

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



To: Chairman and Planning Board Members

Through: Donald Leland Craig, AICP, Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: November 20, 2014

Agenda Item: **Variance – 908 Terry Lane, Units 1 & 2 (RE # 00014880-000000, AK # 1015229; RE # 00014880-000100, AK # 9077554)** – A request for variances to minimum lot size, minimum lot width, open space and side yard setbacks in order to allow for a subdivision of a lot with two attached single family homes constructed on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-346, 122-600(5), 122-600(5)a., 122-600(6)b. and 122-1407 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is seeking variances to minimum lot requirements and subdivision of land in order to allow separate fee simple ownership of each unit with land.

Applicant: Adele V. Stones, Stones & Cardenas

Owner: Ronald K. Heck and Robert A. Cobb

Location: 908 Terry Lane, Units 1 & 2 (RE # 00014880-000000, AK # 1015229; RE # 00014880-000100, AK # 9077554)

Zoning: Historic Medium Density Residential (HMDR) Zoning District

Background:

The existing duplex replaced a two-story CBS nonconforming duplex in 2004. The new structure complies with all setbacks and lot coverage standards except for the shared side setback along the common party wall, which is a 1-hour fire suppression wall. A 13 foot driveway easement exists along the southeast boundary of the property providing ingress/egress to 913 Thomas Street.

Although there are two parcel identification numbers, the duplex is in common ownership since it is one lot of record. The applicant is seeking the variances and subdivision of land in order to allow separate fee simple ownership of each unit with land. The applicant was denied a previous request by the Board of Adjustment in 2003 (BOA Resolution 03-427).



Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Parcel A: 908-1 Terry Lane / Parcel B: 908-2 Terry Lane				
Minimum lot size	4,000 SF	4,300.77 SF	Parcel A: 2,046.54 SF Parcel B: 2,254.23 SF	Variance Required
Minimum lot width	40 feet	62.33 feet	Parcel A: 29.66 feet Parcel B: 32.67 feet	Variance Required
Minimum lot depth	90 feet	69 feet	No change	-
Maximum density	16 dwelling units per acre	2 units	Parcel A: 1 unit (.75) Parcel B: 1 unit (.83)	-
Maximum floor area ratio	1.00	n/a	n/a	-
Maximum height	30 feet	29.75 feet	No change	-
Minimum front setback	10 feet	10 feet	No change	-
Minimum right side setback	5 feet	5 feet	Parcel A: 0 feet Parcel B: 5 feet	Variance Required
Minimum left side setback	5 feet	5 feet	Parcel A: 5 feet Parcel B: 0 feet	Variance Required
Minimum rear setback	15 feet	15 feet	No change	-
Maximum building coverage	40%	35%	Parcel A: 37% Parcel B: 34%	-
Maximum impervious surface	60%	48%	Parcel A: 58% Parcel B: 40%	-
Minimum open space	35%	28% (1,221.50)	Parcel A: 9.5% (196.25) Parcel B: 45.4% (1,025.25)	Variance Required

Process:

Development Review Committee Meeting:

July 24, 2014

Planning Board Meeting:

October 16, 2014 (postponed due to noticing)

November 20, 2014

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

The parcel involved is located within the HMDR Zoning District. Two single family residences were vested prior to the adoption of the current land development regulations (LDRs) and thus cannot meet minimum requirements as separate parcels. Therefore, special circumstances exist peculiar to the land and structure involved.

IN COMPLIANCE.

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

The existing conditions are not created by the applicant, nor do they result from the action or negligence of the applicant. The zoning lot and vested density were created prior to the adoption of the LDRs.

IN COMPLIANCE.

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

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. The current configuration complies with all setbacks and lot coverage standards. The request for subdivision of land creates nonconformities and would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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

The applicant currently has existing use of the site without the variance approval. However, the ownership of the two residential units would remain in shared interest/ownership of the single lot of record depriving the applicant of rights commonly enjoyed by other properties in the HMDR Zoning District. Therefore hardship conditions do exist.

IN COMPLIANCE.

- 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 variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

- 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.**

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

IN COMPLIANCE.

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

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

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

The Planning Board shall make factual findings regarding the following:

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

The applicant met only five of the seven standards established by Section 90-395 of the City Code for the variances requested.

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 comment for the variance request as of the date of this report.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

General Conditions:

1. The proposed subdivision of land shall be consistent with the survey dated October 24, 2000 by Frederick H. Hildebrandt, Professional Land Surveyor and Engineer.

Condition required to be completed prior to a Certificate of Occupancy and/or final inspection:

2. Applicant must submit and obtain approval for a minor subdivision.
3. The eight foot wooden fence at the rear of the property will be brought into compliance by reducing it to six feet.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM LOT SIZE, MINIMUM LOT WIDTH, OPEN SPACE, SIDE YARD SETBACKS AND SUBDIVISION OF LAND ON PROPERTY LOCATED AT 908 TERRY LANE, UNITS 1 & 2 (RE # 00014880-000000, AK # 1015229; RE # 00014880-000100, AK # 9077554) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-346, 122-600(5), 122-600(5)A., 122-600(6)B. AND 122-1407 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant is seeking variances to minimum lot requirements and subdivision of land in order to allow separate fee simple ownership of each unit with land at property located at 908 Terry Lane, Units 1 & 2 (RE # 00014880-000000, AK # 1015229; RE # 00014880-000100, AK # 9077554); and

WHEREAS, 908-1 Terry Lane is proposed Parcel A and 908-2 Terry Lane is proposed Parcel B; and

WHEREAS, Section 122-600 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum lot size is 4,000 square feet; minimum lot width is 40 feet; minimum side setback is 5 feet; and minimum open space is 35%; and

WHEREAS, Section 122-1407 provides that “no tract, parcel, or lot shall be divided or split into two or more parcels, lots, or other subunits of land without first complying with the city’s subdivision regulations”; and

_____ Chairman
_____ Planning Director

WHEREAS, Parcel A proposed lot size is 2,046.54 square feet; proposed lot width is 29.66 feet; proposed right side setback is 0 feet; and proposed open space is 9.5% (196.25 sq ft); and

WHEREAS, Parcel B proposed lot size is 2,254.23 square feet; proposed lot width is 32.67 feet; and proposed left side setback is 0 feet; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 20, 2014; 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 variances 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 are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds 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.

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

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

Section 2. An approval by Resolution of the Key West Planning Board for variances to minimum lot size, minimum lot width, open space, side yard setbacks and subdivision of land on property located at 908 Terry Lane, Units 1 & 2 (RE # 00014880-000000, AK # 1015229; RE # 00014880-000100, AK # 9077554) in the HMDR Zoning District pursuant to Sections 90-395, 108-346, 122-600(5), 122-600(5)a., 122-600(6)b. and 122-1407 of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed subdivision of land shall be consistent with the survey dated October 24, 2000 by Frederick H. Hildebrandt, Professional Land Surveyor and Engineer.

Condition required to be completed prior to a Certificate of Occupancy and/or final inspection:

2. Applicant must submit and obtain approval for a minor subdivision.
3. The eight foot wooden fence at the rear of the property will be brought into compliance by reducing it to six feet.

Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not

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

Read and passed on first reading at a regularly scheduled meeting held this 20th day of November 2014.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Application



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

RECEIVED

JUL 01 2014

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 908 Terry Lane, Key West, Florida

Zoning District: HMDR Real Estate (RE) #: 00014880-000000 & 00014880-000100

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Adele V. Stones, Stones & Cardenas

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-0252 Fax: (305) 292-5442

Email: ginny@keyslaw.net

PROPERTY OWNER: (if different than above)

Name: Ronald K. Heck and Robert A. Cobb

Mailing Address: 908-1 Terry Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: rh2feedu@gmail.com

Description of Proposed Construction, Development, and Use: Variances to minimum lot requirements to allow subdivision of this lot which has two (2) single family homes constructed on site.

List and describe the specific variance(s) being requested:

Please see attached

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: There is a driveway easement running along the southeast boundary of the property. The easement is thirteen feet (13') wide and sixty-nine feet (69') long.

List and describe specific variance(s) being requested:

1. Division of Land Section 122-1407: permitting the creation of new parcels which fail to meet the minimum requirements established in the land development regulations for the zone in which the parcels are located.

Proposed Parcel "A", a/k/a 908-1 Terry Lane

2. Minimum Lot Size Section 122-600(5): of 1,953.46 square feet from the minimum 4,000 square feet required (2,046.54 square feet proposed).
3. Minimum Lot Width Section 122-600(5)a: of 10.34 feet from the 40 feet required (29.66 feet proposed).
4. Minimum Right Side Setback Section 122-270(6)(a)(2): along the common party wall of the two single family attached units, of 5 feet from the 5 feet required (0 feet proposed), commencing approximately 10 feet down the left side property line and extending for approximately 39 feet towards the rear property line.

Proposed Parcel "B", a/k/a 908-2 Terry Lane

5. Minimum Lot Size Section 122-600(5): of 1,745.77 square feet from the minimum 4,000 square feet required (2,254.23 square feet proposed).
6. Minimum Lot Width Section 122-600(5)(a): of 7.33 feet from the 40 feet required (32.67 feet proposed)
7. Minimum Left Side Setback Section 122-270(6)(a)(2): along the common party wall of the two single family attached units, of 5 feet from the 5 feet required (0 feet proposed), commencing approximately 10 feet down the right side property line and extending for approximately 39 feet towards the rear property line.

Will any 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.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X			
Size of Site	4000 sf	4300.77 sf	Parcel A-2046.54 Parcel B-2254.23	
Height	30'	29.75'		
Front Setback	10'	10'		
Side Setback (R)	5.0'	5.0'	Parcel A 0.0*	
Side Setback (L)	5.0'	5.0'	Parcel B 0.0*	
Street Side Setback	N/A			
Rear Setback	15.0'	15.0'		
F.A.R	1.0'	.71'		
Building Coverage	50%	35%		
Impervious Surface	60%	57%		
Parking	2 off street	2 off street		
Lot Width	40.0'	62.33'	Parcel A-29.66 Parcel B-32.67	
Bicycle Parking	N/A			
Open Space/Landscaping	N/A			
Number and type of units	2 residential	2 residential	Parcel A-1 Parcel B-1	
Consumption Area or Number of seats	N/A			

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

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.

The subject real estate parcel was vested (grandfathered) with building rights for two (2) single family residences. This lot of record is irregularly shaped and the two residences cannot meet minimum requirements for the HHDR zoning district as separate parcels.

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

This zoning lot and vested density was created prior to the ownership by applicants client (1987) and prior to adoption of the current land development regulations (1997).

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.

No special privilege will be conferred if each single family home is allowed to be recognized as a separate lot.

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.

Without the grant of variances, ownership of the two residential units must remain in shared interest/ownership of the land which is currently a single zoning lot.

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.

The two single family homes existing on site which replaced the original duplex structure were designed to meet all twelve (12) dimensional requirements as a single zoning lot and to minimize the number of variances triggered by a subdivision (three required.)

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.

Grant of the variances to allow subdivision will not result in any increased density, intensity, or building right. Individual home ownership will be promoted by grant of this variance.

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.

This application does not rely on other nonconforming lots and structures as justification.

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner about the variance outside of the hearing.

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

I, Adele V. Stones, being duly sworn, depose and say Name(s) of Applicant(s)

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

908 Terry Lane, Key West, Florida Street Address and Commonly Used Name if any

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

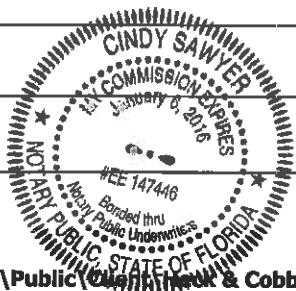
Adele V. Stones Signature of Owner/Legal Representative FBN#331880 Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on July 1, 2014 (date) by Adele V. Stones (name). He/She is personally known to me or has presented personally known as

identification.

Cindy Sawyer Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped Title or Rank Commission Number, if any



Deed

\$ 119,283.79

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
Address: 221 Simonton Street
Key West, FL 33040

Doc# 1975556 04/08/2014 9:57AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

04/08/2014 9:57AM
DEED DOC STAMP CL: Krys \$835.10

Doc# 1975556
Bk# 2678 Pg# 1136

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 2nd day of April, 2014 by and between RONALD K. HECK, a single man, ROBERT A. COBB, an un-remarried widower, ROBERT A. COBB, as Trustee of the ANNE ABIGAIL COBB IRREVOCABLE TRUST DATED DECEMBER 12, 1995, and ROBERT A COBB, as Trustee of the ALLISON MELISSA COBB IRREVOCABLE TRUST DATED DECEMBER 12, 1995, whose address is 908 Terry Lane #2, Key West, FL 33040, parties of the first part, and RONALD K. HECK, a single man, and ROBERT A. COBB, an un-remarried widower, as tenants in common, whose address is 908 Terry Lane #2, Key West, FL 33040 parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said parties of the second part all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE.

PARCEL IDENTIFICATION NUMBERS: 00014880-000000 and
00014880-000100

SUBJECT TO: Taxes for the year 2014 and subsequent years.


SUBJECT TO: Conditions, restrictions, limitations, reservations and
easements of record, if any.

**THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR
ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY
EITHER OF THE PARTIES OR THEIR AGENTS.**

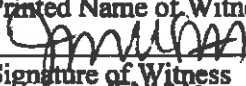
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:



Signature of Witness
JOHN M. SPOTTSWOOD, JR.


Printed Name of Witness


Signature of Witness
JENNY M. STERLING

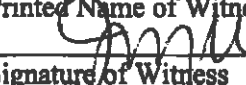
Printed Name of Witness



RONALD K. HECK




Signature of Witness
JOHN M. SPOTTSWOOD, JR.

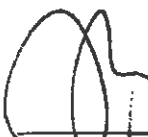
Printed Name of Witness


Signature of Witness
JENNY M. STERLING

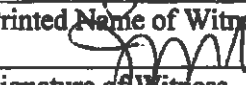
Printed Name of Witness



ROBERT A. COBB




Signature of Witness
JOHN M. SPOTTSWOOD, JR.

Printed Name of Witness


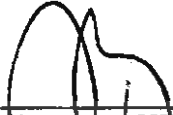
Signature of Witness
JENNY M. STERLING

Printed Name of Witness

ANNE ABIGAIL COBB IRREVOCABLE
TRUST DATED DECEMBER 12, 1995
By: 

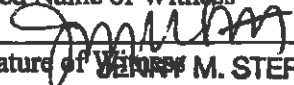
Robert A. Cobb, Trustee

ALLISON MELISSA COBB
IRREVOCABLE TRUST DATED
DECEMBER 12, 1995



Signature of Witness
JOHN M. SPOTTSWOOD, JR.

Printed Name of Witness



Signature of Witness
JENNY M. STERLING

Printed Name of Witness

By: 

Robert A. Cobb, Trustee

STATE OF FLORIDA:
COUNTY OF MONROE:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, RONALD K. HECK, who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced FL Drivers license as identification, and he has acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, County of Monroe, State of Florida, this 2nd day of April, 2014.

JENNY M. STERLING

Printed Name of Notary



NOTARY PUBLIC

My Commission Expires:

STATE OF FLORIDA:
COUNTY OF MONROE:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ROBERT A. COBB, Individually and as Trustee of the ANNE ABIGAIL COBB IRREVOCABLE TRUST DATED DECEMBER 12, 1995, and as Trustee of the ALLISON MELISSA COBB IRREVOCABLE TRUST DATED

Schedule
A

LEGAL DESCRIPTION:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D., 1829 as part of Tract 3, but better known as Lot 6, Square 3 on diagram of the Estate of John W. Simonton as recorded in Deed Book I, Page 412 of the Public Records of Monroe County, Florida, more particularly described as follow:

Beginning at a point distant from the corner of Olivia Street and Terry Lane and along the line of Terry Lane 122 feet, said point being the Point of Beginning of the hereinafter described parcel of land on Lot 6. From said Point of Beginning continue along the line of Terry Lane in a Southeasterly direction a distance of 62 feet and 4 inches; thence at right angles in a Southwesterly direction along the Southeasterly line of Lot 6, a distance of 64 feet; thence at right angles in a Northwesterly direction a distance of 62 feet and 4 inches; thence at right angles in a Northeasterly direction along the Northwesterly line of Lot 6, a distance of 64 feet to the Point of Beginning on Terry Lane, the parcel above described being the Northeasterly 1/3 of Lot 6.

LEGAL DESCRIPTION: 5' Additional Area:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D., 1829 as part of Tract 3, but better known as Lot 6, Square 3 on diagram of the Estate of John W. Simonton as recorded in Deed Book I, Page 412 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCE at the intersection of the Southwesterly Right-of-Way Line of Terry Lane and the Southeasterly Right-of-Way Line of Olivia Street; thence in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Terry Lane for 122.00 feet; thence at a right angle and in a Southwesterly direction for 64.00 feet to the Point of Beginning; thence continue in a Southwesterly direction for 5.00 feet; thence at a right angle and in a Southeasterly direction for 62.33 feet; thence at a right angle and in a Northeasterly direction for 5.00 feet; thence at a right angle and in a Northwesterly direction for 62.33 feet to the Point of Beginning.

