

# **Staff Report**

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



**To:** Chair and Planning Board Members

**From:** Kevin Bond, AICP, LEED Green Associate, Senior Planner

**Through:** Thaddeus Cohen, Planning Director

**Meeting Date:** May 21, 2015

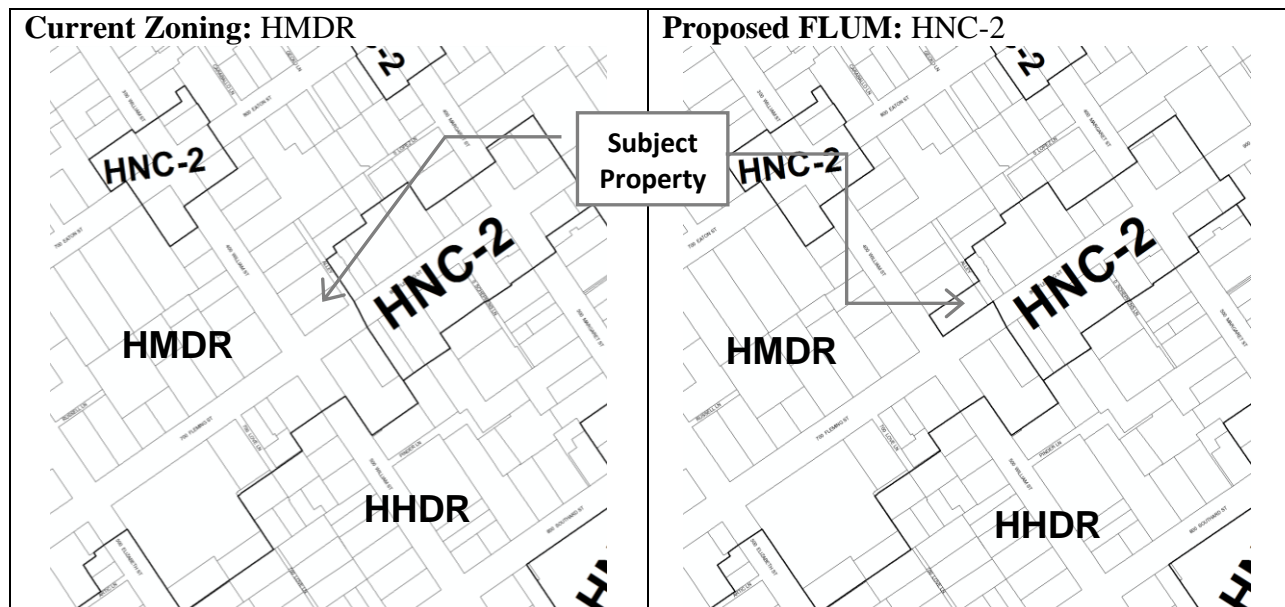
**Agenda Item:** **Official Zoning Map Amendment – 801-807 Fleming Street (RE # 00005930-000000; AK # 1006157)** – A request to amend the Official Zoning Map from Historic Medium Density Residential (HMDR) to Historic Neighborhood Commercial – Old Town Northeast and Southeast (HNC-2) on property located at 801-807 Fleming Street pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Request:** A site-specific amendment to the Official Zoning Map from Historic Medium Density Residential (HMDR) to Historic Neighborhood Commercial – Old Town Northeast and Southeast (HNC-2)

**Applicant:** Trepanier & Associates, Inc.

**Property Owner:** Tom Talooma, 801 Fleming Street LLC

**Location:** 801-807 Fleming Street (RE # 00005930-000000; AK # 1006157)



**Background:**

The property, located at the northern corner of Fleming and William Streets, consists of two buildings each with a single-family residence according to Monroe County Property Appraiser records. The property is located within the historic district and the buildings are contributing structures built in 1889 and 1892 according to the City’s 2011 Historic Resources Survey. Historic uses of the property over the last 100 years include residential dwellings, stores, a restaurant, a grocery and a cigar factory according to Sanborn maps from 1892 to 1961. More recent uses of the property include residential and retail (1995-2008) and general service (1995-2001) based on City business tax receipts. The prior zoning of the property between 1985 and 1997 was HP-3, which was the light commercial historic preservation district.

**Request / Proposed Map Amendment:**

The applicant is requesting an amendment to the City’s Official Zoning Map for the subject property. The current zoning is Historic Medium Density Residential (HMDR). The proposed zoning is Historic Neighborhood Commercial – Old Town Northeast & Southeast (HNC-2). Concurrent with the FLUM amendment, the applicant is also requesting an amendment to the City’s Comprehensive Plan Future Land Use Map (FLUM) for the subject property. The current FLUM category is Historic Residential (HR). The proposed FLUM category is Historic Commercial (HC). If approved, the request would result in an expansion of the existing adjacent HC FLUM and HNC-2 Zoning District.

**Surrounding Zoning and Uses:**

**North:** HMDR, Single-family residential use

**South:** HMDR, Multifamily residential and nonconforming hotel uses

**East:** HNC-2, Multifamily residential use

**West:** HMDR, Church and residential uses

**Future Land Use Map (FLUM) Amendment Process:**

Development Review Committee:	March 26, 2015
Planning Board:	May 21, 2015
If denied, then appeal may be filed within 10 calendar days.	
City Commission (1st Reading)	June 19, 2015
City Commission (2nd Reading)	After DEO review of FLUM amendment
Local Appeal Period:	30 days
Render to DEO	10 working days
DEO Review:	Up to 45 days
DEO Notice of Intent (NOI)	Effective when NOI posted to DEO website

**Analysis:**

The purpose of Chapter 90, Article VI, Division 2 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) is to provide a means for changing the boundaries of the Official Zoning Map. It is not intended to relieve particular hardships nor to confer special privileges or rights on any person, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the City Commission shall consider, in addition to the factors set forth in

this subdivision, the consistency of the proposed amendment with the intent of the Comprehensive Plan.

Pursuant to Code Section 90-522(a), the Planning Board, regardless of the source of the proposed change in the LDRs, shall hold a public hearing thereon with due public notice. The Planning Board shall consider recommendations of the City Planner, City Attorney, Building Official and other information submitted at the scheduled public hearing. The Planning Board shall transmit a written report and recommendation concerning the proposed change of zoning to the City Commission for official action. In its deliberations, the Planning Board shall consider the criteria in Code Section 90-521.

**Criteria for Approving Amendments to Official Zoning Map pursuant to Code Section 90-521.** In evaluating proposed changes to the Official Zoning Map, the City shall consider the following criteria:

**(1) *Consistency with plan.* Whether the proposal is consistent with the Comprehensive Plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.**

*Consistency with the Comprehensive Plan*

The City's Comprehensive Plan (the "Plan") was developed in response to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes). The Plan and its updates are consistent with the State, Regional and County plans; and serves as the basis for all land development decisions within the City of Key West. In addition to fulfilling legislative requirements, the City's Plan:

- ❖ protects and maintain its natural, historic and cultural resources;
- ❖ preserves its community character and quality of life;
- ❖ ensures public safety, and;
- ❖ directs development and redevelopment in an appropriate manner.

The proposed zoning map amendment would not be inconsistent with the overall purpose of the Plan.

The proposed zoning map amendment would be consistent with the following relevant policies within the Comprehensive Plan:

- Policy 1-1.1.1: Planning Horizons.
- Policy 1-1.1.4: Affordable Housing and Compact Development Incentives.
- Policy 1-1.1.6: Historic Preservation Areas.
- Policy 1-1.2.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use.
- Policy 1-1.2.2: Promote Orderly Land Use Transition.
- Policy 1-1.3.2: Designate Various Types of Mixed Use Commercial Nodes to Accommodate Diverse Commercial Uses.

*Consistent with the adopted infrastructure minimum LOS standards and concurrency*

The applicant's concurrency analysis concludes that the demand for some public facilities would increase and some would decrease. However, the small size of the property (0.10 acres) limits the maximum development potential, so any increased demand would be

relatively small. Therefore, the projected impacts of the land uses allowed by the proposed zoning map amendment are not anticipated generate public facility needs that would trigger capital improvements.

**(2) *Conformance with requirements.* Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.**

The conformity of the proposed zoning map amendment with all applicable requirements of the City Code is being evaluated herein. The submitted application contains all of the information requirement by Code Section 90-520 for zoning map amendments.

**(3) *Changed conditions.* Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether such changes support or work against the proposed rezoning.**

The existing LDRs were adopted on July 3, 1997 through Ordinance No. 97-10 following adoption of the 1994 Comprehensive Plan. Over the last 18 years, the Comprehensive Plan and LDRs were amended from time-to-time. More recently, a new Comprehensive Plan was adopted on March 5, 2013 and became effective on May 2, 2013. Since the adoption of the new Comprehensive Plan, the LDRs and the Official Zoning Map have not been significantly amended, with the exception of the new Building Permit Allocation System (BPAS) ordinance. Although an overhaul of the LDRs is planned for the next year, the current LDRs and zoning map originate from the 1994 Comprehensive Plan.

The property has been located within the HMDR Zoning District since the 1994 Comprehensive Plan and the 1997 Land Development Regulations. Before that, the property was zoned HP-3, which allowed residential uses as-of-right and allowed commercial and institutional uses as a special exception (similar to a conditional use). The Sanborn maps document a historical mix of residential and commercial uses on the property. While land use and development conditions may not have changed much since the effective date of the 2013 Comprehensive Plan, the Plan does have policies that support expanding opportunities for mixed uses and reducing automobile dependency while promoting walkable communities.

**(4) *Land use compatibility.* Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved.**

The property is currently used residentially, but there is documentation of prior commercial uses. The proposed HC FLUM and HNC-2 Zoning District would allow for mixed uses, but prohibit transient uses and bars that would potentially be incompatible with the surrounding land uses. Allowed uses within the proposed HNC-2 Zoning District are listed in Code Sections 122-837 and 122-838. The following table summarizes the differences in allowed uses between the current HMDR and the proposed HNC-2 Zoning Districts. P = Permitted; C = Conditional Use.

	Existing HMDR	Proposed HNC-2
<b><i>Residential Uses</i></b>		
Single-family dwellings	P	P
Duplexes/two-family dwellings	P	P

	Existing HMDR	Proposed HNC-2
Multiple-family dwellings	P	P
Foster homes/group homes with ≤ to 6 residents <sup>2</sup>	P	P
Group homes with 7—14 residents	C	C
Approved home occupations <sup>3</sup>	P	P
Accessory uses and structures	P	P
<b>Community Facilities</b>		
Cultural and civic activities	C	C
Educational institutions and day care facilities	C	C
Nursing homes, rest homes and convalescent homes	C	C
Parks and recreation, active	C	C
Parks and recreation, passive	C	C
Places of worship	C	P
Protective services	C	C
Public and private utilities	C	C
<b>Commercial activities</b>		
Business and professional offices		P
Commercial retail		<sup>8</sup>
Medical services		P
Parking lots and facilities	C	P
Restaurants, excluding drive-through		C <sup>11</sup>
Veterinary medical services, without outside kennels		P
<i>8. Permitted and conditional commercial retail uses within each zoning district shall be determined based upon the criteria in section 122-1112.</i>		
<i>11. Restaurants are expressly excluded from lots fronting on the south side of Caroline Street west of William Street and extending west 50 feet past Peacon Lane to include the lot abutting both the west side of Peacon Lane and the south side of Caroline Street.</i>		

**(5) Adequate public facilities.** Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services. Rezoning does not constitute a concurrency determination, and the applicant will be required to obtain a concurrency determination pursuant to Code Chapter 94.

The applicant’s concurrency analysis concludes that the demand for some public facilities would increase and some would decrease. However, the small size of the property (0.10 acres) combined with the existing historically-contributing structures means that the any increased demand on public facilities would be relatively small. Therefore, the proposed zoning map amendment is not anticipated to result in the capacity of any public facilities being exceeded.

**(6) Natural environment.** Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetlands

**protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.**

The property does not contain any wetlands or groundwater aquifers. Any impacts on vegetative communities would be reviewed and mitigated at the time of a proposed development. The proposed zoning map amendment is not expected to result in adverse impacts on the natural environment.

**(7) *Economic effects.* Whether, and the extent to which, the proposal would adversely affect the property values in the area or the general welfare.**

The taxable values of property within residential zoning districts is comparable to the taxable values of property within mixed use neighborhood commercial zoning districts in the area. The proposed zoning map amendment is not expected to adversely affect the property values in the area or the general welfare.

**(8) *Orderly development.* Whether the proposal would result in an orderly and compatible land use pattern. Any negative effects on such pattern shall be identified.**

The proposed zoning map amendment would result in the extension of an existing area within the HNC-2 Zoning District, rather than create an isolated parcel with this zoning. There is documentation of historic commercial and residential uses of the subject property over a 100+ year span of time. Orderly future development of the property would be ensured through the application of the City's LDRs and the historic district design guidelines.

**(9) *Public interest; enabling act.* Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the land development regulations in this subpart B and the enabling legislation.**

The proposed zoning map amendment would not be in conflict with the public interest, and would be in harmony with the purpose and interest of the LDRs.

**(10) *Other matters.* Other matters which the planning board and the city commission may deem appropriate.**

The main result of the proposed zoning map amendment and the related FLUM amendment would be opening up the possibility of limited commercial uses on the subject property, such as business and professional offices, commercial retail, medical services, restaurants and veterinary medical services without outside kennels; all of which are currently prohibited by the existing FLUM and zoning. Hotels, motels, transient lodging, bars and lounges are prohibited within the proposed zoning district.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request to amend the Official Zoning Map be **APPROVED**.

