

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



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham

**Through:** Donald Leland Craig, AICP, Interim Planning Director

**Meeting Date:** February 17, 2011

**Application:** An application for an Exception for Outdoor Merchandise Display, to allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** To allow an Exception for Outdoor Merchandise Display of jewelry and art through a 60 month time span.

**Applicant:** J. Patrick Hanley

**Property Owner** Peter Dalton

**Location** 1120 Duval Street (aka Public House) RE# 00027930-000000

**Zoning** Historic Residential Commercial Core (HRCC-3)



## **BACKGROUND**

Public House is a new retail shop that features an array of merchandise including but not limited to tobacco products and accessories, custom jewelry, local art and various souvenir gift items.

## **REQUEST**

The applicant is requesting that the Planning Board grant approval for the outdoor display of hand-made jewelry and artwork on a single table located on an existing porch. The applicant seeks the maximum time exception of 60 months.

## **ANALYSIS-EVALUATION- COMPLIANCE WITH CITY OF KEY WEST LAND DEVELOPMENT REGULATIONS**

According to Section 106-52 of the Code, the outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board. Pursuant to Section 106-51 of the Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Granting or denying a proposed Exception on a case-by-case basis gives the Planning Board the discretion to approve or deny proposed displays based on the following criteria:

### **(1) Factors favoring the Exception are as follows:**

- a. The location of the proposed Exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.**

The location of the proposed Exception would be on an existing front porch of an historic contributing structure.

- b. The Exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.**

The type of merchandise and the type of display is compatible with the character of the neighborhood. The Exception is located in the HRCC-3 zoning district. Pursuant to Section 122-746 of the City Code, the HRCC-3 Duval Street ocean side zoning district is characterized this corridor serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations. Structures within this corridor generally have retained a front facade which is much less commercialized relative to the entertainment center on the gulf side of Duval Street. The front facades generally have much smaller storefront windows and frequently incorporate a residential vernacular characterized by wood frame windows, equipped with mullions, and wood clapboard siding. The existing cottage is in keeping with this description.

- c. The Exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.**

The proposed Exception is visible from the public right-of-way; however it is not located in the public right-of-way. The proposed location is approximately eight feet from the front property line.

**Factors disfavoring the Exception are as follows:**

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the Exception.**

As proposed, the Exception will not obscure the surrounding architecture contributing to the historic fabric or visual character of the neighborhood.

- b. The location of the proposed Exception abuts, with minimal setback, a street of the historic district, thus the Exception is visible from heavily used public places and rights-of-way.**

The proposed location of the Exception is conforming to the front yard setback requirement. The minimum front yard setback in the HRCC-3 zoning district is five feet. The visible display will be setback from the sidewalk eight feet so that the applicant will conduct business on private property.

- c. The Exception presents a hazard to public safety.**

The applicant has provided a sketch that shows a clear path to the proposed location. As of the date of this report, the Department is not aware of any life safety violations.

- (2) Exceptions to Section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months, and may be granted subject to terms and conditions specified by the Board in order to protect the architectural heritage and visual character of the district.**

Visibility from the public right-of-way will be limited to one table, therefore the visual impact to the character of the district is lessened than it would be if the entire site was being used.

- (3) Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:**

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;**
- b. The Exception was granted pursuant to mistaken or misleading information; or**
- c. The Exception is not compatible or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.**

If the Exception for Outdoor Display is approved by the Planning Board, and if at any time the applicant is out of compliance with any conditions of approval, the approval can be revoked by the Planning Board, under Section 106-52 (4) of the City Code.

**RECOMMENDATION**

The Planning Department, based on criteria in the City Code, recommends the request for Exception to Outdoor Merchandise Display be approved per the proposed plan to allow merchandise as currently displayed with the following conditions:

1. The Exception for the Outdoor Merchandise Display is limited to the existing porch, and will not be placed in the City right-of-way.
2. The Exception for the Outdoor Merchandise Display will only be present during hours of operation.
3. The Exception for the Outdoor Merchandise Display is specific to the current tenant, J. Patrick Hanley, and granted for 60 months.

