

8. Easement - 100 Geraldine Street / 717 Fort Street

Response: No Comment

9. Variance - 415 Grinnell Street

Response: No Comment



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Development Review Committee
March 26, 2015
Utilities Comments

208 Duval Street
Outdoor Merchandise Display
No comments.

930 Duval Street
Outdoor Merchandise Display
No comments.

920 Eisenhower Drive
Easement
Pursuant to Sec. 108-717, stormwater drainage system shall be include with design of the driveway.
Please coordinate driveway plan and right-of-way permitting through the Engineering Department.

1000 Duval Street
Side Yard Setback Variance
No comments.

616 Petronia Street
Front and Side Yard Setback Variances
No comments.

727 Poorhouse Lane
After-the-Fact Variances
No comments.

100 Geraldine Street
Easement
No comments.

415 Grinnell Street
Building and Open Space Variances
No comments.

2503 Fogarty Avenue
Off-street Parking Variance
No comments.



(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

March 24th, 2015

Planning Director
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF March 26, 2015

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for March 26, 2015. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 1028-1030 Truman Avenue – Parking Variance
COMMENT: KEYS has no objections to the parking variance.
2. LOCATION: 208 Duval Street – Outdoor Merchandise Display Exception
COMMENT: KEYS has no objections to the outdoor merchandise display exception.
3. LOCATION: 930 Duval Street – Outdoor Merchandise Display Exception
COMMENT: KEYS has no objections to the outdoor merchandise display exception.
4. LOCATION: 920 Eisenhower Drive – Easement
COMMENT: KEYS has no objections to the easement request.
5. LOCATION: 1000 Duval Street – Variance
COMMENT: KEYS has no objections to the variance request.
6. LOCATION: 616 Petronia Street – Variance
COMMENT: KEYS has no objections to the variance request.
7. LOCATION: 727 Poorhouse Lane – After the Fact Variance
COMMENT: KEYS has no objections to the after the fact variance.
8. LOCATION: 100 Geraldine Street / 717 Fort Street – Easement
COMMENT: KEYS has no objections to the easement request.

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: **1016721** Parcel ID: **00016330-000000**

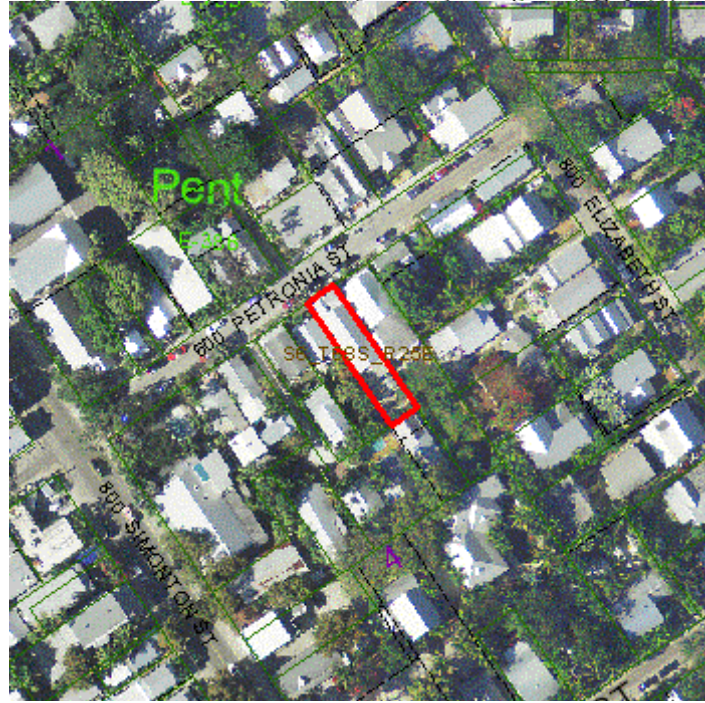
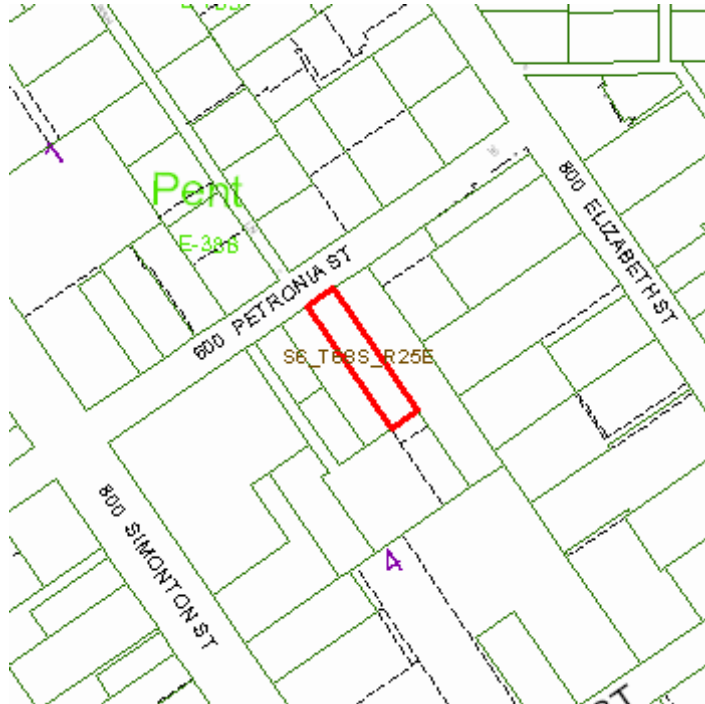
Ownership Details

