

**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: March 23, 2012

Agenda Item: Variance - 617 Mickens Lane (RE# 00012810-000000) - A variance for a rear yard setback for an addition to property located in the HRO zoning district per Section 90-391, Section 122-930(6)(c.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: A rear yard setback variance for four feet from the ten feet required for an addition of 856 square feet of new building coverage for a single family home. A portion of the addition is proposed to be two-stories and a portion is proposed to be one storey.

Applicant: Michael Skogland

Property Owner: Samantha Riviere and Dominic Ursitti

Location: 617 Mickens Lane, RE# 00012810-000000

Zoning: Historic Residential Office - HRO

Background:

The existing single family structure is located at the end of Mickens Lane off of Angela Street, behind the building is a parking lot. The contributing structure is one storey of approximately 900 square feet. The proposed addition has two portions of which a two storey addition proposed behind the existing structure is 780 square feet and the one storey side addition is 525 square feet. The addition was approved by HARC on May 13, 2011.

In 2006 building permits were pulled for the new pool and associated machinery in addition to several other building permits that have never been closed (see attached Outstanding Building Permits). Therefore, as a condition of this approval, all open building permits shall be closed prior to the issuance of any building permits associated with this addition request.

Request:

In order to accommodate the approximately 856 square feet of new building coverage the applicant is requesting a variance of four feet from the rear yard setback requirement of ten feet. Two swales are proposed that meet the stormwater retention requirement for the new impervious surface and all other dimensional requirements are being met or will remain unchanged. There were no comments raised at the DRC meeting that have not otherwise been resolved.

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HRO			
Flood Zone	X			
Size of Site	4,410 s.f			
Front Setback	5'	10'	No Change Proposed	
Southerly Side Yard Setback	5'	1'6"	No change proposed to existing nonconformity. Addition meets 5' setback requirement	
Northerly Side Yard Setback	5'	17'7"	7'2"	None Required
Rear Setback	10'	32'	6'	4'
Parking	1	0	0	No change proposed to existing nonconformity
Building Coverage	50% (2,196s.f)	26% (1,164s.f)	46% (2,020s.f)	None Required
Impervious Surface	60% (2,635s.f)	44% (1,918s.f)	56% (2,477s.f)	None Required
Open Space	35% (1,537s.f)	73% (3,228s.f)	44% (1,933s.f)	None Required
Height	30'	16'8"	20'8"	None Required

Process:

Development Review Committee Meeting:

December 16, 2011

HARC Meetings:

May 10, 2011

H11-01-431

October 11, 2011

H11-01-855

Tree Commission Meeting:

N/A

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.

There are no special conditions or circumstances that exist.

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

The variance request is a result of the design proposed by 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 of the variance request will 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 property owner has an existing single family structure and reasonable use of the land without the proposed addition and therefore hardship conditions do not exist relative to this application.

- 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 rear setback request appears to be the minimum needed to execute the plan and the proposed project will improve stormwater management on the site.

- 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 addition does not appear injurious to the public welfare. Behind the property a parking lot exists today and the department has not received any public comment to date regarding the proposal. Further the applicant is proposing swales that may reduce the amount of stormwater runoff onto adjacent properties.

- 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 nonconforming uses of other properties do not form the basis for this analysis.

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 the standards established by the City Code 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 department is not aware of any neighborhood objections to the project as of the date of this report.

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

The City's Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. The applicant has proposed stormwater retention swales to meet drainage requirements. No changes are proposed that impact additional concurrency management.

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 application, the Planning Department recommends the following condition:

Prior to Building Permit Issuance:

1. That the applicant close-out outstanding building permits prior to any new building permit issuance.
2. The swales are maintained in operating condition, free and clear of debris and inappropriate landscaping.

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION NO. 2012-**

**A VARIANCE APPROVAL FOR A REAR YARD
SETBACK FOR N ADDITION ON PROPERTY
LOCATED AT 617 MICKENST LANE (RE#
(RE#00012810-000000) IN THE HRO PER
SECTIONS 90-391 AND 122-930(6.) (c) OF THE
LAND DEVELOPMENT REGULATIONS OF
THE CODE OF ORDINANCES OF THE CITY
OF KEY WEST.**

WHEREAS, Section 122-930(6)(c.) of the Code of Ordinances provides that the rear yard setback in the HRO zoning district is 10'; and

WHEREAS, the applicant requested a variances to the allowed rear yard setback from the 10' required to 6'; and

WHEREAS, this matter came before the Planning Board at a special meeting on April 23, 2012; and

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

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

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

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

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

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

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

_____ Chairman

_____ Planning Director

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 a variances to a rear yard setback to allow an addition for property located at 617 Mickens Lane (RE#00012810-000000) in the HRO zoning district per Section 122-930(6)(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West, as shown on the attached site plans date stamped April 10, 2012 with the following conditions:

Prior to Building Permit Issuance:

1. That the applicant close-out outstanding building permits prior to any new building permit issuance.

_____ Chairman

_____ Planning Director

2. The swales are maintained in operating condition, free and clear of debris and inappropriate landscaping.

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 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.

_____ Chairman

_____ Planning Director

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 regularly scheduled meeting held this 23rd day of April, 2012.

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 617 MICKELS LN, K.W., FLA.
2. Name of Applicant MICHAEL SKOGLUND
3. Applicant is: Owner _____ Authorized Representative
4. Address of Applicant 522 ELIZABETH ST. K.W., FLA.
5. Phone # of Applicant 296-2632 Mobile# 849-9000
6. E-Mail Address @
7. Name of Owner, if different than above SAR RUIERA / DON ORSITTI
8. Address of Owner 617 MICKELS LN.
KEY WEST FLA.
9. Phone # of Owner 304-6829.
10. Email Address _____
11. Zoning District of Parcel H20. RE# _____
12. Description of Proposed Construction, Development, and Use
A 1 STORY ADDITION (LEFT REAR) WITH
2 STORY ADDITION AT REAR BEHIND
EXISTING BUILDING.
13. List and describe the specific variance(s) being requested:
A REAR SETBACK OF FROM 10' TO 5'

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



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

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.**

3-13-12

Variance Application
 City of Key West Planning Department
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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	HRO			
Flood Zone	X			
Size of Site	4392	48'-9" x 90'-0"		
Height	30	16'-8"	20'-8"	—
Front Setback	5-0	10-0	No change	—
Side Setback	5-0	1-6	1-6	—
Side Setback	5-0	5'-0"	5'-0	—
Street Side Setback	—	—	—	—
Rear Setback	10-0	42'-0"	6'-0"	4'-0"
F.A.R	1	1	1	—
Building Coverage	50%	26%	46%	—
Impervious Surface	60%	44%	56%	—
Parking				—
Handicap Parking				—
Bicycle Parking				—
Open Space/ Landscaping	35%	13%	44%	—
Number and type of units	1	1	1	—
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 10/11/11 HARC Approval # H11-01-855



RIVIERE / URSITTI
617 MICKENS LANE
KEY WEST
(305) 304-6829

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



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.

Because of the "L" shape of the land and the limited amount of land, a 10 feet space behind the house would be unusable and reduce the outdoor living space too considerably in front of the house.

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

The "L" shape of the land only allows for addition built in proposed manner.

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.

A structure already exists 4 feet from the fence (A shed) and surrounding neighboring houses are also built AT THE FENCE all around. No special privilege requested.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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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.

10 feet would deprive use of natural use of outdoor space and create un-usable no-man-land at the back of the property instead.

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.

Only One variance is requested. At the back of the property - We are requesting permission to build 5 feet from property line still allowing walk around unimpeded

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.

The proposed variance cannot possibly bother anyone. (the other side of the fence has the backyard of a vacant house and a gravelled public parking lot) - Most houses in the area are built abutting the fences - (3 of our neighbors) it still allows ample access for emergencies such as fire department gear etc

Variance Application
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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.

Regardless of the fact that most properties in old town Key West were built touching property lines, there is a shed on our property which exists where the proposed structure will be built - it stands 4 feet from the property line

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."

We are very much willing to address any concern which may be raised by any of our neighbours. We have mentioned our wish to build our addition to many of them and met with no objection on their part.

A handwritten signature in black ink, appearing to be "A. R. ...", is written over the bottom right of the text.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

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

COIT KICKERS LN.
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]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/05/11 by

Name of Authorized Representative

He/She is personally known to me or has presented W/S as identification.

