

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



**To:** Chairman and Planning Board Members

**From:** Ginny Haller, Planner

**Through:** Donald L. Craig, AICP, Planning Director

**Meeting Date:** November 29, 2012

**Agenda Item:** **Variance – 617 Fleming Street #8 (RE# 000062600-000108)** – A request for rear yard setback in the HMDR zoning district per Sections 90-391, 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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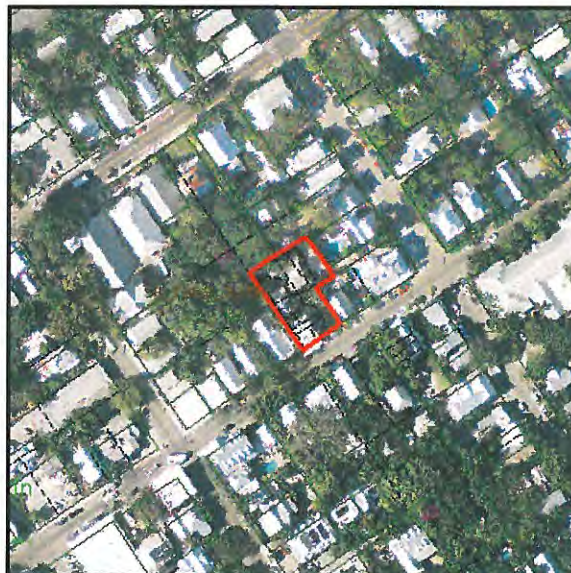
**Request:** To consider variance associated with the expansion of a new bedroom that will exceed allowed rear yard setback regulations.

**Applicant:** Robert L. Delaune, Architect

**Property Owner:** Walter and Dawn Szot

**Location:** 617 Fleming Street, Unit #8 (RE000062600-000108)

**Zoning:** Historic Medium Density Residential – HMDR



**Background:**

The existing structure does not conform to the rear yard setback requirements of the HMDR zoning district. The proposed construction of the bedroom is an expansion of the nonconformity at the rear of the property. The existing structure is a part of the Campbell Courtyard Condominium located at 617 Fleming Street. The Board of Directors of the condominium association reviewed and approved the design for the proposed bedroom expansion at the unit (see attached letter).

**Request:**

To approve a variance application to the rear setback to allow construction of a new 180 square foot bedroom expansion to the existing residential structure. The proposal is to extend the bedroom wall three feet and reduce the depth of the porch by three feet. The table below provides site data calculations as proposed by the applicant:

<b>Project Data</b>				
	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Request</b>
<b>Zoning</b>	HMDR			
<b>Size of Site</b>	2,691 s.f		No changes proposed	
<b>Height</b>	30'		No change	
<b>Front Setback</b>	10'		No change	
<b>Side Setback</b>	5'		No change	
<b>Side Setback</b>	5'		No change	
<b>Rear Setback</b>	15'	4.5'	4.5'	10.5' Variance
<b>Building Coverage</b>	40%			
<b>Impervious Surface</b>	60%			
<b>Open Space</b>	35%			

**Process:**

**Development Review Committee Meeting:**

September 27, 2012

**HARC Meeting:**

Staff approval

H12-07-1272

**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 nonconforming rear setback is an existing condition. This is an expansion of that nonconformity. The house is within a condominium complex, therefore potential locations of the expansion of the bedroom is limited, since it would encroach upon common areas.

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

Although the existing conditions and circumstances do not result from the action or negligence of the owners, the proposed expansion of the bedroom is the result of the applicant's request.

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.**

Granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, structures 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.**

If the variance for the proposed expansion of the bedroom is denied, the applicant would not be deprived of reasonable use of the land and the existing structure. Therefore, hardship conditions do not exist.

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.**

Granting this variance approval will be the minimum variance required.

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 10.5' rear setback variance does not appear injurious to the public welfare. The design received HARC approval.

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.**

The applicant is not using any other nonconforming properties as the basis for the variance.

**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.

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

The department has not been notified of any neighborhood objections to date.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, should the Planning Board approve this request, the standards in section 90-395 for variances have been met, and no conditions are warranted.

Michael J. Peltier  
President  
Campbell Courtyard Condominium Association  
617 Fleming Street  
Key West, Florida 33040

Dear Mr. and Mrs. Szot:

The Board of Directors of the Campbell Courtyard Condominium Association has reviewed and approved the design for the proposed bedroom/closet additions at the west and north sides of your unit #8.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Peltier". The signature is written in a cursive style with a large, sweeping "M" and a long, horizontal tail.

