

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



To: Chairman and Planning Board Members

From: Ashley Monnier, Planner II

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: June 29, 2011

Agenda Item: Variance Extension - 19 Hilton Haven Drive (RE# 00002180-000000) - A request for extension of approved variance for impervious surface regulations in the Medium Density Residential (MDR) zoning district per Planning Board Resolution 2009-022 of the City of Key West Planning Board.

Request: To allow a two-year extension of a variance for impervious surface coverage

Applicant: William P. Horn, Architect P.A

Property Owner: Jeffrey Rann

Location: 19 Hilton Haven Drive
RE# 00002180-000000

Zoning: MDR (Medium Density Residential) District



Background: In June of 2008, per Resolution 08-174, a variance to impervious surface coverage was approved by the Board of Adjustment for construction of a new single-family home. The variance acknowledged the burden of the private road, Hilton Haven Drive, which bisects the property and creates the majority of the impervious surface coverage. If the road was not included, the project would meet the code requirement for maximum allowed impervious surface coverage.

The original variance approval required that all permits necessary for new construction (for any use and occupancy) be submitted in their entirety within 24 months after the approval of the variance. The approval also required that no application or reapplication for new construction be made after expiration of the 24-month period without the applicant obtaining an extension (in which it is incumbent upon the applicant to demonstrate that no changes of circumstances to the property or its underlying zoning district have occurred).

The subject property changed ownership in 2008, and received a variance extension from the Planning Board through Resolution 2009-022 on June 18, 2009. The current owner would like to extend the previously granted variance for a period of two years, and proceed with the construction approved and extended through Planning Board Resolution 2009-022. The applicant's request to extend the variance approval was received in a timely manner, as the existing expiration date (based on DCA determination) is on August 3, 2011.

It was discovered during the previous extension process that there is a protected tree on the construction site. As part of the development review process for Planning Board Resolution 2009-022, the Urban Forestry Program Manager determined that the proposed site plan would have to be modified to accommodate the tree. In response to the request, the applicant modified the site plan by relocating a swale on the east side of the property and relocating the driveway from the east to the west side of the property. The related site plan changes were approved and attached to Planning Board Resolution 2009-022. No other dimensional or physical changes are proposed as part of this extension request.

Request:

The applicant is requesting an extension to Planning Board Resolution 2009-022, which extended the original variance approval (Board of Adjustment Resolution 08-174) allowing 65.5% impervious surface coverage on the site. The impervious surface requirements in the MDR zoning district are broken down as follows:

MDR Zoning District	Required	Existing	Requested
Impervious Surface	50% (5,378 s.f)	38.9% (4,186 s.f)	65.5% (7, 044 s.f)

Process:

Planning Board:	June 29, 2011
Development Review Committee Meeting:	April 22, 2009
Planning Board Meeting:	June 18, 2009
Board of Adjustment:	June 4, 2008

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

A stormwater plan was submitted and approved by the Engineering Director as part of Planning Board Resolution 2009-022. No other utilities or services are required as part of this extension request.

Factors for review of the extension include the following:

- 1. The request was made on a timely basis.**
The applicant submitted a request for a variance extension on February 18, 2011, which is prior to the expiration of the previously approved variance.

- 2. No changes of circumstance to the property or its underlying zoning district have occurred.**
Conditions associated with the original variance appear to be unchanged. However, as required in Planning Board Resolution 2009-022, a landscape approval issue will have to be resolved prior to the issuance of building permits.

RECOMMENDATION:

The Planning Department, based on the criteria established in the Comprehensive Plan and Land Development Regulations, recommends that Planning Board Resolution 2009-022 be **approved** for a period of 24 months.

**Draft
Resolution**

RESOLUTION NUMBER 2011- _____

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW AN EXTENSION OF APPROVED VARIANCE FOR IMPERVIOUS SURFACE REGULATIONS IN THE MEDIUM DENSITY RESIDENTIAL (MDR) ZONING DISTRICT PER PLANNING BOARD RESOLUTION 2009-022 FOR PROPERTY LOCATED AT 19 HILTON HAVEN DRIVE (RE#00002180-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Planning Board Resolution 2009-022 extended Board of Adjustment Resolution 08-174; approving an impervious surface coverage variance for the subject property; and

WHEREAS, Board of Adjustment Resolution 08-174 allowed an extension if the applicant demonstrated that no change of circumstances to the property or its underlying zoning has occurred; and

WHEREAS, the applicant requested a 24 month extension from the effective date of the variance extension; and

WHEREAS, the applicant has demonstrated that no change of circumstances to the property or its underlying zoning has occurred; and

_____ Chairman

_____ Planning Director

WHEREAS, the applicant submitted a timely request for extension and demonstrated that there are no changes to circumstances regarding the original variance approval; and

WHEREAS, the granting of the variance extension will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare;

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

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

Section 2. That the variance extension granted by Planning Board Resolution 2009-022, to **IMPERVIOUS SURFACE COVERAGE** in the **MDR, Medium Density Residential Zoning District**, under the Code of Ordinances of the City of Key West, Florida, is hereby extended for an additional period of 24 months **FOR THE PROPERTY LOCATED AT 19 HILTON HAVEN DRIVE (RE# 00002180-000000)**, SEE ATTACHED PLANS dated 6/01/09, with the following conditions:

Section 3. It is a condition of this variance that full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its

_____ Chairman

_____ Planning Director

entirety within 24 months.

Section 4. This variance extension 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 4. 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 5. 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 will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit 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 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.

_____ Chairman

_____ Planning Director

Read and passed on first reading at a regular meeting held this ____ day of ____, 2011.

Authenticated by the Chairman of the Planning Board and the 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

Chairman

Planning Director



Extension Request

Please do not hesitate to contact me with any questions that you may have.

*Ashley Monnier
Planner II
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Phone: (305) 809-3725
Fax: (305) 809-3978*

Planning Board Resolution 2009-022



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

August 3, 2009



Mrs. Amy Kimball-Murley, AICP
akimball@keywestcity.com
owen@owentrepanier.com
City of Key West Planning Director
P.O. Box 1409
Key West, Florida 33041

Re: Res # 2009-022 19 Hilton Haven
Res. # 20090702 BPAS 416 Green
Res. 2009-023 804 Caroline

The Area of Critical State Concern program has received and reviewed the above referenced permit in accordance with Section 380.07, Florida Statutes.

The Department will not appeal the proposed development or development order as issued. However, please note that the above referenced permit it is still subject to the local administrative appeal provisions.

This letter is not intended to constitute, and shall not be construed as constituting, a verification of compliance with the Comprehensive plan and Land Development Regulations, and shall not be relied upon as a precedent or a waiver of rights regarding any other development order or other growth management laws or statutes.