LEGAL DESCRIPTION: 13' Access Easement:

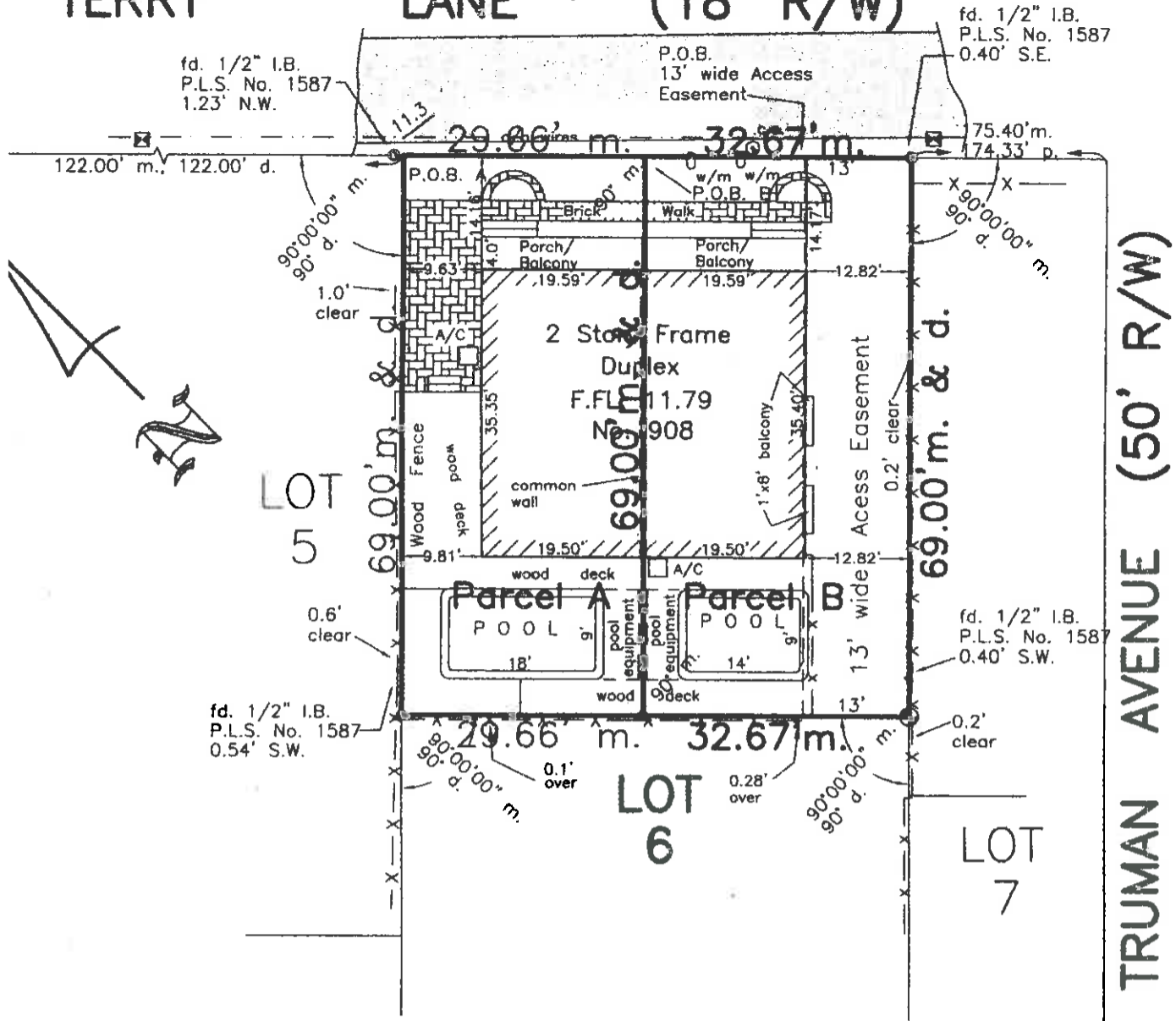
On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D., 1829 as part of Tract 3, but better known as Lot 6, Square 3 on diagram of the Estate of John W. Simonton as recorded in Deed Book I, Page 412 of the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCE at the intersection of the Southwesterly Right-of-Way Line of Terry Lane and the Southeasterly Right-of-Way Line of Olivia Street; thence in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Terry Lane for 171.33 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Terry Lane of 13.00 feet; thence at a right angle and in a Southwesterly direction and leaving the said Southwesterly Right-of-Way Line of Terry Lane of 69.00 feet; thence at a right angle and in a Northwesterly direction for 13.00 feet; thence at a right angle and in a Northeasterly direction for 69.00 feet to the said Southwesterly Right-of-Way Line of Terry Lane and the Point of Beginning.

Doc# 1975556
Bk# 2676 Pg# 1139

Survey

TERRY LANE (18' R/W)



SURVEYOR'S NOTES:

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

Monumentation:

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

Abbreviations:

- m. = Measured
- d. = Deed
- Elev. = Elevation
- B.M. = Bench Mark
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- pg. = page

- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- wd. = Wood
- Bal. = Balcony
- Pl. = Planter
- A/C = Air Conditioner
- N.T.S. = Not to Scale
- ⊕ = Centerline
- o/h = Overhead
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat

Field Work performed on: 10/28/04

F.F.L. = Finish Floor Elevation

Block 66

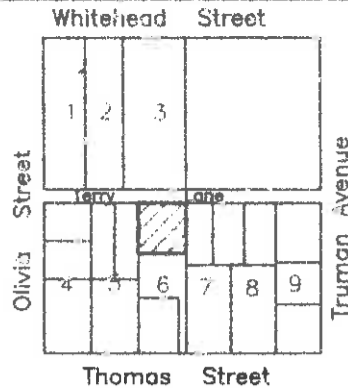
Ronald K. Heck & Robert A. Cobb 908 Terry Lane, Key West, Fl. 33040			
BOUNDARY SURVEY Parcel B		Dwn No.: 04-486	
Scale: 1"=20'	Ref. 156-4	Flood panel No. 1716 H	Dwn. By. F.H.H.
Date: 10/24/00		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
5/30/01: Updated, add. 5' new L.D., Easement			
6/11/01: Typo 11/10/04: New Building			
8/5/03: Updated, rear fence			
d/Block 66/908 Terry			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237



N.T.S.



LOCATION MAP

OLIVIA STREET (30' R/W)

LEGAL DESCRIPTION: Parcel B:
Prepared by undersigned

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D., 1829 as part of Tract 3, but better known as Lot 6, Square 3 on diagram of the Estate of John W. Simonton as recorded in Deed Book 1, Page 412 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCE at the intersection of the Southwesterly Right-of-Way Line of Terry Lane and the Southeasterly Right-of-Way Line of Olivia Street; thence in a Southeasterly direction along the said southwesterly Right-of-Way Line of Terry lane for 151.66 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Terry lane for 32.67 feet; thence at a right angle and in a Southwesterly direction and leaving the said Southwesterly Right-of-Way Line of Terry Lane for 69.00 feet; thence at a right angle and in a Northwesterly direction for 32.67 feet; thence at a right angle and in a Northeasterly direction for 69.00 feet to the said Southwesterly Right-of-Way Line of Terry Lane and the Point of Beginning. Containing 2254.23 Square Feet, more or less.

LEGAL DESCRIPTION: 13' Access Easement:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D., 1829 as part of Tract 3, but better known as Lot 6, Square 3 on diagram of the Estate of John W. Simonton as recorded in Deed Book 1, Page 412 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCE at the intersection of the Southwesterly Right-of-Way Line of Terry Lane and the Southeasterly Right-of-Way Line of Olivia Street; thence in a Southeasterly direction along the said southwesterly Right-of-Way Line of Terry lane for 171.33 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Southwesterly Right-of-Way Line of Terry lane for 13.00 feet; thence at a right angle and in a Southwesterly direction and leaving the said Southwesterly Right-of-Way Line of Terry Lane for 69.00 feet; thence at a right angle and in a Northwesterly direction for 13.00 feet; thence at a right angle and in a Northeasterly direction for 69.00 feet to the said Southwesterly Right-of-Way Line of Terry Lane and the Point of Beginning. Containing 897.00 Square Feet, more or less.

CERTIFICATION made to:
Chicago Title Insurance Company
First National Bank of the Florida Keys, its successors and/or assigns
Ronald K. Heck, and Robert A. Cobb.

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61C17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Site Plans

REVISIONS:	DATE



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

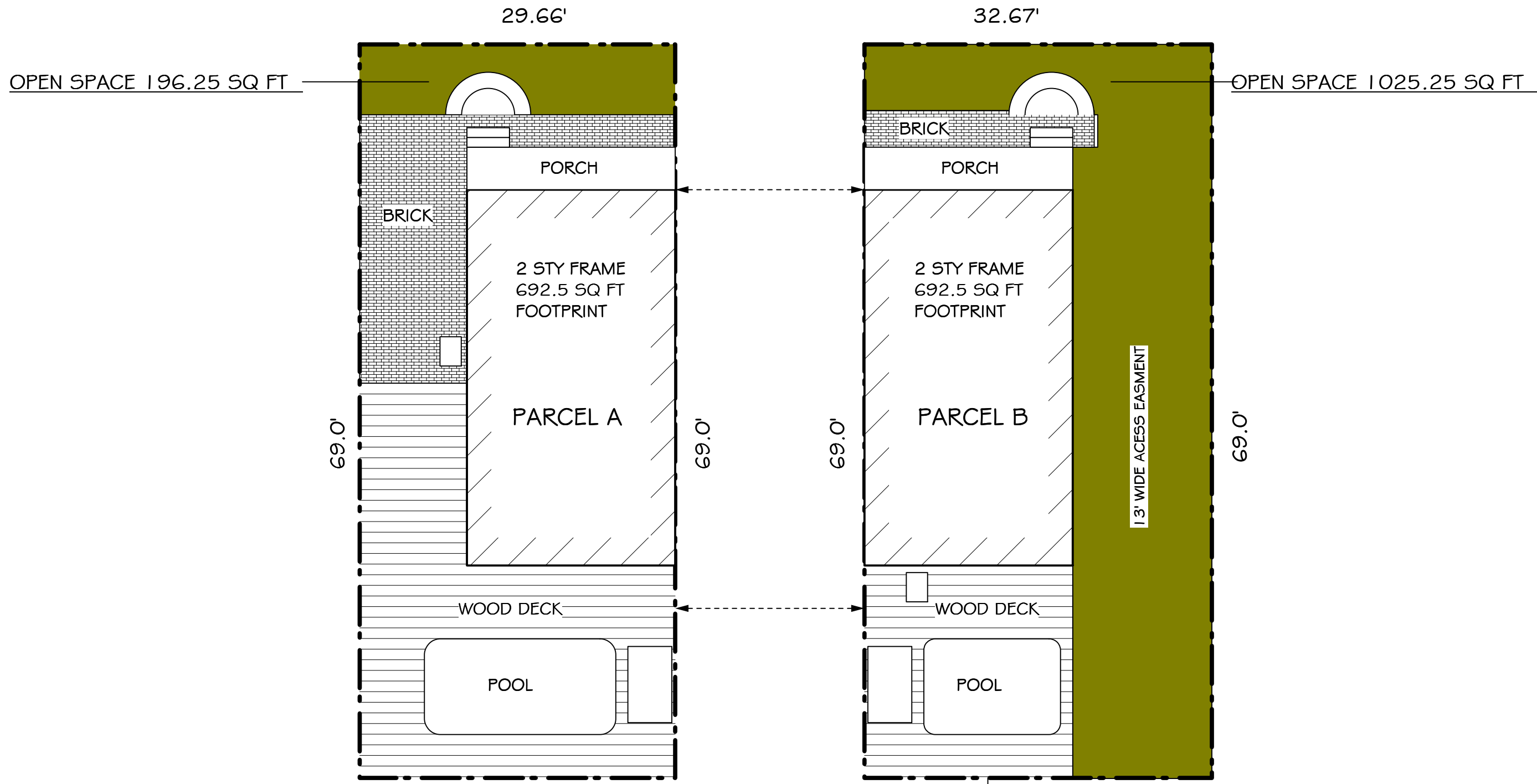
PROJECT: SITE SPECIFICATIONS
908 TERRY LANE
KEY WEST FL. 33040

DRAWING TITLE:
PROJECT NUMBER:
DRAWN:
CHECKED: PMP
DATE: 11-14-14

SHEET #
A-1

PETER M. PIKE
FLA. REGISTRATION # ARO015198

TERRY LANE



1 SITE PLAN
A-1 Scale: 1" = 10 ft

LOT SIZE 2046.5 SQ FT
PARCEL A OPEN SPACE RATION
LOT SIZE DIVED BY OPEN SPACE
196.25/2046.5 = 9.5%

1 SITE PLAN
A-1 Scale: 1" = 10 ft

LOT SIZE 2254.25 SQ FT
PARCEL B OPEN SPACE RATION
LOT SIZE DIVED BY OPEN SPACE
1025.25/2254.25 = 45.4%

SWALE CALCS.:

TOTAL LOT AREA: 4300 S.F.
 IMPERVIOUS COVERAGE:
 FOUNDATIONS / SLABS: N.A.
 ROOFS (HOUSES): 1534 S.F.
 DECKS: N.A.
 PATIOS (0 @ 150): N.A.
 DRIVEWAYS (ALL IMPERVIOUS): 881 S.F.
 FUTURE POOL (N.I.C.): 300 S.F.
 SIDEWALKS (0 @ 150): N.A.

TOTAL IMPERVIOUS COVERAGE: 2465 S.F.
 2,465 S.F. IMPERVIOUS / 4,300 S.F. TOTAL LOT AREA = 57.3% IMPERVIOUS COVERAGE

SWALE VOLUME:
 4,300 S.F. TOTAL LOT AREA X 0.0415 = 178 C.F. REQUIRED SWALE VOLUME

SWALE LENGTH:
 178 C.F. SWALE VOLUME / 6 C.F. CROSS SECTIONAL AREA = 29' SWALE LENGTH

SWALE CONST. SECTION

SITE DATA

ITEM	EXISTING	REQ. PER LDR.	PROPOSED	REMARK	VARIANCE INDICATED
DISTRICT	NR08	NR08	NR08		
SITE AREA	4300.77 SQ FT	4600 SQ FT	4300.77 SQ FT		
BUILDING AREA	1007.92 SQ FT	1034 SQ FT (89%)	1034 SQ FT		
BUILDING COV.	23%	22% ALLOWABLE	23%		
IMPERV. RATIO	42%	52% ALLOWABLE	57%		
P.A.R.	.42	1.0 ALLOWABLE	0.57		
MAX. DENSITY (SENIOR CARE)	2 RES. UNITS	2 RES. UNITS	2 RES. UNITS		
SETBACKS	EXISTING	NEW CONST.			
FRONT	14'-0"	10'-0"	10'-0"		
REAR	-1'	15'-0"	25'-0"	(S.V. POOL)	
SIDE	13'-0"	10'-0"	13'-0"		
BACK	7'-0"	5'-0"	10'-0"		
PARKING	3 OFF-STREET	3 OFF-STREET	3 OFF-STREET		

PROJECT APPROVALS:

ITEM	APPROVAL #	MEETING FIELD	DATE
H.A.R.C.	H03-05-16-727		MAY 27, 2003
BOARD OF ADJUSTMENT	NOT REQUIRED		
DEVELOPMENT REVIEW COMMITTEE	NOT REQUIRED		
CITY OF KEY WEST DEVELOPMENT AGREEMENT	NOT REQUIRED		
KEY WEST BUILDING DEPARTMENT			
KEY WEST FIRE MARSHAL	NOT REQUIRED		

NOTES: ANY NEW FENCING TO CONFORM WITH KEY WEST FENCING CODE.
 NEW PARKING TO BE IMPERVIOUS PAVING SYSTEM.
 FOUNDATION TO MEET ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE AND IN ACCORDANCE WITH ASCE 7-98.

LOCATION MAP

CONSTRUCTION DRAWINGS FOR:

COBB / HECK RESIDENCE

908 TERRY LANE., KEY WEST, FLA.

CONTACT INFORMATION:

RON HECK
 1227 3rd Street
 KEY WEST, FL 33040
 (305)294-8744
 (305)294-9101

LEGAL DESCRIPTION:

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED AS PART OF TRACT 3, BETTER KNOWN AS LOT 6, SQUARE 3 ON DIAGRAM OF THE ESTATE OF JOHN SIMONANT AS RECORDED IN DEED BK. 1, PG. 412 OF THE PUBLIC RECORDS OF MONROE CO. FLORIDA.

SCOPE OF WORK:

DEMOLITION OF EXISTING CONC. STRUCTURE, CONSTRUCTION OF NEW 3192 SQ. FT. STICK-BUILT 2 UNIT STRUCTURE.

DESIGN NOTES:

THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING:
 FBC - 2001
 A.S.C.I. 7-98 REGULATIONS
 150 M.P.H. WIND SPEED
 FLOOR LINE LOAD 40 P.S.F.

DRAWING SCHEDULE:

A-1 SITE PLAN
 A-2 FIRST FLOOR PLAN
 A-3 SECOND FLOOR PLAN
 A-4 ELEVATIONS & SCHEDULES
 A-5 1ST FLOOR FRAMING PLAN
 A-6 2ND FLOOR FRAMING PLAN
 A-7 ROOF FRAMING PLAN
 A-8 SECTIONS & DETAILS
 A-9 WINDOW SCHEDULE
 A-10 DOOR SCHEDULE
 A-11 2ND FLOOR ELECTRICAL
 A-12 2ND FLOOR HVAC & PLUMBING
 A-13 2ND FLOOR HVAC & PLUMBING
 A-14 GENERAL SPEC.

