

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



**To:** Chairman and Planning Board Members

**From:** Nicole Malo

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

**Meeting Date:** November 17, 2011

**Agenda Item:** **Variance - 1210 Washington Street (RE# 00041290-000000) - A request for an 8' fence in the rear and side yard of property located in the HMDR zoning district per Section 122-1183(d.)(1.)(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

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**Request:** A request to construct an eight foot fence in the side and rear yards, 24' from the front property line.

**Applicant:** Mark Smith

**Property Owner:** Janelle E. Calisby

**Location:** 1210 Washington Street (RE# 00041290-000000)

**Zoning:** Historic Medium Density Residential (HMDR) zoning district

**Background:** The property has recently been renovated in accordance with the HARC approval for which no variances were required. The 8' fence was not part of the original Certificate of Appropriateness issued by HARC. If approved by the Planning Board the applicant will need to seek a Certificate of Appropriateness for the 8' fence. The adjacent property has an 8' fence in the side and rear yards.

**Request:** The applicant is requesting variances to allow the installation of an 8' privacy fence in the side and rear yards of the property. The applicant has contacted the neighbors and received letters of support.

**Process:**

**Development Review Committee Meeting:** August 25, 2011

**HARC:** TBD

## **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.**

No special circumstances exist that are peculiar to the land involved.

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

The request is the design of the applicant.

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

Granting the variance request will confer upon the applicant special privileges denied to other lands, buildings or structures in the same zoning district.

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

No hardship conditions exist. Without the approval of this variance request the homeowners would still have reasonable use of the land. The applicant's desire to construct an 8' fence does not constitute a hardship.

- 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variances requested are the minimum variances needed to create privacy and match the other fences. The applicant has not proposed a front yard fence variance and the nature of the fence design is harmonious with the fabric of the historic district.

- 6. Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

The proposed fence is in the side and rear of the property and do not affect the view of the structure from the street. Furthermore, the Fire Marshalls Office did not have any life safety concerns at the DRC Meeting. Therefore the fence does not appear to be injurious to the public welfare.

- 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.**

This request is not based on existing conditions on surrounding properties; however, the surrounding properties have an 8' side yard and rear yard fence.

**The Planning Board shall make factual findings regarding the following:**

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

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

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

The Planning Department has received two letters from immediate neighbors who are in support of the project. The department is not aware of any neighborhood objections to date.

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

No changes are proposed to the site. Although the site is not currently stormwater compliant, stormwater management is encouraged but not required because new impervious surface is not proposed.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, if the Planning Board chooses to approve the variance, the Department recommends the following condition:

1. That a Certificate of Appropriateness is obtained for the fence in accordance with Code Section 122-1183(b).

**Draft  
Resolution**

**PLANNING BOARD RESOLUTION  
2011-xx**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD FOR A VARIANCE APPROVAL FOR AN 8' FENCE IN THE REAR AND SIDE YARD OF PROPERTY LOCATED AT 1210 WASHINGTON STREET IN THE HMDR ZONING DISTRICT PER SECTION 90-391 AND SECTIONS 122-1183(D.) (1.) (C) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST.**

**WHEREAS**, Section 122-1183(D.) (1.) (C) of the Code of Ordinances provides that the maximum height of a fence may be 6' in height if the top 2' has openings of at least 50% or more; and

**WHEREAS**, the applicant requested variances to the fence height restrictions to allow for an 8' fence in the side and rear yards, beginning 24' from the front property line; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 17, 2011; and

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

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

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

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

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

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

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

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in

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

other districts shall be considered grounds for the issuance of any variance; and

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

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

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

**Section 2.** A variance approval for a resolution of the Key West Planning Board for a variance approval for an 8' fence in the rear and side yard of property located at 1210 Washington Street (RE# 00041290-000000) in the HMDR zoning district per Section 90-391 and Section 122-1183(d).(1).(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West. See site plans recorded March 16, 2011, with the following condition:

1. That a Certificate of Appropriateness is obtained for the fence in accordance with Code Section 122-1183(b).

**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 these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances

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

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 as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

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

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

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

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



Read and passed on first reading at a meeting held this 17th day of November, 2011.

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

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Richard Klitenick  
Planning Board Chairman

Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

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

# Application

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

## *Variance Application*

**City of Key West  
Planning Department**



Please print or type a response to the following:

1. Site Address 1210 Washington Street Key West, FL
2. Name of Applicant Mark D. Smith Building Contractor
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization Form must be completed)
4. Address of Applicant 3641 Northside Court  
Key West, FL 33040
5. Phone # of Applicant 305-292-4783 Mobile# 923-5838 Fax# 292-4738
6. **E-Mail Address** Mark Smith mdsbci@bellsouth.net
7. Name of Owner, if different than above Janelle H. Clisby
8. Address of Owner P.O. Box 240  
Oxford, MS 38655
9. Phone Number of Owner 601-953-4496 Fax# 662-2348880
10. Email Address JTHederman@gmail.com
11. Zoning District of Parcel HMDR RE# 00041290-000000
12. Description of Proposed Construction, Development, and Use  
Replace a portion of existing 8' fence across rear (southealy) property line,  
and construct a new fence along tide right (westerly) property line to match the  
existing fence along the left (easterly) side of the property

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

	Required	Existing	Requested
Front Setback	14' ±	Unchanged	∅
Side Setback <small>Left</small>	12'	Unchanged	∅
Side Setback <small>Right</small>	13'	Unchanged	∅
Rear Setback	15'	Unchanged	∅
Building Coverage	1882 S.F. (40%)	Unchanged	∅
Open Space Requirements	N/A	Unchanged	∅
Impervious Surface	2352 S.F. (50%)	1543 S.F. (33%)	∅

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

Date 1/20/11 HARC # 11-01000066-000-000-00

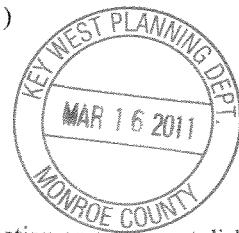
15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes  No  If Yes, please describe and attach relevant documents. \_\_\_\_\_  
 \_\_\_\_\_

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

### Check List

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

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



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

## Standards for Considering Variances

**Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:**

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

The Applicant seeks to replace an existing 8' fence with a fence of the same height and continue the fence along the Westerly side of the property.

The proposed new fence will be of the same size design, and Construction materials as that currently existing on the Easterly side of the property.

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 8' fence along the Easterly side of the property was approved by Variance on December 11, 2006; Resolution NO. 06-396.

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

Many lots in the HMDR zoning district, particularly in the 1200 blocks of Washington and Von Phister Streets, are currently enclosed by 8' solid wood fences including the following: 1212 Washington Street, 1214 Washington Street, 1216 Washington Street, 1240 Washington Street; and 105 Von Phister Street, 1229 Von Phister Street, and 1214 Von Phister Street.

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.