If additional information is needed, please call Rebecca Jetton @ (850) 922-1766, if additional information is needed.

Sincerely,

Rebecca Jetton, Administrator
Areas of Critical State Concern

RJ/kj



THE CITY OF KEY WEST

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

July 6, 2009

VIA ELECTRONIC MAIL

Ms. Rebecca Jetton
Areas of Critical State Concern
Bureau of State Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

**RE: City of Key West - 19 Hilton Haven
Rendering of Resolution Number 2009 - 022**

Dear Ms. Jetton:

Per the Memorandum of Understanding between the Department and City dated November 4, 2001, please find the attached approval for variance extension for property located at 19 Hilton Haven per City of Key West Planning Board Resolution 2009 - 022.

Please call me with any questions or comments at (305) 809-3728.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Kimball-Murley".

Amy Kimball-Murley, AICP
Planning Director

Attachment

Electronic Copy: Mayte Santamaria, DCA
Cheri Smith, City Clerk
John Woodson, Building Department
Carolyn Walker, Licensing
Enid Torregrosa, HARC Planner
Jim Young, Code Supervisor
Applicant
DCA Rendering File
Geo File

RESOLUTION NUMBER 2009- 022

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW A ONE-YEAR EXTENSION FROM THE EFFECTIVE DATE OF THE ORIGINAL VARIANCE GRANTED IN RESOLUTION NUMBER 08-174 FOR PROPERTY LOCATED AT 19 HILTON HAVEN DRIVE (RE#00002180-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Resolution 08-174 approving an impervious surface coverage variance for the property was approved by the City of Key West Board of Adjustment on June 5, 2008; and

WHEREAS, that variance allowed an extension if the applicant demonstrated that no change of circumstances to the property or its underlying zoning has occurred; and

WHEREAS, the applicant requested a 12 month extension from the effective date of the original variance; and

WHEREAS, the applicant submitted a new site plan, that did not change the nature of the variance, in response to tree protection needs; and

WHEREAS, the applicant has demonstrated that no change of circumstances to the property or its underlying zoning has occurred; and

WHEREAS, the applicant submitted a timely request for extension and demonstrated that there are no changes to circumstances regarding the original variance approval; and

WHEREAS, the granting of the variance extension will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare;

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

Section 1. That the variance granted by the Board of Adjustment in Resolution No. 08-174, to **IMPERVIOUS SURFACE COVERAGE** in the **MDR, Medium Density Residential Zoning District**, under the Code of Ordinances of the City of Key West, Florida, are hereby extended for an additional period of one-year until July 16, 2011 **FOR THE PROPERTY LOCATED AT 19 HILTON HAVEN DRIVE (RE# 00002180-000000)**, SEE ATTACHED PLANS dated 6/01/09, with the following conditions:

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety by July 16, 2011.

 Vice Chairman
 Planning Director

Section 3. This variance extension 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.

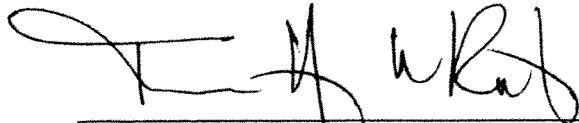
Section 4. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 5. 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 will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit 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 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 regular meeting held this 18th day of June, 2009.

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

THR Vice Chairman
ACM Planning Director

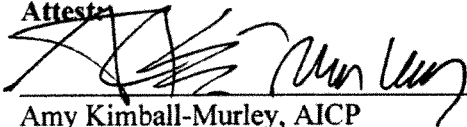


Timothy W. Root, Vice Chairman
Key West Planning Board

June 24, 2009

Date

Attest:

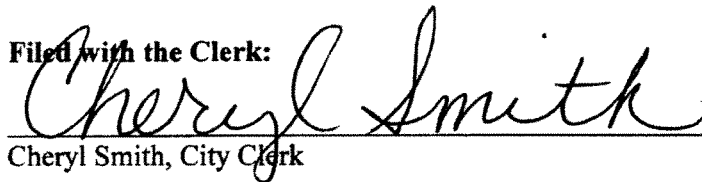


Amy Kimball-Murley, AICP
Planning Director

June 24, 2009

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

6-26-09

Date

Vice Chairman

Planning Director

WILLIAM P. HORN
ARCHITECT, P.A.