# **Draft Resolution**



**PLANNING BOARD  
RESOLUTION NO. 2015-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING THE OFFICIAL ZONING MAP FROM HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) TO HISTORIC NEIGHBORHOOD COMMERCIAL – OLD TOWN NORTHEAST AND SOUTHEAST (HNC-2) ON PROPERTY LOCATED AT 801-807 FLEMING STREET (RE # 00005930-000000; AK # 1006157) PURSUANT TO CHAPTER 90, ARTICLE VI, DIVISION 2 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the property located at 801-807 Fleming Street (RE # 00005930-000000; AK # 1006157) is currently located within the Historic Medium Density Residential (HMDR) Zoning District; and

**WHEREAS**, the applicant initiated the proposed zoning map amendment to change the property to the adjacent Historic Neighborhood Commercial – Old Town Northeast and Southeast (HNC-2) Zoning District; and

**WHEREAS**, the Planning Board held a noticed public hearing on May 21, 2015, where based on the consideration of recommendations by the City Planner, City Attorney and other information submitted at the hearing, the Planning Board recommended approval of the proposed zoning map amendment; and

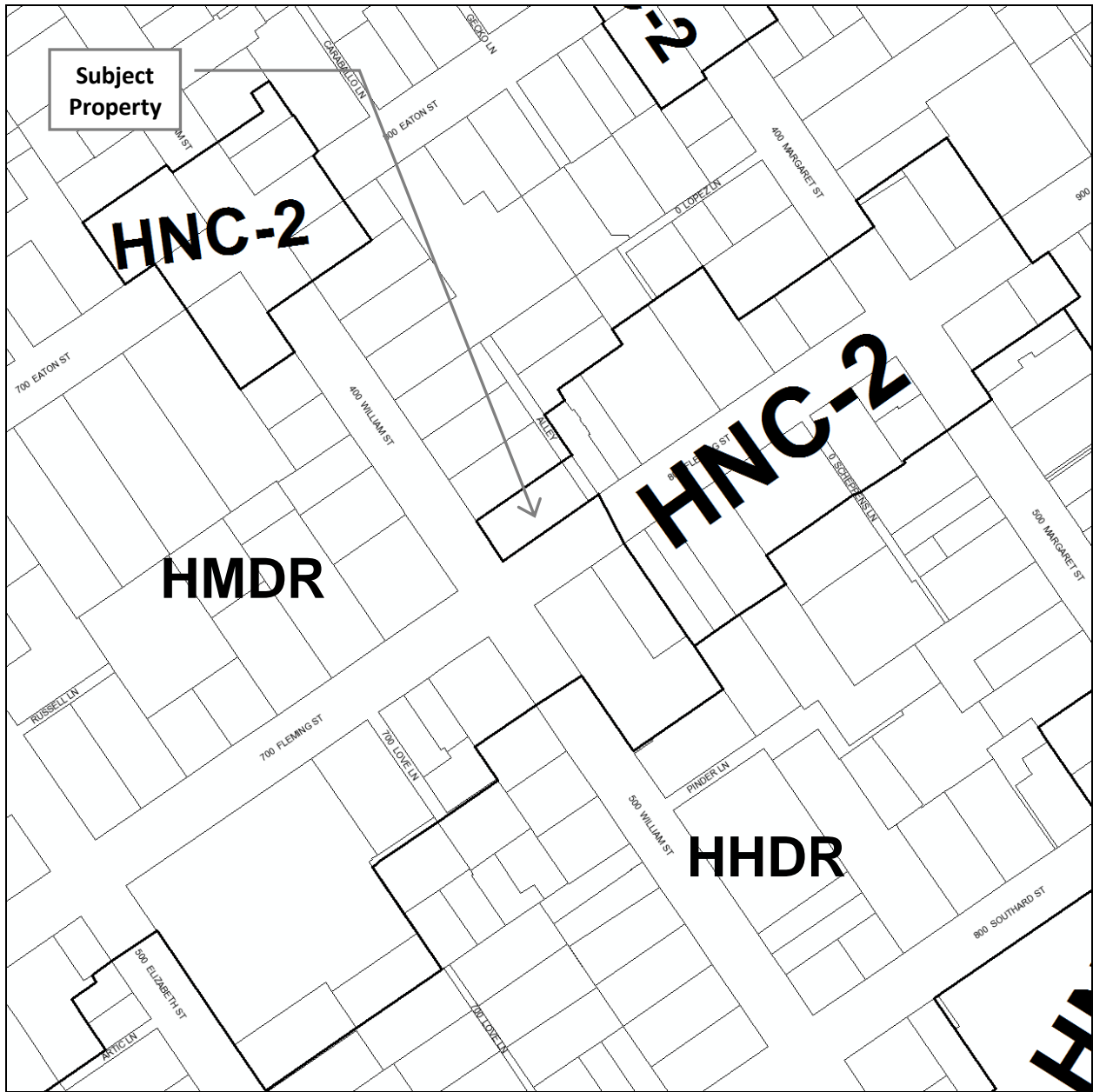
**WHEREAS**, the Planning Board determined that the proposed zoning map amendment: is consistent with the Comprehensive Plan; is in conformance with all applicable requirements of

the Code of Ordinances; was not stimulated by changed conditions after the effective date of the existing regulations; will promote land use compatibility; will not result in additional demand on public facilities; will have no impact on the built environment; will not negatively impact property values or the general welfare; will result in more orderly and compatible land use patterns; and is in the public interest.

**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.** That the Official Zoning Map of the City of Key West, Florida is hereby recommended for amendment for property located at 801-807 Fleming Street (RE # 00005930-000000; AK # 1006157) from Historic Medium Density Residential (HMDR) to Historic Neighborhood Commercial – Old Town Northeast and Southeast (HNC-2), and will appear as follows:



**Section 3.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

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

Read and passed on first reading at a regular meeting held this 21st day of May, 2015.

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

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Richard Klitenick, Planning Board Chair

Date

**Attest:**

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Thaddeus Cohen, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

# Application

February 27, 2015

Kevin Bond, AICP, Acting Planning Director  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040

**RE: 801-807 Fleming St.  
Future Land Use Map and Zoning Map Amendments**



Dear Mr. Bond:

Please accept this letter as an official request to initiate legislative procedures in accordance with the Land Development Regulations, Chapter 90, Article VI- Amendments.

Included herein are application materials to support the following requests:

1. Amend the Comprehensive Plan Future Land Use Map category for the above referenced property from Historic Residential to Historic Commercial.
2. Amend the Zoning Map category for the above referenced property from Historic Medium Density Residential to Historic Neighborhood Commercial-2.

The application materials address the relevant criteria for approving the amendment to the Comprehensive Plan Future Land Use map in accordance with Chapter 90, Article VI, Division 3 and for approving the amendment to the Official Zoning map in accordance with Chapter 90, Article VI, Division 2 of the City of Key West Land Development Regulations.

Thank you in advance for your consideration.

Best Regards,

A handwritten signature in cursive script, appearing to read 'Kevin Sullivan', is positioned above the typed name.

Kevin Sullivan, AICP



# Site Specific Zoning Map Amendment

Pursuant to Chapter 90, Article VI, Division 2  
 City of Key West Land Development Regulations.

801-807 Fleming Street.  
 (RE No. 00005930-000000)

## Project Description (Sec. 90-518):

Trepnier & Associates, Inc., on behalf of the property owner, 801 Fleming Street, LLC, seeks a site specific Zoning map amendment for property known as 801-807 Fleming Street. This property is currently zoned Historic Medium Density Residential (“HMDR”) and has a Future Land Use Map designation of Historic Residential (“HR”). One side of the property is adjacent to HMDR zoning & HR future land use; the other side is adjacent to Historic Neighborhood Commercial (“HNC”) zoning and Historic Commercial (“HC”) future land use district. There are currently two (2) existing “Snow Bird” dwelling units on site.



The character of the surrounding community is residential with corner HNC-zoned commercial properties. The corners in the vicinity have historically and currently been comprised of mixed residential-commercial uses. The four corners of the William and Fleming Streets intersection specifically have historically all had commercial uses at various points in time<sup>1</sup>. Over the years the building at 801 Fleming has been converted from residential to commercial and vice versa many times. The property has been mixed use as recently as the 1982<sup>2</sup>.



The property has historically operated as mixed use property (commercial and residential) dating as far back as 1912<sup>3</sup>. The cycle of use between residential and commercial continued into the “recessional” years of the ‘70’s & 80’s when it cycled into residential use. It just happened to be residential at the time the first comprehensive plan was drafted and the property was identified and captured by the plan as, the then use, residential. Many of the cross streets

<sup>1</sup> 1912, 1926, 1942 and 1962 Sanborn maps  
<sup>2</sup> Polk City Directory 1981-82  
<sup>3</sup> 1912 Sanborn fire insurance map

1 along Fleming and Eaton Streets in this neighborhood are zoned HNC-2. The surrounding cross  
2 streets for Fleming and Eaton Streets in this neighborhood have all been zoned HNC-2 in the  
3 past with a Historic Commercial FLUM.

4  
5 **Application and Fee (Sec. 90-519):** \$6,000.00  
6

7 **(1) Property Description:**

8 **Legal Description:** On the Island of Key West, known as all that Part of Lot Four  
9 (4) Square Thirty-Four (34) according to diagram of William A.  
10 Whitehead delineated in February, 1829, described as follows:  
11 Commencing at the corner of William and Fleming Streets,  
12 and runs thence in a Northeasterly direction on Fleming Street  
13 95 feet; thence at right angles in a Northwesterly direction  
14 parallel with William Street 44 feet; thence at right angles in a  
15 Southwesterly direction 95 feet out to William Street; thence at  
16 right angles in a Southeasterly direction along William Street  
17 44 feet to the Point of Beginning<sup>4</sup>.

18  
19 **Site Address:** 801-807 Fleming St. (NW corner of Fleming and William St.)  
20

21 **Real Estate (RE):** 00005930-000000  
22

23 **Alternate Key:** 1006157  
24

25 **Total Land Area:** 4,180 sq. ft.  
26

27 **Flood zone:** X-zone  
28

29 **Historic Resources:** The property is located within the Historic Medium Residential  
30 District and is listed as a contributing historic structure within  
31 the Historic Resources Survey of the City of Key West.

32 **Encumbrances:** The owner and applicant are unaware of any variances,  
33 easements, deed restrictions or other encumbrances on the  
34 property  
35

36 **(2) Comprehensive Plan Land Use:**  
37

- 38 • Current: Historic Residential Future Land Use District
- 39 • Proposed: Historic Commercial Future land Use District
- 40 •

41 **(3) Zoning District:**  
42

- 43 • Current: Historic Medium Density Residential (HMDR)
  - 44 • Proposed: Historic Neighborhood Commercial (HNC-2)
- 45  
46  
47  
48

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<sup>4</sup> Exhibit A- Warranty Deed



1       **(4) Land Use:**  
2

- 3           • Past:  
4           i. 1912 Sanborn: Mixed Use  
5           ii. 1926 Sanborn: Mixed Use  
6           iii. 1942 Sanborn: Mixed Use  
7           iv. 1970 Polk County Directory: Mixed Use  
8           • Current: Residential  
9           • Proposed: Mixed Use  
10

11       **(5) Disclosure of ownership**  
12

13           Name of Applicant:       Trepanier and Associates, Inc.  
14                                       Owen Trepanier, President  
15                                       Richard Puente, Vice President  
16           Address of Applicant:   1421 1<sup>st</sup> Street, Unit 101. Key West, FL 33040  
17           Agent Phone #:           305-293-8983     Fax: 305-293-8748  
18           Email Address:           kevin@owentrepanier.com  
19  
20           Name of Owner:           801 Fleming Street, LLC<sup>5</sup>  
21                                       Tom Talomaa, Managing Member  
22           Address of Owner:       520 Southard St., Key West, FL 33040  
23           Agent Phone #:           C/o 305-293-8983 Fax: C/o 305-293-8748  
24           Email Address:           C/o kevin@owentrepanier.com  
25

26       **(6) Justification**  
27

28           **a. Comprehensive plan consistency.**  
29

30                       No increase in density is associated with the proposed change; residential  
31                       density of Historic Residential and Historic Commercial are both 16 units per  
32                       acre. The proposed change is consistent with Goal 1-1 as it represents an  
33                       orderly extension of the adjacent and existing node of Historic Commercial  
34                       future land use to the intersection of Williams and Fleming streets; more  
35                       adequately ensuring availability of a mixed use commercial node at this  
36                       intersection, and furthering the pedestrian-oriented goals of the community's  
37                       Comprehensive Plan, the Strategic Plan, and the Sustainability Plan. The  
38                       proposed change will be consistent with the historic use of the property;  
39                       accommodating both residential and neighborhood commercial uses along this  
40                       major pedestrian and vehicular thoroughfare. The proposed change is  
41                       consistent with the Comprehensive Plan's policy of promoting compact infill  
42                       development.  
43

44                       The full Comprehensive Plan consistency analysis is presented under the  
45                       criteria for approval in Section 90-521(1) below.  
46

47           **b. Impact on surrounding properties and infrastructure.**  
48

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<sup>5</sup> Exhibit B

The subject property is 4,180 square feet, if the application is approved this will represent a 6% increase in area to the existing, adjacent HNC-2 district (68,602 square feet). Compatibility with adjacent residential property to the North will be insured in accordance with design principles and criteria in Comprehensive Plan Policy 1-1.2.1, Policy 1-1.2.2 and Policy 1-1.9.5. No impact is anticipated on other adjacent properties as they are currently designated HNC-2.