SEAL - ARCHITECT

DOOR SCHEDULE

SIZE	TYPE	FRAME	TRIM	TRANSOM/MANUF. MODEL #	DATE CO. PRODUCT APPROVAL #	REMARKS
3'-0"x7'-0"	FRENCH	FAC.	P.T.	YES ANDERSON W02052	00-1011.01	TESTING: CONSULT MANU. OR PROVIDE CONTRACTOR TO CONFIRM SHUTTER TO 150 M.P.H. RATING SIZES & LOCATIONS
3'-0"x6'-0"	FRENCH	FAC.	P.T.	N.A. ANDERSON FWD0181	00-1011.01	TESTING: CONSULT MANU. OR PROVIDE CONTRACTOR TO CONFIRM SHUTTER TO 150 M.P.H. RATING SIZES & LOCATIONS
3'-0"x7'-0"	FRENCH	FAC.	P.T.	YES ANDERSON FWD0181	00-1011.01	TESTING: CONSULT MANU. OR PROVIDE CONTRACTOR TO CONFIRM SHUTTER TO 150 M.P.H. RATING SIZES & LOCATIONS
3'-0"x6'-0"	INTER. # PANEL	FAC.	P.T.	N.A. BY OWNER		CONTRACTOR TO CONFIRM SIZES & LOCATIONS
3'-0"x6'-0"	POCKET	FAC.	P.T.	N.A. BY OWNER		CONTRACTOR TO CONFIRM SIZES & LOCATIONS
3'-0"x6'-0"	BI-FOLD	FAC.	P.T.	N.A. BY OWNER		CONTRACTOR TO CONFIRM SIZES & LOCATIONS
3'-0"x6'-0"	BI-FOLD	FAC.	P.T.	N.A. BY OWNER		CONTRACTOR TO CONFIRM SIZES & LOCATIONS
PR. 14'-0"x8'-0"	INTER. # PANEL	FAC.	P.T.	N.A. BY OWNER		CONTRACTOR TO CONFIRM SIZES & LOCATIONS
PR. 2'-0"x7'-0"	BI-FOLD	FAC.	P.T.	N.A. BY OWNER		CONTRACTOR TO CONFIRM SIZES & LOCATIONS
FIELD MEASURE	LOUVER	P.T.	P.T.	N.A. FABRICATED		WOOD FABRICATED PRIVACY LOUVERS

WINDOW SCHEDULE

SIZE (R.O.)	TYPE	FRAME	TRIM	TRANSOM/MANUF. MODEL #	DATE CO. PRODUCT APPROVAL #	REMARKS
3'-0" x 11'-0" x 4'-7 1/2"	DN 66	FAC.	P.T.	N.A. ANDERSON W02052	00-1216.08	TESTING: CONSULT MANU. OR PROVIDE CONTRACTOR TO CONFIRM VOIE SHUTTER TO 150 M.P.H. RATING SIZES & LOCATIONS
3'-0" x 11'-0" x 4'-7 1/2"	DN 66	FAC.	P.T.	N.A. ANDERSON W02052	00-1216.08	TESTING: CONSULT MANU. OR PROVIDE CONTRACTOR TO CONFIRM VOIE SHUTTER TO 150 M.P.H. RATING SIZES & LOCATIONS
3'-0" x 11'-0" x 12"	TRAM.	FAC.	P.T.	N.A. ANDERSON PWT3110	00-0911.18	TESTING: CONSULT MANU. OR PROVIDE CONTRACTOR TO CONFIRM VOIE SHUTTER TO 150 M.P.H. RATING SIZES & LOCATIONS
3'-0" x 11'-0" x 7'-0"	ROUND	FAC.	P.T.	N.A. ANDERSON CR24	00-0111.03	TESTING: CONSULT MANU. OR PROVIDE CONTRACTOR TO CONFIRM VOIE SHUTTER TO 150 M.P.H. RATING SIZES & LOCATIONS
3'-0" x 11'-0" x 10'-0"	TRAM.	FAC.	P.T.	N.A. ANDERSON PWT0110	00-0911.18	TESTING: CONSULT MANU. OR PROVIDE CONTRACTOR TO CONFIRM VOIE SHUTTER TO 150 M.P.H. RATING SIZES & LOCATIONS
3'-0" x 12'-0" x 4'-7 1/2"	AWNING	FAC.	P.T.	N.A. ANDERSON AW01	02-0623.01	TESTING: CONSULT MANU. OR PROVIDE CONTRACTOR TO CONFIRM VOIE SHUTTER TO 150 M.P.H. RATING SIZES & LOCATIONS

WALL TYPE SCHEDULE

TYPE	DESCRIPTION
1	1/2" EXTERIOR WALL: 2X6 STUDS @ 16" O.C. W/ R-11 INSUL., EXTERIOR FACE W/ 3/4" P.T. SHEATHING, VAPOR BARRIER, & HARD-BRAND LAP SIDING, INTERIOR FACE W/ 1/2" GWS OF SURFACE CHOSEN BY OWNER
2	1/2" EXTERIOR WALL: 2X6 STUDS @ 16" O.C. W/ R-11 INSUL., EXTERIOR FACE W/ 3/4" P.T. SHEATHING, VAPOR BARRIER, & HARD-BRAND LAP SIDING, INTERIOR FACE W/ 1/2" GWS OF SURFACE CHOSEN BY OWNER
3	1/2" EXTERIOR WALL: 2X6 STUDS @ 16" O.C. W/ R-11 INSUL., EXTERIOR FACE W/ 3/4" P.T. SHEATHING, VAPOR BARRIER, & HARD-BRAND LAP SIDING, INTERIOR FACE W/ 1/2" GWS OF SURFACE CHOSEN BY OWNER

1 SECOND FLOOR PLAN

Scale: 3/16" = 1'-0"
 NOTE: 2X6 WALLS SHOWN SHADED

5.7 SQUARE FEET OPENING MIN.

1X FLAT CAP
 3" CROWN MLDG.
 1X BOX CASING
 1/2 COVE

NOTE: ALL EXTERIOR ARE CLEAN OPENING

1 FIRST FLOOR PLAN

Scale: 3/16" = 1'-0"
 NOTE: 2X6 WALLS SHOWN SHADED

1 NORTHWEST ELEVATION (TERRY LANE)

Scale: 1/8" = 1'-0"

2 NORTHWEST ELEVATION

Scale: 1/8" = 1'-0"

3 ALT. SHUTTER DETAILS

Scale: N.T.S.

4 SHUTTER DETAILS

Scale: N.T.S.

1 1/2" T.G.P. FT. GLUED & SCREWED OVER 3/4" PLYWOOD
 (2) 3/8" DIA. BOLTS BY STANLEY OR EQ.
 1 1/4" X 1 1/4" (2XW.O. + 12" L) ALUM. TUBE
 1 1/4" STRAP HINGE

TYP. ROOF ASSEMBLY:
 "V-CRIMP" ROOFING OVER #30 FELT OVER 3/4" PLY. SHEATHING, OVER 2X12 P.T. RAFTERS @ 16" O.C. W/ (1) 2X12 RIDGE (UNLESS NOTED OTHERWISE W/ SIMP. STRA STRAPS (OR EQ.) @ 8" RAFTER / RIDGE / RAFTER CORN. TYP. ALL ROOFS

TYP. WALL ASSEMBLY:
 HARD-BRAND LAP SIDING OVER V.B. OVER 5/8" CDX SHEATHING OVER P. 2, 2X6 STUDS @ 16" O.C. W/ R-11 INSUL.

WOOD D.H. WINDOWS W/ SHUTTERS TYP.

WD. CONCH TYPE RAILINGS TYP. ALL

1 TYP. EXTERIOR WALL

2X6 STUDS @ 16" O.C. W/ R-11 INSUL., EXTERIOR FACE W/ 3/4" P.T. SHEATHING, VAPOR BARRIER, & HARD-BRAND LAP SIDING, INTERIOR FACE W/ 1/2" GWS OF SURFACE CHOSEN BY OWNER

2 TYP. ROOFING BUILDUP

2X12 RAFTERS @ 16" O.C. W/ R-30 INSUL., EXTERIOR

SECOND FLOOR PLAN
A-3 Scale: 3/16" = 1'-0"
NOTE: 2X6 WALLS SHOWN SHADED

DATE: 07-28-03
SHT # 3
A-3
OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

REVISIONS
DATE

PROJECT:
908 TERRY LANE
KEY WEST, FLORIDA 33040

DRAWING TITLE:
ELEVATIONS
& SCHEDULES

PROJECT NUMBER:
03-29
DRAWN: KSM
CHECKED: PMP
DATE: 07-28-03

SHT # 5
A-5
OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

REVISIONS
DATE

PROJECT:
908 TERRY LANE
KEY WEST, FLORIDA 33040

DRAWING TITLE:
2ND FLOOR FRAMING

PROJECT NUMBER:
03-29
DRAWN: KSM
CHECKED: PMP
DATE: 07-28-03

SHT # 7
A-7
OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

SHUTTER DETAILS
A-4 Scale: N.T.S.

NORTHWEST ELEVATION
A-4 Scale: 1/8" = 1'-0"

DATE: 07-28-03
SHT # 4
A-4
OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

REVISIONS
DATE

PROJECT:
908 TERRY LANE
KEY WEST, FLORIDA 33040

DRAWING TITLE:
FLOOR PLAN &
1ST FLOOR FRAMING

PROJECT NUMBER:
03-29
DRAWN: KSM
CHECKED: PMP
DATE: 07-28-03

SHT # 6
A-6
OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

REVISIONS
DATE

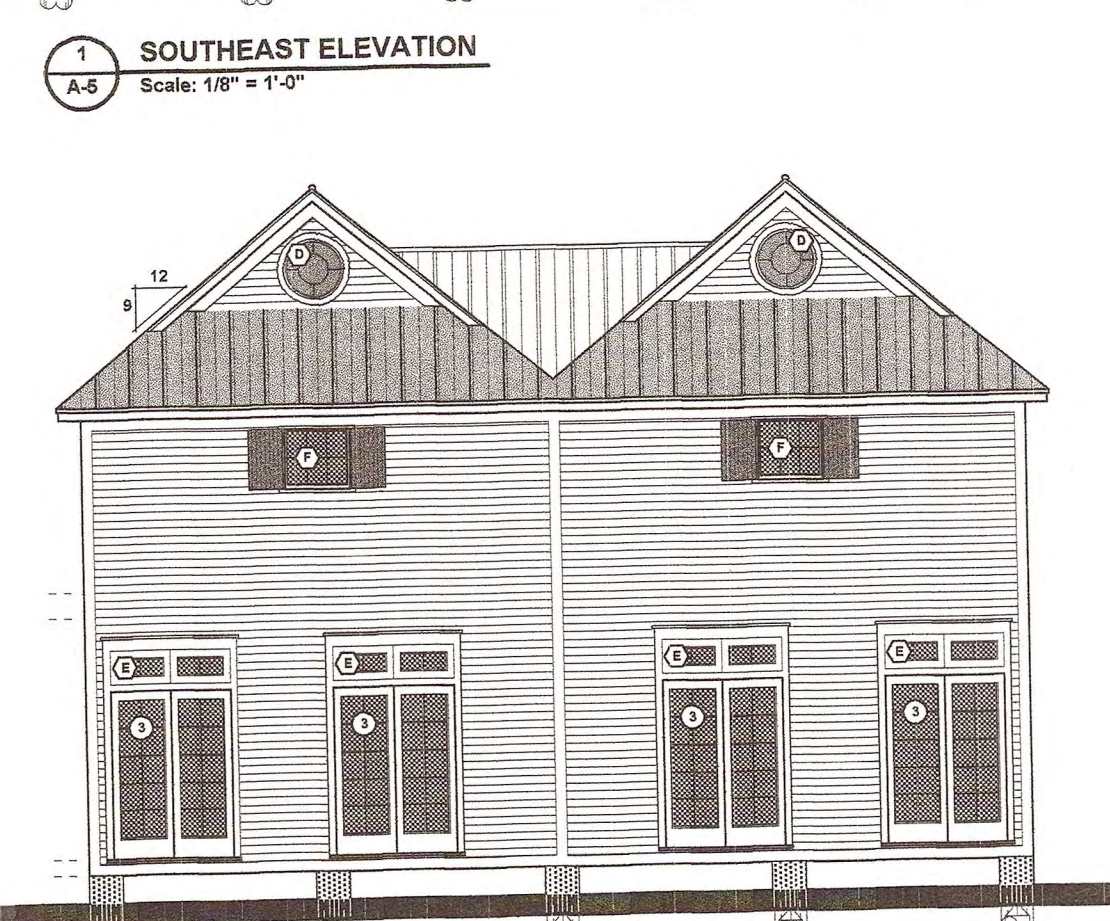
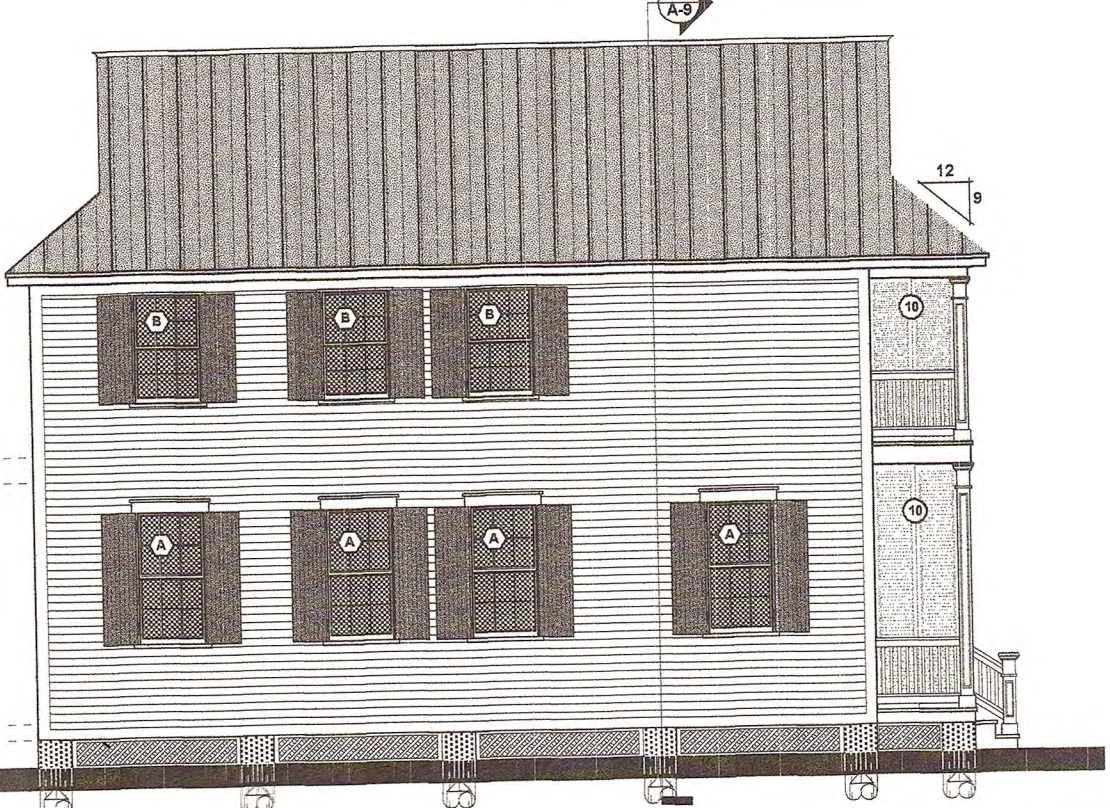
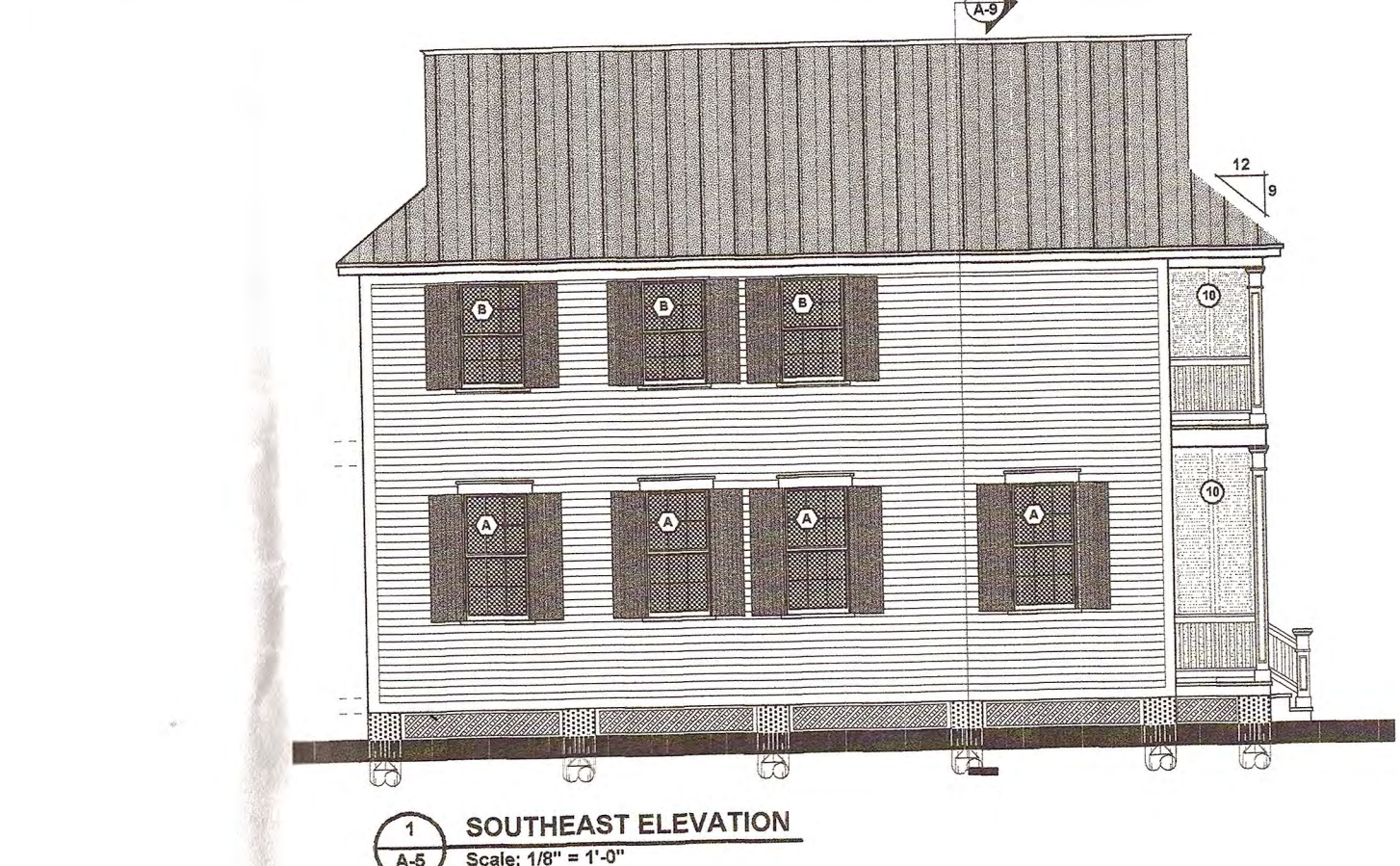
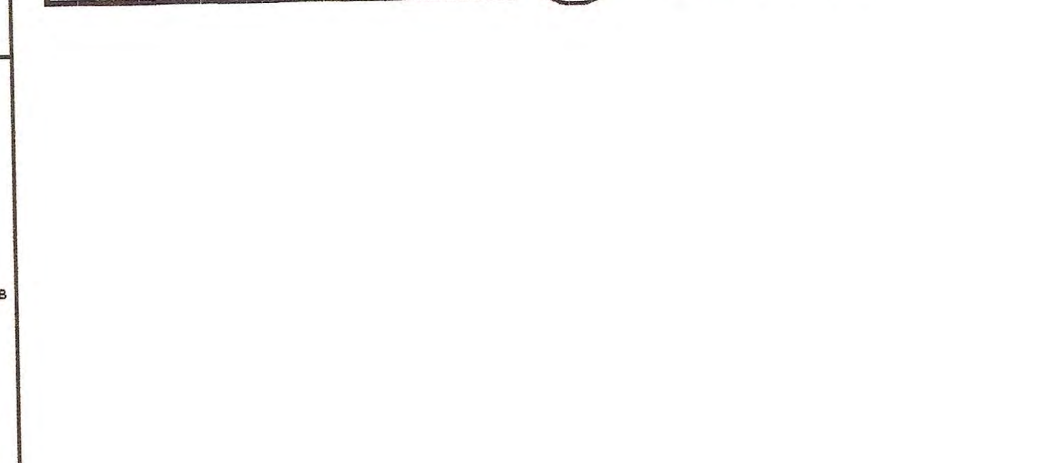
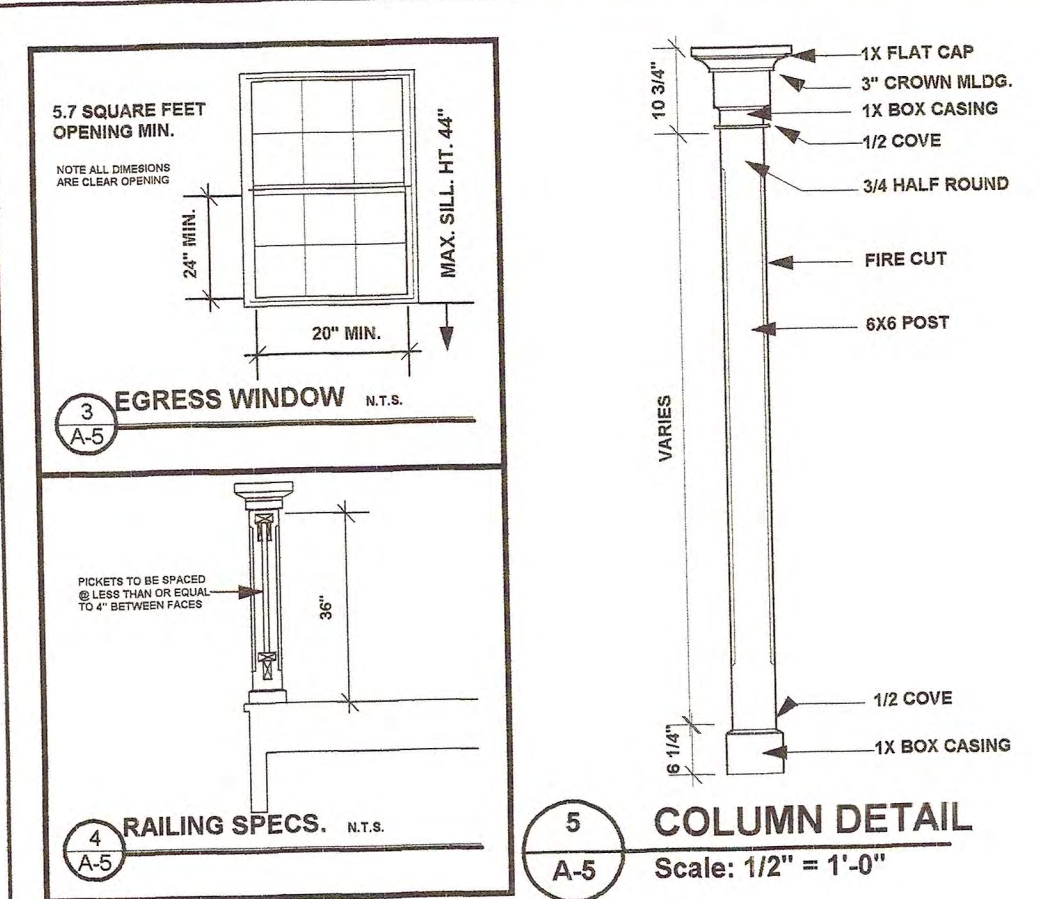
PROJECT:
908 TERRY LANE
KEY WEST, FLORIDA 33040

