

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Interim Planning Director

Meeting Date: April 21, 2011

Agenda Item: After-the-fact variance request for habitable space pursuant to Section 122-1078 and for building coverage, impervious surface ratio, and side yard setback in the Historic High Density Residential zoning district per Sections 122-630 (4) a. and b, and 122-630 (6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE# 00022300-000000).

Request: To allow after-the-fact variances for detached habitable space constructed without building permits that exceeds building coverage and impervious surface requirements and located in the required side-yard setback

Applicant: Michael D. Kindinger, Owner

Location: 825 Ashe Street, RE# 00022300-000000

Zoning: Historic High Density Residential (HHDR) Zoning District



Background:

The property is located within the City's Historic High Density Residential zoning district. According to Section 122-1078, "All habitable space shall be accessible from the interior of exterior walls." The applicant purchased the property in its current state including the detached structure used as a satellite bedroom, office and storage. The property is nonconforming to building coverage and impervious surface ratio requirements. Further, the structure is located within the side yard setback required in the HHDR zoning district.

This property is the subject of a current Code Compliance case and was the subject of similar Code cases in 2001 and 2006, both of which were closed. This indicates that this structure has been in place in its current configuration prior to the current owner's purchase of the property.

Request:

The applicant is requesting after-the-fact variances to accommodate an existing detached satellite bedroom building that does not comply with coverage and impervious surface ratio and side setback and. Accessory structures are required to meet minimum building coverage, impervious surface ratio and setback requirements, thus the need for variances.

The table below provides site data calculations as proposed by the applicant:

HHDR District Dimensional Requirements: Section 122-630			
	Zoning Regulations	Existing Conditions	Proposed Changes
Building Coverage	50%	56.6%	No Change
Impervious Surface	60%	76%	No Change
Side-Yard Setback	5'	2'2"	No Change

Process:

Development Review Committee Meeting:

March 24, 2011

Planning Board Meeting:

April 21, 2011

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

The existing structure is nonconforming to overall building coverage and impervious surface requirements as well as side-yard setback requirements in the HHDR zoning district. Nonconforming site characteristics are not exceptional in the historic district,

and therefore do not generate the existence of special conditions or circumstances. However, the current owner purchased the property in its present configuration and has made no material changes to the structure in question.

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

The current owner purchased the property in its present configuration and has made no material changes to the structure in question. Therefore, the request for variances is not generated by specific actions initiated by the applicant.

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

The structure in question does not meet set back requirements and contributes to the excessive impervious surface ratio. Therefore, allowing the accessory structure to continue, as constructed, would confer special privileges upon the applicant.

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

The applicant is not deprived of rights commonly enjoyed by other properties without this variance approval.

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 variances requested are the minimum variances that will make possible the continued use of the structure.

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.**

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest.

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 conforming or nonconforming 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.

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

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

The Planning Board shall make factual findings regarding the following:

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

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

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

No objections have been raised at this time.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variances be **denied**. If the Planning Board approves the variances, the Planning Department recommends the following: the applicant shall have the building inspected to ensure compliance with the Florida Building Code.

Draft Resolution

**PLANNING BOARD RESOLUTION
NO- 2011-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
TO ALLOW AFTER-THE-FACT GRANTING OF
VARIANCES TO BUILDING COVERAGE, IMPERVIOUS
SURFACE RATIO, AND SIDE-YARD SETBACK
REQUIREMENTS TO MAINTAIN EXISTING DETACHED
HABITABLE SPACE FOR PROPERTY LOCATED AT 825
ASHE STREET (RE#00022300-000000), PURSUANT TO
SECTIONS 122-1078, 122-630 (4) a. AND b. AND 122-630 (6) b.
UNDER THE CODE OF ORDINANCES OF THE CITY OF
KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, Section 122-630 (4) a. and b. and 122-630(6) b. of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 50%, maximum impervious surface ratio is 60%, and side-yard setback in the HHDR zoning district is five feet; and

WHEREAS, the existing building coverage is 56.6%, the existing impervious surface ratio is 76% and the existing side-yard setback is 2 feet 2 inches; and

WHEREAS, the applicant requests variances to building coverage, impervious surface ratio, and side yard setbacks to allow after the fact approval to a non-conforming, accessory structure; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 21, 2011; and

_____ Chairman

_____ Interim Planning Director

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

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

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

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

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

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

Section 2. That after the fact variances for a non-conforming accessory structure for building coverage, impervious surface ratio and side-yard setback requirements, for a property in the Historic High Density Residential (HHDR) zoning district for property located at 825 Ashe Street

_____ Chairman

_____ Interim Planning Director

(RE# 00022300-000000), per Sections 122-630 (4) a. and b. and 122-630(6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached plan set.

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

Section 4. The failure to submit a full and complete application for permits for new construction for which these variances are wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to these variances in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do 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 Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit 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 21st day of April, 2011.

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

_____ Chairman

_____ Interim Planning Director

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP, Interim Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Interim Planning Director

Application

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

Variance Application

City of Key West
Planning Department



Please print or type a response to the following:

1. Site Address 825 Ashe St., Key West, FL 33040
2. Name of Applicant Michael D. Kindinger
3. Applicant is: Owner X Authorized Representative _____
(attached Authorization Form must be completed)
4. Address of Applicant 9723 Kalmia Ct., Fort Wayne, IN 46804
5. Phone # of Applicant 440-356-4691 Mobile#440-452-4555 Fax# _____
6. **E-Mail Address** mike.kindinger@gmail.com
7. Name of Owner, if different than above Michael D. Kindinger and Sarah A. Kindinger
8. Address of Owner 9723 Kalmia Ct., Fort Wayne, IN 46804
9. Phone Number of Owner 440-356-4691 Fax# _____
10. Email Address mike.kindinger@gmail.com
11. Zoning District of Parcel HHDR RE# 00022300-000000
12. Description of Proposed Construction, Development, and Use
This is an after the fact request for conversion of a shed to a detached habitable space. Current owner purchased the property in August 2009 and has made no modifications. City and county records show this conversion was done in 2000-2001 by a previous owner of the property.
13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10'	4' 8"	Same
Side Setback	5'	2' 2"	Same
Side Setback	5'	11' 8"	Same
Rear Setback	20'	5' 8"	Same
Building Coverage	50%	56.6%	Same
Open Space Requirements	40%	24%	Same
Impervious Surface	60%	76%	Same

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

Date 3.8.11 HARC # Pending 11-01-293

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes X No _____ If Yes, please describe and attach relevant documents. Easement is for a cistern that extends onto a neighboring property. The Cistern is on the other side of the property from the subject of this variance request.

16. Will the work be within the dripline (canopy) of any tree on or off the property?
YES X NO _____
If yes, provide date of landscape approval, and attach a copy of such approval.
This is a pre-existing condition.

Check List

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

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

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

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.

__ This structure was converted to a detached habitable space ten years ago and two __
__ property owners ago. The property was purchased by the current owner in August __
__ 2009. City of Key West Code Compliance records in January 2001 indicate the __
__ structure was expanded and made habitable without permits. County Property __
__ Records recognized the structure as a living area in 2001. __

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

__ The conditions and circumstances were in place when the applicant purchased the __
__ property. __
__
__

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.

__
__
__
__

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.

__ Loss of the space would displace current use of the bedroom and bathroom and __
__ owner would need to find other space. The loss of the space would also decrease __
__ the properties value. __
__
__

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.

___ Only the variances required for the pre-existing conditions are being requested. ___

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 conditions have existed for ten years with no apparent negative impact. ___

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.

___ None of the described situations are being used as the basis for the request for this variance. ___

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

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

Verification Form

Verification Form

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

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

I, Michael D. Kindinger and Sarah A. Kindinger, being duly sworn, depose and say
Name(s) of Applicant(s)

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

825 Ashe St., Key West, FL 33040

Street Address and Commonly Used Name (if any)

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

[Signature]
Signature of Owner/Legal Representative

[Signature]
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on March 5, 2011 (date) by

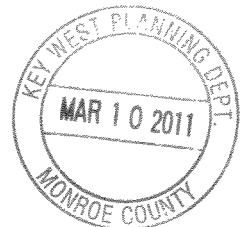
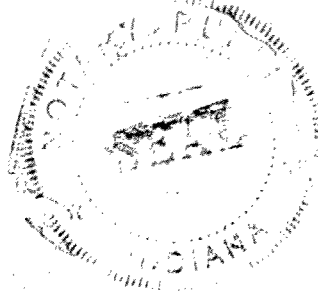
Michael D. Kindinger (name). (He/She) is personally known to me or has
Sarah A. Kindinger

presented In. D. L. as identification.

[Signature]
Notary's Signature and Seal

Jean A. Moore Name of Acknowledger typed, printed or stamped

notary Title or Rank In 542065 Commission Number (if any)



Deed

08/21/2009 3:50PM
DEED DOC STAMP CL: TRINA \$4,130.00

Prepared by and return to:
MARCI L. ROSE
Attorney at Law
MARCI L. ROSE
818 WHITE STREET STE. 5
Key West, FL 33040
305-293-1881
File Number: 09-032
Will Call No.:

Doc# 1755973
Bk# 2428 Pg# 615

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of August, 2009 between JOSEPH GASSMAN, A Single Man whose post office address is P.O. BOX 6473, Key West, FL 33041, grantor, and MICHAEL D. KINDINGER and SARAH A. KINDINGER, Husband and Wife whose post office address is 9723 KALMIA COURT, Fort Wayne, IN 46804, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 being a part of Tract 6, according to William A. Whitehead's map delineated in February, A.D. 1829, and more particularly described as follows: Commencing at a point on the Northeasterly side of Ashe Street, distant 78 feet from the corner of Ashe Street and Olivia Street and running thence along Ashe Street in a Northwesterly direction 38 feet 4 inches; thence at right angles in a Northeasterly direction 66 feet; thence at right angles in a Southeasterly direction 38 feet, 4 inches; thence at right angles in a Southwesterly direction 66 feet to the point or place of beginning on the Northeasterly side of Ashe Street.

