

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



To: Chairman and Planning Board Members
From: Brendon Cunningham, Senior Planner
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: September 26, 2013
Agenda Item: **Variances - 717 White Street (RE# 00022780-000000, AK# 1023574) -**

A request for side, street side and rear-yard setback requirements and detached habitable space to construct two buildings for use as a primary residence and satellite guest quarters with an art studio space in the HMDR zoning district per Sections 122-600(6) b, c & d and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West..

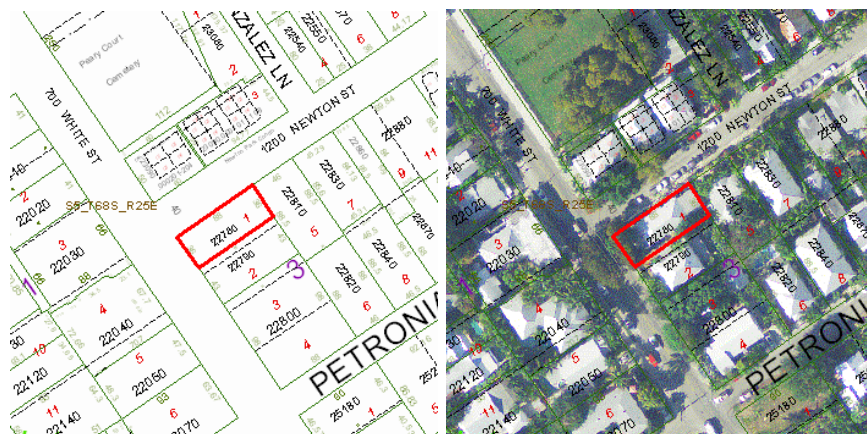
Request: The applicant is requesting variances to, side, street-side and rear-yard setback requirements and detached habitable space to construct two buildings for use as a primary residence and satellite guest quarters with an art studio space.

Applicant: Debra Yates

Property Owner: Same

Location: 717 White Street (RE# 00022780-000000, AK 1023574)

Zoning: Historic Medium Density Residential (HMDR) Zoning District



Background:

The property is comprised of a one-story single-family house. The applicant proposes to demolish the existing structure and replace it with two free standing structures connected by an enclosed open-air deck and pool space. The granting of these variances would provide the applicant with private living space and the ability to accommodate extended family and an artist studio space for her home based occupation.

Relevant HMDR Zoning District Dimensional Requirements: Section 122-600			
Setbacks	Required/Allowed	Existing Conditions	Proposed
Side Setback	5'	8'	3.5'
Street-side Setback	7.5'	7'	6'
Rear Setback	15'	0'	13.5'

Process:

Development Review Committee Meeting:

June 27, 2013

Planning Board Meeting:

August 22, 2013

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 applicant intends to completely demolish the existing structure. The opportunity to design a conforming structure or structures will then exist. Therefore, there are no special conditions or circumstances that exist peculiar to the land.

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

The nonconforming conditions are expressly created by the applicant's design.

- 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.**

Allowing the new construction, as proposed, would confer special privileges upon the applicant.

- 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 is not deprived of rights commonly enjoyed by other properties without the variance approval.

- 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 that will make possible the construction of the proposed structures. However, the applicant has reasonable use of the property prior to any new construction.

- 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 granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest.

- 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 conforming or nonconforming 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.

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:

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

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the granting of variances.

- 1. 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 applicant has been in contact with adjacent property owners.

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 approves this request, staff would like to require the following conditions:

The detached habitable structure shall not have cooking facilities, contain a commercial business nor be held out for rent.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR VARIANCE
APPROVAL FOR SIDE, STREET-SIDE AND
REAR-YARD SETBACK REQUIREMENTS
AND DETACHED HABITABLE SPACE FOR
PROPERTY LOCATED AT 717 WHITE
STREET (RE#00022780-000000, AK# 1023574) IN
THE HISTORIC MEDIUM DENSITY
RESIDENTIAL ZONING DISTRICT, PER
SECTION 122-600 AND SECTION 122-1078 OF
THE LAND DEVELOPMENT REGULATIONS
OF THE CODE OF ORDINANCES OF THE
CITY OF KEY WEST.**

WHEREAS, the existing structure has a legal non-conforming building coverage, front, side and rear-yard setbacks; and

WHEREAS, Section 122-600 of the Code of Ordinances provides that the minimum allowed side-yard setback is 5 feet, street-side setback is 7.5' and rear-yard setback is 15 feet; and

WHEREAS, the proposed side-yard setback is 4.5 feet, street-side setback is 6 feet and rear-yard setback is 13.5' feet; and

WHEREAS, the applicant requested variances to these proposed non-conformities; and

_____ Chairman
_____ Planning Director

WHEREAS, Section 122-1078 of the Code of Ordinances requires that all habitable space be accessible from the interior of the exterior walls; and

WHEREAS, the applicant requested a variance to detached habitable space; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 22, 2013; 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

_____ Chairman
_____ Planning Director

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 shall be considered grounds for the issuance of any variances; 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 variances 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. An approval by resolution of the Key West Planning Board for variances to allow the construction of a second floor on the principle structure and for detached habitable space per plans received June 13, 2013, for property located at 717 White Street (RE# 00022780-000000, AK 1023574) in the HMDR zoning district per Sections 122-600 b.,c. & d. and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following condition:

The detached habitable structure shall not have cooking facilities, contain a commercial business nor be held out for rent.

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 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.

_____ Chairman

_____ Planning Director

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 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 Economic Opportunity. 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 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

_____ Chairman
_____ Planning Director

the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 24th day of July, 2013.

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

Chairman

Planning Director

Application



Variance Application
 City of Key West Planning Department
 3140 Flagler Avenue, Key West, FL 33040
 (305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. 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.

Please print or type a response to the following:

1. Site Address 717 WHITE STREET
2. Name of Applicant DEBRA YATES
3. Applicant is: Owner Authorized Representative
4. Address of Applicant 717 WHITE STREET
5. Phone # of Applicant 305.304.8965 Mobile# _____
6. E-Mail Address debra@debrayates.com
7. Name of Owner, if different than above _____
8. Address of Owner _____
9. Phone # of Owner _____
10. Email Address _____
11. Zoning District of Parcel _____ RE# _____
12. Description of Proposed Construction, Development, and Use
SINGLE FAMILY / NEW CONSTRUCTION
(2) 20' X 23' TWO STORY STRUCTURES CONNECTED BY A
WALLED/ENCLOSED POOL DECK 20' X 23'
(FRONT STRUCTURE 30" OFF GROUND) ON PILINGS DUE TO TREE ROOTS)
13. List and describe the specific variance(s) being requested:
(1) 18" TO 16" ROOF OVERHANG INTO SETBACK ALL 4 SIDES
(2) SINGLE FAMILY RESIDENCE CONSISTING OF 2 STRUCTURES
ATTACHED BY WALLS

Variance Application
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14. 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	HMDR			
Flood Zone	D10-RESIDENTIAL DRY (NOT IN FLOOD ZONE)			
Size of Site	3,168 SF	3,168 SF		
Height	30'		27'	
Front Setback	10.0'			
Side Setback	5.0'			
Side Setback	-----			
Street Side Setback	7'6"			
Rear Setback	15.0'			
F.A.R				
Building Coverage		1460	920/1380	
Impervious Surface		1660	920/1380	
Parking		0	1	
Handicap Parking		0	0	
Bicycle Parking		0	3	
Open Space/ Landscaping		1,660	2,248	
Number and type of units	(1) SINGLE FAMILY	(1) SINGLE FAMILY	(1) SINGLE FAMILY	
Consumption Area or Number of seats				

15. Is Subject Property located within the Historic District? Yes No
 If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____

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

17. Will the work be within the dripline (canopy) of any tree on or off the property?
YES NO _____ STREET SCAPE TREE WHICH WILL BE PROTECTED
If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

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

Variance Application
City of Key West Planning Department
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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.

EXISTING STRUCTURE FOUNDATION CRACKED DUE TO
TREE ROOTS OF SPECIMAN STREET TREE (MAHOGANY)
NEW STRUCTURE WILL BE RAISED 30" ON STEEL PILINGS
TO ALLOW TREE TO GROW PROPERLY

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

EXISTING STRUCTURE PURCHASED IN SEVERE
DISREPAIR. 15' OF STRUCTURE IN REAR ILLEGAL SPACE.
PROPERTY PURCHASED IN JULY 2012.
FOUNDATION COMPROMISED BY TREE ROOTS

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.

GRANTING THESE VARIANCES WILL ALLOW SITE
TO BE SIMILAR IN HEIGHT AND SIZE TO MOST
IMMEDIATE NEIGHBORS AND BRING BACK TO
LEGAL SET BACKS WHILE GIVING TREE ROOTS
NEEDED SPACE

Variance Application
City of Key West Planning Department
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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.