Surrounding Properties			
Adjacency	Existing Use	Future Land Use	Zoning
North	Residential	Historic Residential	HMDR
South	Public Right of Way	NA	NA
East	Residential	Historic Commercial	HNC-2
West	Public Right of Way	NA	NA

Levels of Service – Based on the evaluation criteria of Sec. 90-521(5) the impacts of the proposed changes are generally summarized as follows:

- The proposed change is expected to increase demand on the surrounding transportation system (188 trips/1k sq. ft./day)..
- The proposed change is expected to increase demand for Potable Water (403 gallons/ day).
- The proposed change is expected to decrease Wastewater supply (63 gal/capita/day).
- The proposed change is expected to increase Solid Waste supply (61.4 lbs/capita/day).
- The proposed change is not expected to impact Stormwater LOS.
- The proposed change is not expected to impact Recreation LOS.

As demonstrated in Section 90-521(5) (below) adequate public facilities are available to provide service to the development and the request is consistent with adopted infrastructure minimum levels of service standards.

**c. Avoidance of spot zoning.**

**1. A small parcel of land is singled out for special and privileged treatment**

No special or privileged treatment will be conferred through approval of the request. If the request is granted, the property's mixed use nature will be restored and it will share the same obligations and privileges as other Historic Commercial/ HNC-2 properties abutting it and as found elsewhere in the City of Key West.

**2. The singling out is not in the public interest but only for the benefit of the landowner; and;**

As mentioned above, no singling out will be conferred through approval of the request. The request does not confer any land use activities not already provided to the HNC-2 zoning district as adopted in the Land Development Regulations. The request is therefore found to be in the public interest. Additional discussion is provided in criteria for approval- Section 90-521, below.

1                                   3. **The action is not consistent with the adopted comprehensive plan**

2  
3                                   The action is found to be consistent with the Comprehensive Plan as  
4                                   presented in the associated Comprehensive Plan Amendment application  
5                                   materials.  
6

7                                   **d. Undeveloped land with similar zoning. The amount of undeveloped land in the**  
8                                   **general area and in the city having the same zoning classification as that**  
9                                   **requested shall be stated.**

10                                   **e.**

11                                   Of the 130 parcels located within 300 feet<sup>6</sup> two (2) are undeveloped<sup>7</sup>.

FLUM	RE. No.	Zoning	Size (sq.ft.)
HR	00008760-000000	HMDR	6,691
HC	00005970-000000	HNC-2	3,317

12  
13 **Criteria for Approval (Section 90-521)**

14  
15 **(1) Consistency with plan. Whether the proposal is consistent with the overall**  
16 **purpose of the comprehensive plan and relevant policies within the**  
17 **comprehensive plan, including the adopted infrastructure minimum levels of**  
18 **service standards and the concurrency management program**

19  
20 **a. Consistency with Comprehensive Plan.**

21  
22                                   Policy 1-1.1.9: Allowed Uses in Historic Neighborhood Commercial:

- 23                                   o Approval of the request will be more consistent with the historic use of the  
24                                   property; accommodating both residential and neighborhood commercial  
25                                   uses along this major thoroughfare.  
26

27                                   Policy 1-1.3.2: Designate Various Types of Mixed Use Commercial Nodes to  
28                                   Accommodate Diverse Commercial Uses.

- 29                                   o Approval of the request will more adequately ensure availability of a  
30                                   mixed use commercial node at the intersection of Fleming St. and William  
31                                   St.

32                                   Policy 2-1.1.3: Dense Urban Land Area.

- 33                                   o The City of Key West is a substantially developed dense urban land area  
34                                   and is thereby exempted from transportation concurrency requirements  
35                                   for roadways. The City recognizes that its development characteristics  
36                                   make substantive expansion of capacity of the roadway system  
37                                   prohibitive. The City will therefore prioritize improving the safety and  
38                                   function of existing roads and multi-modal transportation improvements  
39                                   (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as  
40                                   its primary strategies for addressing current and projected transportation  
41                                   needs.  
42

43 **b. Consistency with adopted infrastructure minimum levels of service standards**

44                                   Levels of Service – Based on the evaluation criteria of Sec. 90-521(5) the impacts  
45                                   of the proposed changes are generally summarized as follows:

<sup>6</sup> 300 ft radius report- MCPA

<sup>7</sup> Categorized as 'vacant' by Monroe County Property Appraiser

- The proposed change is expected to increase demand on the surrounding transportation system (188 trips/1k sq. ft./day)..
- The proposed change is expected to increase demand for Potable Water (403 gallons/ day).
- The proposed change is expected to decrease Wastewater supply (63 gal/capita/day).
- The proposed change is expected to increase Solid Waste supply (61.4 lbs/capita/day).
- The proposed change is not expected to impact Stormwater LOS.
- The proposed change is not expected to impact Recreation LOS.

As demonstrated in Section 90-521(5) (below) adequate public facilities are available to provide service to the development and the request is consistent with adopted infrastructure minimum levels of service standards.

**c. Concurrency management program.**

The request is consistent with the concurrency management program of Objective 9-1.5. Specific concurrency applications in accordance with Section 94-32 may be required for specific future development plans. No Plans are proposed as part of this application. At this time, no system improvements are anticipated as a result of the proposed change as evidenced in the findings of Section 90-521(5), below.

**(2) Conformance with ordinances. Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.**

The proposal is in conformance with the procedures for amending the Land Development Regulations as demonstrated herein.

<b>Dimensional Requirements Comparison</b>	<b>Section 122-600 HMDR</b>	<b>Section 122-840 HNC-2</b>
Maximum density (dwelling units per acre)	16	16
Maximum floor area ratio	1.0	1.0
Maximum height (feet)	30	30
Maximum lot coverage		
Maximum building coverage	40%	40%
Maximum impervious surface ratio	60%	60%
Minimum lot size (square feet.)	4,000	5,000
Minimum lot width (feet)	40	50
Minimum lot depth (feet)	90	100
Minimum setbacks (feet)		
Front	10	10
Side	5	5
Rear	15	15
Street side	7.5	7.5

1  
2 The existing parcel is 43' (William St. frontage) x 95' (Fleming St. frontage). The  
3 proposed change will result in non-conforming minimum lot size, width and depth  
4 for the subject property. However, of the current 18 HNC-2 properties located  
5 along Fleming, between William St. and Margaret St., 83% are less than the  
6 minimum required lot size, minimum lot width and/ or depth.

7 The applicant requests that consideration of this nonconformity to lot dimensional  
8 requirements not hinder the current application, primarily due to the historic  
9 platting date of this property as pre-dating the Land Development Regulations.

10  
11 **(3) Changed conditions. Whether, and the extent to which, land use and development**  
12 **conditions have changed since the comprehensive plan's effective date and**  
13 **whether such conditions support or work against the proposed change.**  
14

15 The effective date of the Land Development Regulations is July 3, 1997. The  
16 Comprehensive Plan was adopted on March 5, 2013. Both the comp plan and  
17 the LDRs are "Living Documents" that are, by their very nature, designed to  
18 evolve and change with the community's goals.

19 In this case, the community has experienced wild fluctuations in the economy  
20 and a concerted shift back to more historical and sustainable sidewalk- &  
21 pedestrian-oriented development. The subject site has historically been a  
22 sidewalk-oriented mixed-use property. The property owner seeks to restore the  
23 historic nature and further the community's related goals.  
24

25 **(4) Land use compatibility. Whether, and the extent to which, the proposal would**  
26 **result in any incompatible land uses, considering the type and location of uses**  
27 **involved.**  
28

29 The proposed map amendment would serve to extend the adjacent HNC-2  
30 District to the intersection of Williams and Fleming St. The proposed map  
31 amendment would serve to extend the adjacent HNC-2 District to the intersection  
32 of William and Fleming and restore the historic mixed-use nature of the property  
33 for neighborhood-oriented commercial uses. Within this district, similar historic  
34 neighborhood commercial corners exist throughout the immediate vicinity and  
35 compatibility is demonstrated by the success of this "New Urbanist" approach to  
36 community development.  
37

38 The entire of the New Urbanist - Andrés Duany type pedestrian-oriented  
39 community development patterns are heavily modeled after the autochthonous  
40 Old Town Key West development. The proposed change is not a creation of  
41 something new to be tested for compatibility, but it is recognition of the  
42 successful historic development pattern that is now the model for superior  
43 community development world-wide.  
44

45 The request restores the historic potential for neighborhood commercial uses on  
46 the property. Similar circumstances exist throughout the immediate vicinity and  
47 compatibility is normally addressed in accordance with Comprehensive Plan  
48 Policy 1-1.2.1, Policy 1-1.2.2 and Policy 1-1.9.5. Therefore, the proposal will not  
49 result in any incompatible land uses because existing instances of Historic  
50 Commercial abutting Historic Residential can be found throughout the City and

1  
2  
3

existing design regulations in the Land Development Regulations specifically address compatibility via the implementing language in the Comprehensive Plan.



Figure 1 Future Land Use Map

4

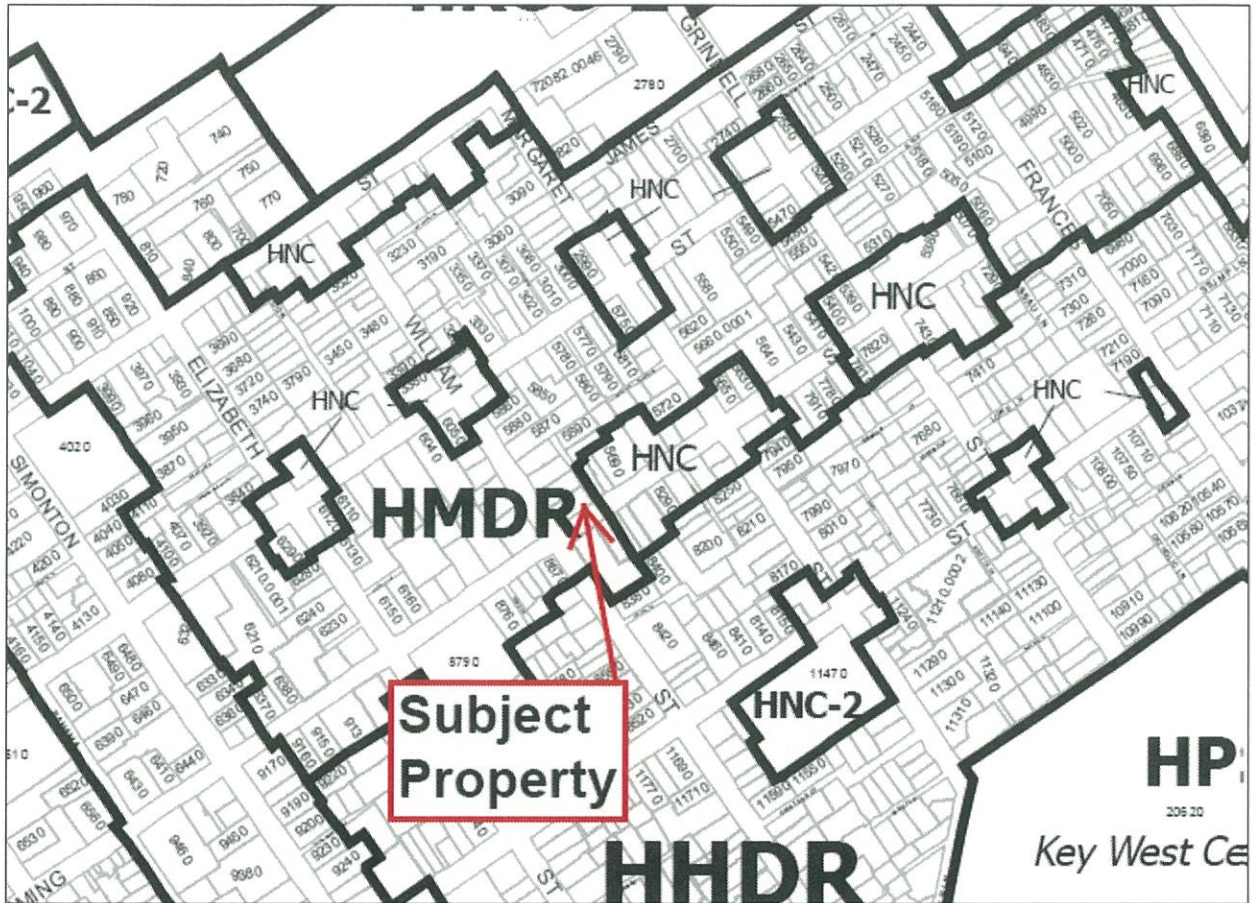


Figure 1. Zoning Map

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3

Comprehensive Plan- Future Land Use Comparison	
Existing	Proposed
Historic Residential	Historic Commercial
Maximum Density 16 dwelling units per acre	Maximum Density 16 dwelling units per acre
Maximum F.A.R. 0.0	Maximum F.A.R. 0.9
Allowable uses in areas designated Historic Residential are single family, duplex and multi-family residential that preserve the historic character and quality of the Historic Preservation District central residential community. Accessory uses, including approved home occupations and customary community facilities are also allowed. Transient uses are not permitted	Areas zoned Historic Neighborhood Commercial within the Historic Commercial Future Land Use District are intended to accommodate both residential and neighborhood commercial uses typically located along major thoroughfares which lead into or are adjacent to the central core commercial area of the City of Key West. Residential activities within this designated area include single family and duplex structures and multiple-family structures. Commercial uses generally permitted in the area include: <ol style="list-style-type: none"> <li>1. Professional Offices</li> <li>2. Restaurants</li> <li>3. Banking and financial institutions</li> <li>4. Personal and Service shops</li> <li>5. Specialty shops</li> <li>6. Retail sales and service, excluding automotive sales</li> </ol>

and services as well as drive-in or drive-through restaurants, theaters or other drive-in facilities which potentially generate similar traffic flow problems

7. Transient living accommodations

8.