**Draft  
Resolution**

**RESOLUTION NUMBER 2011-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY TO ALLOW THE DISPLAY OF MERCHANDISE SOLD IN-STORE IN THE HRCC-3 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 1120 DUVAL STREET (RE# 00027930-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Historic Residential Commercial Core Zoning District (HRCC-3); and

**WHEREAS**, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

**WHEREAS**, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

**WHEREAS**, a request was submitted for Planning Board consideration to clarify that jewelry and art can be displayed within the approved Exception area; and

**WHEREAS**, the Planning Board met on February 17, 2011 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

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

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

**Section 2.** That an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing the outdoor display of merchandise on a porch located at 1120 Duval Street (RE# 00027930-000000), with the following conditions, and per the attached survey and site sketch received November 1, 2010:

- (1.) The Exception for the Outdoor Merchandise Display is limited to the existing porch and will not be placed in the City right-of-way.
- (2.) The Exception for the Outdoor Merchandise Display will only be present during hours of operation.
- (3.) The Exception for the Outdoor Merchandise Display is specific to the tenant J. Patrick Hanley, and granted for 60 months.

**Section 3.** Exceptions to 106-51 may be revoked by the Planning Board after notice and hearing on grounds:

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section.

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

- b. The Exception was granted pursuant to mistaken or misleading information;  
or
- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

**Section 4.** The City Manager or the Planning Board, upon any written petition by any city resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

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

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

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



appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 17<sup>th</sup> day of February, 2011.

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

\_\_\_\_\_  
Richard Klitenick, Chairman  
Key West Planning Board  
Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP  
Interim Planning Director  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk  
Date

\_\_\_\_\_Chairman  
\_\_\_\_\_Interim Planning Director

# Application

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Please fill out this application as completely as possible. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

Applicant's Name J. PATRICK HANLEY

Address of Proposed Display 1120 DUVAL ST

RE# of Property 27936

Business Name PUBLIC HOUSE

Business Address 1120 DUVAL ST

Applicant's Mailing Address 1120 DUVAL ST

Telephone 305 292-8653 Email JPHACTOR@AOL.COM

Name of Property Owner PETER DALTON

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_



Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth. (Must have received or obtained HARC approval)
- a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

CUSTOM HANDMADE JEWELRY & ART

904-264-9577

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Describe the structure and equipment used in the display in detail, including any seating.

1 - CARD TABLE  
1 - CHAIR

How far is the display from the street? 8 FT + 8 FT SIDEWALK  
How far is the display from the sidewalk? 8 FT  
Length of time exception will be needed (no more than 60 months) N/A

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

1. PROVIDE FEE OF \$100.00. THERE ARE ADDITIONAL FEES OF \$50.00 FOR FIRE DEPARTMENT REVIEW AND \$100.00 FOR ADVERTISING AND NOTICING. MAKE CHECKS OUT TO CITY OF KEY WEST.
2. ATTACH A PHOTOGRAPH AND SITE PLAN OF LOCATION ON PROPERTY.
3. COPY OF THE WARRANTY DEED AND COMPLETED AUTHORIZATION AND VERIFICATION FORMS.
4. RETURN APPLICATION AND REQUESTED ITEMS TO CITY OF KEY WEST PLANNING DEPARTMENT AT 604 SIMONTON ST., KEY WEST, FL 33040

The information furnished above is true and accurate to the best of my knowledge.

Signature [Handwritten Signature] Date 12/28/10

# Verification Form

Verification Form

Please note, Planning Board meetings and Board of Adjustment hearings are quasi-judicial proceedings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request 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, J. Patrick Hanley, 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:

1120 DUANE ST  
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.

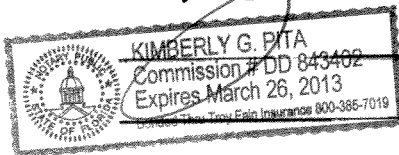
[Signature] Signature of Owner/Legal Representative      [Signature] Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 1/10/11 (date) by

J.P. Hanley (name). He/She is personally known to me or has

presented DLHS4043555011 as identification.