Parcel Identification Number: 00022300-000000


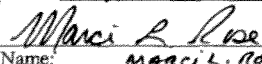
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

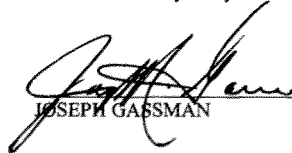
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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:


Witness Name: JAY SCOTT

Witness Name: MARCI L. ROSE

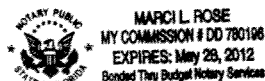

JOSEPH GASSMAN (Seal)

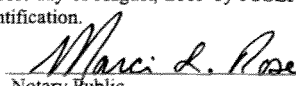


State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this ^{18th} 21st day of August, 2009 by JOSEPH GASSMAN, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

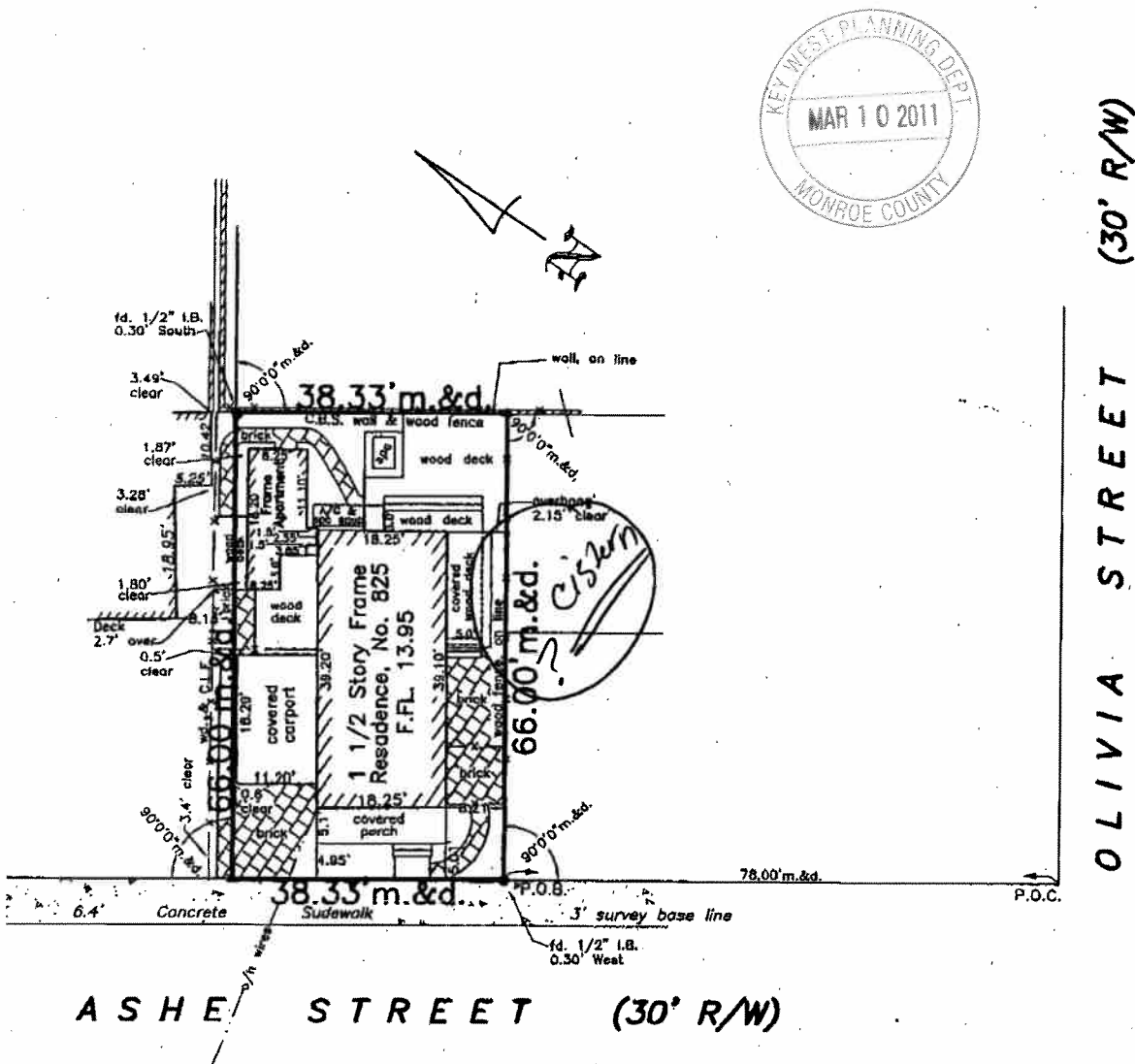
Printed Name: MARCI L. ROSE

My Commission Expires: 5/28/2012

MONROE COUNTY
OFFICIAL RECORDS

DoubleTime

Survey



SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Ashe Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.:D-121 Elevation: 3.914

Monumentation:

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

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Deed
- N.T.S. = Not to Scale
- ℄ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- Irr. = Irregular
- conc. = concrete
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- wd. = Wood
- Bal. = Balcony
- Pl. = Planter
- A/C = Air Conditioner

Field Work performed on: 8/5/09

Block 85

Michael D. Kindinger & Sarah A. Kindinger
825 Ashe Street, Key West, Florida 33040

BOUNDARY SURVEY

Dwn No.:
09-259

Scale: 1"=20'

Ref.
198-54Flood panel No.
1516 K

Dwn. By: F.H.H.

Date: 8/17/09

Flood Zone: X

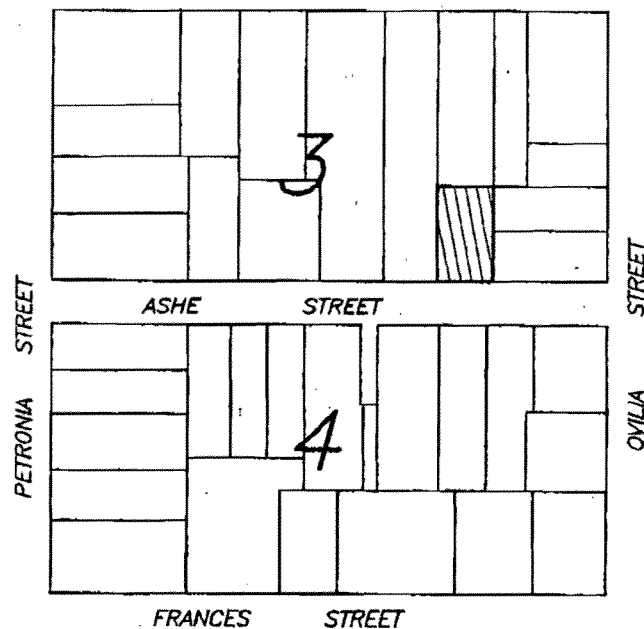
Flood Elev. -

REVISIONS AND/OR ADDITIONS

f/dwg/kw/Blk.85

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
fhiideb1@bellsouth.net



LOCATION MAP

*Squares 3 & 4, Tract 6,
City of Key West*

LEGAL DESCRIPTION: (O.R. 1833, Page 682):

On the Island of Key West and being part of Tract 6, according to William A. Whitehead's map delineated in February, A.D. 1829, and more particularly described as follows: Commencing at a point on the Northeasterly side of Ashe Street, distant 78 feet from the corner of Ashe Street and Olivia Street and running thence along Ashe Street in a Northwesterly direction 38 feet 4 inches; thence at right angles in a Northeasterly direction 66 feet; thence at right angles in a Southeasterly direction 38 feet, 4 inches; thence at right angles in a Southwesterly direction 66 feet to the Point or place of beginning on the Northeasterly side of Ashe Street.

CERTIFICATION made to:

Marci L. Rose, Esq.
Old Republic National Title Insurance Company, through
Attorneys' Title Fund Services, LLC, its successors and/or assigns, as their
interest may appear
Quicken Loans Inc., its successors and/or assigns, as their interest may
appear
Michael D. Kindinger & Sara A. Kindinger

CERTIFICATION:

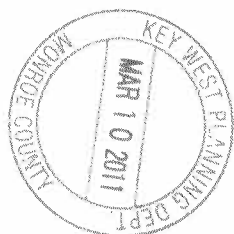
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and 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