Michael J. Peltier  
President

**Draft  
Resolution**



**PLANNING BOARD  
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD  
FOR A VARIANCE APPROVAL FOR REAR-YARD  
SETBACK REQUIREMENTS ON PROPERTY LOCATED AT  
617 FLEMING STREET (RE# 00006260-000108) IN THE  
HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING  
DISTRICT PER SECTION 122-600 (6) c. OF THE LAND  
DEVELOPMENT REGULATIONS OF THE CODE OF  
ORDINANCES OF THE CITY OF KEY WEST.**

**WHEREAS**, Section 90-391 allows an applicant to request a variance if the literal enforcement of the LDR's will cause unnecessary hardship; and

**WHEREAS**, Section 122-600 (6) c of the Code of Ordinances provides that the minimum rear-yard setback is to be 15 feet; and

**WHEREAS**, the applicant requested a variance to the allowed rear-yard setback of 4.5 feet to the existing 4.5 feet; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 29, 2012; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other

land, structures or buildings in the same district; and

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

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

**WHEREAS**, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

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



**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts 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.** An approval by resolution of the Key West Planning Board for variances to allow the expansion of a new bedroom on property located at 617 Fleming Street (RE# 0000062600-000108) in the HMDR zoning district per Sections 90-391, 122-600(6)a , and 122-600 (6) c. of the Land Development Regulations of the Code of Ordinances of the City of Key West per the plan set dated October 4, 2012.

**Section 3.** It is a condition of these variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly

necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

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

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

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not

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

Read and passed on first reading at a regularly scheduled meeting held this 29th day of November, 2012.

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

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Richard Klitenick  
Planning Board Chairman

Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 617 FLEMING ST #8
2. Name of Applicant ROBERT L. DELAUNE, ARCHITECT
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X
4. Address of Applicant 619 EATON ST, SUITE 1  
KEY WEST, FL 33040
5. Phone # of Applicant 305 293 0364 Mobile# 305 304 4842
6. E-Mail Address robde laune@bellsouth.net
7. Name of Owner, if different than above WALTER & DAWN SZOT
8. Address of Owner 617 FLEMING ST, #8  
KEY WEST, FL 33040
9. Phone # of Owner 304 481 7979
10. Email Address wszot@comcast.net
11. Zoning District of Parcel HMDR RE# 00006260-000108
12. Description of Proposed Construction, Development, and Use  
CONSTRUCT NEW 180 SF. BEDROOM EXPANSION  
AND LEFT SIDE AND REAR OF EXISTING RESIDENTIAL  
WOOD-FRAME CONDOMINIUM STRUCTURE.
13. List and describe the specific variance(s) being requested:  
VARIANCE TO REQUIRED REAR YARD SETBACK  
(15' REQUIRED; 4.5' PROPOSED)



**Variance Application**  
**City of Key West Planning Department**  
 3140 Flagler Avenue, Key West, FL 33040  
 (305) 809-3720



14. Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	2691 S.F.			
Height	NO CHANGES PROPOSED			
Front Setback	↓	↓	↓	↓
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback	15'	4.5'	4.5'	10.5'
F.A.R	NO CHANGES PROPOSED			
Building Coverage	↓	↓	↓	
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats	↓	↓	↓	

15. Is Subject Property located within the Historic District? Yes  No   
 If Yes, attach HARC approval and approved site plans

Meeting Date STAFF APPROVAL HARC Approval # H12-07-1272

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No  If Yes, please describe and attach relevant documents

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

YES \_\_\_\_\_ NO

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

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**



Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
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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.

SINCE THE PROPERTY IS PART OF AN EXISTING CONDOMINIUM DEVELOPMENT, IT IS NOT POSSIBLE TO CONSTRUCT THE PROPOSED ADDITION AT OTHER LOCATIONS ON THE PROPERTY, AS IT WOULD ENCRUCH UPON COMMON AREAS OF THE CONDOMINIUM.

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

THE SPECIAL CONDITIONS (SEE ABOVE) PRE-DATE THE CURRENT OWNERSHIP OF THE PROPERTY AND THEREFORE IN NO WAY RESULT FROM ACTION OR NEGLIGENCE OF THE OWNER OR THE APPLICANT.

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

MANY PROPERTIES IN THE DISTRICT ENJOY CONFIGURATIONS SIMILAR TO THAT SOUGHT BY THIS VARIANCE, SO NO SPECIAL PRIVILEGE WILL BE GRANTED.



Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

LITERAL INTERPRETATION OF THE ZONING REGULATIONS WOULD INDEED DEPRIVE THE OWNER OF RIGHTS ENJOYED BY OTHERS, AND WOULD THEREBY WORK UNNECESSARY AND UNDUE HARDSHIP ON THE OWNER.

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.

THIS VARIANCE IS FOR A VERY SMALL ADDITION TO THE EXISTING STRUCTURE, AND IS THE MINIMUM VARIANCE REQUIRED TO MAKE POSSIBLE THE REASONABLE USE OF THE LAND AND BUILDING.

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.

THIS VARIANCE SEEKS A VERY MODEST EXTENSION OF AN EXISTING STRUCTURE AT THE SAME REAR SETBACK AS CURRENTLY EXISTS, AND WOULD NOT BE INJURIOUS OR DETRIMENTAL TO THE PUBLIC INTEREST OR WELFARE.

