



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

To: Chairman and Planning Board Members
From: Nicole Malo
Through: Donald L. Craig, AICP, Interim Planning Director
Meeting Date: May 19, 2011

Agenda Item: **Variiances – 321 Catherine Street (RE# 00026350-000000)** – A request for building coverage for a rear covered porch associated with an addition and to an existing non-conforming front yard setback for a single family contributing structure in the HMDR zoning district per Section 122-600(4) a. and (6) a. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To consider variances associated with the expansion of a non-conforming, historical contributing structure for a second storey addition.
Applicant: William P. Horn Architect, P.A
Property Owner: James Hamilton
Location: 321 Catherine Street (RE# 00026350-000000)
Zoning: Historic Medium Density Residential – HMDR



Background:

This single family home is a contributing structure listed in the Historic Architectural Survey as built in 1921. At public meetings held on March 14, 2011 and March 29, 2011 the Historic Architectural Review Committee approved the demolition of the existing addition to be replaced with a one and a half storey rear addition, wrap around porch and new pool. The site also has an existing shed that is nonconforming to setbacks. Currently the entire property is nonconforming to front, rear and side yard setback requirements.

Request:

This variance request is for approximately 360 square feet of additional building coverage for a wrap around covered porch and eaves associated with the reconstruction of a rear addition. The portions of the addition that are enclosed meet the dimensional criteria for the zoning district and can be constructed without the need for a variance request. No changes are proposed to the existing shed, therefore for the purpose of this request, all setback measurements have been taken from the primary structure where construction is proposed. Although no new construction is proposed in the front of the structure the existing front setback is nonconforming and is therefore considered part of the variance request as well.

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HMDR			
Size of Site	4,000s.f	4,752s.f	No change	
Height	30'	25'	No change	None Required
Front Setback	10'	6' 10"	6' 10" No change	3' 3"
Easterly Side Yard Setback	5'	9' 4"	5'	None Required
Westerly Side Yard Setback	5'	13' 9"	10' 5"	None Required
Rear Setback	15'	31' 11"	24' 6"	None Required
Pool Setback	5'	None	5'	None Required
Building Coverage	40% (1,901s.f)	37% (1,765s.f)	47.5 % (2,261s.f)	7.5% (360s.f)
Impervious Surface	60% (2,851s.f)	50% (2,356s.f)	59 % (2,796s.f)	None Required
Open Space	35% (1,663s.f)	50% (2,396s.f)	42% (2,005s.f)	None Required

Process:

Development Review Committee Meeting:

April 28, 2011

HARC Meeting:

March 14, 2011

March 29, 2011

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved**

and which are not applicable to other land, structures or buildings in the same zoning district.

No special conditions exist that are peculiar to the land structure or building involved.

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

Although the existing conditions and circumstances do not result from the action or negligence of the owners the proposed addition is the result of the applicant's request.

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

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

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

If the variance for the proposed addition is denied the applicant would not be deprived of reasonable use of the land and the existing structure. Therefore, hardship conditions do not exist.

- 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 majority of the HARC approved addition can be constructed without the need for a variance request, therefore the request appears to be the minimum variances needed to construct the proposed design.

- 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 variance for an addition and new pool does not appear injurious to the public welfare. The addition is in the rear of the property and is not visible to the public. A stormwater plan is proposed and 42% of the site will remain as open space. Furthermore, HARC has approved the design to modify the contributing structure.

- 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 application 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 date.

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

No utilities or services are required with this application, however Keys Energy has provided a letter (see attached).

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**.

**Draft
Resolution**

**PLANNING BOARD RESOLUTION
NO- 2011-XX**

A VARIANCE APPROVAL FOR BUILDING COVERAGE FOR A REAR COVERED PORCH ASSOCIATED WITH AN ADDITION AND NEW POOL AND TO AN EXISTING NON-CONFORMING FRONT YARD SETBACK FOR A SINGLE FAMILY CONTRIBUTING STRUCTURE FOR PROPERTY LOCATED AT 321 CATHERINE STREET (RE# 00026350-000000) IN THE HMDR ZONING DISTRICT PER SECTION 90-391 AND SECTIONS 122-600(4) A. AND (6) A. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST.

WHEREAS, Section 122-600 (4) a. and 122-600(6) a. of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 40%, and front yard building setbacks in the HHDR zoning district are ten feet, and

WHEREAS, the applicant requested variances to building coverage (7.5% (360 s.f)), and front (3' 3") yard setbacks to allow improvements to a historically contributing single family structure, and;

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 19, 2011; and

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

_____ Chairman
_____ Interim Planning Director

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

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

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

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

_____ Chairman

_____ Interim Planning Director

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 variance; and

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

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

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

Section 2. A variance approval for building coverage for a rear covered porch associated with an addition and to an existing non-conforming front yard setback for a single family contributing structure for property located at 321 Catherine Street (RE# 00026350-000000) in the HMDR zoning district per Section 122-600(4) a. and (6) a. of the Land Development Regulations of the Code of Ordinances of the City of Key West. See site plans dated April 1, 2011.

Section 3. It is a condition of these variances that full, complete, and final application for all

_____ Chairman

_____ Interim Planning Director

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.

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

_____ Chairman
_____ Interim Planning Director

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.

Read and passed on first reading at a regularly scheduled meeting held this 19th day of May, 2011.

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

Richard Klitenick
Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Interim Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Interim Planning Director

Application

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

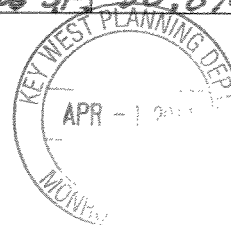
Variance Application

City of Key West
Planning Department

Please print or type a response to the following:

1. Site Address 321 CATHERINE ST.
2. Name of Applicant WILLIAM P. HORN ARCHITECT, P.A.
3. Applicant is: Owner _____ Authorized Representative _____
(attached Authorization Form must be completed)
4. Address of Applicant 915 EXTON ST.
KEY WEST, FL
5. Phone # of Applicant 296-8302 Mobile# _____ Fax# 296-1033
6. E-Mail Address WPHORN@AOL.COM
7. Name of Owner, if different than above JAMES HAMILTON
8. Address of Owner 319 CATHERINE ST.
KEY WEST, FL.
9. Phone Number of Owner 923-0054 Fax# _____
10. Email Address JAMESEVA@COMCAST.NET
11. Zoning District of Parcel HMDR RE# 2635
12. Description of Proposed Construction, Development, and Use
RESIDENTIAL 1 1/2 STORY ADDITION TO REAR OF EXISTING
HISTORIC 1 1/2 STORY WITH A ONE STORY WRAP AROUND
PORCH AND NEW POOL. THE PORCH REQUIRES A VARIANCE
FOR LOT COVERAGE.
13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10'-0"	6'-10"	6'-10" NO CHANGE
Side Setback NE	5'-0"	9'-0"	5'-0"
Side Setback SW	5'-0"	2'-6"	2'-6" NO CHANGE
Rear Setback	15'-0"	5 1/2"	5 1/2" NO CHANGE
Building Coverage	40% 1,901 SF.	37% 1,766 SF.	47% 2,261 SF.
Open Space Requirements	20% 950.5 SF.	50% 2,376 SF.	42.1% 2,000 SF.
Impervious Surface	60% 2,851.5 SF.	50% 2,356 SF.	58.8% 2,796 SF.



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

Date 3/8/11 HARC # H 11-01-245

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

16. Will the work be within the dripline (canopy) of any tree on or off the property?

YES NO

If yes, provide date of landscape approval, and attach a copy of such approval.

Check List

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

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

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



Standards for Considering Variances

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

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

THIS PROPERTY HAS A VERY SMALL INTERIOR
AREA IN RELATION TO THE OVERALL FOOT PRINT OF
THE BUILDINGS ON SITE. THIS IS DUE TO THE
HISTORIC PORCH & REAR YARD GARAGE/SHED.