The HNC zoned areas may also accommodate community facilities.

Within HNC areas redevelopment or conversion of permanent housing structures to transient residential (excepting HNC-2 areas which do not allow transient uses), office, or other allowable commercial uses shall be permitted only if no on-site reduction in housing units for permanent residents occurs. The allowable maximum residential density shall be sixteen (16) units per acre. The maximum intensity for nonresidential activities shall not exceed a floor area ratio of 1.0 as stratified above (.8, .9, or 1.0) considering floor area allocated to all such uses. Performance standards shall be included in the Land Development Regulations which restrict the allowable neighborhood commercial uses to very limited square footage in order to maintain land use compatibility with residential uses in the vicinity. In addition, the performance standards shall incorporate other qualitative and quantitative standards which protect residential properties.

1  
2  
3

Land Use Compatibility Analysis	HR / HMDR	HC / HNC-2
<b>Permitted Uses</b>		
Single-family and two-family residential dwellings.	X	X
Multiple-family residential dwellings.	X	X
Group homes with less than or equal to six residents (section 122-1246).	X	X
Places of worship.		X
Business and professional offices.		X
Commercial retail low intensity less than or equal to 2,500 square feet.		X
Medical services.		X
Parking lots and facilities.		X
Veterinary medical services, without outside kennels.		X
Parks and recreation, active and passive on the Truman Waterfront parcel, only		X
<b>Conditional Uses</b>		
Group homes with seven to 14 residents (section 122-1246).	X	X
Cultural and civic activities.	X	X
Educational institutions and day care.	X	X
Nursing homes/rest homes and convalescent homes.	X	X
Parks and recreation active and passive.	X	X
Places of worship.	X	
Protective services.	X	X
Public and private utilities.	X	X
Parking lots and facilities.	X	
Commercial retail low intensity 2,500 to 5,000 square feet.		X
Restaurants, excluding drive-through.		X



1  
2 **(5) Adequate public facilities. Whether, and the extent to which, the proposal would**  
3 **result in demands on public facilities and services, exceeding the capacity of such**  
4 **facilities and services, existing or programmed, including**  
5

6 • **Section 94-72- Transportation**

7  
8 The maximum predicted potential trip generation of the current land use is less  
9 than the maximum predicted potential trip generation from the proposed land  
10 use. Transportation impacts are expected to rise with an increase in potential for  
11 neighborhood commercial activity. It is expected that the impact will be offset by  
12 non-vehicular means of transportation based largely in part to the location of the  
13 property in the Historic downtown.

- 14 ○ The LOS analysis concludes that overall trip generation from the site will  
15 be expected to increase as part of the proposal; however, it should not  
16 result in a substandard LOS for any affected City roads.  
17

Designation	Residential		Commercial		Total
	Rate	Trips	Rate	Trips	
HMDR	10 trips/unit	10 trips/unit x 2 units = 20 trips	N/A	0.0	20 Trips
HNC-2	10 trips/unit	10 trips/unit x 2 units = 20 trips	50 trips/1k sq.ft./day	50 trips/1k sq. ft./day x 3,762 sq.ft. = 188 trips	208 trips

18

Policy 2-1.1.1	
Roadway Facilities	Min LOS Standard Peak Hour
City Urban Collectors	D

19  
20 • **Section 94-68 – Water**

21  
22 Summary Response: The Potable Water Level of Service is identical for the  
23 current and the proposed land use category; therefore, it is not expected that the  
24 proposal will result in excess capacity on this public facility.  
25

Designation	Residential		Commercial		Total
	LOS	Capacity <sup>8</sup>	Rate	Capacity	
HMDR	100 gal/capita/day	4.03 capita x 100 gal = 403 gal	N/A	0.0	403 gal
HNC-2	100 gal/capita/day	4.03 capita x 100 gal = 403 gal	100 gal/capita/day	4.03 capita x 100 gal = 403 gal	403 gal

26  
27  
<sup>8</sup> For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

1           • **Section 94-67- Sanitary Sewage**

2           Summary Response: The expected impact of the current land use is greater than  
 3           the expected impact from the proposed land use; therefore, it is not expected that  
 4           the proposal will result in excess capacity on this public facility.  
 5

Designation	Residential		Commercial		Total
	LOS	Capacity <sup>9</sup>	Rate	Capacity	
HMDR	100 gal/capita/day	4.03 capita x 100 gal = 403 gal	N/A	0.0	403 gal
HNC-2	100 gal/capita/day	4.03 capita x 100 gal = 403 gal	660 gal/acre/day	0.095 acres x 660 gal = 63 gal	466 gal

6  
7           • **Section 94-71- Solid Waste**

8           Summary Response: The expected impact of the current land use is less than  
 9           the expected impact from the proposed land use. The LOS analysis concludes  
 10          that overall solid waste disposal will be expected to increase as part of the  
 11          proposal; however, it should not result in a substandard LOS.  
 12

Designation	Residential		Commercial		Total
	LOS	Capacity <sup>10</sup>	Rate	Capacity	
HMDR	2.66 lbs/capita/day	4.03 capita x 2.66 lbs = 10.7 lbs	N/A	0.0	10.7 lbs
HNC-2	2.66 lbs/capita/day	4.03 capita x 2.66 lbs = 10.7 lbs	6.37 lbs/capita/day	9.64 <sup>11</sup> x 6.37 lbs=61.4lbs	72.1 lbs

- 13  
14  
15           ○ Policy 4-1.1.2.D- Recyclable Waste Generation Level of Service has  
 16           changed with the adoption of the new Comprehensive Plan.  
 17

Designation	Residential		Commercial		Total
	LOS	Capacity <sup>12</sup>	Rate	Capacity <sup>13</sup>	
HMDR	0.05 lbs/capita/day	4.03 capita x 0.5 lbs = 2.01 lbs	N/A	0.0	2.01 lbs
HNC-2	0.05 lbs/capita/day	4.03 capita x 0.5 lbs = 2.01 lbs	0.25 lbs/capita/day	8.06x 0.25 lbs=2.01lbs	4.02 lbs

18  
19           • **Section 94-69- Drainage**

20  
21           Summary Response: Stormwater concurrency will be insured as part of any  
 22           future development order in accordance with Chapter 94.  
 23

24           Policy 4-1.1.2. E- Drainage Facilities Level of Service has not changed with the  
 25           adoption of the new Comprehensive Plan.

<sup>9</sup> For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

<sup>10</sup> For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

<sup>11</sup> Adopted LOS 6.37/Adopted LOS 2.66= 2.39 multiplier; 4.03\*2.39=9.64

<sup>12</sup> For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

<sup>13</sup> Adopted LOS 0.5/Adopted LOS 0.25= 2.00 multiplier; 4.03\*2.00=8.06

- The Drainage level of service standard below will be applicable to all types of development. Where two or more standards impact a specific development, the most restrictive standard shall apply:
  1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration.
  2. Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Stormwater facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
  3. Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

- **Recreation**

Policy 7-1.1.9- The proposed change is not expected to have any adverse effect on availability of recreation services.

- **Education**

No level of service currently exists in Comprehensive Plan but the proposed change is not expected to have an adverse effect on availability education services.

- **Emergency services**

No level of service currently exists in Comprehensive Plan for emergency services but the proposed change is not expected to have an adverse on availability emergency services.

- **Similar necessary facilities and services-**

No level of service currently exists in Comprehensive Plan for similar or necessary facilities but the proposed change is not expected to have an adverse effect on availability of such services.

- **Approval of a plan amendment does not constitute a concurrency determination, and the applicant will be required to a concurrency determination pursuant to chapter 94.**

Applicant understands and concurs with this criterion. Concurrency determination will be made at the time specific development order(s) are proposed

1 **(6) *Natural environment.* Whether, and to the extent to which, the proposal would**  
2 **result in adverse impacts on the natural environment, including consideration of**  
3 **wetlands protection, preservation of groundwater aquifer, wildlife habitats, and**  
4 **vegetative communities.**

5  
6 The site is currently developed in the urban downtown. No wetlands, aquifer  
7 recharge area, protected habitats or sensitive vegetative communities exist on  
8 site. No quantifiable impacts can be directly correlated or associated with the  
9 proposed change; therefore, no foreseeable adverse impacts are expected.

10  
11 **(7) *Economic effects.* Whether, and the extent to which, the proposal would adversely**  
12 **affect the property values in the area or the general welfare.**

13  
14 Assuming mixed-use properties have a higher median sales value than  
15 residential properties in the general area, no foreseeable adverse impacts on  
16 property values would be expected as part of this request. Increased potential for  
17 mixed use development associated with the request would result in increased  
18 appraisal values for the property; this should not adversely affect surrounding  
19 property values. Typically, properties with higher value yield more in tax revenue.  
20 In addition, the applicant is coordinating with the Monroe County Property  
21 Appraiser on this matter.

22  
23 **(8) *Orderly development.* Whether the proposal would result in an orderly and**  
24 **compatible land use pattern. Any negative effects on such pattern shall be**  
25 **identified.**

26  
27 The proposed map amendment would serve to extend the adjacent Historic  
28 Commercial District in an orderly and logical manner to the intersection of  
29 Williams and Fleming St. Current patterns of Historic Commercial land use along  
30 Fleming St. are consistent with the request: Other Historic Commercial areas are  
31 currently centered round the intersections of Margaret and Grinnell St. Similar  
32 patterns of Historic Commercial District 'mixed-use hubs' can be seen along  
33 Eaton St. at the intersections of Elizabeth, William, Margaret and Grinnell streets.  
34 The current and proposed land use pattern is therefore substantially similar and  
35 spatially consistent in pattern and scope and is compatible with current (and  
36 historical) surrounding patterns of urban land use. No new negative effects are  
37 expected.

38  
39 **(9) *Public interest; enabling act.* Whether the proposal would be in conflict with the**  
40 **public interest, and whether it is in harmony with the purpose and interest of this**  
41 **subpart B and its enabling legislation.**

42  
43 The proposal is not in conflict with the public interest and is in harmony with the  
44 purpose and intent of the Land Development Regulations and the  
45 Comprehensive Plan as demonstrated in the above findings of the criteria for  
46 approval. Moreover, the request is hypothesized to provide increased opportunity  
47 for the Historic downtown: restoring the historic use of this property while  
48 providing for mixed –use development opportunities in the form of neighborhood  
49 commercial and compact infill as promoted by the current Comprehensive Plan.  
50

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3  
4  
5

**(10) *Other matters.* Other matters which the planning board and the city commission may deem appropriate.**

At the time of application submittal, no other matters are deemed appropriate.

# **Authorization Form**

**City of Key West  
Planning Department**



**Authorization Form**  
(Where Owner is a Business Entity)

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

I, Tom Talamoa as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Tom Talamoa of 801 Fleming Street, LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Trepanier & Associates, Inc.  
*Please Print Name of Representative*

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

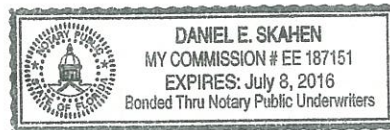
[Signature]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 2/26/15 by  
*date*  
Daniel Skahen Tom Talamoa  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*



## Detail by Entity Name

### Florida Limited Liability Company

801 FLEMING STREET, LLC

### Filing Information

<b>Document Number</b>	L11000109225
<b>FEI/EIN Number</b>	611662984
<b>Date Filed</b>	09/23/2011
<b>Effective Date</b>	09/23/2011
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

801 FLEMING STREET  
KEY WEST, FL 33040

### Mailing Address

C/O DANIEL SKAHEN, P.A. PREFERRED PROPERTI  
520 SOUTHARD STREET  
KEY WEST, FL 33040

### Registered Agent Name & Address

THE SMITH LAW FIRM  
333 FLEMING STREET  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

TALOMAA, TOM  
520 SOUTHARD STREET  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2013	03/15/2013
2014	02/21/2014
2015	02/23/2015



**Document Images**

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V wdh#r i# #arugd/#G hsdwq hq w# i# /wdh

<b>Ownership Disclosure</b> 801 FLEMING STREET, LLC 801 FLEMING STREET, KEY WEST, FL 33040	
Name and Address	% Ownership
NAME, ADDRESS	100 %

**By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.**

Printed Name / Signature of Person Completing Form: [Signature]  
 State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 26 day of Feb, 2015, by Tom Taloman. He/she is personally known to me or has produced as identification.