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

NO NON-COMFORMITIES OR NON-COMPLIANCES OF OTHER PROPERTIES ARE CITED AS JUSTIFICATION OF 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. Please describe how you have addressed the "good neighbor policy."

# Verification Form



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, ROBERT L. DELAUNE 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:

617 FLEMING STREET, # 8  
Street address of subject property

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

[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this

September 04th, 2012 by  
date

Robert Delaune  
Name of Authorized Representative

He/She is personally known to me or has presented [Signature] as identification.

[Signature]  
Notary's Signature and Seal



Jo Bennett  
Name of Acknowledger typed, printed or stamped

EE097995  
Commission Number, if any

# Authorization Form



**City of Key West  
Planning Department**



**Authorization Form  
(Individual Owner)**

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

I, WALTER SZOT DAWN SZOT authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

ROBERT L. DELAUNE  
*Please Print Name of Representative*

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

Walter Szot  
*Signature of Owner*

Dawn M. Szot  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 30, August 2012 by  
*date*

\_\_\_\_\_  
*Name of Authorized Representative*

He/She is personally known to me or has presented Driver's License as identification.

Robin Teresa Lusby  
*Notary's Signature and Seal*

Robin Teresa Lusby  
*Name of Acknowledger typed, printed or stamped*  
My commission expires 5/17/2013

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



**City of Key West  
Planning Department**



**Authorization Form**  
*(Individual Owner)*

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

I, WALTER SZOT      DAWN SZOT authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

ROBERT L. DELAUNE  
*Please Print Name of Representative*

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

Walter Szot  
*Signature of Owner*

Dawn M. Szot  
*Signature of Joint/Cp-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 30, August 2012 by  
*date*

\_\_\_\_\_  
*Name of Authorized Representative*

He/She is personally known to me or has presented Driver's license as identification.

Robin Teresa Lusby  
*Notary's Signature and Seal*

Robin Teresa Lusby  
*Name of Acknowledger typed, printed or stamped*

My commission expires 5/17/2013

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

**Deed**

This Document Prepared By and Return to:  
John M. Spottswood, Jr.  
Spottswood, Spottswood, & Spottswood  
500 Flemming Street  
Key West, FL 33040  
File No. 04-319-JD

RCD May 21 2004 02:09PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 4060.00  
05/21/2004 DEP CLK

Parcel ID Number: 00006260-000108

# Warranty Deed

This Indenture, Made this 17th day of May, 2004 A.D., Between  
W. Bruce Meighan a/k/a Bruce Meighan, a single man

of the County of Anne Arundel, State of Maryland, grantor, and  
Walter Szot and Dawn Szot, husband and wife

whose address is: P.O. Box 208, Mechanicsville, MD 20659

of the County of St. Mary's, State of Maryland, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
TEN DOLLARS (\$10) DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Monroe, State of Florida to wit:

See Exhibit "A" attached hereto and made a part of.

The exclusive use of Parking Space Numbers P-5 and P-6, in conjunction  
with the ownership of Condominium Unit Number 8 of CAMPBELL COURTYARD  
CONDOMINIUM, as described on Exhibit "A" attached hereto and made a  
part hereof.

SUBJECT to the terms and conditions of Stipulations of Settlement  
filed on 10-01-2002 in Case No. CA-K-00-311 of the Circuit Court, of  
Monroe County, Florida.

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 his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: JOHN M. SPOTTSWOOD, JR.  
Witness

*W. Bruce Meighan* (Seal)  
W. Bruce Meighan a/k/a Bruce Meighan  
P.O. Address: 905 Waterview Drive, Crownsville, MD 21032

*Danyel Steryou*  
Printed Name: DANYEL R. STERYOU  
Witness

State of Florida  
City of Monroe

The foregoing instrument was acknowledged before me this 17th day of May, 2004 by  
W. Bruce Meighan a/k/a Bruce Meighan, a single man

he is personally known to me or he has produced his as identification.



*Danyel Steryou*  
Printed Name: DANYEL R. STERYOU  
Notary Public  
My Commission Expires:

Michael J. Peltier  
President  
Campbell Courtyard Condominium Association  
617 Fleming Street  
Key West, Florida 33040

Dear Mr. and Mrs. Szot:

The Board of Directors of the Campbell Courtyard Condominium Association has reviewed and approved the design for the proposed bedroom/closet additions at the west and north sides of your unit #8.

Sincerely,

A handwritten signature in cursive script that reads "Michael J. Peltier". The signature is written in black ink and is positioned below the word "Sincerely,".

Michael J. Peltier  
President

**DRC**  
**Minutes & Comments**



# **Minutes of the Development Review Committee**

## **September 27, 2012 DRAFT**

Planning Director, Don Craig called the Development Review Committee Meeting of September 27, 2012 to order at 10:00am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

### **ROLL CALL**

**Present were:** Planning Director, Don Craig; HARC Planner, Enid Torregrosa; General Services, Elizabeth Ignaffo; Forestry Manager, Paul Williams; ADA Coordinator, Diane Nicklaus; and Fire Inspector, Alan Averette .