[Signature]
Notary's Signature and Seal

C Walker
Name of Acknowledger typed, printed or stamped

Commission Number, if any

CAROLYN WALKER
Commission DD 778656
Expires April 13, 2012
Banded thru Troy Parr-Laurance 800-385-7019

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual Owner)

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

I, SAMANTHA RIVIERE AND DOMINIC URSITTI authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

MICHAEL SKOGLUND, ARCHITECT
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of Owner

[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 10/17/11 by
date

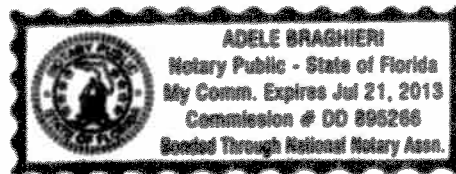
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal

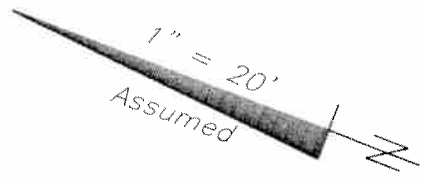
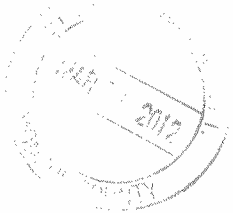
Name of Acknowledger typed, printed or stamped

Commission Number, if any



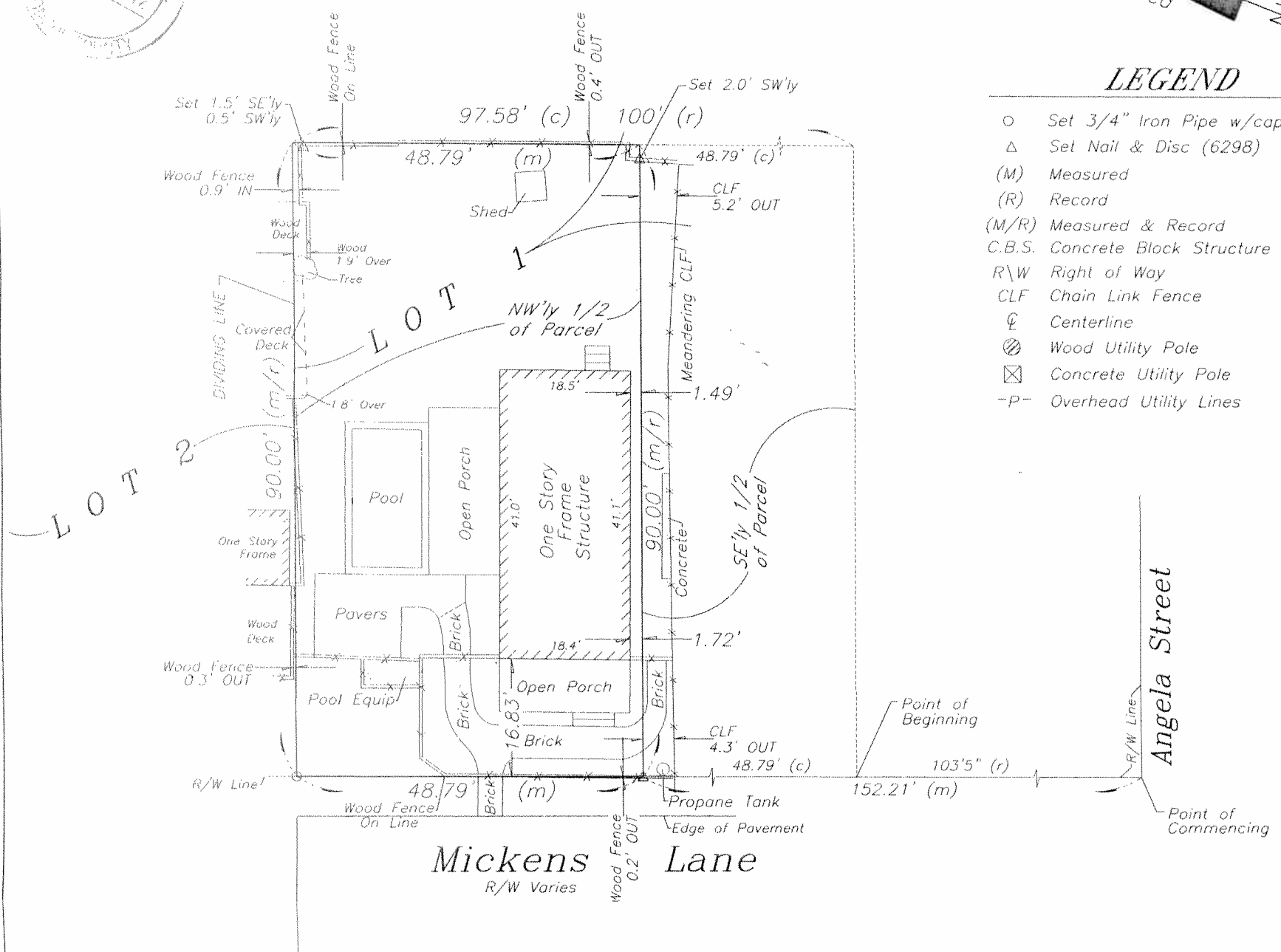
Survey

Boundary Survey Map of part of Lot 1, Square 63 Island of Key West



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- △ 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: 617 Mickens Lane, 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 22, 2011.
 9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: In the City of Key West, known on W.A. Whitehead's map delineated in February, A.D. 1829, as part of Lot One (1) in Square Sixty-three (63) and being the Northwesternly one-half (1/2) of the following described parcel of land:
COMMENCING at a point One Hundred and Three (103) feet and Five (5) inches from the corner of Angela Street and an Alley commonly known as Micken's Alley, and running thence in a Northwesternly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Ninety (90) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Ninety (90) feet to the Place of Beginning on said Alley.

BOUNDARY SURVEY FOR: Dominic Ursitti;