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

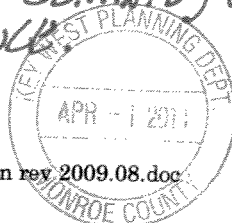
EXISTING CONDITIONS ON THE SITE EXIST THAT
ARE HISTORIC AND CAN NOT BE CHANGED.

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 THIS VARIANCE WILL NOT GIVE THE
APPLICANT ANY SPECIAL PRIVILEGES THAT OTHER
PROPERTY OWNERS COULD HAVE OR ALREADY
HAVE.

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 OWNER NEEDS TO EXPAND THE INTERIOR SPACE OF
THIS SMALL HISTORIC HOUSE FOR ROOM FOR HIS FAMILY.
IN DOING THE EXPANSION (INTERIOR S.F.) HE IS AT THE 90%
LOT COVERAGE DUE TO THE EXISTING, LARGE HISTORIC FRONT
PORCH & HISTORIC REAR YARD GARAGE/SHED. HE WILL NOT
BE ABLE TO HAVE A REAR YARD PORCH (WHICH IS A
NECESSITY IN THIS SUNNY CLIMATE) WITHOUT ASKING
FOR A LOT COVERAGE VARIANCE.



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.

WE ARE ONLY ASKING FOR A LOT COVERAGE VARIANCE
FOR THE ONE STORY COVERED PORCH. WE DO NOT
NEED A SETBACK OR IMPERVIOUS VARIANCE.

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.

THIS VARIANCE WILL NOT CAUSE ANY LIFE
SAFETY ISSUES TO THE PUBLIC.

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.

OTHER NONCONFORMING PROPERTIES IS NOT THE
REASON FOR THIS VARIANCE REQUEST.

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

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



Verification Form

Verification Form

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

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

I, William P. Horn, being duly sworn, depose and say
Name(s) of Applicant(s)

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

321 CATHERINE STREET
Street Address and Commonly Used Name (if any)

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

[Signature]
Signature of Owner/Legal Representative

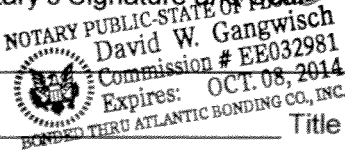
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on March 30, 2011 (date) by

William P. Horn (name). He/She is personally known to me or has

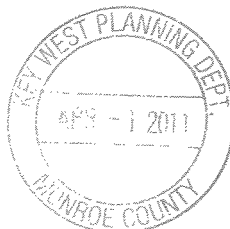
presented (personally known) as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)



Authorization Form

Authorization Form

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

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

I, JAMES HAMILTON authorize
Please Print Name(s) of Owner(s)

WILLIAM P. HORN ARCHITECT, P.A.
Please Print Name of Representative

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

J. H.
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 3/28/2011 (date) by
JAMES HAMILTON
Please Print Name of Affiant

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

George W. Harper
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



Deed

Doc# 1776744 02/05/2010 3:56PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and Return to:

02/05/2010 3:56PM
DEED DOC STAMP CL: TRINA \$1,750.00

Wayne Kruer, Esq.
600 Whitehead Street
Key West, FL 33040

Doc# 1776744
Bk# 2451 Pg# 2392

WARRANTY DEED

Parcel No. 00026350-000000; Alt Key No.: 1027146

THIS INDENTURE, made this 29 day of JANUARY, 2010, between The Thomas L. Roberts Trust, of 806 Elizabeth Street (rear) Key West, Florida 33040, Grantor, and James Hamilton, a married man, whose post office address is 319 Catherine Street, Key West, FL 33040, Grantee,

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

WITNESSETH, that for and in consideration of Ten and no/100ths Dollars, and other good and valuable consideration, including love and affection, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, said Grantor has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to wit:

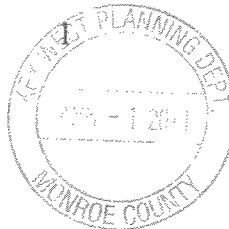
In the Island of Key West in Tract Ten (10) of William A. Whitehead's subdivision of said Island delineated February, 1829 but better described in a diagram drawn by Edward C. Howe, as Lot Thirty (30) in Square Two (2) and beginning at a point on Catherine Street distant Fifty (50) feet and Three (3) inches and extending back at right angles thereto Ninety-four (94) feet and Seven (7) inches, the said lot being the same conveyed to Enselio Alvarez by Edward C. Howe by deed of conveyance under date of the Twentieth of September 1875 and recorded in Book R of Deeds, Page 520 and 521 Monroe County Records.

Property Address: 321 Catherine Street, Key West, Florida

Subject to all Easements, Restrictions and Reservations of Record;

and said Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons whomsoever, easements and restrictions of record, and taxes and assessments accruing subsequent to December 31, 2009.

IN WITNESS WHEREOF Grantors have hereunto set their hands and seals the day and year first above written.



Signed, sealed and delivered in our presence:

Thomas L. Roberts Trust

[Signature]
Print: Wayne Krueger
[Signature]
Print: Dianelys C. Rodriguez

[Signature]
By: Phyllis Allen, Trustee

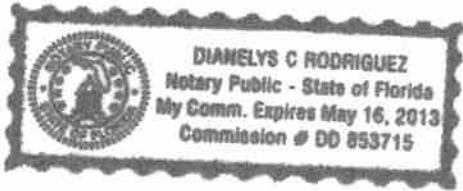
STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day before me, and officer duly qualified to take acknowledgements, personally appeared Phyllis Allen, who is personally known to me or who produced the following form of ID:

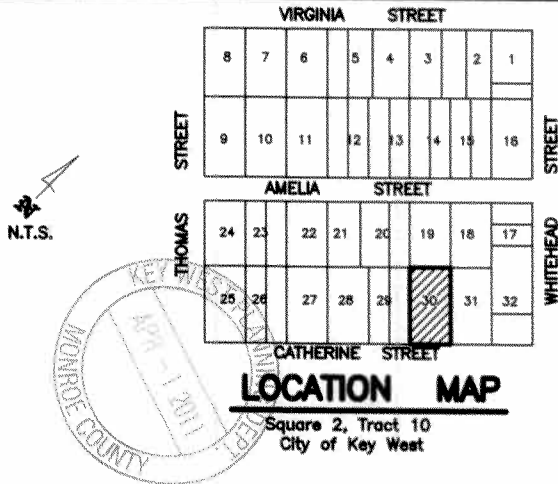
FLORIDA DL, and who executed the foregoing Warranty Deed and acknowledged before me that she executed same.

WITNESS my hand and seal in the County and State last aforesaid this 29 day of January, 2010.

[Signature]
Notary Public, State of Florida



Survey



LOCATION MAP
 Square 2, Tract 10
 City of Key West

LEGAL DESCRIPTION:

In the Island of Key West in Tract Ten (10) of William A. Whitehead's subdivision of said Island delineated February, 1829 but better described in a diagram drawn by Edward C. Howe, as Lot Thirty (30) in Square Two (2) and beginning at a point on Catherine Street distant Fifty (50) feet and Three (3) inches and extending back at right angles thereto Ninety-four (94) feet and Seven (7) inches, the said lot being the same conveyed to Ensello Alvarez by Edward C. Howe by deed of conveyance under date of the Twentieth of September 1875 and recorded in Book R of Deeds, Page 520 and 521 Monroe County Records.