LICENSE NO.
1A 0003040
TEL (305) 296-6302
FAX (305) 296-1033

NEW RESIDENCE
19 HILTON HAVEN DRIVE
NAT WST, FLORIDA

PROJECT
0501

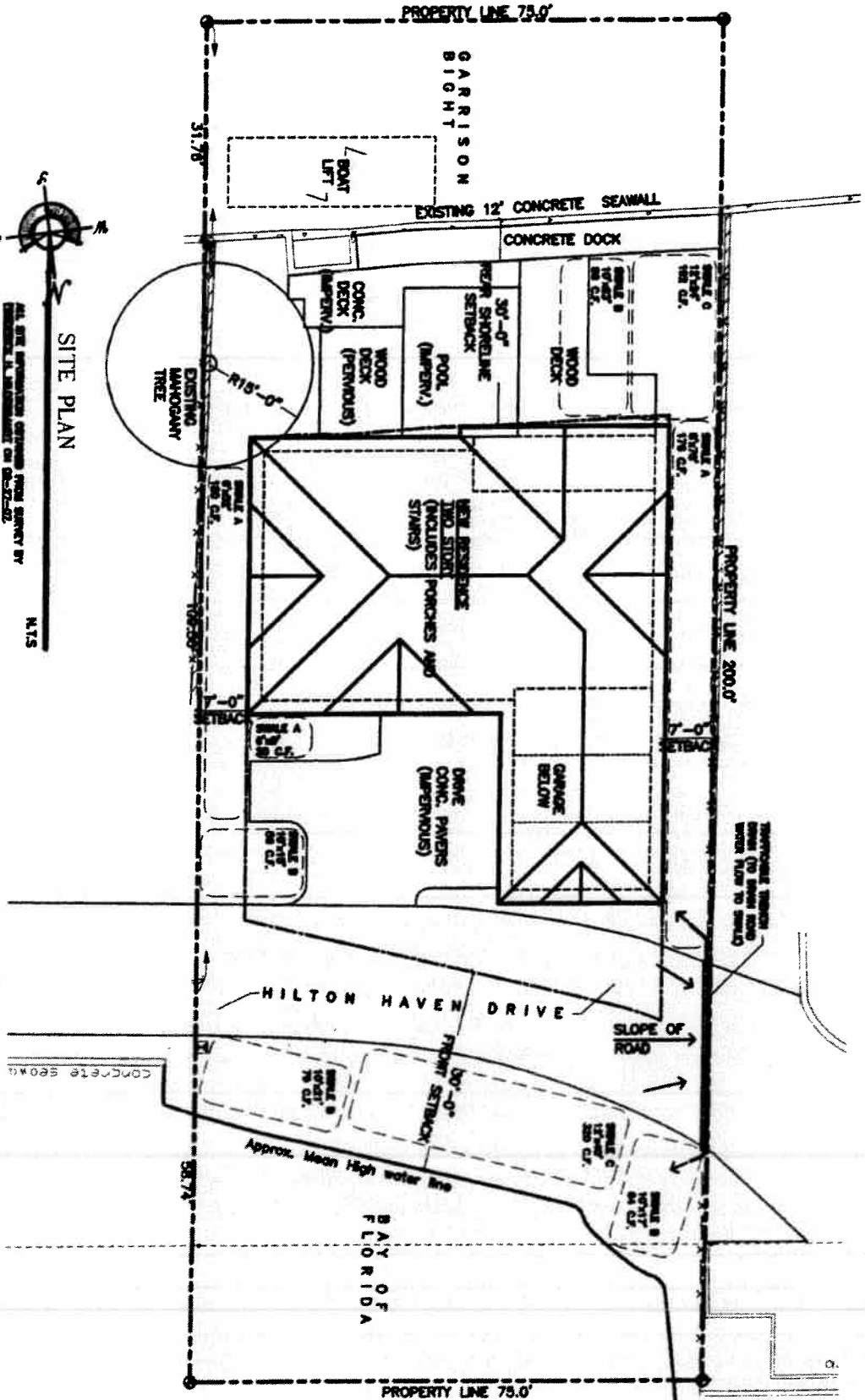
DATE
06-01-09
REV



SITE PLAN

ALL SITE DIMENSIONS GIVEN FROM CORNER BY
MEASUREMENT OR RECORD.

N.T.S.



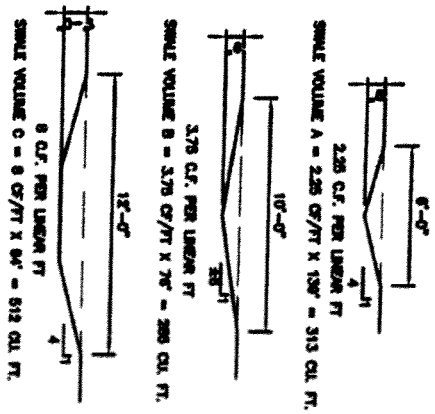
Handwritten signature: XLCM TAR

STORMWATER DATA

IMPERVIOUS AREAS	
EXISTING ASPHALT ROAD	1868.00 S.F.
EXISTING SEWALL	129.00 S.F.
NEW CONC. DOCK	284.00 S.F.
NEW CONC. A/C PAD	18.00 S.F.
NEW POOL	370.00 S.F.
NEW CONC. BACK DECK	454.00 S.F.
NEW HOUSE W/ OVERHANGS	3218.00 S.F.
NEW CONC. PAVERS DRIVE	927.00 S.F.
TOTAL IMPERVIOUS	7044.00 S.F.
7,044 S.F. IMPERVIOUS / 10,785 S.F. LOT = 65.3%	
IMPERVIOUS COVERAGE	
10,785 S.F. x 0.198 x 65.3% = 1099 C.F. SWALE	
SWALE A =	313 C.F.
SWALE B =	285 C.F.
SWALE C =	512 C.F.
SWALE TOTAL	1110 C.F.

SWALE PROFILE

SCALE: N.T.S.



WILLIAM P. HORN
ARCHITECT, P.A.

LICENSE NO.
AA 0000340
TELEPHONE 296-8302
FAX (800) 296-1033

NEW RESIDENCE
19 HILTON HAVEN DRIVE
N.W. WEST, FLORIDA

PROJECT 08501
DATE 06-01-09
REV. Δ



Allen
AWK

SITE DATA

ZONING : MDR (MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE : AE +8
 LOT AREA : 10,755 SQ. FT. (0.246 ACRES) (UPLAND)
 MIN. LOT SIZE : 0.5 ACRE
 MAX. LOT COVERAGE : 3,764 S.F. (35%)
 EXISTING LOT COVERAGE : 1,624 S.F. (15.0%)
 PROPOSED LOT COVERAGE : 3,739 S.F. (34.7%)
 MAX. IMPERVIOUS SURFACE : 5,378 S.F. (50%)
 EXISTING IMPERVIOUS SURFACE : 4,188 S.F. (38.9%)
 PROPOSED IMPERVIOUS SURFACE : 7,044 S.F. (65.5%)
 MAX. HEIGHT : 35 FEET
 PROPOSED HEIGHT : 34'-9" MAX.
 SETBACKS:
 FRONT : 30'-20'
 SIDE : 7'
 REAR : 30'
 ST. SIDE : 10'

PROPOSED IMPERVIOUS SURFACE CALCS.: 7,044 S.F. (65.5%)

EXISTING ASPHALT ROAD	: 1666.00 S.F.
EXISTING SEWALL	: 128.00 S.F.
NEW CONC. DOCK	: 264.00 S.F.
NEW CONC. A/C PAD	: 18.00 S.F.
NEW POOL	: 370.00 S.F.
NEW CONC. BACK DECK	: 494.00 S.F.
NEW HOUSE W/ OVERHANGS	: 3218.00 S.F.
NEW CONC. PAVERS DRIVE	: 927.00 S.F.
	: 7044.00 S.F. (65%)


BUILDING DATA

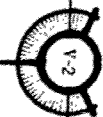
1ST. FLOOR	:	600 S.F.	GARAGE
	:	2,108 S.F.	INTERIOR AND COVERED AREAS
2ND. FLOOR	:	2,706 S.F.	INTERIOR AND COVERED AREAS
OVERHANGS	:	506 S.F.	

WILLIAM P. HORN
 ARCHITECT, P.A.

LICENSE NO.
 11300340
 TELLERD 296-8392
 FAX 689 296-1033

NEW RESIDENCE
 19 HILTON HAVEN DRIVE
 MD WEST FLORIDA

PROJECT DATE
 0801 06-01-00
 REV 



Deed

Prepared by and return to:
John M. Spottswood, Jr.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 08-82-JB

06/11/2008 10:56AM
DEED DOC STAMP CL: PW \$8,225.00

Doc# 1698993
SK# 2365 P#M 2437

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of June, 2008 between Wayne Miller, a married man and Robert Scerrato and Marilou Howell, his wife whose post office address is 18 Hilton Haven Drive, Key West, FL 33040, grantor, and Jeffrey Rann, a married man whose post office address is 1824 Flagler Avenue, P. O. Box 177, Key West, FL 33040, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 00002180-000000

Subject to taxes for 2008 and subsequent years; survey, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed does NOT constitute the Homestead property of the Grantor, as defined under the Florida Constitution.