None



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 point of the requested Variance is to allow a 2' cap to be placed upon a 6' fence for which building permit # 11-00000097-000-000-FENC-00 was issued 1/20/11 and to make the fence on three sides of the property match in astotic appearance.

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.

Not Injurious

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

No Nonconforming Uses.

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

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



# Verification Form

## Verification Form

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

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

I, Mark D. Smith, being duly sworn, depose and say  
Name(s) of Applicant(s)

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

3641 Northside Court, Key West, FL 33040

Street Address and Commonly Used Name (if any)

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

[Signature]  
Signature of Owner/Legal Representative  
Mark D. Smith

N/A  
Signature of Joint/Co-owner

FOL 5530 544 6040 25 X 2017

Subscribed and sworn to (or affirmed) before me on 3-3-11 (date) by

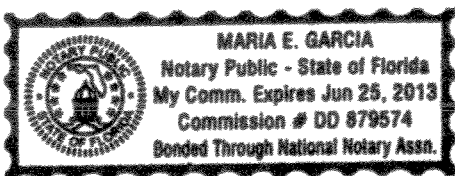
Mark D. Smith (name). He/She is personally known to me or has

presented Himself and proper Florida's Driver License as identification.

[Signature]  
Notary's Signature and Seal

Maria Garcia Name of Acknowledger typed, printed or stamped

\_\_\_\_\_ Title or Rank \_\_\_\_\_ Commission Number (if any)





# **Authorization Form**

**Authorization Form**

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

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

I, Janelle H. Clisby authorize

Please Print Name(s) of Owner(s)

Mark D. Smith of Key West, Florida

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

Janelle H. Clisby  
Signature of Owner

Janelle H. Clisby

N/A  
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 2-14-2011 (date) by

Janelle H. Clisby

Please Print Name of Affiant

He/She is personally known to me or has presented Photo Drivers License as identification.

State of Mississippi

County of Lafayette

Kattie Rush  
Notary's Signature and Seal



\_\_\_\_\_  
Name of Acknowledger printed or stamped

\_\_\_\_\_  
Title or Rank

\_\_\_\_\_  
Commission Number (if any)



**Deed**

Prepared by and return to:

Susan Mary Cardenas  
Stones & Cardenas  
221 Simonton Street  
Key West, FL 33040

File Number: 10-287 1012Wash

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 14th day of October, 2010 between 1210 Washington Street, LLC, a Florida limited liability company whose post office address is 1101 17th Street, Key West, FL 33040, grantor, and Janelle Hederman Clisby, a married woman whose post office address is P.O. Box 240, Oxford, MS 38655-0240, 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:

IN THE CITY OF KEY WEST, MONROE COUNTY AND STATE OF FLORIDA, AND BEING KNOWN AS LOT 22 OF BLOCK 4 OF TRACT 19, ACCORDING TO THE TROPICAL BUILDING AND INVESTMENT COMPANY'S DIAGRAM OF SAID TRACT 19, SAID DIAGRAM BEING RECORDED IN PLAT BOOK 1, PAGE 34, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. COMMENCING AT A POINT ON WASHINGTON STREET 100 FEET AND 1 INCH FROM THE CORNER OF WASHINGTON AND WHITE STREET, AND RUNNING THENCE ALONG WASHINGTON STREET IN A N.E. 'LY DIRECTION 50 FEET AND 3 3/4 INCHES; THENCE AT RIGHT ANGLES IN A S.E. 'LY DIRECTION 93 FEET AND 6 INCHES; THENCE AT RIGHT ANGLES IN A S.W. 'LY DIRECTION 50 FEET AND 3 3/4 INCHES; THENCE AT RIGHT ANGLES IN A N.W. 'LY DIRECTION 93 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

Parcel Identification Number: 00041290-000000

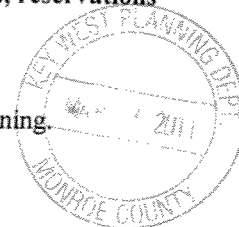
Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**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, 2009**.

**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:

1210 Washington Street, LLC, a Florida limited liability company

~~Susan M. Cardenas~~  
Witness Name: Susan M. Cardenas  
Mary E Turso  
Witness Name: MARY ETURSO

By: Ralph R Bravo  
Ralph R Bravo, Individually  
Ralph R R  
Ralph R. Bravo, as Managing Member

~~Susan M. Cardenas~~  
Witness Name: Susan M. Cardenas  
Mary E Turso  
Witness Name: MARY ETURSO

By: Karla L. Bravo  
Karla L. Bravo, Individually  
Karla L. Bravo  
Karla L. Bravo, as Managing Member

(Corporate Seal)

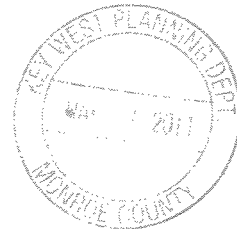
State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 14th day of October, 2010 by Ralph R Bravo and Karla L. Bravo Individually and as Managing Members and of 1210 Washington Street, LLC, a Florida limited liability company, on behalf of the corporation. They  are personally known to me or  have produced a driver's license as identification.

[Notary Seal]

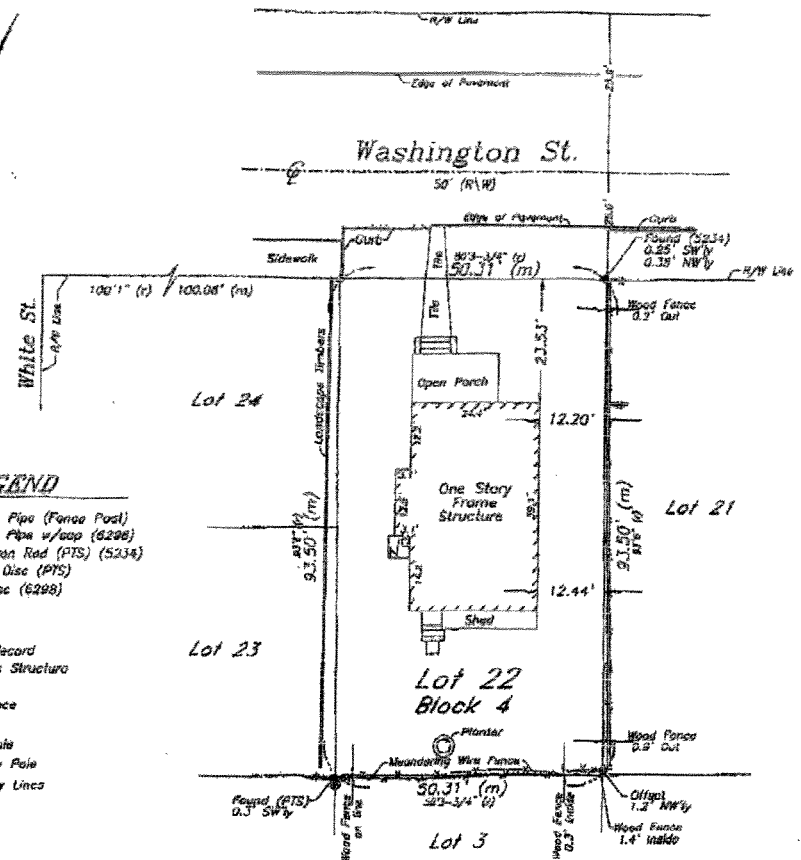


Mary E Turso  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



# Survey

Boundary Survey Map of Lot 22, Block 4,  
Tract 19, TROPICAL BUILDING AND INVESTMENT CO'S DIAGRAM