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

March 23, 2011

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

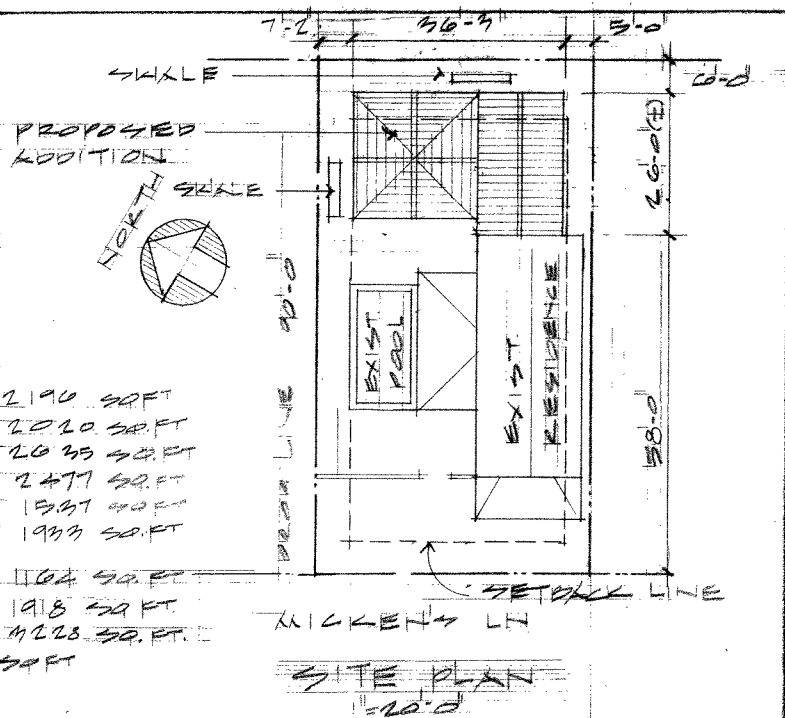
Site Plans



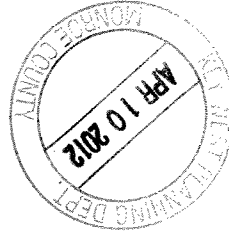
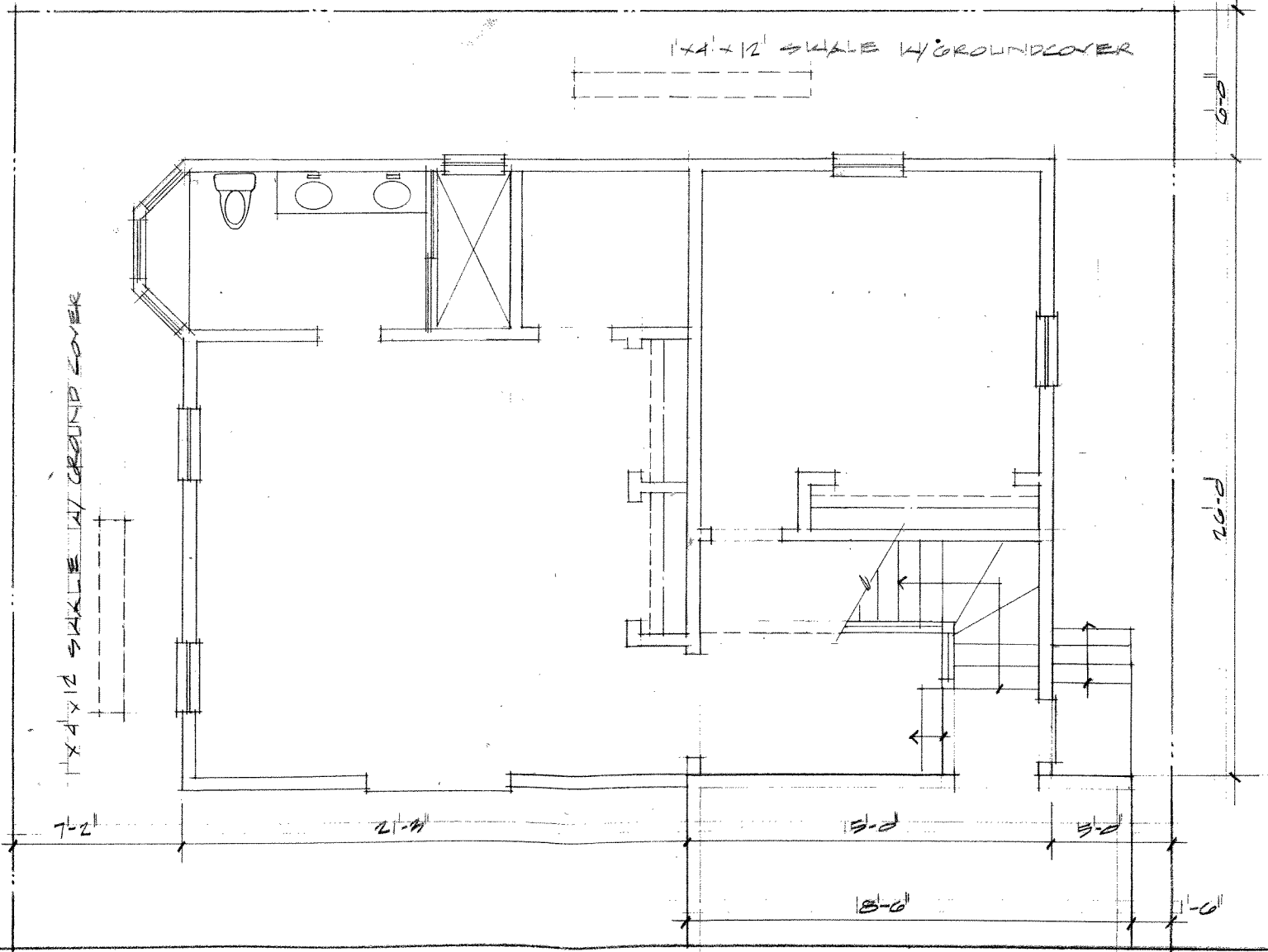
RIGHT SIDE ELEVATION
1/4"=1'-0"

SITE DATA

CONING	HRD	
FLOOD ZONE	X	
HEIGHT ALLOW	30'-0"	
HEIGHT PROPOSED	21'-2"	
LOT COV. ALLOW	50%	2190 SQ.FT
LOT COV. PROPOSED	20%	2020 SQ.FT
IMPERVIOUS ALLOW	00%	2035 SQ.FT
IMPERVIOUS PROPOSED	50%	2477 SQ.FT
OPEN SPACE REQ'D	35%	1537 SQ.FT
OPEN SPACE PROP.	44%	1993 SQ.FT
LOT COV. EXIST	26%	1104 SQ.FT
IMP. SURFACE EXIST	44%	1918 SQ.FT
OPEN SPACE EXIST	74%	4223 SQ.FT
LOT SIZE	4402	SQ.FT



SITE PLAN
1"=10'-0"



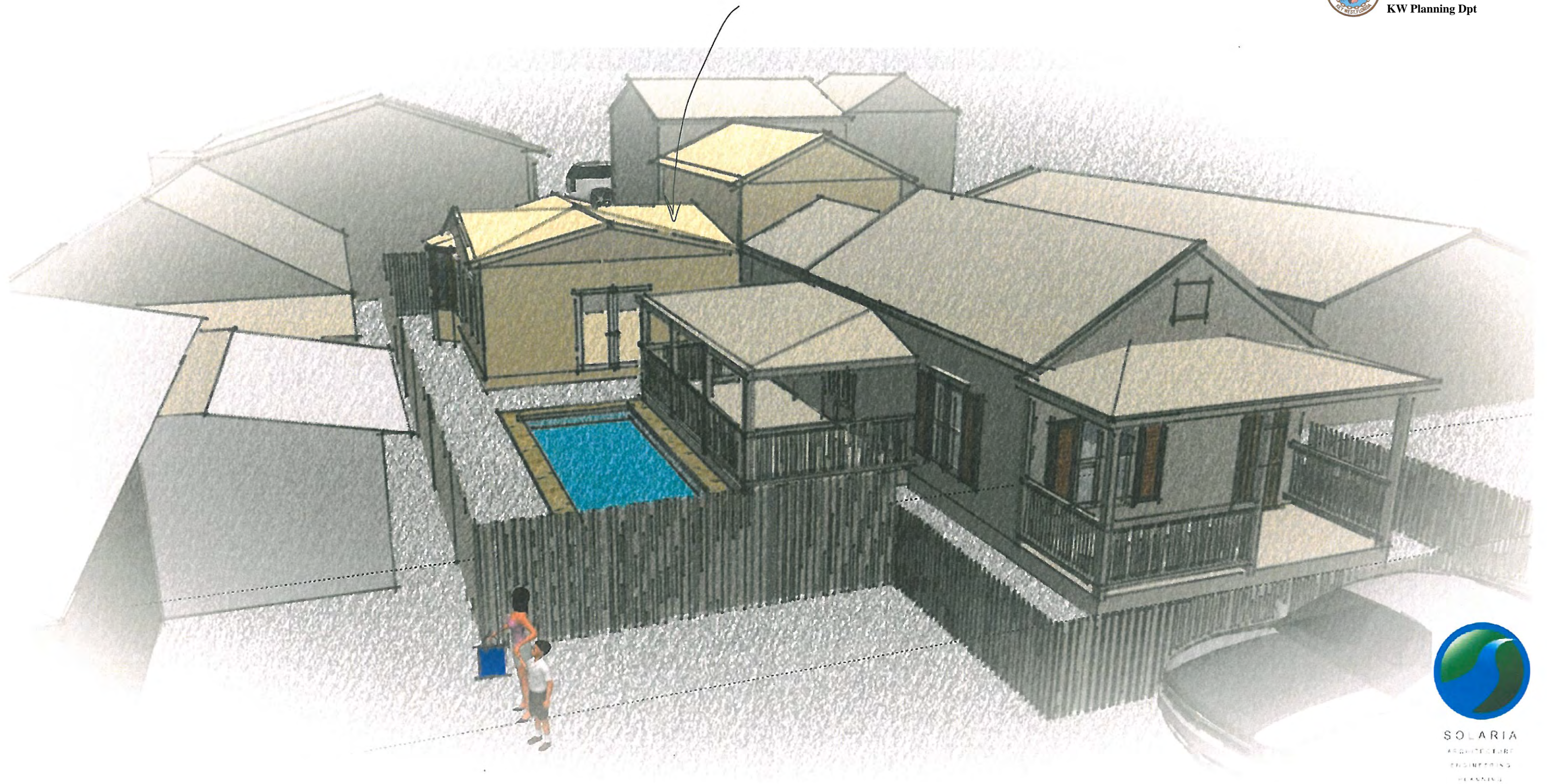
ASHKOLUND
ARCHITECT
KEY WEST, FL

147 MICKENS LN.
KEY WEST, FL

617 Mickens Lane



RECEIVED
November 14, 2011
KW Planning Dpt



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

617 Mickens Lane



RECEIVED

November 14, 2011

KW Planning Dpt



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

DRC
Minutes & Comments

Minutes of the Development Review Committee of the City of Key West

December 16, 2011

Approved – March 22, 2012

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Energy Services submitted by into the record – *"Customer will need to provide easement to Keys to access and maintain overhead facilities for the adjacent properties."*

There were no additional Committee member comments for the record.

Public Comments:

There were no public comments.

5 Variance - 617 Mickens Lane (RE Number 00012810-000000) - A variance for a rear yard setback, impervious surface and open space in the HRO zoning district per Section 90-391, Section 122-600(4)a and Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Staff Report:

Nicole Malo stated this is a rear yard setback, impervious surface and open space variance request which will allow the owners to move forward with a two-story addition to the back of the existing structure with a single story off to the side of the new two-story. Ms. Malo stated that she added the impervious surface and open space due to lack of clear information. Ms. Malo added that those variances may be able to be removed once the following information is completed:

- There are site data table issues which need to be addressed.
- Site plan needs to be improved and numbers need to be exact.
- Additional dimensions are needed on the site plan.
- Need a description of materials to be used.
- There are questions about the elevations and the base flood.
- A storm water plan is needed.
- Signed and sealed plans are needed.
- Site plans need to be separate from the elevation plans.

Applicant:

Michael Skoglund was present to respond to questions.