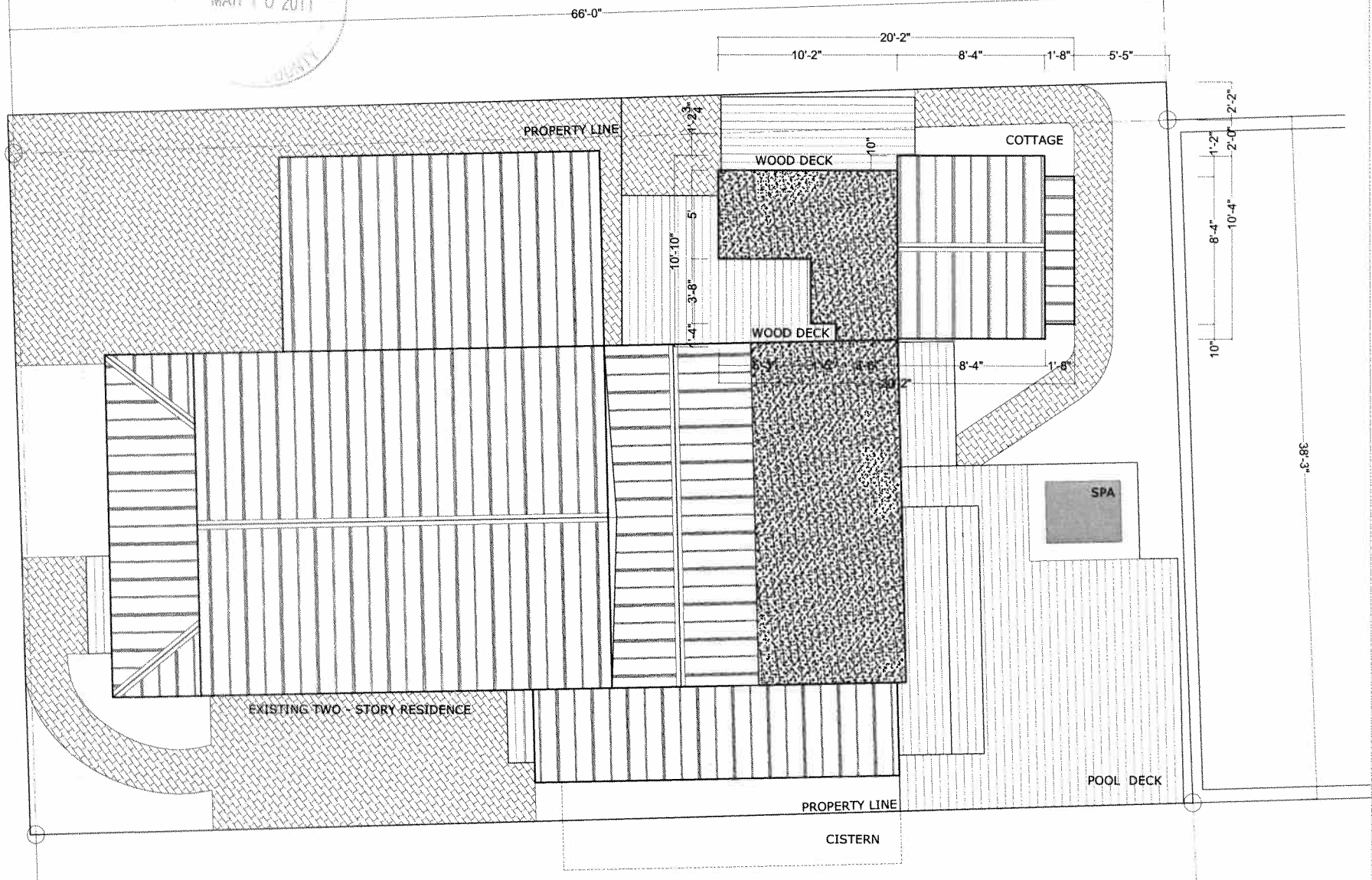
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Site Plans

KEY WEST, FLORIDA 33040



MAR 10 2011



NOTE: THIS SITE PLAN WAS CREATED REFERENCING A SURVEY BY ISLAND SURVEYING, INC., DATED: 08.17.2009.

NOTE: THE DRAWINGS CONTAINED IN THESE DOCUMENTS REPRESENT THE EXISTING SITE CONDITIONS. HARC - VARIANCE ACCEPTANCE SHALL BE BASED ON THE EXISTING CONDITIONS.

SITE PLAN

0 1 2 4 8 12 16
SCALE: 1/8"=1'-0"



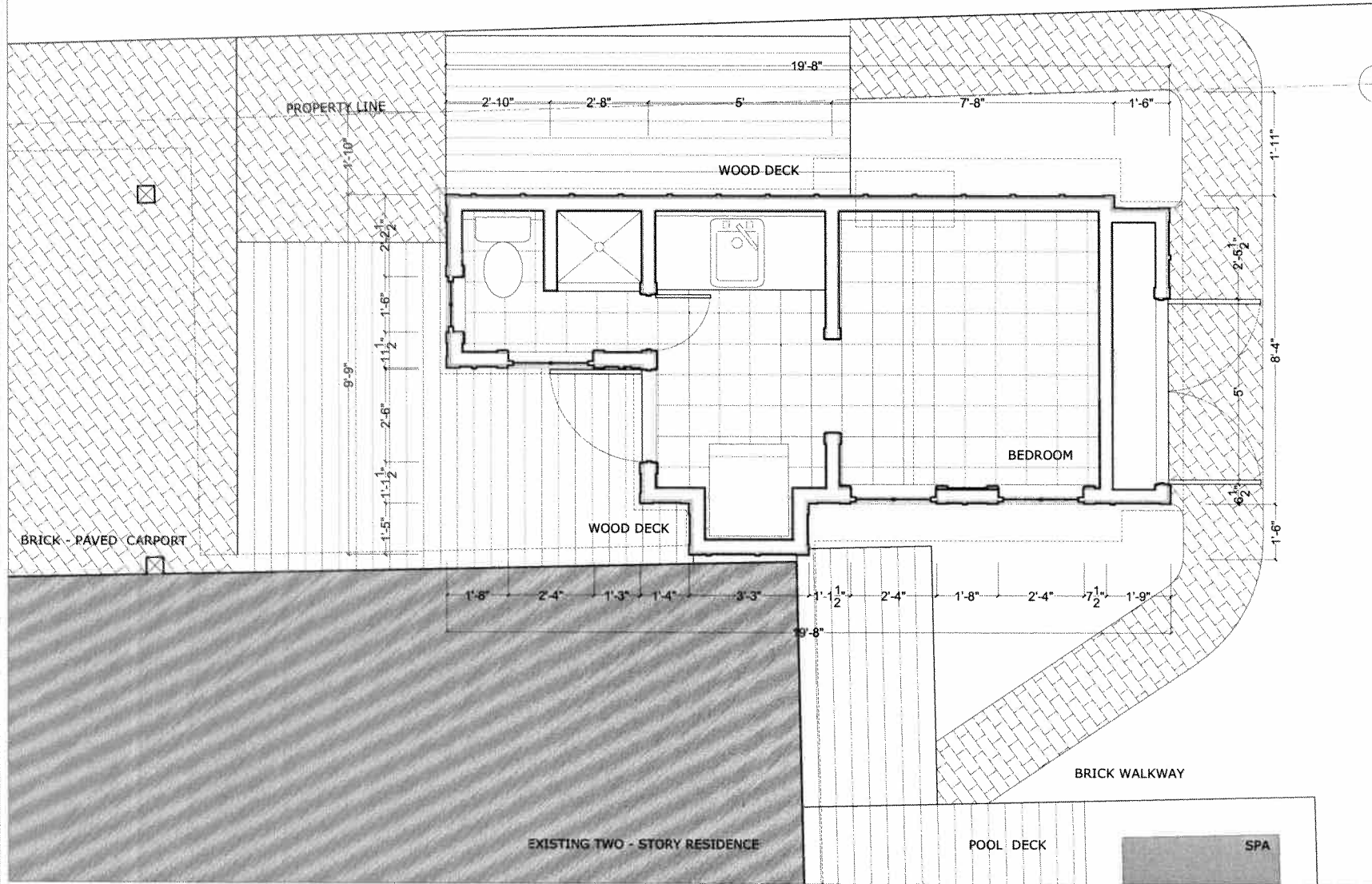
KINDINGER RESIDENCE

HARC - VARIANCE PROPOSAL
825 ASHE STREET
KEY WEST, FL 33040

2
OF
7



305.797.2209



NOTE: THE DRAWINGS CONTAINED IN THESE DOCUMENTS REPRESENT THE EXISTING SITE CONDITIONS. HARC - VARIANCE ACCEPTANCE SHALL BE BASED ON THE EXISTING CONDITIONS.

GROUND FLOOR PLAN

0 1 2 4 8
SCALE: 1/4"=1'-0"



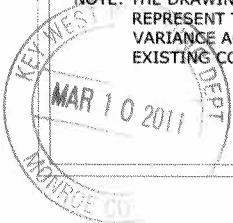
KINDERGER RESIDENCE

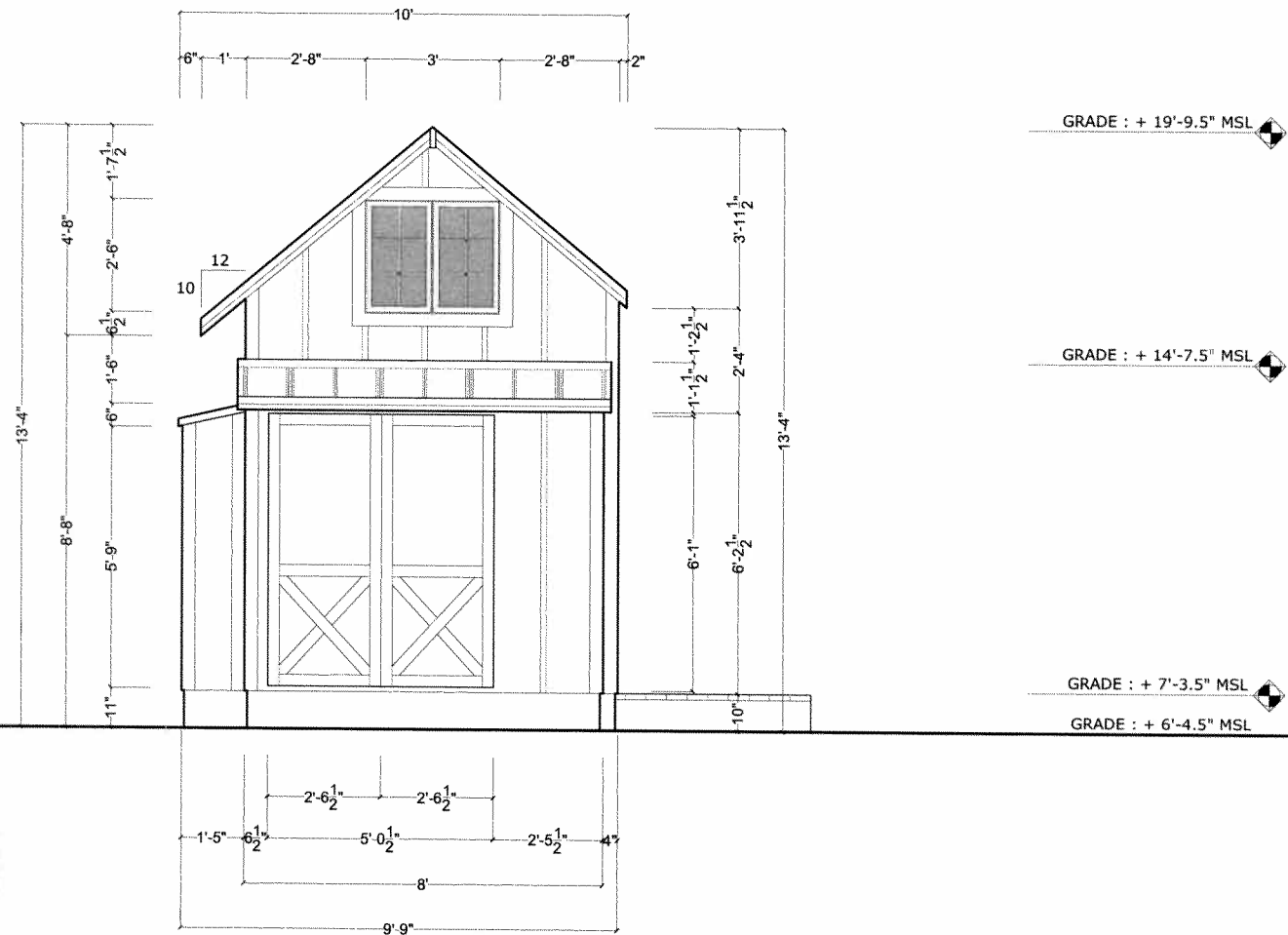
HARC - VARIANCE PROPOSAL
825 ASHE STREET
KEY WEST, FL 33040