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, 2007.

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

Signed, sealed and delivered in our presence:

Mary E. Turso
Witness Name: **Mary E. Turso**

Wayne Miller (Seal)
Wayne Miller

Jenny M. Sterling
Witness Name: **Jenny M. Sterling**
Witness as to Robert Scerrato and Marilou Howell:

Robert Scerrato (Seal)
Robert Scerrato

Ann H. Ayers
Witness Name: **Ann H. Ayers**
Witness as to Robert Scerrato and Marilou Howell:
Michael Henderson
Witness Name: **Michael Henderson**

Ann H. Ayers
Witness Name: **Ann H. Ayers**

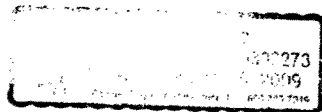
Marilou Howell
Marilou Howell

Witness Name: _____

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 10th day of June, 2008 by Wayne Miller, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Mary E. Turso
Notary Public
Printed Name: **Mary E. Turso**
My Commission Expires: _____

State of New Jersey
County of MONMOUTH

The foregoing instrument was acknowledged before me this 10th day of June, 2008 by Robert Scerrato and Marilou Howell, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Amy E. Ayers
Notary Public
Printed Name: _____
My Commission Expires: _____
AMY E. AYERS
A Notary Public of New Jersey
My Commission Expires FEB 2011

Exhibit A

Upland Parcel

Doc# 1698993
Bk# 2365 Pg# 2439

The Westerly 15 feet of Tract 18 and all of Tract 19, of Hilton Haven Section No. 2, according to the Plat thereof, as recorded in Plat Book 2, at page 138, of the Public Records of Monroe County, Florida

Exhibit B

Submerged Parcel

**Doc# 1898993
Bk# 2365 Pg# 2440**

A parcel of submerged land in the Bay of Florida in Section 33, Township 67 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

From the intersection of the northwesterly R/W of Roosevelt Boulevard and the northerly boundary of Hilton Haven, Section No. 2, according to the plat thereof as recorded in Plat Book 2, at Page 138, Public Records of Monroe County, Florida, thence westerly along said northerly boundary of Hilton Haven, Section No. 2, 1320.35 feet, more or less, to the NE Corner of the West 15 feet of Tract 18 of said Hilton Haven Section No. 2 to the P.O.B. Thence continue westerly along said northerly boundary 75 feet, more or less, to the NW Corner of Tract 19 of said Hilton Haven Section No. 2; thence at right angles in a northerly direction 414.86 feet; thence at right angles in an easterly direction 75 feet; thence at right angles in a southerly direction 414.86 feet to the P.O.B.

Less:

A parcel of land on the Island of Key West, Monroe County, Florida lying northerly of and adjacent to Tract 19 of "AMENDED PLAT OF HILTON HAVEN, SECTION NO 2" said plat recorded in Plat Book 2, Page 138 of the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCE at the intersection of the Northwesterly right-of-way of North Roosevelt Boulevard and the Northerly property line of "AMENDED PLAT OF HILTON HAVEN, SECTION NO. 1"; thence Westerly along the aforementioned Northerly property line and the Northerly property line of "AMENDED PLAT OF HILTON HAVEN, SECTION NO. 2", for 1395.35 feet to the Northwest corner of Tract 19 and the Point of Beginning of the parcel of land hereinafter described; thence run Northerly at a right angle for 223.7 feet, more or less, to a point on the Easterly edge of an existing concrete deck as located by PHILLIPS AND TRICE SURVEYING, INC. on November 29, 1993, and shown on PHILLIPS

AND TRICE SURVEYING, INC.'S drawing for David H. Axtell dated December 1, 1993; thence run Southerly along the Easterly outside edge of said existing concrete deck the following two courses: thence along a line deflected 162°18'03" to the right, 4.34 feet more or less; thence along a line deflected 15°03'58" to the right, 70.98 feet more or less, to a point, said point being the intersection of the Southeasterly corner of said concrete deck with an existing rip rap seawall; thence continue Southerly along the Easterly outside edge of said rip rap seawall the following three courses: thence along a line deflected 7°33'25" to the left, 30.23 feet, more or less; thence along a line deflected 7°21'02" to the right, 10.31 feet, more or less; thence along a line deflected 24°29'08" to the right, 17.14 feet more or less, to a point, said point being the Northeasterly corner of an existing concrete deck; thence continue Southerly along the Easterly edge of said existing concrete deck along a line deflected 18°18'30" to the left, 70.70 feet, more or less, to the Southeasterly corner of said existing concrete deck; thence continue Southerly along a line deflected 3°02'16" to the left, 22.09 feet more or less, back to the Point of Beginning. Containing 795 square feet more or less.

MIA:357196.1

MONROE COUNTY
OFFICIAL RECORDS

**Board of Adjustment Resolution
08-174**



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

July 16, 2008

Mrs. Amy Kimball-Murley, AICP
City of Key West Planning Director
P.O. Box 1409
Key West, Florida 33041

Re: Resolution # 08-174

Dear Mrs. Kimball-Murley:

The Department of Community Affairs - Area of Critical State Concern Program has received your request for a letter stating whether we will appeal the above resolutions. The Department will not appeal these resolutions pursuant to Section 380.07, Florida Statutes.

The Department will not appeal resolution 08-174 for a variances to the maximum imperious coverage. The Department does not support approval of variances that allow more than fifty percent imperious coverage without a requirement for a storm water treatment system.

This letter is not intended to constitute, and shall not be construed as constituting, a verification of compliance with the Comprehensive Plan and Land Development Regulations, and shall not be relied upon as a precedent or a waiver of rights regarding any other development order.