DRC Member Comments:

General Services/Engineering – Ms. Ignoffo stated that a drainage plan is necessary. Ms. Ignoffo also asked for the existing plans. Ms. Ignoffo inquired if the pool is new or existing. Mr. Skoglund responded the pool is existing.

Landscaping – Ms. DeMaria stated the vegetation needs to be reviewed and addressed as appropriate. Mr. responded that there is nothing large on-site.

HARC – Ms. Torregrosa stated that HARC has already approved the project.

Building Department – Need to coordinate with the FEMA Coordinator.

Fire – Mr. Averette stated that Fire needs 5 feet all the way around.

Planning Director – Mr. Craig stated that the site plan must be significantly improved.

Florida Keys Aqueduct Authority - Mr. Craig read the comments submitted by Marnie Walterson from Florida Keys Aqueduct Authority into the record – *"The FKAA has no objection for the request for a variance for a rear yard setback, impervious surface and open space in the HRO zoning district per Section 90-391, Section 122-600(4)a and Section*

Minutes of the Development Review Committee of the City of Key West

December 16, 2011

Approved – March 22, 2012

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122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West."

Keys Energy - Mr. Craig read the comments submitted by Matthew Alfonso from Keys Energy Services submitted by into the record – *"Keys has no objections to the Variance."*

There were no additional Committee member comments for the record.

Public Comments:

There were no public comments.

6 Variance - 1107 Grinnell Street (RE Number 00031760-000100) - A variance for rear yard setback and building coverage in the HMDR zoning district per Section 90-391, Section 122-600(4)a and Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Staff Report:

Nicole Malo presented the request, stating it is for a couple of small variances. Ms. Malo stated she has been working and coordinated the request with the applicant. Ms. Malo stated she no problem with the site plans.

Applicant:

Bill Horn gave a brief overview of the project and remained present to respond to any questions.

DRC Member Comments:

General Services/Engineering – Ms. Ignoffo inquired if the pavers were existing. Mr. Horn responded that they would be new. Ms. Ignoffo stated that they need to discuss the calculation for impervious surface. Mr. Horn responded that if necessary they will also request an impervious surface request.

Landscaping – Ms. DeMaria stated the vegetation needs to be reviewed and addressed as appropriate.

HARC – Ms. Torregrosa stated that HARC has already approved the project.

Fire – Mr. Averette inquired as to how much access space was available. Mr. Horn responded 5 feet. Mr. Averette stated that Fire needs 5 feet all the way around.

Planning Director – Mr. Craig requested a signed and sealed survey.

Florida Keys Aqueduct Authority - Mr. Craig read the comments submitted by Marnie Walterson from Florida Keys Aqueduct Authority into the record – *"The FKAA has no objection for the request for a variance for a rear yard setback, impervious surface and open space in the HRO zoning district per Section 90-391, Section 122-600(4)a and Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West."*

Keys Energy - Mr. Craig read the comments submitted by Matthew Alfonso from Keys Energy Services submitted by into the record – *"Customer will need to submit plans and coordinate with Keys for electrical service upgrade."*

There were no additional Committee member comments for the record.



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

May 13, 2011

Arch. Michael Skoglund
522 Elizabeth Street
Key West, Florida 33040

**RE: DEMOLITION OF BACK SHED AND TWO STORY ADDITION AT
REAR
FOR: #617 MIKENS LANE - HARC APPLICATION # H11-01-431
KEY WEST HISTORIC DISTRICT**

Dear Architect Skoglund:

This letter is to notify you that the Key West Historic Architecture Review Commission **denied** your application for your request on Tuesday, May 10, 2011. The Commissioners review the submitted application and voted to deny the application based on Article VI- Design Guidelines in Key West Historic District, particularly the following guidelines;

Additions; alterations and new construction (pages 36-38);

- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*

If you wish to appeal this decision, as pursuant Sec 90-428 of the Code of Ordinance of the City of Key West, you may do so in writing. Appeals should be sent to;

Ms. Cheryl Smith
City Clerk, City of Key West
525 Angela Street
Key West, Florida 33040

Arch. Michael Skoglund
May 13, 2011
Page 2

Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:



Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1013188 Parcel ID: 00012810-000000

Ownership Details

Mailing Address:

URSITTI DOMINIC A
 617 MICKENS LN
 KEY WEST, FL 33040

All Owners:

RIVIERE SAMANTHA L R/S, URSITTI DOMINIC A

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 617 MICKENS LN KEY WEST

Legal Description: KW PT LOT 1 SQR 63 OR84-78/79 OR1207-2202/2203R/S OR1589-1265D/C OR1700-1872/75R/S OR1700-1876/79R/S(LG)

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00

38 - HOMESTEAD R/S	25,000.00
--------------------	-----------

Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	50	90	4,523.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 738
Year Built: 1933

Building 1 Details

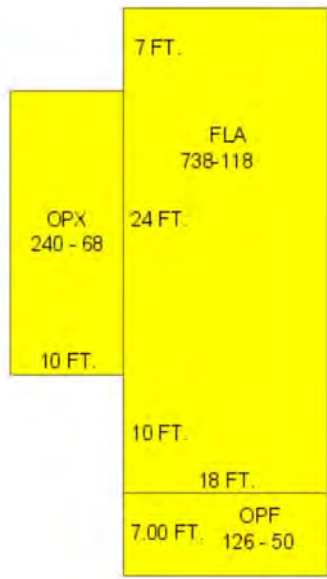
Building Type R1	Condition G	Quality Grade 500
Effective Age 16	Perimeter 118	Depreciation % 19
Year Built 1933	Special Arch 0	Grnd Floor Area 738
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

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
0	OPX		1	2007				240
1	FLA	12:ABOVE AVERAGE WOOD	1	1932	N N	0.00	0.00	738
2	OPF		1	2004				126

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	192 SF	48	4	2002	2003	2	30

3	FN2:FENCES	270 SF	45	6	2005	2006	2	30
4	PT2:BRICK PATIO	144 SF	48	3	2004	2005	4	50
5	FN2:FENCES	270 SF	45	6	2005	2006	2	30
6	PO4:RES POOL	200 SF	20	10	2006	2007	5	50

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
6	06-2363	04/17/2006	10/04/2006	27,000	Residential	BUILD POOL 10'x20'
3	04-0947	03/31/2004	10/13/2004	900	Residential	150 SF BRICK PAVERS
4	04-1916	07/13/2004	10/13/2004	7,000	Residential	R&R 3 WINDOWS, 1 DOOR, ROTTED SIDING AS NEEDED
1	01-3971	12/17/2001	09/11/2002	1,700	Residential	INSTALL PICKET FENCE
2	03-1537	11/24/2003	10/13/2004	16,250	Residential	NEW FRONT PORCH
9	07-4817	10/23/2007	03/06/2008	3,000	Residential	BUILDING COVERED PORCH ON SIDE OF EXISTING BUILD. 10X20
10	07-4818	10/26/2007	03/06/2008	2,000	Residential	INSTALL NEW ROOF SYSTEM ON NEW PORCH & REPLACE V-CRIMP ON EXISTING BUILDING
7	06-3911	06/30/2006	10/04/2006	2,000	Residential	UPGRADE SVC TO 200AMPS
8	06-5228	09/14/2006	10/04/2006	2,500	Residential	INSTALL WINDOW 18"X25" IN ROOF PEAK OVER PORCH CEILING
5	05-2001	05/27/2005	11/23/2005	2,000	Residential	WOOD FENCE 45 x 6' LEFT SIDE

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
2011	90,731	22,020	156,771	269,522	255,355	25,000	230,355
2010	91,824	22,557	173,035	287,416	251,581	25,000	226,581
2009	103,308	23,071	230,714	357,093	244,967	25,000	219,967
2008	91,732	23,582	357,829	473,143	244,722	25,000	219,722
2007	119,727	18,936	429,685	568,348	233,884	25,000	208,884
2006	298,652	3,777	326,787	629,216	213,545	25,000	188,545

2005	210,763	3,017	316,610	530,390	206,408	25,000	181,408
2004	114,439	1,416	307,564	423,419	196,298	25,000	171,298
2003	82,650	1,436	108,552	192,638	192,638	25,000	167,638
2002	77,619	764	79,153	157,536	157,536	0	157,536
2001	62,468	764	72,368	135,600	135,600	0	135,600
2000	62,468	1,201	58,799	122,468	122,468	0	122,468
1999	52,857	1,016	58,799	112,673	112,673	0	112,673
1998	43,247	832	58,799	102,877	102,877	0	102,877
1997	43,247	832	49,753	93,831	93,831	0	93,831
1996	26,429	508	49,753	76,690	76,690	0	76,690
1995	29,552	44	49,753	79,349	79,349	0	79,349
1994	26,429	40	49,753	76,221	76,221	0	76,221
1993	26,429	0	49,753	76,182	76,182	0	76,182
1992	26,429	0	49,753	76,182	76,182	25,000	51,182
1991	26,429	0	49,753	76,182	76,182	25,000	51,182
1990	16,390	0	39,576	55,966	55,966	25,000	30,966
1989	14,900	0	38,446	53,346	53,346	25,000	28,346
1988	12,192	0	31,661	43,853	43,853	25,000	18,853
1987	12,045	0	17,640	29,685	29,685	25,000	4,685
1986	12,112	0	16,283	28,395	28,395	25,000	3,395
1985	11,759	0	11,700	23,459	23,459	23,459	0
1984	10,957	0	11,700	22,657	22,657	22,657	0
1983	10,957	0	11,700	22,657	22,657	22,657	0
1982	11,187	0	9,945	21,132	21,132	21,132	0