**Also in attendance were:** Planning Department staff: Brendon Cunningham, Carlene Smith and Ginny Haller.

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF AGENDA**

### **APPROVAL OF MINUTES**

**August 23, 2012**

A motion to approve the August 23, 2012 minutes was made by Ms. Nicklaus and seconded by Mrs. Torregrosa.

### **DISCUSSION ITEMS**

#### **Old Business**

- 1. Exception for Outdoor Merchandise Display - 330 Duval Street (RE# 00004380-000000) – A request to allow the display of merchandise sold in-store for property in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the merchandise display request. The request is postponed to next month's meeting.

#### **New Business**

- 2. After-the-fact Variances - 2310 Patterson Avenue (RE# 00050260-000000) - A request for after the fact variances to building coverage, impervious surface ratio and side and rear-yard setback requirements for property located in the SF zoning district per Section 122-238 (4) and 122-238 (6) (a) 2 & (a) 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the variance requests.

Ms. Ignaffo stated that a storm water management system is not shown on the plans.

Ms. Nicklaus had no comment.

Mrs. Torregrosa requested a scalable drawing.

Mr. Averette requested the distance between the detached bathroom and house due to fire safety issue.

Mr. Williams had no comment.

## **Minutes of the Development Review Committee September 27, 2012 DRAFT**

Mr. Craig requested a scalable site plan.

Keys Energy had no comment.

- 3. Parking Variance – 605A United Street (RE# 00028370-000000) – A request to waive parking requirements for 8 automobile spaces in the HNC-1 zoning district per Section 108-572 (13) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

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

The applicant, Patrick Wright, with Trepanier & Associates gave members the details of his request.

Mrs. Torregrosa had no comment.

Mr. Averette had no comment.

Ms. Ignaffo stated that two parking spaces are assigned to parcel 605-A. Neither parking space is ADA Accessible. In accordance with Sec. 108-650, ADA accessible parking space shall be provided with an accessible route into the building, and the building entrance shall be ADA accessible.

Ms. Nicklaus stated that since it is medical facility, they must designate an ADA accessible space.

Mr. Craig requested a site plan that depicts parking.

Keys Energy had no comment.

- 4. Variance – 617 Fleming Street (RE# 00006260-000108) – A request for rear yard setback in the HMDR zoning district per Section 90-391, Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview of the variance request and requested a scalable plan.

The applicant, Architect, Robert DeLaune, gave members the details of his request.

Mrs. Torregrosa had no comment.

Mr. Averette requested site plans.

Ms. Ignaffo requested that the applicant direct roof downspouts back onto the property, preferably into landscaped areas.

Ms. Nicklaus had no comment.

Mr. Craig requested site plans.

Keys Energy had no comment.

- 5. Parking Variance – 529 Caroline Street (RE# 00001220-000000) – A request to waive parking requirements for 1 (one) automobile space in the HRCC-1 zoning district per Section 108-572 (16) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

## Minutes of the Development Review Committee September 27, 2012 DRAFT

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

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

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

Mr. Averette had no comment.

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

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

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

Keys Energy had no comment.

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

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

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

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

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

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

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

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

Keys Energy requested a Project Review form for the loads.

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

## **Minutes of the Development Review Committee September 27, 2012 DRAFT**

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

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

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

Mrs. Torregrosa stated that they had received HARC approval.

Mr. Averette had no comment.

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

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

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

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

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

See comments above.

### **ADJOURNMENT**

Meeting adjourned at 11:07am.

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



# CAMPBELL COURTYARD

## LEGAL DESCRIPTION

### MAIN BUILDING

FILE # I 0 0 6 2 7 0  
BK # 1 4 5 9 PG # 1 6 5

A Parcel of land on the Island of Key West, Monroe County, Florida and also being a portion of land lying in Lot 1, Square 36, of William A. Whitehead's Map of the said Island, delineated in February 1829 and being more particularly described as follows:

Commencing at the intersection of the Northeasterly Right-of-Way Line of Simonton Street and the Northwesterly Right-of-Way line of Fleming Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way line of Fleming Street for 203.50 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Northwesterly Right-of-Way line of Fleming Street for 38.32 feet; thence at a right angle and in a Northwesterly direction for 12.64 feet; thence at a right angle and in a Northeasterly direction for 6.69 feet; thence at a right angle and in a Northwesterly direction for 28.52 feet; thence at an angle of 134°33'53" to the right and in a Westerly direction for 8.99 feet; thence at an angle of 134°25'10" to the right and in a Southwesterly direction for 16.93 feet; thence at a right angle and in a Northwesterly direction for 2.00 feet; thence at a right angle and in a Southwesterly direction for 21.84 feet; thence at an angle of 90°47'25" to the right and in a Southeasterly direction for 48.77 feet to the said Northwesterly Right-of-Way Line of Fleming Street and the Point of Beginning. Containing 2066.17 Square feet, more or less.