SURVEYOR'S NOTES:

North arrow based on assumed median
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: U-267 Elevation: 11.614

Monumentation:

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

Abbreviations:

- | | |
|-----------------------------|---------------------------------|
| Sty. = Story | P.B. = Plat Book |
| R/W = Right-of-Way | pg. = page |
| fd. = Found | C.L.F. = Chain Link Fence |
| p. = Plat | A/C = Air Conditioner |
| m. = Measured | o/h = Overhead |
| M.H.W. = Mean High Water | u/g = Underground |
| N.T.S. = Not to Scale | F.F.L. = Finish Floor Elevation |
| ⊕ = Centerline | Irr. = Irregular |
| Elev. = Elevation | conc. = concrete |
| B.M. = Bench Mark | I.P. = Iron Pipe |
| P.O.C. = Point of Commence | I.B. = Iron Bar |
| P.O.B. = Point of Beginning | C.B. = Concrete Block |
| w.m. = Water Meter | C.B.S. = Concrete Block Stucco |
| Bal. = Balcony | cov'd. = Covered |
| | wd. = Wood |

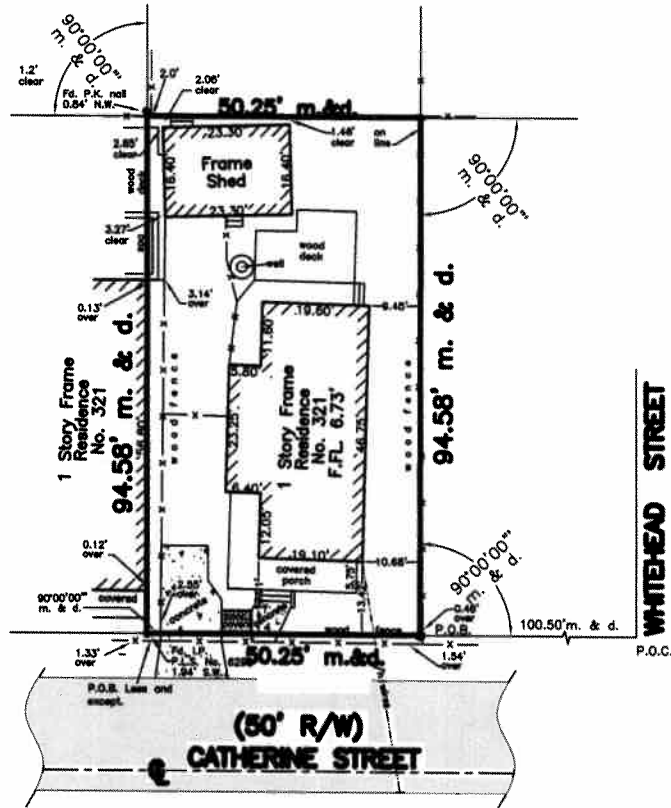
Field Work performed on: 8/24/10

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



James Hamilton 321 Catherine Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Own No.:	10-285
Scale: 1" = 20'	Ref. 201-61	Flood panel No. 1516 K	Own. By: F.H.H.
Date: 8/25/10		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
3/31/11: revised lot size			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0468
 Fax: (305) 293-0237
 fhildeb1@bellsouth.net

Site Plans

SITE DATA		BUILDING DATA	
SITE AREA: 4,752.6 S.F. LAND USE: HMDR FLOOD ZONE: AE +6.0' SETBACKS: FRONT SETBACK: REQUIRED = 10'-0" EXISTING = 6'-10" PROPOSED = 6'-10" SIDE SETBACK: REQUIRED = 5'-0" EXISTING = 2'-6" PROPOSED = 2'-6" REAR SETBACK: REQUIRED = 15'-0" EXISTING = 5.5" PROPOSED = 5.5"		LOT COVERAGE AREA: REQUIRED: 1,901.0 S.F. (40% MAX.) EXISTING: 1,765.57 S.F. (37%) PROPOSED: 2,261.0 S.F. (47.5%) IMPERVIOUS AREA: REQUIRED: 2,851.5 S.F. (60% MAX.) EXISTING: 2,356 S.F. (50%) PROPOSED: 2,796 S.F. (58.8%) LANDSCAPE AREA: REQUIRED: 950.5 S.F. (20% MIN.) EXISTING: 2,398.6 S.F. (50%) PROPOSED: 2,005 S.F. (42.1%)	
		EXISTING BUILDINGS: MAIN BUILDING INTERIOR SQ.FT.: 1,047 S.F. COVERED SQ.FT.: 196 S.F. REAR BUILDING INTERIOR S.F.: 382 S.F. COVERED S.T.: 0 S.F. PROPOSED BUILDINGS: MAIN BUILDING INTERIOR SQ.FT.: 1,162 S.F. COVERED SQ.FT.: 520 S.F. REAR BUILDING INTERIOR S.F.: 382 S.F. COVERED S.T.: 0 S.F. *FOR BUILDING DATA THE COVERED AREA INCLUDES USABLE COVERED AREA ONLY, NOT UNUSABLE OVERHANG SQUARE FOOTAGE.	



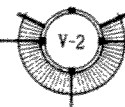
WILLIAM P. HORN
ARCHITECT, P.A.

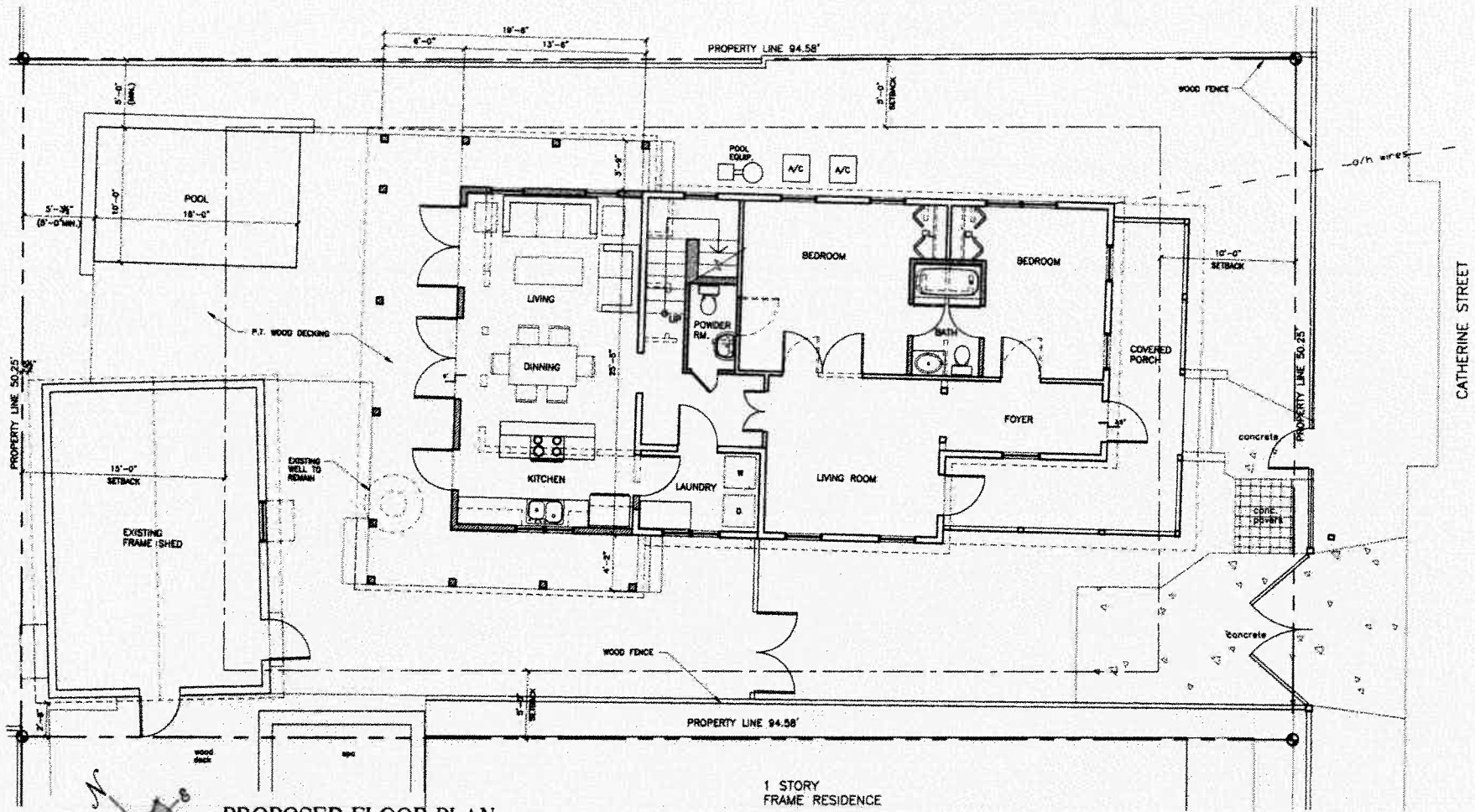
LICENCE NO.
AA 0003040
TEL.(305) 296-6302
FAX (305) 296-1033

ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA

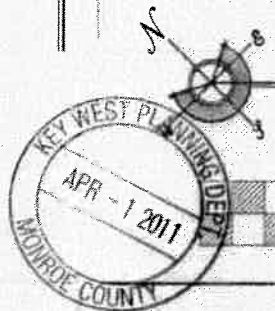
PROJECT 1013 DATE 03-24-11





PROPOSED FLOOR PLAN

1 STORY
FRAME RESIDENCE



WALL LEGEND	
	EXISTING WD. FRAME WALL CONST.
	NEW WALL
	EXISTING TO BE REMOVED

WILLIAM P. HORN
ARCHITECT, P.A.