Mailing Address:
DAVIS LEONARD M AND JOY
1235 LAKEWOOD DR
WILMINGTON, DE 19803-3505

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 616 PETRONIA ST KEY WEST
Legal Description: KW PT LOT 1 SQR 4 TR 4 OR132-21-22 OR861-2353 OR895-1987 OR2016-1663/1664R/S OR2189-279D/C OR2709-987/88 OR2713-2161/62C

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	25	116	2,900.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1120
Year Built: 1948

Building 1 Details

Building Type R1
Effective Age 17
Year Built 1948
Functional Obs 0

Condition A
Perimeter 184
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 22
Grnd Floor Area 1,120

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	2001	Y			130
1	FLA	12:ABOVE AVERAGE WOOD	1	1947	N Y	0.00	0.00	990
2	CPF		1	1947		0.00	0.00	132
3	OPU		1	1947		0.00	0.00	16

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	268 SF	67	4	2005	2006	2	30
0	FN2:FENCES	366 SF	61	6	2005	2006	2	30
1	UB3:LC UTIL BLDG	90 SF	0	0	1965	1966	1	30
2	PT3:PATIO	250 SF	0	0	1974	1975	2	50
4	WD2:WOOD DECK	104 SF	13	8	2005	2006	2	40

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-0068	01/22/2015		44,500		BUILD 120 SF PATIO ROOF, NEW POOL DECK 320 SF. INSTALL 100 SF OF FLORING, 1500 SF OF DRYWALL VAULTED CEILINGS, 6 INTERIOR DOORS, 2 EXTERIOR DOORS TOTAL PAINT INSTALL 6 SKYLIGHTS AND 90' OF FENCE 6' HIGH
15-0243	02/03/2015		1,800		INSTALL 200 AMP SERVICE AND 40 CIRCUIT OUTDOOR PANEL
15-0177	02/09/2015		45,500		CONSTRUCT POOL 13' X 22', 3' X 5' WATER FEATURE. INSTALL HEAT PUMP AND SALT GENERATOR
1 01-3779	11/27/2001	12/11/2001	1,000	Residential	INSTALL NEW CIRCUITRY
05-0521	02/17/2005	11/23/2005	750	Residential	INSTALL PICKET FENCE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	88,909	1,727	366,971	457,607	347,317	25,000	322,317
2013	88,909	1,764	315,173	405,846	342,184	25,000	317,184
2012	90,216	1,792	244,456	336,464	336,464	25,000	311,464
2011	91,523	1,821	231,414	324,758	221,226	25,000	196,226
2010	91,523	1,858	292,088	385,469	250,711	25,000	225,712
2009	102,012	1,886	443,974	547,872	330,389	25,000	305,389
2008	94,044	1,914	507,500	603,458	358,126	25,000	333,126
2007	133,230	1,952	387,150	522,332	315,920	25,000	290,920
2006	282,853	1,980	275,500	560,333	333,586	25,000	308,586
2005	211,085	1,683	249,400	462,168	221,403	25,000	196,403
2004	173,371	1,724	217,500	392,595	99,824	25,000	74,824
2003	137,909	1,764	101,500	241,173	97,963	25,000	72,963
2002	141,976	1,804	68,150	211,930	95,667	25,000	70,667