**LEGEND**

- ⊙ Found 2" Iron Pipe (Fence Post)
- ⊙ Set 3/4" Iron Pipe w/loop (6296)
- ⊙ Found 1/2" Iron Rod (PTS) (5234)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊕ Wood Utility Pole
- ⊕ Concrete Utility Pole
- P- Overhead Utility Lines

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1210 Washington Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: October 13, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.

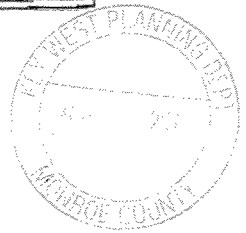
**BOUNDARY SURVEY OF:** Lot 22 of Block 4 of Tract 19, according to the Tropical Building and Investment Company's diagram of said Tract 19, said diagram being recorded in Plat Book 1, Page 34, Monroe County, Florida Records. Commencing at a point on Washington Street 100 feet and 1 inch from the corner of Washington and White Streets, and running thence along Washington Street in a N.E.'ly direction 50 feet 3 3/4 inches; thence at right angles in a S.E.'ly direction 93 feet and 6 inches; thence at right angles in a S.W.'ly direction 66 feet and 3 3/4 inches; thence at right angles in a N.W.'ly direction 93 feet and 8 inches to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Janelle Handerman Clisby;  
Stones & Curdenas;  
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.  
*[Signature]*  
J. Lynn O'Flynn, PSM  
Florida Reg. #6896  
October 13, 2010

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.  
Professional Surveyor & Mapper  
PSM #6896  
3430 Deck Ave., Key West, FL 33040  
(305) 264-4422 FAX (305) 264-2244



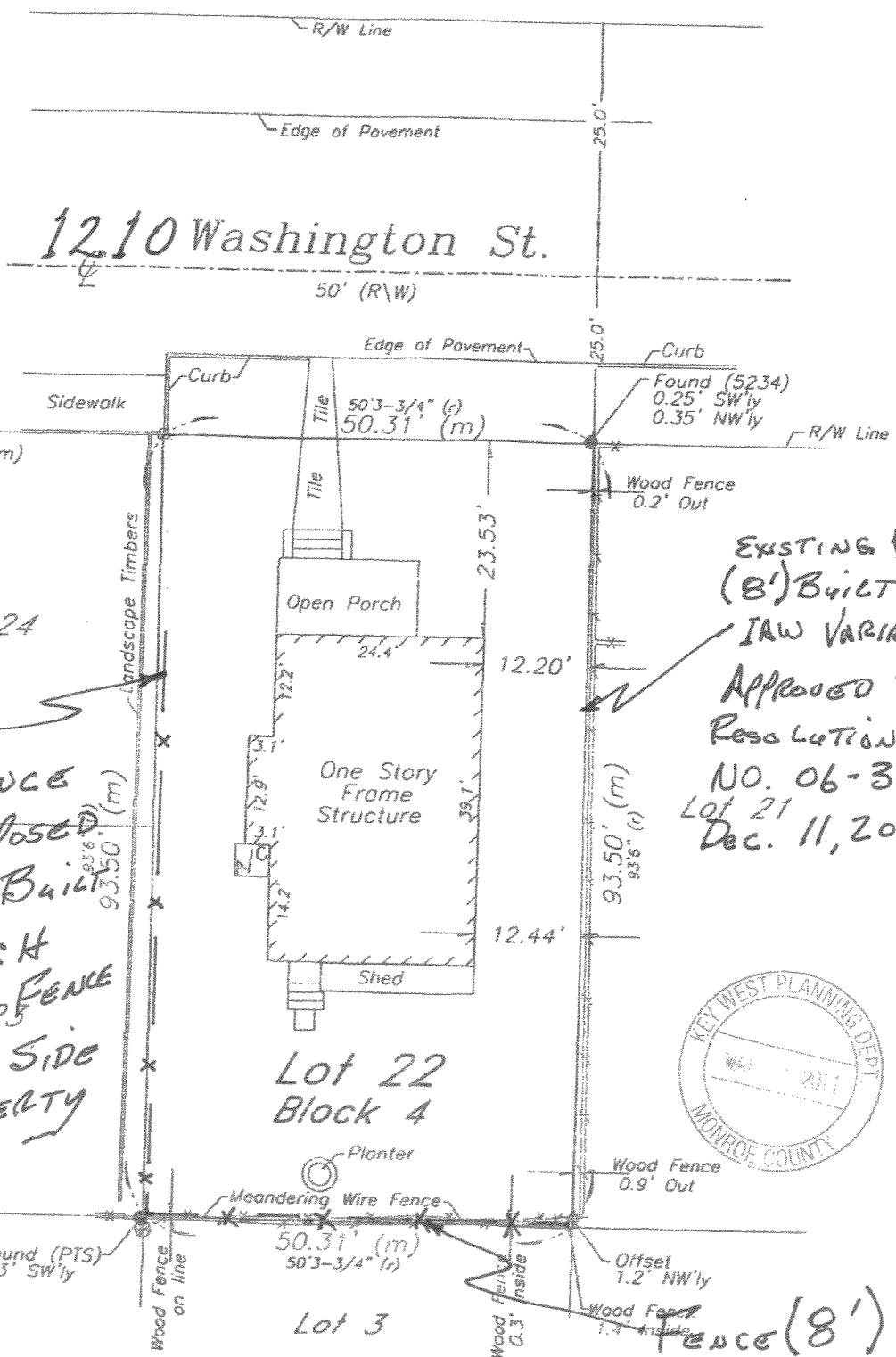
1210

# **Site Plans**



# Boundary Survey Map of Lot 22, Block 4, 9, TROPICAL BUILDING AND INVESTMENT CO'S DIAGRAM

Assumed

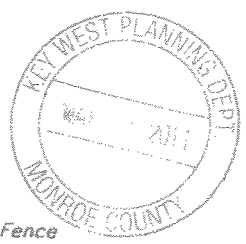


## LEGEND

- Iron Pipe (Fence Post)
- Iron Pipe w/cap (6298)
- 2" Iron Rod (PTS) (5234)
- II & Disc (PTS)
- & Disc (6298)
- & Record
- Block Structure
- Way
- Fence
- ly Pole
- Utility Pole
- Utility Lines