3
OF
7



305.797.2309





NOTE: THE DRAWINGS CONTAINED IN THESE DOCUMENTS REPRESENT THE EXISTING SITE CONDITIONS. HARC - VARIANCE ACCEPTANCE SHALL BE BASED ON THE EXISTING CONDITIONS.

NOTE: EXTERIOR MATERIALS INCLUDE: BOARD AND BAT SIDING, V-CRIMP METAL ROOFING, AND GLAZED WOOD DOORS AND WINDOWS.

NORTH ELEVATION

0 1 2 4 8

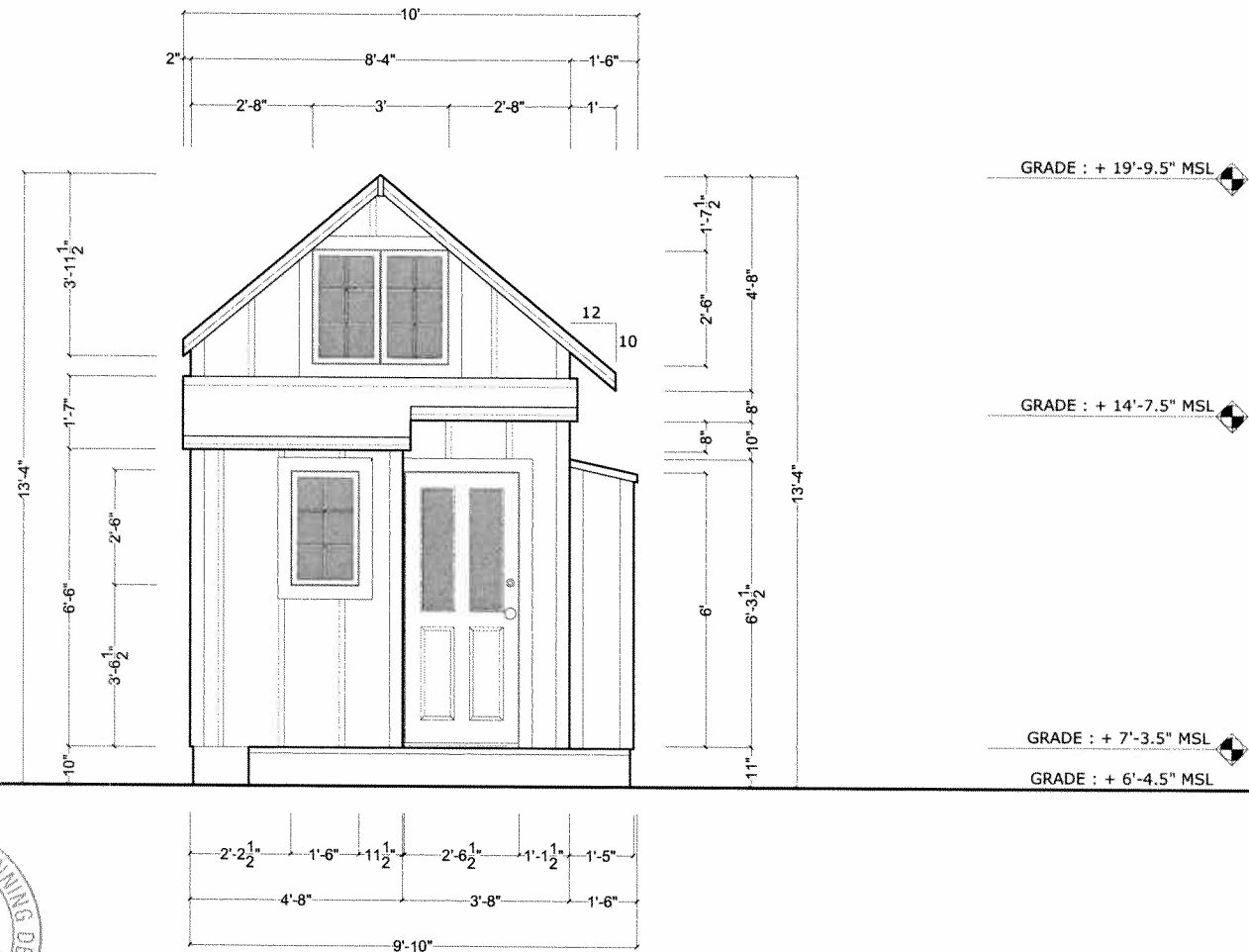
SCALE: 1/4"=1'-0"

KINDERGER RESIDENCE

HARC - VARIANCE PROPOSAL
825 ASHE STREET
KEY WEST, FL 33040

4
OF
7





NOTE: THE DRAWINGS CONTAINED IN THESE DOCUMENTS REPRESENT THE EXISTING SITE CONDITIONS. HARC - VARIANCE ACCEPTANCE SHALL BE BASED ON THE EXISTING CONDITIONS.

NOTE: EXTERIOR MATERIALS INCLUDE: BOARD AND BAT SIDING, V-CRIMP METAL ROOFING, AND GLAZED WOOD DOORS AND WINDOWS.

SOUTH ELEVATION

0 1 2 4 8

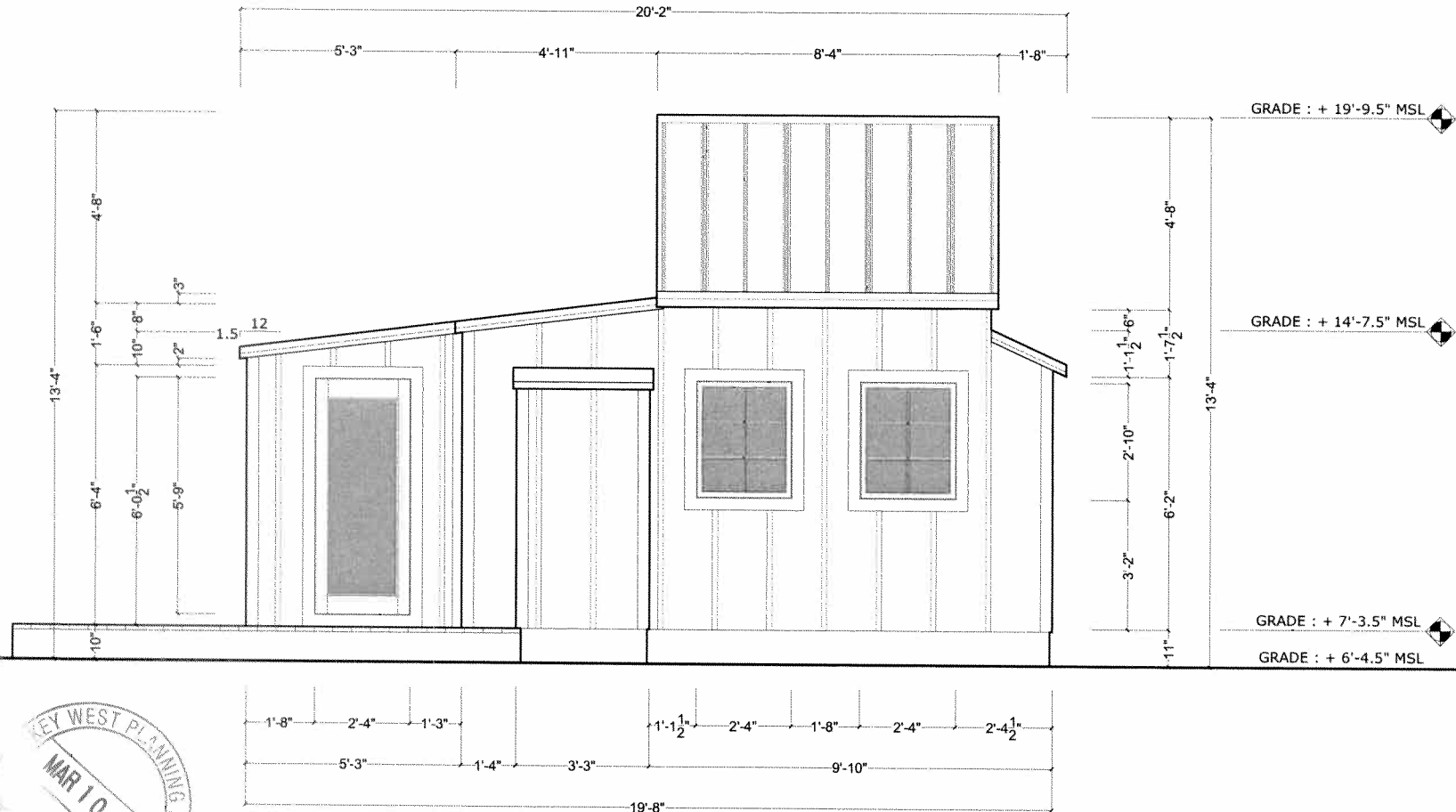
SCALE: 1/4"=1'-0"

KINDERGER RESIDENCE

HARC - VARIANCE PROPOSAL
825 ASHE STREET
KEY WEST, FL 33040

5
OF
7





NOTE: THE DRAWINGS CONTAINED IN THESE DOCUMENTS REPRESENT THE EXISTING SITE CONDITIONS. HARC - VARIANCE ACCEPTANCE SHALL BE BASED ON THE EXISTING CONDITIONS.