HARDSHIP OF FAULTY FOUNDATION, LACK OF
EXISTING SPACE FOR POOL AND DECK, NO PARKING.
IF EXISTING STRUCTURE WERE BROUGHT BACK TO
LEGAL SET BACKS WOULD BE TINY WITH NO
LANDSCAPE/POOLSPACE.

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.

GRANTING THESE VARIANCES WILL ALLOW THIS
SITE TO BE SIMILAR IN SIZE AND HEIGHT
TO MOST OF IMMEDIATE NEIGHBORS.
THIS SOLUTION WILL ALLOW FOR POOL, GARDEN, PARKING
WITHIN SETBACKS. ONLY ROOFLINE WILL EXTEND OVER
SETBACKS.

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.

GRANTING THE VARIANCES DOES NOT CREATE
ANY SAFETY ISSUES.
TWO STRUCTURES CONNECTED BY SOLID WALLS
APPEAR TO BE ONE. EXTENDED DRIPLINE WILL
CONFORM WITH NEIGHBORHOOD

Variance Application
City of Key West Planning Department
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(305) 809-3720



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.

THE VARIANCES ARE NEEDED TO BUILD NEW
DUE TO CRACKED FOUNDATION, FAULTY ADD-ONS,
SAFETY OF EXISTING SPECIMAN TREE,
NEED FOR POOL/GARDEN SPACE, PARKING.
ROOFLINE EXTENTION WILL CREATE A MORE
PLEASING AND FUNCTIONAL APPEARANCE.

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. Please describe how you have addressed the "good neighbor policy."

Verification

**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

I, DEBRA YATES, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

717 WHITE STREET
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

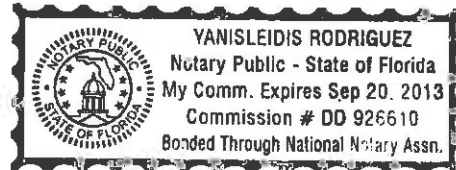

Signature of Owner

Subscribed and sworn to (or affirmed) before me on this JUNE 3RD 2013 by
Debra H Yates
Name of Owner

He/She is personally known to me or has presented OFFICIAL / 320 772 50 9231 as identification.


Notary's Signature and Seal

Yanisleidis Rodriguez
Name of Acknowledger typed, printed or stamped



DD 926610
Commission Number, if any

Deed

Return to:
Name THE CLOSING DEPARTMENT, INC.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

This Instrument Prepared by: DEBORAH CONDELLA
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

\$275,000.00

Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 16th day of JULY A. D. 2012,

Between, **JEFFREY W. PHILLIPS, a single man**

Whose address is PO Box 910, Saugatuck, MI 49453
the County of in the State of Michigan, party of the first part, and

DEBRA YATES, a single woman.

Whose address is 130-A Peary Court, Key West, FL 33040
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ——— Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February A.D 1829, as a part of Tract Seven (7) but better known and described as a part of Lot One (1) in Square Three(3) of James A. Waddell's Subdivision of a part of said Tract Seven (7). Said part of said Lot One (1) being described by metes and bounds as follows: COMMENCE at the corner of White and Newton Streets and run thence along the line of White Street Southeasterly Thirty-six (36) feet; thence Northeasterly Eighty-eight (88) feet; thence Northwesterly Thirty-six (36) feet; thence Southwesterly along the line of Newton Street Eighty-eight (88) feet to the Point of Beginning.

SUBJECT TO taxes for the year 2012 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Parcel Identification Number: 00022780-000000

Alternate Key Number: 1023574

Property Address: 717 White Street, Key West, FL 33040

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

✓ #1 Leah Dannenberg
Printed Leah Dannenberg

✓ Jeffrey W. Phillips L.S.
JEFFREY W. PHILLIPS

✓ #2 Melissa Bosch
Printed Melissa Bosch

State of Michigan

County of Allegan

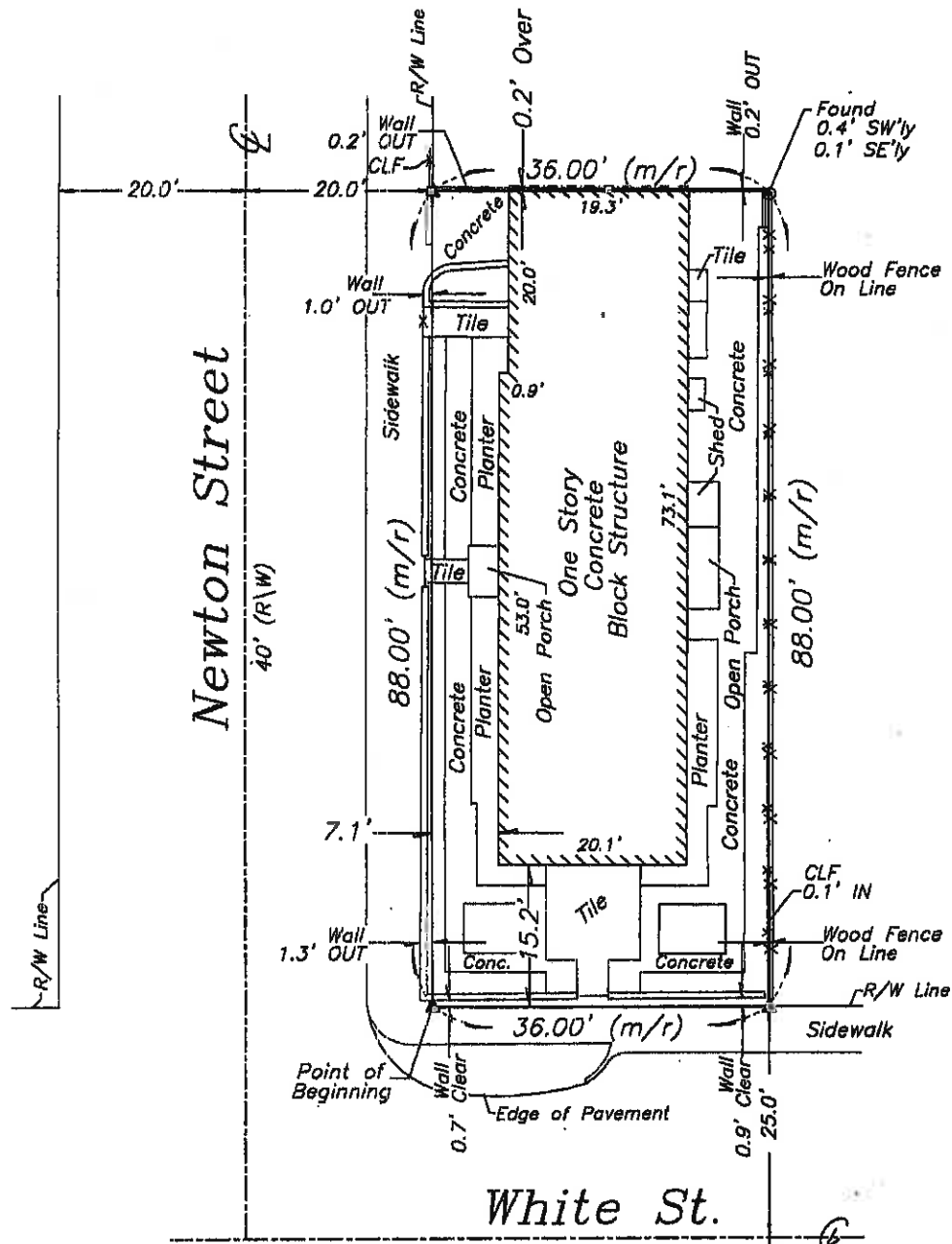
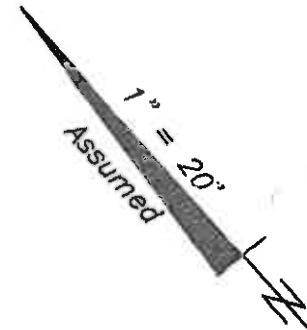
The foregoing instrument was acknowledged before me this July 10, 2012, by JEFFREY W. PHILLIPS, who is/are personally known to me or who has/have produced Drivers License as identification and who did (did not) take an oath.