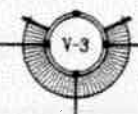
LICENCE NO.
AA 0003040
TEL: 305/296-6302
FAX: 305/296-1038

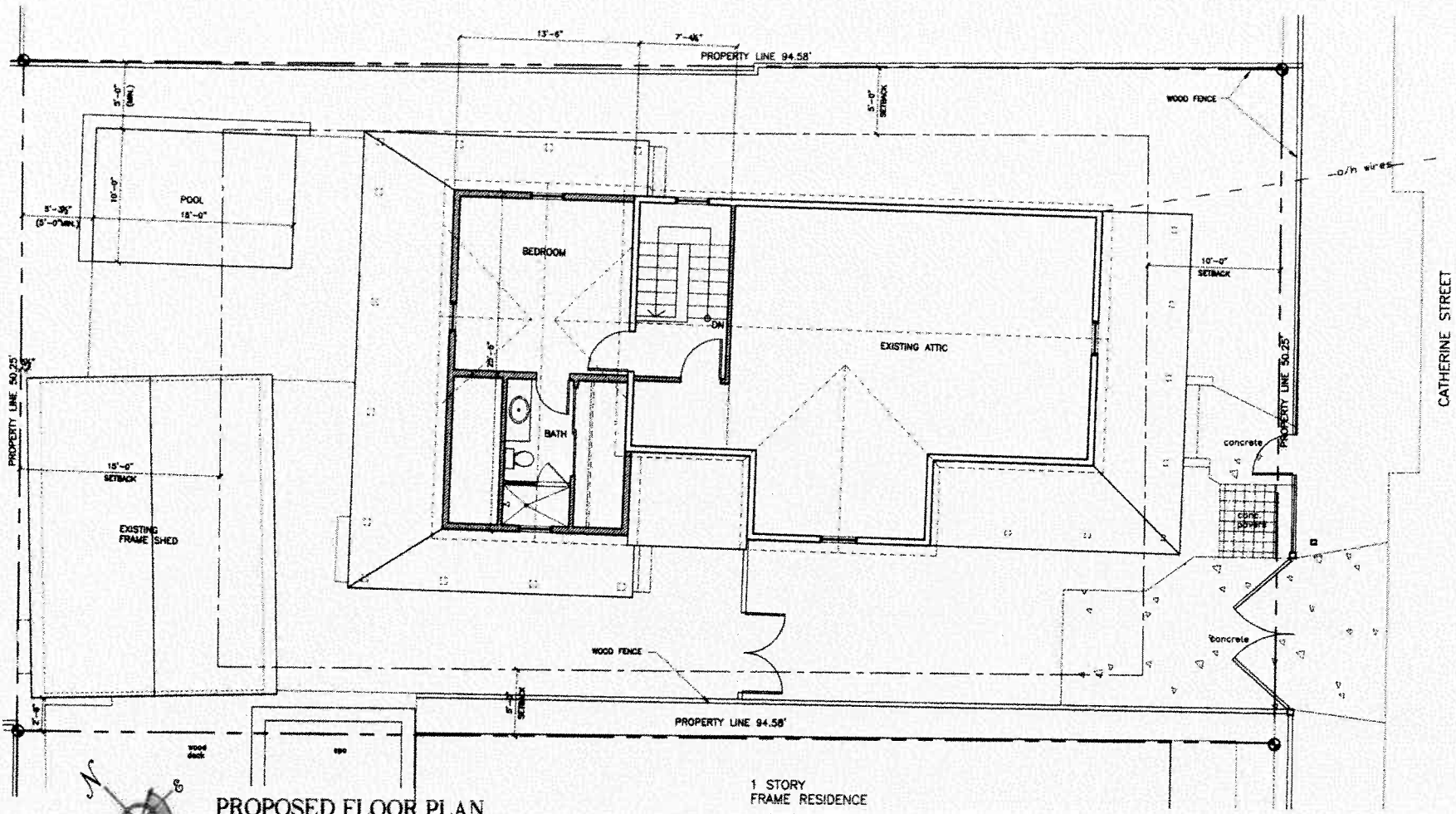
ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA

PROJECT
1013

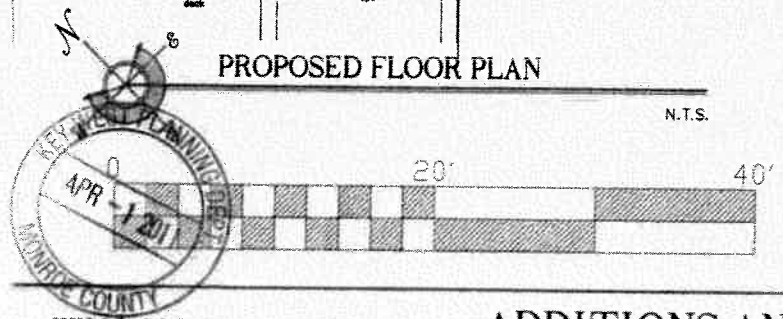
DATE
03-24-11





PROPOSED FLOOR PLAN

1 STORY
FRAME RESIDENCE



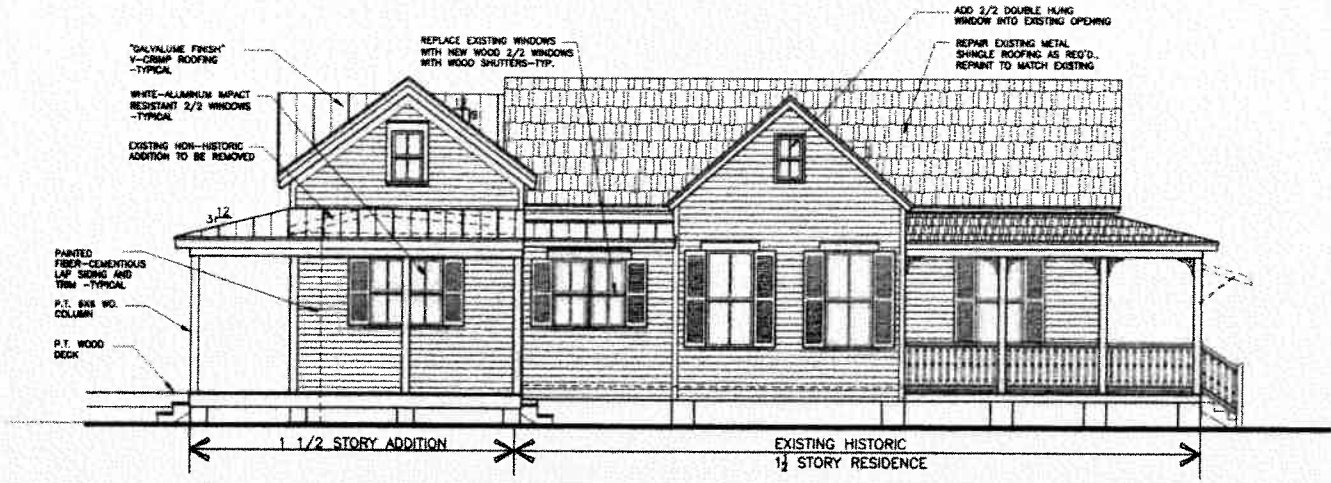
WALL LEGEND	
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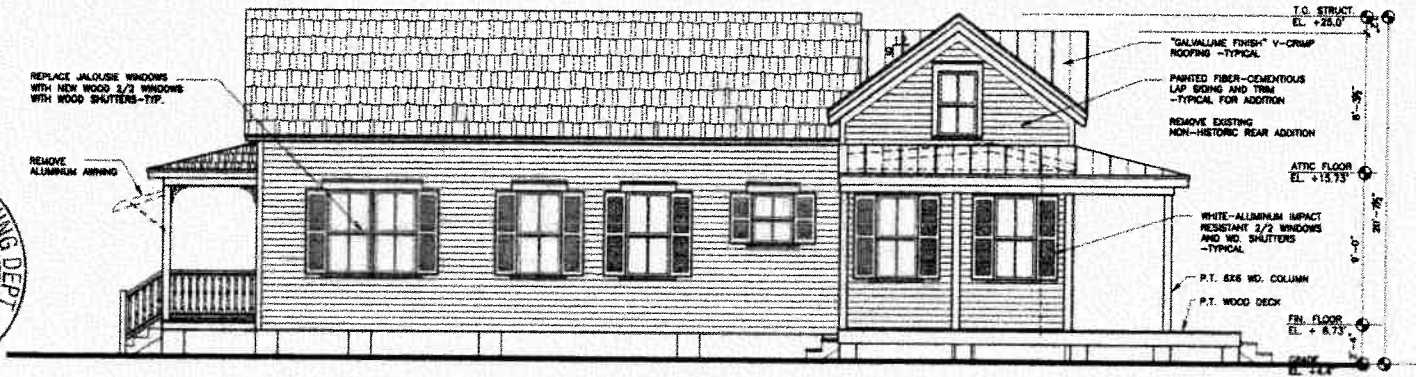
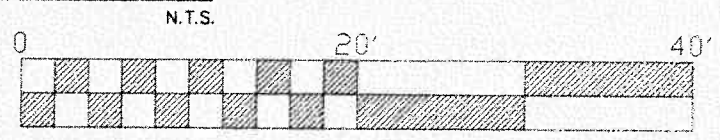
ADDITIONS AND RENOVATIONS
321 CATHERINE STREET
KEY WEST, FLORIDA

PROJECT 1013 DATE 03-24-11

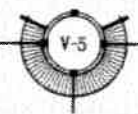




PROPOSED SOUTHWEST SIDE ELEVATION



PROPOSED NORTHEAST SIDE ELEVATION

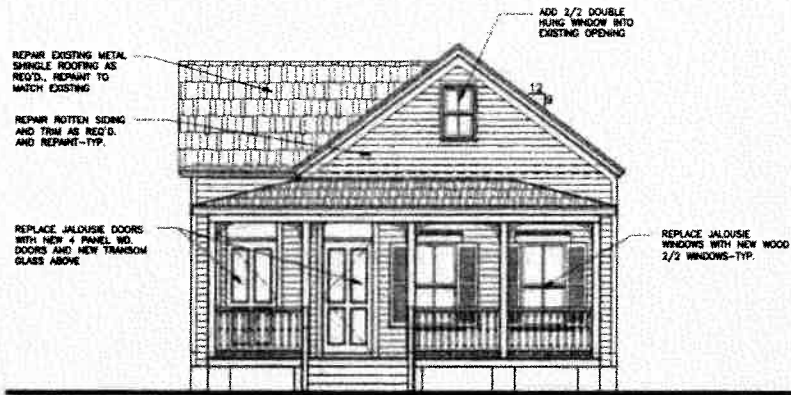


WILLIAM P. HORN
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ADDITIONS AND RENOVATIONS

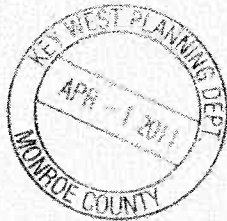
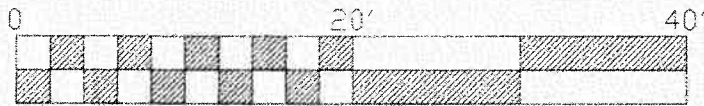
321 CATHERINE STREET
KEY WEST, FLORIDA

PROJECT 1013
DATE 03-24-11



PROPOSED FRONT ELEVATION

N.T.S.



PROPOSED BACK ELEVATION

N.T.S.



WILLIAM P. HORN
ARCHITECT, P.A.

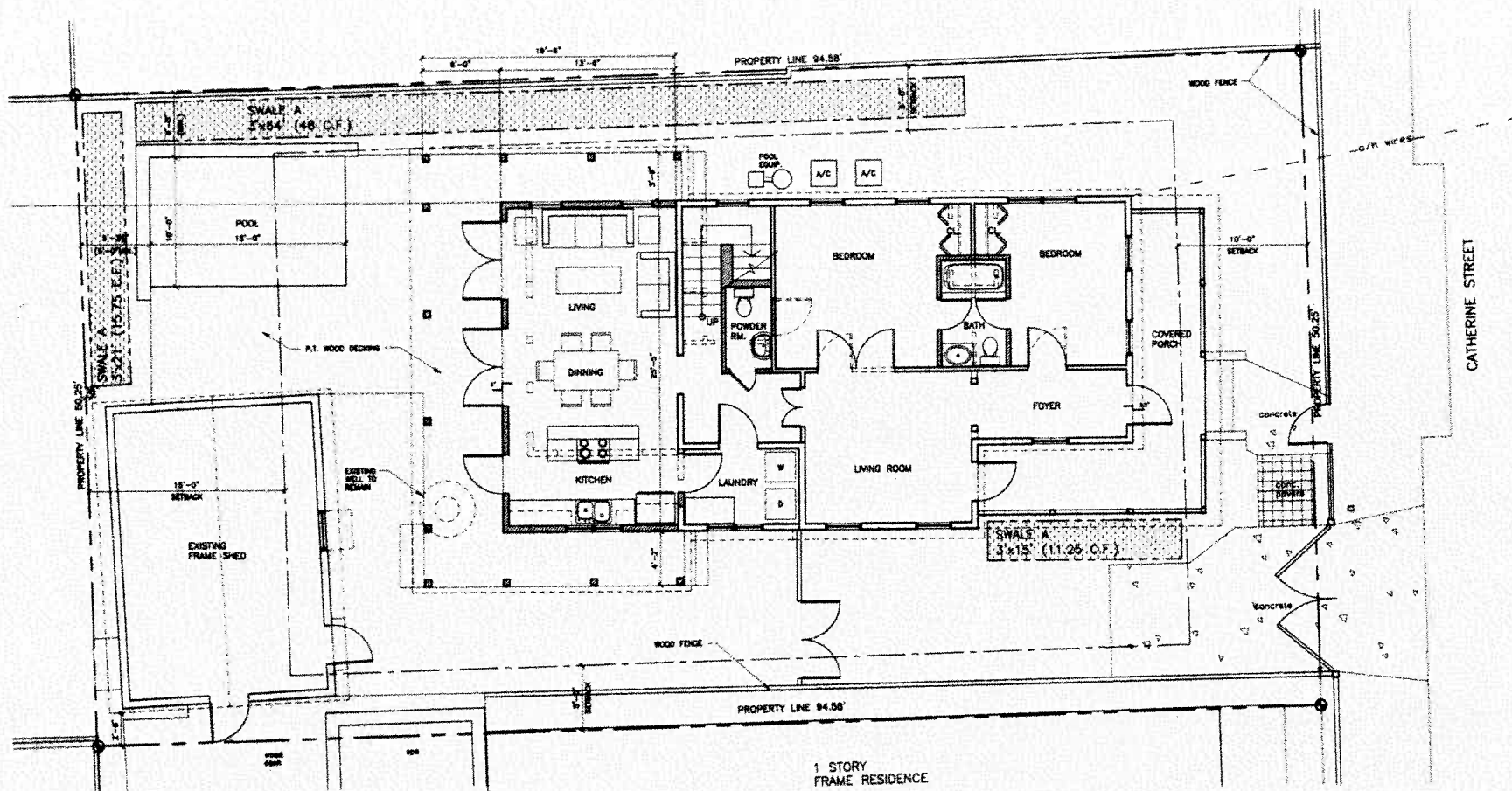
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FAX (305) 296-1033

ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA

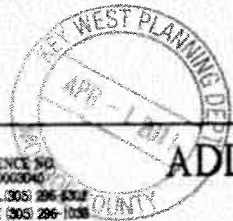
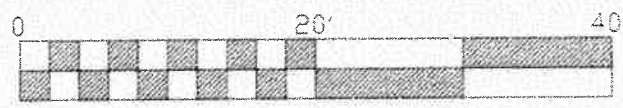
PROJECT
1013

DATE
03-24-11



PROPOSED DRAINAGE PLAN

N.T.S



WILLIAM P. HORN
ARCHITECT, P.A.