NOTE: EXTERIOR MATERIALS INCLUDE: BOARD AND BAT SIDING, V-CRIMP METAL ROOFING, AND GLAZED WOOD DOORS AND WINDOWS.

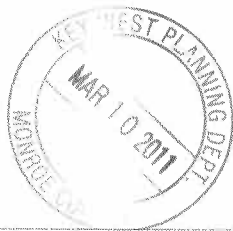
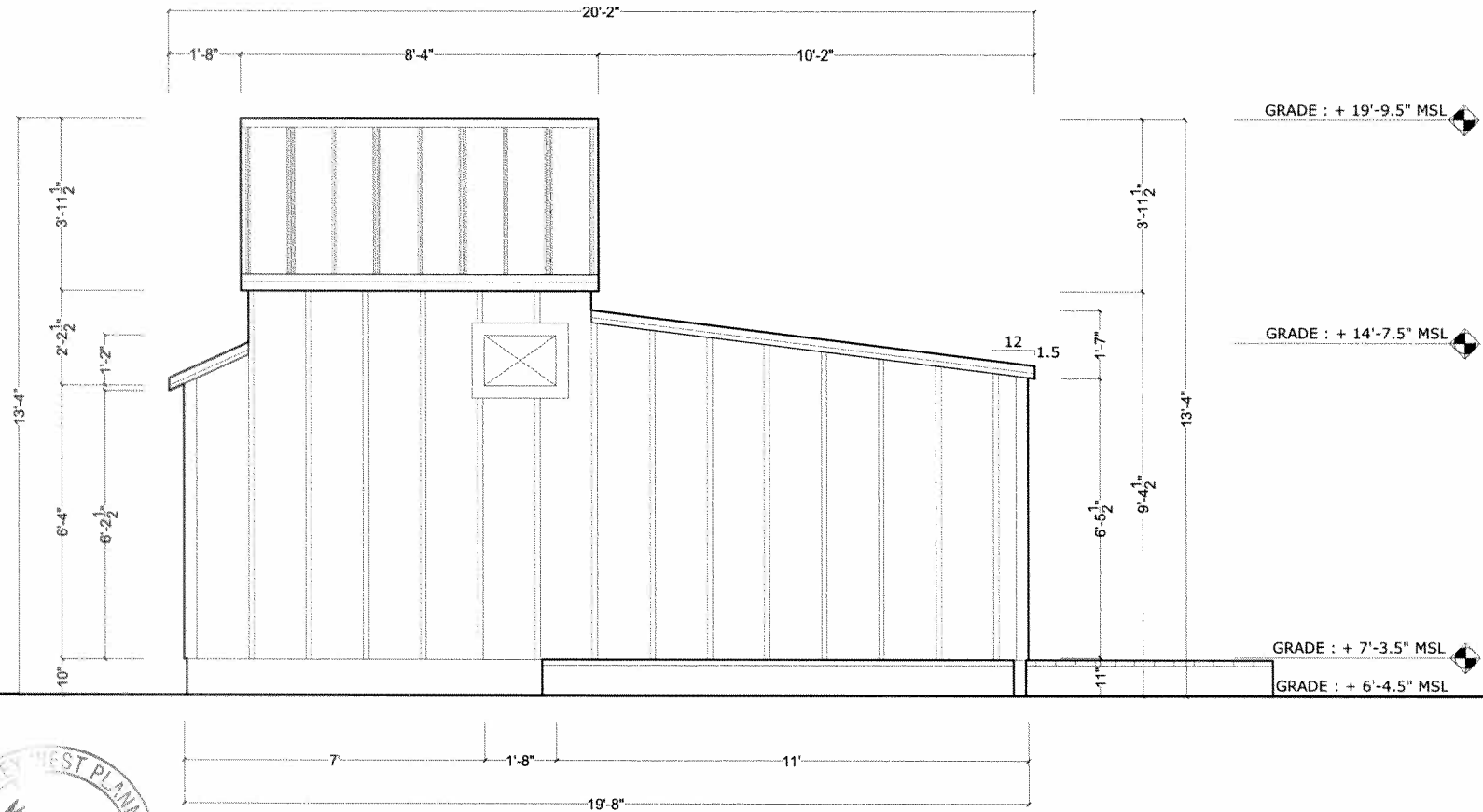
EAST ELEVATION
 0 1 2 4 8
 SCALE: 1/4"=1'-0"

KINDERGER RESIDENCE

HARC - VARIANCE PROPOSAL
 825 ASHE STREET
 KEY WEST, FL 33040

6
OF
7





NOTE: THE DRAWINGS CONTAINED IN THESE DOCUMENTS REPRESENT THE EXISTING SITE CONDITIONS. HARC - VARIANCE ACCEPTANCE SHALL BE BASED ON THE EXISTING CONDITIONS.

NOTE: EXTERIOR MATERIALS INCLUDE: BOARD AND BAT SIDING, V-CRIMP METAL ROOFING, AND GLAZED WOOD DOORS AND WINDOWS.

WEST ELEVATION
0 1 2 4 8
SCALE: 1/4"=1'-0"