✓ Grace A. Warden
NOTARY PUBLIC
SEAL:

CD-4094

Survey

Boundary Survey Map of part of Lot 1, Square 3, Tract 7, Island of Key West, FL



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (5234)
- △ 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

25.0'

R/W Line

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: 717 White 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: March 15, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

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 a part of Tract Seven (7) but better known and described as a part of Lot One (1) in Square Three (3) of James A. Waddell's Subdivision of a part of said Tract Seven (7). Said part of said Lot One (1) being described by metes and bounds as follows: Commences at the corner of White and Newton Streets and run thence along the line of White Street Southeasterly Thirty-six (36) feet; thence Northeasterly Eighty-eight (88) feet; thence Northwesterly Thirty-six (36) feet; thence Southwesterly along the line of Newton Street Eighty-eight (88) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Debra Yates;

J. LYNN O'FLYNN, INC.

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

March 20, 2012

THIS SURVEY
 IS NOT
 ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
 PSM #6298

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

Site Plans

ARCHITECTURAL FIRM TO CREATE STRUCTURAL DRAWINGS FOR PERMITTING
 ARCHITECTURAL DESIGN BY OWNER



SOLARIA
 ARCHITECTURE
 ENGINEERING
 PLANNING

Proposal/Contract

SOLARIA Design & Consulting Co.
 3000 Overseas Highway
 Marathon, FL 33050
 P: 305.289.7980
 F: 305.768.0132
 E: info@solariadesign.com

Client: Debra Yates
~~430 A Perry Ct~~ 717 WHITE ST
 Key West, FL 33040
 P: 305-304-8965
 E: debrayatespace@bellsouth.net

SITE DESCRIPTION

<u>Physical Location:</u>	New Green House 717 White St Key West, FL 33040	<u>Legal Description:</u>	KW WADDELLS SUBDIVISION PB1-2B LOT 1 SQR 3 TR 7 G23-40B/410 G65-90/81 OR645-385L/E OR1180-474/475L/E OR1607-1185D/C OR1607-1166/70 OR1607-1171/73 OR1618-2012/14Q/C OR2024- 1856/57(LG)
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1. SCOPE OF WORK

The owner intends to demolish an existing house at the address above and permit a new "Green" contemporary house through the Planning and Building Departments of the City of Key West, FL. The owner may not build, but instead sell the project. The owner has had meetings with the Planning Department and is aware variances will be required. Solaria's involvement with the Variance and Planning phase is not a part of this agreement, but is available with Additional Services addendum to this agreement.

Solaria will provide Schematic Design for review and approval of the owner, HARC & for variance use, and the Construction Documents for building permit. Interior finishes, lighting & plumbing fixtures will be specified and provided by the owner, except where the energy systems are involved.

The design intent of the owner will be followed as close as practically possible. The house will be two, 2 story living spaces attached to an enclosed center courtyard with a small dip pool (Jacuzzi). The house will be as "Green" as possible utilizing Structural Insulated Panels (SIP), advanced and innovative water harvesting and use systems, as well as, solar hot water and P.V. solar panels will supply electricity to a grid tied system.

Work on the Construction Documents will not begin until all HARC and variance approvals are final. The owner will supply Solaria a CAD copy of the survey. No construction budget was discussed. The schedule has not been determined and owner is waiting for bank approval of the purchase loan.