Sincerely,

Rebecca Jetton, Administrator
Florida Keys Area of Critical State Concern

RJ/kj

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FL 32399-2100
850-488-8466 (p) • 850-921-0781 (f) • Website: www.dca.state.fl.us

• COMMUNITY PLANNING 850-488-2366 (p) 850-488-3309 (f) •
• HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) •

RESOLUTION NO. 08-174

VARIANCE: 19 Hilton Haven Drive

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE CONSTRUCTION OF A SINGLE FAMILY HOUSE BY GRANTING A VARIANCE TO IMPERVIOUS SURFACE REGULATIONS FOR PROPERTY IN THE MDR, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR PROPERTY LOCATED AT 19 HILTON HAVEN DRIVE (RE# 00002180-000000)

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

WHEREAS, the Board of Adjustment 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 Board of Adjustment 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 Board of Adjustment 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 Board of Adjustment finds that the grant 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 Board of Adjustment 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 a variance; and

WHEREAS, the Board of Adjustment 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 Board of Adjustment of the City of Key West, Florida:

Section 1. That variances to **IMPERVIOUS SURFACE** regulations in the **MDR, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT**, under the Code of Ordinances of the City of Key West, Florida, are hereby granted as follows to: **SECTION 122-270b(1), OF 15.5%, FROM THE 50% REQUIRED TO THE 65.5% PROPOSED. THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONSTRUCTION OF A NEW HOUSE FOR PROPERTY LOCATED AT 19 HILTON HAVEN DRIVE (RE# 00002180-000000)**

Section 2. It is a condition of this variance 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, 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 Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance 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 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 4. 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 5. This variance 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

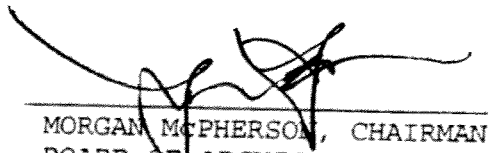
five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in the development order; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory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

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.

Read and passed on first reading at a regular meeting held this 4th day of June, 2008.

Authenticated by the presiding officer and Clerk of the Board on 5th day of June, 2008.

Filed with the Clerk on June 5, 2008.


MORGAN MCPHERSON, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:

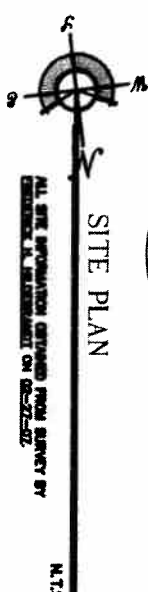
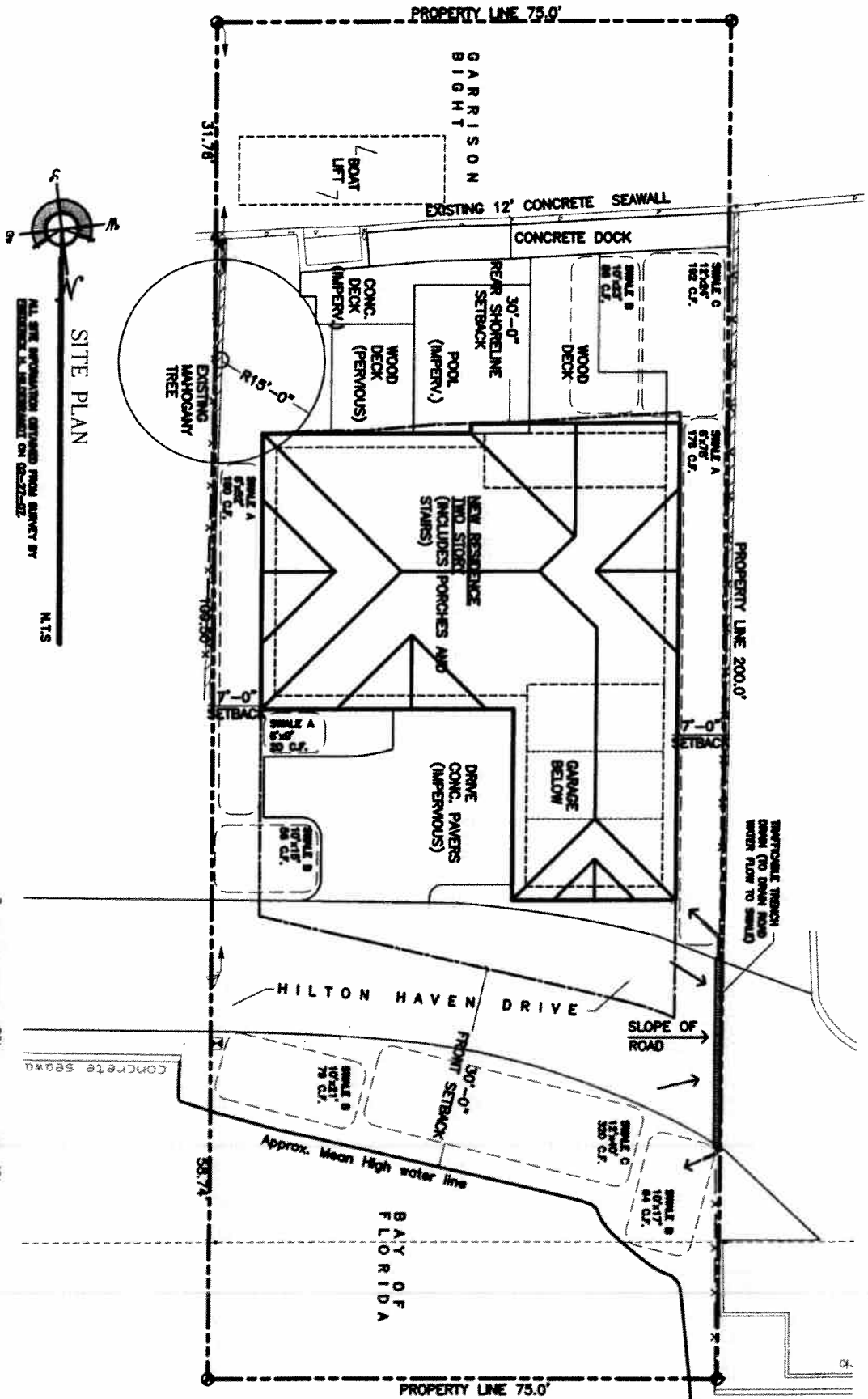
CHERYL SMITH, CITY CLERK

WILLIAM P. HORN
ARCHITECT, P.A.

LICENSE NO.
AA 0003940
TEL (305) 296-8902
FAX (305) 296-1033

NEW RESIDENCE
19 HILTON HAVEN DRIVE
KEY WEST, FLORIDA

PROJECT 08501
DATE 06-01-09
REV

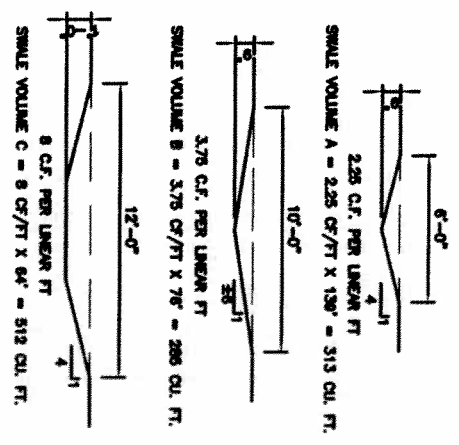


STORMWATER DATA

IMPERVIOUS AREAS	
EXISTING ASPHALT ROAD	1668.00 S.F.
EXISTING SEAWALL	129.00 S.F.
NEW CONC. DOCK	264.00 S.F.
NEW CONC. A/C PAD	18.00 S.F.
NEW POOL	370.00 S.F.
NEW CONC. BACK DECK	454.00 S.F.
NEW HOUSE W/ OVERHANGS	3216.00 S.F.
NEW CONC. PAVERS DRIVE	927.00 S.F.
TOTAL IMPERVIOUS	7044.00 S.F.
7,044 S.F. IMPERVIOUS / 10,755 S.F. LOT = 65.5% IMPERVIOUS COVERAGE	
10,755 S.F. x 0.156 x 65.5% = 1099 C.F. SWALE	
SWALE A =	313 C.F.
SWALE B =	285 C.F.
SWALE C =	512 C.F.
SWALE TOTAL	1110 C.F.

