



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

To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: June 29, 2011

Agenda Item: An application for a variance to rear and side-yard setback requirements in the Historic Neighborhood Commercial zoning district for property located at 616 Virginia Street (RE#00027560-000000), per Section 122-810 (6) b. & c. as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

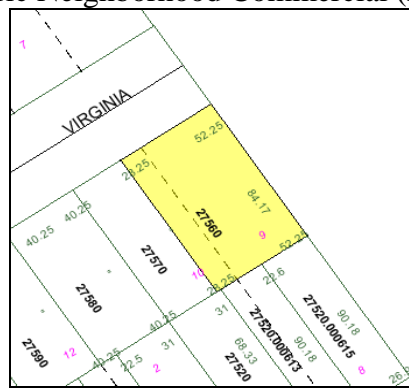
Request: To consider variances for a non-conforming, contributing structure listed in the historic architectural survey with proposed renovations and construction that exceed 66% of the value of the existing structure.

Applicant: Michael B. Ingram, MBI-K2M Architecture

Property Owner: Glenn Stevenson

Location: 616 Virginia Street, RE# 00027560-000000

Zoning: Historic Neighborhood Commercial (HNC-1) District



Background:

The property is legally nonconforming regarding rear and side-yard setback requirements. The property is located within the historic district. The historic portion of the structure is being compromised by a very large Spanish Lime tree. The piles supporting the structure are being undermined by the tree’s root system.

Request:

The existing structure is in poor condition and the applicant proposes to renovate the structure. The plans for the renovation of the structure will exceed 66% of the current value. The Monroe County Property Appraiser has the structures valued at \$110,817. The estimated cost of the renovations will be in excess of \$300,000. As such, the structure is subject to Section 122-28(b), which requires an application for all necessary variances to legal non-conformities. Further, in an effort to preserve the “champion” tree on the property, the applicant intends to move the historic portion of the structure and build around it.

	Allowed/Required	Existing	Proposed
Building Coverage	50%	28%	42%
Impervious Surface	60%	71.5%	69%
Front	5’	12’	5’
Right Side*	5’	6’7” - 0’	3’6” - 0’
Left Side*	5’	13’	3’6”
Rear*	15’	0’	Same

* Subject of variance request

Process:

HARC: #11-01-250

March 8 & 22, 2011

Development Review Committee Meeting:

April 28, 2011

Planning Board Meeting:

June 29, 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, building or structure involved and which are not applicable to other land, buildings or structures in the same zoning district.**

Numerous properties within the historic districts have legal non-conforming coverages and setbacks. This particular structure and property does not meet all of the dimensional requirements outlined in Section 122-630. However, the large tree on the property is compromising the existing structure. In an effort to preserve both the tree and historic structure, the applicant proposes to move the structure and demolish the non-historic additions and build around the tree.

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

The applicant proposes a renovation project in excess of 66% of the structure's current assessed value. The scope of the project drives the cost and is a condition created by the applicant. In the effort to preserve the tree and historic structure, variances are required. However, one of the side-yard variance requests results from new design and proposed construction.

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, structures or structures in the same zoning district.

Granting the variance request will confer upon the applicant special privileges provisionally denied 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.

While the code limits the improvements that can be made to the site without seeking variances, we have no evidence that the applicant would be deprived of reasonable use of the land and the existing structure without the specific renovations proposed. Again, the structure is being compromised by the adjacent tree and this does constitute a hardship for the restoration of the historic portion of the structure.

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 needed to make reasonable use of the land and existing 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 restoration of this contributing structure does not appear injurious to the public welfare. In fact, the restoration of this structure will be an asset to the

community and its historic character. Further, saving the tree is also a positive move toward preserving

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

This request is not based on existing conditions on surrounding properties.

The Planning Board shall make factual findings regarding the following:

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

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance request.

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

The Planning Department has not received any public input to date.

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

The applicant intends to make improvements to drainage through best management practices.

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 choose to approve this request, staff recommends the following condition:

That the applicant install and actively maintain the proposed swales shown on the plans for stormwater management purposes.

**Draft
Resolution**

RESOLUTION NO- 2011-

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW THE RENOVATION AND RECONSTRUCTION OF A NON-CONFORMING STRUCTURE WHICH EXCEEDS 66% OF THE VALUE OF THE EXISTING STRUCTURE BY GRANTING VARIANCES TO SIDE AND REAR-YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 616 VIRGINIA STREET (RE#00027560-000000), PURSUANT TO SECTION 122-810 (6) b. & c. UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-28(b) of the Code of Ordinances provides that if voluntary reconstruction of a non-conforming residential structure exceeds 66% of the appraised value, variances are required; and

WHEREAS, Section 122-810 (6) b. & c. of the Code of Ordinances provides that the minimum side-yard setback is 5 feet and the minimum rear-yard setback is 15 feet in the HNC-1 zoning district; and

WHEREAS, the applicant requested a variance to the side and rear-yard setbacks to allow improvements to a non-conforming, historically contributing, residential structure which exceeds 66% of the value of that structure; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 29, 2011; 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 variances 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 variances for a non-conforming contributing building listed in the historic architectural survey for side and rear-yard setback requirements, for a renovation project in the Historic Neighborhood Commercial (HNC-1) zoning district for property located at 616 Virginia

_____ Chairman
_____ Planning Director

Street (RE # 00027560-000000), per Section 122-28 (b) and Section 122-810 (6) b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as shown on the attached plan set dated March 29, 2011.

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

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

Section 5. This variance approval 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 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 special scheduled meeting held this 29th day of June, 2011.

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

_____ Chairman
_____ Planning Director

Richard Klitenick, Chairman
Key West Planning Board

_____ Date

Attest:

Donald Leland Craig, AICP
Planning Director

_____ Date

Filed with the Clerk:

Cheryl Smith, City Clerk

_____ Date

draft

_____ Chairman

_____ Planning Director



Application

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

Variance Application

**City of Key West
Planning Department**

Please print or type a response to the following:

1. Site Address 616 VIRGINIA STREET
2. Name of Applicant MICHAEL B. INGRAM, ARCH - MBI-K2M
3. Applicant is: Owner _____ Authorized Representative _____
(attached Authorization Form must be completed)
4. Address of Applicant 1001 WHITEHEAD ST #101
KEY WEST, FL. 33040
5. Phone # of Applicant 292-7722 Mobile# 581-3744 Fax# 292-2162
6. E-Mail Address MINGRAM@MBI-K2M.COM.
7. Name of Owner, if different than above GLENN STEVENSON
8. Address of Owner 616 VIRGINIA ST.
KEY WEST, FL. 33040
9. Phone Number of Owner _____ Fax# _____
10. Email Address _____
11. Zoning District of Parcel HNC-1 RE# 2756
12. Description of Proposed Construction, Development, and



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

	Required	Existing	Requested
Front Setback	5'-0"	12'-0"	5'-0"
Side Setback (W)	5'-0"	6'-7" TO 0'-0"	3'-6" TO 0'-0"
Side Setback (E)	5'-0"	13'-0"	3'-6"
Rear Setback	15'-0"	0'-0"	0'-0"
Building Coverage	50% MAX	28%	42%
Open Space Requirements	40% MIN	72%	58%
Impervious Surface	60% MAX	45%	59.6%

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

Date 3/8/11 HARC # H11-01-250

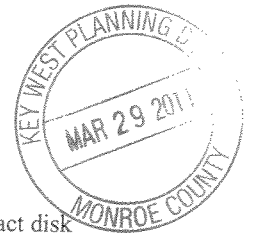
15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes No If Yes, please describe and attach relevant documents.