 Client Initial

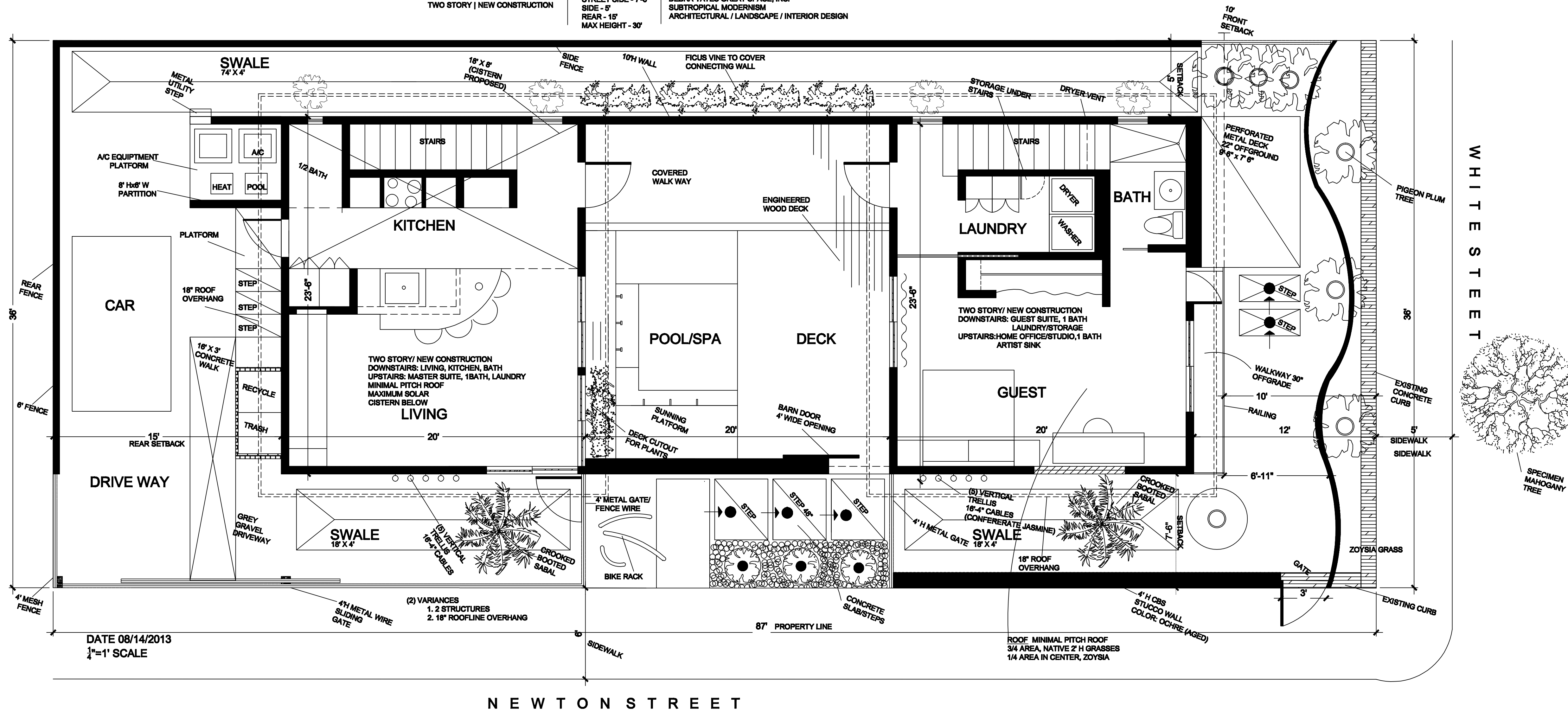
DAB

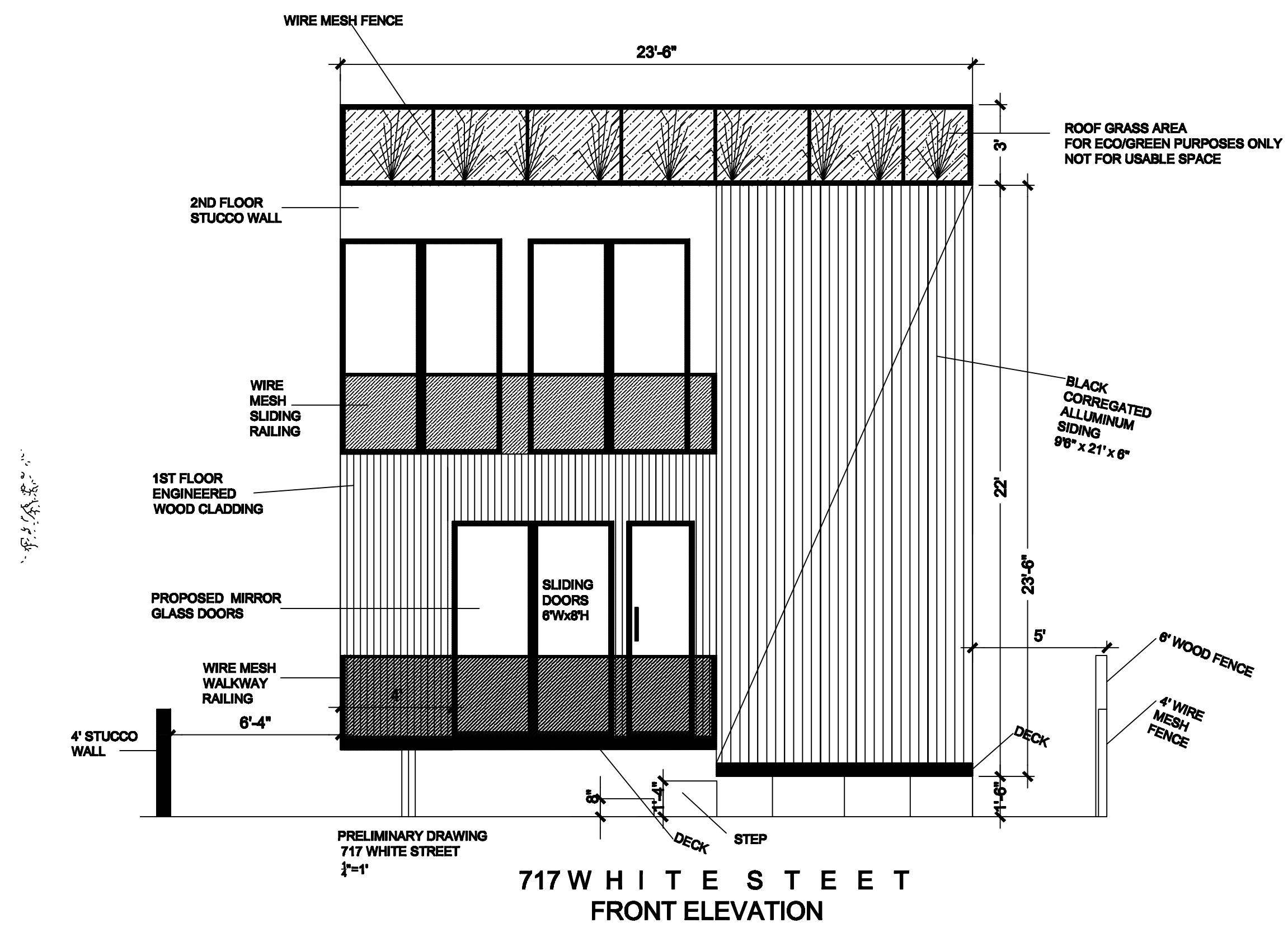
 SOLARIA Initial

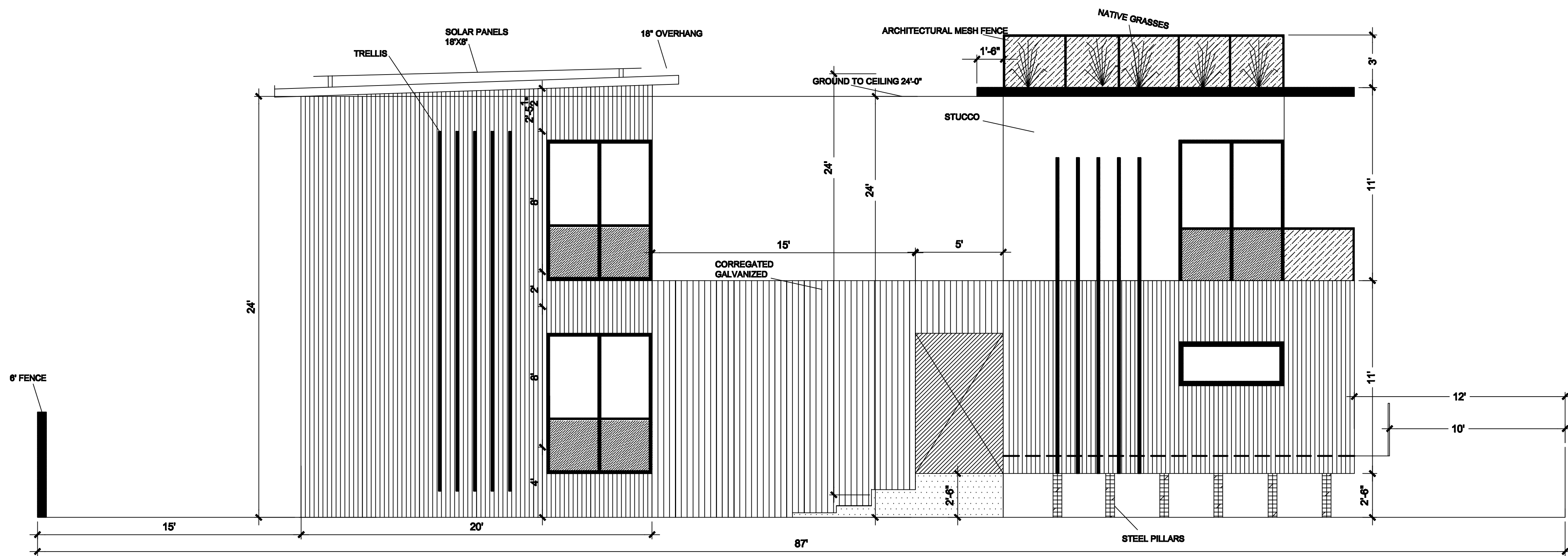
717 WHITE STREET
LOT SIZE 38' X 87'
TWO STORY | NEW CONSTRUCTION

HDMR
FRONT - 10'
STREET SIDE - 7'-6"
SIDE - 5'
REAR - 15'
MAX HEIGHT - 30'

TWO STORY - NEW CONSTRUCTION - HEIGHT 28'
THE ART OF SPACE
DEBRA YATES GREAT SPACE, INC.
SUBTROPICAL MODERNISM
ARCHITECTURAL / LANDSCAPE / INTERIOR DESIGN