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
5/19/2001	1700 / 1872	208,000	WD	Q

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., April 23, 2012 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 - 617 Mickens Lane (RE# 00012810-000000) - A variance for a rear yard setback for an addition to property located in the HRO zoning district per Section 90-391, Section 122-600(4)(a.) and Section 122-600(6)(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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: Variance - 617 Mickens Lane (RE# 00012810-000000) - A variance for a rear yard setback for an addition to property located in the HRO zoning district per Section 90-391, Section 122-930(6)(C.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Michael Skoglund, Architect	Owner:	Samantha Riviera & Dominic Ursitti
Project Location:	617 Mickens Lane	Date of Hearing:	Monday, April 23, 2012
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(s) 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 Carlene Smith at cesmith@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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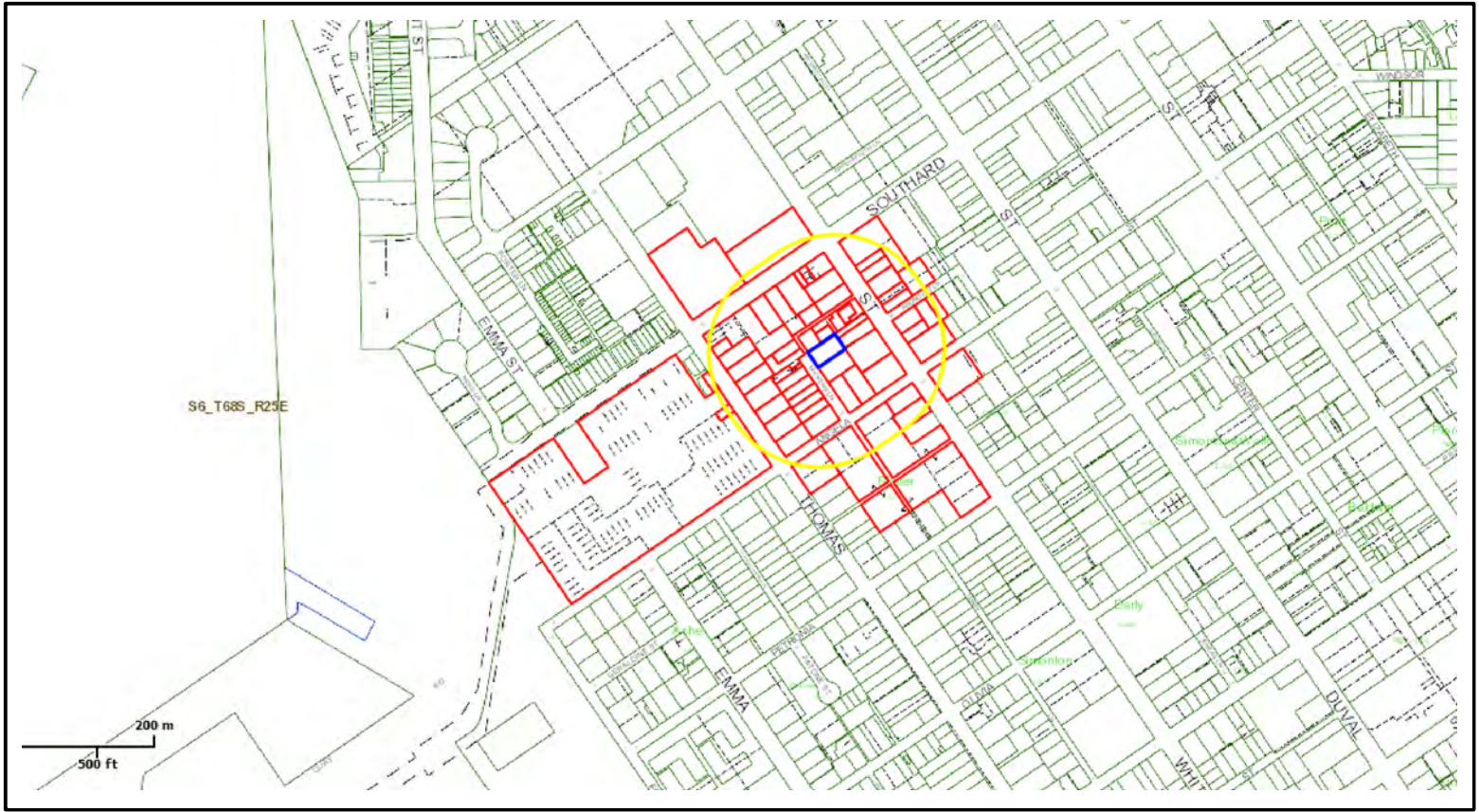
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Monroe County, Florida