### COTTAGE

A Parcel of land on the Island of Key West, Monroe County, Florida and also being a portion of land lying in Lot 1, Square 36, of William A. Whitehead's Map of the said Island, delineated in February 1829 and being more particularly described as follows:

Commencing at the intersection of the Northeasterly Right-of-Way Line of Simonton Street and the Northwesterly Right-of-Way line of Fleming Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way line of Fleming Street for 203.50 feet; thence at an angle of 89°46'28" to the right and in a Northwesterly direction for 48.77 feet to the Point of Beginning. thence continue in a Northwesterly direction for 45.11 feet; thence at a right angle and in a Southwesterly direction for 2.55 feet; thence at a right angle and in a Northwesterly direction for 18.42 feet; thence at a right angle and in a Northeasterly direction for 16.93 feet; thence at a right angle and in a Southeasterly direction for 1.95 feet; thence at a right angle and in a Northeasterly direction for 2.26 feet; thence at a right angle and in a Southeasterly direction for 3.44 feet; thence at a right angle and in a Northeasterly direction for 4.89 feet; thence at an angle of 107°34'24" to the Right and in a Easterly direction for 5.98 feet; thence at an angle of 161°00'36" to the left and in a Easterly direction for 5.98 feet; thence at an angle of 154°31'01" to the left and in a Southeasterly direction for 5.78 feet; thence at angle of 61°52'47" to the right and in a Northeasterly direction for 2.83 feet; thence at a right angle and in a Southeasterly direction for 13.96 feet; thence at a right angle and in a Southwesterly direction for 7.31 feet; thence at a right angle and in a Southeasterly direction for 7.42 feet; thence at an angle of 125°25'31" to the right and in a Easterly direction for 12.66 feet; thence at an angle of 136°16'12" to the left and in a Southeasterly direction for 16.79 feet; thence at a right angle and in a Southwesterly direction for 13.08 feet; thence at a right angle and in a Southeasterly direction for 2.00 feet; thence at a right angle and in a Southwesterly direction for 21.84 feet to the Point of Beginning. Containing 1860.36 Square Feet, more or less.

Legal Description prepared by Undersigned

Sheet 13 of 16

Campbell Courtyard Fleming Street, Key West, Fl. 33040				<b>FREDERICK H. HILDEBRANDT</b> <b>ENGINEER PLANNER SURVEYOR</b>
Condominium Documents		Dwn No. 96-327		
Scale: 1"=20'	Ref. 118-63	Flood panel No. 1716 G	Dwn. By: F.H.H.	3150 Northside Drive Suite 101 Key West, Fl. 33040 (305) 293-0466 Fax. (305) 293-0237
Date: 7/15/96		Flood Zone: X	Flood Elev. -	
REVISIONS AND/OR ADDITIONS				
12/8/96: Name Change				
4/27/97: Legal Description				
FILE: CAMP.1A				

# CAMPBELL COURTYARD

## LEGAL DESCRIPTION

### EYEBROW

FILE #1006270  
BK#1459 PG#166

A Parcel of land on the Island of Key West, Monroe County, Florida and also being a portion of land lying in Lot 1, Square 36, of William A. Whitehead's Map of the said Island, delineated in February 1829 and being more particularly described as follows:

Commencing at the intersection of the Northeasterly Right-of-Way Line of Simonton Street and the Northwesterly Right-of-Way line of Fleming Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way line of Fleming Street for 203.50 feet; thence at an angle of 89°46'28" to the right and in a Northwesterly direction for 93.88 feet; thence at a right angle and in a Southwesterly direction for 2.55 feet; thence at a right angle and in a Northwesterly direction for 18.42 feet to the Point of Beginning; thence at a right angle and in a Northeasterly direction for 16.93 feet; thence at a right angle and in a Southeasterly direction for 1.95 feet; thence at a right angle and in a Northeasterly direction for 2.26 feet; thence at a right angle and in a Southeasterly direction for 3.44 feet; thence at a right angle and in a Northeasterly direction for 4.89 feet; thence at an angle of 107°34'24" to the right and in a Easterly direction for 5.98 feet; thence at an angle of 161°00'36" to the left and in a Easterly direction for 5.98 feet; thence at an angle of 154°31'01" to the left and in a Southeasterly direction for 5.78 feet; thence at angle of 61°52'47" to the right and in a Northeasterly direction for 2.83 feet; thence at a right angle and in a Southeasterly direction for 8.65 feet; thence at a right angle and in a Northeasterly direction for 5.24 feet; thence at a right angle and in a Southeasterly direction for 14.57 feet; thence at a right angle and in a Northeasterly direction for 29.80 feet; thence at a right angle and in a Northwesterly direction for 34.14 feet; thence at a right angle and in a Northeasterly direction for 4.00 feet; thence at a right angle and in a Northwesterly direction for 25.28 feet; thence at a right angle and in a Southwesterly direction for 73.27 feet; thence at a right angle and in a Southeasterly direction for 20.50 feet to the Point of Beginning. Containing 2961.22 Square Feet.