**NEW FENCE (8') PROPOSED TO BE BUILT TO MATCH EXISTING FENCE ON EAST SIDE OF PROPERTY**

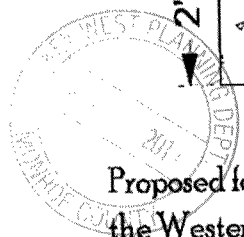
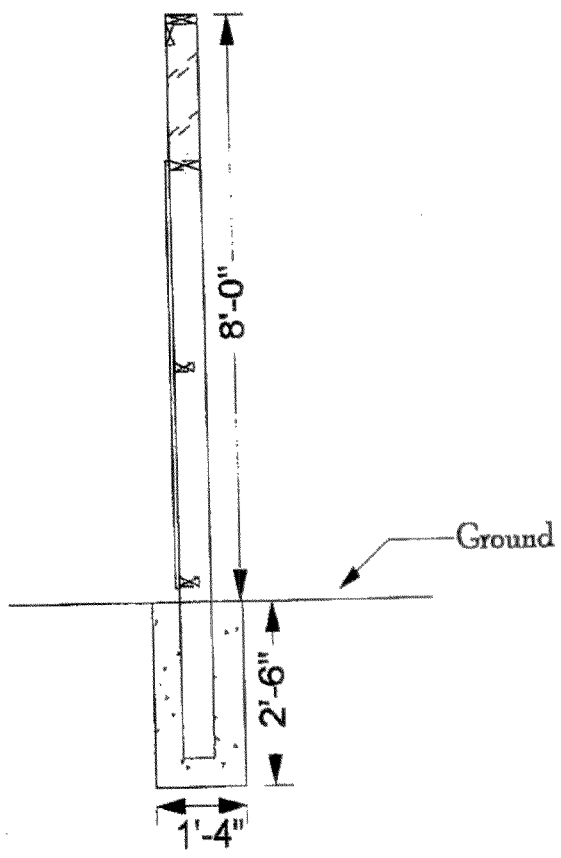
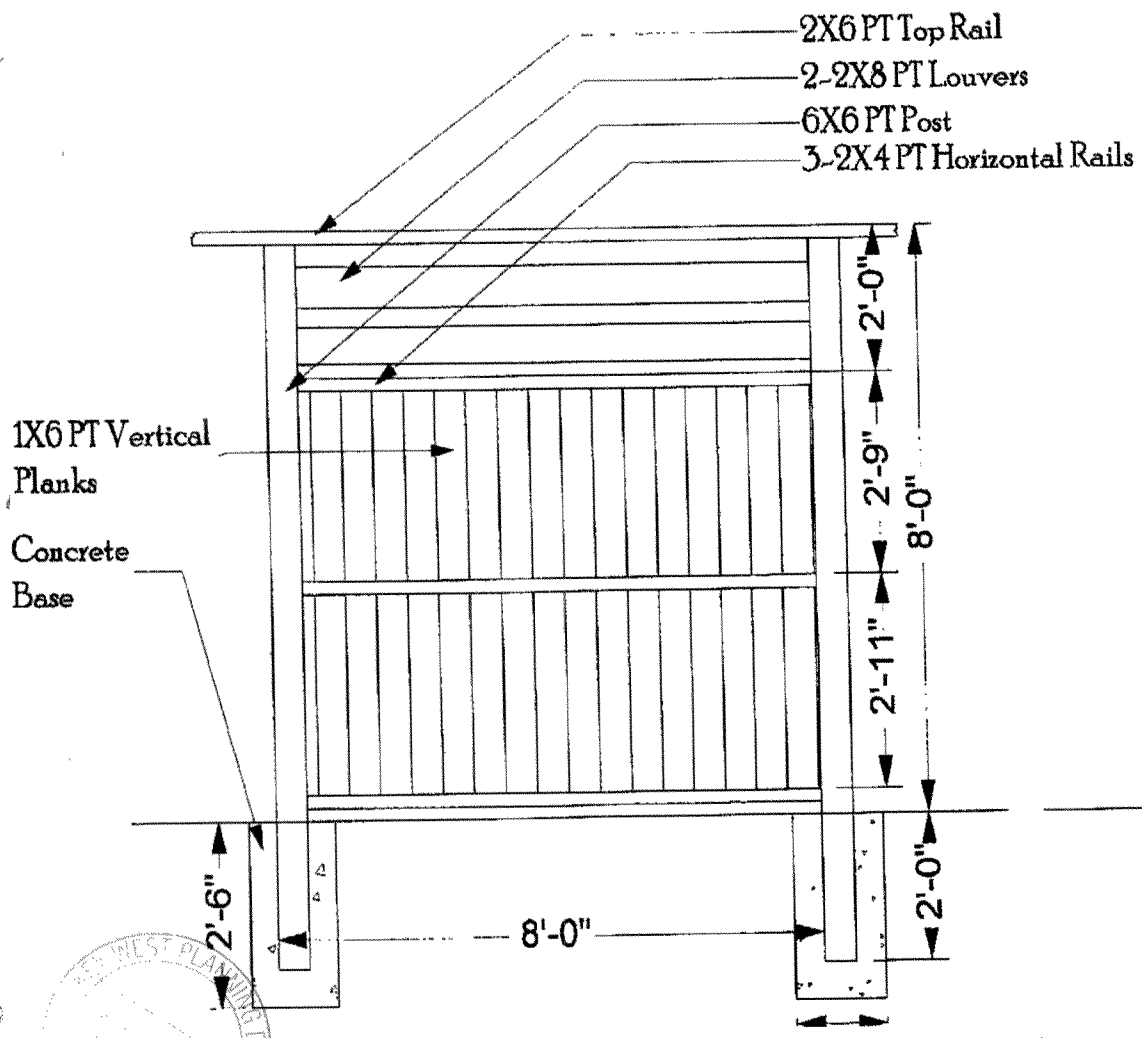
**EXISTING FENCE (8') BUILT IAW VARIANCE APPROVED BY RESOLUTION NO. 06-396 Lot 21 Dec. 11, 2006**



**NOTE: NO EASEMENTS EXIST.**

**Fence (8') Proposed to be Replaced By New Fence To Match East Side Fence**

description shown hereon was furnished by the client or their agent. foundations and utilities were not located. the 90° (Measured & Record) unless otherwise noted. address: 1210 Washington Street, Key West, FL. This map is not valid without the signature and the original raised seal of a registered surveyor and mapper.