DRAWING TITLE:
ROOF FRAMING

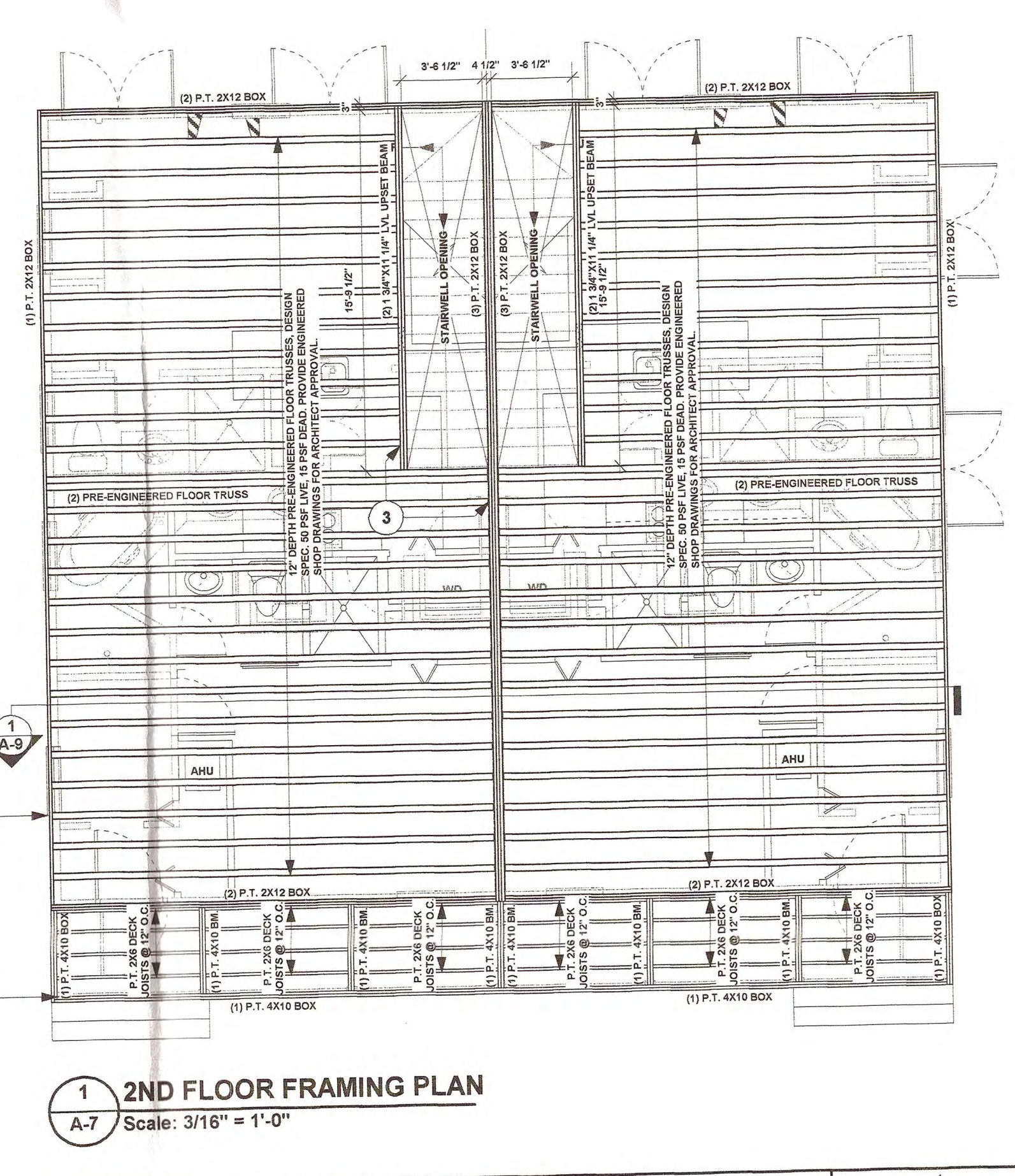
PROJECT NUMBER:
03-29
DRAWN: KSM
CHECKED: PMP
DATE: 07-28-03

SHT # 8
A-8
OF 14

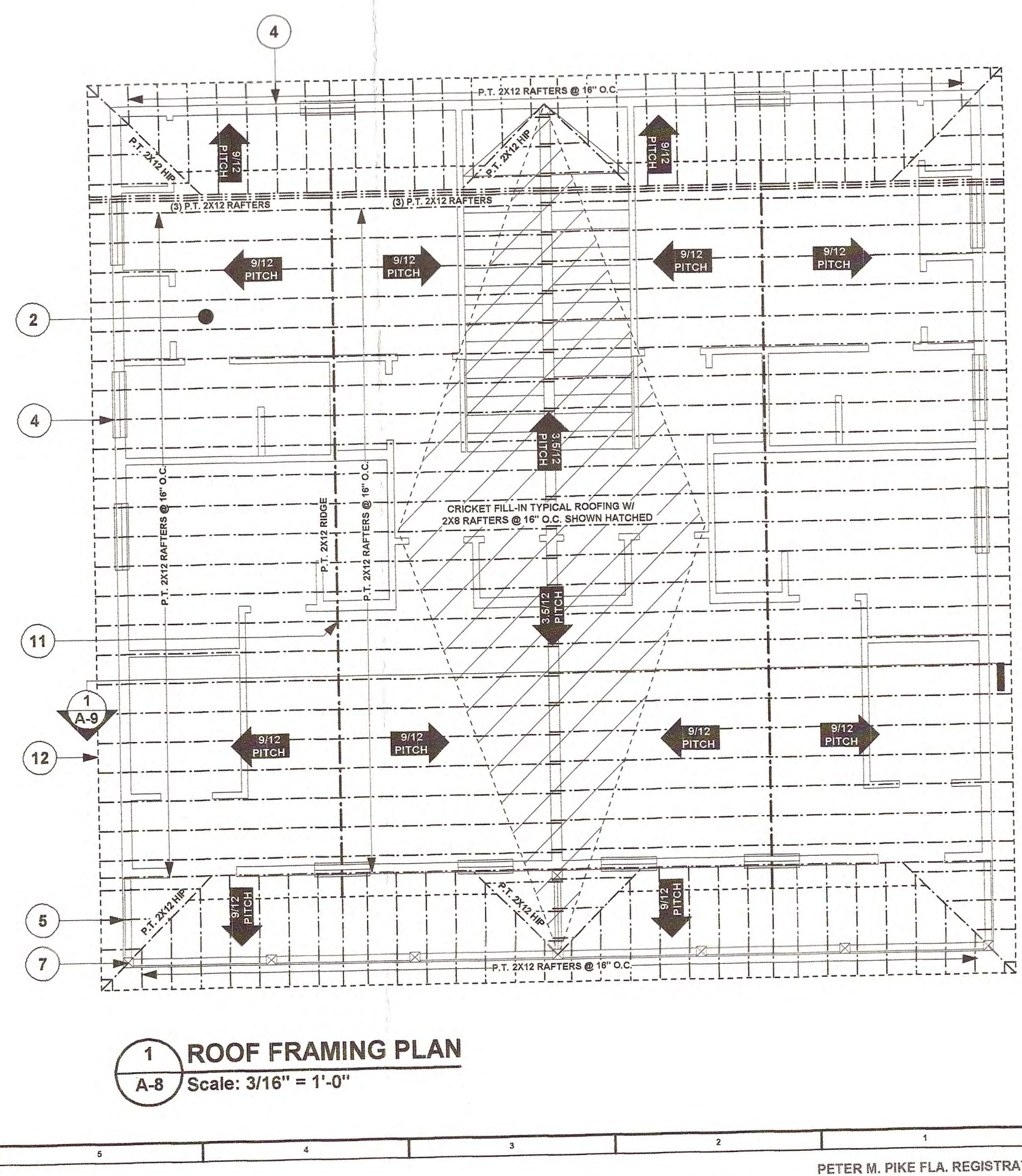
PETER M. PIKE FLA. REGISTRATION # AR0015198



- TYP. EXTERIOR WALL: 2X6 STUDS @ 16" O.C. W/ R-11 INSUL., EXTERIOR FACE W/ 3/4" P.T. SHEATHING, VAPOR BARRIER, & HARD-BOARD LAP SIDING, INTERIOR FACE W/ 1/2" GWB OF SURFACE CHOSEN BY OWNER
- TYP. ROOFING BUILDUP: 2X12 RAFTERS @ 16" O.C. W/ R-30 INSUL., EXTERIOR FACE W/ 3/4" P.T. SHEATHING ATTACHED W/ 106 R.S. GAL. NAILS @ 6" O.C., 3/8" FELT, & 22 GA. "V-CRIMP" TYPE ROOFING
- SIMPSON OR EQ. LUS144 FACE MT. HANGER @ EACH INTERIOR WALL BEAM CONNECTION. (TYPICALLY SUPPLIED BY FLOOR TRUSS MANUFACTURER)
- SIMPSON OR EQ. H7 HURR. TIE @ EACH STUD/LATERAFTER CONNECTION
- SIMPSON OR EQ. H1 HURR. TIE @ EACH BEAM/RAFTER CONNECTION
- SIMPSON OR EQ. ABUS8 ANCHOR BASE @ EACH COLUMN TO AUGER PILE CONNECTION
- 6X6 COLUMN W/ 4X10 BEAM LET INTO COLUMN & THRU-BOLTED W/ (2) 1/2" BOLTS, COUNTER SUNK AND FINISHED
- 1 1/2" DIA. AUGER PILE W/ (4) #6 BAR VERT. @ 8" S TIES 12" O.C. 3/8" INTO CAP ROCK. TYP. ALL PLCS.
- 1 1/2" X 1 1/2" COL. BLK. TYP. USE #6 BARS VERT. W/ #3 HOOPS @ 10" O.C. TYP. FULL HT. 25" MIN. LAP STUCCO COATING FINISH
- SIMPSON OR EQ. ST34 STRAP TIE @ EACH RAFTER/RIDGERAFTER CONNECTION
- ROOF EDGE ASSEMBLY: VINYL GUTTER 4" W/ DOWNSPOUT AS REQUIRED 1X4 DRIP STANDOFF W/ 3" GALLVALUM DRIP - 2X6 FINISH FASCIA W/VENTED VINYL SOFFIT
- (2) 2X8 (2X8 WHERE NOTED) P.T. BM. W/ 4"X4" GALV. STRUCT. ANGLE @ EACH PIER W/ (2) 1/2" GALV. THRU-BOLTS @ BM. & (1) 1/2" DIA. X MIN. 6" GALV. A.B.'S IN PIER TYP.
- SIMPSON OR EQ. ST34 STRAP TIE @ EACH STUD/BOX/TUD CONNECTION



- TYP. EXTERIOR WALL: 2X6 STUDS @ 16" O.C. W/ R-11 INSUL., EXTERIOR FACE W/ 3/4" P.T. SHEATHING, VAPOR BARRIER, & HARD-BOARD LAP SIDING, INTERIOR FACE W/ 1/2" GWB OF SURFACE CHOSEN BY OWNER
- TYP. ROOFING BUILDUP: 2X12 RAFTERS @ 16" O.C. W/ R-30 INSUL., EXTERIOR FACE W/ 3/4" P.T. SHEATHING ATTACHED W/ 106 R.S. GAL. NAILS @ 6" O.C., 3/8" FELT, & 22 GA. "V-CRIMP" TYPE ROOFING
- SIMPSON OR EQ. LUS144 FACE MT. HANGER @ EACH INTERIOR WALL BEAM CONNECTION. (TYPICALLY SUPPLIED BY FLOOR TRUSS MANUFACTURER)
- SIMPSON OR EQ. H7 HURR. TIE @ EACH STUD/LATERAFTER CONNECTION
- SIMPSON OR EQ. H1 HURR. TIE @ EACH BEAM/RAFTER CONNECTION
- SIMPSON OR EQ. ABUS8 ANCHOR BASE @ EACH COLUMN TO AUGER PILE CONNECTION
- 6X6 COLUMN W/ 4X10 BEAM LET INTO COLUMN & THRU-BOLTED W/ (2) 1/2" BOLTS, COUNTER SUNK AND FINISHED
- 1 1/2" DIA. AUGER PILE W/ (4) #6 BAR VERT. @ 8" S TIES 12" O.C. 3/8" INTO CAP ROCK. TYP. ALL PLCS.
- 1 1/2" X 1 1/2" COL. BLK. TYP. USE #6 BARS VERT. W/ #3 HOOPS @ 10" O.C. TYP. FULL HT. 25" MIN. LAP STUCCO COATING FINISH
- SIMPSON OR EQ. ST34 STRAP TIE @ EACH RAFTER/RIDGERAFTER CONNECTION
- ROOF EDGE ASSEMBLY: VINYL GUTTER 4" W/ DOWNSPOUT AS REQUIRED 1X4 DRIP STANDOFF W/ 3" GALLVALUM DRIP - 2X6 FINISH FASCIA W/VENTED VINYL SOFFIT
- (2) 2X8 (2X8 WHERE NOTED) P.T. BM. W/ 4"X4" GALV. STRUCT. ANGLE @ EACH PIER W/ (2) 1/2" GALV. THRU-BOLTS @ BM. & (1) 1/2" DIA. X MIN. 6" GALV. A.B.'S IN PIER TYP.
- SIMPSON OR EQ. ST34 STRAP TIE @ EACH STUD/BOX/TUD CONNECTION