617 Mickens

Printed: Apr 13, 2012

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 DAVIDSON JUDITH H	P O BOX 4210		KEY WEST	FL	33041-4210	
2 BURGIS LIV TR 9/15/2010	PO BOX 485		ISLE OF PALMS	SC	29451-0485	
3 631 THOMAS ASSOCIATES LTD	101 E KENNEDY BLVD	STE 1250	TAMPA	FL	33602-5197	
4 JOHNSON EUGENE ESTATE	503 WEST ST		VALDOSTA	GA	31601	
5 MESKER SUSAN P TRUST 1/23/2010	512 WILLIAM ST		KEY WEST	FL	33040	
6 HOUSING AUTHORITY THE OF THE CITY OF KW FL	PO BOX 2476		KEY WEST	FL	33045-2476	
7 COUNTY OF MONROE	500 WHITEHEAD ST		KEY WEST	FL	33040	
8 EID STEVEN A REVOCABLE TR DTD 4/24/92 AND 2/5/00	20 DRIFTWOOD DR		KEY WEST	FL	33040	
9 WHITEHEAD VENTURES LLC	601 WHITEHEAD ST		KEY WEST	FL	33040	
10 GARCIA ANITA MARIA	2 ARONOVITZ LN		KEY WEST	FL	33040	
11 BARON MARY	320 MICKEN'S LANE		KEY WEST	FL	33040	
12 HORAN WALLACE AND HIGGINS LLP	608 WHITEHEAD ST		KEY WEST	FL	33040	
13 THOMPSON SURVIVORS TRUST	7467 MOCKINGBIRD LN		FLOWERY BRAN	GA	30542-7738	
14 FUREY JOSEPH B AND ALIX HAZELAND	620 THOMAS ST	UNIT 187	KEY WEST	FL	33040	
15 ROSE WILLIAM A	1499 KINGSTREAM DR		HERNDON	VA	20170	
16 FAIR FAMILY NOMINEE TR 12/16/2010	5 BERKELEY PL		CAMBRIDGE	MA	02138-3411	
17 PITSOULAKIS SPIRIDON E	P O BOX 23282		ST PETERSBURG	FL	33742-3282	
18 ENG GARY	4905 34TH ST S		SAINT PETERSBU	FL	33711-4595	
19 KRIGEL BRUCE J	1040 W 57TH ST		KANSAS CITY	MO	64113	
20 MCGEE SOPHIE S	PO BOX 1271		KEY WEST	FL	33041	
21 HICKMAN JOHN W AND FULVIA B	1174 HIGHLAND PARK RD		SCHENECTADY	NY	12309	
22 ROY CARL W II T/C	9311 OLD MARLBORO PIKE		UPPER MARLBOR	MD	20772	
23 WERNICOFF TEVIS A	1209 GEORGIA ST		KEY WEST	FL	33040	
24 CAHOON FRANZ AND RUTH M	620 THOMAS ST	APT 250	KEY WEST	FL	33040	
25 SKEVINGTON HARRY A AND PATRICIA A	620 THOMAS ST	UNIT 188	KEY WEST	FL	33040	
26 VARNEY MEGAN A	620 THOMAS ST	UNIT 179	KEY WEST	FL	33040	
27 RING-GALLAGHER PATRICK J AND SUZANNE M R TR 1/	3710 WINCHELL RD		SHAKER HEIGHT	OH	44122-5126	
28 102-6 SOUTHARD STREET LLC	42 WASHINGTON ST		MARBLEHEAD	MA	01945-3531	
29 BREED DONALD D	88 CONGDON ST		PROVIDENCE	RI	2906	
30 RINALDI MARK RAYMOND	92 PARKLAWN DR		WATERBURY	CT	6708	
31 SMITH N LINDSEY & CHRISTINE M	31100 MANCHESTER LANE		BAY VILLAGE	OH	44140	
32 INGLEBY DAVID M	6105 NW 123RD LN		CORAL SPRINGS	FL	33076-1915	
33 KEARY DANIEL AND SHEILA	17 HORSE WAY		SOUTH YARMOU	MA	2664	
34 ARCERI JEFFREY M	620 THOMAS ST	UNIT 289	KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 ADORJAN REV TR 10/15/04	1500 S MCCALL RD		ENGLEWOOD	FL	34223	
36 DEBAAR JACK	789 BRYDEN RD		COLUMBUS	OH	43205	
37 GROBER DAVID E	616-A VENICE BLVD		MARINA DEL REY CA		90291	
38 FUNGERI SILVIO	2540 RUNYON CIR		ORLANDO	FL	32837-5207	
39 WALTERSON JERRY R	603 THOMAS ST		KEY WEST	FL	33040	
40 MOBLEY HORACE	609 THOMAS ST		KEY WEST	FL	33041	
41 SCHUPPENIES MANFRED AND MARIANNE	1107 KEY PLZ	MLSTN 29	KEY WEST	FL	33042	
42 SKURDAL DAVID N AND CARMELITA P	4828 HWY 85		WILLISTON	ND	58801	
43 HARPER JONATHAN A	625 WHITEHEAD ST		KEY WEST	FL	33040	
44 MARINO VICKI L	1075 DUVAL ST	STE C21	KEY WEST	FL	33041	
45 KEMP JEAN	5328 S KANSAS RD		NEWTON	KS	67114	
46 LOVETT DANNY R TR DTD 04/26/02	5752 N CR 400 W		WINCHESTER	IN	47394	
47 SCHMIDT LARA R	620 THOMAS ST	UNIT 178	KEY WEST	FL	33040	
48 KATAVOLOS TERENIA	620 THOMAS ST	UNIT 180	KEY WEST	FL	33040	
49 PEREZ ROSA LEE DEC OF TRUST DTD 12/8/97	3746 PAULA AVE		KEY WEST	FL	33040	
50 KEENAN MICHAEL E AND NOLA M	619 THOMAS ST		KEY WEST	FL	33040	
51 PINKHOUSE OF KEY WEST INC	512 WILLIAM ST		KEY WEST	FL	33040	
52 PERKINS WILLIAM A III	811 VENETIA AVE		CORAL GABLES	FL	33134-3625	
53 ZURHEIDE JACK A	616 MICKENS LN		KEY WEST	FL	33040	
54 MITCHELL BRUCE A AND SUSAN H	191 E STATE ST		ATHENS	OH	45701-1766	
55 FEESER DON C AND PENNY C	PO BOX 694		GULF BREEZE	FL	32562	
56 EPLER ELBERT P	204 SOUTHARD ST	APT 8	KEY WEST	FL	33040	
57 MCENERNEY JOANN	PO BOX 284		PORT REPUBLIC	NJ	08241-0284	
58 MATTIE LINDA S AND JOSEPH C	5846 NICHOLSON RD		FRANKSVILLE	WI	53126	
59 ROLLISON KATHY L	3165 KENWOOD BLVD		TOLEDO	OH	43606	
60 MINTZ RICHARD L	17904 ASHMONT PL		SOUTH BEND	IN	46635-1077	
61 V MCFADYEN LLC	300 SOUTHARD ST	UNIT 106A	KEY WEST	FL	33040	
62 KEYS ISLAND PROPERTIES LLC	3718 N ROOSEVELT BLVD	STE F	KEY WEST	FL	33040-4533	
63 WALKER KEY WEST PROPERTIES FOUR INC	422 FLEMING ST		KEY WEST	FL	33040	
64 EDEN AND NEVIUS PL	302 SOUTHARD ST	STE 205	KEY WEST	FL	33040	
65 EASTERLING STEPHEN	6211 W NORTHWEST HWY	APT 2803	DALLAS	TX	75225-3428	
66 ZAUSMER GARSON AND DEBORAH	219 BURNET AVE		SYRACUSE	NY	13203-2386	
67 TY DAN TO BRYN LLC	4809 PEREGRINE POINT CIR W		SARASOTA	FL	34231-2336	
68 WHITING RICHARD E AND DONNA M	137 CONKLIN AVE	REAR	PATCHOGUE	NY	11772	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 KROLL THOMAS E AND MARY ANN	1515 W JACKSON BLVD		CHICAGO	IL	60607-5303	
70 BOLLINGER JOHN P	PO BOX 1738		KEY WEST	FL	33041	
71 PANFIL SUSAN R REV TR 09/25/98	1447 LATHROP		RIVER FOREST	IL	60305	
72 WALLS ALBERT R SR	36 SPRAY CT		BAYPORT	NY	11705	
73 SHAGENA LINDA L TR DTD 10/28/1989	726 SIMONTON ST		KEY WEST	FL	33040	
74 WHITCOMB DANA M AND JON R	620 THOMAS STREET	UNIT 165	KEY WEST	FL	33040	
75 WERNICOFF TEVIS	1209 GEORGIA ST		KEY WEST	FL	33040	
76 LANG KARL E AND ALYSON M	3 PINE GLEN RD		SIMSBURY	CT	6070	
77 TRUMAN ANNEX MASTER PROPERTY OWNERS ASSOC	201 FRONT ST	STE 103	KEY WEST	FL	33040	
78 BEHMKE JOHN J AND KAY D	PO BOX 344		KEY WEST	FL	33041	
79 LAKEWOOD ENTERPRISES INC	PO BOX 344		KEY WEST	FL	33040	
80 SHELBY DAVID W	4377 HAWKINS RD		RICHFIELD	OH	44286	
81 LAFFERTY DOUGLAS J	407 COUNTY ROUTE 68		SARATOGA SPRI	NY	12866	
82 BREWER LLOYD P JR AND LETA P BREWER REV TR 1/2	3340 N ROOSEVELT BLVD	STE 6	KEY WEST	FL	33040	
83 TEITELBAUM TRUST 11/16/2009	106 SOUTHARD ST	APT 3	KEY WEST	FL	33040	
84 SWAN ANNE M	2820 STAPLES AVE		KEY WEST	FL	33040	
85 SCHWARZ STEVEN E	208 SOUTHARD ST	APT 3	KEY WEST	FL	33040	
86 RITTSCHER SUSAN	8 IRVING AVE		PROVIDENCE	RI	02906-4109	
87 KEY WEST KEY INC	726 PASSOVER LN		KEY WEST	FL	33040	
88 614 WHITEHEAD CONDOMINIUM	614 WHITEHEAD ST		KEY WEST	FL	33040	
89 REW PROPERTY ENTERPRISES LLC	614 WHITEHEAD ST	UNIT 1	KEY WEST	FL	33040	
90 INDEPENDENT MORTGAGE AND FINANCE COMPANY IN	600 WHITEHEAD ST	STE 201	KEY WEST	FL	33040	
91 POPE RUSSELL J	621 THOMAS ST		KEY WEST	FL	33040	
92 SCOTREE LLC	404 SOUTHARD ST		KEY WEST	FL	33040	
93 SOUTHARD AND WHITEHEAD CONDOMINIUM	601 WHITEHEAD ST		KEY WEST	FL	33040	
94 CURRY LORRAINE M	314 SOUTHARD ST		KEY WEST	FL	33040	
95 ELLIS RODNEY J	3337 OLD BRAINARD RD		PEPPER PIKE	OH	44124-5627	
96 FINK SUNNY LEAH	6112 TERRAMERE CIR		BOYTON BEACH	FL	33437	
97 DIAMENT JOHN B	297 INDIANTOWN RD		GLENMOORE	PA	19343-1414	
98 OLD TOWN CONDOMINIUM	623 THOMAS ST		KEY WEST	FL	33040	
99 KEYS FINANCIAL CORPORATION OF SOUTH FLORIDA	18 AMARYLLIS DR		KEY WEST	FL	33040	
100 BAKER JOHN F	16 CAROLINE ST		SARATOGA SPRI	NY	12866	
101 BROWN PAUL A	9816 KERRIES CT		PERRY HALL	MD	21128-9833	
102 SCOURAS KAREN	22 BREWSTER AVE		NORTHPORT	NY	11768	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103 SCOTIA INC	P O BOX 1232		KEY WEST	FL	33041	
104 WEINSTOCK JERROLD J AND DONNA	1 BOUGAINVILLEA AVE		KEY WEST	FL	33040	
105 CHEGWIDDEN MARGARET REV DEC OF TRUST DTD 9.	201 PARK TERRACE AVE		WEST HAVEN	CT	06516	
106 ROONEY JOHN F	208 SOUTHARD ST	APT 10	KEY WEST	FL	33040	
107 WEHR STEPHEN E AND KARLA A	57 GLENERLE LANE		SAUGERTIES	NY	12477	
108 ROY CARL II AND SANDRA R	206-8 SOUTHARD ST		KEY WEST	FL	33040	
109 DELON MARIANNE TRUSTEE	225 EAST 36 STREET		NEW YORK	NY	10016	
110 YOUNG JULIE	623 THOMAS ST	UNIT B	KEY WEST	FL	33040	
111 DEMPSEY DANIEL J	PO BOX 4757		KEY WEST	FL	33040	
112 CEPHAS DAVID B AND DONNA S	623 THOMAS ST APT D		KEY WEST	FL	33040	
113 THOMPSON CHARLES L	622 MICKENS LN		KEY WEST	FL	33040	
114 HARDIE CONDOMINIUM	614 WHITEHEAD ST		KEY WEST	FL	33040	
115 MELCO INC	1101 SIMONTON ST		KEY WEST	FL	33040	
116 SHIPYARD A CONDOMINIUM	620 THOMAS ST		KEY WEST	FL	33040	
117 URSITTI DOMINIC A	617 MICKENS LN		KEY WEST	FL	33040	
118 326 SOUTHARD CONDOMINIUM	326 SOUTHARD ST		KEY WEST	FL	33040	
119 COMMUNITY FOUNDATION OF THE FLORIDA KEYS INC	P O BOX 162		KEY WEST	FL	33041	
120 GLASER TIMOTHY	615 WHITEHEAD ST		KEY WEST	FL	33040	
121 PARKER BRIAN J AND PAULA M	433 HIBERNIA RD		SALT POINT	NY	12578	
122 SIMON CHARLES T	23550 CENTER RIDGE RD	UNIT 206	WESTLAKE	OH	44145	
123 WERNICOFF TEVIS M AND SARAH A	1209 GEORGIA ST		KEY WEST	FL	33040	
124 FAR ISLAND LLC H11	1106 GREENTREE AVE		DEERFIELD	IL	60015	
125 M AND L MCCORMICK LLC	1796 BAYSHORE DR		ENGLEWOOD	FL	34223	
126 BUTLER CHARLES AND VERONICA	209 JULIA ST		KEY WEST	FL	33040	
127 LEESFIELD CYNTHIA W	2350 SOUTH DIXIE HWY		MIAMI	FL	33133	
128 C AND K PROPERTY INC	9150 S DADELAND BLVD	STE 1400	MIAMI	FL	33156-7855	
129 KEY WEST BANK FSB	11290 OVERSEAS HWY		MARATHON	FL	33050-3463	
130 614 WHITEHEAD MASTER PROPERTY OWNERS ASSOC	617 WHITEHEAD ST		KEY WEST	FL	33040	
131 BUTLER ALFRIDINA E	209 JULIA ST		KEY WEST	FL	33040	
132 CRUZ CARLOS JUAN ROSA	2016 BAY DR	APT 805	MIAMI BEACH	FL	33141-4422	
133 WERNICOFF TEVIS M	1209 GEORGIA ST		KEY WEST	FL	33040	
134 DAVIS JOSEPH AND HELEN	247 MIFFLIN ST		PHILADELPHIA	PA	19148	
135 SPRAGUE SCOTT R AND CHRISTINE M	PO BOX 284		SODA SPRINGS	ID	83276	
136 GARCIA MICHAEL L	2 ARONOVITZ LN		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
137 MOBLEY HORACE AND JOSEPHA	609 THOMAS STREET		KEY WEST	FL	33040	
138 HEANUE PAUL T AND KATHERINE L	242 PARK ST		NEWTON	MA	02158	
139 WEINSTOCK DONNA L/E	1 BOUGAINVILLEA AVE		KEY WEST	FL	33040	
140 STASHENKO JOHN III AND IOLANDA	21 GARNER ST		NORWALK	CT	06854	
141 ZAMPARDO MARK &	839 WEST LILL		CHICAGO	IL	60614	
142 WALKER NEEVRA	3600 CANTRELL RD NE		ATLANTA	GA	30319	
143 CARON J MICHAEL AND ELLEN P	P O BOX 867		KEY WEST	FL	33041	
144 BAJT RICHARD J AND JOAN A	3511 N 5500 W RD		KANKAKEE	IL	60901	
145 LAMBERT DARREL W AND ANITA E	3422 CHICKERING LN		BLOOMFIELD HIL	MI	48302	
146 H AND S OF KEY WEST LLC	324 SOUTHARD ST		KEY WEST	FL	33040	
147 A TOUCH OF LIFE INC	302 ANGELA ST		KEY WEST	FL	33040	
148 CHURCH A M E ZION TRUSTEE	702 WHITEHEAD STREET		KEY WEST	FL	33040	
149 LEVINE LIVING TRUST 03/29/2010	117 SANDHILL RD		MONMOUTH JUN	NJ	08852	
150 VONZIEGESAR FRANZ & TRUDELL ELIZABETH J R/S	PO BOX 3126		SEA BRIGHT	NJ	07760	
151 ELLIS RODNEY J AND ANDREA L	3337 OLD BRAINARD RD		PEPPER PIKE	OH	44124	
152 PASCAVITCH STEPHEN A AND DONNA M	5333 HARROCKS ST		PHILADELPHIA	PA	19124	
153 MEYERS DERRICK AND GAIL L	746 DIVIDING RD		SEVERNA PARK	MD	21146	
154 SANSIVERI GEORGE	3 FOX RUN		JAMESBURG	NJ	08831-1907	
155 MCDERMOTT JOHN J AND PATRICE H	4401 VACATION LN		ARLINGTON	VA	22207	
156 GAURON JAMES P	9 KINGS GRANT DR		ATKINSON	NH	03811	
157 JACKSON THOMAS L	6975 PROUT RD		FRIENDSHIP	MD	20758	
158 MAXEY KEITH E AND KAREN L	3033 EASTWOOD DR		ROCHESTER HIL	MI	48309	
159 MCGRATH PATRICIA	57 LIGHTHOUSE RD		SCITUATE	MA	02066	
160 JACKSON SQUARE COURTHOUSE CONDOMINIUM	600 WHITEHEAD ST		KEY WEST	FL	33040	
161 COMMUNITY FOUNDATION OF THE FLORIDA KEYS INC	P O BOX 162		KEY WEST	FL	33041	
162 SCOTT CHARLES TIMOTHY	811 W ALDINE AVE	APT 7N	CHICAGO	IL	60657-2338	
163 METTY THERESA M REV TR AS AMENDED AND RESTAT	PO BOX 3590		SOUTH PADRE IS	TX	78597-3590	
164 EDDINS KATHLEEN	210-1 SOUTHARD ST	UNIT 128	KEY WEST	FL	33040	
165 SACHSENMAIER ROBERT	31 SUMNER PL		ASHEVILLE	NC	28804	
166 THOMPSON DAVID E AND KAREN L (H/W)	10 ATKINSON DR		DOYLESTOWN	PA	18901	
167 SCULLY DENNIS E	985 TIMBERWALKS DR SW		GRAND RAPIDS	MI	49544	
168 THORNTON JOSEPH C AND JEAN C	523 BRISTOL LN		BIRMINGHAM	AL	35226	
169 BENNETT DARLENE E	619 MICKENS LN		KEY WEST	FL	33040	
170 PAAVOLA BRIAN AND JENNIFER	1350 SCRIBNER AVE NW		GRAND RAPIDS	MI	49504-3284	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
171 WILLIAMS PETER A	35 CROSBY ST BSMT 100B		NEW YORK	NY	10013-2635	
172 327 ANGELA LLC	231 FRONT ST		KEY WEST	FL	33040	
173 PRESCOTT DANIEL G AND DONNA	424 WOLCOTT AVE		MIDDLETOWN	RI	02842	
174 BERG PAMELA J	PO BOX 389		LAVALLETTE	NJ	08735-0389	
175 WEINSTOCK LAWRENCE W AND KAREN E	1809 CAMDEN DR		GLENVIEW	IL	60025	
176 SHAPIRO PETER D AND SARA R	1 CEDAR CLOSE		BLOOMFIELD	CT	06002-2147	
177 TAYLOR RICHARD B TRUST 9/11/2001	1 ROEBLING WAY	UNIT 1205	COVINGTON	KY	41011-2377	
178 KERSTEIN FREDRIC A AND TERRIE LYNNE	6970 SW 125TH ST		MIAMI	FL	33156	
179 PARKER TOMI PATRICE	PO BOX 4194		SURF CITY	NC	28445	
180 CLINTON JANET S REVOC INTER VIVOS TRUST 12/3/2001	13449 SW 122ND AVE		MIAMI	FL	33186-6546	
181 LANE HARRY A LIV TR 7/27/2011	456 PICKERAL LAKE DR		NEWAYGO	MI	49337-9654	
182 KW-MY WAY LLC	HC-1 BOX 525		LAKEVILLE	PA	18438	
183 WEBSTER CATHY H	302 SOUTHARD ST	STE 107	KEY WEST	FL	33040	
184 METTY ALOYS C JR	2511 SOUTH STATE		ANN ARBOR	MI	48104	
185 OCONNOR THOMAS J REV TR 10/01/2007	1012 N OCEAN BLVD	APT 1003	POMPANO BEACH	FL	33062-4059	
186 CONLAN GEORGE B AND DOLORES B TR DTD 2/7/80	102-8 SOUTHARD ST		KEY WEST	FL	33040	
187 HOMAN CLARK S	2 PAGNOTTA DR		PT JEFFERSON	SNY	11776	
188 BUDZYN BERNARD R TRUST 01/22/04	904 JAMES ST		KEY WEST	FL	33040	
189 COURTHOUSE BUSINESS CENTER A CONDOMINIUM	300-302 SOUTHARD ST		KEY WEST	FL	33040	
190 GOLAN KEITH R AND DONNA	1500 ATLANTIC BLVD	UNIT 409	KEY WEST	FL	33040	
191 620 THOMAS STREET LLC	1104 KENILWORTH DR	STE 300	TOWSON	MD	21204	
192 H AND L REAL ESTATE LIMITED PARTNERS LTD	1402 LAIRD ST		KEY WEST	FL	33040	
193 JOLLY CRAIG LYNDEN	928 CLARK ST		BIRMINGHAM	MI	48009	
194 JOHNSON DON H AND MARTHA W	105 REGENCY PL		WEST MONROE	LA	71291	
195 DEHNING WILLIAM F AND JEAN M	3200 W CALHOUN PKWY	UNIT 202	MINNEAPOLIS	MN	55416	
196 BRADIGAN STEPHEN M	1344 TYDINGS RD		ANNAPOLIS	MD	21409	
197 SHRLOCK SANDRA	1223 WHITE ST	STE 102	KEY WEST	FL	33040-3365	
198 BOND THOMAS I	2720 S ARLINGTON MILL DR	APT 1111	ARLINGTON	VA	22206	
199 PLOWMAN ELIZABETH M	204 SOUTHARD ST	UNIT 129	KEY WEST	FL	33040	
200 PORTER BRUCE E AND L BENNETT	620 THOMAS ST	APT 251	KEY WEST	FL	33040-8363	
201 HOLDSWORTH THOMAS W AND JOAN ANN	3365 BUNKER AVE		WANTAGH	NY	11793	
202 MOORE MICHAEL A AND KATHLEEN L	7040 PELICAN BAY BLVD	UNIT D-20	NAPLES	FL	34108	
203 BROWN WDNDELL	2654 W HORIZON RIDGE PKWY		HENDERSON	NV	89052	
204 620 THOMAS ST LLC	339 WASHINGTON AVE		NORTH HAVEN	CT	06473-1305	