[Signature]  
Notary's Signature and Seal



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

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

# **Authorization Form**

### Authorization Form

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

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

I, PETER O. DALTON authorize

Please Print Name(s) of Owner(s)

J. PATRICK HANLEY

Please Print Name of Representative

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

Peter Dalton

Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on Jan 5, 2011 (date) by

PETER O. DALTON

Please Print Name of Affiant

He/She is personally known to me or has

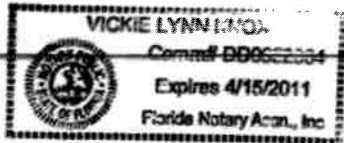
presented \_\_\_\_\_ as identification.

Vickie Lynn Knox

Notary's Signature and Seal

Vickie Lynn Knox

Name of Acknowledger printed or stamped



Title or Rank

Commission Number (if any)



**Deed**

Prepared by:  
Kenny J. Webb  
Dennis L. Pratt, P.A.  
2276 San Jose Blvd., Suite 429  
Jacksonville, Florida 32223

File Number: 05-107

### General Warranty Deed

Made this October 1, 2005 A.D. By Michael S. Sullivan, a <sup>SULLIVAN MS</sup> married man, 1800 Atlantic Blvd, #A102, Key West, FL 33040, hereinafter called the grantor, to Peter O. Dalton, a married man, whose post office address is: 1401 Kingsley Avenue, Orange Park, FL 32073, hereinafter called the grantee:

Whoever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

As Attached Schedule "A"

Parcel ID Number: 00027930-000000

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, 2004.

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

Signed, sealed and delivered in our presence:

Lisa P. Delio  
Witness Printed Name LISA P. DELIO

msullivan (Seal)  
Michael S. Sullivan  
Address: 1800 Atlantic Blvd, #A102, Key West, FL 33040

Michelle Murrell-Mongell  
Witness Printed Name Michelle Murrell-Mongell

\_\_\_\_\_  
(Seal)  
Address:

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 1 day of OCTOBER, 2005, by Michael S. Sullivan, a <sup>SULLIVAN MS</sup> married man, who were personally known to me, or who have been presented to me by \_\_\_\_\_, no identification.



Lisa P. Delio  
Notary Public  
Print Name:  
My Commission Expires:

# Survey

TOM FAVELLI  
1120 DUVAL ST.

NORBY

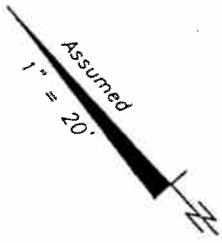
& Associates, Inc.  
Professional Land Surveyors

Thomas A. Norby  
Reg. No. 5234

3104 Flagler Ave.

Key West, FL 33040

(305) 296-7422 FAX(305)293-8924



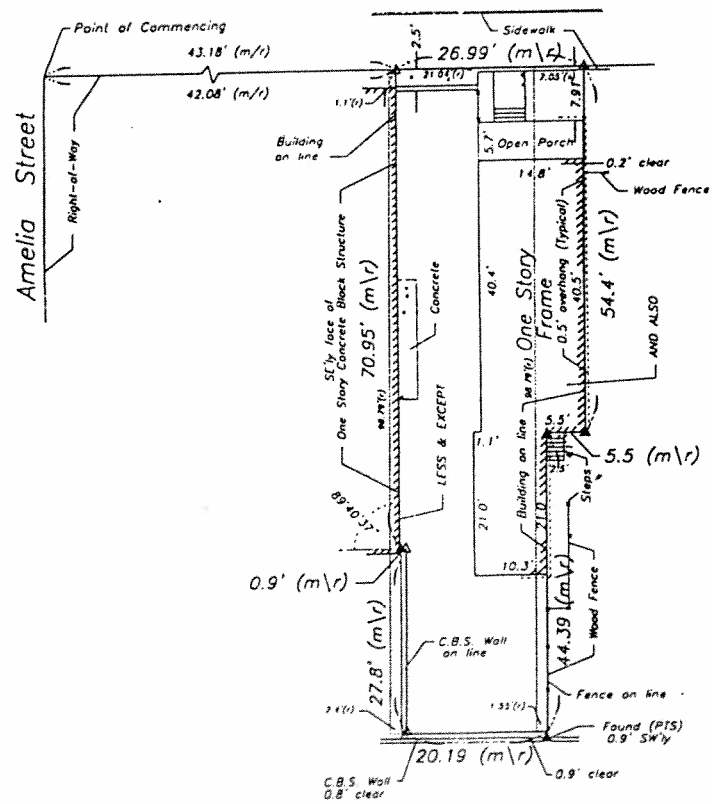
LEGEND

- Δ Set Nail & Disc (5234)
- ▲ Found Nail & Disc (5234)
- (M) Measured
- (R) Record
- R\W Right of Way
- C.B.S. Concrete Block Structure