[Signature]  
 Notary Public  
 My Commission Expires



# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as President/ Owner  
*(print name)* *(print position; president, managing member)*  
of Trepanier & Associates, 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:

801-807 Fleming St. Key West, FL 33040  
*Street Address of subject property*

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

*[Handwritten Signature]*  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this Feb 27, 2015 by  
Mr. Owen Trepanier  
*Name of Authorized Representative*

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

*[Handwritten Signature]*  
*Notary's Signature and Seal*

Richard Puente  
*Name of Acknowledger typed, printed or stamped*



FF 067969  
*Commission Number, if any*

**Deed**

10.00  
\$ 5,250.00

Doc# 1856782 11/01/2011 9:16AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return to:  
Feldman Koenig Highsmith & Van Loon, P.A.  
David Van Loon, Esquire  
3158 Northside Drive  
Key West, FL 33040  
305-296-8851

11/01/2011 9:16AM  
DEED DOC STAMP CL: DS \$5,250.00

Consideration \$750,000.00  
Parcel ID Number: 00005930-000000

Doc# 1856782  
Bk# 2540 Pg# 639

# Warranty Deed

This Indenture, Made this 26th day of October, 2011 A.D., Between Justine Trubey, a married woman

of the County of Kings, State of New York, grantor, and 801 Fleming Street, LLC, a Florida limited liability company

whose address is: 520 Southard Street, Key West, FL 33040

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

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 GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of MONROE State of Florida to wit:


On the Island of Key West, known as all that Part of Lot 4, in Square 34, according to diagram of William A. Whitehead delineated in February, 1829, described as follows:


Commencing at the corner of William and Fleming Streets, and runs thence in a Northeasterly direction on Fleming Street 95 feet; thence at right angles in a Northwesterly direction parallel with William Street 44 feet; thence at right angles in a Southwesterly direction 95 feet out to William Street; thence at right angles in a Southeasterly direction along William Street 44 feet to the place of beginning.

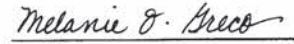
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

  
Printed Name: Madeline McIntosh  
Witness

 (Seal)  
Printed Name: Justine Trubey  
P.O. Address: 759 President Street, Apartment 41  
Brooklyn, NY 11215


  
Printed Name: Melanie O. Greco  
Witness

STATE OF New York  
COUNTY OF Kings

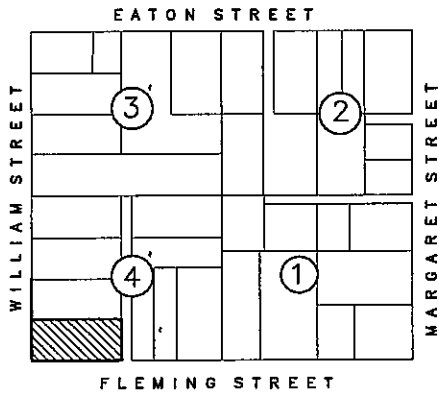
The foregoing instrument was acknowledged before me this 24th day of October, 2011 by Justine Trubey, a married woman

she is personally known to me or she has produced her New York driver's license as identification. #402933128 Expires 10/15/15

KENNETH E. COEN, Notary Public  
State of New York 01CO5070788  
Qualified in Suffolk County  
Certificate Filed in Suffolk County  
Commission Expires Dec. 23, 2014

  
Printed Name: Kenneth E. Coen  
Notary Public  
My Commission Expires: December 23, 2014

# Survey



**LOCATION MAP**

Square 33, City of Key West

**LEGAL DESCRIPTION:**

On the island of Key West, known as all that Part of Lot Four (4) in Square Thirty-Four (34) according to diagram of William A. Whitehead delineated in February, 1829, described as follows:  
 Commencing at the corner of William and Fleming Streets, and runs thence in a Northeasterly direction on Fleming Street 95 feet; thence at right angles in a Northwesterly direction parallel with William Street 44 feet; thence at right angles in a Southwesterly direction 95 feet out to William Street; thence at right angles in a Southeasterly direction along William Street 44 feet to the Point of Beginning.

**Abbreviations:**

Sty. = Story  
 R/W = Right-of-Way  
 fd. = Found  
 p. = Plat  
 m. = Measured  
 d. = Deed  
 N.T.S. = Not to Scale  
 C = Centerline  
 Elev. = Elevation  
 B.M. = Bench Mark

o/h = Overhead  
 u/g = Underground  
 F.F.L. = Finish Floor Elevation  
 conc. = concrete  
 I.P. = Iron Pipe  
 I.B. = Iron Bar  
 C.B. = Concrete Block  
 C.B.S. = Concrete Block Stucco  
 cov'd. = Covered  
 C.U.P. = Concrete Utility Pole

P.O.C. = Point of Commence  
 P.O.B. = Point of Beginning  
 P.B. = Plat Book  
 pg. = page  
 wd. = Wood  
 Bal. = Balcony  
 Pl. = Planter  
 A/C = Air Conditioner

Field Work performed on: 10/7/11

**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 visible 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

**SURVEYOR'S NOTES:**

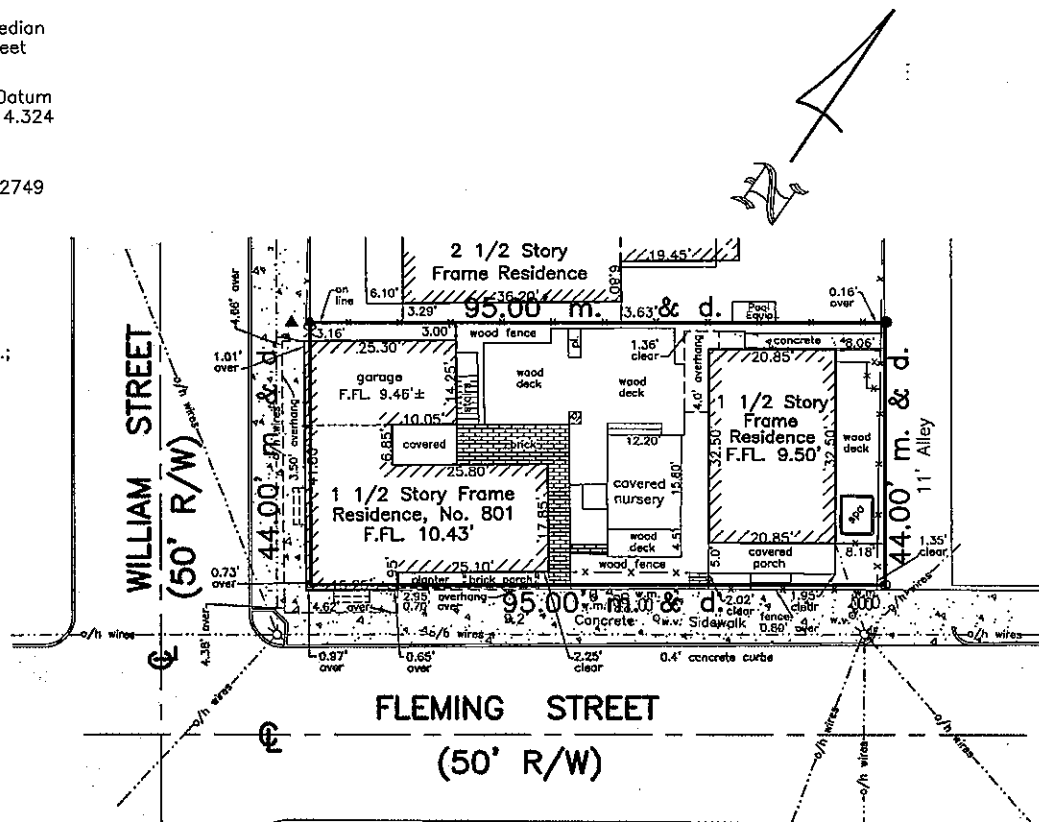
North arrow based on assumed median  
 Reference Bearing: R/W Fleming Street  
 S denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Basic Elevation: 14.324

**MONUMENTATION:**

○ = set 1/2" Iron Pipe, P.L.S. No. 2749  
 ● = Found 1/2" Iron Bar  
 △ = Set P.K. Nail, P.L.S. No. 2749  
 ▲ = Found P.K. Nail

**CERTIFICATION MADE TO:**

Tom Talomaa  
 The Smith Law Firm;  
 Feldman, Koenig, Highsmith & VanLoon, P.A.;  
 Fidelity National Title;  
 Chicago Title



NOTE: All angles are 90° unless otherwise specified.

Tom Talomaa 801 Fleming Street, Key West, Florida 33040			
BOUNDARY SURVEY		Own No.: 11-326	
Scale: 1"=20'	Ref. 204--68	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 10/10/11		Flood Zone: x	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
fred/kw/blk29/801fleming			

**ISLAND SURVEYING INC.**

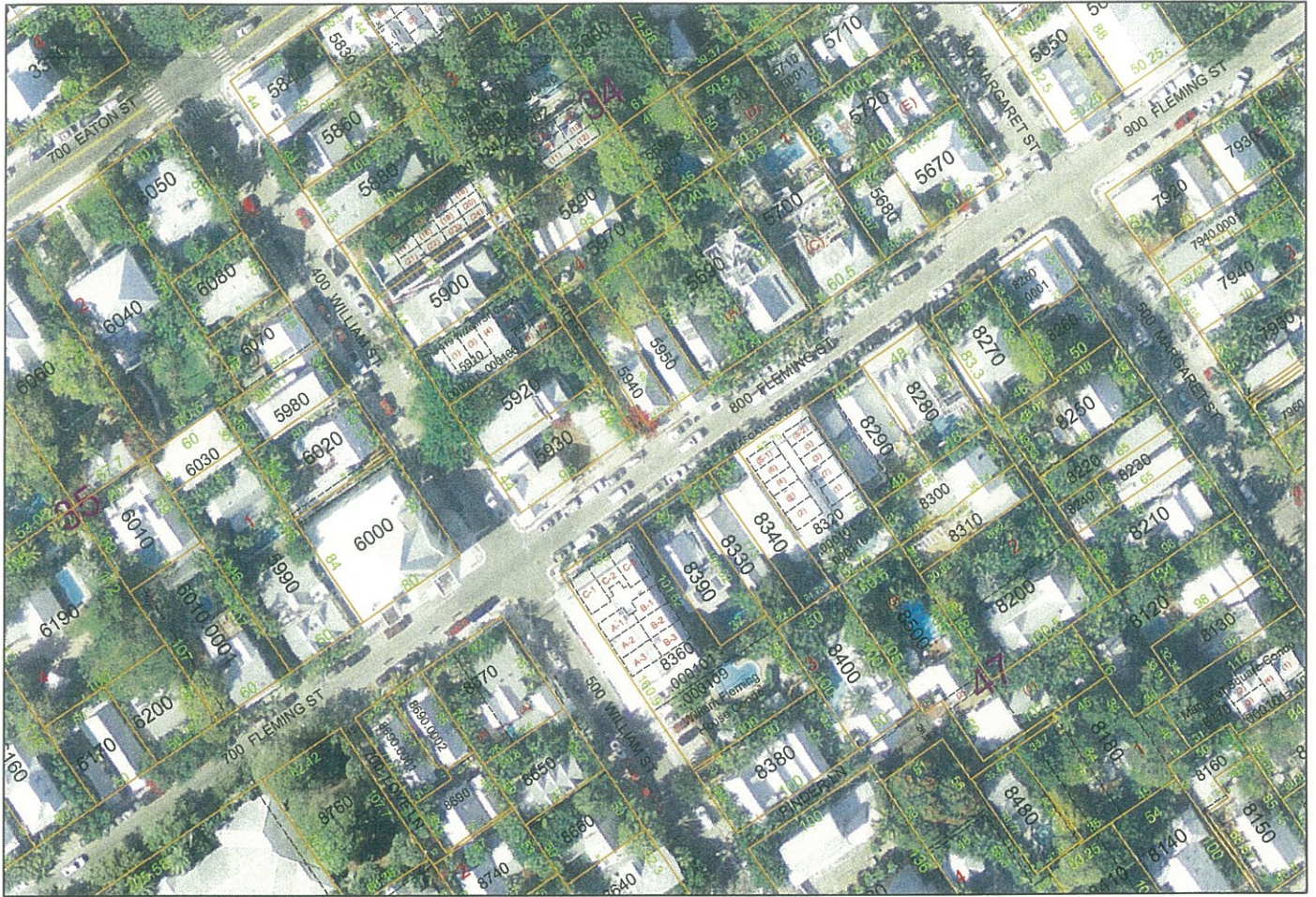
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
 Suite 201  
 Key West, Fl. 33040