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

Check List

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

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

INCIDENTARY DEMOLITION OF HISTORIC HOUSE & NON-HISTORIC ADDITION IS BEING CAUSED BY SIGNIFICANT 100⁺ YEAR OLD SPANISH LIME TREE & ROOT SYSTEM. AGE & SIZE OF TREE ARE UNIQUE TO AREA & CANNOT BE RELOCATED OR REPLACED IN KIND. LITERAL ENFORCEMENT OF LDR'S (SEC 90-391) WILL RESULT IN UNNECESSARY HARDSHIP TO THE PROPERTY OWNER.

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

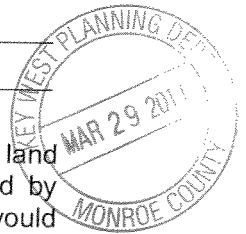
PROPERTY OWNER PURCHASED HOUSE & ADDITIONS IN OCT, 2002. GROWTH OF TREE/ROOT SYSTEM HAS CREATED CIRCUMSTANCE & IS NOT DO TO ACTION OF APPLICANT.

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.

UNIQUE CIRCUMSTANCE EXISTS WHICH SUPPORTS GRANTING OF VARIANCE REQUESTS. THIS PARCEL IS THE ONLY AREA 'LOT' TO WHICH CRITERIA MIGHT BE APPLIED.

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 WOULD CONFLICT WITH PRESERVATION OF ORIG. HOUSE & HISTORIC TREE. SUCH PRESERVATION, WITHOUT VARIANCES, WOULD DEPRIVE OWNER OF UTILIZATION OF PROPERTY AS ALLOWED BY LDR. & WILL SUBVERT INTENT OF REGULATIONS TO PRESERVE HISTORIC STRUCTURES & UNIQUE BOTANICAL RESOURCE.



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.

EXISTING CONDITIONS/PROPOSED VARIANCES ARE ABSOLUTE MINIMUM:

- MINOR RELOCATION OF HISTORIC STRUCTURE

- RESIDENTIAL USE OF PROPERTY W/HARC GUIDELINES (APP. H11-01-250) APPROVED

- PRESERVATION OF HISTORIC 'CHAMPION' TREE

PENIAL WILL DEPRIVE APPLICANT OF UTILIZATION OF PROPERTY ALLOWED BY CODE.

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.

ENDORSEMENT OF PROPOSAL REC'D FROM: TREE COMMISSION, HARC,

FIRE DEPARTMENT AS APPROPRIATE TO FURTHER THE PUBLIC GOOD &

IS NOT INJURIOUS TO THE PUBLIC WELFARE BY BEING APPROPRIATE.

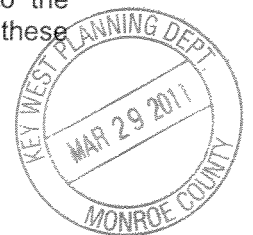
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered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

'HARDSHIP' IS ESTABLISHED BY THE UNIQUE SET OF CONDITIONS
CREATED & NOT CAUSED BY THE APPLICANT. SUCH CONDITIONS
ARE UNIQUE TO THE PROPERTY. GRANTING OF THE VARIANCES IS

BASED ON THIS PROPERTY/CONDITION ALONE. THERE IS NO
RELIANCE ON OTHER NON-CONFORMING USES ON OTHER PROPERTIES,
OF ACTIONS WHICH MAY BE INFERRED TO BE ENABLING. (SEC 90-394)

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

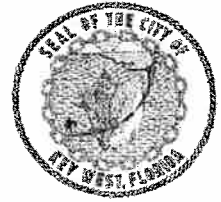
- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections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





Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, MICHAEL B. WYKAM, 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:

616 VIRGINIA STREET KEY WEST, FL.
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.

Michael B. Wykam
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this MARCH 23, 2011 by
date

Name of Authorized Representative

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

Katherine M Crain
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



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, GLENN STEVENSON authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

MICHAEL B. INGRAM / MBI/K2M ARCHITECTURE INC.
Please Print Name of Representative

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

G. Stevenson
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this MARCH 23, 2011 by
date

Name of Authorized Representative

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

Katherine M Crain
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any



Deed

This Warranty Deed

Made this 22nd day of October
by Jan Doelman, a single man

A.D. 2002

MONROE COUNTY
OFFICIAL RECORDS

FILE #1330212
BK#1826 PG#772

RCD Oct 28 2002 11:40AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 2800.00
10/28/2002 DEP CLK

hereinafter called the grantor, to
Glenn Stevenson, a single man

whose post office address is: **616 Virginia Street**
Key West, FL 33040

hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ **10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Monroe** County, Florida, viz:

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 0002756-000000 AK#1028347

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, 2001

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Name: **Witness**

[Signature]
Name & Address: **Jan Doelman** LS

[Signature]
Name: **Witness**

Name & Address: LS

Name: **Witness**

Name & Address: LS

Name: **Witness**

Name & Address: LS

State of **Florida**
County of **Monroe**

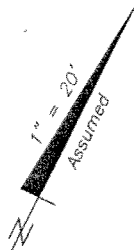
The foregoing instrument was acknowledged before me this **22nd** day of **October**, 2002, by

Jan Doelman, a single man

who is personally known to me or who has produced **driver's license** as identification.

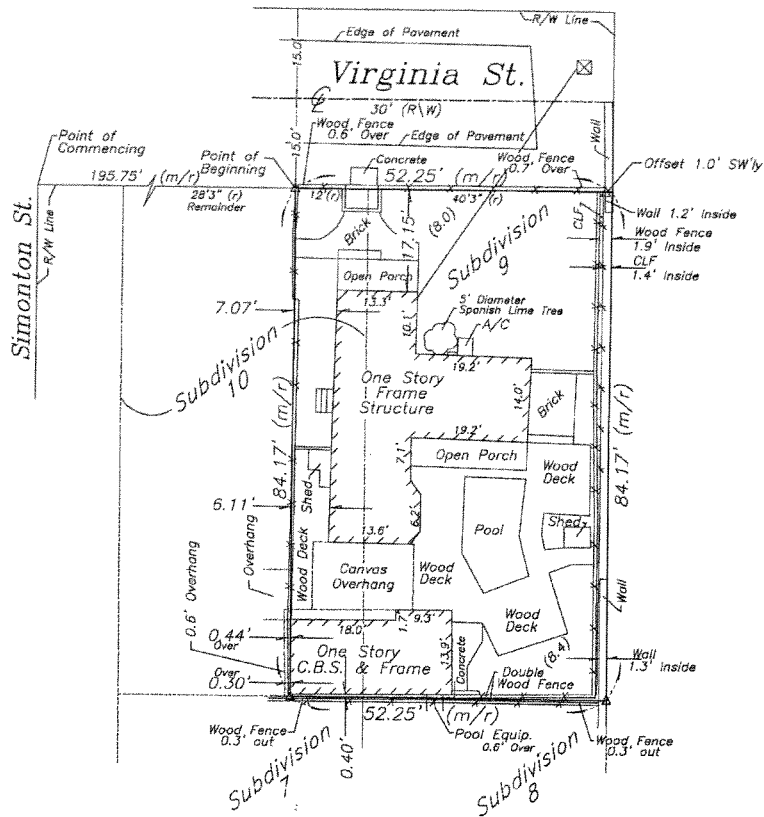
Survey

Boundary Survey Map of part of Tract 11, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- E Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- (8.0) Spot Elevation



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 616 Virginia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 15, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: On the Island of Key West and being a part of Tract 11, according to Wm. A. Whitehead's map of said Island, but better described as part of Lot 2 Square 4 of said Tract 11, according to C.W. Tift's map or plan of the Island of Key West, delineated in July 1874, said part of Lot 2, comprising Subdivisions Numbered 9 and 10, more fully described by metes and bounds as follows: BEGINNING at a point on the Southeasterly side of Virginia Street, which point is distant 195.75 feet Northeastly from the corner of Virginia and Simonton Streets; thence run Northeastly along said Virginia Street for a distance of 52.25 feet; thence run Southeastly and perpendicular to said Virginia Street for a distance of 84.17 feet; thence run Southwestly and parallel with said Virginia Street for a distance of 52.25 feet; thence run Northwestly and perpendicular to said Virginia Street for a distance of 84.17 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Glenn Stevenson;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
December 30, 2010