Sheet 14 of 16

Campbell Courtyard Fleming Street, Key West, Fl. 33040			
Condominium Documents			Dwn No. 96-327
Scale: 1"=20'	Ref. 118-63	Flood panel No. 1718 G	Dwn. By: F.H.H.
Date: 7/15/96		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
12/8/96: Name Change			
4/27/97: Legal Description			
FILE: CAMP1A			

**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

3150 Northside Drive  
Suite 101  
Key West, Fl. 33040  
(305) 293-0466  
Fax: (305) 293-0237



# **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

**Property Record Card -  
Map portion under construction.**

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

**Alternate Key: 8906722 Parcel ID: 00006260-000108**

**Ownership Details**

**Mailing Address:**  
SZOT WALTER AND DAWN  
617 FLEMING ST  
UNIT 8  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 04 - CONDOMINIUM  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 617 FLEMING ST UNIT: 8 KEY WEST  
**Legal Description:** CAMPBELL COURTYARD CONDOMINIUM UNIT 8 OR1533-1383/85 OR1828-2347/48 OR1828-2349/50Q/C OR1910-2384D/C OR2007-454





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

### Condominium Details

Condo Name: CAMPBELL COURTYARD  
 Footage: 1823 Year Built: 1929

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	2200	02/17/1998		1		CO
1	2086	06/30/1997		12,500		ELECTRICAL
1	03-2712	08/05/2003		1,600		BRICK PAVERS

### 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
2012	385,018	0	0	385,018	385,018	25,000	360,018
2011	412,727	0	0	412,727	412,727	25,000	387,727

2010	473,047	0	0	473,047	473,047	25,000	448,047
2009	591,308	0	0	591,308	591,308	25,000	566,308
2008	652,955	0	0	652,955	652,955	25,000	627,955
2007	758,370	0	0	758,370	758,370	0	758,370
2006	729,200	0	0	729,200	729,200	0	729,200
2005	519,555	0	0	519,555	519,555	0	519,555
2004	0	519,554	1	519,555	519,555	0	519,555
2003	0	299,863	1	299,864	299,864	0	299,864
2002	0	245,789	1	245,790	245,790	25,000	220,790
2001	0	223,444	1	223,445	223,445	0	223,445
2000	0	223,444	1	223,445	223,445	0	223,445
1999	0	216,936	1	216,937	216,937	0	216,937
1998	198,706	0	1	198,707	198,707	0	198,707
1997	77,781	0	1	77,782	77,782	0	77,782

### 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
5/17/2004	2007 / 0454	580,000	<u>WD</u>	<u>Q</u>
10/31/2002	1828 / 2347	395,000	<u>WD</u>	<u>Q</u>
8/19/1998	1533 / 1383	251,900	<u>WD</u>	<u>Q</u>

This page has been visited 38,893 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176



# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., November 29, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Variance – 617 Fleming Street #8 ( RE# 00006260-000108) – A request for rear yard setback in the HMDR zoning district per Section 90-391, Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

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

**Variance – 617 Fleming Street #8 ( RE# 00006260-000108)** – A request for rear yard setback in the HMDR zoning district per Section 90-391, Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West.

<b>Applicant:</b>	Robert L. DeLaune, Architect	<b>Owner:</b>	Walter & Dawn Szot
<b>Project Location:</b>	617 Fleming St. #8	<b>Date of Hearing:</b>	Thursday, November 29, 2012
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, 510 Greene City Commission Chambers

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

**Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at [kdeberje@keywestcity.com](mailto:kdeberje@keywestcity.com) .**