(305)-293-0466  
 Fax. (305) 293-0237  
 fhildeb1@bellsouth.net  
 L.B. No. 7700



# Site Photos



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

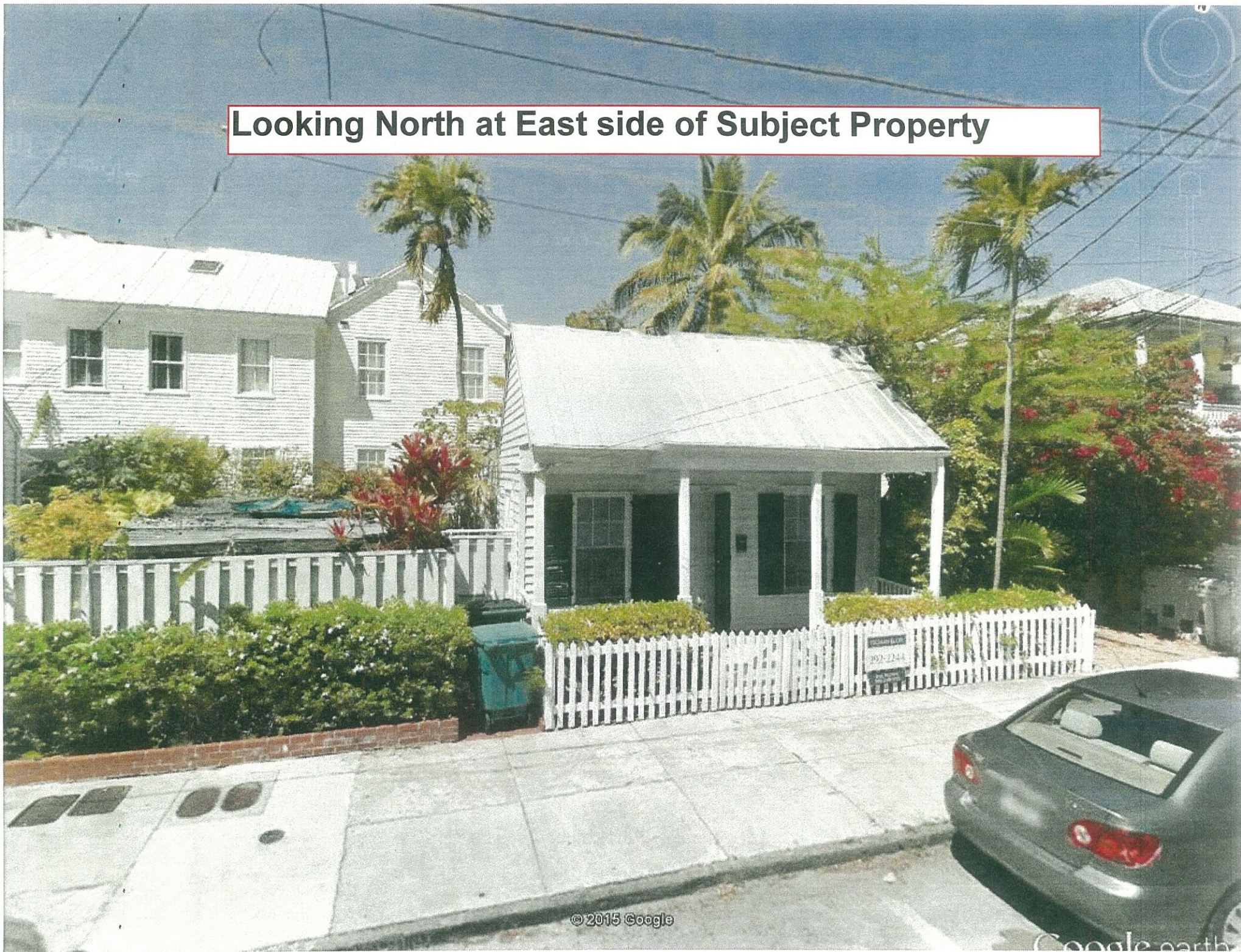
1:1,189  
Date: 7/21/2014



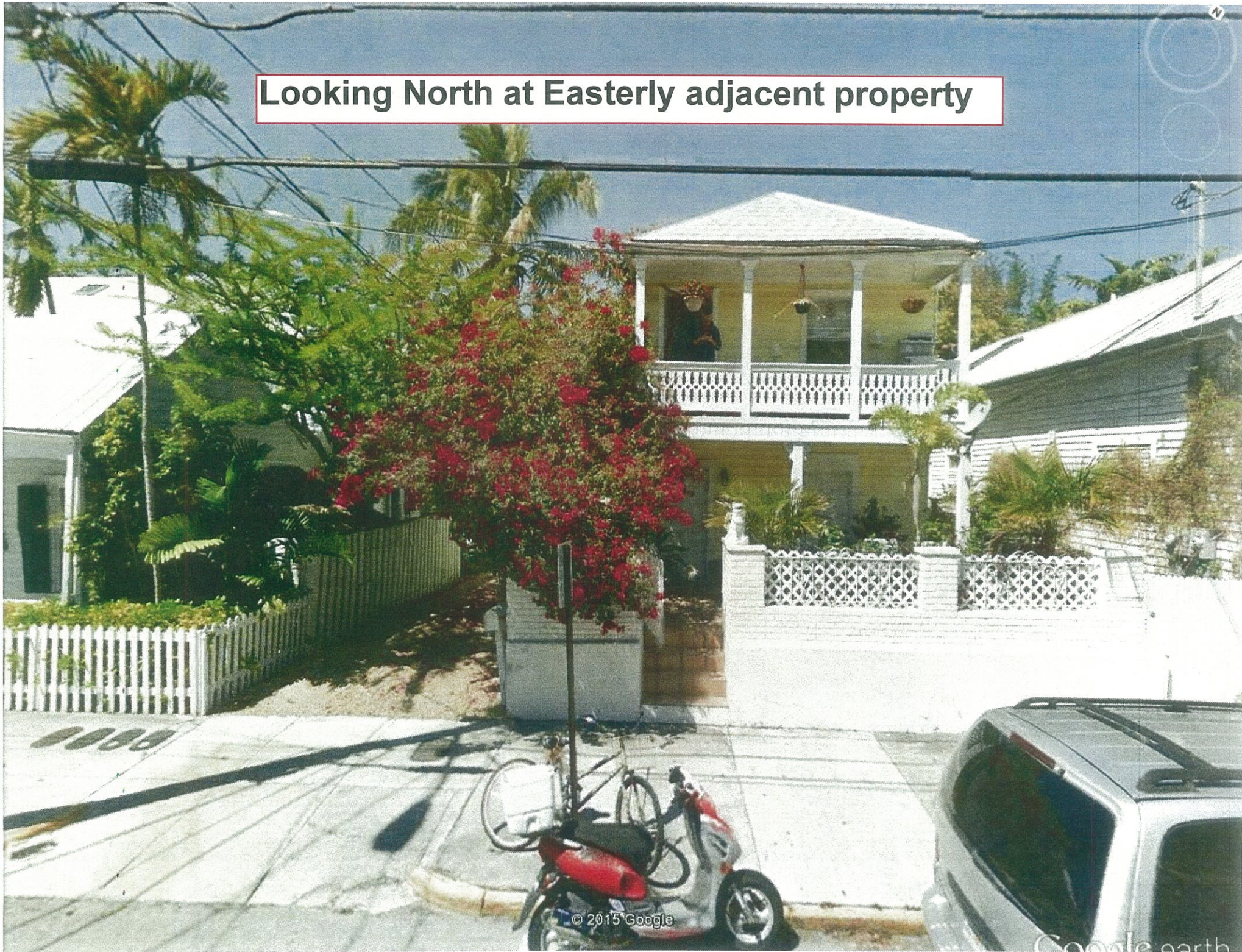


798 Fleming St  
Key West, Florida  
Street View - Mar 2011

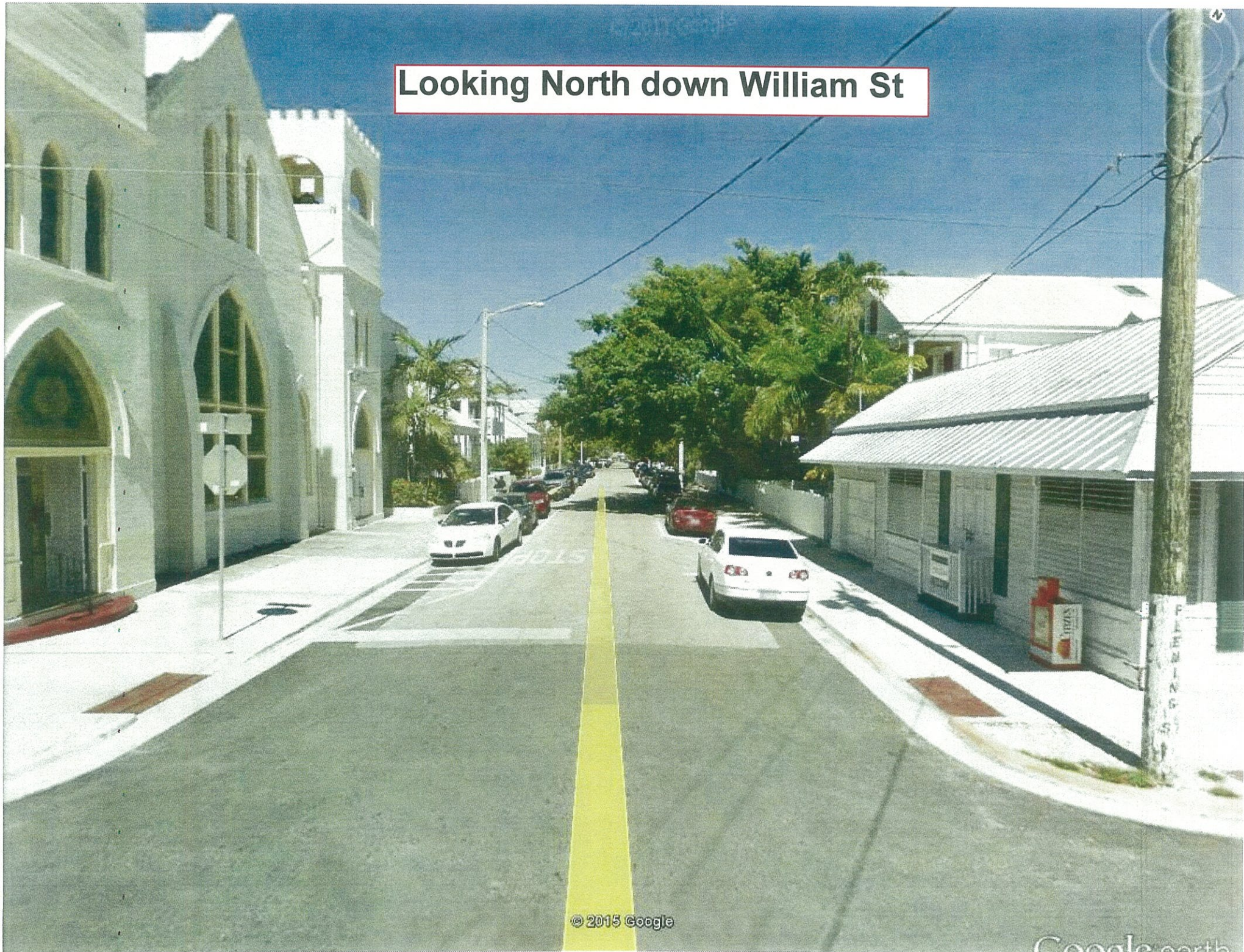
Looking North at East side of Subject Property