KINDINGER RESIDENCE

HARC - VARIANCE PROPOSAL
825 ASHE STREET
KEY WEST, FL 33040

7
OF
7



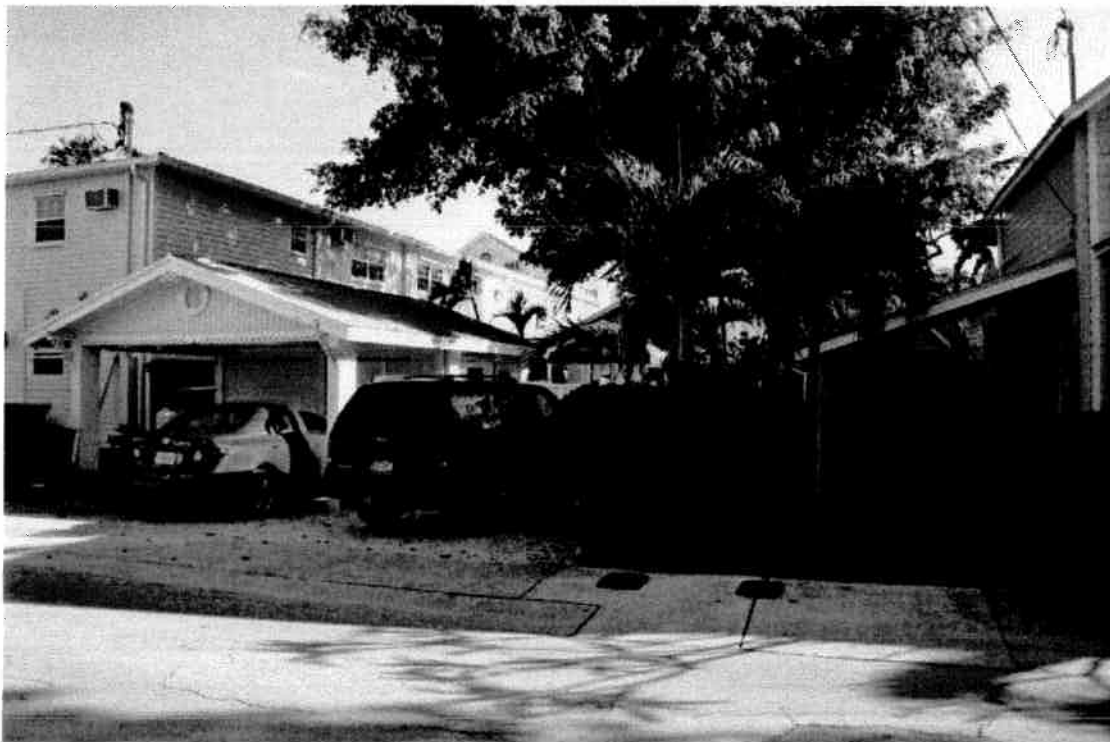


Photos

Exterior Photos



Front of House



Palms Hotel to the left of the house

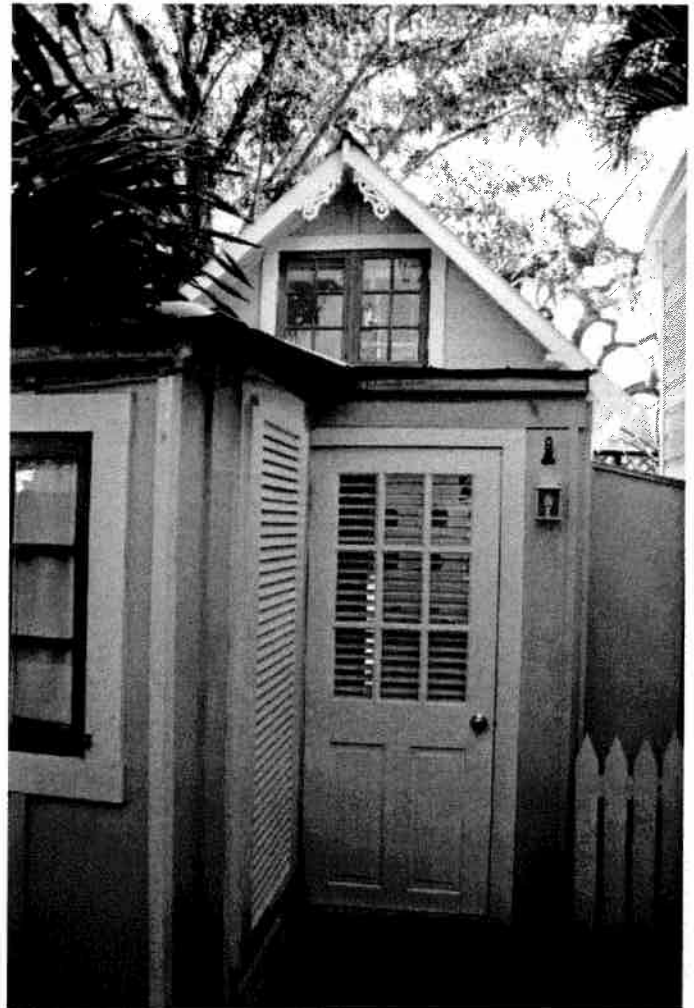


House (1119 Oliva) to right of the house



View of cottage from the street through the carport

Cottage Photos



Front views of cottage



Left side of cottage



Window on rear of cottage



Shed on rear of cottage

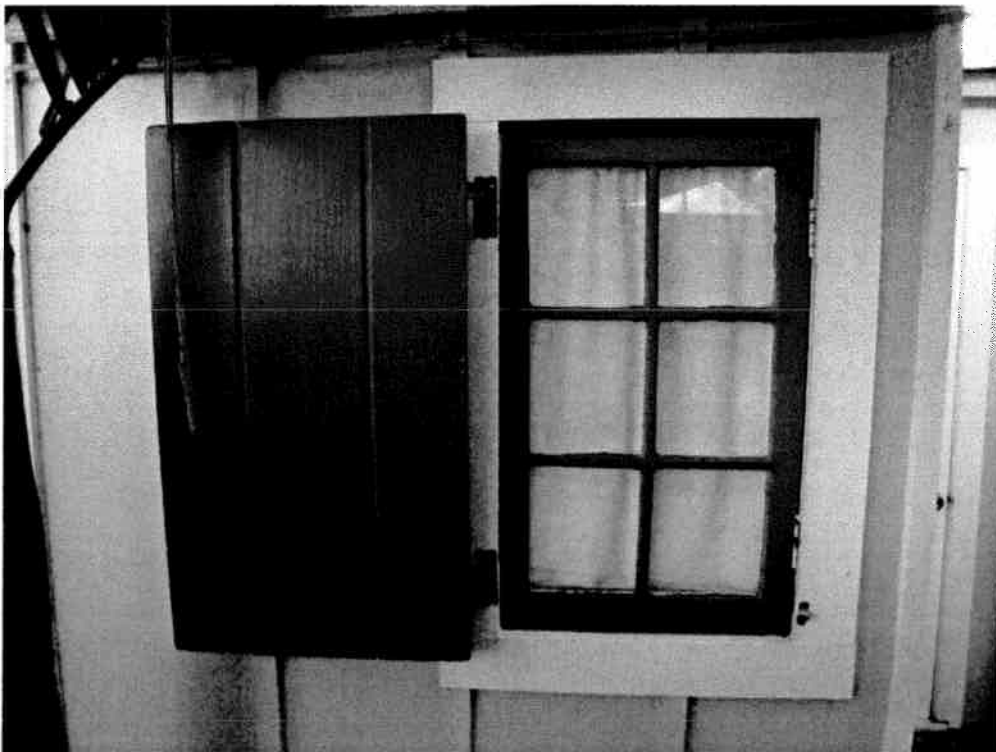


Right side of cottage

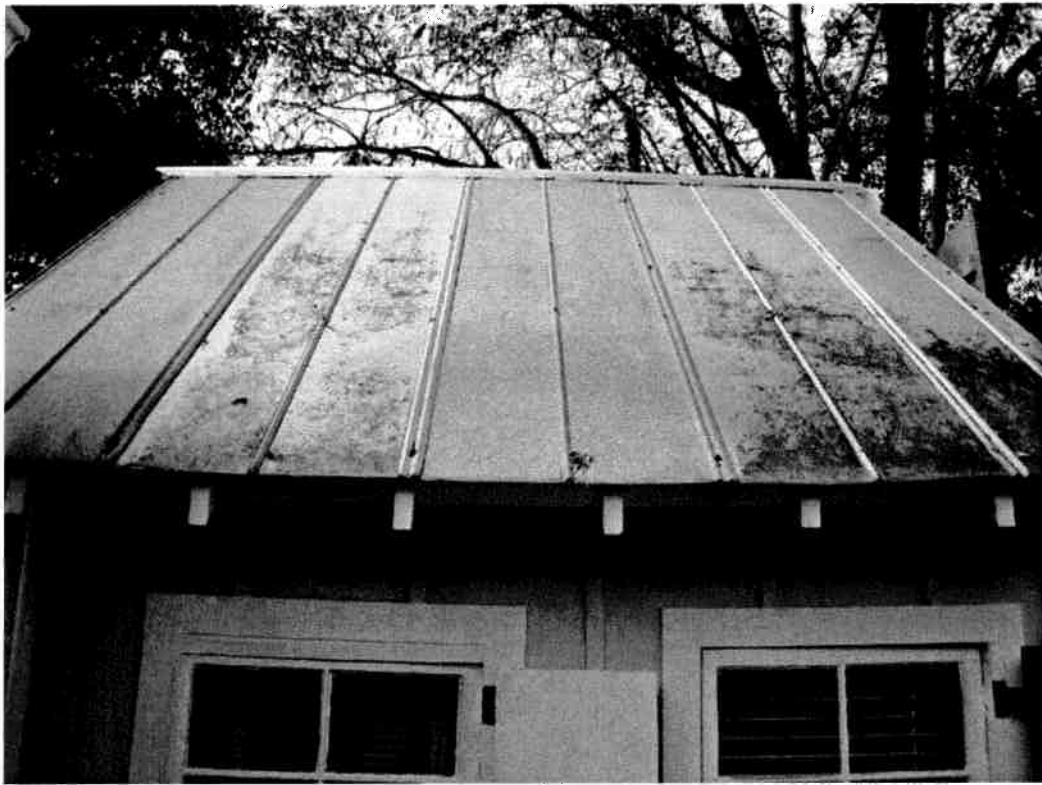
Detail Pictures of Cottage



Board and Batten Siding

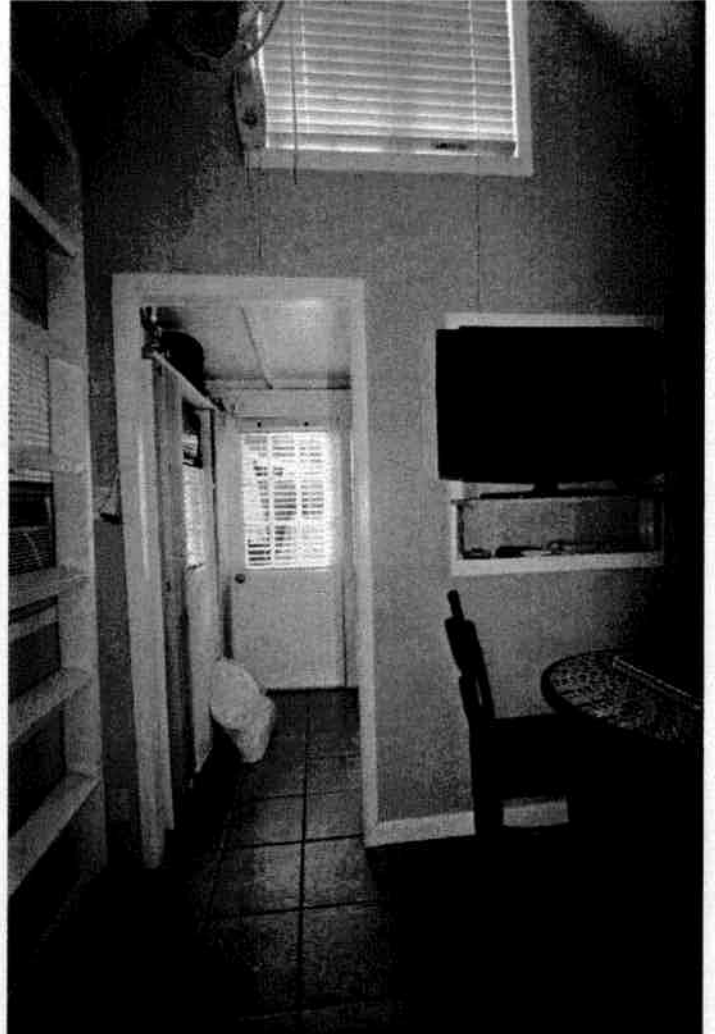
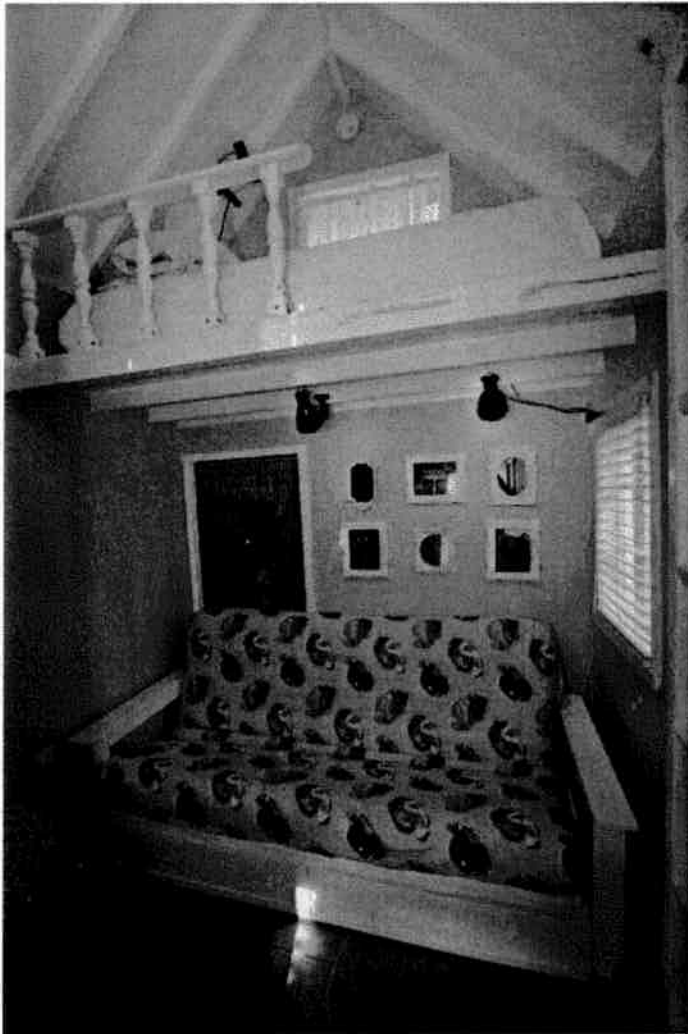