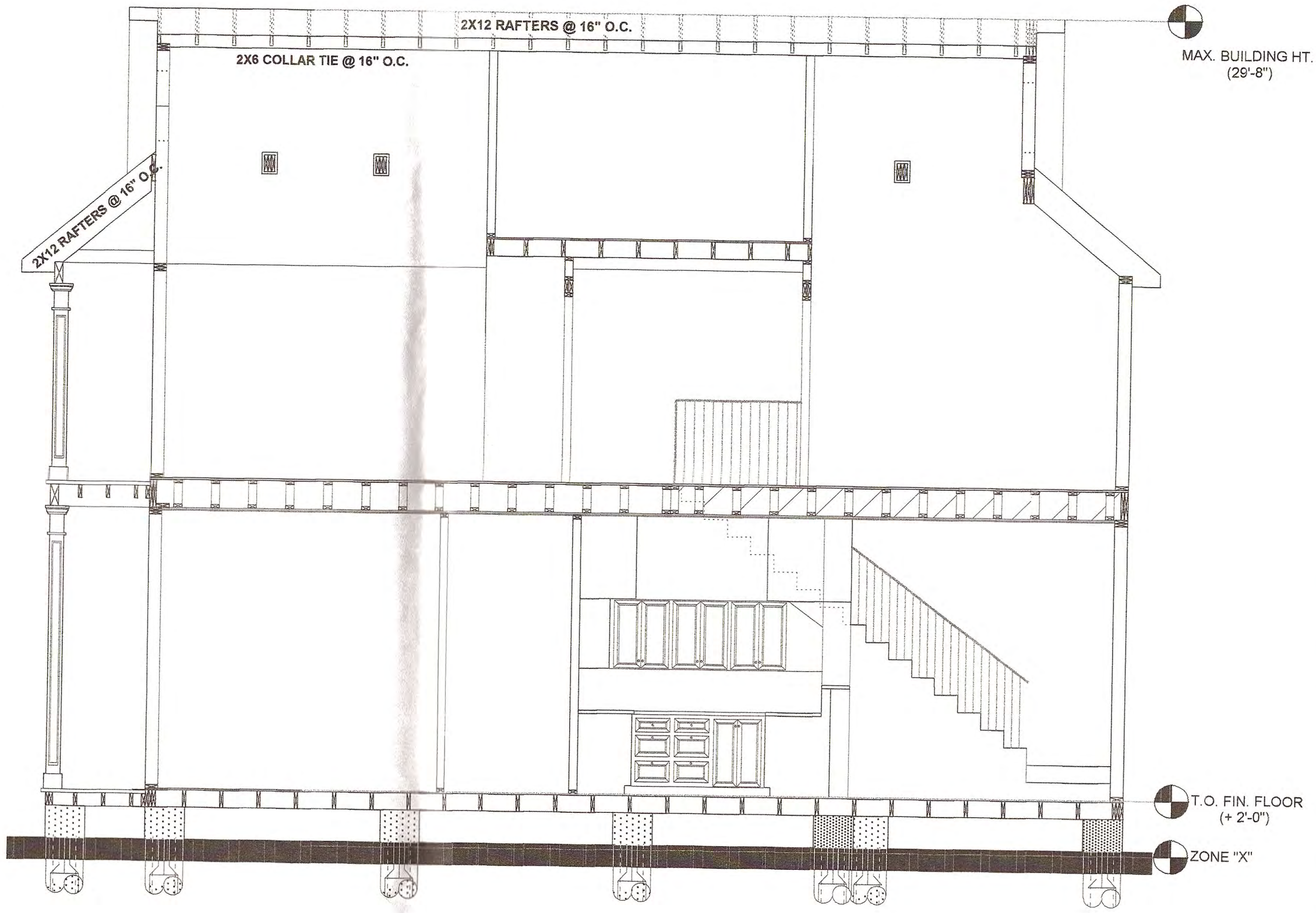


- TYP. EXTERIOR WALL: 2X6 STUDS @ 16" O.C. W/ R-11 INSUL., EXTERIOR FACE W/ 3/4" P.T. SHEATHING, VAPOR BARRIER, & HARD-BOARD LAP SIDING, INTERIOR FACE W/ 1/2" GWB OF SURFACE CHOSEN BY OWNER

- TYP. EXTERIOR WALL: 2X6 STUDS @ 16" O.C. W/ R-11 INSUL., EXTERIOR FACE W/ 3/4" P.T. SHEATHING, VAPOR BARRIER, & HARD-BOARD LAP SIDING, INTERIOR FACE W/ 1/2" GWB OF SURFACE CHOSEN BY OWNER

PETER M. PIKE FLA. REGISTRATION # AR0015198

- 1 TYP. EXTERIOR WALL:
2X6 STUDS @ 16" O.C. W/ R-11 INSUL., EXTERIOR
FACE W/ 5/8" P.T. SHEATHING, VAPOUR BARRIER,
& HARDBOARD LAP SIDING, INTERIOR FACE W/
1/2" GIPS OF SURFACE CHOSEN BY OWNER
- 2 TYP. ROOFING BUILDUP:
2X12 RAFTERS @ 16" O.C. W/ R-30 INSUL., EXTERIOR
FACE W/ 5/8" P.T. SHEATHING ATTACHED W/ 100 S.S.
GAL. NAILS @ 8" O.C., 3/8" FELT, & 22 GA. "V-CRIMP"
TYPE ROOFING
- 3 SIMPSON OR EQ. LUM14 FACE HT. HANGER @ EACH
INTERIOR WALL / BEAM CONNECTION. (TYPICALLY
SUPPLIED BY FLOOR TRUSS MANUFACTURER)
- 4 SIMPSON OR EQ. H7 HURR. TIE @ EACH
STUD/PLATE/RAFTER CONNECTION
- 5 SIMPSON OR EQ. H1 HURR. TIE @ EACH
BEAM/RAFTER CONNECTION
- 6 SIMPSON OR EQ. ABUS6 ANCHOR BASE @
EACH COLUMN TO AUGER PILE CONNECTION
- 7 6X6 COLUMN W/ 4X10 BEAM LET INTO
COLUMN & THRU-BOLTED W/ (2) 1/2" BOLTS,
COUNTER SUNK AND FINISHED
- 8 18" DIA. AUGER PILE W/
(6) #5 BAR VERT. & #3
TIES 12" O.C. W/ WTD
CAP ROCK. TYP. ALL PLCS.
- 9 16" X 16" COL. BLK. TYP. USE
4 #5 BARS VERT. W/ #3 HOOPS @
12" O.C. TYP. FILL W/ 1/2" MIN. LAP
STUCCO COATING FINISH
- 10
- 11 SIMPSON OR EQ. ST34 STRAP TIE @
EACH RAFTER/RIDGE/RAFTER CONNECTION
- 12 ROOF EDGE ASSEMBLY:
VINYL GUTTER 4" W/ DOWNSPOUT AS REQUIRED
1X4 DWP STANDOFF W/ 2" GALVALUM DWP. 2X6
FINISH FASCIA W/VENETED VINYL SOFFIT
- 13 (3) 2X6 (2X6 WHERE NOTED) P.T. BM. W/ 4"x4" DVALV.
STRUCT. ANGLE @ EACH PIER W/ (2) 1/2" GALV.
THRU-BOLTS @ 8" DIA. & (1) 1/2" DIA. X 8" GALV.
A.B.'S IN PIER TYP.
- 14 SIMPSON OR EQ. ST34 STRAP TIE @
EACH STUD/BOXJTD CONNECTION
- 15
- 16
- 17



REVISIONS: DATE

PETER M. PIKE
300 S.W. 12TH ST., SUITE 101
MIAMI, FL 33135

PROJECT:
908 TERRY LANE
KEY WEST, FLORIDA 33040

DRAWING TITLE:
SECTIONS & DETAILS

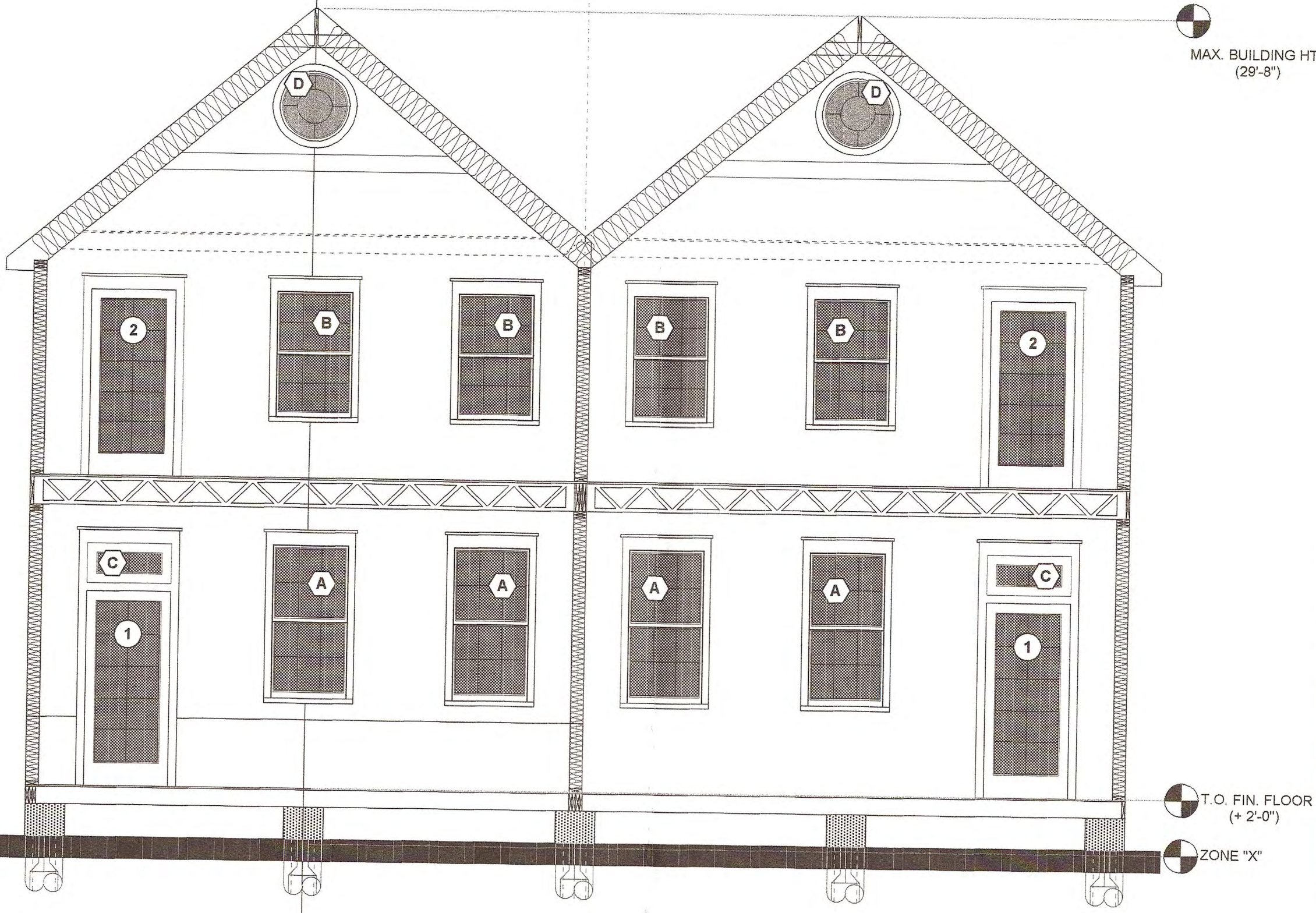
PROJECT NUMBER:
3329

DRAWN: KRM
CHECKED: PMP
DATE: 07-28-23

SHT # 9
A-9
OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

- 1 TYP. EXTERIOR WALL:
2X6 STUDS @ 16" O.C. W/ R-11 INSUL., EXTERIOR
FACE W/ 5/8" P.T. SHEATHING, VAPOUR BARRIER,
& HARDBOARD LAP SIDING, INTERIOR FACE W/
1/2" GIPS OF SURFACE CHOSEN BY OWNER
- 2 TYP. ROOFING BUILDUP:
2X12 RAFTERS @ 16" O.C. W/ R-30 INSUL., EXTERIOR
FACE W/ 5/8" P.T. SHEATHING ATTACHED W/ 100 S.S.
GAL. NAILS @ 8" O.C., 3/8" FELT, & 22 GA. "V-CRIMP"
TYPE ROOFING
- 3 SIMPSON OR EQ. LUM14 FACE HT. HANGER @ EACH
INTERIOR WALL / BEAM CONNECTION. (TYPICALLY
SUPPLIED BY FLOOR TRUSS MANUFACTURER)
- 4 SIMPSON OR EQ. H7 HURR. TIE @ EACH
STUD/PLATE/RAFTER CONNECTION
- 5 SIMPSON OR EQ. H1 HURR. TIE @ EACH
BEAM/RAFTER CONNECTION
- 6 SIMPSON OR EQ. ABUS6 ANCHOR BASE @
EACH COLUMN TO AUGER PILE CONNECTION
- 7 6X6 COLUMN W/ 4X10 BEAM LET INTO
COLUMN & THRU-BOLTED W/ (2) 1/2" BOLTS,
COUNTER SUNK AND FINISHED
- 8 18" DIA. AUGER PILE W/
(6) #5 BAR VERT. & #3
TIES 12" O.C. W/ WTD
CAP ROCK. TYP. ALL PLCS.
- 9 16" X 16" COL. BLK. TYP. USE
4 #5 BARS VERT. W/ #3 HOOPS @
12" O.C. TYP. FILL W/ 1/2" MIN. LAP
STUCCO COATING FINISH
- 10
- 11 SIMPSON OR EQ. ST34 STRAP TIE @
EACH RAFTER/RIDGE/RAFTER CONNECTION
- 12 ROOF EDGE ASSEMBLY:
VINYL GUTTER 4" W/ DOWNSPOUT AS REQUIRED
1X4 DWP STANDOFF W/ 2" GALVALUM DWP. 2X6
FINISH FASCIA W/VENETED VINYL SOFFIT
- 13 (3) 2X6 (2X6 WHERE NOTED) P.T. BM. W/ 4"x4" DVALV.
STRUCT. ANGLE @ EACH PIER W/ (2) 1/2" GALV.
THRU-BOLTS @ 8" DIA. & (1) 1/2" DIA. X 8" GALV.
A.B.'S IN PIER TYP.
- 14 SIMPSON OR EQ. ST34 STRAP TIE @
EACH STUD/BOXJTD CONNECTION
- 15
- 16
- 17



REVISIONS: DATE

PETER M. PIKE
300 S.W. 12TH ST., SUITE 101
MIAMI, FL 33135

PROJECT:
908 TERRY LANE
KEY WEST, FLORIDA 33040

DRAWING TITLE:
SECTIONS & DETAILS

PROJECT NUMBER:
3329

DRAWN: KRM
CHECKED: PMP
DATE: 07-28-23

SHT # 10
A-10
OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

GENERAL LIGHTING LOAD BY OCCUPANCY
(FROM TABLE 220-2-B (Dwellings)) @ 3W/5 FT.
NON-CONTINUOUS LOADS 3,882 WATTS
157 100W @ 100% 10,000 WATTS
REMAINDER @ 40% 12,882 X .40 = 5,152 WATTS
CONTINUOUS LOADS
RANGE (OVEN) 4,000 WATTS
REFRIGERATOR 1,800 WATTS
DISHWASHER 1,500 WATTS
3 APPLANCE CIRCUITS @ 1,500 4,500 WATTS
MICROWAVE OVEN 1,000 WATTS
HOT WATER HEATER (2) 4,000 WATTS
DORMARE GENERAL 1,500 WATTS
TOTAL NON-CONTINUOUS LOADS 22,882 WATTS
TOTAL DEMAND LOAD 27,882 WATTS