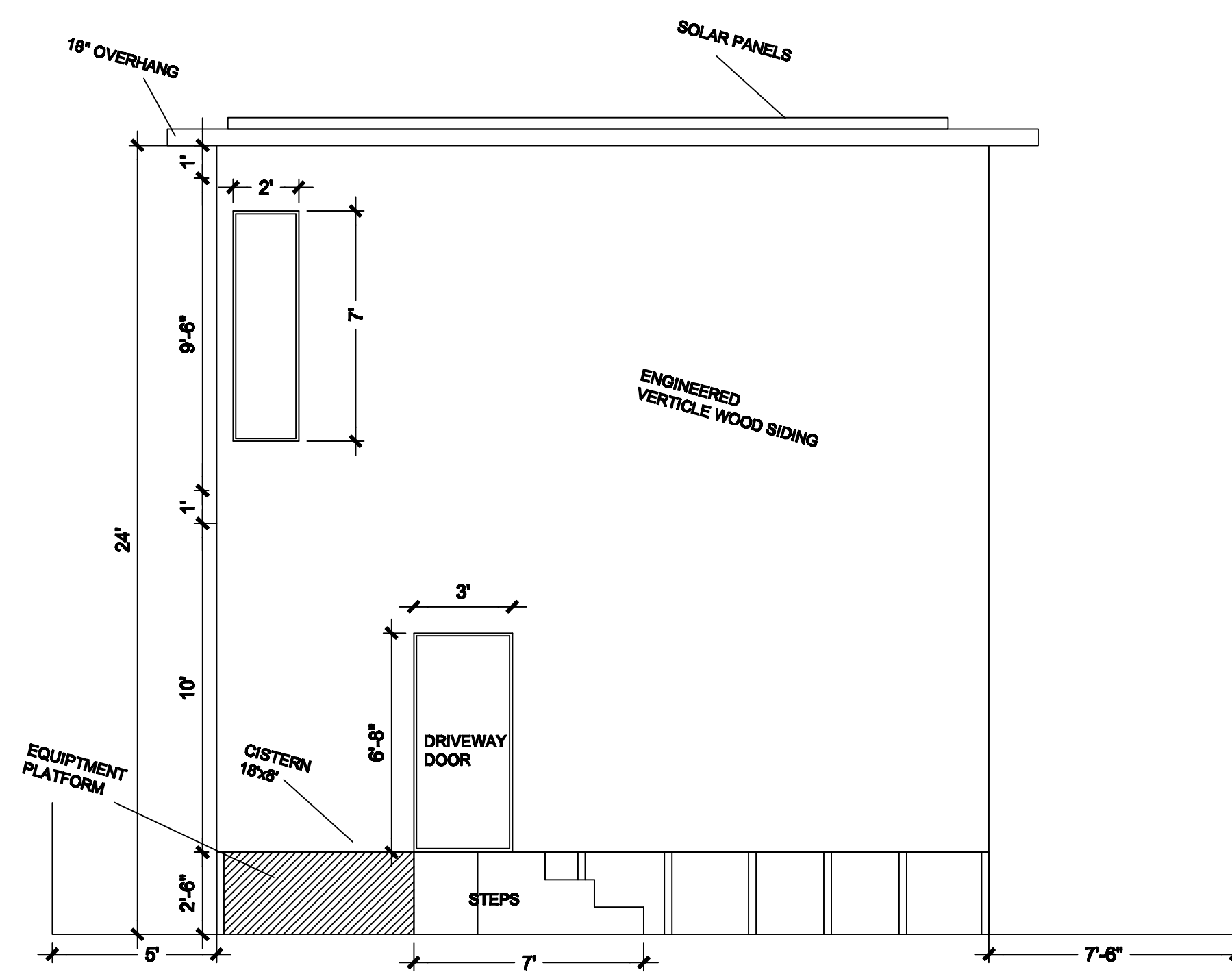


WHITE STREET

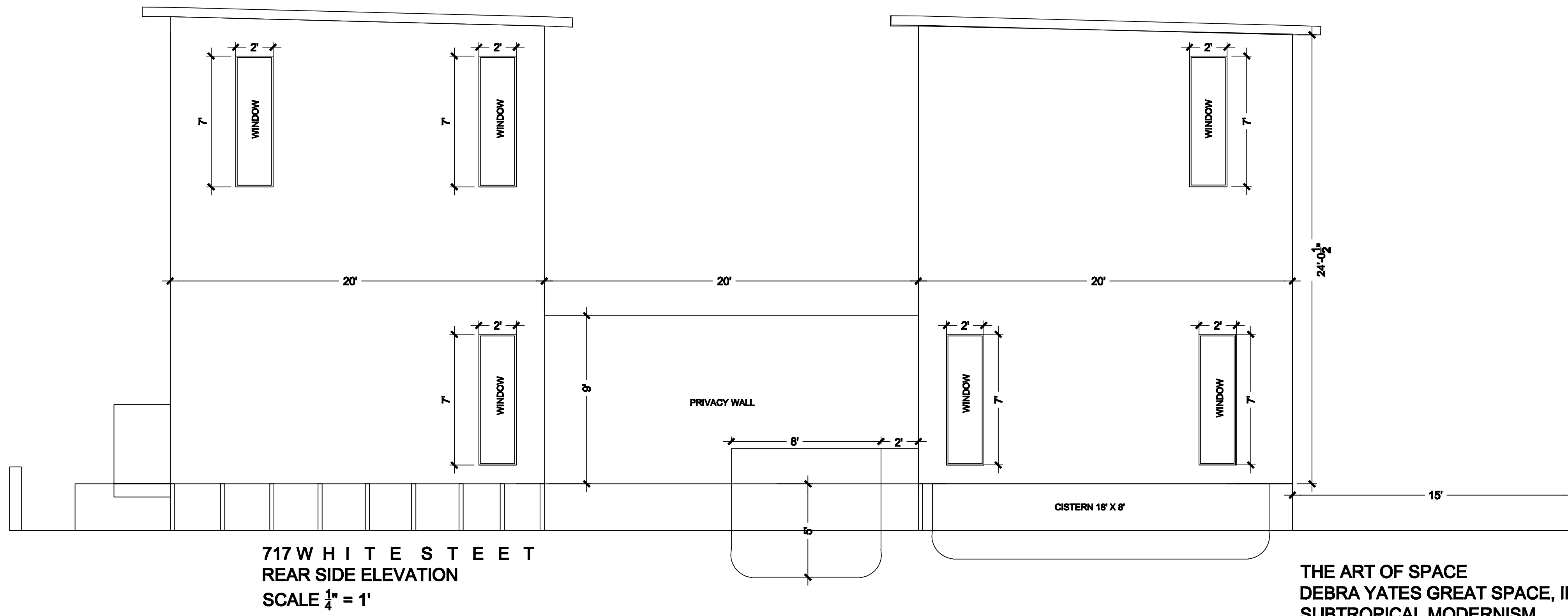
DATE 08/14/2013
1/4"=1' SCALE

NEWTON STREET ELEVATION

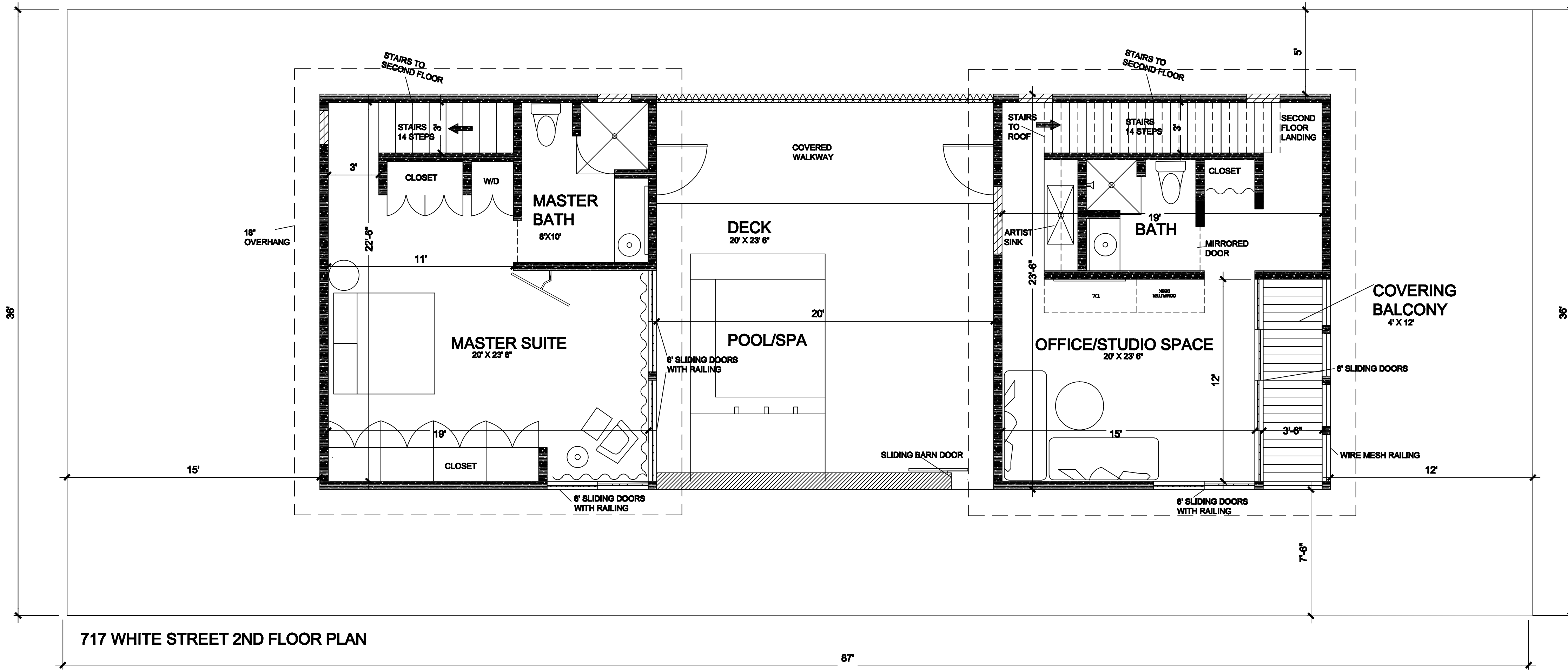
TWO STORY - NEW CONSTRUCTION - HEIGHT 28'
THE ART OF SPACE
DEBRA YATES GREAT SPACE, INC.
SUBTROPICAL MODERNISM
ARCHITECTURAL / LANDSCAPE / INTERIOR DESIGN



717 WHITE STREET
REAR ELEVATION
SCALE $\frac{1}{4}" = 1'$



THE ART OF SPACE
 DEBRA YATES GREAT SPACE, INC.
 SUBTROPICAL MODERNISM
 ARCHITECTURAL/LANDSCAPE/ INTERIOR DESIGN
 DEBRAYATES.COM - 305.304.8965



NEWTON STREET

WHITE STREET

DRC
Minutes & Comments

Minutes of the Development Review Committee
June 27, 2013 DRAFT

ART IN PUBLIC PLACES:

No comments.

6. **Transient License Transfer – 1901 Venetia Street (RE# 00063400-000000, AK# 1063835) to 913 Duval Street (RE# 00017630-000000, AK# 1018104) – A request for a Transient License Transfer from property in the SF zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the TLT request.

The attorney for the applicant, Susan Cardenas, Stones & Cardenas, gave an overview of the request.

DRC Member Comments:

URBAN FORESTER:

No comments.

FIRE DEPARTMENT:

Mr. Blanco stated that applicant needs to verify unit meets all fire safety requirements.

HARC PLANNER:

No comments.

ENGINEERING:

No comments.

ADA COORDINATOR:

No comments.

PLANNING DIRECTOR:

No comments.

ART IN PUBLIC PLACES:

No comments.

7. **Transient License Transfer – 1903 & 1905 Venetia Street (RE# 00063400-000000, AK# 1063835) to 1306 Villa Mill Alley (RE# 00036630-000100, AK# 18866798 and RE# 00036620-000000, AK# 1037460) – A request for two Transient Unit & License Transfers from property in the SF zoning district to property in the HRO zoning district per Section 122-1338(1) & (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item was postponed to the July 25th meeting.

8. **Variiances – 717 White Street (RE# 00022780-000000, AK# 1023574) - A request for side, street side and rear-yard setback requirements and detached habitable space to construct two buildings for use as a primary residence and satellite guest quarters with an art studio**

Minutes of the Development Review Committee

June 27, 2013 **DRAFT**

The applicant, Lynn Kephart, gave an overview of the request.

DRC Member Comments:

URBAN FORESTER:

No comments.

FIRE DEPARTMENT:

Mr. Blanco would not recommend and had concerns with life safety issues as the plan makes accessibility difficult. Applicant will need to work with the Fire Department regarding zero setbacks and if fencing is on property line.

HARC PLANNER:

Ms. Torregrosa stated plans show that property line runs through the construction with zero setbacks between neighbor properties and asked that applicant provide more accurate and readable plans before proceeding.