LICENCE NO.
AA 0003040
TEL. (305) 296-6331
FAX (305) 296-1038

ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA

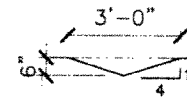
PROJECT 1013 DATE 03-24-11



STORMWATER DATA-NEW ADDITION

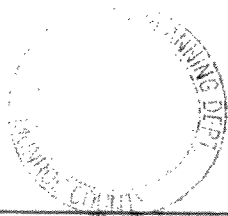
SITE AREA= 4,753 S.F.
NEW ADDITION AND REAR PORCH IMPERVIOUS AREA = 720 S.F.
720 S.F. IMPERVIOUS / 4,753 S.F. LOT = 15.1% IMPERVIOUS COVERAGE
4,753 S.F. x 0.104 x 15.1% = 75 C.F. (REQUIRED SWALE VOLUME)

SWALE A = 75 CU. FT.
SWALE TOTAL = 75 CU. FT. (SWALE VOLUME PROVIDE)



0.75 C.F. PER LINEAR FT
SWALE VOLUME A = 0.75 CF/FT X 43.5' = 32.6 CU. FT.

SWALE PROFILE



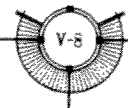
WILLIAM P. HORN
ARCHITECT, P.A.

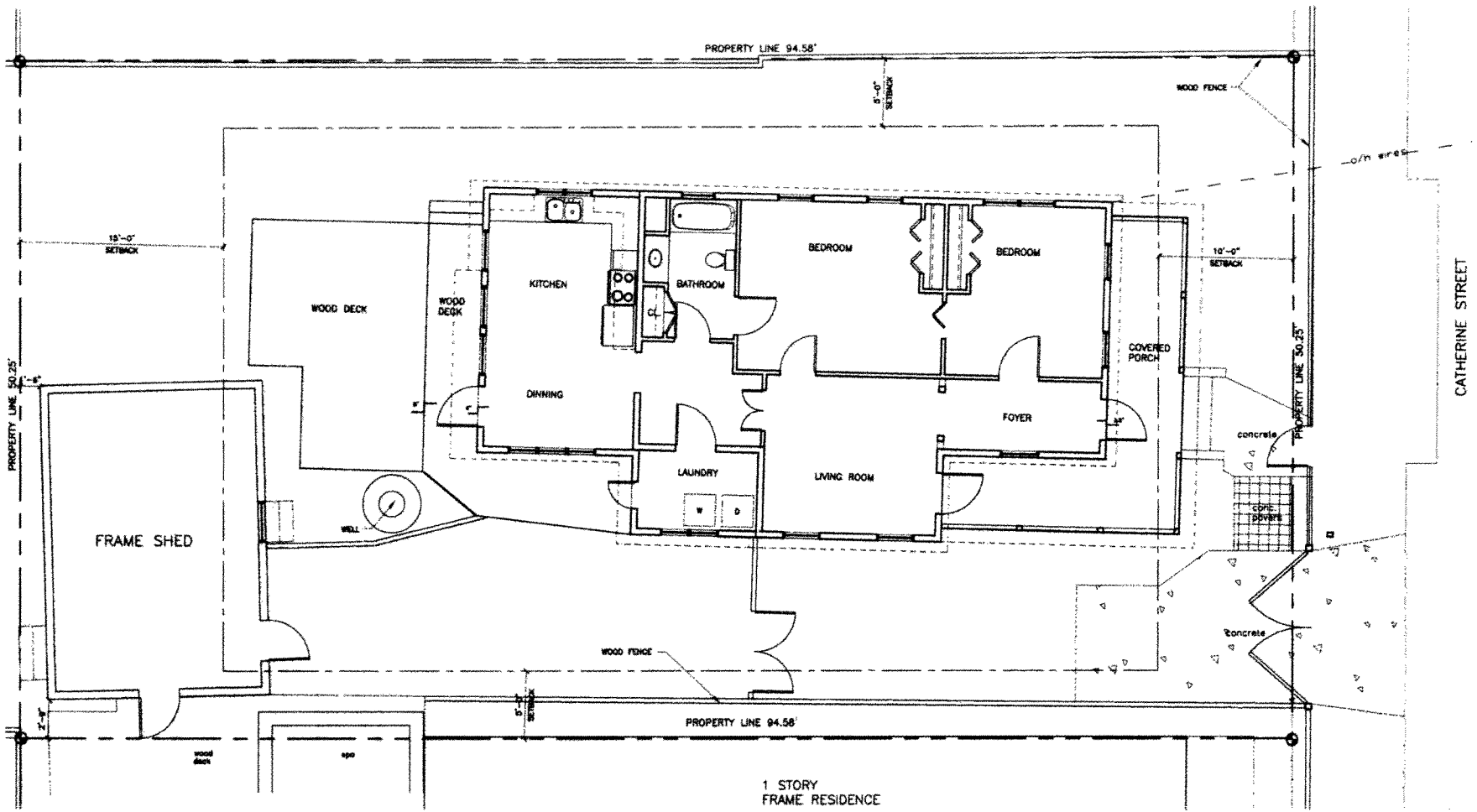
LICENCE NO.
AA 0003049
TEL (305) 296-8302
FAX (305) 296-1033

ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA

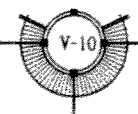
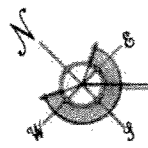
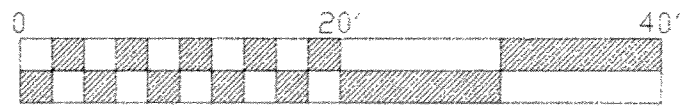
PROJECT 1013
DATE 03-24-11



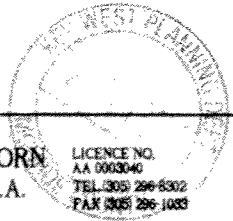


EXISTING FLOOR PLAN

N.T.S.