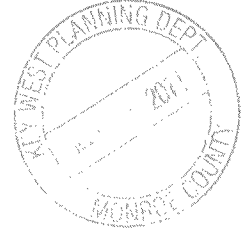


Proposed fence to be aprox. 90' in length on the Westerly side of the property toward White Street. This fence will replace an existing six foot wood picket fence. *ALONG THE EASTERLY SIDE OF THE PROPERTY.*

A.E. Stanley  
 Residential Design  
 Key West, FL

New Fence at:  
 1212 Washington St.  
 Key West, FL

OPTION 1

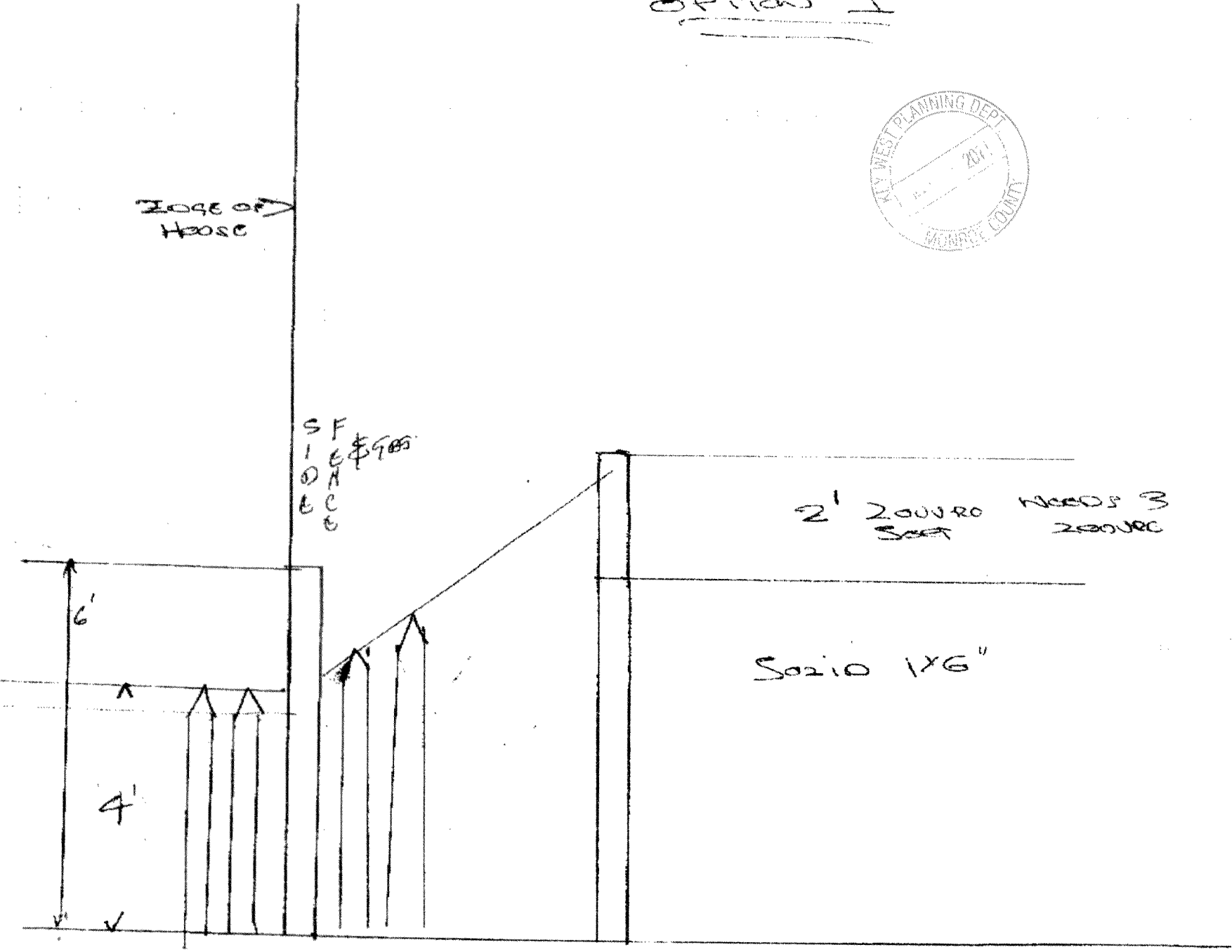


Edge of House

SF SIDE E.C.C. \$900

2' ZOURO NEEDS 3 SOFT ZOURO

Sozio 1x6"



## **Site Photos**



KEY WEST PLANNING DEPT  
MAR 16 2011  
MONROE COUNTY

# **Prior Approvals**



# THE CITY OF KEY WEST

Building Department 809-3956

## H.A.R.C.

### Certificate of Appropriateness

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 11-01000066-000-000--00

ISSUED 1/20/11

LICENSE# 11-00010103

EXPIRES 1/19/13

HIGH DENSITY RESIDENTIAL

APPLICATION BY SMITH, MARK D. BUILDING CONTRA

ON PROPERTY OF CLISBY JANELLE

FOR A PERMIT TO Replace existing roof with Berridge Classic shingle. Replace existing windows and doors with Marvin windows with small mutton design in upper window panel. (Revision to prev approved)

1210 WASHINGTON ST

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.

#### FINAL INSPECTION REQUIRED.

FINAL INSPECTION

APPROVED BY \_\_\_\_\_

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_





Building Department 809-3956  
604 Simonton Street, Key West, Florida 33040

# BUILDING PERMIT

FOR NEXT BUSINESS DAY INSPECTIONS, CALL 293-6462 BEFORE 3:00 PM.

PERMIT # 11-00000097-000-000-FENC-00 ISSUED 1/20/11  
 LICENSE# 11-00010103 EXPIRES 1/09/13  
 HIGH DENSITY RESIDENTIAL  
 APPLICATION BY... SMITH, MARK D. BUILDING CONTRA  
 ON PROPERTY OF... CLISBY JANELLE  
 FOR A PERMIT TO... INSTALL 75 LN FT OF 4' HI WOOD PICKET  
 FENCE AND 70 LN FT OF 6' WOOD PICKET  
 FENCE, ONE (1) GATE, ONE (1) ROLLING  
 DRIVING GATE BOTHS 4' HI AS PER PLANS  
 HARC APPROVED #10-01-647 MC  
 T/S: 01/11/2011 03:04 PM KEYWMXC ---

1210 WASHINGTON ST

## WARNING TO OWNERS

**YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY PRIOR TO RECORDING YOUR NOTICE OF COMMENCEMENT.**

Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

**This card and approved plans must be posted in a location clearly visible from the street. The location of construction must have posted a clearly legible address visible from the street.**

**PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS.**

Commercial construction allowed M-F 8:00 am – 7:00 pm, Saturday 9:00 am – 5:00 pm.

FOUNDATION  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FOOTING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FRAMING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

STRAPPING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

SHEATHING  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_

FINAL  
APPROVED \_\_\_ BY \_\_\_  
DATE \_\_\_/\_\_\_/\_\_\_





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

**Minutes of the Development Review Committee of the City of Key West  
August 25, 2011**

**Approved – September 22, 2011**

Page 3 of 6

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There were not any additional Staff comments for the record.