ENGINEERING:

Ms. Ignaffo requested applicant establish and demonstrate the deck will support the proposed storage building.

ADA COORDINATOR:

Ms. Nicklaus stated that final drawings should be reviewed by Building department to ensure new construction is ADA compliant.

PLANNING DIRECTOR:

Mr. Craig had concerns as plans provided are unacceptable as dimensions unclear and show structure to be over property line. Applicant to provide better quality for review before building permit can be issued. Applicant must attend to all DRC comment before item can be sent to Planning Board.

ART IN PUBLIC PLACES:

No comments.

- 10. Variances – 308 Petronia Street (RE# 00014220-000000, AK# 1014605) - A request to waive the 5 required automobile parking spaces to allow an additional 15 seats at an existing take-out restaurant in the HNC-3 zoning district per Section 108-5739(c)(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item was postponed to the July 18th meeting.

- 11. Conditional Use – 531 Whitehead Street (RE# 00010000-000000, AK# 1010278 aka 529 Whitehead Street) – A request to allow commercial sales accessory to a cultural and civic use in the HRO zoning district per Section 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the Conditional Use request.

The applicant, Lois Songer, gave an overview of the request.

DRC Member Comments:



THE CITY OF KEY WEST

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

TO: Debra Yates

CC: Brendon Cunningham, Senior Planner II
Doug Bradshaw, Senior Project Manager

FROM: Elizabeth Ignoffo, E.I., Permit Engineer

DATE: August 16, 2013

SUBJECT: **717 White Street – Variance Setback & Detachable Space
Proposed Stormwater Management Plan Comments**

The Proposed Site Plan for 717 White Street has been reviewed. The Proposed Site Plan shows two residence structures separated by a pool/spa and deck, driveway accessed from Newton Street at the rear of the parcel, and mechanical equipment platform.

The proposed stormwater management system consists of two swales; a 72 feet x 4 feet wide x six inches deep swale along the southeast property line, and a square retention area, 5 feet x 10 feet x six inches deep, along Newton Street.

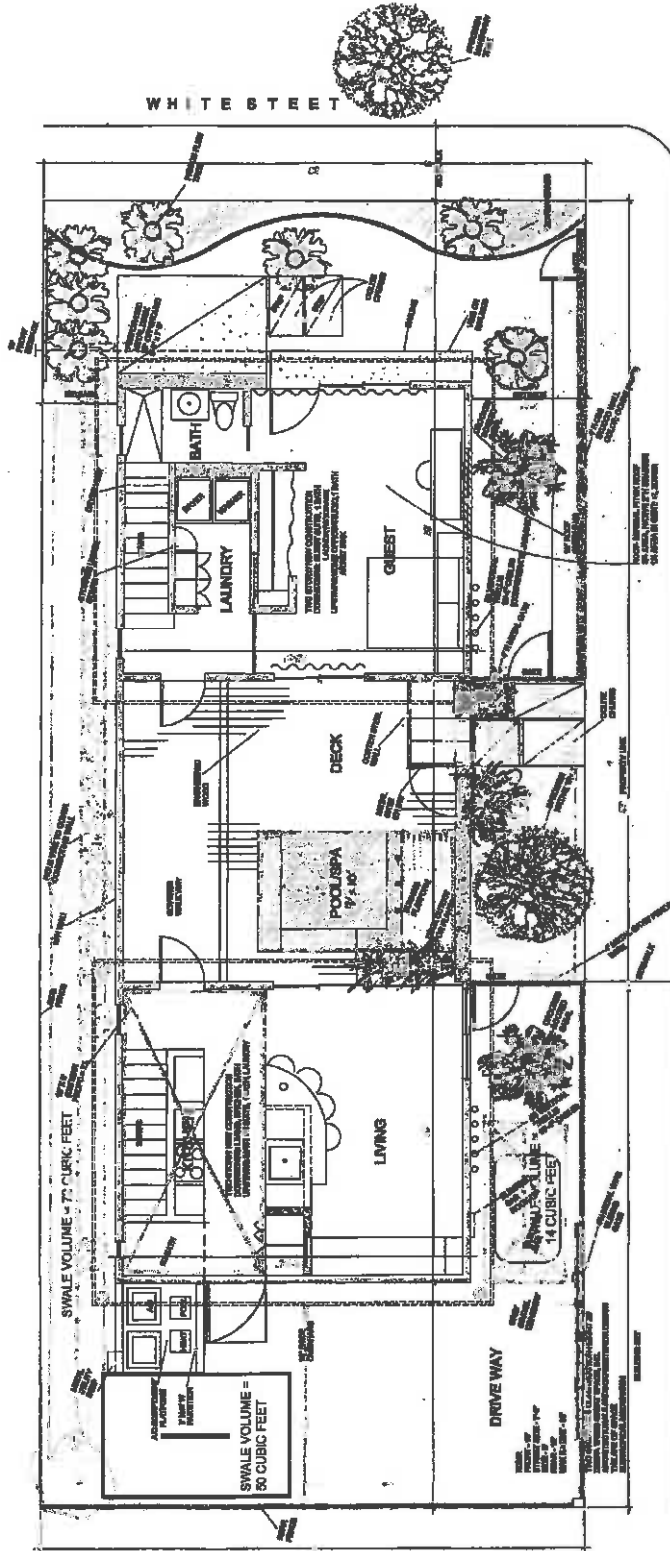
Pursuant to City of Key West Code of Ordinances, Sec. 108-711, a surface water management plan shall be required for this project, in accordance with Sec. 108-777, designed to treat an amount of stormwater runoff equivalent to one inch times the lot area.

Project parcel dimensions are 88 feet long x 36 feet wide, 3,168 square feet area, equating to 264 C.F. stormwater retention volume. Allowing for a 50% swale volume credit for utilizing dry retention, 132 C.F. of swale volume will be required for this project.

Swale volume for the 72 ft x 4 ft swale with 4:1 slope equals 72 cubic feet. The 10 ft x 5 ft swale with 4:1 slope equals 14 cubic feet. **Additional 46 cubic feet of retention volume will be required for this project.**

Additional swale on the site could be created along the rear fence, connected to the side yard 72 ft long swale. That swale, with dimensions 12 ft x 8 ft x 1ft, will create 50 cubic feet of stormwater retention volume.

Please revise the Proposed Site Plan to show additional swale volume equivalent one inch times the lot area with a 50% swale volume credit for utilizing dry retention, totaling 132 C.F.



* 2344 BUILDING SITS 30' OFF GRADE ON PILING
 * GWT GRADING 187' CANNOT SAY 182' EXACTLY 187' GRASS

NEWTON STREET

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: 1023574 Parcel ID: 00022780-000000

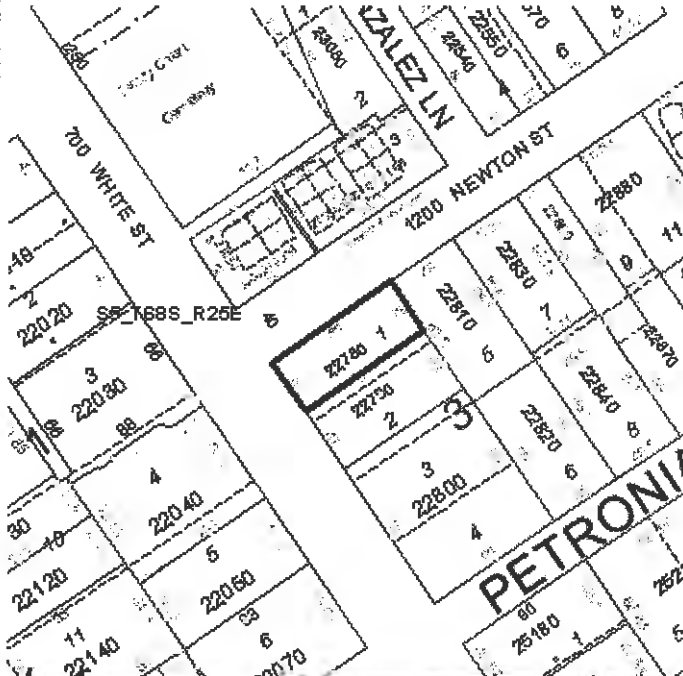
Ownership Details

Mailing Address:
YATES DEBRA
717 WHITE ST
KEY WEST, FL 33040-7166

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township -Range: 05-68-25
Property Location: 717 WHITE ST KEY WEST
Legal Description: KW WADDELLS SUBDIVISION PB1-28 LOT 1 SQR 3 TR 7 G23-408/410 G65-80/81 OR645-385L/E OR1180-474/475L/E OR1607-1185D/C OR1607-1166/70 OR1607-1171/73 OR1618-2012/14 OR2024-1856/57 OR2579-1777/78

Click Map Image to open interactive viewer



Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	36	88	3,168.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1535
Year Built: 1948

Building 1 Details

Building Type R1	Condition G	Quality Grade 450
Effective Age 41	Perimeter 226	Depreciation % 40
Year Built 1948	Special Arch 0	Grnd Floor Area 1,535
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONCR FTR
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	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	5:C.B.S.	1	1947	N	N	0.00	0.00	1,375
2	PTO		1	1947			0.00	0.00	120
3	FLD	5:C.B.S.	1	1947	N	N	0.00	0.00	160
4	OPU		1	1997			0.00	0.00	12

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	115 SF	0	0	1961	1962	5	30
2	AC2:WALL AIR COND	1 UT	0	0	1989	1990	1	20
3	PT3:PATIO	189 SF	0	0	1984	1985	2	50

Appraiser Notes

2004-08-23 SOLD FOR \$609,000 ON 06/28/04=.91%-SKI

2012-04-24 MLS \$299,000 3/2 VERY UNIQUE PROPERTY, IN GREAT LOCATION, MEADOWS HOME WITH GOOD BONES. A CBS, HIGH CEELINGS, GORGEOUS CUBAN TILE FLOORS, CURB CUT IN A PLACE FOR A OFF-STREET.