WILLIAM P. HORN
ARCHITECT, P.A.
LICENCE NO.
AA 0063040
TEL 305 296-6302
FAX 305 296-1083



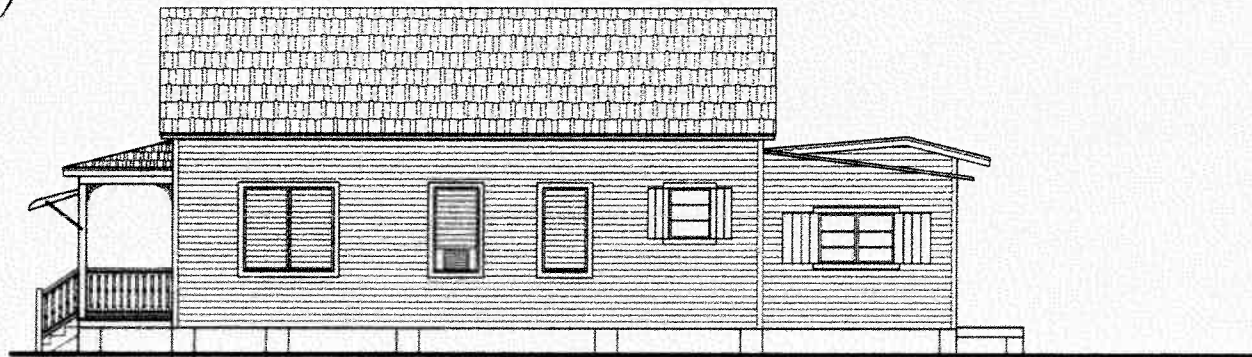
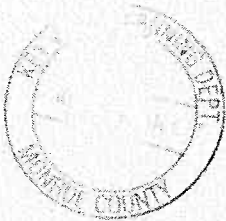
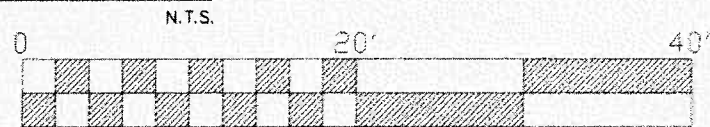
ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA

PROJECT 1013
DATE 03-24-11

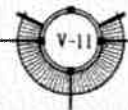


EXISTING SOUTHWEST SIDE ELEVATION



EXISTING NORTHEAST SIDE ELEVATION

N.T.S.



WILLIAM P. HORN
ARCHITECT, P.A.

LICENCE NO.
AA 0903040
TEL (305) 296-8302
FAX (305) 296-1038

ADDITIONS AND RENOVATIONS

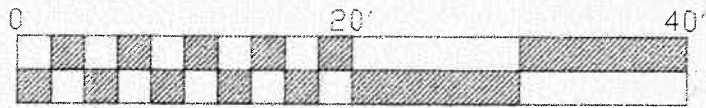
321 CATHERINE STREET
KEY WEST, FLORIDA

PROJECT 1013 DATE 03-24-11



EXISTING FRONT ELEVATION

N.T.S.



EXISTING BACK ELEVATION

N.T.S.

WILLIAM P. HORN
ARCHITECT, P.A.

LICENCE NO.
AA 0003040
TEL (305) 296-8302
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ADDITIONS AND RENOVATIONS

321 CATHERINE STREET
KEY WEST, FLORIDA

PROJECT DATE
1013 03-24-11



Site Photos



FRONT VIEWS



321 CATHERINE ST.





SIDE VIEWS



321 CATHERINE STREET





NON-HISTORICAL REAR ADDITION - TO BE DEMOLISHED



321 CATHERINE ST.





EXISTING SHED IN REAR SETBACK



321 CATHERINE ST.



HARC Approval



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

March 14, 2011

Arch William P. Horn
915 Eaton Street
Key West, Florida 33040

RE: DEMOLISH BACK ADDITION AND REPLACE WITH NEW ADDITION
FOR: #321 CATHERINE STREET - HARC APPLICATION # H11-01-245
KEY WEST HISTORIC DISTRICT

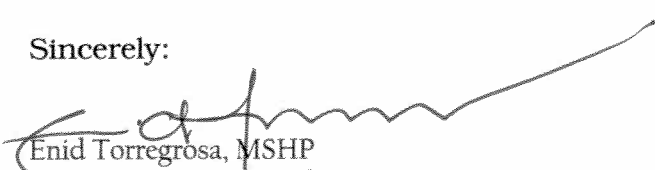
Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and first reading for demolition for the above mentioned project on the public hearing held on Tuesday, March 8, 2011.

Because this project includes a demolition request a second reading will take place on March 22, 2011 at Old City Hall. 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



VIRGINIA STREET

VIRGINIA

STREET

4	5	6
9	8	7

1	2	3	4	5
10	9	8	7	6

1	2
3	4
5	

8	7	6	5	4	3	2
9	10	11	12	13	14	15
16						

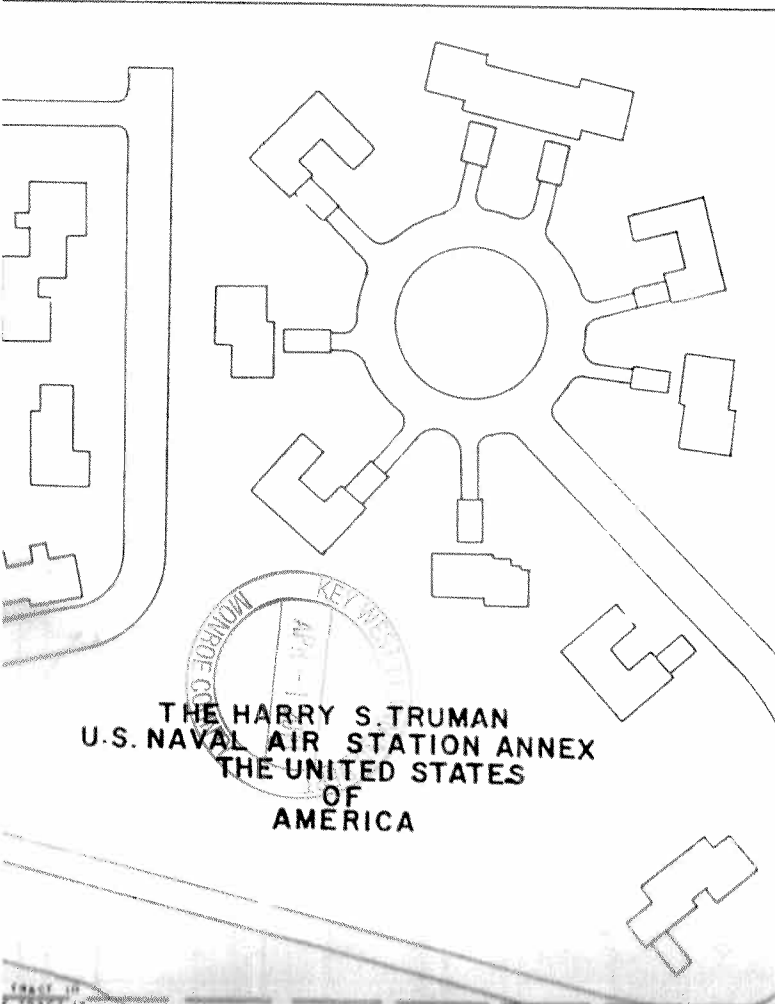
CITY OF WEST AUTHORITY

KEY PLAZA APARTMENTS II LTD.

THE CITY OF KEY WEST HOUSING AUTHORITY

STREET

STREET



THE HARRY S. TRUMAN U.S. NAVAL AIR STATION ANNEX THE UNITED STATES OF AMERICA

5	6
8	7

THOMAS STREET

24	22	21	20	19	18	17
25	26	27	28	29	30	31
32						

CATHERINE STREET

STREET

CITY OF KEY WEST, FL RE 2661-000100 (CATHERINE STREET PLAYGROUND)

8	7	6	5	4	3	2	1
9	10	11	12	13	14	15	16

LOUISA STREET

STREET

WHITEHEAD STREET

DRC
Minutes & Comments



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

UTILITY BOARD OF THE CITY OF KEY WEST

April 27, 2011

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

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF APRIL 28, 2011.

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for April 28, 2011. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 921 Eaton Street – Variance
COMMENT: KEYS has no objections to the Variance request.
2. LOCATION: 802-808 Whitehead Street – Conditional Use
COMMENT: KEYS has no objections to the Conditional Use request.
3. LOCATION: 321 Catherine Street - Variance
COMMENT: KEYS has no objections to the Variance request.
4. LOCATION: 1621 Bahama Dr – Variance
COMMENT: KEYS has no objections to the Variance.
5. LOCATION: 616 Virginia Street - Variances
COMMENT: KEYS has no objections to these Variances.
Customer will need to provide full set of plans for future project.
6. LOCATION: 711 Baker's Lane – Variances
COMMENT: KEYS has no objections to these Variances.
Customer must provide full set of plans and coordinate with Keys for new location of electrical service.
7. LOCATION: 1315 Third Street – Variance
COMMENT: KEYS has no objections to the Variance.
8. LOCATION: 529 United Street – Conditional Use
COMMENT: KEYS has no objections to the Conditional Use request.
Customer will need to coordinate with Keys and provide a "Project Review Form". Keys will need to verify existing facilities and/or any upgrades will be needed.