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

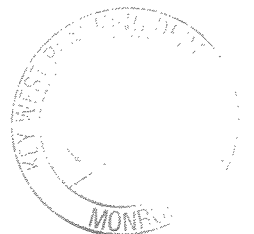
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

FILE #1330212
BK#1826 PG#773

Schedule A

On the island of Key West and being a part of Tract 11, according to Wm. A. Whitehead's map of said Island, but better described as part of Lot 2 Square 4 of Said Tract 11, according to C. W. Tift's map or plan of the Island of Key West, delineated in July 1874, said part of Lot 2, comprising Subdivisions Numbered 9 and 10, more fully described by metes and bounds as follows: BEGINNING at a point on the Southeasterly side of Virginia Street, which point is distant 195.75 feet Northeasterly from the corner of Virginia and Simonton Streets; thence run Northeasterly along said Virginia Street for a distance of 52.25 feet; thence run Southeasterly and perpendicular to said Virginia Street for a distance of 84.17 feet; thence run Southwesterly and parallel with said Virginia Street for a distance of 52.25 feet; thence run Northwesterly and perpendicular to said Virginia Street for a distance of 84.17 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS





616 Virginia Street



616 Virginia Street



Site Plans

GLENN STEVENSON

RESIDENTIAL REMODELING PROJECT

616 VIRGINIA STREET, KEY WEST, FLORIDA 33040

VARIANCE SUBMITTAL

MARCH 29, 2011

Drawing Index

GENERAL

A0.1.1 Cover

ARCHITECTURAL

- A1.1.1 Existing and Proposed Site
- A2.1.1 Existing and Proposed Floor Plans
- AE3.1.1 Existing Elevations
- A3.1.1 Proposed Elevations



VIRGINIA STREET VIEW

GLENN STEVENSON

RESIDENTIAL REMODELING PROJECT
VARIANCE SUBMIT.

mbi | k2m
 ARCHITECTURE, INC.

1001 Whitehead St., Suite 101, Key West, Florida 33040
 Tel: 305-292-7722 | Fax: 305-292-2162
 Email: info@mbi-k2m.com | URL: www.mbi-k2m.com
 PROF. REG. AA26001059

SUBMISSIONS

2011.03.11 Client Review Meeting
 2011.03.28 100% Submittal
 2011.03.28 Variance Submittal

Project No. MK-11010 | Phase: Design Development

COVER SHEET

A0.1.1

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DATE: March 29, 2011

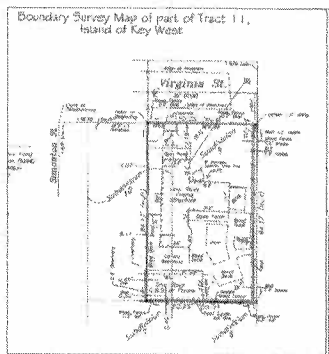
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3 AERIAL VIEW
SCALE: NTS



4 LOCATION MAP
SCALE: NTS

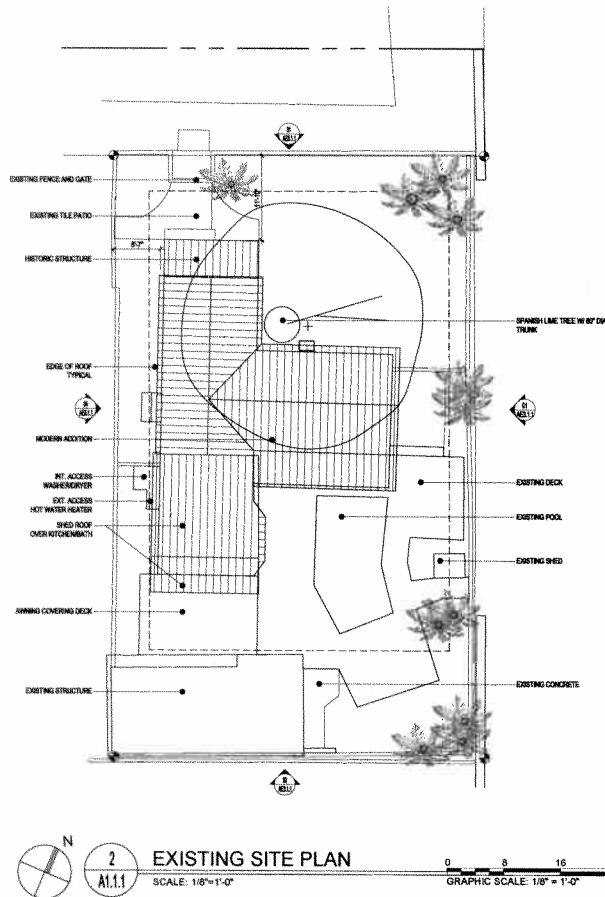


See Actual Survey for Details
COPY OF SURVEY

5
A1.1.1
SCALE: NTS

PROJECT STATISTICS:

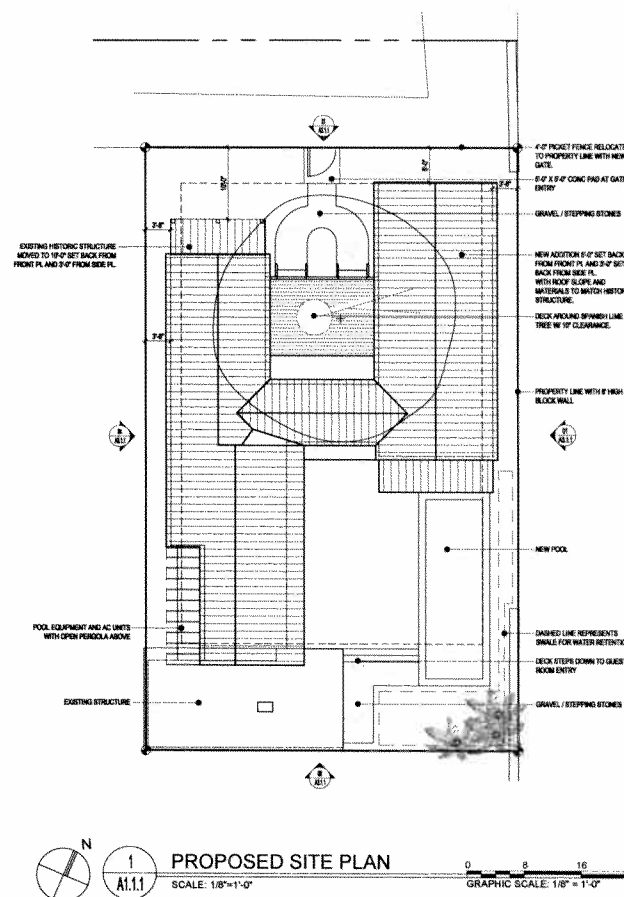
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING DISTRICT		RHC-1		
FRONT SETBACK (FEET)	5'-0"	1'-0"	5'-0"	NONE
SIDE SETBACK (WEST)	5'-0"	5'-0" TO 2'-0"	5'-0" TO 5'-0"	1'-0"
SIDE SETBACK (EAST)	5'-0"	12'-0"	3'-0"	1'-0"
REAR SETBACK (FOOTING)	10'-0"	5'-0"	5'-0"	NONE
PROJECT SIZE AREA		4,386.39 SQUARE FEET (0.101 ACRES)		
BUILDING COVERAGE	2,193.20 SQ. FT. / 50% MAX.	1,219.80 SQ. FT. / 28%	1,486.50 SQ. FT. / 40%	NONE
OPEN SPACE	1,708.38 SQ. FT. / 40% MIN.	3,167.47 SQ. FT. / 72%	2,846.38 SQ. FT. / 65%	NONE
IMPROVED SURFACE	2,846.38 SQ. FT. / 65% MAX.	1,888.06 SQ. FT. / 43%	2,822.47 SQ. FT. / 64%	NONE