FEB 27 2001

50' (R\W)

DUVAL ST.



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: 1120 Duval 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. Date of field work: March 20, 2001.

NORBY



*& Associates, Inc.*  
Professional Land Surveyors

3104 Flagler Ave.

Key West, FL 33040

Thomas A. Norby  
Reg. No. 5234

(305) 298-7422 FAX(305)293-9924

FEB 27 2002

*BOUNDARY SURVEY OF: On the Island of Key West, and known on Wm. A. Whitehead's map of said Island, delineated in February, A.D. 1829, as Part of Tract Eleven (11), but now better known and described in a diagram of Lots One (1) and Two (2) in Square Six (6), drawn by Stepney Austin, and recorded in Deed Book "L", Page 433 of Monroe County, Florida records. COMMENCING at a point on Duval Street Forty-two (42) feet and One (1) inch from the corner of Duval and Amelia Streets, and running thence along the Southwest side of Duval Street in a Southeasterly direction Twenty-one (21) feet and one-half (1/2) inch; thence at right angles in a Southwesterly direction Ninety-eight (98) feet and nine and one-half (9 1/2) inches; thence at right angles in a Northwesterly direction Twenty-one (21) feet and one-half (1/2) inch; thence at right angles in a Northeasterly direction Ninety-eight (98) feet, nine and one-half (9 1/2) inches to the Point of Beginning on Duval Street. The above described parcel of land being in Subdivision No. Two (2) of said diagram above referred to.*

*AND ALSO;*

*In the City of Key West, County of Monroe and State of Florida, in Tract Eleven (11), Square Six (6), but better known and described in a diagram of Lots One (1) and Two (2) in said Square Six (6) made by Stephen Austin, recorded in Book "L", page 433 of the Public Records of Monroe County, Florida, said parcel being described by metes and bounds as follows: COMMENCE at the intersection of the Southeasterly right of way boundary line of the Amelia Street with the Southwesterly right of way boundary line of Duval Street and run thence in a Southeasterly direction along the said right of way line of Duval Street for a distance of 63.12 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Duval Street for a distance of 7.05 feet; thence at right angles in a Southwesterly direction for a distance of 54.4 feet; thence at right angles in a Northwesterly direction for a distance of 5.5 feet; thence at right angles in a Southwesterly direction for a distance of 44.39 feet; thence at right angles in a Northwesterly direction for a distance of 1.55 feet; thence at right angles in a Northeasterly direction for a distance of 98.79 feet back to the Point of Beginning.*

# **Site Photos**

1120 DUVAL ST

HANLEY  
(305) 741-8802







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

# Public Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., February 17, 2010, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Variances – 1415 Olivia Street (RE# 00023940-000000)** For setback requirements in the HMDR zoning district per Section 122-600 (6) a. & b. as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the 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: Exception for Outdoor Merchandise Display – 1120 Duval Street (RE# 00027930-000000)** To allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 of the Land Development regulations of the City of Key West.