There were no public comments.

- 4.** Special Exception - 821 Duval Street (RE# 00016820-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HRCC-3 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

Fran Gonzon presented the project described as an upper scale Ale House. The property is currently Wood Works on Duval.

Mr. Cunningham explained this item is just for the sale of alcohol at the location. A separate application will be necessary for the Conditional Use.

Ms. Torregrosa asked if there will be any changes to the exterior of the building and reminded the applicant a HARC application will be necessary for a sign and/or any exterior changes.

Ms. Nicklaus stated ADA compliance is required and reminded the applicant that a Building Permit will be necessary.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Special Exception Request."

There were not any additional Staff comments for the record.

There were no public comments.

- 5.** Variance -1210 Washington Street - (RE# 00041290-000000) - A variance request for an 8' fence in the rear and side yard of property located in the HMDR zoning district per Section 122-1183(d.)(1.) (c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Nicole Malo presented the project. Ms. Malo stated she has been working with the applicant for several months. Ms. Malo stated this item will also need to go to HARC. Ms. Malo asked for clarification from the owner on the setback dimension proposed for the side yard. Barrett Clisby the applicant responded stating he will supply the information requested.

Ms. Torregrosa stated she has a problem with the application. There is a HARC approval number given which is not for the fence. The HARC approval number needs to be removed since HARC has not approved an eight (8) foot tall fence.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Variance."

There were not any additional Staff comments for the record.



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
[www.KeysEnergy.com](http://www.KeysEnergy.com)

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UTILITY BOARD OF THE CITY OF KEY WEST

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August 19, 2011

Mr. Don Craig  
City of Key West  
PO Box 1409  
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE  
KEYS ENERGY SERVICES COMMENTS MEETING OF AUGUST 25, 2011.

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for August 25, 2011. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 616 Petronia Street, Rear – Variance  
COMMENT: KEYS has no objections to the Variance.
2. LOCATION: 817 Catherine Street to 515B Louisa Street – Transient License Transfer  
COMMENT: KEYS has no objections to the Transient License Transfer.
3. LOCATION: 821 Duval Street – Special Exception  
COMMENT: KEYS has no objections to the Special Exception.
4. LOCATION: 1210 Washington Street – Variance  
COMMENT: KEYS has no objections to the Variance.
5. LOCATION: 917 1A Frances Street – Special Exception Request  
COMMENT: KEYS has no objections to the Special Exception Request.
6. LOCATION: 205 Elizabeth Street, Unit A, A-1, B – Exception for Outdoor Merchandise Display  
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
7. LOCATION: 205 Elizabeth Street, Unit H – Exception for Outdoor Merchandise Display  
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
8. LOCATION: 205 Elizabeth Street, Unit F – Exception for Outdoor Merchandise Display  
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely:

*Matthew Alfonso*

Matthew Alfonso

Matthew Alfonso  
Supervisor of Engineering  
[Matthew.Alfonso@KeysEnergy.com](mailto:Matthew.Alfonso@KeysEnergy.com)

c:

L. Tejeda, General Manager & CEO  
J. Wetzler, Asst. General Manager & CFO  
D. Finigan, Director of Engineering/Control Center  
A. Tejeda, Director of Customer Service  
File: PLI-132

# **Property Appraiser Information**

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

office (305) 292-3420  
fax (305) 292-3501  
Website tested on Internet Explorer

**Our Website is currently undergoing maintenance. (GIS Mapping functionality is being upgraded.)**

## Property Record View

Alternate Key: 1041963 Parcel ID: 00041290-000000

### Ownership Details

**Mailing Address:**

CLISBY JANELLE HEDERMAN  
1007 SCOTTLAND DR  
MURFREESBORO, TN 37130-1715

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1210 WASHINGTON ST KEY WEST  
**Subdivision:** Tropical Building and Investment Co  
**Legal Description:** KW TROPICAL BLDG AND INVESTMENT CO SUB LT 22 SQR 4 TR 19 PB1-34 D3-21 OR439-697 OR1377-2070 OR1399-1053/54 OR1483-2040 OR2158-1962/62A OR2487-1617/18 OR2487-1619/20 OR2487-2319/20

### Parcel Map (Click to open dynamic parcel map)

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	94	4,704.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 975  
**Year Built:** 1920

### Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> P	<b>Quality Grade</b> 450
<b>Effective Age</b> 42	<b>Perimeter</b> 132	<b>Depreciation %</b> 42
<b>Year Built</b> 1920	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 975
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

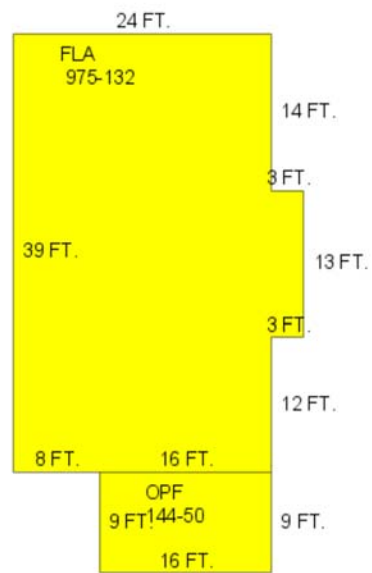
Roof Type GABLE/HIP  
Heat 1 NONE  
Heat Src 1 NONE

Roof Cover METAL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation WD CONC PADS  
Bedrooms 2

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1919	N Y	0.00	0.00	975
2	OPF		1	1919	N N	0.00	0.00	144

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-0096	01/19/2011		150,000	Residential	INSTALL 19 WINDOWS, 3 DOORS, 1 SLIDING DOOR, INTERIOR AND ROOF FRAMING, DECK AND PORCH AS PER PLANS.
11-0097	01/20/2011		4,500	Residential	INSTALL 75 LN FT OF 4' HI WOOD PICKET FENCE AND 70 LN FT OF 6' WOOD PICKET FENCE, ONE GATE, ONE ROLLING DRIVING GATE BOTH 4' HI AS PER PLANS.
11-0693	03/04/2011		5,500	Residential	INSTALL 4-TON A/C SYSTEM WITH 8 DUCT OPENINGS. 1 DRYER. UNIT TO BE ELEVATED ON WOOD DECK ABOVE FLOOD
11-0352	02/07/2011		20,000	Residential	TEAR OFF EXISTING, METAL SHINGLE ROOF SYSTEM. INSTALL 2100 SQ FT OF METAL SHINGLES
11-0405	02/09/2011		7,500	Residential	INSTALL 2 TOILETS, 2 LAVATORIES, 2 SHOWERS, 1 LAUNDRY WASHER, 1 WATER HEATER, 1 KITCHEN SINK, 1 DISHWASHER, AND 2 H BIBBS AS PER PLANS.
11-0834	03/14/2011		7,700	Residential	INSTALL LOW VOLTAGE SYSTEM INCLUDING: MONITORES, SMOKE DETECTORS, AUDIO INTER COM, TELEPHONE, CABLE CCTV AS PER PLANS.
11-0232	01/26/2011		11,800	Residential	48 LIGHT FIXTURES, 6 FANS, 39 OUTLETS 120, 5 OUTLETS 220. 1 DOORBELL, 25 SWITCHES, 2 A/C MOTORS, 3 DISC 220V, 3 TV AND 3 PHONES.
11-0341	02/07/2011		200	Residential	INSTALL ONE TEMPORARY SERVICE 100A
10-3950	12/21/2010		5,000	Residential	INTERIOR DEMO, INTERIOR WALLS FLOORS AND CEILINGS