2 EXISTING SITE PLAN

A1.1.1
SCALE: 1/8"=1'-0"

GRAPHIC SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN

A1.1.1
SCALE: 1/8"=1'-0"

GRAPHIC SCALE: 1/8" = 1'-0"

ARCHITECT
mbi | k2m
ARCHITECTURE, INC.
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting
1001 Whitehead St., Unit 101
Key West, Florida 33040
Tel: 305-292-1722
Fax: 305-292-2162
Email: info@mbi-k2m.com
URL: www.mbi-k2m.com

Consultants:

Revisions:

- 23 FEB 2011 CLIENT REVIEW
- 26 FEB 2011 HARC SUBMITTAL
- 15 MAR 2011 FORD DDM2 PLAN
- 29 MAR 2011 VARIANCE SUBMITTAL

GLENN STEVENSON
RESIDENTIAL REMODELING PROJECT
616 VIRGINIA STREET
KEY WEST, FL 33040

PLOTTED: 3/26/2011 11:54 AM
Drawing Size: 24X36 Project #: MK11010
Drawn By: GAF Checked By: MW
Title: EXISTING AND PROPOSED SITE PLAN

Sheet Number:
A1.1.1

Date: 29 MARCH 2011
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Drawn:

Consultants:

Revisions:

28 FEB 2011 CLARIFY REVISION
29 FEB 2011 FLOOR SUBMITTAL
3 MAR 2011 KEY WEST PLAN
28 MAR 2011 VARIANCE SUBMITTAL

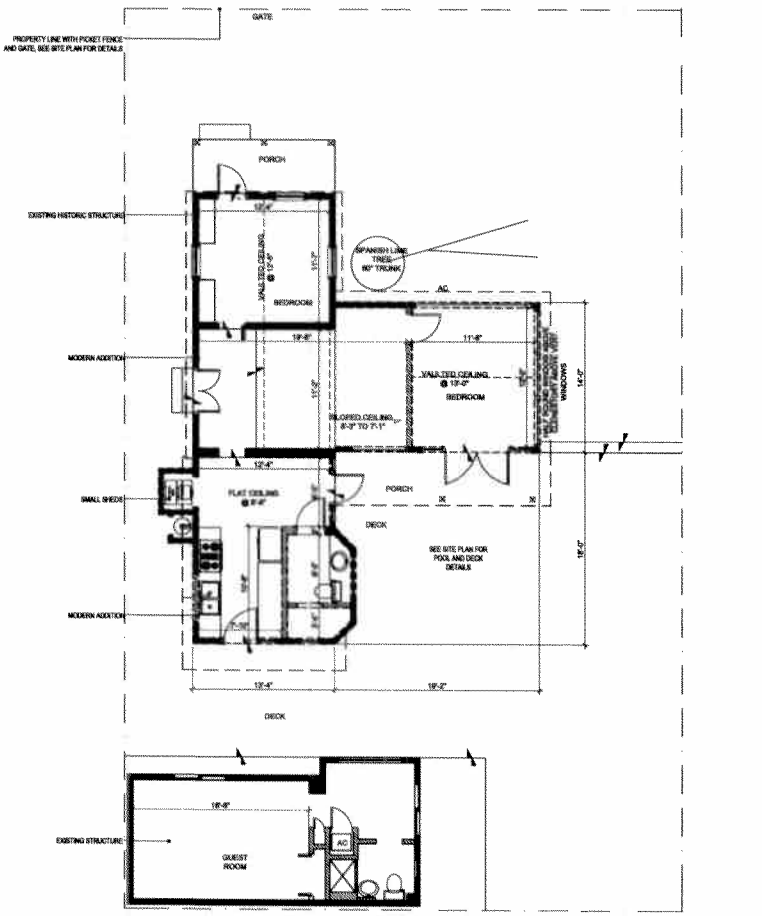


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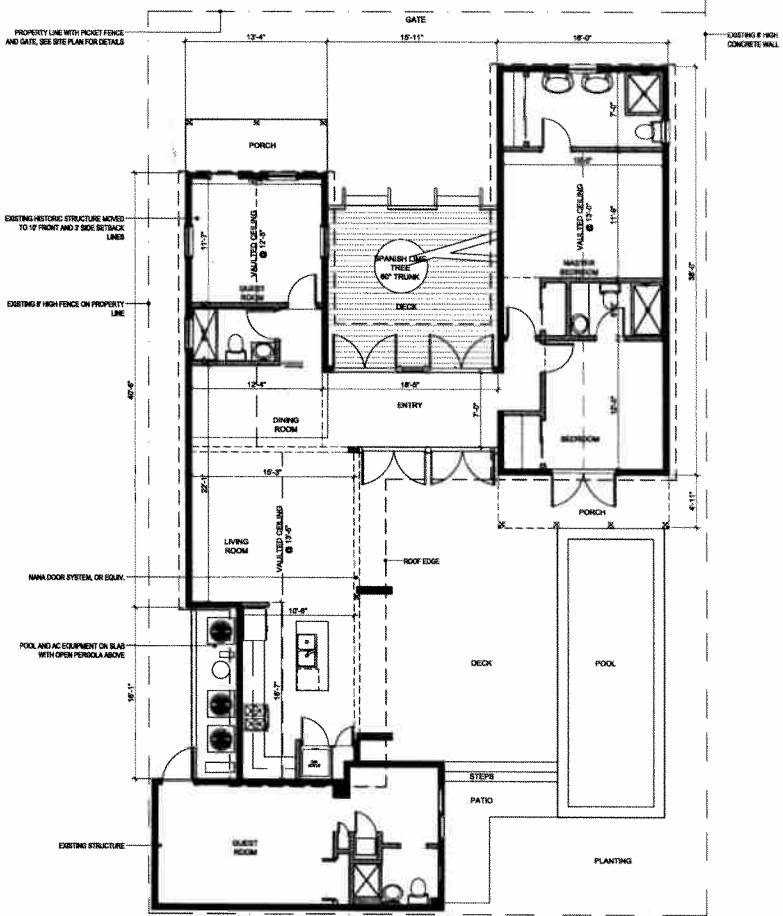
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Drawn By: CAP	Checked By: MB

Title: PROPOSED AND EXISTING FLOOR PLANS

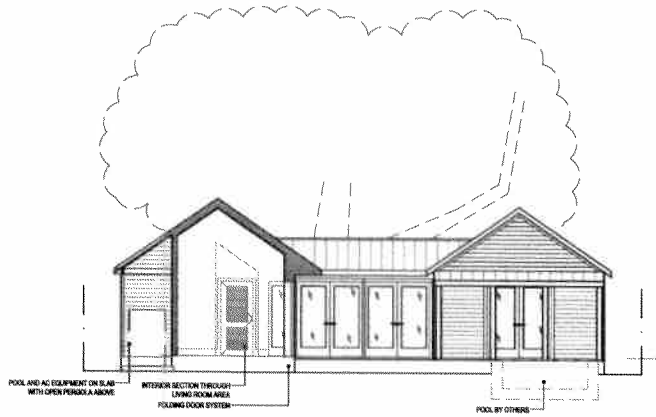
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 Date: 26 MAR 2011
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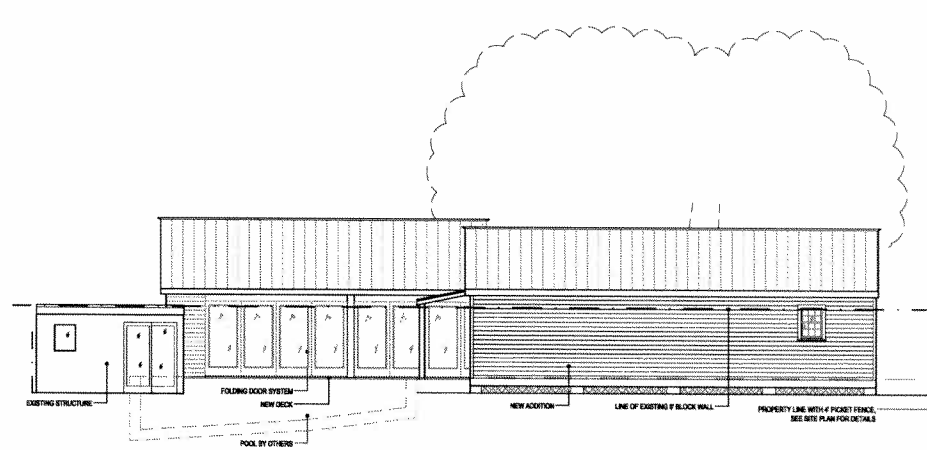
2 EXISTING FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"
 GRAPHIC SCALE: 3/16"=1'-0"