Looking North at Easterly adjacent property



Looking North down William St

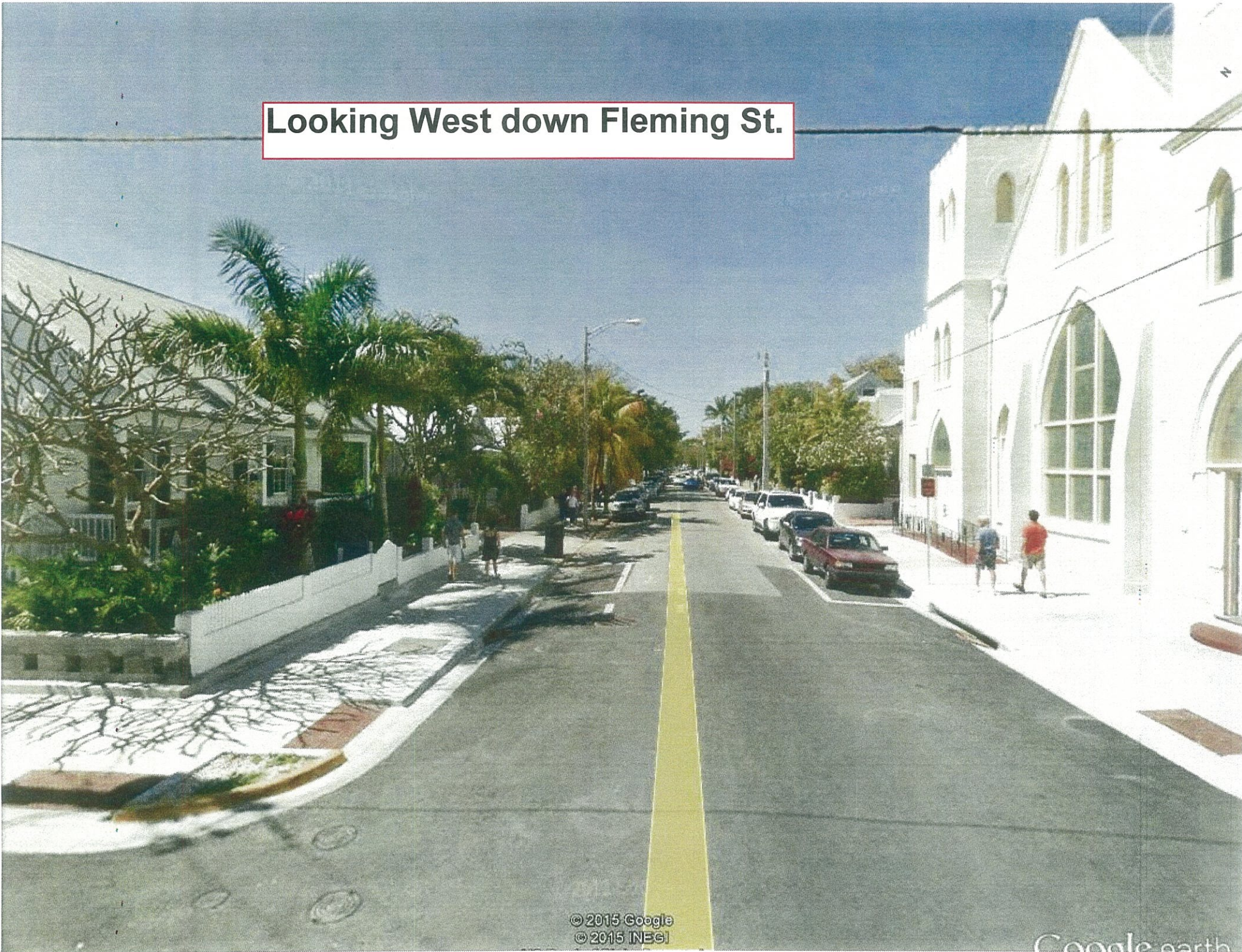


Looking South down William St





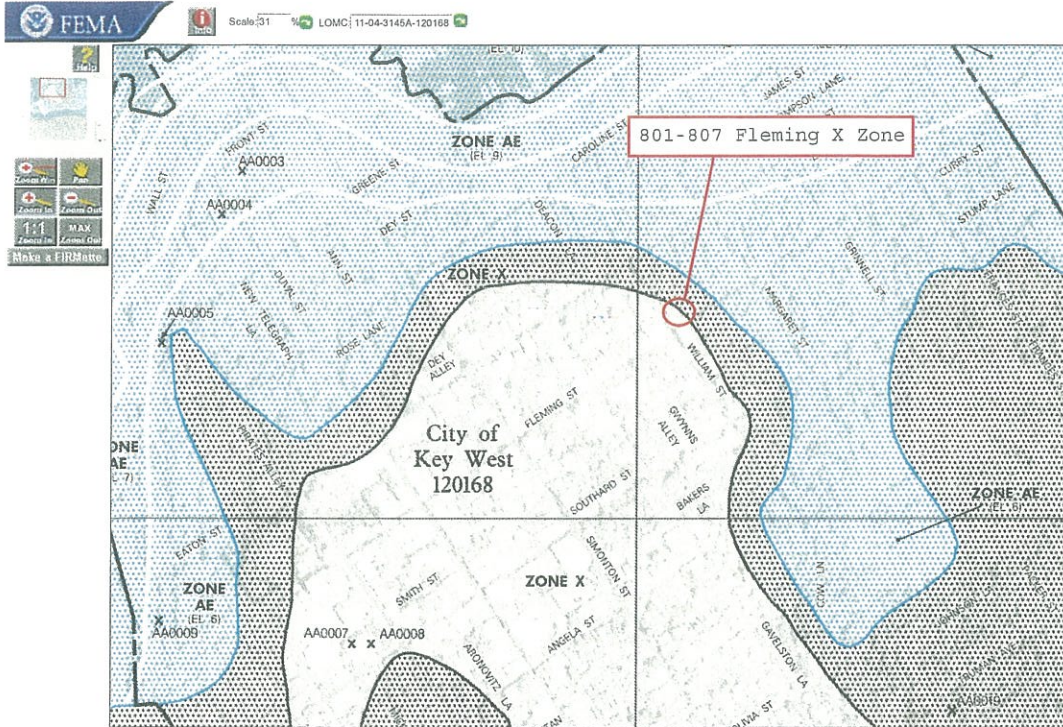
Looking West down Fleming St.





Looking East down Fleming St.

# **Other Information**



**Property Appraiser  
Record Card**



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

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

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

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: **1006157** Parcel ID: **00005930-000000**

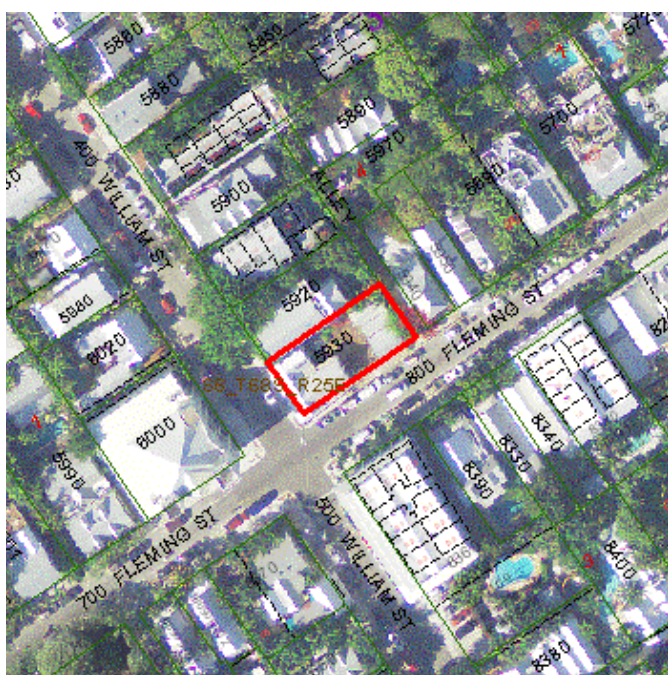
### Ownership Details

**Mailing Address:**  
801 FLEMING STREET LLC  
520 SOUTHARD ST  
KEY WEST, FL 33040-6895

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 801 FLEMING ST KEY WEST  
807 FLEMING ST KEY WEST  
**Legal Description:** KW PT LT 4 SQR 34 OR230-278/87 OR418-812/14 OR857-2055D/C OR1103-931TR OR1284-2030/31MT OR2521-1192 OR2540-639

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	44	95	4,180.00 SF

### Building Summary

**Number of Buildings:** 2  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1931  
**Year Built:** 1944

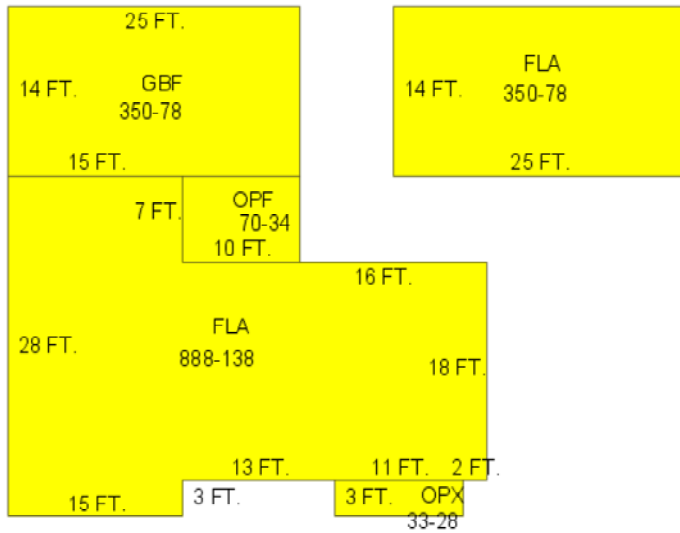
### Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 500
<b>Effective Age</b> 10	<b>Perimeter</b> 216	<b>Depreciation %</b> 8
<b>Year Built</b> 1944	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 1,238
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.  
**Roof Type** GABLE/HIP      **Roof Cover** METAL      **Foundation** CONC BLOCK  
**Heat 1** NONE      **Heat 2** NONE      **Bedrooms** 3  
**Heat Src 1** NONE      **Heat Src 2** NONE

**Extra Features:**

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	GBF		1	1987	N N	0.00	0.00	350
2	OPF		1	1987	N N	0.00	0.00	70
3	FLA	12:ABOVE AVERAGE WOOD	1	1987	N Y	0.00	0.00	888

4	OPX		1	1987	N	N	0.00	0.00	33
5	FLA	12:ABOVE AVERAGE WOOD	1	1987	N	Y	0.00	0.00	350

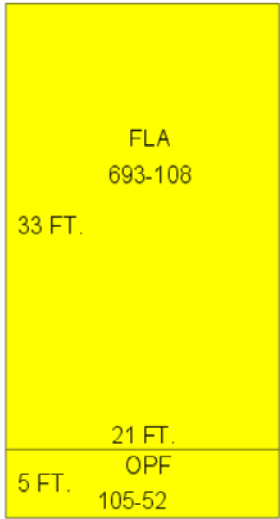
### Building 2 Details

**Building Type** R1  
**Effective Age** 10  
**Year Built** 1944  
**Functional Obs** 0  
**Condition** G  
**Perimeter** 108  
**Special Arch** 0  
**Economic Obs** 0  
**Quality Grade** 500  
**Depreciation %** 8  
**Grnd Floor Area** 693

**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** CONC BLOCK  
**Bedrooms** 2

**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	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1943	N Y	0.00	0.00	693
2	OPF		1	1943	N N	0.00	0.00	105

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	570 SF	95	6	2006	2007	2	30



0	PO4:RES POOL	320 SF	20	16	2012	2013	4	50
0	WF2:WATER FEATURE	1 UT	0	0	2012	2013	4	20
0	WD2:WOOD DECK	742 SF	0	0	2012	2013	3	40
2	FN2:FENCES	546 SF	0	0	1979	1980	2	30
5	PT2:BRICK PATIO	212 SF	0	0	1969	1970	4	50
6	FN2:FENCES	114 SF	19	6	2012	2013	5	30

## Appraiser Notes

2014-02-19 MLS \$1,695,000 5/3 TWO HOUSES IN OLD TOWN! THIS EXTENSIVELY RENOVATED PRIME OLD TOWN PROPERTY CONSISTS OF 2 HISTORIC HOMES THAT EACH HAVE 2BR/1BA PLUS AN APARTMENT OVER THE ENCLOSED GARAGE. ADDED FEATURES INCLUDE A LARGE POOL WITH WATERFALL LOCATED BETWEEN BOTH HOMES ALONG WITH OUTDOOR SHOWER, MODERNIZED BATHROOMS AND STAINLESS STEEL APPLIANCES. IF PEOPLE WATCHING IS YOUR CUP OF TEA, THERE ARE PORCHES OFF EACH HOME THAT OVERLOOK THE POPULAR FLEMING STREET. WITHIN WALKING DISTANCE TO FAMED DUVAL STREET, SHOPS, RESTAURANTS, AND BARS.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
6	07-5340	12/13/2007	02/29/2008	1,800 Residential	REPLACE APPROX. 40 SF OF WOOD SIDING & 10 LF OF WOD TRIM, 40 SF OF WOOD TRIM
7	07-5341	12/14/2007	02/29/2008	5,500 Residential	REPLACE APPROX. 400 SF OF V-CRIMP, REPLACE APPROX. 400 SF OF DRYWALL IN BACK ROOM, REPLACE 60 SF OF WOOD SIDING AND 200 LF OF TRIM
08-0200	01/25/2008	02/29/2008	3,200 Residential		INSTALL 2500 SF SILVER COAT TO ROOF, 90 LF OF DRIP EDGE
11-4710	12/28/2011	08/09/2012	25,000		INTERIOR KITCHEN & BATH REPAIRS,
12-0166	01/19/2012	08/09/2012	5,000		UPGRADE SERVICE, SMOKE DETECTORS
12-0242	01/25/2012	08/09/2012	5,000		REPLACE PLUMBING FIXTURES & MINOR REPAIRS
12-0325	01/30/2012	08/09/2012	18,000		INSTALL 2 DUCTLESS MINI SPLITS
11-4710	02/13/2012	08/09/2012	153,000		MISC EXTERIOR SIDING REPAIR AS PER PLANS
12-0114	01/17/2012	08/09/2012	20,000		INTERIOR WORK ONLY, REPAIRS TO BATHROOM, KITCH, NEW CABINETS, COUNTER TOPS,BATH TILE REPLACEMENT
12-0114	01/27/2012	08/09/2012	24,500		REVISION: STABILIZE KITCHEN FLOOR FRAMING PER PLANS. INSTALL NEW SUB FLOORING, NEW FINISHED FLOORING, RETILE BATHROOM
12-0326	01/30/2012	08/09/2012	8,000		INSTALL ONE 2 TON DUCTLESS MINI SPLIT
12-0243	02/09/2012	08/09/2012	4,800		REVISION PLUMB SEWER & WATER LINES FOR KITCH, BATH, LAUNDRY
12-0114	02/13/2012	08/09/2012	71,500		REVISION#2, MISC EXTERIOR SIDING REPAIRS
12-0724	02/28/2012	08/09/2012	40,000		BUILD SWIMMING POOL 16x20
12-0466	02/17/2012	08/09/2012	5,788		MAINT & PAINT EXISTING VCRIMP ROOF
12-0467	02/17/2012	08/09/2012	8,795		INSTALL 500sf OF VCRIMP METAL ROOF
12-0114	03/12/2012	08/09/2012	74,000		REVISION#3 APPLY 3/4 ROOF PLY SHEATHING TO 500sf OF ROOF IN REAR OF BLDG
11-4710	03/15/2012	08/09/2012	154,800		INSTALL GARAGE DOOR WEST SIDE OF BLDG
1	9701014	04/01/1997	11/01/1997	1,000 Residential	INCREASE FAT TO FLA
2	9901357	04/23/1999	08/13/1999	2,500 Residential	PAINT BUILDING
3	9901302	04/22/1999	08/13/1999	1,300 Residential	REPAIRS
4	0003491	10/20/2000	11/06/2000	700 Residential	ROOFING
5	05-4284	10/03/2005	08/07/2006	1,500 Residential	REPAIR DAMAGED 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	267,558	56,244	524,122	847,924	753,632	0	847,924
2013	261,472	4,390	463,177	729,039	685,120	0	729,039
2012	218,579	6,960	396,261	621,800	621,800	0	621,800
2011	221,245	7,040	182,871	411,156	366,162	25,500	345,683
2010	223,910	7,150	130,041	361,101	349,865	25,500	324,365
2009	251,914	7,259	347,697	606,870	432,562	25,500	407,062
2008	231,676	7,389	418,000	657,065	450,418	25,500	424,918
2007	340,413	7,499	689,700	1,037,612	583,239	25,500	557,739
2006	609,345	6,352	397,100	1,012,797	526,863	25,500	501,363
2005	648,657	6,402	313,500	968,559	544,506	25,500	519,006
2004	364,219	6,452	292,600	663,271	395,527	25,500	370,027
2003	390,436	6,562	146,300	543,298	342,957	25,500	317,457
2002	383,502	6,905	146,300	536,707	337,499	25,500	311,999
2001	303,831	6,393	146,300	456,524	302,057	25,500	276,557
2000	297,000	8,451	79,420	384,871	268,749	25,500	243,249
1999	259,626	5,783	79,420	344,829	249,115	25,500	223,615
1998	203,628	4,742	79,420	287,790	223,516	25,500	198,016
1997	157,838	4,451	71,060	233,350	198,936	25,500	173,436
1996	105,889	3,541	71,060	180,490	173,796	25,500	148,296
1995	96,476	3,363	71,060	170,899	167,378	25,500	141,878
1994	86,280	3,156	71,060	160,496	160,496	25,500	134,996
1993	86,419	3,295	71,060	160,774	160,774	25,500	135,274
1992	86,419	3,442	71,060	160,921	160,921	25,500	135,421
1991	86,419	3,563	71,060	161,042	161,042	25,500	135,542
1990	51,730	3,728	58,520	113,978	113,978	25,500	88,478
1989	42,752	3,499	57,475	103,726	103,726	25,500	78,226
1988	37,315	2,937	52,250	92,502	92,502	25,500	67,002
1987	41,001	498	31,141	72,640	72,640	25,500	47,140
1986	35,159	0	30,096	65,255	65,255	25,500	39,755
1985	34,173	0	18,183	52,356	52,356	25,500	26,856
1984	32,129	0	18,183	50,312	50,312	25,500	24,812
1983	32,129	0	18,183	50,312	50,312	25,500	24,812
1982	32,701	0	18,183	50,884	50,884	25,500	25,384