**Applicant:** J. Patrick Hanley

**Owner:** Peter Dalton

**Project Location:** 1120 Duval Street

**Date of Hearing:** Thursday, February 17, 2011

**Time of Hearing:** 6:00 PM **Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene St

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

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email [ccowart@keywestcity.com](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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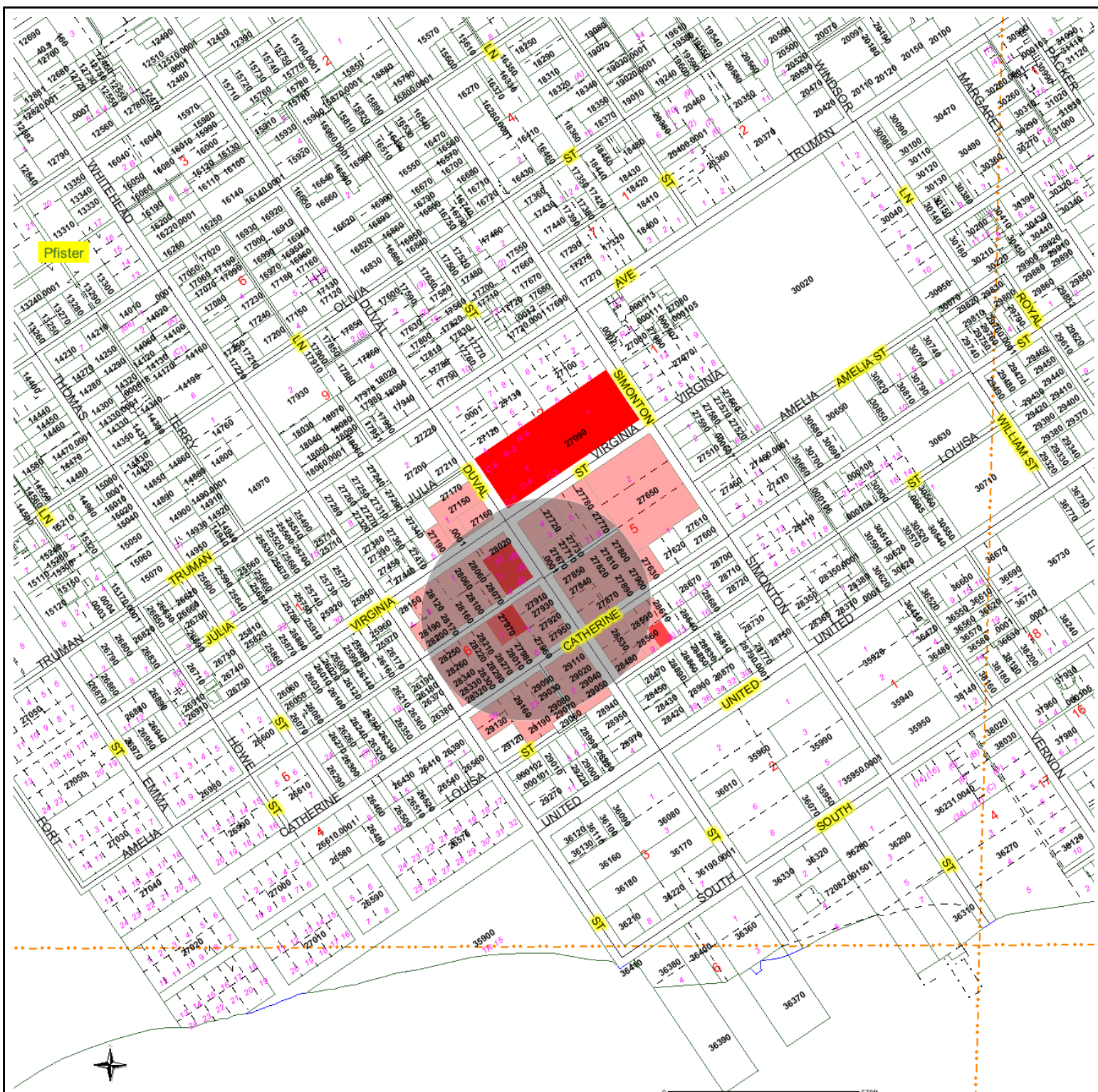
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# 1120 Duval

- Legend
- theBuffer
  - theBufferTarget
  - Real Estate Number
  - Parcel Lot Text
  - Block Text
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines