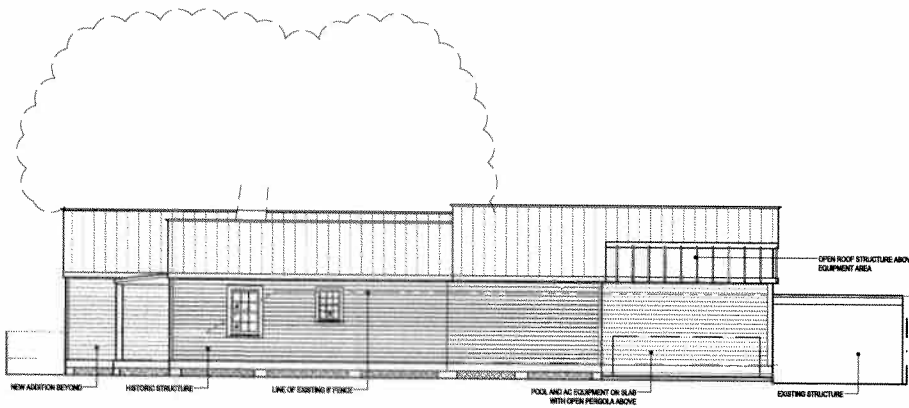
1 PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"
 GRAPHIC SCALE: 3/16"=1'-0"



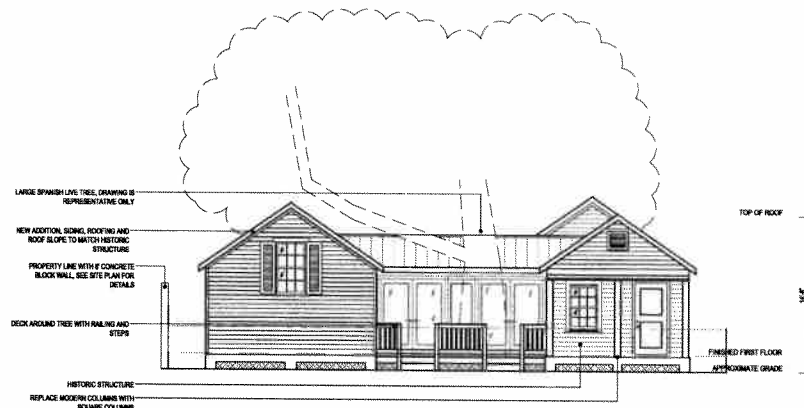
3 SOUTH (REAR) ELEVATION
 A3.1.1 SCALE: 3/16"=1'-0"



2 EAST (LEFT) ELEVATION
 A3.1.1 SCALE: 3/16"=1'-0"



4 WEST (RIGHT) ELEVATION
 A3.1.1 SCALE: 3/16"=1'-0"



1 NORTH (VIRGINIA ST.) ELEVATION
 A3.1.1 SCALE: 3/16"=1'-0"

0 4 8 12
 GRAPHIC SCALE: 3/16" = 1'-0"

GLENN STEVENSON
 RESIDENTIAL REMODELING PROJECT
 656 VIRGINIA STREET
 KEY WEST, FL 33040

PLOTTED: 2/28/2011 11:39 AM
 Drawing Size: 24x36 Project #: MK11070
 Drawn By: CWF Checked By: MBE

Title: **PROPOSED ELEVATIONS**

Sheet Number: **A3.1.1**

Date: 28 MARCH 2011
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Date:

Consultants:

Revisions:

23 FEB 2011 CLIENT REVIEW
23 FEB 2011 CLIENT REVIEW
23 FEB 2011 CLIENT REVIEW
23 FEB 2011 CLIENT REVIEW
23 FEB 2011 CLIENT REVIEW

GLENN STEVENSON
RESIDENTIAL REMODELING PROJECT
616 VIRGINIA STREET
KEY WEST, FL 33040

PLOTTED: 3/29/2011 11:38 AM

Drawing Size: 11.00 x 17.00 Project #: 1001100

Drawn By: CAP Checked By: AM

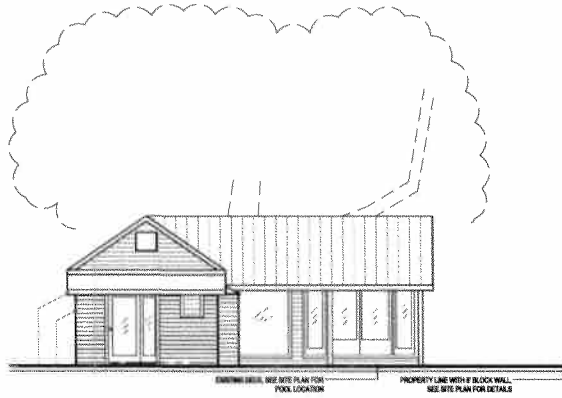
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Sheet Number:

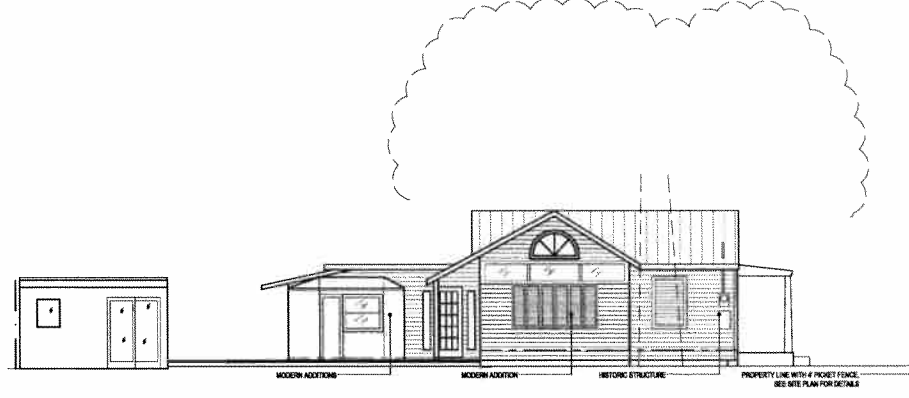
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Date: 28 JAN 2011

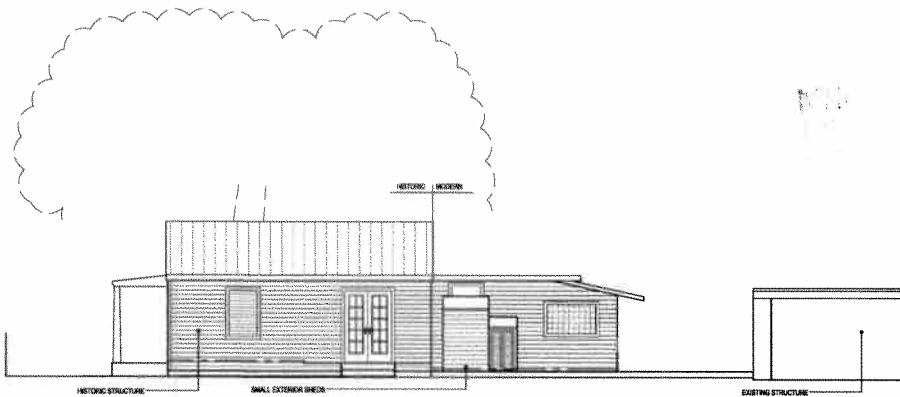
100111 by mbi | k2m Architecture, Inc.