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205 JOHNSON DANIEL K AND CORINNE	BOX 1602		WAUSAU	WI	54402-1602	
206 KENNEDY PAUL AND BARBARA	5 FAIRFIELD ST		MONTCLAIR	NJ	07042-4113	
207 STEIN RICHARD A AND LYNDIA G	849 FAIRMOUNT AVE		NORTH TONAWANDA	NY	14120	
208 RINDFUSS ROBERT AND DIANE	10142 BRANDON CIR		ORLANDO	FL	32836	
209 SARNA RAYMOND C AND PAMELA M	13633 S LAVERGNE AVE		CRESTWOOD	IL	60445	
210 MORLOCK CLEMENT C AND CYNTHIA E	721 MONTCLAIR DR		JOHNSON CITY	TN	37604	
211 JEFFERY ROBERT W AND DONNA M	346 N 7TH ST		COOPERSBURG	PA	18036-1439	
212 MORROW-JONES HAZEL A AND CHARLES R	2444 FISHINGER RD		COLUMBUS	OH	43221	
213 SUNSET KEY CONSULTANTS LLC	P O BOX 5328		ENGLEWOOD	NJ	07631	
214 L P B LTD	3340 N ROOSEVELT BLVD	STE 6	KEY WEST	FL	33040	
215 KEMP RENTALS LLC	5328 S KANSAS RD		NEWTON	KS	67114-8882	
216 VARNEY DAVID A AND JEAN H	127 CLIFTON DR		LITTLETON	NC	27850-8467	
217 PETREIKIS JOSEPH AND CHARMAINE	PO BOX 1422		KEY WEST	FL	33041-1422	
218 MANGER PROPERTIES LLC	2 THROPP RD		FORKED RIVER	NJ	08731-4332	
219 SIMON CHARLES T T/C	23550 CENTER RIDGE RD	UNIT 206	WESTLAKE	OH	44145	
220 NASELLI R TYLER	77 LEXINGTON AVE	UNIT 2	NEW YORK	NY	10010	
221 RABER STANLEY	620 THOMAS ST	UNIT 288	KEY WEST	FL	33040	
222 WERNICOFF TEVIS MICHAEL & SALLY ADAMS (WIFE)	1209 GEORGIA AVE		KEY WEST	FL	33040	
223 KEY WEST-T-A-1 REALTY LLC	57 CHESTNUT ST		BOSTON	MA	02108-3506	
224 GREENMAN FRANKLIN AND JUDY	5800 OVERSEAS HWY	STE 40	MARATHON	FL	33050	
225 DADD ERIC T	701 CATHERINE ST		KEY WEST	FL	33040	
226 URBAN DAVID T AND KIM H/W	5570 CHAMPION CREEK		MEDINA	OH	44256	
227 DEL GIGLIO B ROCCO	210 SOUTHARD ST	APT 12	KEY WEST	FL	33040-8358	
228 INTERNATIONAL FREIGHT TRANSPORT INC	88 SOUTH AVE		FANWOOD	NJ	07023	
229 SHELBY DAVID WAYNE	1125 CANYONVIEW	UNIT 204	SAGAMORE HILL	OH	44067	
230 NASH MYRWYN W AND DEBRA	6673 QUAIL RUN CT		LOVELAND	OH	45140	
231 WALSH PATRICK J	17 CHACE HILL RD		STERLING	MA	01564-1520	
232 MOORE JOSEPH F JR AND SUSAN B	PO BOX 8490		JACKSON	WY	83002	
233 AGNEW JACK F	208 SOUTHARD ST	APT 8	KEY WEST	FL	33040-8339	
234 FULLER FAMILY TR AG 11/25/2009	2510 CANYON RIDGE CT		ARLINGTON	TX	76006-4039	
235 THATCHER BEVERLY J	PO BOX 1735		KEY WEST	FL	33041-1735	
236 GLASER PHILIP M AND LYNN	611 WHITEHEAD ST		KEY WEST	FL	33040	
237 INDIAN STREET LLC	6 ISLAND RD		STUART	FL	34996-7005	
238 KEY WEST CONCH TRADERS, INC	P O BOX 897		KEY WEST	FL	33041	