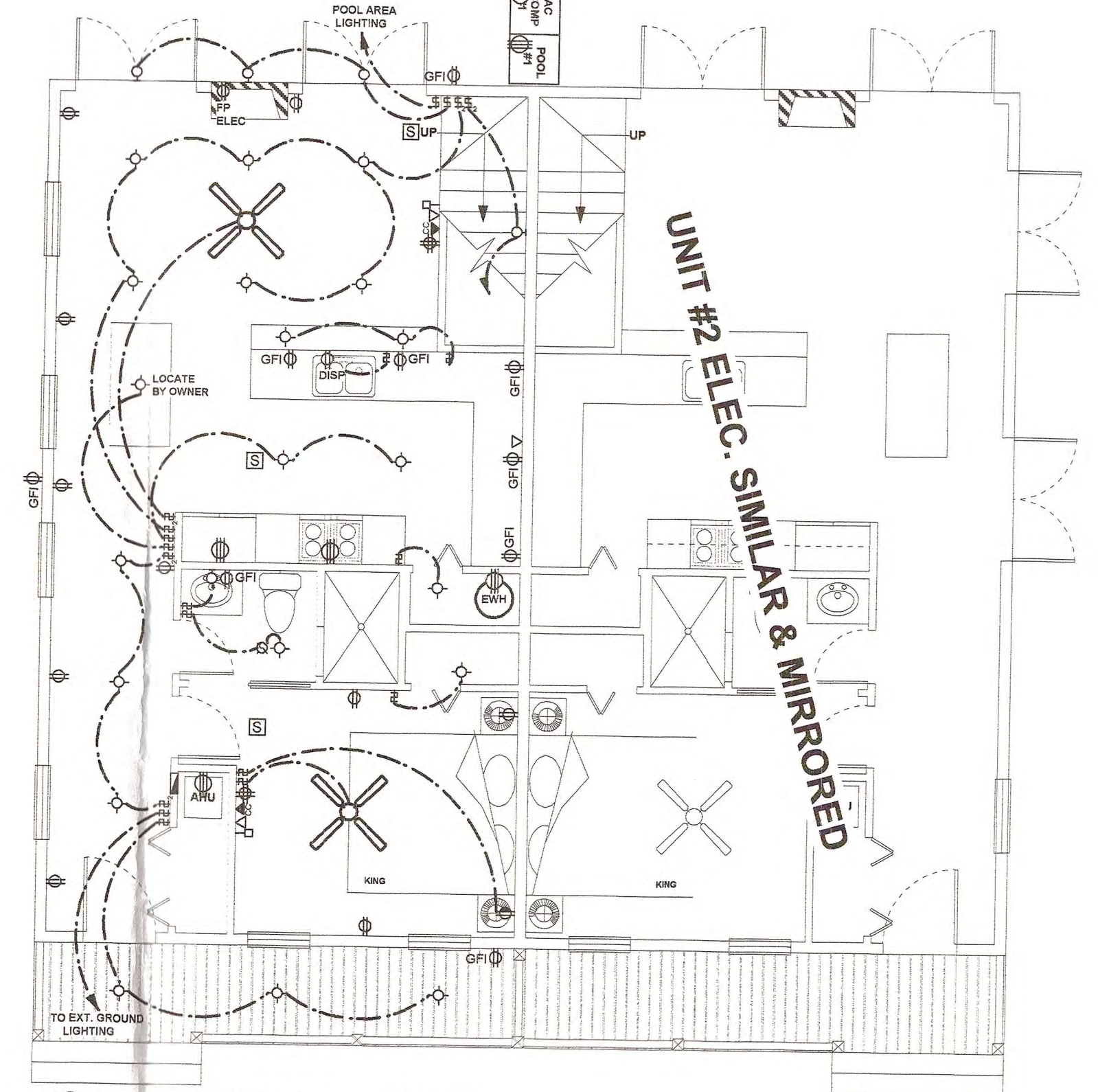
MIN. REQUIRED SERVICE = 27,882 WATTS / 240V = 116 AMPS

USE 150 AMP HOUSE PANEL, EA. UNIT
TO ALLOW FOR POOL EQ.
(228 AMP SERVICE)

ELECTRICAL CONTRACTOR TO VERIFY

ELECTRICAL LOAD CALCULATIONS

UNIT	DESCRIPTION	AMPS	WATTS	DESCRIPTION	AMPS	WATTS
1	A.C. #1	33	7920	AJUL #1	18	4050
2		3	660		3	660
3		2	440	AJUL #2	18	4050
4	E.M.R. #1	31	6960		3	660
5		2	440		3	660
11		3	660		3	660
12	POOL EQ.	33	7920	E.M.R. #2	30	6600
13		3	660		3	660
14		3	660		3	660
15	APPLIANCE CIRCUIT	30	6600		3	660
16	APPLIANCE CIRCUIT	28	6160		3	660
17	APPLIANCE CIRCUIT	28	6160		3	660
18	GENERAL LIGHTING / PWR. & SPARES	42	9240		3	660
19	GENERAL LIGHTING / PWR. & SPARES	42	9240		3	660



1 FIRST FLOOR ELECTRICAL
A-11
Scale: 3/16" = 1'-0"

REVISIONS: DATE

PETER M. PIKE
300 S.W. 12TH ST., SUITE 101
MIAMI, FL 33135

PROJECT:
908 TERRY LANE
KEY WEST, FLORIDA 33040

DRAWING TITLE:
1ST FL. ELEC. PLAN

PROJECT NUMBER:
3329

DRAWN: KRM
CHECKED: PMP
DATE: 07-28-23

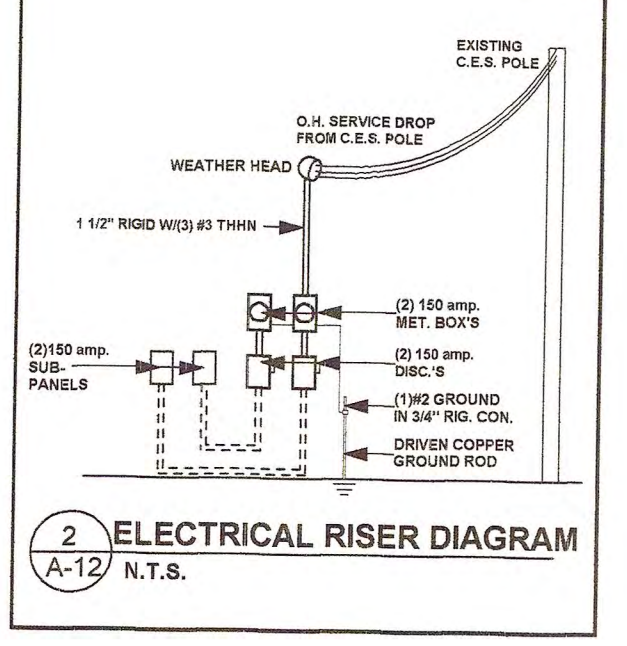
SHT # 11
A-11
OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	ELECT. PANEL	[Symbol]	CEILING FUTURE	[Symbol]	CENTRAL VEG.
[Symbol]	FLOOR RECEPTACLE	[Symbol]	WALL LIGHT	[Symbol]	REC. DOWNSPUT OFF PROTECTIVE SIDE
[Symbol]	SWITCH	[Symbol]	EXH. WALL LIGHT FUTURE	[Symbol]	ELCOK OUTLET
[Symbol]	RECEPTACLE	[Symbol]	EXHAUST FAN/OUT	[Symbol]	ADA WALL HANGER
[Symbol]	SWITCH	[Symbol]	SWITCH	[Symbol]	SURFACE MOUNTED FUTURE IN CONCRETE
[Symbol]	RECEPTACLE	[Symbol]	SWITCH	[Symbol]	FINISHED LIGHT
[Symbol]	SWITCH	[Symbol]	SWITCH	[Symbol]	4 SURFACE MOUNTED FUTURE LIGHT
[Symbol]	COUNTER HT. RESS.	[Symbol]	DISMANTLED CIRCUIT	[Symbol]	4 SURFACE MOUNTED FUTURE LIGHT
[Symbol]	QUAD RECEPTACLE	[Symbol]	LAMP OR LIGHT	[Symbol]	TABLE CONNECTION
[Symbol]	TELEVISION	[Symbol]	JAMM & ETC.		
[Symbol]	DRUGS	[Symbol]	SMOOTHER		
[Symbol]	TELEPHONE	[Symbol]	REELING FAN		

NOTE: CONTRACTOR TO VERIFY ELECTRICAL LOAD AND PICTURE WATTAGE.



2 ELECTRICAL RISER DIAGRAM
A-12
N.T.S.

REVISIONS: DATE

PETER M. PIKE
300 S.W. 12TH ST., SUITE 101
MIAMI, FL 33135

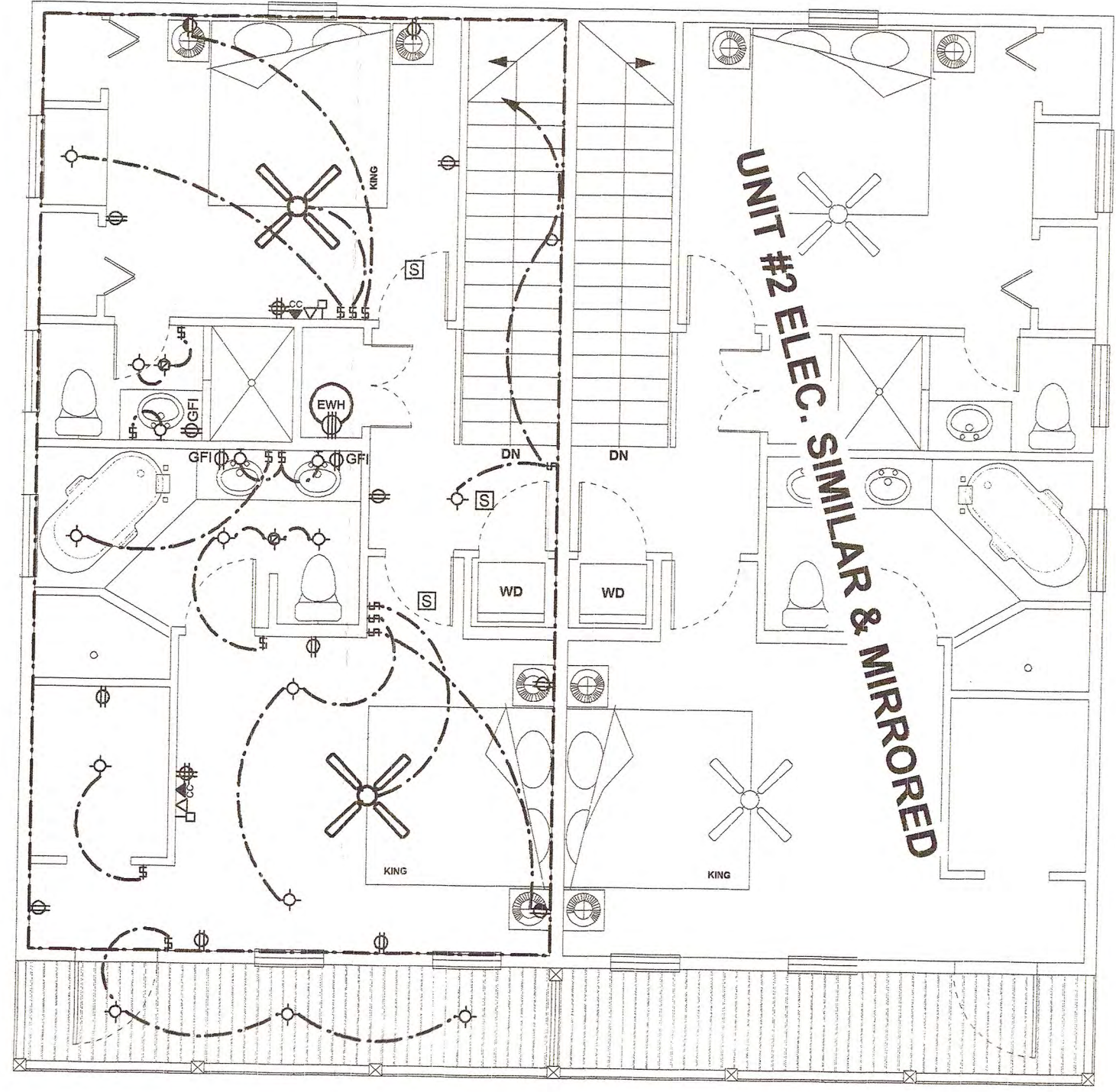
PROJECT:
908 TERRY LANE
KEY WEST, FLORIDA 33040

DRAWING TITLE:
2ND FL. ELEC. PLAN

PROJECT NUMBER:
3329

DRAWN: KRM
CHECKED: PMP
DATE: 07-28-23

SHT # 12
A-12
OF 14



1 SECOND FLOOR ELECTRICAL
A-12
Scale: 3/16" = 1'-0"

PETER M. PIKE FLA. REGISTRATION # AR0015198

PETER M. PIKE FLA. REGISTRATION # AR0015198

1 FIRST FLOOR ELECTRICAL Scale: 3/16" = 1'-0"

SHT # 11 A-11 OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

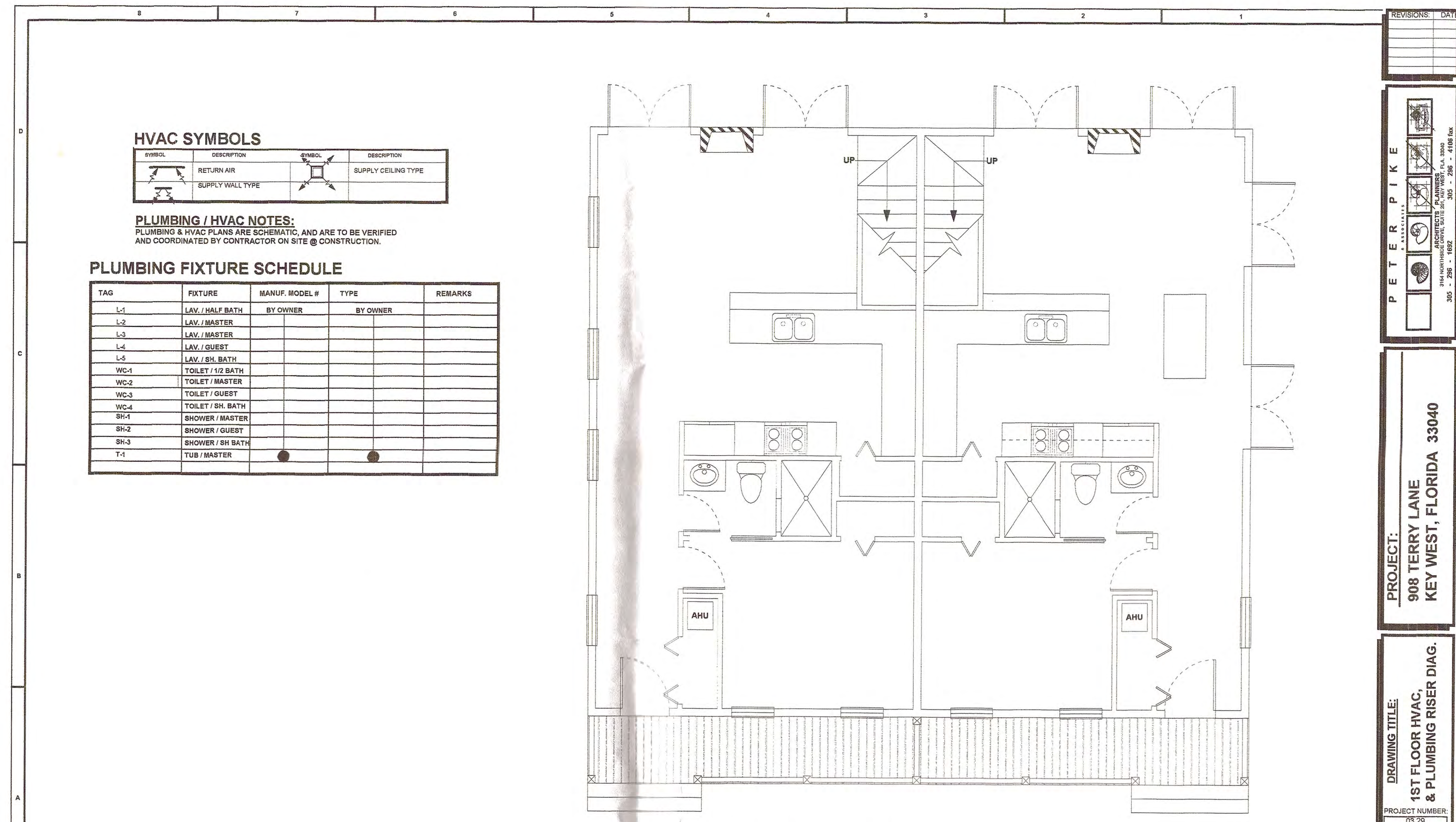


Table with 4 columns: SYMBOL, DESCRIPTION, SYMBOL, DESCRIPTION. Lists HVAC symbols for return air, supply ceiling, and supply wall types.

PLUMBING / HVAC NOTES: PLUMBING & HVAC PLANS ARE SCHEMATIC AND ARE TO BE VERIFIED AND COORDINATED BY CONTRACTOR ON SITE @ CONSTRUCTION.