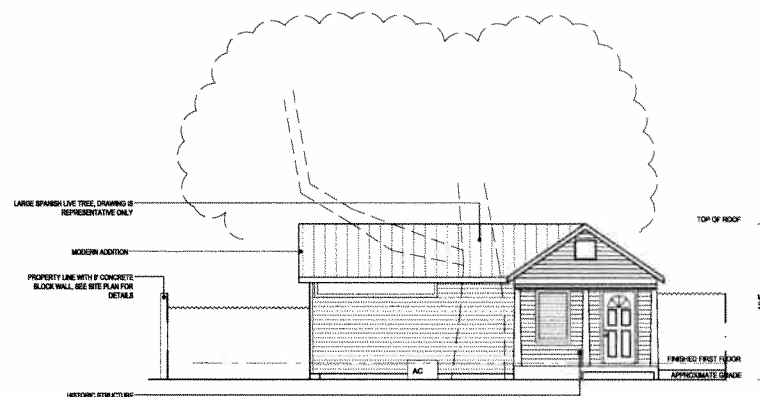
3 SOUTH (REAR) ELEVATION
SCALE: 3/16"=1'-0"



2 EAST (LEFT) ELEVATION
SCALE: 3/16"=1'-0"



4 WEST (RIGHT) ELEVATION
SCALE: 3/16"=1'-0"



1 NORTH (VIRGINIA ST.) ELEVATION
SCALE: 3/16"=1'-0"





Property Appraiser Information

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

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

Property Record View

Alternate Key: 1028347 Parcel ID: 00027560-000000

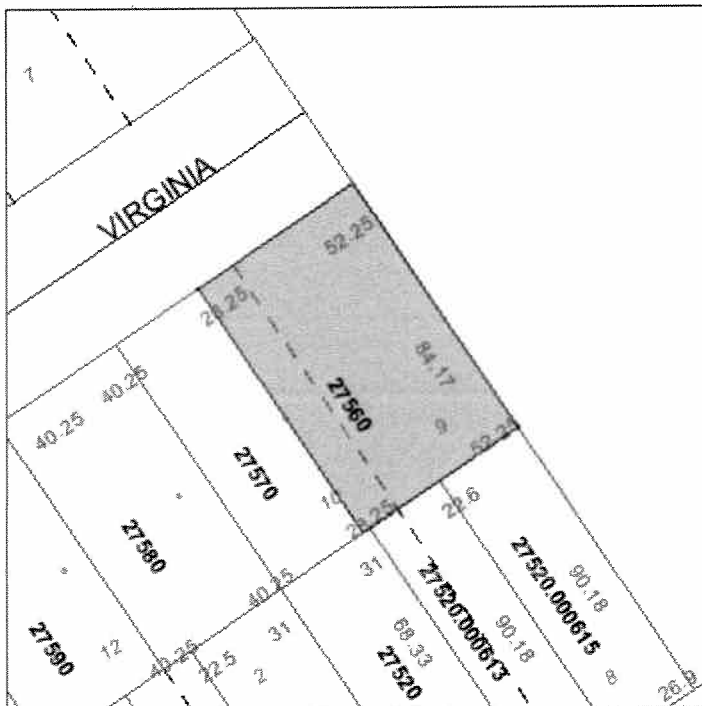
Ownership Details

Mailing Address:
STEVENSON GLENN
616 VIRGINIA ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 616 VIRGINIA ST KEYWEST
Legal Description: KW SUB 9 & NE'LY 12 FT OF SUB 10 PT LOT 2 SQR 4 TR 11 G57-93/95 OR445-7/8 OR535-837 OR841-1042 OR1306-140 OR1448-681/682 OR1826-772/773(LG)

Parcel Map





Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,397.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 844
 Year Built: 1943

Building 1 Details

Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 450
Effective Age 13	Perimeter 150	Depreciation % 14
Year Built 1943	Special Arch 0	Grnd Floor Area 844
Functional Obs 0	Economic Obs 0	

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

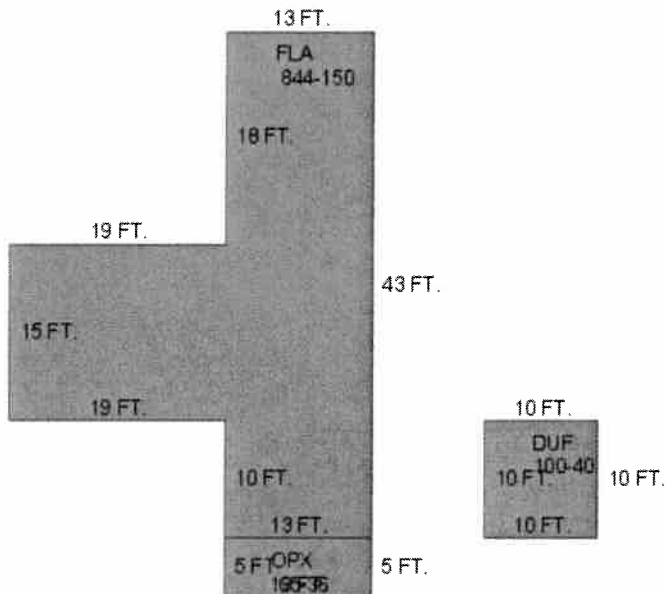
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1987	N Y	0.00	0.00	844
2	OPX		1	1987	N Y	0.00	0.00	65
3	DUF	12:ABOVE AVERAGE WOOD	1	1987	N Y	0.00	0.00	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	176 SF	44	4	2005	2006	2	30
0	FN2:FENCES	144 SF	24	6	2005	2006	2	30
1	PO4:RES POOL	180 SF	0	0	1983	1984	5	50

3	WD2:WOOD DECK	336 SF	0	0	1986	1987	2	40
4	PT2:BRICK PATIO	88 SF	0	0	1986	1987	4	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-1067	04/17/2009	02/10/2010	4,735		MAINT & PAINT VCRIMP ROOF
9701702	05/01/1997	12/01/1997	2,000		8 SQS MODIFIED RUBBER ROO

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	110,817	12,099	237,833	360,749	360,749	25,000	335,749
2009	127,576	13,310	304,359	445,245	445,245	25,000	420,245
2008	118,469	13,824	455,018	587,311	587,311	25,000	562,311
2007	217,118	11,703	457,288	686,109	686,109	25,000	661,109
2006	325,737	12,123	351,760	689,620	689,620	0	689,620
2005	244,342	12,498	373,745	630,585	630,585	0	630,585
2004	192,880	12,918	231,722	437,520	437,520	0	437,520
2003	215,107	13,396	101,131	329,634	329,634	0	329,634
2002	170,832	13,952	101,131	285,915	285,915	0	285,915
2001	144,772	13,859	101,131	259,763	259,763	0	259,763
2000	146,186	16,017	74,749	236,952	236,952	0	236,952
1999	141,322	15,899	74,749	231,970	231,970	0	231,970
1998	116,314	13,508	74,749	204,571	204,571	0	204,571
1997	95,751	12,514	65,955	174,220	174,220	0	174,220
1996	69,154	9,329	65,955	144,437	144,437	0	144,437
1995	65,430	8,835	65,955	140,220	140,220	0	140,220
1994	58,515	8,135	65,955	132,604	132,604	25,000	107,604
1993	56,257	8,366	65,955	130,578	130,578	25,000	105,578
1992	56,257	8,600	65,955	130,812	130,812	25,000	105,812
1991	56,257	8,818	65,955	131,030	131,030	25,000	106,030
1990	49,061	9,064	45,069	103,194	103,194	25,000	78,194
1989	21,332	8,438	43,970	73,740	73,740	25,000	48,740
1988	18,243	6,566	35,176	59,985	59,985	25,000	34,985
1987	12,360	4,766	30,229	47,355	47,355	25,000	22,355
1986	12,423	4,873	29,020	46,316	46,316	25,000	21,316