2004-03-01 THE PARCEL IS BEING OFFERED FOR \$670,000 FROM THE KW CITIZEN ON 02-29-04-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-3122	09/13/2012	0	Residential	DEMOLISH EXISTING CONCRETE WALL THAT IS CRACKED AND BROKEN ON CITY PROPERTY (SEE SURVEY) NO REPLACEMENT UNTIL DESIGNED AND HARC APPROVED.
9903989	12/08/1999	12/27/1999	4,000		NEW ROOF
0000002	01/03/2000	08/16/2000	2,000		INTERIOR PAINTING
0000089	01/11/2000	08/16/2000	1,100		ELECTRICAL

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
2012	116,611	1,316	252,690	323,550	323,550	0	323,550
2011	167,154	1,346	246,468	414,968	414,968	0	414,968
2010	169,098	1,376	308,468	478,942	478,942	0	478,942
2009	187,957	1,406	468,872	658,235	658,235	0	658,235
2008	174,540	1,436	491,040	667,016	667,016	0	667,016
2007	182,789	1,467	538,560	722,816	722,816	0	722,816
2006	325,334	1,497	300,960	627,791	627,791	0	627,791

2005	345,324	1,527	190,080	536,931	536,931	0	536,931
2004	247,759	1,557	190,080	439,397	439,397	0	439,397
2003	280,794	1,588	88,704	371,086	371,086	0	371,086
2002	184,256	1,618	70,488	256,362	256,362	0	256,362
2001	108,690	1,668	70,488	180,846	180,846	0	180,846
2000	108,690	1,537	57,024	167,251	167,251	0	167,251
1999	70,481	168	57,024	127,673	104,362	25,000	79,362
1998	65,474	156	57,024	122,654	102,719	25,000	77,719
1997	59,697	143	50,688	110,527	101,002	25,000	76,002
1996	51,994	124	50,688	102,806	98,061	25,000	73,061
1995	47,372	113	50,688	98,173	95,670	25,000	70,670
1994	42,365	101	50,688	93,155	93,155	25,000	68,155
1993	41,203	615	50,688	92,506	92,506	25,000	67,506
1992	41,203	615	50,688	92,506	92,506	25,000	67,506
1991	41,203	615	50,688	92,506	92,506	25,000	67,506
1990	39,052	615	40,392	80,059	80,059	25,000	55,059
1989	35,502	559	39,600	75,661	75,661	25,000	50,661
1988	29,004	559	36,432	65,995	65,995	25,000	40,995
1987	28,705	559	21,701	50,965	50,965	25,000	25,965
1986	28,861	559	20,909	50,329	50,329	25,000	25,329
1985	27,830	559	12,514	40,903	40,903	25,000	15,903
1984	26,070	559	12,514	39,143	39,143	25,000	14,143
1983	26,070	559	12,514	39,143	39,143	25,000	14,143
1982	26,607	559	12,514	39,680	39,680	25,000	14,680

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
7/10/2012	2579 / 1777	275,000	WD	38
6/28/2004	2024 / 1856	609,000	WD	Q
11/23/1999	1607 / 1166	199,000	WD	Q

This page has been visited 11,961 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 p.m., August 22, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

Variances - 717 White Street (RE# 00022780-000000, AK# 1023574) - A request for side, street side and rear-yard setback requirements and detached habitable space to construct two buildings for use as a primary residence and satellite guest quarters with an art studio space in the HRCC-3 zoning district per Sections 122-600(6) b, c & d and 122-1078 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 <http://keywest.legistar.com/Calendar.aspx>

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Variations - 717 White Street (RE# 00022780-000000, AK# 1023574) - A request for side, street side and rear-yard setback requirements and detached habitable space to construct two buildings for use as a primary residence and satellite guest quarters with an art studio space in the HRCC-3 zoning district per Sections 122-600(6) b, c & d and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Debra Yates **Owner:** Debra Yates

Project Location: 717 White Street

Date of Hearing: Thursday, August 22, 2013 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online 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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Stacy Gibson at sgibson@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: 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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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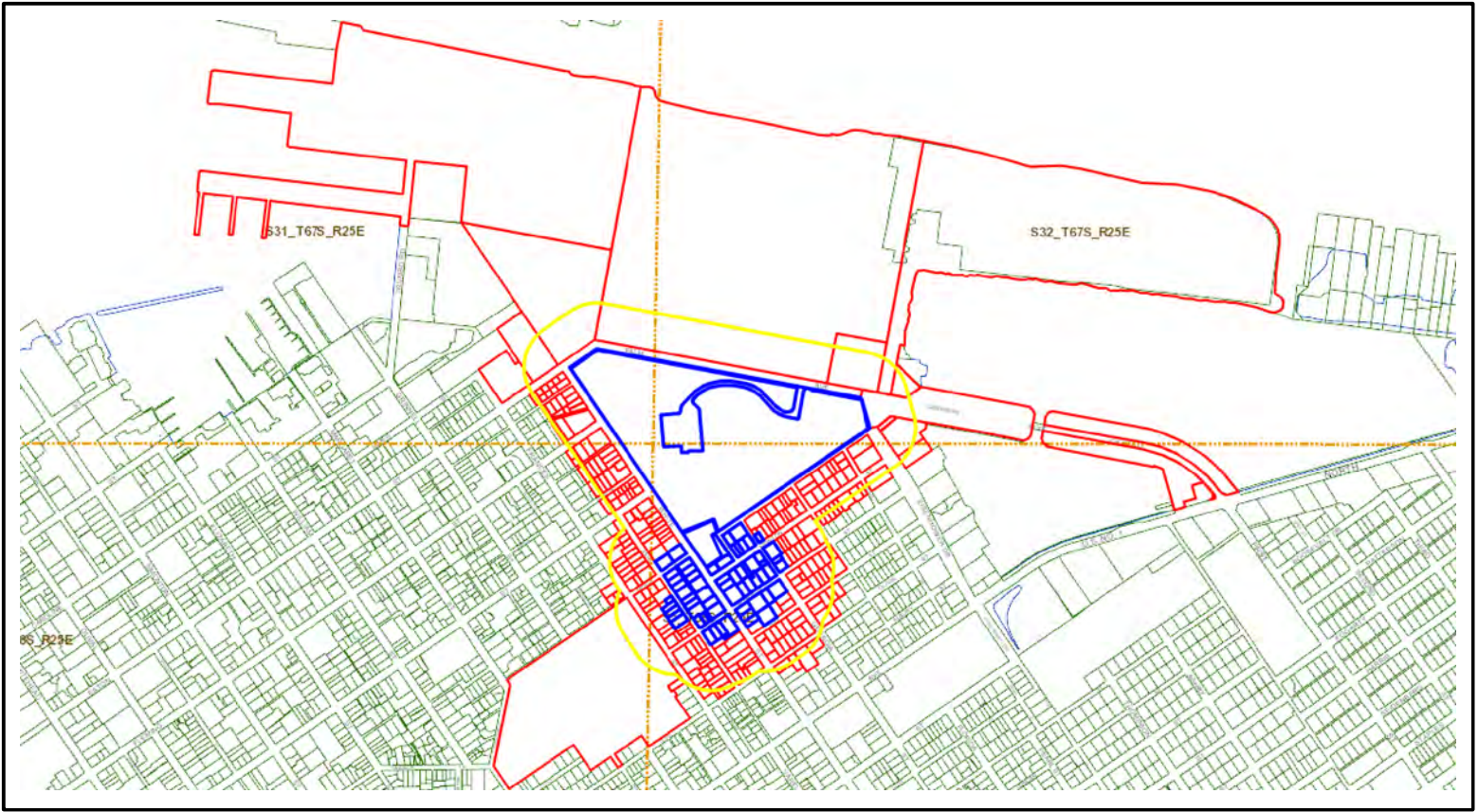
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Monroe County, Florida