WILLIAM P. HORN
ARCHITECT, P.A.
LICENCE NO. AA 0905040
TEL (305) 296-8302
FAX (305) 296-1033

NEW RESIDENCE
19 HILTON HAVEN DRIVE
KEY WEST, FLORIDA



SWALE PROFILE

SCALE: N.T.S

PROJECT 0801
DATE 06-01-09
REV.



SITE DATA

ZONING : MDR (MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE : AE +9
 LOT AREA : 10,756 SQ. FT. (0.246 ACRES) (UPLAND)
 MIN. LOT SIZE : 0.5 ACRE
 MAX. LOT COVERAGE : 3,784 S.F. (35%)
 EXISTING LOT COVERAGE : 1,624 S.F. (15.0%)
 PROPOSED LOT COVERAGE : 3,739 S.F. (34.7%)
 MAX. IMPERVIOUS SURFACE : 5,378 S.F. (50%)
 EXISTING IMPERVIOUS SURFACE : 4,186 S.F. (38.9%)
 PROPOSED IMPERVIOUS SURFACE : 7,044 S.F. (65.5%)
 MAX. HEIGHT : 35 FEET
 PROPOSED HEIGHT : 34'-9" MAX.
 SETBACKS:
 FRONT : 30'-20'
 SIDE : 7'
 REAR : 30'
 ST. SIDE : 10'

BUILDING DATA

1ST. FLOOR	:	800 S.F.	GARAGE
	:	2,108 S.F.	INTERIOR AND COVERED AREAS
2ND. FLOOR	:	2,708 S.F.	INTERIOR AND COVERED AREAS
OVERHANGS	:	508 S.F.	

PROPOSED IMPERVIOUS SURFACE CALCS.:

EXISTING ASPHALT ROAD	:	1688.00 S.F.
EXISTING SEAWALL	:	129.00 S.F.
NEW CONC. DOCK	:	284.00 S.F.
NEW CONC. A/C PAD	:	18.00 S.F.
NEW POOL	:	370.00 S.F.
NEW CONC. BACK DECK	:	454.00 S.F.
NEW HOUSE W/ OVERHANGS	:	3216.00 S.F.
NEW CONC. PAVERS DRIVE	:	927.00 S.F.
	:	7044.00 S.F. (65%)

WILLIAM P. HORN
 ARCHITECT, P.A.

LICENSE NO.
 A.A. 0003840
 TEL: (904) 296-6392
 FAX: (904) 296-1033

NEW RESIDENCE
 19 HILTON HAVEN DRIVE
 KEY WEST FLORIDA

PROJECT DATE
 0801 06-01-09
 REV 





Landscaping Approval



City of Key West Landscape Department

MEMO

TO: Amy Kimball-Murley, Planning Director

FROM: Cynthia Domenech-Coogle, Urban Forestry Program Manager

DATE: May 12, 2009

RE: 19 Hilton Haven Drive

Recommendation: Tree Commission approval required for transplanting Plumeria tree. Swales shall be relocated. Deck shall be above ground in area surrounding Mahogany tree.

I have inspected and reviewed plans for tree conflict resolution regarding above said property. Growing on the above said property is a large and especially protected Mahogany tree at the Southeast corner of rear yard. Proposed construction will not impact root system and limbs of Mahogany tree if dwelling is built upon columns and remains at the proposed maximum 15' from Mahogany trunk. Swales shall be relocated. Grade changes will not be permitted in area surrounding Mahogany tree, i.e. bricking or concrete slabs.



DRC Minutes

7. Applicant will need to provide a full set of plans to FKAA for the proposed work on the first and second floors to determine if any water using fixtures are added to the project.
8. Members recommended that applicant meet good neighbor policy.
9. Mr. Wilkins praised applicant for their creative attempt to restore a historic structure.

d. Variance Extension - 19 Hilton Haven Drive (RE 00002180-000000) – Extension of approved variances for impervious surface regulations in the Medium Density Residential (MDR) zoning district per Section 122-270 (4) b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Nicole Malo reviewed the variance extension request with committee members. Ms. Malo stated that if the extension was granted, the time period would extend from July 16, 2008.

Committee members reviewed and discussed the application and made the following recommendations:

1. Applicant will submit landscape site plan to Ms. Coogle and Planning staff for review.
2. Ms. Coogle will do a site visit; concerned with swales in tree area.

e. Conditional Use - 207 Petronia Street (RE 00013740-000000) – Conditional Use Application for a restaurant in the Historic Neighborhood Commercial (HNC-3) zoning district per Section 122-62 (specific criteria for approval) and 122-868(9) (restaurants are a conditionally allowed use) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The applicant, Owen Trepanier, reviewed the Conditional Use request with committee members. Mr. Trepanier stated that the laundrymat is going out-of-business. The owner would like to replace the laundrymat with a coffee shop. Handicap bathrooms already exist. Applicant has already met with Fire inspectors regarding sprinkler system.

Committee members reviewed and discussed the site plan and made the following recommendations:

1. Applicant will seek HARC approval prior to replacing signage, windows, doors and painting exterior.
2. Ms. Coogle will perform a site visit.
3. Mr. Wilkins will perform a site visit to evaluate sidewalk accessibility to the front door as well as view the handicap bathroom.
4. Applicant will need to have a hood system properly installed for the stove as well as a grease trap.
5. Location will need smoke detectors, exit signs and emergency lighting.
6. Applicant will need to submit a change of use application.
7. Applicant will return to DRC with more detailed plans

f. Variances- 326 Amelia (RE 00026210-000000)- Variances for rear yard setbacks in the Historic Medium Density Residential (HMDR) zoning district per Section 122-600 (6) c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The applicant, Chris Fogarty, reviewed the variance request with committee members.