1985	12,107	4,982	15,725	32,814	32,814	25,000	7,814
1984	11,430	0	15,725	27,155	27,155	25,000	2,155
1983	11,463	0	15,725	27,188	27,188	25,000	2,188
1982	11,642	0	13,585	25,227	25,227	25,000	227

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/22/2002	1826 / 0772	400,000	<u>WD</u>	<u>Q</u>
3/1/1997	1448 / 0681	260,000	<u>WD</u>	<u>Q</u>
5/1/1994	1306 / 0140	245,000	<u>WD</u>	<u>U</u>
10/1/1981	841 / 1042	70,000	<u>WD</u>	<u>U</u>
2/1/1970	535 / 837	8,000	00	<u>Q</u>

This page has been visited 10,643 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., June 29, 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:

Variances - 616 Virginia Street (RE# 00027560-000000) - A request for variances as required when renovation exceeds 66% of the assessed value per Section 122-28 (b) 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 .

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing on the following requests:

Request: **Variances - 616 Virginia Street (RE# 00027560-000000) - A request for variances as required when renovation exceeds 66% of the assessed value per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Applicant: Michael Ingram, MBI-K2M Architects **Owner:** Glenn Stevenson
Project Location: 616 Virginia Street **Date of Hearing:** Wednesday, June 29, 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.

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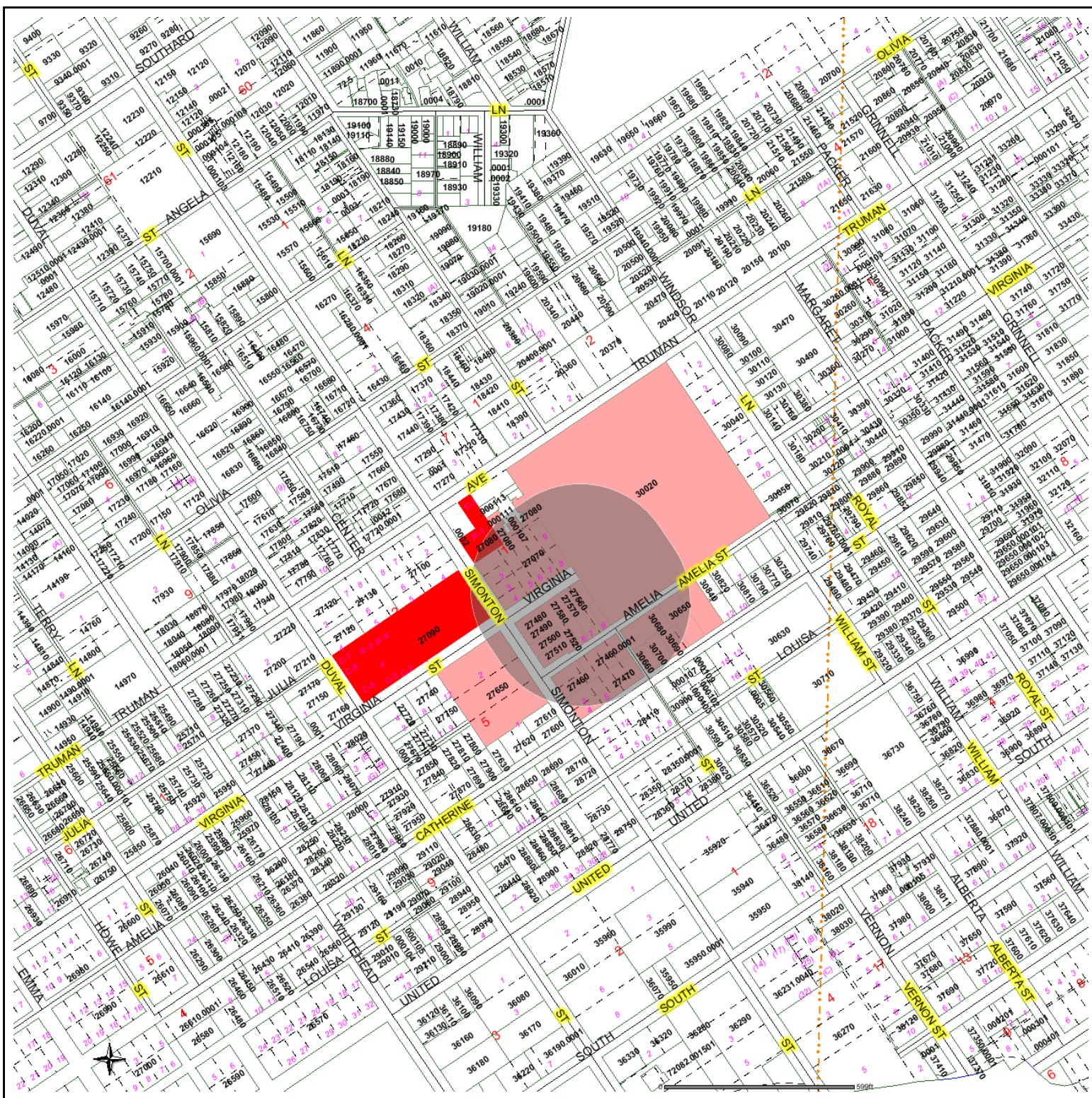
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616 Virginia

- 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.