Wood Windows and Wood Shutters of V-Groove Board



V-Crimp Metal Roofing

Interior Pictures of Cottage





Property Appraiser Information

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

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

Property Record View

Alternate Key: 1023086 Parcel ID: 00022300-000000

Ownership Details

Mailing Address:
KINDINGER MICHAEL D AND SARAH A
9723 KALMIA CT
FORT WAYNE, IN 46804

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 825 ASHE ST KEYWEST
Legal Description: KW PT LOT 2 SQR 4 TR 6 OR359-313/314 PROBATE #77-217-CP-12 OR1024-1927R/S OR1036-2362 OR1036-2361L/E OR1120-850/851L/E OR1390-1284D/C OR1490-1751/56F/J OR1502-272/74 OR1833-681/682 OR2428-615

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	39	66	2,530.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 854
Year Built: 1928

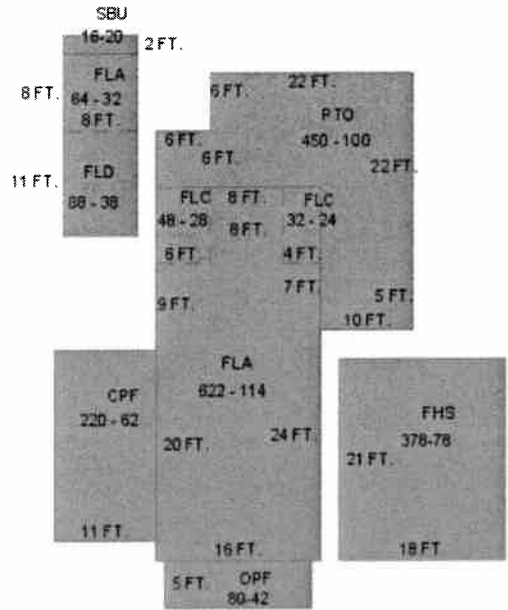
Building 1 Details

Building Type <u>R1</u>	Condition <u>A</u>	Quality Grade 550
Effective Age 8	Perimeter 236	Depreciation % 7
Year Built 1928	Special Arch 0	Grnd Floor Area 854
Functional Obs 0	Economic Obs 0	

Inclusions:	R1 includes 1 3-fixture bath and 1 kitchen.	
Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR NON-DC	Heat 2 NONE	Bedrooms 3
Heat Src 1 ELECTRIC	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	FLA	12:ABOVE AVERAGE WOOD	1	1927	N Y	0.00	0.00	622

2	<u>OPF</u>		1	1927	N	N	0.00	0.00	80
3	<u>FLC</u>	12:ABOVE AVERAGE WOOD	1	2004	N	Y			48
4	<u>FLC</u>	12:ABOVE AVERAGE WOOD	1	2004	N	Y			32
5	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	1927	N	Y	0.00	0.00	378
6	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1927	N	N	0.00	0.00	64
7	<u>FLD</u>	1:WD FRAME	1	2001	N	N	0.00	0.00	88
8	<u>SBU</u>		1	1927	N	N	0.00	0.00	16
10	<u>PTO</u>		1	2004					450
11	<u>CPF</u>		1	2004					220

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	264 SF	0	0	1964	1965	1	30
2	FN2:FENCES	1,672 SF	209	8	1999	2000	2	30
4	WD2:WOOD DECK	108 SF	0	0	1984	1985	1	40
5	WF2:WATER FEATURE	1 UT	0	0	2002	2003	1	20

Appraiser Notes

2006-04-13-BEING LISTED FOR \$1,249,000. 3BD/2BA RESTORED TO PERFECTION FROM THE MSL REPORT-SKI

2006-10-8 SALES FLYER \$999,000 REDUCED RESTORED TO PERFECTION.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
98-3253	10/21/1998	08/07/1999	150		MOVE SHED
99-1030	03/24/1999	08/17/1999	800		FENCE
98-1059	04/29/1998	04/20/2000	8,600		EXPIRED
00-2168	08/10/2000	10/18/2002	1,000		REPLACE SIDING
03-2293	07/07/2003	07/21/2003	2,200		REPLACE WOOD SIDING
03-3010	08/26/2003	06/22/2004	18,000		RELOCATE KITCHEN & BATH
03-3485	10/06/2003	06/22/2004	800		UPGRADE ELECTRIC
03-3010	10/08/2003	06/22/2004	18,000		ENLARGE BACK PORCH
03-3777	10/30/2003	06/22/2004	3,500		INSTALL 2.5 TON A/C
03-3854	11/07/2003	06/22/2004	2,200		ROUGH IN PLUMBING
03-3010	12/18/2003	06/22/2004	1,500		INSTALL V-CRIMP

04-0179	01/28/2004	06/22/2004	4,000	BUILD CARPORT 11X20
04-0179	03/23/2003	06/22/2004	900	ROOFING V-CRIMP
05-4827	02/03/2006	07/05/2006	800	PERMIT EXTENSION FOR #03-3485 FOR INSPECTION
05-4825	02/07/2006	07/05/2006	4,900	PERMIT EXTENSION (04-0179)
05-0306	02/02/2005	07/05/2006	250	PAVERS & STEEPING STONES

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	174,068	6,673	260,641	441,382	441,382	0	441,382
2009	193,318	7,023	396,174	596,515	513,246	25,000	488,246
2008	177,594	7,395	442,750	627,739	512,733	25,000	487,733
2007	251,221	7,799	337,755	596,775	497,799	25,000	472,799
2006	384,853	8,172	240,350	633,375	485,658	25,000	460,658
2005	305,439	8,537	217,580	531,556	471,513	25,000	446,513
2004	211,688	5,642	189,750	407,080	407,080	25,000	382,080
2003	268,817	5,833	68,310	342,960	342,960	0	342,960
2002	141,375	10,446	68,310	220,131	152,852	25,000	127,852
2001	134,643	10,786	54,648	200,077	150,445	25,000	125,445
2000	116,186	15,181	48,070	179,436	146,064	25,000	121,064
1999	79,547	668	48,070	128,285	128,285	25,000	103,285
1998	61,484	546	48,070	110,100	110,100	0	110,100
1997	55,372	195	43,010	98,577	98,577	0	98,577
1996	38,335	135	43,010	81,480	78,156	25,000	53,156
1995	34,927	0	43,010	77,937	76,250	25,000	51,250
1994	31,236	0	43,010	74,246	74,246	25,000	49,246
1993	34,668	0	43,010	77,678	77,678	25,000	52,678
1992	34,668	0	43,010	77,678	77,678	25,000	52,678
1991	34,668	0	43,010	77,678	77,678	25,000	52,678
1990	28,994	0	33,523	62,517	62,517	25,000	37,517
1989	26,358	0	32,890	59,248	59,248	25,000	34,248
1988	21,996	0	29,095	51,091	51,091	25,000	26,091
1987	18,972	0	17,331	36,303	36,303	25,000	11,303
1986	19,056	0	16,698	35,754	35,754	25,000	10,754
1985	18,606	0	9,907	28,513	28,513	25,000	3,513
1984	17,678	0	9,907	27,585	27,585	25,000	2,585
1983	17,678	0	9,907	27,585	27,585	25,000	2,585

1982	17,933	0	9,907	27,840	27,840	25,000	2,840
------	--------	---	-------	--------	--------	--------	-------

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
8/18/2009	2428 / 615	590,000	<u>WD</u>	<u>02</u>
9/18/2002	1833 / 0681	405,000	<u>WD</u>	<u>Q</u>
3/1/1998	1502 / 0272	150,000	<u>WD</u>	<u>Q</u>

This page has been visited 15,750 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., April 21, 2011 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:

After the Fact Variances – 825 Ashe Street (RE# 00022300-000000) - After-the-fact variance request pursuant to Section 122-1078 for habitable space and for building coverage, impervious surface ratio, and setbacks in the Historic High Density Residential zoning district per Sections 122-630 (4) a & b and 122-630 (6) b. & c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE# 00022300-000000). All habitable space shall be accessible from the interior of exterior walls.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at **www.keywestcity.com**.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: After the Fact Variances – 825 Ashe Street (RE# 00022300-000000) - After-the-fact variance request pursuant to Section 122-1078 for habitable space and for building coverage, impervious surface ratio, and setbacks in the Historic High Density Residential zoning district per Sections 122-630 (4) a & b and 122-630 (6) b. & c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE# 00022300-000000). All habitable space shall be accessible from the interior of exterior walls.

Applicant/Owner: Michael D. Kindinger

Project Location: 825 Ashe Street

Date of Hearing: Thursday, April 21, 2011

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

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

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

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

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: After the Fact Variances – 825 Ashe Street (RE# 00022300-000000) - After-the-fact variance request pursuant to Section 122-1078 for habitable space and for building coverage, impervious surface ratio, and setbacks in the Historic High Density Residential zoning district per Sections 122-630 (4) a & b and 122-630 (6) b. & c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE# 00022300-000000). All habitable space shall be accessible from the interior of exterior walls.

Applicant/Owner: Michael D. Kindinger

Project Location: 825 Ashe Street

Date of Hearing: Thursday, April 21, 2011

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

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

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

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

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

825 Ashe

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

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose.

Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: April 8, 2011 2:44 PM

825 Ashe

816 WHITE STREET LLC
11639 CANYON MILLS DR
HOUSTON, TX 77095

ADAMS MARGARET J
338 HENRY AVE
SEWICKLEY, PA 15143

AUSTIN DAVID C AND KIMBERLY T
961 BUTTONWOOD DR
SUGARLOAF KEY, FL 33042

BEERS TERI F
814 FLEMING ST
KEY WEST, FL 33040

BOETTGER RICHARD DENNIS T/C
1402 OLIVIA ST
KEY WEST, FL 33040

BOMBELLI JOSEPH M AND JANE R
3 SNOW DR
MAHWAH, NJ 07430

BRAUNM DANIEL A
908 WHITE ST
KEY WEST, FL 33040

BREWER LLOYD P JR AND LETA P
BREWER REV TR 1/25/86
3340 N ROOSEVELT BLVD
KEY WEST, FL 33040

BROMLEY J ROBERT REVOCABLE
TRUST DTD 3/03
73 HOYCLO
STAMFORD, CT 06903

BROWNING MICHAEL L REV
TRUST 06/28/1991
529 WHITEHEAD ST
KEY WEST, FL 33040

CLIFFORD JUDITH A
1418 CATHERINE ST
KEY WEST, FL 33040

CONGREGATION B'NAI ZION OF KW
FL INC
750 UNITED ST
KEY WEST, FL 33040

CONNELL JAMES R
1 QUIMBY LN
FLEMINGTON, NJ 08822

CORBETT JOHN MORGAN AND
LOUISE WYNNE
1238 DRIFT RD
WESTPORT, MA 02790

CROW JOHNNY CLARENCE
636 GAUSE BLVD
SLIDELL, LA 70458

DAVIS CHARLES GIBSON
282 MAR VISTA DR
MONTEREY, CA 93940

DEAN JAMES ROBERT & DONNA
LOUISE TRUSTEES
14 CYPRESS TEREACE
KEY WEST, FL 33040

DERKAY CRAIG S
1812 UPPER JAMES CT
VIRGINIA BEACH, VA 23454

DOYLE BRIAN AND ELIZABETH
906 POHALSKI ST
KEY WEST, FL 33040

DUKE CAMILA A
808 ASHE ST
KEY WEST, FL 33040

FAVREAU NEAL H AND SUSAN
PO BOX 41
BAILEY ISLAND, ME 04003

FRIGA MARK O AND CYNTHIA L
44 BEVERLY ST
ROCHESTER, NY 14610

FROST PATRICIA
907 WHITE ST
KEY WEST, FL 33040

GARDNER ELIZABETH ANN
LIVING TRUST 5-17-2004
1104 PETRONIA ST
KEY WEST, FL 33040

GASSMAN FRANK
4725 N SHERIDAN RD
CHICAGO, IL 60640

GILLIS EDWARD F JR
PO BOX 1284
KEY WEST, FL 33041

GRIMESEY JOHN H
1112 OLIVIA ST
KEY WEST, FL 33040

GROTH CONSTANCE J
PO BOX 1266
KEY WEST, FL 33041

HALLUM LYNN AND HOPE H/W
195 STURBRIDGE DR
FRANKLIN, TN 37064

HARRIS EDWIN F
1126 OLIVIA ST
KEY WEST, FL 33040

HARRISON BEN F AND HELEN A
825 WHITE ST
KEY WEST, FL 33040

HEID BLAISE R AND KATHRYN
79 VALLEY RD
PLANDOME, NY 11030

HELM PHILIP D JR
1 SPLIT ROCK CT
PIKESVILLE, MD 21208

HERMELIN ARNOLD L
826 WHITE ST
KEY WEST, FL 33040

HIRSCH NEAL E
1213 TRUMAN AVE
KEY WEST, FL 33040

HOLLAND CHRISTOPHER AND
HELGA
1013 SOUTH ST
KEY WEST, FL 33040

HOWANITZ SUSAN LYNN
WILLIAMS
809 ASHE ST
KEY WEST, FL 33040

INERSTATE ENTERPRISE GROUP
INC
1016 GRAND CT
HIGHLAND BEACH, FL 33487

JIM-BOB LLC
23 FRANKLIN RD
ROANOKE, VA 24011

KEEGAN JAMES M AND
STEPHANIE M
2425 W MEDICINE LAKE DR
MINNEAPOLIS, MN 55441

KEYS ISLAND PROPERTIES LLC
1201 SIMONTON ST
KEY WEST, FL 33040

KEYS ISLAND PROPERTIES LLC
PO BOX 6158
KEY WEST, FL 33041

KINDINGER MICHAEL D AND
SARAH A
9723 KALMIA CT
FORT WAYNE, IN 46804

KOSTMAYER SARAH T
1207 PINE ST
KEY WEST, FL 33040

KRYSTOFIK FRANK J AND IRINA S
904 FRANCES ST
KEY WEST, FL 33040

KUTCHER ALISON A
24 CEDAR ST
NARRAGANSETT, RI 02882

LEWANDOWSKI MARY JANE
927 ERIE ST
IRVING, NY 14081

LOCKARD MARY J
728 ASHE ST
KEY WEST, FL 33040

MANN THOMAS
20 PEACH TREE LN
NORTH HALEDON, NJ 07508

MATUTE ESTELLA L/E
640 RAVEN AVE
MIAMI SPRINGS, FL 33166

MCCONNELL SEAN E
1110 OLIVIA ST
KEY WEST, FL 33040

MCINTOSH JON C
813 FRANCES ST
KEY WEST, FL 33040

MCLANE TIMOTHY G
913 WHITE ST
KEY WEST, FL 33040

MEDINA MALVIN L/E
910 ASHE ST
KEY WEST, FL 33040

MEECE ALLEN L
807 ASHE ST
KEY WEST, FL 33040

MUSTAKAS ARTHUR G
903 FRANCES ST
KEY WEST, FL 33040

NOLAN CAROLINE GREER
914 WHITE ST
KEY WEST, FL 33040

ODELL DEBORAH A
2448 HOLLY AVE
ANNAPOLIS, MD 21401

OSTRANDER WILLIAM J
42 ANISLEY CT
BUFFALO, NY 14221

PAPY JOAN LORD
90 KEY HAVEN RD
KEY WEST, FL 33040

PARCE JOHN DICKSON
824 WHITE ST
KEY WEST, FL 33040

PFANCUFF SHARON
900 WHITE ST UNIT 3
KEY WEST, FL 33040

PFEFFER SOREN AND FACCILOLO
IRENE M (H/W)
47 LIBERTY ST
MONTPELIER, VT 05602

PISCOPINK MATTHEW D L/E
900 FRANCES ST
KEY WEST, FL 33040

PLATE ROGER W
1254 W WISCONSIN AVE
OCONOMOWOC, WI 53066

POLLARD RICHARD W
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

POLSTON APRIL LIVING TRUST
06/30/09
1204 PINE ST
KEY WEST, FL 33040

POWERS DAWN L
P O BOX 456
ROSELAND, NJ 07068

ROBBINS STEPHEN J
3346 ASHFORD PARK COURT NE
ATLANTA, GA 30319

ROBERTS GAIL & M EMIL
2617 SEIDENBERG AVE
KEY WEST, FL 33040

ROLKA CARL G JR
823 FRANCES ST
KEY WEST, FL 33040

ROTHAUS PAUL AND THERESA B
1319 NEWTON ST
KEY WEST, FL 33040

RUSSELL CHRISTIE B
1014 GRINNELL ST
KEY WEST, FL 33040

SANCHEZ WILLIAM C
2232 Q ST NW
WASHINGTON, DC 20008

SHS HOTEL INVESTMENTS OF
SOUTH FLORIDA INC
820 WHITE ST
KEY WEST, FL 33040

SILVERMAN FRANCES B
1205 OLIVIA ST
KEY WEST, FL 33040

SIMEON CAROL ANN AND STEVEN
LAWRENCE (H/W)
1104 PETRONIA ST
KEY WEST, FL 33040

SMITH DAVID L
1109 OLIVIA ST
KEY WEST, FL 33040

SMITH PIPER LEE
719 EISENHOWER DR
KEY WEST, FL 33040

SMITH RONALD E TRUST 1/19/2006
5429 MARLIN ST
ROCKVILLE, MD 20853

SOUTO RONALD J
2180 6TH AVE N
SAINT PETERSBURG, FL 33713

SPRAGUE BILLY W &
3735 EAGLE AVE
KEY WEST, FL 33040

STATE OF FLORIDA
DNR DOUGLAS BLDG
TALLAHASSEE, FL 32399

STROMBUS CORPORATION
1073 BUTTONWOOD DR
SUGARLOAF KEY, FL 33042

SULLIVAN RONALD E
11110 STONEBROOK DR
MANASSAS, VA 20112

TAYLOR TIMOTHY
86 GOLBURNE RD
LONDON

THIMIS ANGELA T
1110 PETRONIA ST
KEY WEST, FL 33040

W10 5PS

THTF/ST.OF FL PUBLIC LANDS
DOUGLAS BLDG
TALLAHASSEE, FL 32399

TOWNSHEND CLEGG IRR CHAR
REMAIND UNITR AGREE
150 E PALMETTO PARK RD
BOCA RATON, FL 33432

URE NANCY E
209 CULLUM AVE
HURST, TX 76053

VANFLEET TOWNSEND A TRUST
DTD 4/3/98
26 WOLFE ST
ALEXANDRIA, VA 22314

VITTEK PATRICK C
333 SPENCER RD
ITHACA, NY 14850

WHITE SUSAN O
1119 PETRONIA ST
KEY WEST, FL 33040

WILLIAMS ANNIE A
1118 PETRONIA ST
KEY WEST, FL 33040

WILLIAMS MYRNA L
7130 NW 167TH PL
TRENTON, FL 32693

WINFREY CAREY W AND JANE E
1320 30TH ST NW
WASHINGTON, DC 20007

ZAPPULLA SALVATORE R
9 GEROME AVE
KEY WEST, FL 33040

ZURBRIGEN SCOTT R
1123 PETRONIA ST
KEY WEST, FL 33040