PALMIS

Monroe County Property Appraiser  
500 Whitehead Street  
Key West, FL

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

Date Created: February 7, 2011 3:40 PM

1120 Duval

1201 DUVAL LLC  
33830 RIVIERA DR  
FRASER, MI 48026

1210 DUVAL INC  
1210 DUVAL ST  
KEY WEST, FL 33040

422 AMELIA TRUST  
PO BOX 6448  
ALEXANDRIA, VA 22306

515 LOUISA STREET LLC  
4412 HICKORY LAKE CT  
GLEN ALLEN, VA 23059

ALBURY SAMUEL EST % ALBURY  
729 NW 43RD STREET  
MIAMI, FL 33127

ALLIONE JOAN E  
PO BOX 3250  
PAGOSA SPRINGS, CO 81147

ANCHORS AWEIGH CLUB INC  
404 VIRGINIA ST  
KEY WEST, FL 33040

ARTISTS OF DUVAL LLC  
451 WEST END AVE  
NEW YORK, NY 10024

AST BRUNO & GUNDUZ DAGDELEN  
1756 N SEDGWICK  
CHICAGO, IL 60614

AYRES JAMES D IV AND ANDREA  
1121 WHITEHEAD ST  
KEY WEST, FL 33040

AZUAJE-SMITH FABIOLA M & SMITH JASON  
R GUARDIANS  
1801 VENETIA ST  
KEY WEST, FL 33040

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

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

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

BOMBARO AUSTIN J  
230 GLASSBORO RD  
WOODBURY HTS, NJ 08097

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

BOOTH DONALD R  
411 CATHERINE ST  
KEY WEST, FL 33040

BOYER BRIAN K LIV TR  
401 S 7TH ST  
FERNANDINA BEACH, FL 32034

BREWER LLOYD P JR AND LETA P BREWER  
REV TR 1/25/86  
3340 N ROOSEVELT BLVD  
KEY WEST, FL 33040

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

BRUCCOLERI DOMINICK AND ELIZABETH H  
56 GREEN WAY WEST  
NEW HYDE PARK, NY 11040

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

C10 LLC  
1601 BAHAMA DR  
KEY WEST, FL 33040

CAD PRODUCTIVITY INC  
PO BOX 281195  
NASHVILLE, TN 37228

CAHILL RANDALL  
418 AMELIA ST  
KEY WEST, FL 33040

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

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

CANALEJO ELBA CECILIA  
510 AMELIA ST  
KEY WEST, FL 33040

CANALEJO IDA ESTATE  
512 AMELIA ST  
KEY WEST, FL 33040

CAREY DONALD G AND ADELL F  
419 VIRGINIA ST  
KEY WEST, FL 33040

CASTLEBERRY LARRY G & JACQUELINE  
LACRONE (WIFE)  
1904 MEREDITH RD  
VIRGINIA BEACH, VA 23455

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

CORAL CITY ELKS LODGE 610 & CORAL CITY  
TEMPLE 400  
1107 OR 1109 WHITEHEAD ST  
KEY WEST, FL 33040

DALTON PETER O  
1401 KINGSLEY AVE  
ORANGE PARK, FL 32073

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

DEGRAEF JOHAN P  
1119 WHITEHEAD ST  
KEY WEST, FL 33040

DENNY CARL AND LAUREL  
421 CATHERINE ST  
KEY WEST, FL 33040

DOUG MAYBERRY PLLC  
1007 TRUMAN AVE  
KEY WEST, FL 33040

DOUGLAS HOUSE INC  
419 AMELIA ST  
KEY WEST, FL 33040

DUKE NATALIA  
1075 DUVAL ST  
KEY WEST, FL 33040

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

FAVELLI THOMAS AND GEORGEANN  
1523 PATRICIA ST  
KEY WEST, FL 33040

FERREL WADE  
PO BOX 4623  
KEY WEST, FL 33041

FINE ROBERTA S  
1075 DUVAL ST  
KEY WEST, FL 33040

FIRST STATE BANK ATTN ACCT DEPT  