## 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
10/24/2011	2540 / 639	750,000	WD	02
5/27/2011	2521 / 1192	100	WD	11
2/1/1969	418 / 812	8,000	00	Q

This page has been visited 40,783 times.

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

# **Public Notice**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on May 21, 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:

**Official Zoning Map Amendment – 801-807 Fleming Street (RE # 00005930-000000; AK # 1006157)** – A request to amend the official zoning map from Historic Medium Density Residential (HMDR) to Historic Neighborhood Commercial – Old Town Northeast and Southeast (HNC-2) Zoning District on property located at 801-807 Fleming Street pursuant to Chapter 90, Article VI, Division 2 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.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov). Written responses must be submitted before the hearing to the contact person below.

**Contact:** Kevin Bond, Senior Planner; E-mail: [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); Phone: 305-809-3725; 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:

**Official Zoning Map Amendment** – A request to amend the official zoning map from Historic Medium Density Residential (HMDR) to Historic Neighborhood Commercial – Old Town Northeast and Southeast (HNC-2) Zoning District on property located at 801-807 Fleming Street pursuant to Chapter 90, Article VI, Division 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Applicant:** Trepanier and Associates, Inc.   **Owner:** 801 Fleming Street, LLC

**Location:** 801-807 Fleming Street (RE # 00005930-000000; AK # 1006157)

**Date of Hearing:** May 21, 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.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to:** Kevin Bond, Senior Planner; **E-mail:** [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

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

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1:2256

Latitude: 24.559761 Longitude: -81.801701

POWERED BY  
esri

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 PHILLIPS LEWIS PHILIPPE SKAIFE		4516 AV M	MONTREAL	QUEBE	H4A 3A1	CANADA
2 FLEMING ANDREW J		23 GUNTE	CHELSEA		SW10OUN	ENGLAND
3 STOTT DAVID		26 THE PREAST	SUSSEX	UK	BN10 8PR	ENGLAND
4 408 WILLIAM ST LLC	C/O MEYERS AND ASSOCIATE C	4540 PGA	PALM BEACH	GA	FL 33418-3945	
5 512 WILLIAM STREET LLC	C/O MACFARLANE FERGUSON	PO BOX 1	TAMPA	FL	33601-1531	
6 516 WILLIAM STREET LLC	C/O MACFARLANE FERGUSON	PO BOX 1	TAMPA	FL	33601-1531	
7 6 LOPEZ LANE LLC		1360 E 9TH	CLEVELAND	OH	44114-1717	
8 711 LOVE LANE LLC	C/O MACFARLANE FERGUSON	PO BOX 1	TAMPA	FL	33601-1531	
9 718 LOVE LANE LLC	C/O MACFARLANE FERGUSON	PO BOX 1	TAMPA	FL	33601-1531	
10 801 FLEMING STREET LLC		520 SOUTI	KEY WEST	FL	33040-6895	
11 811 FLEMING STREET LLC	C/O MEYERS AND ASSOCIATE C	4540 PGA	PALM BEACH	GA	FL 33418-3945	
12 812 FLEMING STREET SUITE 2 LLC		812 FLEMI	KEY WEST	FL	33040-6904	
13 829 FLEMING STREET LLC		829 FLEMI	KEY WEST	FL	33040-6903	
14 ALEXANDER MARGO N		15 E 26TH	NEW YORK	NY	10010-1424	
15 AMENDT DAVID		812 FLEMI	KEY WEST	FL	33040-6904	
16 BANKS LYNN P		800 FLEMI	KEY WEST	FL	33040-6949	
17 BASELINE SOLUTIONS LLC		PO BOX 2	WARREN	VT	05674-0286	
18 BREADY DANIEL L		1717 15TH	WASHINGTON	DC	20009-3813	
19 BUCKLEY BRADFORD P		419 WILLI	KEY WEST	FL	33040-8607	
20 CARDENAS ROBERT H JR AND DEBORAH S		809 FLEMI	KEY WEST	FL	33040-6903	
21 CONGREGATIONAL CHURCH		527 WILLI	KEY WEST	FL	33040-6876	
22 CSS OF THE KEYS INC		724 EATOI	KEY WEST	FL	33040-6844	
23 DALTON PETER O		1401 KINS	ORANGE PARK	FL	32073	
24 DARBY CHRISTOPHER A. R. AND KIMBERLEY R		PO BOX 8	JACKSON	NH	03846-0808	
25 DICKERMAN SIDNEY		300 E 62N	NEW YORK	NY	10065-8249	
26 DICKSON STEPHEN M AND JANICE E		1103 N HI	ATLANTA	GA	30306-3435	
27 DICKSTEIN ERIC		19 CYPRE	KEY WEST	FL	33040-6236	
28 DOUGLAS LAWRENCE H AND BARBARA P		74 SCHOC	BRISTOL	NH	03222-3264	
29 EBERHARDT DIANE LOUISE FREY REV TR 4/4/1974		10 COLUM	RIVERWOODS	IL	60015-3546	
30 ETHIER JAMES B REV LIV TRUST 09/16/2004		821 WOOL	KNOXVILLE	TN	37919-6682	
31 FESSLER RICHARD E		724 FLEMI	KEY WEST	FL	33040	
32 FREEMAN SHIRLEY VAN METER		724 EATOI	KEY WEST	FL	33040-6844	
33 GOSSETT DENNIS H JR AND MARGARET L		PO BOX 1	CAPON BRIDGE	WV	26711-0166	
34 GRIFFITH RICHARD P AND KERSTIN ELISABETH ROOS		717 FLEMI	KEY WEST	FL	33040-6827	



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 GROSE WILLIAM R REVOCABLE TRUST 11/21/2013		800 FLEMI	KEY WEST	FL	33040-6942	
36 HATZENBUHLER FERN K		1436 WAT:	LAWRENCEVILLE	GA	30043-5123	
37 HONEYCUTT BRUCE M AND CARMEN F		2410 ANDI	RALEIGH	NC	27608	
38 HOULIHAN F ROBERT		95 SELWY	ROSLINDALE	MA	2131	
39 HOWER DANIEL LAMAR AND MISSY K		12504 16T	EVERETT	WA	98208-6518	
40 ICH KEY WEST LLC		387 MEDIN	MEDINA	OH	44256-9674	
41 INSITE KEY WEST (WILLIAMS) LLC		1400 16TH	OAK BROOK	IL	60523-8854	
42 JONES WHITE STREET LLC		11 CYPRE	KEY WEST	FL	33040-6236	
43 JURKOWSKI JOHN		PO BOX 1:	KEY WEST	FL	33041-1397	
44 KEMP PATRICIA ANNE AND JAMES E		PO BOX 1:	EDWARDS	CO	81632-0159	
45 KEY WEST LITERARY SEMINAR INC		717 LOVE	KEY WEST	FL	33040-6830	
46 KEY WEST WILLIAM STREET LLC	C/O MASIMORE CHARLES	29 CAYUG	SEA RANCH LAKE	FL	33308-2928	
47 KEYS KATIE HOLDINGS LLC		526 ANGE	KEY WEST	FL	33040-7433	
48 LANE LEONARD B JR QUAL PER RES TRUST		510 E NAS	MELBOURNE	FL	32901-1987	
49 LAPPKE CARL E AND ANN E		800 OCEA	PT PLEASANT	BNJ	8742	
50 LEONARD LAURANCE A AND KATHRYN		1756 SEVE	ANNAPOLIS	MD	21401	
51 LILLY HILL LLC	C/O FOREMAN WILLIAM H	19 LWRID	LUDLOW	VT	5149	
52 LOUNDY JAMES AND JOANNE		PO BOX 1	SEASIDE HEIGHT	NJ	08751-0001	
53 MAJOR JUDITH LEE QTIP TRUST 9/22/08		72 VINTAG	TRYON	NC	28782	
54 MANLY ROBERT W IV		PO BOX 9:	KEY WEST	FL	33041-0983	
55 MATHEWS DEVELOPMENT COMPANY INC		3320 W CC	SANTA ROSA BE	FL	32459-4593	
56 MELNICK EUNICE M		901 NAVE:	LOCUST	NJ	07760-2329	
57 MONROE COUNTY FLORIDA		500 WHITE	KEY WEST	FL	33040-6581	
58 MONSON WARREN A AND SUSAN M		806 FLEMI	KEY WEST	FL	33040-6904	
59 MOY EDWARD J AND MARIA B		409 WILLI:	KEY WEST	FL	33040-6853	
60 MULLINS SHEILA K		1075 DUV:	KEY WEST	FL	33040-3188	
61 NORRIS CARTER N REV TR 1/27/2009		11745 SW	MIAMI	FL	33156-4772	
62 NYAH KEY WEST LLC		307 NE 1S	MIAMI	FL	33132-2505	
63 NYSTROM FRANCES H REV TR 9/14/2009		3417 RIVIE	KEY WEST	FL	33040-4612	
64 OAKLAND PARK 13 LLC		2531 NE 8'	FORT LAUDERDA	FL	33304-3521	
65 P A KEMP LLC		PO BOX 1:	EDWARDS	CO	81632	
66 PHILLIPS MARK AND BROOKS		809 FLEMI	KEY WEST	FL	33040-6903	
67 POLATZ JOHN J AND SUSAN E		719 FLEMI	KEY WEST	FL	33040	
68 POPULAR HOUSE INC THE		415 WILLI:	KEY WEST	FL	33040-6853	

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69 RICHARDSON ROBERT D		508 MARG	KEY WEST	FL	33040-7134	
70 ROCKWELL PROPERTY INC		818 FLEMI	KEY WEST	FL	33040-6904	
71 ROMO ALBINA C		810 FLEMI	KEY WEST	FL	33040-6904	
72 RUITER MICHAEL H		800 FLEMI	KEY WEST	FL	33040-6949	
73 SANGER KARA E		759 POTTI	VERONA	WI	53593-2258	
74 SHARPE AUDREY R IRREVOCABLE TRUST 6/6/2012	C/O SHARPE ROBERT F JR TRU	723 FLEMI	KEY WEST	FL	33040-6827	
75 SOUTHERNMOST CHURCH OF GOD IN CHRIST INC		PO BOX 1	KEY WEST	FL	33041-1452	
76 STAIR FAMILY CHILD EXEMPT TRUST 4/24/2002	C/O STAIR LYNNE D TRUSTEE	1107 KEY	KEY WEST	FL	33040-4086	
77 STEELE LESLIE A		812 FLEMI	KEY WEST	FL	33040-6904	
78 STEVENS JANIS J		1001 18TH	KEY WEST	FL	33040-4205	
79 TAYLOR ALAN		445 SARA	AURORA	IL	60502-9467	
80 THAYER EDGAR L		5458 S EV	CHICAGO	IL	60615-5962	
81 VIERS ROBERT TIMOTHY AND BEETS MARY JANICE		99351 MC	BIG PINE KEY	FL	33043-6218	
82 VPZ INVESTMENT COMPANY LLC		800 FLEMI	KEY WEST	FL	33040-6949	
83 WALKER STEPHEN ROSS		502 MARG	KEY WEST	FL	33040-7134	
84 WHITNEY BROOKS		809 FLEMI	KEY WEST	FL	33040-6903	
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