2001	113,197	1,844	68,150	183,191	94,161	25,000	69,161
2000	114,023	2,342	49,300	165,666	91,419	25,000	66,419
1999	93,151	1,942	49,300	144,394	89,016	25,000	64,016
1998	64,420	1,638	49,300	115,358	87,615	25,000	62,615
1997	61,199	1,579	43,500	106,278	86,151	25,000	61,151
1996	39,618	1,038	43,500	84,156	83,642	25,000	58,642
1995	39,618	572	43,500	83,690	81,602	25,000	56,602
1994	35,431	526	43,500	79,457	79,457	25,000	54,457
1993	36,319	0	43,500	79,819	79,819	25,000	54,819
1992	36,319	0	43,500	79,819	79,819	25,000	54,819
1991	36,319	0	43,500	79,819	79,819	25,000	54,819
1990	32,658	0	34,075	66,733	66,733	25,000	41,733
1989	26,989	0	33,350	60,339	60,339	25,000	35,339
1988	23,562	0	29,000	52,562	52,562	25,000	27,562
1987	23,280	0	16,313	39,593	39,593	25,000	14,593
1986	23,410	0	17,458	40,868	40,868	25,000	15,868
1985	22,718	0	10,011	32,729	32,729	25,000	7,729
1984	21,220	0	10,011	31,231	31,231	25,000	6,231
1983	21,220	0	11,126	32,346	32,346	25,000	7,346
1982	21,631	0	9,707	31,338	31,338	0	31,338

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/25/2014	2713 / 2161	0	WD	11
10/23/2014	2709 / 987	535,000	WD	02
7/1/1982	861 / 2353	42,000	WD	Q

This page has been visited 564,257 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on April 16, 2015 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 616 Petronia Street (RE # 00016330-000000; AK # 1016721) – A request for variances to minimum front and side yard setbacks in order to construct a roof extension over an existing front entry porch on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

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

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

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

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Applicant: Lee Mattingly **Owner:** Leonard and joy Davis

Location: 616 Petronia Street (RE # 00016330-000000; AK # 1016721)

Date of Hearing: April 16, 2015 **Time of Hearing:** 6:00 PM

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

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

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

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

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616 Petronia Street – 300 ft. radius map – April 7, 2015