717 White

Printed: Aug 12, 2013

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
BURNETTE WILLIAM HOLMES REV TRUST DTD 5/30/97	708 WHITE ST		KEY WEST	FL	33040	
DAWKINS STEPHEN P AND JANE HAILE JOINT REV TR AG	1212 ANGELA ST		KEY WEST	FL	33040	
MAC DONALD STEPHEN	75 OLD CLOVE RD		HIGH FALLS	NY	12440	
WILLIAMS HANNAH E	712 ASHE ST		KEY WEST	FL	33040-7113	
MCCLURE JACQUELYN R	1509 CONSTASO CT		SAN JOSE	CA	95129	
SOUTHEAST HOUSING LLC	10 CAMPUS BLVD		NEWTON SQUAR PA		19073-3200	
DAVIS WILLIAM A REVOCABLE TRUST 3/12/2003	716 ASHE ST		KEY WEST	FL	33040-7113	
FOWLER NORMAN E AND SUSAN J	704 WHITE ST		KEY WEST	FL	33040-7155	
SINGH JIWAN NOAH	PO BOX 2039		KEY WEST	FL	33045-2039	
WHITE SUSAN O	1119 PETRONIA ST		KEY WEST	FL	33040	
KING HOLDINGS II OF KEY WEST LLC	1602 LAIRD ST		KEY WEST	FL	33040	
HEARD TIMOTHY R	4901 WASHINGTON BLVD	APT 4A	ST LOUIS	MO	63105	
KLIPP WILLIAM J FAMILY TR 4/26/1999	1209 PETRONIA ST		KEY WEST	FL	33040-7232	
VALDEZ JOSE R	2604 SEIDENBERG AVE		KEY WEST	FL	33040	
KOSTMAYER SARAH T	1207 PINE ST		KEY WEST	FL	33040	
LANE WILLIAM T	1122 ANGELA ST		KEY WEST	FL	33040	
WILLIAMS ANNIE A	1118 PETRONIA ST		KEY WEST	FL	33040	
LEWANDOWSKI MARY JANE	927 ERIE ST		IRVING	NY	14081	
THOMAS YVONNE J	719 ASHE ST		KEY WEST	FL	33040-7112	
LINDER RITA A H/W	PO BOX 6568		KEY WEST	FL	33041-6568	
HELM PHILIP D JR	444 LONGSHORE RD		SUNBURY	OH	43074-9254	
BAUMANN BRUCE E AND REBECCA A	1219 NEWTON ST		KEY WEST	FL	33040-7053	
BURRUSS CAROLYN S AND WILLIAM F JR	PO BOX 981		KEY WEST	FL	33041-0981	
HINCHCLIFFE STEPHEN M	109 KEY HAVEN RD		KEY WEST	FL	33040	
SMITH RONALD E TRUST 1/19/2006	5429 MARLIN ST		ROCKVILLE	MD	20853	
FREW DEANNE C	PO BOX 179		STATEN ISLAND NY		10314-0179	
FABISIEWICZ WALTER AND LOUISE LIV TR 12/2/2010	700 WHITE ST		KEY WEST	FL	33040-7155	
MATHEWS DEVELOPMENT CO INC	3320 W HIGHWAY 30-A		SANTA ROSA BE, FL		32459	
PREYSLER JULIO JOSE IGLESIAS	3127 SHERIDAN AVE		MIAMI BEACH	FL	33140-3945	
LEROY VIVE A	1107 KEY PLAZA	PMB 332	KEY WEST	FL	33040	
SPRAGUE BILLY W	3735 EAGLE AVE		KEY WEST	FL	33040-4524	
GILLIS EDWARD F JR	PO BOX 1284		KEY WEST	FL	33041-1284	
LP BREWER ENTERPRISES LLC	3340 N ROOSEVELT BLVD STE 6		KEY WEST	FL	33040-8021	
POTTER JOHN FRANKLIN AND KUEI MEI	1208 NEWTON ST		KEY WEST	FL	33040-7024	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
IRVINE ANN S	1221 PETRONIA ST		KEY WEST	FL	33040-7232	
HENSON STEVE R AND DEBORAH	1415 ATLANTIC BLVD		KEY WEST	FL	33040	
LAMM JEFFREY	5224 GINGER TR		RALEIGH	NC	27614	
SMITH ELIZABETH J	715 ASHE ST		KEY WEST	FL	33040-7112	
COUGHLIN ENTERPRISE LLC	PO BOX 547		WALLED LAKE	MI	48390-0547	
PARK CHARLES I JR DEC TRUST 3/22/1999	1300 NEWTON ST		KEY WEST	FL	33040	
LANGAN ELIZABETH	1203 NEWTON ST APT 1		KEY WEST	FL	33040-7069	
WILLIAMS ANNIE A L/E	1118 PETRONIA ST		KEY WEST	FL	33040	
YATES DEBRA	717 WHITE ST		KEY WEST	FL	33040-7166	
SEACRIST ROGER D	1203 NEWTON ST APT 4		KEY WEST	FL	33040-7069	
WILLISON MALCOM R	PO BOX 659		SCHENECTADY	NY	12301-0659	
STEINKAMP WYNN RAYMOND	1205 NEWTON ST APT 2		KEY WEST	FL	33040-7067	
SHEEDY ROBERT M	1220 NEWTON ST APT 4		KEY WEST	FL	33040-7038	
COUGHLIN ENTERPRISE LLC	PO BOX 547		WALLED LAKE	MI	48390-0547	
KERR GREG	722 ASHE ST		KEY WEST	FL	33040-7113	
DEWALD JOHN H REV TR 8/13/2010	1223 PETRONIA ST		KEY WEST	FL	33040-7232	
PPKW LLC	101 GULFVIEW DR OFC		ISLAMORADA	FL	33036-4140	
BURY CATHERINE J	175 W 93RD ST APT 11C		NEW YORK	NY	10025-9335	
TEACHOUT STEPHEN V	1203 NEWTON ST APT 3		KEY WEST	FL	33040-7069	
GIRARD D'ALBISSIN ARNAUD AND NAJA	1214 NEWTON ST		KEY WEST	FL	33040	
KIELSGARD MARK D	720 GEORGIA ST		KEY WEST	FL	33040	
BORN GEORGE W	14 ARLINGTON ST APT 2		SOMERVILLE	MA	02145-3319	
METROPOLITAN COMMUNITY CHURCH	1215 PETRONIA ST		KEY WEST	FL	33040	
HORWITZ RONALD C	718 ASHE ST		KEY WEST	FL	33040-7113	
DAMBROSIO JOSEPH M AND NELLA	1301 NEWTON ST		KEY WEST	FL	33040-7025	
COVELL BARBARA J AND LARRY C	406 FOX HOLLOW LN		ANNAPOLIS	MD	21403-1657	
COUGHLIN ENTERPRISE LLC	PO BOX 547		WALLED LAKE	MI	48390-0547	
SORENSEN SERENA	1203 NEWTON ST APT 2		KEY WEST	FL	33040-7069	
ALTOBELLO VIRGINIA E	721 GEORGIA ST		KEY WEST	FL	33040-7013	
HSBC BANK NA	2691 E OAKLAND PARK BLVD	STE 303	FORT LAUDERDA	FL	33306	
ZURBRIGEN SCOTT R	1123 PETRONIA ST		KEY WEST	FL	33040	
CHATMAN ANTHONY W AND CYNTHIA L	800 GEORGIA ST		KEY WEST	FL	33040	
EVANS PEYTON	1507 GRINNELL ST		KEY WEST	FL	33040-4823	
KING KENNETH MARSHALL	1216 ANGELA ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
WALLIN JOAN C	3705 POINCIANA ST		BIG PINE KEY	FL	33043-6118	
WRIGHT CRAIG L LIVING TRUST 8/4/2005	PO BOX 688		WAINSCOTT	NY	11975-0688	
BLANCHARD MARIANNE SHAW REVOCABLE TRUST	P O BOX 612		SOUTH HERO	VT	5486	
MATTSON WILLIAM LOWELL	PO BOX 4873		KEY WEST	FL	33041-4873	
FRIEND KELLY J	1220 NEWTON ST APT 1		KEY WEST	FL	33040-7038	
VAN DERVEER FAMILY TRUST 3/31/2004	1212 NEWTON ST		KEY WEST	FL	33040-7024	
CARRUTHERS HEATHER A	1218 PETRONIA ST		KEY WEST	FL	33040	
COUGHLIN ENTERPRISE LLC	PO BOX 547		WALLED LAKE	MI	48390-0547	
SHEEDY ROBERT M	1220 NEWTON ST	UNIT 5	KEY WEST	FL	33040	