Committee members reviewed and discussed the site plan and made the following recommendations:

Property Appraiser Information

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

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

Attention: We will be upgrading our Internet connection starting 5pm on 4/20/2009. There maybe disruptions in service 4/21 & 4/22.

Property Record View

Alternate Key: 1002291 Parcel ID: 00002180-000000

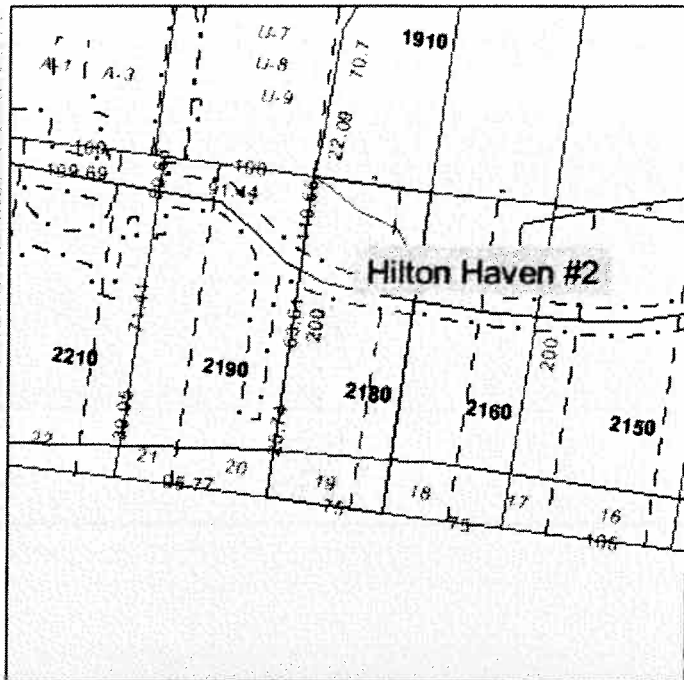
Ownership Details

Mailing Address:
RANN JEFFREY
1824 FLAGLER AVE
PO BOX 177
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township- Range: 32-67-25
Property Location: 19 HILTON HAVEN DR KEY WEST
Subdivision: Amended Plat of Hilton Haven Section No 2
Legal AMENDED PLAT OF HILTON HAVEN SEC 2 A SUBDIVISION ON THE ISLAND OF KEY WEST FLA PB2-138
Description: THE WLY 15 FT OF TR 18 & ALL OF TR 19 OR12-375/376 OR1033-2330 (U/R D/C ON FILE)JB OR1332-1287/1303-E(RES NO 94-484) OR1646-2159/60Q/C OR1665-1379/80L/E OR2224-2212D/C OR2365-2437/41

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
010W - RES WATERFRONT	75	180	9,570.00 SF
000X - ENVIRONMENTALLY SENS	0	0	0.07 AC
000E - EASEMENT			1.00 LT

Building Summary

Number of Buildings: 1

0

Building 1 Details

Misc Improvement Details

Appraiser Notes

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	98-4063	01/22/1999	11/09/1999	3,220 Residential	ROOF
2	98-4059	02/10/1999	11/09/1999	11,620 Residential	REPAIR AND REPAINT
3	99-2487	07/19/1999	11/09/1999	1,200 Residential	SEWER LINE
4	03-0227	01/27/2003	12/02/2003	35,127 Residential	REPAIR SEAWALL
	08-4041	11/06/2008		15,000 Residential	INSTALL BOAT LIFT: INSTALLATION OF PORTABLE BOT ON ELEVATOR LIFT.

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
2008	113,409	11,719	957,057	1,082,185	1,082,185	0	1,082,185
2007	119,438	7,754	1,022,857	1,150,049	1,150,049	0	1,150,049
2006	245,161	6,693	882,450	1,134,304	223,043	26,000	197,043
2005	245,161	6,806	588,500	840,467	223,937	26,000	197,937
2004	105,110	6,980	411,570	523,660	217,415	26,000	191,415
2003	82,021	5,886	308,656	396,563	211,154	26,000	185,154
2002	52,033	6,002	273,378	331,413	206,206	26,000	180,206
2001	47,475	6,176	177,697	231,348	202,959	26,000	176,959
2000	62,667	5,039	129,342	197,048	197,048	26,000	171,048
1999	58,869	4,816	129,342	193,027	193,027	26,000	167,027
1998	56,970	3,963	129,342	190,276	190,276	26,000	164,276
1997	50,052	3,585	155,210	208,848	208,848	26,000	182,848

1996	50,052	3,652	155,210	208,914	208,914	26,000	182,914
1995	50,052	3,754	155,210	209,016	209,016	25,500	183,516
1994	44,762	3,468	155,210	203,441	203,441	25,500	177,941
1993	39,524	2,198	155,210	196,932	196,932	25,500	171,432
1992	39,524	2,198	155,210	196,932	196,932	25,500	171,432
1991	39,524	2,198	155,210	196,932	196,932	25,500	171,432
1990	39,524	2,198	151,682	193,404	193,404	25,500	167,904
1989	35,931	1,998	148,155	186,084	186,084	25,500	160,584
1988	30,675	1,998	94,068	126,741	126,741	25,000	101,741
1987	30,379	1,998	74,088	106,465	106,465	25,000	81,465
1986	30,540	1,998	70,308	102,846	102,846	25,000	77,846
1985	29,536	1,998	37,585	69,119	69,119	25,000	44,119
1984	27,599	1,998	37,585	67,182	67,182	25,000	42,182
1983	27,599	1,998	37,585	67,182	67,182	25,000	42,182
1982	28,197	1,998	37,585	67,780	67,780	25,000	42,780

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
6/10/2008	2365 / 2437	1,175,000	WD	Q
2/22/2007	2279 / 2077	1,014,700	WD	Q

This page has been visited 180,076 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:

Variance Extension - 19 Hilton Haven Drive (RE# 00002180-000000) - A request for extension of approved variance for impervious surface regulations in the Medium Density Residential (MDR) zoning district per Planning Board Resolution 2009-022 of the City of Key West Planning Board.

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: Variance Extension - 19 Hilton Haven Drive (RE# 00002180-000000) - A request for extension of approved variance for impervious surface regulations in the Medium Density Residential (MDR) zoning district per Planning Board Resolution 2009-022 of the City of Key West Planning Board.