1201 SIMONTON ST  
KEY WEST, FL 33040

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

FRANGIPANGI LLC  
600 ELIZABETH ST  
KEY WEST, FL 33040

FRANKE LOUI G TRUST AGREEMENT  
05/28/04  
4140 BONITA AVE  
MIAMI, FL 33133

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

GEHRING KURT N AND LINDA S  
11505 FAIRCHILDS GARDENS AVE  
PALM BEACH GARDENS, FL 33410

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

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

GROOMS BASCOM LOVIC IV  
1716 N ROOSEVELT BLVD  
KEY WEST, FL 33040

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

HARTFIEL JACQUELINE L & BENDER DENNIS  
M (HUSBAND)  
4172 EMERALD BLVD  
RICHFIELD, OH 44286

HASKELL LEWIS C AND SUSAN M  
339 LONGDEN LN  
SOLANA BEACH, CA 92075

HASKINS DORA MARTINEZ TRUSTEE  
4056 PHOENICIAN WAY  
WINTER HAVEN, FL 33884

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

HAYES PAUL N  
1075 DUVAL ST  
KEY WEST, FL 33040

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

HENSHAW TIMOTHY ROGER TRUSTEE  
1109 DUVAL STREET  
KEY WEST, FL 33040

HENSLEY TIFFANY L  
415 CATHERINE ST  
KEY WEST, FL 33040

HERNANDEZ RIGOBERTO AND TOMASA  
515 CATHERINE ST  
KEY WEST, FL 33040

IRWIN MICHAEL SCOTT REV LIV TR  
8/8/2008  
1008 SEMINARY ST  
KEY WEST, FL 33040

JAMES NORICE Z  
414 VIRGINIA ST  
KEY WEST, FL 33040

JOHNSON SANDRA GOLDSMITH BRIGHT  
418 GARFORD AVE  
ELYRIA, OH 44035

KAVANAUGH EMMETT P  
1117 WHITEHEAD ST  
KEY WEST, FL 33040

KEDLER ROBERT  
PO BOX 10  
DAYTON, OH 45405

KELLNER BARBARA  
503 AMELIA ST  
KEY WEST, FL 33040

KLEINMAN LAWRENCE C AND DANIELLE F  
237 RAVENSCLIFF RD  
ST DAVIDS, PA 19087

KOHEN JOY EMANUEL AND SHLOMO  
3200 RIVIERA DR  
KEY WEST, FL 33040

KRAUSE HANS F P  
1023 JOHNSON ST  
KEY WEST, FL 33040

KUNZLER PETER T/C  
3 ROCKY TOP CT  
HOLMDEL, NJ 07733

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

KW2R LLC  
323 QUAKER HILL RD  
PAWLING, NY 12564

LA TE DA REDUX INC  
1125 DUVAL ST  
KEY WEST, FL 33040

LACASA LLC  
419 AMELIA ST  
KEY WEST, FL 33040

LACASA LLC  
419 AMELIA ST  
KEY WEST, FL 33040

LACASA LLC  
419 AMELIA ST  
KEY WEST, FL 33040

LACRONE RICHARD AND ERIN  
3153 GARVERS FERRY RD  
APOLLO, PA 15613

LAMERE RUTH GARDNER  
P O BOX 342 SNUG HARBOR  
DUXBURY, MA 02331

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

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

LEON ALBERT JR AND MARGARET R  
1807 GREYSTONE HEIGHTS DR  
VALRICO, FL 33594

LIPPI ANDREW  
32 DRIFTWOOD DR  
KEY WEST, FL 33040

LOWE MAYNARD V JR AND MARCIE S  
6876 MOLAKAY CIR  
BOYNTON BEACH, FL 33437

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

MARTINEZ AMPARO L  
509 LOUISA ST  
KEY WEST, FL 33040

MATHYS STEPHEN AND NANCY  
516 CATHERINE ST  
KEY WEST, FL 33040

MC CONNELL DANIEL E AND ELEANOR F  
1107 DUVAL ST  
KEY WEST, FL 33040

MCGEOUGH PETER  
41 SECOND ST  
NEWPORT, RI 02840

MILLER SCOTT T AND JUDY B  
PO BOX 1866  
MIDLAND, MI 48641