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	94,671	0	188,160	282,831	282,831	0	282,831
2009	109,438	0	305,760	415,198	415,198	0	415,198
2008	103,985	0	423,360	527,345	527,345	0	527,345
2007	119,682	0	658,560	778,242	778,242	0	778,242
2006	218,850	0	352,800	571,650	571,650	0	571,650
2005	218,850	0	258,720	477,570	477,570	0	477,570
2004	143,324	0	258,390	401,714	401,714	0	401,714
2003	204,075	0	108,054	312,129	312,129	0	312,129
2002	120,310	0	108,054	228,364	228,364	0	228,364
2001	109,568	0	106,880	216,448	216,448	0	216,448
2000	116,014	0	73,994	190,008	190,008	0	190,008



1999	87,225	0	73,994	161,219	161,219	0	161,219
1998	69,824	0	73,994	143,818	143,818	0	143,818
1997	57,291	0	64,598	121,889	121,889	0	121,889
1996	44,043	0	64,598	108,641	108,641	0	108,641
1995	44,043	0	64,598	108,641	106,793	25,500	81,293
1994	39,388	0	64,598	103,986	103,986	25,500	78,486
1993	36,913	0	64,598	101,511	101,511	25,500	76,011
1992	36,913	0	64,598	101,511	101,511	25,500	76,011
1991	36,913	0	64,598	101,511	101,511	25,500	76,011
1990	36,913	0	51,678	88,591	88,591	25,500	63,091
1989	33,557	0	50,504	84,061	84,061	25,500	58,561
1988	15,467	0	37,584	53,051	53,051	25,500	27,551
1987	15,270	0	29,464	44,734	44,734	25,500	19,234
1986	15,354	0	28,160	43,514	43,514	25,500	18,014
1985	14,869	0	17,999	32,868	32,868	25,500	7,368
1984	13,848	0	17,999	31,847	31,847	25,500	6,347
1983	13,848	0	17,999	31,847	31,847	25,500	6,347
1982	14,137	0	15,604	29,741	29,741	25,500	4,241

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/14/2010	2487 / 1619	575,000	<u>WD</u>	<u>03</u>
10/14/2010	2487 / 1617	100	<u>QC</u>	<u>11</u>
10/14/2010	2487 / 2319	100	<u>QC</u>	<u>11</u>
10/12/2005	2158 / 1962	80,000	<u>QC</u>	<u>K</u>
2/1/1969	439 / 697	15,000	00	<u>Q</u>

This page has been visited 17,454 times.

Monroe County Property Appraiser

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., November 17, 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 - 1210 Washington Street (RE# 00041290-000000) - A request for an 8' fence in the rear and side yard of property located in the HMDR zoning district per Section 122-1183(d.)(1.)(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

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

**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

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

**Request: Variance - 1210 Washington Street (RE# 00041290-000000) - A request for an 8' fence in the rear and side yard of property located in the HMDR zoning district per Section 122-1183(d)(1)(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

<b>Applicant:</b>	Mark D. Smith	<b>Owner:</b>	Janelle H. Clisby
<b>Project Location:</b>	1210 Washington	<b>Date of Hearing:</b>	Thursday, November 17, 2011
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, 510 Greene City Commission Chambers

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

**Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Cowart at [ccowart@keywestcity.com](mailto: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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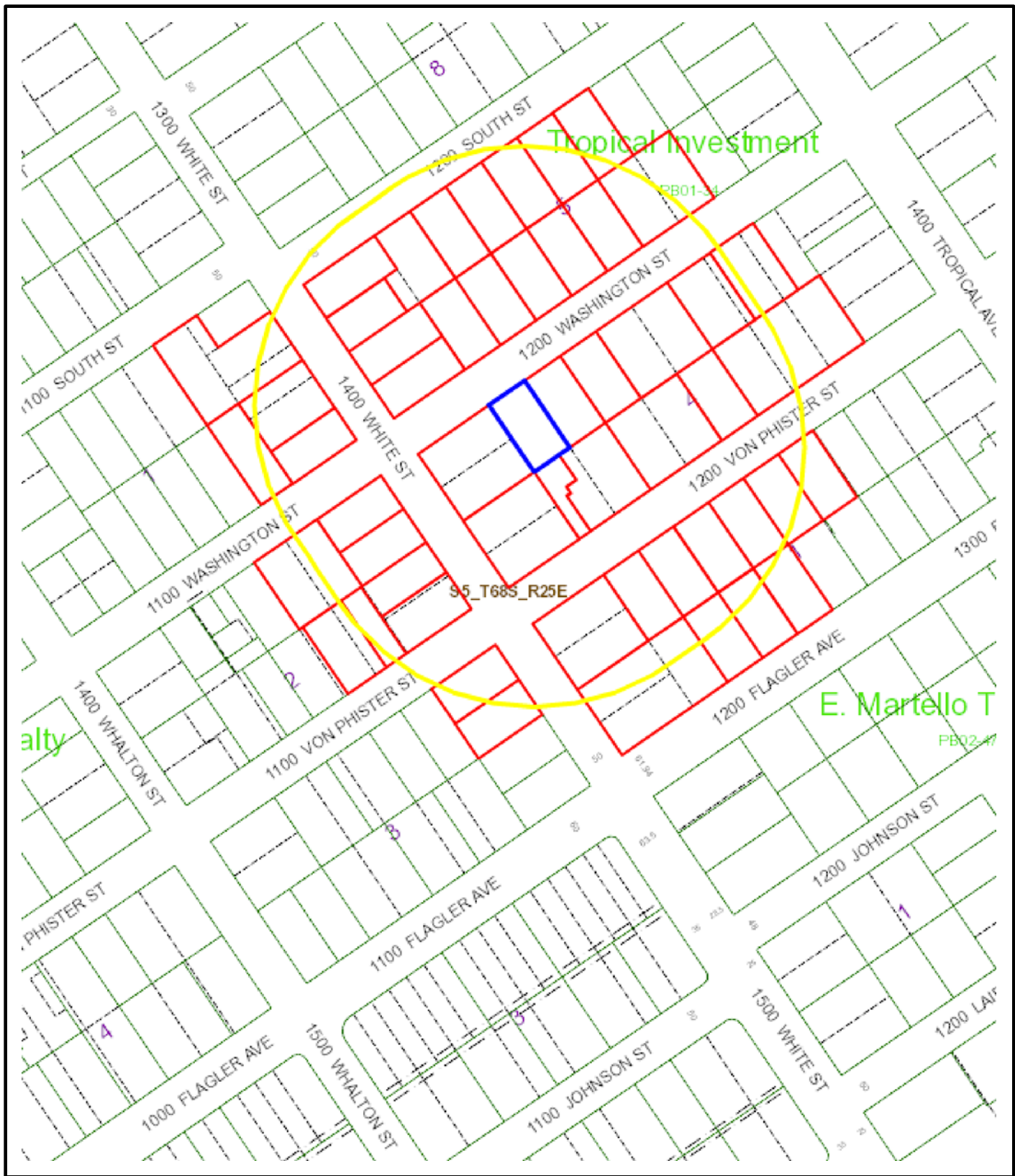
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# Monroe County, Florida