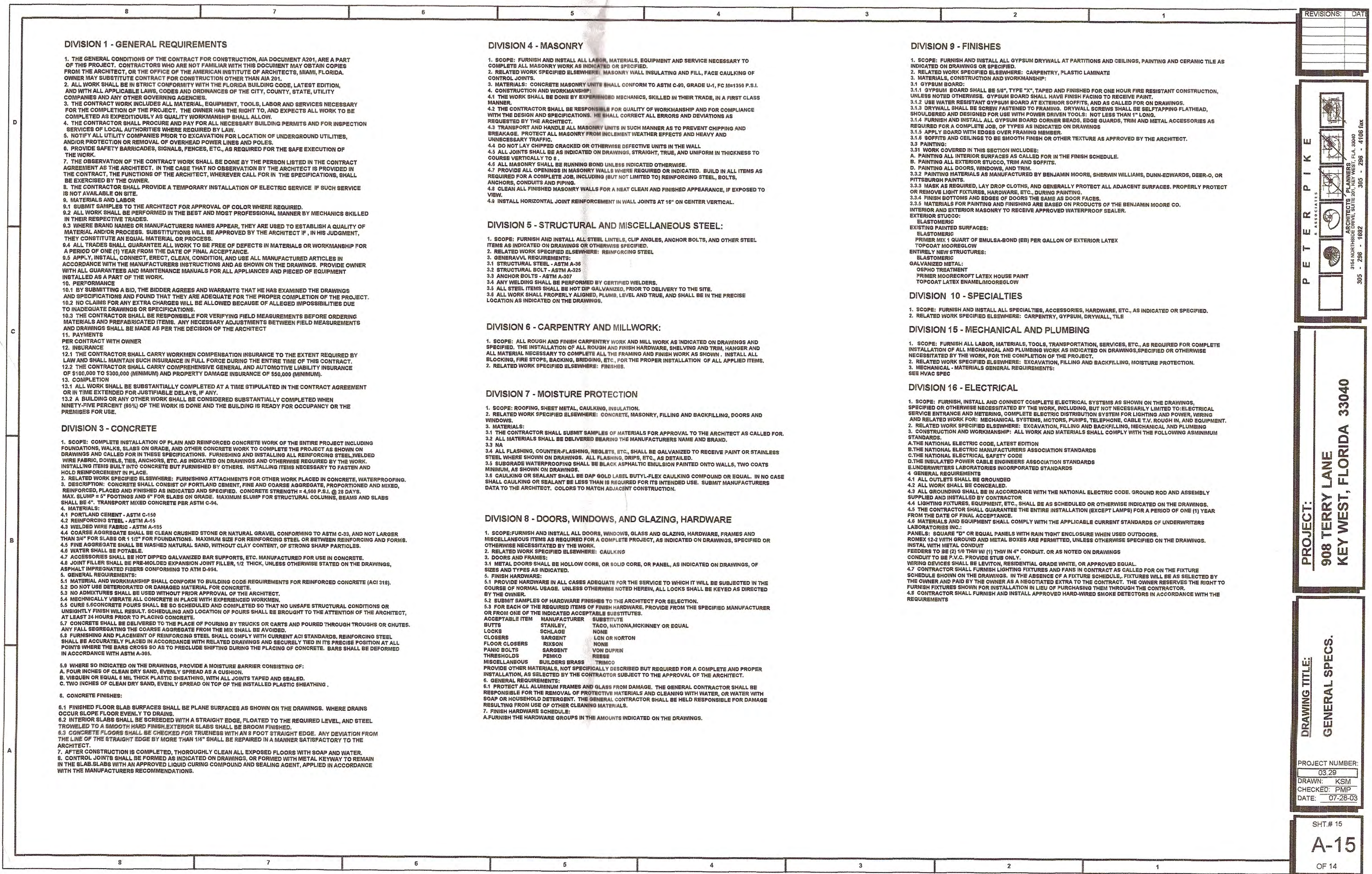
PLUMBING FIXTURE SCHEDULE

Table with 5 columns: TAG, FIXTURE, MANUF. MODEL #, TYPE, REMARKS. Lists fixtures like lavatories, toilets, showers, and tubs.

1 FIRST FLOOR HVAC / PLUMBING Scale: 3/16" = 1'-0"

SHT # 13 A-13 OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198



DIVISION 1 - GENERAL REQUIREMENTS

1. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, ALL DOCUMENTS AND A PART OF THE PROJECT CONTRACT ARE NOT APPLICABLE WITH THE AMERICAN INSTITUTE OF ARCHITECTS LEAN, FLORIDA...

DIVISION 4 - MASONRY

1. SCOPE: FURNISH AND INSTALL ALL LATH, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO CONSTRUCT MASONRY WORK AS SHOWN ON DRAWINGS...

DIVISION 5 - FINISHES

1. SCOPE: FURNISH AND INSTALL ALL GYPSUM BOARD AT PARTITIONS AND CEILING, PAINTING AND CEILING TILES AS SHOWN ON DRAWINGS...

DIVISION 3 - CONCRETE

1. SCOPE: COMPLETE INSTALLATION OF PLAN AND REINFORCED CONCRETE WORK OF THE ENTIRE PROJECT INCLUDING FOUNDATION, SLABS, AND OTHER CONCRETE WORK...

DIVISION 5 - STRUCTURAL AND MISCELLANEOUS STEEL

1. SCOPE: FURNISH AND INSTALL ALL STEEL, LATH, L.P. JOINTS, ANCHOR BOLTS, AND OTHER STEEL TO BE SHOWN ON DRAWINGS...

DIVISION 10 - SPECIALTIES

1. SCOPE: FURNISH AND INSTALL ALL SPECIALTY ACCESSORIES, HARDWARE, ETC. AS INDICATED OR SPECIFIED...

DIVISION 6 - CARPENTRY AND MILLWORK

1. SCOPE: FURNISH AND INSTALL ALL CARPENTRY WORK AND MILLWORK AS INDICATED ON DRAWINGS AND SPECIFIED...

DIVISION 16 - MECHANICAL AND PLUMBING

1. SCOPE: FURNISH ALL LABORS, MATERIALS, TOOLS, TRANSPORTATION, SERVICES, ETC. AS REQUIRED FOR COMPLETE INSTALLATION OF ALL MECHANICAL AND PLUMBING WORK...

DIVISION 7 - MOISTURE PROTECTION

1. SCOPE: FURNISH, SHIP, STORE, INSTALL, AND MAINTAIN ALL MOISTURE PROTECTION MATERIALS AS SHOWN ON DRAWINGS...

DIVISION 16 - ELECTRICAL

1. SCOPE: FURNISH, INSTALL AND COMPLETE COMPLETE ELECTRICAL SYSTEM AS SHOWN ON DRAWINGS, INCLUDING ALL MATERIALS, EQUIPMENT, AND SERVICES...

DIVISION 8 - DOORS, WINDOWS, AND GLAZING, HARDWARE

1. SCOPE: FURNISH AND INSTALL ALL DOORS, WINDOWS, BLINDS AND GLAZING, HARDWARE, FRAMES AND MISCELLANEOUS ITEMS AS SHOWN ON DRAWINGS...

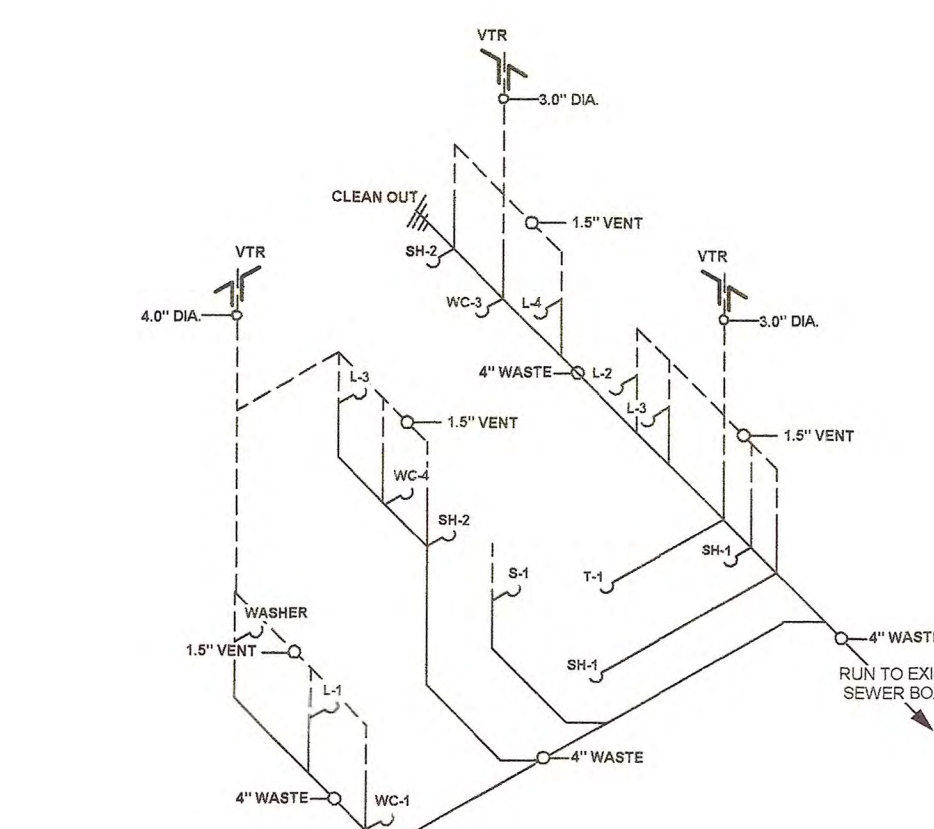
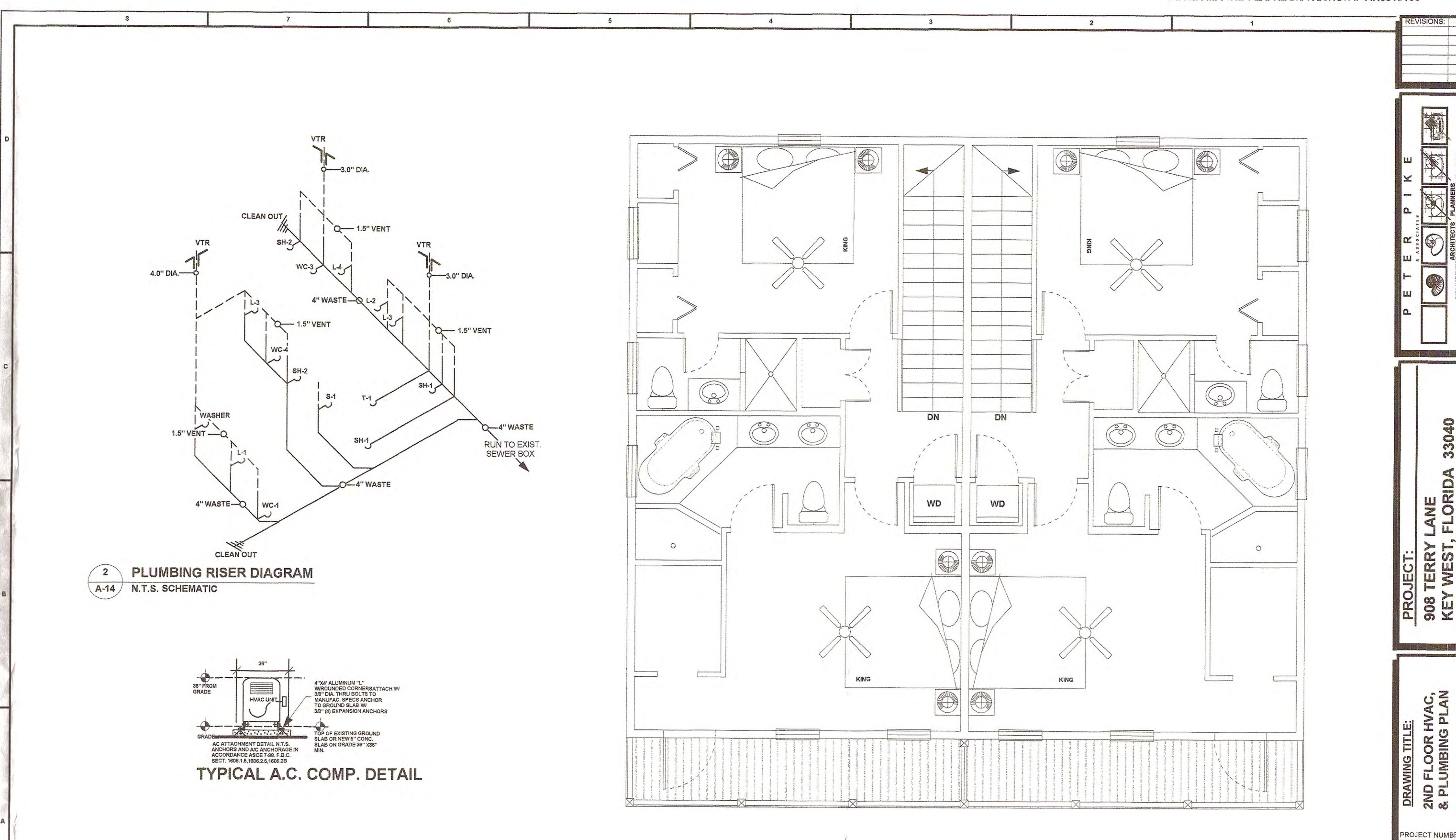
SHT # 15 A-15 OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

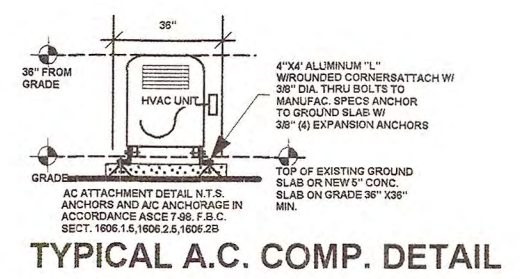
1 SECOND FLOOR ELECTRICAL Scale: 3/16" = 1'-0"

SHT # 12 A-12 OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198



2 PLUMBING RISER DIAGRAM N.T.S. SCHEMATIC



TYPICAL A.C. COMP. DETAIL

1 SECOND FLOOR HVAC / PLUMBING Scale: 3/16" = 1'-0"

SHT # 14 A-14 OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198



SHT # 15 A-15 OF 14

PETER M. PIKE FLA. REGISTRATION # AR0015198

Site Photos

908 TERRY LANE (Units 1 & 2)



908-1



908-2



**Backyard
(fence height to be reduced)**



DRC
Minutes & Comments

Development Review Committee Minutes

July 24, 2014 **FINAL**

Planning Director, Don Craig called the Development Review Committee meeting of July 24, 2014 to order at 10:00 AM at Old City Hall in the antechamber at 510 Greene Street, Key West.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present were: Planning Director, Don Craig; Fire Department, Jason Barroso; Engineering Services, Elizabeth Ignaffo; Police Department, Steve Torrence; Urban Forestry Manager, Karen DeMaria; HARC Planner, Enid Torregrosa; and Art in Public Places, Dick Moody.

Not present were: Recreation Director, Greg Veliz; Sustainability Coordinator, Alison Higgins; Building Official, Ron Wampler; Director of Transportation, Norman Whitaker; Floodplain Manager, Scott Fraser; Solid Waste Recycling Coordinator, Will Thompson; ADA Coordinator, Peg Corbett; Bicycle Pedestrian Coordinator, John Wilkins.

Additional comments provided by: Keys Energy Supervisor of Engineering Matthew Alfonso and Scott Fraser, Floodplain Manager.

Also in attendance was Planning Department staff: Kevin Bond, Carlene Smith and Venetia Flowers.

APPROVAL OF AGENDA

APPROVAL OF MINUTES

No minutes to approve

DISCUSSION ITEMS

New Business

1. **Variance – 908 Terry Lane (RE # 00014880-000000, AK # 1015229 and RE # 00014880-000100, AK # 9077554) –** A request for variance to minimum lot size in order to allow for a subdivision of a lot with two single family homes constructed on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395 and Section 122-600(5) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Ms. Smith gave members an overview of the variance request.

The applicant, Adele V. Stones, Stones & Cardenas gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES: No comments

Development Review Committee Minutes

July 24, 2014 **FINAL**

POLICE DEPARTMENT: No comments

HARC PLANNER: No comments

PLANNING DIRECTOR: Mr. Craig stated the DEO may not approve the request due to the fact that there would be zero lot line. The plan is unclear whether the property would be a duplex or a condo, which would create other issues.

ENGINEERING: No comments

FIRE DEPARTMENT: Mr. Barroso asked that the applicant please make an appointment with the Fire department to ensure no setback concerns/accessibility issues.

URBAN FORESTRY MANAGER: No comments

KEYS ENERGY: (These comments were submitted but not read into the record.)

No objections to the variance request; however, the customer may need a secondary utility easement between each other. Existing meter center is on 908 Terry Lane #2.

2. **Variance – 316 Admirals Lane (RE # 00004590-001674; AK # 8799489)** – A request for a variance to maximum building coverage in order to cover and partially enclose an existing carport and cottage on property located within the Historic Planned Redevelopment and Development (HPRD) zoning district pursuant to Section 90-395 and Section 122-990(4)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida..

Ms. Smith gave members an overview of the variance request and said that the property would need to be inspected for habitable space.

The applicants' representative, Paul Siviski, Meridian Engineering LLC., gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES: No comments

POLICE DEPARTMENT: No comments

HARC PLANNER: Ms. Torregrosa asked for clarification on how deep are the eaves and does the project require a side variance.

PLANNING DIRECTOR: Mr. Craig asked about the existing attic on plan level two, why was a skylight needed? He stated to make sure that this space was not going to be used for a living space.