MONROE COUNTY FLORIDA  
500 WHITEHEAD ST  
KEY WEST, FL 33040

MURRAY JAMES H  
760 HARBOR BEND RD  
MEMPHIS, TN 38103

MUSSER BARBARA L  
40815 MAGEE DR  
LEONARDTOWN, MD 20650

OB FLORIDA RRE HOLDINGS LLC  
5310 E STATE ROAD 64  
BRADENTON, FL 34208

O'NEIL BRIAN AND SUZANNE  
P O BOX 199  
TAVERNIER, FL 33070

ORION BANK  
200 W CONGRESS ST  
LAFAYETTE, LA 70501

ORION BANK  
200 W CONGRESS ST  
LAFAYETTE, LA 70501

PIENCZKOWSKI ANTHONY  
20 SAPPHIRE DR  
KEY WEST, FL 33040

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

POITIER JUDITH WHEELER  
408 CATHERINE ST  
KEY WEST, FL 33040

POLAKOFF PHILLIP MARC AND LORIANN  
VIRGINIA  
5626 LONG CORNER RD  
WHITE HALL, MD 21161

PORCARO ROBERT  
425 CATHERINE ST  
KEY WEST, FL 33040

POWELL BARBARA QUALIFIED PERS RES  
DTD 2/16/07  
508 VIRGINIA ST  
KEY WEST, FL 33040

RAMAEKERS EILEEN M TRUST 9/22/92  
2700 N OCEAN DR  
WEST PALM BEACH, FL 33404

REILLY ROBERT  
1535 FIFTH ST  
KEY WEST, FL 33040

RI CS2 LLC  
PO BOX 460069  
ESCONDIDO, CA 92046

RODRIGUEZ GEORGINA ESTATE  
812 CATHERINE ST  
KEY WEST, FL 33040

ROTH DE ROTH RICHARD ESTATE  
1102 WHITE ST  
KEY WEST, FL 33040

ROTH DE ROTH RICHARD ESTATE  
1807 GREYSTONE HEIGHTS DR  
VALRICO, FL 33594

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

SADHU QUARRIES LLC  
PO BOX 4655  
BOULDER, CO 80306

SALERNO GARY L  
1835 S LUCE AVE  
FREMONT, MI 49412

SALINERO DENNIS N  
356 BOCA CHICA RD  
KEY WEST, FL 33040

SANCHEZ PEDRO ESTATE  
509 LOUISA ST  
KEY WEST, FL 33040

SARATOGA DESIGN INC  
1117 DUVAL ST  
KEY WEST, FL 33040

SAVAGE KW PROPERTIES INC  
826 WINDSOR LN  
KEY WEST, FL 33040

SEASHELL INVESTMENTS LLC  
400 WISCONSIN ST  
RACINE, WI 53401

SLINGBAUM JOEL AND LISA A  
12448 S STONEBROOK CIR  
DAVIE, FL 33330



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

SMITH THOMAS E AND DEBORAH L  
8300 YANKEE ST  
DAYTON, OH 45458

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

SUAREZ CAMELIA L/E  
414 AMELIA ST  
KEY WEST, FL 33040

TATA LIMITED SA  
221 SIMONTON ST  
KEY WEST, FL 33040

TEPPER STEVEN  
409 AMELIA ST  
KEY WEST, FL 33040

TRIPPNER GUENTHER A ESTATE  
411 LOUISA ST  
KEY WEST, FL 33040

VALLADARES ARTHUR L  
3746 PAULA AVE  
KEY WEST, FL 33040

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

WADA KIYOTO  
1075 DUVAL ST  
KEY WEST, FL 33040

WAGNER PETER F  
1207 DUVAL ST  
KEY WEST, FL 33040

WASSYLENKO PETER MARIO  
1305 NEWTON ST  
KEY WEST, FL 33040

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

WHITT THELBERT A TRUSTEE  
1207 WHITEHEAD ST  
KEY WEST, FL 33040

WILLIAMS JOHN AND NANCY  
137 FOUNDERS POINT  
BLOOMINGDALE, IL 60108

WILLIS TIMBER LIMITED PARTNERSHIP  
2416 WINTHROP AVE  
TALLAHASSEE, FL 32312

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

YOAKAM JOHN A AND LAUREN R  
5316 MILLS CREEK LN  
NORTH RIDGEVILLE, OH 44039

ZIELINSKI MICHAEL  
407 AMELIA ST  
KEY WEST, FL 33040

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