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

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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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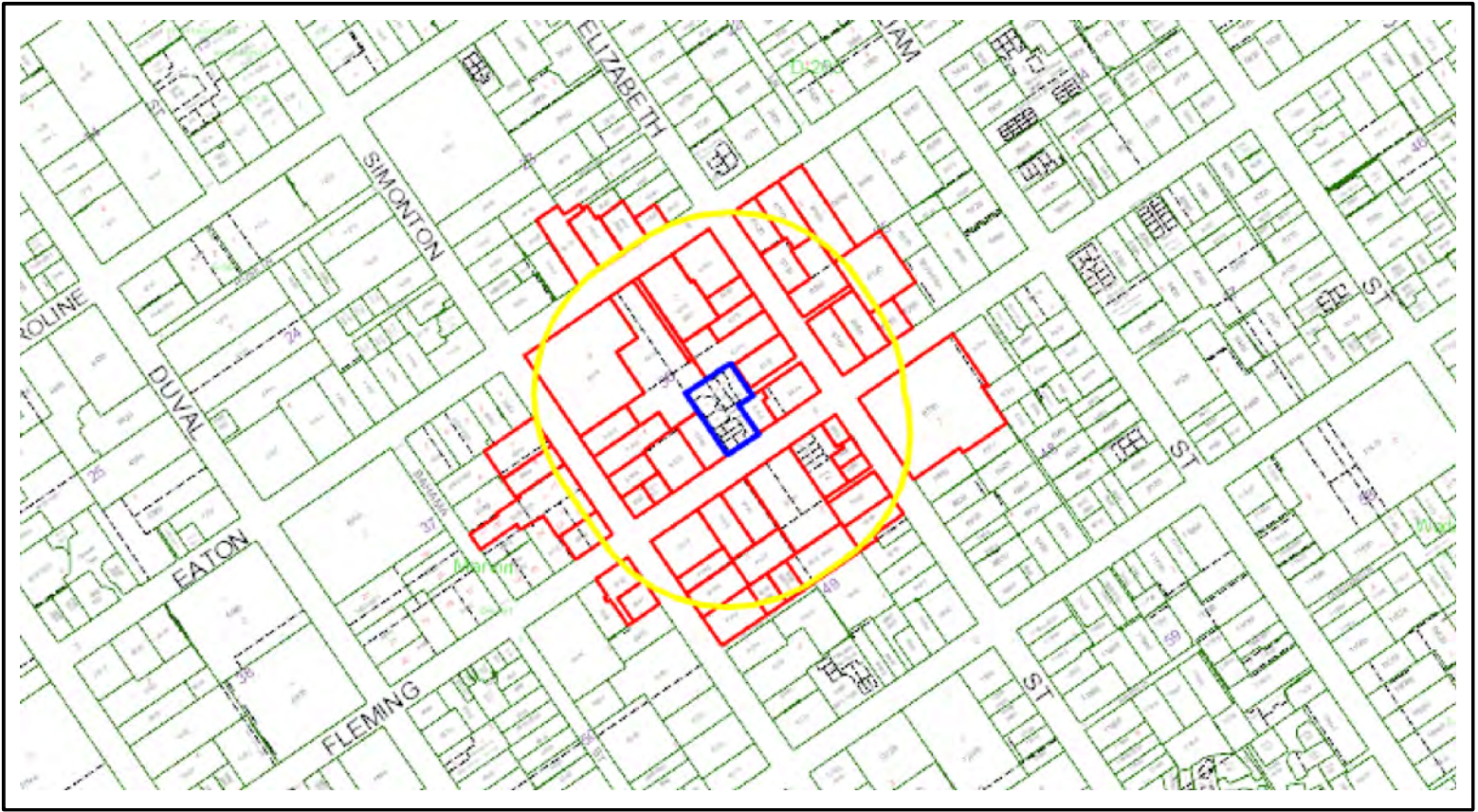
<b>Applicant:</b>	Robert L. DeLaune, Architect	<b>Owner:</b>	Walter & Dawn Szot
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## Monroe County, Florida

### 617 Fleming

Printed: Nov 14, 2012

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 MCMANUS JAMES M	87 SUMMER ST		HINGHAM	MA	02043	
2 KOENIG WILLIAM E AND GLORIA	55 FRANCISCO AVE		LITTLE FALLS	NJ	07424	
3 VINCENT GILBERT T AND ELINOR J	67 LAKE ST		COOPERSTOWN NY		13326	
4 SZOT WALTER S AND DAWN	PO BOX 208		MECHANICSVILLI MD		20659	
5 KEY WEST NC LLC	ONE WEST FORTH ST		WINSTON SALEM NC		27101	
6 DELAUNE ROBERT L	520 WILLIAM ST		KEY WEST	FL	33040	
7 TALOMAA TOM AND ANNA LINDBLOM	420 ELIZABETH ST		KEY WEST	FL	33040	
8 SPOTTSWOOD PARTNERS LTD	500 FLEMING ST		KEY WEST	FL	33040	
9 INTER-OCEAN HOLDINGS INC	600 FLEMING ST		KEY WEST	FL	33040	
10 VAGNONI MICHAEL P	622 FLEMING ST		KEY WEST	FL	33040	
11 RUSSO RONALD A AND BARBARA J	626-B FLEMING STREET		KEY WEST	FL	33040	
12 PILOT HOUSE LLC	524 EATON ST		KEY WEST	FL	33040	
13 SZOT WALTER AND DAWN	617 FLEMING ST	UNIT 8	KEY WEST	FL	33040	
14 FIRST UNITED METHODIST CHURCH	411 SIMONTON STREET PO BOX 669		KEY WEST	FL	33040	
15 TOMITA GERALDINE	531 FLEMING ST		KEY WEST	FL	33040	
16 NESS THEODORE LIVING TRUST 3/1/96	704 EATON ST		KEY WEST	FL	33040	
17 HAWKINS RICHARD J	P O BOX 106		KEY WEST	FL	33040	
18 ROBINSON NIKKI SOLITA	1012 JOHNSON ST		KEY WEST	FL	33040	
19 CARLOUGH WILLIAM ARTHUR REV TR AGREE 9/26/03	417 SIMONTON ST		KEY WEST	FL	33040	
20 MONROE COUNTY	500 WHITEHEAD ST		KEY WEST	FL	33040	
21 BRIXEY DELBERT P	614 FLEMING ST		KEY WEST	FL	33040	
22 VILLIS GEOFFREY FREDERICK	520 SOUTHARD ST		KEY WEST	FL	33040	
23 PERRY LINCOLN AND BEATTIE ANN	614 FLEMING ST		KEY WEST	FL	33040	
24 THEODORE LIVING TRUST 3/1/1996	704 EATON ST		KEY WEST	FL	33040	
25 WOLFSON CHARLIE L	506 ELIZABETH ST		KEY WEST	FL	33040	
26 POLATZ JOHN J AND SUSAN E	719 FLEMING ST		KEY WEST	FL	33040	
27 DALBISSIN ARNAUD GIRARD	1214 NEWTON ST		KEY WEST	FL	33040	
28 TAYLOR CLARA	PO BOX 22		KEY WEST	FL	33041	
29 BOREL JOAN S	1089 OCEAN DR		SUMMERLAND KI FL		33042	
30 PELTIER MICHAEL JOSEPH	2420 ANDALUSIS WAY NE		ST PETERSBURG FL		33704	
31 TROMBLE RICK A AND MICHELE L	6310 MANASOTA KEY RD		ENGLEWOOD	FL	34223	
32 ARGOUDELIS JAMES	9026 RIDGE RD		PLAINFIELD	IL	60544	
33 WILSON DONALD R JR 2002 TRUST	540 W MADISON ST	STE 2500	CHICAGO	IL	60661	
34 GCJ LLC	528 LAWRENCE AVE		WESTFIELD	NJ	07090-3118	