Applicant:	William Horn, Architect P.A.	Owner:	Jeffery Rann
Project Location:	19 Hilton Haven	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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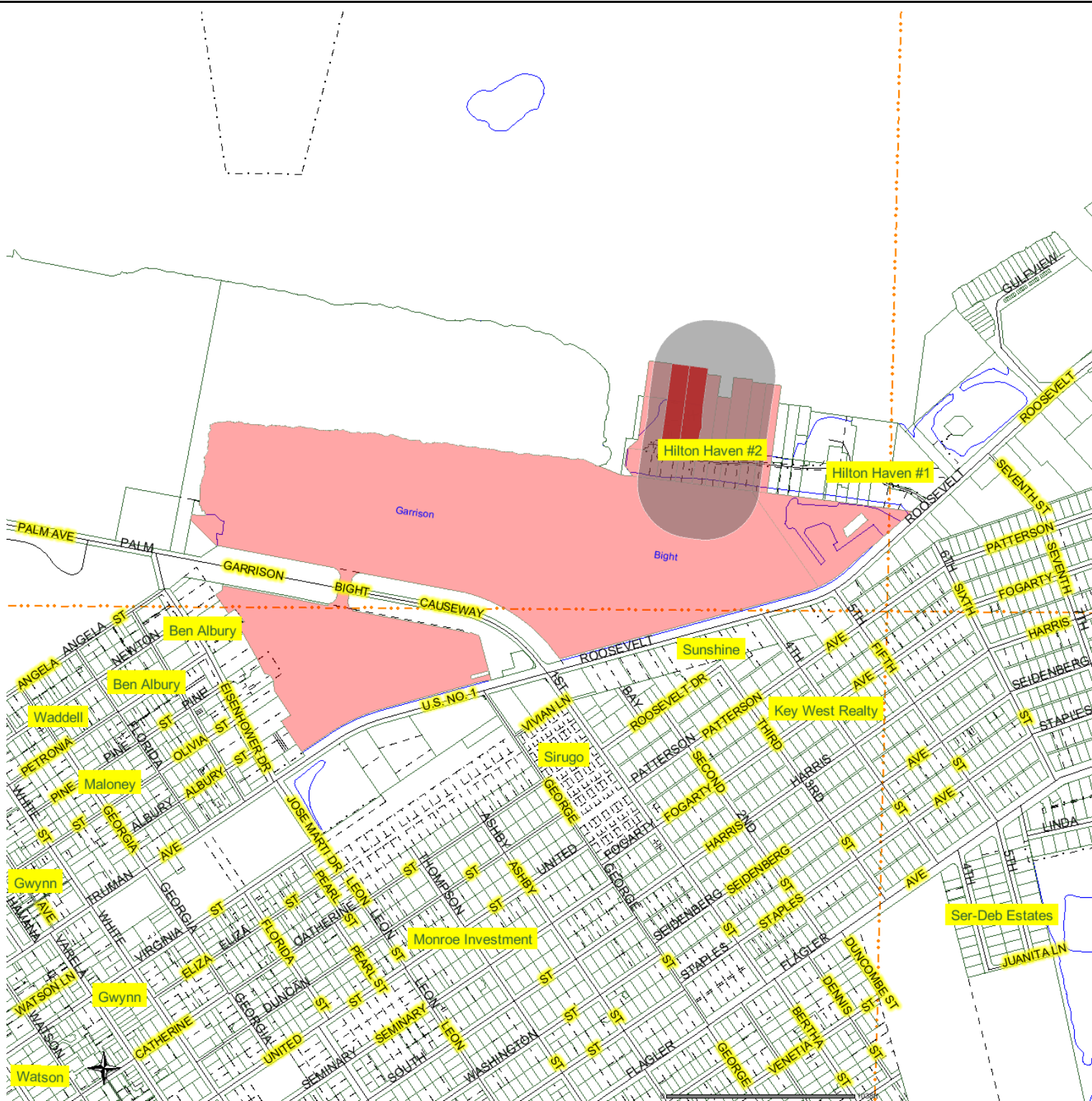
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19 Hilton Haven

- Legend**
- theBuffer
 - theBufferTarget
 - 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.

ARNOLD WILLIAM JR AND
DULCINEA MC COY
25 HILTON HAVEN DR
KEY WEST, FL 33040

BIGA DONALD P AND PATRICIA S
32 HILTON HAVEN DR
KEY WEST, FL 33040

CLARK WALLACE E AND SARA C
4C MERION DR
EUFAULA, AL 36027

ECHO JESUS ALEX & MARIA M
FERNANDEZ (H/W)
5705 SW 131ST TER
PINECREST, FL 33156

GRACE GREGORY P AND SUSAN M
325 BROADWAY
LIBERTYVILLE, IL 60048

GROSSCUP WILLIAM R REV TR
13 HILTON HAVEN DRIVE
KEY WEST, FL 33040

HALL RANDALL L REV TR 2/1/2006
32 HILTON HAVEN DR
KEY WEST, FL 33040

HALLORAN GEORGE R AND MARCIA
E
16-B HILTON HAVEN DRIVE
KEY WEST, FL 33040

HERNDON DORIS J
30 HILTON HAVEN RD
KEY WEST, FL 33040

HOWELL MARILOU
13-A HILTON HAVEN DR
KEY WEST, FL 33040

HYATT ALICE M
30 HILTON HAVEN DR
KEY WEST, FL 33040

KIDD JEFFREY AND MELISSA D
1 NIGHTINGALE WOODS
FAIRPORT, NY 14450

MILLER WAYNE
18 HILTON HAVEN DR
KEY WEST, FL 33040

NO MORE INC
22 HILTON HAVEN DRIVE
KEY WEST, FL 33040

OAKES I LLC
15 HILTON HAVEN DRIVE
KEY WEST, FL 33040

ONDERDONK GARY R AND DIANE M
513 FLEMING ST
KEY WEST, FL 33040

ONG JAMES N
34 FLORAL AVE
KEY WEST, FL 33040

RANN JEFFREY
1200 4TH ST
KEY WEST, FL 33040

ROSSI MARK
24 HILTON HAVEN DR
KEY WEST, FL 33040

SINHA SANJIV
32 HILTON HAVEN DR
KEY WEST, FL 33040

SMITH WAYNE LARUE
1413 GRINNELL ST
KEY WEST, FL 33040

VAN DERVEER RICHARD A AND
FRANCES S
1476 COLBEE BENTON RD
GRAYSLAKE, IL 60030

VISCONTI FAMILY LIMITED
PARTNERSHIP
2928 WELLINGTON CIR
TALLAHASSEE, FL 32309

WILLIAMS ROY FRANCIS
1212 GOLD MEADOW BLVD
VALRICO, FL 33594

WILLIAMS SETH AND LINDA
4964 E 114TH PL
TULSA, OK 74137

WITWER GEORGE O AND DOROTHY
LEE BOOTH (H/W)
20 HILTON HAVEN DR
KEY WEST, FL 33040

YATES THOMAS T III LIVING TRUST
9871 WARREN PKWY
TWINSBURG, OH 44087