1009 SIMONTON STREET LLC
1009 SIMONTON ST
KEY WEST, FL 33040

876649 ONTARIO LTD
595 RIVERSIDE DR RR 1
CORUNNA ON N0N 1G0
CANADA

A.H. OF MONROE COUNTY INC
PO BOX 4374
KEY WEST, FL 33041

AST BRUNO AND GUNDUZ
DAGDELEN
1756 N SEDGWICK ST
CHICAGO, IL 60614

B & R ENTERPRISES OF KEY WEST,
INC
1075 DUVAL ST
KEY WEST, FL 33040

BELFER JILL ADRIANE SHADOW
1075 DUVAL ST
KEY WEST, FL 33040

BITON YORAM AND COURTNEY
3714 FLAGLER AVE
KEY WEST, FL 33040

BOMBARO AUSTIN J
230 GLASSBORO RD
WOODBURY HTS, NJ 08097

BOMBARO PETER A JR AND CAROLE
A
1075 DUVAL ST
KEY WEST, FL 33040

BROWN JAMES F AND KATHERINE H
603A MAID MARION HILL
ANNAPOLIS, MD 21405

BURTON ROBERT LEE DEC OF
TRUST 03/04/98
1616 ATLANTIC BLVD
KEY WEST, FL 33040

C10 LLC
1601 BAHAMA DR
KEY WEST, FL 33040

CAD PRODUCTIVITY INC
PO BOX 281195
NASHVILLE, TN 37228

CAFE DES ARTISTES INC
1007 SIMONTON ST
KEY WEST, FL 33040

CALLARMAN KURT AND TAMMY
REV TR DTD 2/24/96
20013 TAMIAMI AVE
TAMPA, FL 33647

CAMPBELL NANCY & GODDARD
DARRELL LEE
1075 DUVAL STREET-#15
KEY WEST, FL 33040

CAWLEY THOMAS P DEC OF TRUST
03/06/2007
2601 SOUTH ROOSEVELT BLVD
KEY WEST, FL 33040

CLARK LYNN
614 VIRGINIA ST
KEY WEST, FL 33040

COLEMAN F CARROLL ARCH-
BISHOP OF ARCHDIOCESE
9401 BISCAYNE BLVD
MIAMI SHORES, FL 33138

CROCKETT A B & RUTH M TRUSTEES
2222 N ROOSEVELT BLVD
KEY WEST, FL 33040

CZARKOWSKI ALAN
PO BOX 1397
DECATUR, GA 30031

DADD ERIC T AND ANN M
2735 CLINTON ST
ATTICA, NY 14011

DARNELL DOUGLAS W TR &
LESSITER BARBARA E TR T/C
P O BOX 123
MOUNT PLEASANT, MI 48804

DILLMAN FREDERICK AND LYNN M
15308 JILLIAN CT
ORLAND PARK, IL 60467

DM HUNTER RESOURCE SUPPLY INC
PO BOX 2159
COUNNA ONTARIO N0N 1G0
CANADA

DOELMAN JAN
615 AMELIA ST
KEY WEST, FL 33040

DOUG MAYBERRY PLLC
1007 TRUMAN AVE
KEY WEST, FL 33040

DUKE NATALIA
1075 DUVAL ST
KEY WEST, FL 33040

DUVAL SQUARE R22 LLC
303 OCEAN AVE
AVON BY THE SEA, NJ 07717

FINE ROBERTA S
1075 DUVAL ST
KEY WEST, FL 33040

FISHER JAMES B JR AND MARY L
3414 PRAIRIE TRL
JOHNSBURG, IL 60050

FLORIDA KEYS FIRST STATE BANK
1201 SIMONTON ST
KEY WEST, FL 33040

GADONNIEX JOHN J SR AND RUTH I
2 CROWN HILL RD
WAPPINGERS FALLS, NY 12590

GARY THE CARPENTER
CONSTRUCTION INC
800 SIMONTON ST
KEY WEST, FL 33040

GONZALEZ JOSE A AND ANA J
2519 LINDA AVE
KEY WEST, FL 33040

GRAY WOLF LLC
800 SIMONTON ST
KEY WEST, FL 33040

GREETINGS FROM KEY WEST INC
1075 DUVAL ST
KEY WEST, FL 33040

GUERIN REYBURN B TRUSTEE
ESTATE
1694 MARKHAM GLEN CIRCLE
LONGWOOD, FL 32779

HALLORAN GEORGE AND MARCIA
16 HILTON HAVEN
KEY WEST, FL 33040

HAVANA SQUARE HOLDINGS INC
1075 DUVAL ST
KEY WEST, FL 33040

HENRY S HAMILTON JR AGENCY INC
1075 DUVAL ST
KEY WEST, FL 33040

HOUDE RICHARD
703 CATHERINE ST
KEY WEST, FL 33040

IBERIABANK
5800 R ST
LITTLE ROCK, AR 72207

KEY WEST STATE BANK
1201 SIMONTON ST
KEY WEST, FL 33040

KW VACATION RENTALS AND
PROPERTY MGMT LC
915 CENTER ST
KEY WEST, FL 33040

KW2R LLC
323 QUAKER HILL RD
PAWLING, NY 12564

LEE DAVID D
5400B POPPY PL
DELRAY BEACH, FL 33484

LEMKAU HENRY L JR
1430 SW 12TH CT
FT LAUDERDALE, FL 33312

LEOPOLD CONSUELO MARIA V AND
JOHN H
606 VIRGINIA ST
KEY WEST, FL 33040

LEOPOLD CONSUELO MARIA V AND
JOHN H
610 VIRGINIA ST
KEY WEST, FL 33040

LEVER PATRICK T
1020 WOODRIDGE RD
RED LION, PA 17356

LODER GREGORY A
705 CATHERINE ST
KEY WEST, FL 33040

LOLA BEAN INVESTMENTS LLC
13 BLUE WATER DR
KEY WEST, FL 33040

MARKIEWICZ DANIEL AND
ELEANOR M
36-11 205 ST
BAYSIDE, NY 11361

MONROE COUNTY FLORIDA
500 WHITEHEAD ST
KEY WEST, FL 33040

MORRIS DONAL
606 TRUMAN AVE APT 6
KEY WEST, FL 33040

MURRAY JAMES H
760 HARBOR BEND RD
MEMPHIS, TN 38103

MUSSER BARBARA L
40815 MAGEE DR
LEONARDTOWN, MD 20650

NEIGHOFF KENNETH DAVID AND
MARY P
637 DUNKELD CIR
SEVERNA PARK, MD 21146

OLIVER JOHN R AND MARLENE A
121 CLOISTER DR
PEACHTREE CITY, GA 30269

PITTFIELD JOSEPH & HEDY
BREAKFIELD (H/W)
3691 MORRIE DRIVE
SAN JOSE, CA 95127

RATCLIFF FRANK FREEMAN AND
MARIA G
16 EMERALD DR
KEY WEST, FL 33040

REDHEAD TAMARA
5441 MOSS SIDE LN
BATON ROUGE, LA 70808

REILLY ROBERT
1535 FIFTH ST
KEY WEST, FL 33040

RI CS2 LLC
P O BOX 460069
ESCONDIDO, CA 92046

RI CS2 LLC
PO BOX 460069
ESCONDIDO, CA 92046

RUSSELL CELESTE
706 AMELIA ST
KEY WEST, FL 33040

RUSSIN JOHN & LINDA HAMLIN
(H/W)
2734 POLK STREET
HOLLYWOOD, FL 33020

SADHU QUARRIES LLC
PO BOX 4655
BOULDER, CO 80306

SCHULTZ KENNETH H AND
DEBORAH L
915 EISENHOWER DR
KEY WEST, FL 33040

SIRECI THOMAS J JR AND MARCIA A
1128 FLAGLER AVE
KEY WEST, FL 33040

SMITH IAN L TRUSTEE
417 DEVONSHIRE ROAD
TOWER LAKES, IL 60010

SOUTHERNMOST CABANA RESORT
LLC
1421 1ST ST
KEY WEST, FL 33040

SPEARS LARRY LEE
P O BOX 377
MONMOUTH, IL 61462

SQUARE ONE RESTAURANT INC
1075 DUVAL ST
KEY WEST, FL 33040

STEVENSON GLENN
616 VIRGINIA ST
KEY WEST, FL 33040

TANDA LLC
P O BOX 1321
KEY WEST, FL 33041

TITUS RICHARD J
19940 OAKMONT DR
LOS GATOS, CA 95033

VAN WIEREN ALAN
PO BOX 1321
KEY WEST, FL 33040

VARGAS LIONEL D AND ANITA R
1001 16TH TER
KEY WEST, FL 33040

VOGEL CLAUDE AND MARYLENE G
1306 VILLA MILL ALY
KEY WEST, FL 33040

WADA KIYOTO
1075 DUVAL ST
KEY WEST, FL 33040

WASSYLENKO PETER MARIO
1305 NEWTON ST
KEY WEST, FL 33040

WATSON CLIFFORD G REV TR
11/18/1992
3537 HERON GLEN CT
BONITA SPRINGS, FL 34134

WHITING DONALD J JR AND
DEBORA S
5200 KRAUS RD
CLARENCE, NY 14031

WILLIAMS JOHN AND NANCY
137 FOUNDERS POINT
BLOOMINGDALE, IL 60108

WILLIS TIMBER LIMITED
PARTNERSHIP
2416 WINTHROP AVE
TALLAHASSEE, FL 32312

WILSON DAVID C TRUST 12/18/08
1075 DUVAL ST
KEY WEST, FL 33040

ZISK STEPHEN A AND SHERRY L
19 CHAPEL RIDGE RD
PITTSBURGH, PA 15238