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 ALFANDRE NICOLE TRUSTEE IRR DEC OF TR 10/25/1995	PO BOX 2069		RESTON	VA	20195-0069	
36 GAMBRILL MATTHEW	PO BOX 157		SOLOMONS	MD	20688-0157	
37 RUSSO RONALD A	9132 BAY AVE		NORTH BEACH	MD	20714-9998	
38 SCHULTZ ROBERT	703 ARUNDEL PL		ANNAPOLIS	MD	21401-1301	
39 HATZENBUHLER FERN K	1436 WATSONS PL		LAWRENCEVILLE	GA	30043-5123	
40 HESLIN JAMES	222 12TH ST NE UNIT 1703		ATLANTA	GA	30309-4074	
41 LAND TRUST 426KW 2/11/2010	3850 HOLLYWOOD BLVD	STE 400	HOLLYWOOD	FL	33021-6746	
42 ZINTSMaster MATTHEW W AND WENDY L	925 WHITE ST		KEY WEST	FL	33040-3355	
43 MCKENZIE JOHN P	1400 VIRGINIA ST		KEY WEST	FL	33040-3442	
44 CHENG YUK	3327 RIVIERA DR		KEY WEST	FL	33040-4631	
45 ANDERSON STEVE D AND WHITNEY A	625 EATON ST		KEY WEST	FL	33040-6802	
46 MORGAN ANDREA SHAYE	621 EATON ST		KEY WEST	FL	33040-6802	
47 TEMPEL DENISON	613 EATON ST		KEY WEST	FL	33040-6802	
48 FLORIDA KEYS FUNERAL SERVICES LLC	418 SIMONTON ST		KEY WEST	FL	33040-6815	
49 COMBS JOHN W IRREV TR QPRT 5/24/2011	623 FLEMING ST		KEY WEST	FL	33040-6825	
50 CLARK CHARLES R	417 ELIZABETH ST APT 3		KEY WEST	FL	33040-6886	
51 TAYLOR CLARA L	PO BOX 22		KEY WEST	FL	33041-0022	
52 C & D PROPERTIES OF KEY WEST II LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
53 C & D PROPERTIES OF KEY WEST I LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
54 MMR PROPERTIES OF KEY WEST LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
55 ANN ELIZABETH LLC	PO BOX 2039		KEY WEST	FL	33045-2039	
56 MCCLOUD STEVEN W	1709 NE 20TH AVE		FORT LAUDERDA	FL	33305-2512	
57 TAYLOR DAVID F	1702 LINDEN AVE		NASHVILLE	TN	37212-5112	
58 FAR NIENTE LLC	1920 N CLARK ST APT 17P		CHICAGO	IL	60614-5401	
59 BOLAK ROBERT ALAN AND JAMIE MARIE	36 PIMA CT		BOULDER	CO	80303-3969	
60 DOWNER MICHAEL	601 AMALFI DR		PACIFIC PALISAC	CA	90272-4507	
61 CAMPBELL COURTYARD CONDOMINIUM	617 FLEMING ST		KEY WEST	FL	33040	