Owner_Name	Address1	Address2	CITY	State	ZIP	COUNTRY
1 512 EMMA STREET LLC		400 ROYA	PALM BEACH	FL	33480-4117	
2 722 AND 802 GALVESTON LANE LLC	C/O BRAWN PETER NELSON	PO BOX 1	KEY WEST	FL	33041-1486	
3 800 SIMONTON LLC		121 US HI	KEY WEST	FL	33040-5456	
4 801/803 ELIZABETH ST LLC	C/O BRAWN PETER NELSON	PO BOX 1	KEY WEST	FL	33041-1486	
5 AKERS ROGER W		HC 62 BO	RATON	NM	87740-9702	
6 ALCALA ADOLPH JR ESTATE	C/O DISGDIERTT DANIEL JR P/R	114 PEAR	KEY WEST	FL	33040-7713	
7 ALLEN GEO W COL EST	C/O MITCHELL VIOLET	806 ELIZAI	KEY WEST	FL	33040-6404	
8 ALLEN PATRICIA J L/E		715 ELIZAI	KEY WEST	FL	33040-6401	
9 ALLEN PHILLIP JR		806 ELIZAI	KEY WEST	FL	33040-6404	
10 ALSTON POLLIE H		824 ELIZAI	KEY WEST	FL	33040-6404	
11 ANGELA PETRONIA LLC		609 PETR	KEY WEST	FL	33040-7428	
12 BENNER MICHAEL E		517 PETR	KEY WEST	FL	33040-7440	
13 BERMAN ANDREW N AND LINDA C		716 ELIZAI	KEY WEST	FL	33040-6402	
14 BIG DOG IRE TR 5/6/1996	C/O HEINEN MARION FRANCES	620 OLIVI	KEY WEST	FL	33040-7427	
15 BRAY JOHN AND ELIZABETH		3 MILLER	CHISWICK MALL	LOND	W4 2PF	ENGLAND
16 CAHILL DARENE M		812 GALVI	KEY WEST	FL	33040-6410	
17 CALABRO DANIEL J	C/O HERZOG AND LITTLE CPA	PO BOX 1	BRIDGEHAMPTON	NY	11932-1857	
18 CHURCH OF GOD OF PROPHECY		308 VIRGI	KEY WEST	FL	33040-7521	
19 CLARK MONA C		809 ELIZAI	KEY WEST	FL	33040-6403	
20 CLOUTIER JANE P		714-B ELIZ	KEY WEST	FL	33040	
21 CURRY MICHAEL G		101 ANNA	ANNAPOLIS	MD	21401-1359	
22 DAVIS EDWIN T AND NANCY E		2 BECKET	PALM COAST	FL	32137-8636	
23 DAVIS LEONARD M AND JOY		1235 LAKE	WILMINGTON	DE	19803-3505	
24 DEMESSIANOS PAUL		80 BRIARV	MIDDLETOWN	RI	02842-5860	
25 DICKERSON THEODORE AND BARBARA		721 ELIZAI	KEY WEST	FL	33040-6401	
26 DISANO SABINA B		31792 PAS	SAN JUAN CAPIS	CA	92675-3062	
27 DYE DONALD R		345 W 13T	NEW YORK	NY	10014-1259	
28 EGGERS MARGARET ESTATE	C/O EGGERS GEORGE D III CO-F	13 BROW	VOORHEES	NJ	08043-3453	
29 ETSHMAN BRUCE ALAN		3713 CIND	KEY WEST	FL	33040-4407	
30 EVANS PEYTON REVOCABLE TRUST 8/8/2008		1507 GRIN	KEY WEST	FL	33040-4823	
31 FERNANDEZ ROBERT Y DEC TR 5/4/1999	C/O FERNANDEZ JOHN F TRUST	2529 FL G	HAVANA	FL	32333-5255	
32 FILASKI VINCENT AND FLORENCE		131 SAINT	RIDGEFIELD	CT	06877-5524	
33 FOOTE AMY		1660 SILVI	ROCKLEDGE	FL	32955-6130	
34 FORD KATHLEEN		2801 STAF	KEY WEST	FL	33040-4040	