## 1210 Washington

Printed: Nov 08, 2011



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



	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1	GALAHER ROBERT E II LIV TR 10/06/00	PO BOX 767		KEY WEST	FL	33041	
2	BURNS RICHARD T	6519 DARNALL RD		BALTIMORE	MD	21204	
3	SUNSET 2020 LLC	5409 OVERSEAS HWY		MARATHON	FL	33050-2710	
4	STUART TODD A	1404 WHITE ST		KEY WEST	FL	33040	
5	SINAGRA JACK AND EILEEN	30 W 18TH ST PH PH		NEW YORK	NY	10011-4672	
6	BERVALDI FRANK V	1220 SOUTH ST		KEY WEST	FL	33040-3406	
7	CUNNINGHAM CAROLINE	11320 LONGWATER CHASE CT		FORT MYERS	FL	33908	
8	STOVER SANDY R AND ESTA M	1408 WHITE ST		KEY WEST	FL	33040	
9	CASTILLO MARGARITA R L/E	1217 FLAGLER AVE		KEY WEST	FL	33040	
10	WEBB GEORGE CREIGHTON AND BARBARA	P O BOX 1778		KEY WEST	FL	33041	
11	GOYAL YATISH C AND VIDYA Y	1409 WHITE ST		KEY WEST	FL	33040	
12	ELLERMAN ELENA CASTEDO TRUST DTD 8/10/90	36 LANCASTER ST		CAMBRIDGE	MA	2140	
13	BAILEY JULIE M	1407 WHITE ST		KEY WEST	FL	33040	
14	SAXON LLC	PO BOX 1238		KEY WEST	FL	33041-1238	
15	YATES DEBRA L/E	1205 VON PHISTER ST		KEY WEST	FL	33040	
16	MARTINET EDWARD D AND ROSANNE M	4111 PARK DR		CARLSBAD	CA	92008	
17	WHITTAKER DAVID MICHAEL	1206 SOUTH ST		KEY WEST	FL	33040	
18	GREENDALE JEAN	1129 WASHINGTON ST		KEY WEST	FL	33040-4849	
19	BERVALDI FRANK V LIVING TRUST 09/19/2007	1220 SOUTH ST		KEY WEST	FL	33040	
20	LOWE RUTH O DEC TRUST 5/22/2009	2917 VENETIAN DR		KEY WEST	FL	33040-5223	
21	FISHER LAWRENCE B AND NEILA	715 PARK AVE		NEW YORK	NY	10021-5061	
22	VIRBALL CATHERINE JEAN AND JOHN A	1126 WASHINGTON ST		KEY WEST	FL	33040-4850	
23	ACEVEDO DANIEL R AND ROBERTA E	571 PARK DR		KEY WEST	FL	33040	
24	FAILE JOHN L SR	1223 FLAGLER AVE		KEY WEST	FL	33040	
25	JOHNSON LESLIE AND CHRISTOPHER A	1212 VON PHISTER ST		KEY WEST	FL	33040	
26	CLISBY JANELLE HEDERMAN	1007 SCOTTLAND DR		MURFREESBORO	TN	37130-1715	
27	PAXTON C A	1216 VON PHISTER ST		KEY WEST	FL	33040	
28	ISLAND WEST INVESTMENTS CORP	1213 14TH ST		KEY WEST	FL	33040	
29	DOZIER WILLIAM E	1211 WASHINGTON ST		KEY WEST	FL	33040	
30	FORD WILLIAM R 2000 REV TR DTD 7/26/00	1227 WASHINGTON ST		KEY WEST	FL	33040	
31	MACHALA EDWARD W AND KATHLEEN A	89 CLIFF DR		NARRAGANSETT	RI	02882-1921	
32	WOOD DIANE MARIE	1202 VON PHISTER ST		KEY WEST	FL	33040	
33	SIDER LEE	417 ABBEY RD		MOUNT TREMPER	NY	12457	
34	WARAKOMSKI RAYMOND AND MARYANN	1230 WASHINGTON ST		KEY WEST	FL	33040	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35	LEVENSON RHODA B REV TR 6/13/2011	2109 BROADWAY APT 740		NEW YORK	NY	10023-2142	
36	ESQUINALDO DAVID H AND SONDR A	1217 WASHINGTON ST		KEY WEST	FL	33040	
37	WHITE AND WASHINGTON LLC	1411 WHITE ST		KEY WEST	FL	33040	
38	RICHARDS LIVING TRUST 7/20/2007	1214 VON PHISTER ST		KEY WEST	FL	33040	
39	POLLMAN DAVID	PO BOX 87		EGG HARBOR	WI	54209	
40	BARNES NORA A	613 COLONIAL AVE		NORFOLK	VA	23507-1805	
41	WILCOX ROBERT G	1414 WHITE ST		KEY WEST	FL	33040	
42	TRUSTEES CHURCH OF GOD OF KW FL	1419 WHITE ST		KEY WEST	FL	33040	
43	THRASHER LAYNE W	2427 HARRIS AVE		KEY WEST	FL	33040	
44	FAIRBANK JONATHAN J & LENNON LISA (H/W)	1424 WHITE ST		KEY WEST	FL	33040	
45	PARADISE PROPERTIES OF KEY WEST INC	910 GRINNELL ST		KEY WEST	FL	33040-6438	
46	JUNGLES DEBRA YATES	1205 VON PHISTER ST		KEY WEST	FL	33040	
47	FORD WILLIAM R 2000 REV TR	1227 WASHINGTON ST		KEY WEST	FL	33040	
48	CROCKETT DIANE A	405 FLEMING ST		KEY WEST	FL	33040	
49	BOLLINGER JOHN P	P O BOX 1738		KEY WEST	FL	33041	
50	COTILLETTA JOSEPH A AND MALLORY	144 05 NEWPORT AVE		NEPONSIT	NY	11694	



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