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 1015229 Parcel ID: 00014880-000000

Ownership Details

Mailing Address:
HECK RONALD K
908-2 TERRY LN
KEY WEST, FL 33040-7333

All Owners:
COBB ROBERT A T/C, HECK RONALD K

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 908-1 TERRY LN KEY WEST
Legal Description: KW PT LOT 6 SQR 3 TR 3 (A/K/A PARCEL A) OR473-463/65 OR899-1587AFF OR1018-1122 OR1577-603/04C/T OR1704-554/55 OR2678-1136/39

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	30	69	2,046.54 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1400
Year Built: 2004

Building 1 Details

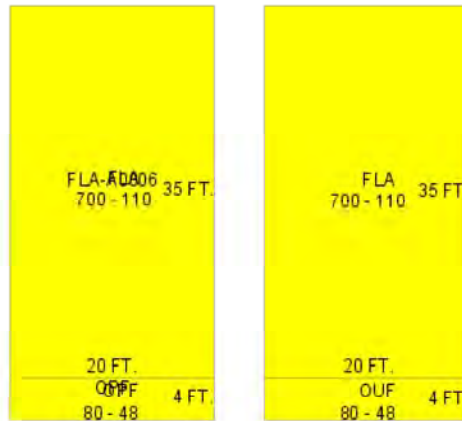
Building Type R1	Condition G	Quality Grade 550
Effective Age 9	Perimeter 220	Depreciation % 7
Year Built 2004	Special Arch 0	Grnd Floor Area 1,400
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR DUCTED	Heat 2	Bedrooms 3
Heat Src 1 ELECTRIC	Heat Src 2	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	10:CUSTOM/HARDIE BD	1	2004	N	Y			700
2	OPF		1	2004					80
3	FLA	10:CUSTOM/HARDIE BD	1	2004	N	Y			700
4	OUF		1	2004					80

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	210 SF	21	10	2004	2005	2	50
2	PT2:BRICK PATIO	60 SF	20	3	2004	2005	2	50
3	FN2:FENCES	504 SF	84	6	2004	2005	5	30
4	FN2:FENCES	30 SF	10	3	2004	2005	5	30
5	FN2:FENCES	40 SF	10	4	2004	2005	2	30
6	FN2:FENCES	40 SF	10	4	2004	2005	2	30
7	WD2:WOOD DECK	230 SF	23	10	2004	2005	2	40
8	WD2:WOOD DECK	438 SF	30	20	2004	2005	2	40
9	PO3:RES POOL GNIT	162 SF	18	9	2004	2005	5	40

Appraiser Notes

2005-05-22 WAS FEATURED IN THE KW CITIZEN HOME SECTION ON 05-22-05-SKI

2005-12-02 BEING OFFERED FOR \$1,850,000. 3BDS/3BATHS FROM THE MLS REPORT.-SKI

2007-01-22 - LISTED FOR \$1,300,000. 3/3 W/ VAULTED CEILINGS, SOUND SYSTEM, & POOL. - JEN

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-3345	09/23/2003	11/24/2004	237,690	Residential	NEW SFR
	04-0718	03/15/2004	11/24/2004	10,934	Residential	GUNITE POOL
	B933689	12/01/1993	12/01/1994	395	Residential	REINFORCE STAIRS
	B941968	06/01/1994	12/01/1994	5,500	Residential	REPAIR UPSTAIRS PORCH
	B942128	06/01/1994	12/01/1994	3,762	Residential	CLOSE IN FOR SBU
1	0103083	09/06/2001	12/21/2001	1,800	Residential	UPGRADE SERVICE TO 2 100A

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	229,408	23,286	267,073	519,767	465,819	0	519,767
2013	231,875	23,947	230,751	486,573	423,472	0	486,573
2012	248,988	24,895	111,092	384,975	384,975	0	384,975
2011	248,988	25,557	101,459	376,004	376,004	0	376,004
2010	251,609	26,446	112,074	390,129	390,129	0	390,129
2009	279,373	27,166	149,432	455,971	455,971	0	455,971
2008	256,594	28,055	232,765	517,414	517,414	0	517,414
2007	336,976	25,270	337,679	699,925	699,925	0	699,925
2006	432,058	7,437	173,956	613,451	613,451	0	613,451

2005	379,756	7,645	143,258	530,659	530,659	0	530,659
2004	283,594	1,250	215,039	499,884	499,884	0	499,884
2003	207,969	1,304	103,218	312,491	312,491	0	312,491
2002	220,995	1,344	75,263	297,602	297,602	0	297,602
2001	193,445	0	68,812	262,257	262,257	0	262,257
2000	193,445	0	51,857	245,302	245,302	0	245,302
1999	109,122	0	51,857	160,979	136,609	25,000	111,609
1998	92,817	0	51,857	144,674	127,573	25,000	102,573
1997	105,813	0	43,879	149,692	129,159	25,000	104,159
1996	105,813	0	43,879	149,692	149,692	25,000	124,692
1995	68,862	0	43,879	112,741	110,281	25,000	85,281
1994	61,108	0	43,879	104,987	104,987	25,000	79,987
1993	61,998	0	43,879	105,877	105,877	25,000	80,877
1992	75,637	0	43,879	119,516	119,516	25,000	94,516
1991	75,637	0	47,868	123,505	123,505	25,000	98,505
1990	79,618	0	40,887	120,505	120,505	25,000	95,505
1989	56,110	0	39,890	96,000	96,000	25,000	71,000
1988	54,792	0	27,923	82,715	82,715	25,000	57,715
1987	43,307	0	12,964	56,271	56,271	0	56,271
1986	43,544	0	11,967	55,511	55,511	25,500	30,011
1985	41,884	0	9,801	51,685	51,685	25,500	26,185
1984	39,348	0	9,801	49,149	49,149	25,500	23,649
1983	39,348	0	9,801	49,149	49,149	25,500	23,649
1982	40,095	0	8,769	48,864	48,864	25,500	23,364

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
4/2/2014	2678 / 1136	119,300	QC	11
6/14/2001	1704 / 0554	300,000	WD	Q
5/19/1999	1577 / 0603	157,000	CT	F
6/1/1987	1018 / 1122	75,000	WD	Q
2/1/1971	473 / 463	20,000	00	Q

This page has been visited 3,943 times.

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



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

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 9077554 Parcel ID: 00014880-000100

Ownership Details

Mailing Address:
HECK RONALD K
908-2 TERRY LN
KEY WEST, FL 33040-7333

All Owners:
COBB ROBERT A T/C, HECK RONALD K

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 908-2 TERRY LN KEY WEST
Legal Description: KW PT LT 6 SQR 3 TR 3 (A/K/A PARCEL B) OR473-463/65 OR899-1587AFF OR1018-1122 OR1577-603/04C/T OR1704-554/55 OR2678-1136/39

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	33	69	2,254.23 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1400
Year Built: 2004

Building 1 Details

Building Type R1
Effective Age 9
Year Built 2004
Functional Obs 0

Condition G
Perimeter 220
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 7
Grnd Floor Area 1,400

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

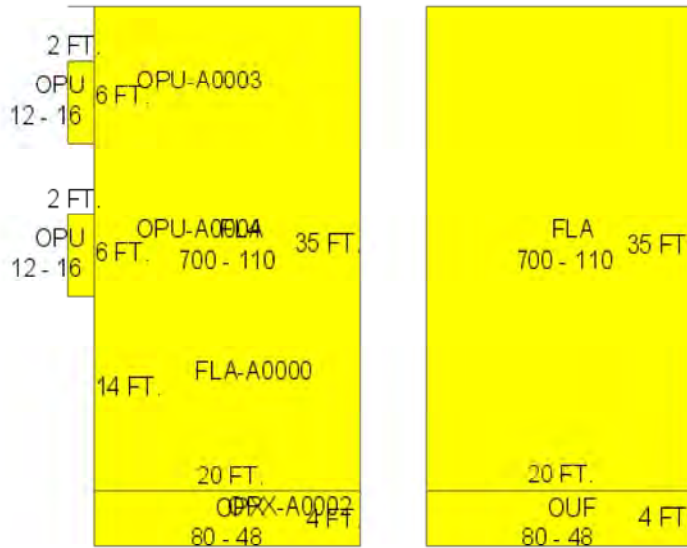
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 3

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
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 1
Intercom 0
Fireplaces 1
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	10:CUSTOM/HARDIE BD	1	2004	N	Y			700
2	OPX		1	2004					80
3	OPU		1	2004					12
4	OPU		1	2004					12
5	FLA	10:CUSTOM/HARDIE BD	1	2004	N	Y			700
6	OUF		1	2004					80

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	69 SF	23	3	2004	2005	2	50
2	FN2:FENCES	252 SF	42	6	2004	2005	5	30
3	FN2:FENCES	30 SF	10	3	2004	2005	5	30
4	PO3:RES POOL GNIT	126 SF	14	9	2004	2005	5	40
5	WD2:WOOD DECK	440 SF	20	22	2004	2005	2	40

Appraiser Notes

2007-01-24 - LISTED FOR \$1,300,000. 3/3 W/ VAULTED CEILINGS, SOUND SYSTEM, & POOL. - JEN

2005-05-22 THE PARCEL WAS FEATURED IN THE KW CITIZEN HOMES SECTION.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-3345	04/27/2004	11/24/2004	137,690	Residential	NEW SFR
	04-0718	04/24/2004	11/24/2004	10,934	Residential	GUNITE POOL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	230,311	15,351	289,133	534,795	467,841	0	534,795
2013	232,787	15,779	249,811	498,377	425,310	0	498,377
2012	249,967	16,400	120,279	386,646	386,646	0	386,646
2011	249,967	16,826	109,849	376,642	376,642	0	376,642
2010	252,599	17,421	121,341	391,361	391,361	0	391,361
2009	280,472	17,875	161,788	460,135	460,135	0	460,135
2008	257,604	18,468	243,250	519,322	519,322	0	519,322
2007	338,302	16,215	265,999	620,516	620,516	0	620,516
2006	430,478	11,145	191,610	633,233	633,233	0	633,233
2005	378,368	11,402	157,796	547,566	547,566	0	547,566

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
4/2/2014	2678 / 1136	119,300	QC	11

This page has been visited 3,948 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, 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 PM on November 20, 2014 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 – 908 Terry Lane, Units 1 & 2 (RE # 00014880-000000, AK # 1015229; RE # 00014880-000100, AK # 9077554) – A request for variances to minimum lot size, minimum lot width, open space and side yard setbacks in order to allow for a subdivision of a lot with two attached single family homes constructed on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-346, 122-600(5), 122-600(5)a., 122-600(6)b. and 122-1407 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978;
Mail: PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance –A request for variances to minimum lot size, minimum lot width, open space and side yard setbacks in order to allow for a subdivision of a lot with two attached single family homes constructed on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-346, 122-600(5), 122-600(5)a., 122-600(6)b. and 122-1407 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Adele V. Stones, Stones & Cardenas **Owners:** Ronald K. Heck and Robert A. Cobb

Location: 908 Terry Lane, Units 1 & 2 (RE # 00014880-000000, AK # 1015229; RE # 00014880-000100, AK # 9077554)

Date of Hearing: November 20, 2014 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

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

Please provide written comments to: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

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

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance –A request for variances to minimum lot size, minimum lot width, open space and side yard setbacks in order to allow for a subdivision of a lot with two attached single family homes constructed on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-346, 122-600(5), 122-600(5)a., 122-600(6)b. and 122-1407 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Adele V. Stones, Stones & Cardenas **Owners:** Ronald K. Heck and Robert A. Cobb

Location: 908 Terry Lane, Units 1 & 2 (RE # 00014880-000000, AK # 1015229; RE # 00014880-000100, AK # 9077554)

Date of Hearing: November 20, 2014 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

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

Please provide written comments to: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1	907 WHITEHEAD STREET CORP		907 WHITE KEY WEST	FL	33040-7473	
2	ALCE ALVIN L AND DEHAVALYNN Y		308 TRUM KEY WEST	FL	33040-7343	
3	APPEL DANIEL L AND MARY A		920 TERR' KEY WEST	FL	33040-7333	
4	BADGER TIMOTHY O AND SAMANTHA		311 TRUM KEY WEST	FL	33040	
5	BAIN CECIL WILSON		326 TRUM KEY WEST	FL	33040-7343	
6	BARNETT ROBERT PHILLIP		831 THOM KEY WEST	FL	33040-7397	
7	BARQUIN PETER AND BETTY A		PO BOX 1 KEY WEST	FL	33041-1424	
8	BRICE WILLIAM L		823 TERR' KEY WEST	FL	33040-7330	
9	BURR EDWARD D		824 THOM KEY WEST	FL	33040-7337	
10	CARRIER SUSAN M		300 TRUM KEY WEST	FL	33040-7343	
11	CHIPCHASE HARRY V		47 NUGEN STAFFORD	VA	22554-6578	
12	CHURCH BETHEL A M E		PO BOX 4 KEY WEST	FL	33041-0406	
13	CONNOLLY MARK TRUST DTD 1/30/1998		PO BOX 6 NEW CASTLE	NH	03854-0061	
14	COX JOE AND JOAN		33 FRONT FRENCHTOWN	NJ	08825-1207	
15	DAUBMAN JEFFREY S		919 THOM KEY WEST	FL	33040-7338	
16	DUBOVICK JAMES THOMAS AND BROOK KATHA		PO BOX 9 CUTCHOGUE	NY	11935-0916	
17	DULINSKI DAVID A AND HEATHER M		822 THOM KEY WEST	FL	33040	
18	EMERY DANIEL W		PO BOX 7 BRANT ROCK	MA	02020-0758	
19	ENRIGHT ROSEMARY E		916 THOM KEY WEST	FL	33040-7339	
20	GONSALVES THEODORIS F		828 THOM KEY WEST	FL	33040-7337	
21	GREEN SANDRA S DEC OF TRUST 10/1/1999		PO BOX 5 KEY WEST	FL	33045-5432	
22	HAMILTON JAMES D AND EVA M		321 CATHI KEY WEST	FL	33040-7504	
23	HECK RONALD K		908-2 TER KEY WEST	FL	33040-7333	
24	HOOT DAVID L		3110 S BO TULSA	OK	74105-1606	
25	HOUSING AUTHORITY OF THE CITY OF KEY WEST		1400 KENI KEY WEST	FL	33040-4079	
26	JONES ALVILDA J		309 OLIVI KEY WEST	FL	33040-7321	
27	KEE CARNETTA		226 OLIVI KEY WEST	FL	33040-7376	
28	KEE GILBERT		308 VIRGII KEY WEST	FL	33040-7521	
29	KEY LIME INN INC		725 TRUM KEY WEST	FL	33040-6423	
30	LANG JULIA		306 TRUM KEY WEST	FL	33040	
31	LOJKO ALBERT T		313 OLIVI KEY WEST	FL	33040-7321	
32	MANDEL SANDRA AND MILTON		824 TERR' KEY WEST	FL	33040-7331	
33	MARRERO WILHELMINA		318 TRUM KEY WEST	FL	33040-7343	
34	MCBYRNETT TED J		1007 THOI KEY WEST	FL	33040-7514	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 MCKENZIE WILLIAM ESTATE		925 WHITE	KEY WEST	FL	33040-7473	
36 MILES WILLIAM H JR		PO BOX 4	OURAY	CO	81427-0409	
37 MINGO CLIFFORD K AND YOLANDA M		708 EMMA	KEY WEST	FL	33040-7372	
38 MINGO GWENUUEL W		PO BOX 1	GAINESVILLE	FL	32604-1119	
39 MINGO SHIRLEY R		PO BOX 6	JACKSONVILLE	FL	32236-6413	
40 MITCHEK LAVANDA C		PO BOX 3	CHEYENNE WELI	CO	80810-0369	
41 MITCHELL BRUCE A AND SUSAN H		822 TERR'	KEY WEST	FL	33040-7331	
42 MONROE COUNTY		500 WHITE	KEY WEST	FL	33040-6581	
43 NEWHAGEN JANE L TRUST DTD 10/2/03		228 TRUM	KEY WEST	FL	33040	
44 PARKS DENNIS L		1445 NISK	ATLANTA	GA	30331-6309	
45 PHILIP MARGARET S		309 JULIA	KEY WEST	FL	33040-7511	
46 RAHMING KENNETH A AND ROSEMARY		908 THOM	KEY WEST	FL	33040-7339	
47 RAHMING SHERYL J AND ALFRED L TR AG 11/14/2003		910 THOM	KEY WEST	FL	33040-7339	
48 RANGEL WENDY		820 TERR'	KEY WEST	FL	33040-7331	
49 RICHARDSON RAMONA A		913 TERR'	KEY WEST	FL	33040-7332	
50 SAGMAN STEPHEN W		122 GLOVI	SAG HARBOR	NY	11963-2606	
51 SANDS FAMILY HOLDINGS LLC	C/O SANDS GARNER WINIFRED	117 CALLE	HOLLYWOOD	FL	33021-7031	
52 SEARS-NEAL CHARNCENELL		3530 WES'	LOS ANGELES	CA	90043-1852	
53 SHAVERS MAXWELL ESTATE	C/O SHAVERS VICTOR AND BET	12303 LEI	WOODBIDGE	VA	22192-6609	
54 STRACHAN JOHN M AND CAROL J		6035 GRAI	GRAND LEDGE	MI	48837-8916	
55 SUAREZ EDWINA MARIE		906 TERR'	KEY WEST	FL	33040-7333	
56 TERRY LANE LLC		1616 JOHN	KEY WEST	FL	33040-4930	
57 THALLER JAMES T ESTATE	C/O ANDREWS JANET MARIE P/I	35 CASSO	WOODLAND PAR	NJ	07424-2751	
58 THOMAS ALONZETTA THERESA		224 OLIVI	KEY WEST	FL	33040-7376	
59 TRUSTEES OF ST JAMES MISSIONARY BAPTIST CHURCH		312 OLIVI	KEY WEST	FL	33040-7322	
60 TURNER JEFF B		826 TERR'	KEY WEST	FL	33040	
61 UNION LODGE NBR 47 F AND A M OF KEY WEST FL	C/O CASTILLO AARON	328 TRUM	KEY WEST	FL	33040	
62 VAGNONI JOHN R AND DEBRA H		225 OLIVI	KEY WEST	FL	33040-7375	
63 WAAGE JUNE K		620 EATOI	KEY WEST	FL	33040-6803	
64 WARD GERALD M AND KATHARINE S		PO BOX 6	KEY WEST	FL	33041-6121	
65 WASHBURN JAMES N AND SUZANNE L		917 THOM	KEY WEST	FL	33040-7338	
66 WASHINGTON STEFAN		310 TRUM	KEY WEST	FL	33040	
67 ZAMBOTTI JOHN A		927 THOM	KEY WEST	FL	33040-7303	
68						