Owner_Name	Address1	Address2 CITY	State	ZIP	COUNTRY
35 GARCIA ISABEL HERNANDEZ		820 SIMON KEY WEST	FL	33040-7446	
36 GARCIA MANUEL		30 EVERG KEY WEST	FL	33040-6244	
37 GILLIS PETER C		56 RUTLAI BOSTON	MA	2118	
38 GOETZ THOMAS		813 ELIZAI KEY WEST	FL	33040-6403	
39 GORE EDWARD AND NANCY		823 ELIZAI KEY WEST	FL	33040-6403	
40 HECHT BERNARD R		913 WHITE KEY WEST	FL	33040-3355	
41 HEPBURN JACQUELYN ESTATE	C/O HENDERSON LINDA	720 GALVI KEY WEST	FL	33040-6408	
42 HILL WARREN H AND PAMELA A		720 ELIZAI KEY WEST	FL	33040-6466	
43 HITCHCOCK WALTER ANDREW JR REV LIV TR 12/11/2003		127 CULPI WARRENTON	VA	20186-3501	
44 HJELMELAND BJARTE		PILESTRE OSLO			NORWAY
45 HOPPA SCOTT J AND KAREN I		4316 PEBE OPELIKA	AL	36804-4212	
46 HORN DAVID D		827 ELIZAI KEY WEST	FL	33040	
47 HORN JACQUELINE A		827 ELIZAI KEY WEST	FL	33040-6403	
48 KNOWLES JOHN BRUCE		723 ELIZAI KEY WEST	FL	33040-6401	
49 KRAKER THOMAS W		613 OLIVI KEY WEST	FL	33040-7426	
50 LANCASTER JAMES R LIVING TRUST 5/28/2010		515 PETR KEY WEST	FL	33040-7440	
51 LEHMKUHL DAVID W		551 OBSEI HOBOKEN	NJ	07030-6564	
52 MANUEL JOHN TODD AND SONIA M		810 ELIZAI KEY WEST	FL	33040-6404	
53 MARKETING DIAGNOSTICS LLC		1617 WHITE KEY WEST	FL	33040-4837	
54 MARTINEZ ROSALIA		612 PETR KEY WEST	FL	33040-7482	
55 MARTINI JOHN M		810 GALVI KEY WEST	FL	33040-6410	
56 MAY AASE B		725 WHITE KEY WEST	FL	33040-7430	
57 MCCHESENEY RICHARD J		618 PETR KEY WEST	FL	33040-7483	
58 MCKENZIE FRANCES S		885 PARK NEW YORK	NY	10075-0383	
59 MERLINN INN INC		811 SIMON KEY WEST	FL	33040-7445	
60 MURRELL DORETHEA ESTATE	C/O BOGAN VERONICA MURREL	726 WIND KEY WEST	FL	33040-6456	
61 NATHAN ANN L REV TR 07/13/2005		26115 CLARK CLARKSBURG	MD	20871-9409	
62 NESBITT INN LLC		PO BOX 2 NANTUCKET	MA	02554-0299	
63 NORMAN ROBERT A AND ELIZABETH F		101 CEDAI NEW HOPE	PA	18938-9227	
64 OTTO ROGER A		1444 KEN KEY WEST	FL	33040-4008	
65 PARADISE INN HOSTEL LLC		307 NE 1S MIAMI	FL	33132-2505	
66 REILLY EDWARD T AND ANN MARIE		21 STATE BREEZY POINT	NY	11697-2203	
67 SADOFF KAREN		714 ELIZAI KEY WEST	FL	33040-6400	
68 SCARSELLA CHRISTINE	C/O ART AT 830	830 CARO KEY WEST	FL	33040	

Owner_Name	Address1	Address2 CITY	State	ZIP	COUNTRY
69 SEA SHELL COTTAGE LLC		620 SW RI FT WHITE	FL	32038	
70 SHAGENA LINDA L LIVING TRUST 09/28/1989		726 SIMON KEY WEST	FL	33040-7475	
71 SHETH AGAM K		1414 LAKE MILTON	VT	05468-4129	
72 SWEETING IRMA OLEAN DEC TR 2/27/1998		623 PETR(KEY WEST	FL	33040-7467	
73 THOMAS TROY D		814 SIMON KEY WEST	FL	33040-7446	
74 TRINITY PRESBYTERIAN CHURCH OF KEY WEST INC		PO BOX 6 KEY WEST	FL	33041-6471	
75 TRINITY WESLEYAN METHODIST CHURCH		808 ELIZAIKEY WEST	FL	33040-6404	
76 TYLER LENORA H		719 ELIZAIKEY WEST	FL	33040-6401	
77 VAN WIEREN ALAN		521 BUTLE SAUGATUCK	MI	49453-5100	
78 VERGIL ENTERPRISES LLC	C/O WILSON DONALD R	438 N CAN CHICAGO	IL	60654-8873	
79 WALKER CHARLES J		621 OLIVI KEY WEST	FL	33040-7426	
80 WALLACE MELISSA		709 WHIT KEY WEST	FL	33040-7430	
81 WARE LUCIE A L/E		720 SIMON KEY WEST	FL	33040-7475	
82 WHEELER RONALD W AND CHERYL L		720 ELIZAIKEY WEST	FL	33040-6466	
83 WHITMARSH LANE LLC		720 WHIT KEY WEST	FL	33040-7431	
84 WHYMS ROBERT JR AND THELMA L		612 PETR(KEY WEST	FL	33040-7482	