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239 DAVIS TERANCE A	67715 M 40		WHITE PIGEON	MI	49099-9075	
240 DICKINSON DANA PULK	333 N PORTAGE PATH	UNIT 9	AKRON	OH	44303-1251	
241 COX B PAIGE & WILLIAM H (H/W)	625 RIDGWOOD RD		BEL AIR	MD	21014	
242 CALLAHAN STEVEN C	P O BOX 4741		KEY WEST	FL	33041-4741	
243 GEORGEN WILLIAM P AND KATHY J	8509 TYSONS CT		VIENNA	VA	22182	
244 BORJA ISIDRO SPECIAL ASSETS TR	7250 NE 4TH AVE		MIAMI	FL	33138-5335	
245 COMMUNITY FOUNDATION OF THE FLORIDAKEYS INC	300 SOUTHARD ST	UNIT 202	KEY WEST	FL	33040	
246 HEALEY GERARD J AND ANN L	10086 HUGHES PL		LITTLETON	CO	80126-4744	
247 MASTER GARY J	896 CORPORATE WAY	UNIT 440	WESTLAKE	OH	44145	
248 ESTILL SAMUEL	2026 S QUEEN ST		YORK	PA	17403	
249 BUNTAIN WILLIAM C	8400 DE LONGPRE AVE	UNIT 409	LOS ANGELES	CA	90069	
250 WEISSKOPF JAN AND LISA	WIESENSTRASSE 34		GEBENSTORF 5412	SWITZERLAND		
251 LINDGREN CHRISTINE	7 B COURDES DOMINICAINS		13200 ARELS	FRANCE		
252 FINN KEY LLC	ENGELINAUKIO 17 B 6		HELSINKI 150	FINLAND		
253 RITCHIE MICHAEL T	1633 VERNON ST		HALIFAX NOVA SCOTIA	B3H 3M9	CANADA	
254 SMITH DEREK L AND ALISON M	26 GREEN LANE		LETCHWORTH,HERTFO	SG6 1EB	GREAT BRITAIN	
255 CRUSE STEWART D	3 TRAFALGAR TERRACE		BRIGHTON	BN1 4EG	ENGLAND	