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

Sincerely:

Matthew Alfonso

Matthew Alfonso

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

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

Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1027146 Parcel ID: 00026350-000000

Ownership Details

Mailing Address:

HAMILTON JAMES
319 CATHERINE ST
KEY WEST, FL 33040-7504

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 11KW

Affordable Housing: No

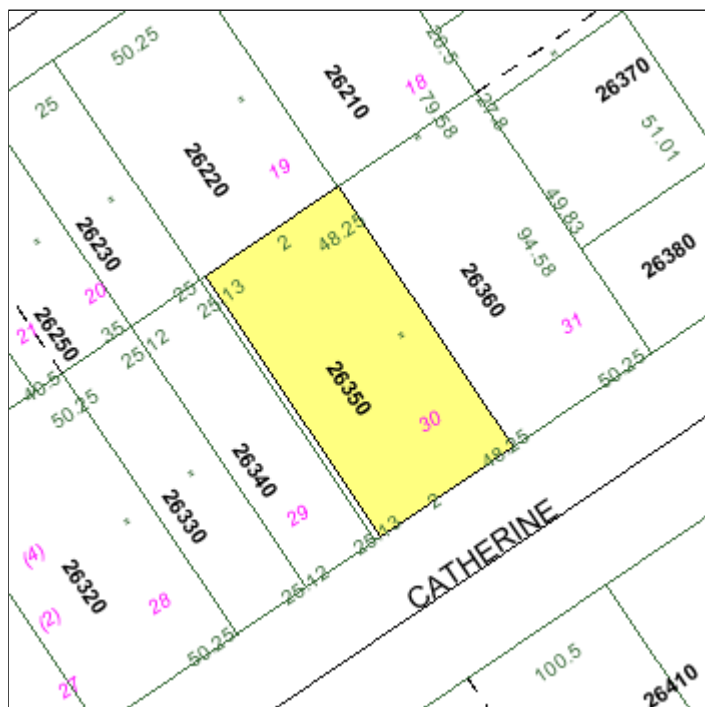
**Section-Township-
Range:** 06-68-25

Property Location: 321 CATHERINE ST KEY WEST

Subdivision: Tracts 10 and 15

Legal Description: KW PT LOT 30 SQR 2 TR 10 PB1-25-40 TT-290 OR459-690 OR633-432/438TRUST OR635-428/431 OR1102-1928AMEND/TRUST OR1287-215M/T OR1289-2363M/TC OR2451-2392/93

Parcel Map





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	95	4,564.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1058
Year Built: 1921

Building 1 Details

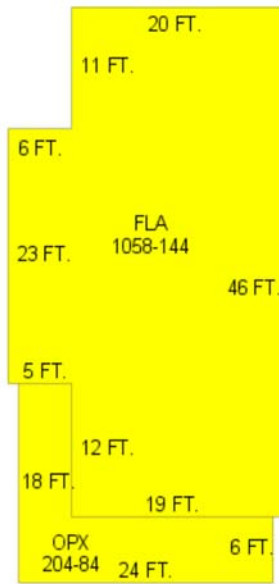
Building Type R1	Condition G	Quality Grade 450
Effective Age 23	Perimeter 144	Depreciation % 30
Year Built 1921	Special Arch 0	Grnd Floor Area 1,058
Functional Obs 0	Economic Obs 0	

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
1	FLA	12:ABOVE AVERAGE WOOD	1	1920	N N	0.00	0.00	1,058
2	OPX		1	1920	N N	0.00	0.00	204

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	345 SF	0	0	1975	1976	1	50
2	FN2:FENCES	300 SF	100	3	1984	1985	4	30
3	FN2:FENCES	204 SF	51	4	2000	2001	2	30

Appraiser Notes

PORTION OF PARCEL HAS BEEN SOLD PER OR2432-1962/63, THE SIZE OF THIS PROPERTY HAS BEEN DECREASED BY 189 SQ FT AND THE PORTION WHICH IS NO LONGER PART OF THIS PARCEL IS NOW BEING ASSESSED UNDER RE 000026350-000100 AK 9096520. DONE FOR THE 2009 TAX ROLL.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
------	--------	-------------	----------------	--------	-------------	-------

B942396	07/01/1994	10/01/1994	900	REPAIR 660SF SDJ L.SIDE
99-1311	04/19/1999	10/25/1999	3,297	VICTORIAN SHINGLE ROOF
03-1917	05/28/2003	07/23/2003	3,000	REPAINTED
04/0361	02/10/2004	07/23/2004	1,200	REPAIR PORCH & FLOOR
04-0556	02/26/2004	07/23/2004	600	REPLACE SEWER LINE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	93,609	2,675	173,789	270,073	270,073	0	270,073
2009	104,337	2,696	226,959	333,992	333,992	0	333,992
2008	96,187	2,725	369,449	468,361	468,361	0	468,361
2007	131,308	2,746	451,535	585,589	115,111	25,000	90,111
2006	232,912	2,768	404,005	639,685	95,185	25,000	70,185
2005	213,918	2,848	332,710	549,476	109,032	25,000	84,032
2004	179,333	2,922	237,650	419,905	105,856	25,000	80,856
2003	84,845	2,994	114,072	201,911	103,883	25,000	78,883
2002	102,729	3,161	83,178	189,068	101,449	25,000	76,449
2001	89,032	3,348	76,048	168,428	99,852	25,000	74,852
2000	86,112	3,024	61,789	150,925	96,251	25,000	71,251
1999	69,740	1,639	61,789	133,168	93,721	25,000	68,721
1998	57,060	1,391	61,789	120,240	92,246	25,000	67,246
1997	57,060	1,440	52,283	110,783	90,705	25,000	65,705
1996	34,870	911	52,283	88,064	88,064	25,000	63,064
1995	38,991	1,053	52,283	92,327	88,366	25,000	63,366
1994	32,789	971	52,283	86,043	86,043	25,000	61,043
1993	31,580	722	52,283	84,585	84,585	25,000	59,585
1992	31,580	722	52,283	84,585	84,585	25,000	59,585
1991	31,580	722	52,283	84,585	84,585	25,000	59,585
1990	24,576	722	41,589	66,887	66,887	25,000	41,887
1989	21,671	656	40,401	62,728	62,728	0	62,728
1988	17,776	656	33,271	51,703	51,703	0	51,703
1987	17,554	656	27,805	46,015	46,015	0	46,015
1986	17,652	656	25,666	43,974	43,974	0	43,974
1985	17,106	656	15,275	33,037	33,037	0	33,037
1984	15,938	656	15,275	31,869	31,869	0	31,869
1983	15,938	656	15,275	31,869	31,869	0	31,869
1982	16,265	656	11,327	28,248	28,248	0	28,248

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
1/29/2010	2451 / 2392	250,000	<u>WD</u>	<u>30</u>

This page has been visited 73,726 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(mailings, posting & radius map)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., May 19, 2011 at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variances – 321 Catherine Street (RE# 00026350-000000) – A request for building coverage for a rear covered porch associated with an addition and to an existing non-conforming front yard setback for a single family contributing structure in the HMDR zoning district per Section 122-600(4) a. and (6) a. 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: Variances – 321 Catherine Street (RE# 00026350-000000) – A request for building coverage for a rear covered porch associated with an addition and to an existing non-conforming front yard setback for a single family contributing structure in the HMDR zoning district per Section 122-600(4) a. and (6) a. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: William P. Horn, Architect, P.A. **Owner:** James Hamilton
Project Location: 321 Catherine Street **Date of Hearing:** Thursday, May 19, 2011
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene St

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

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

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

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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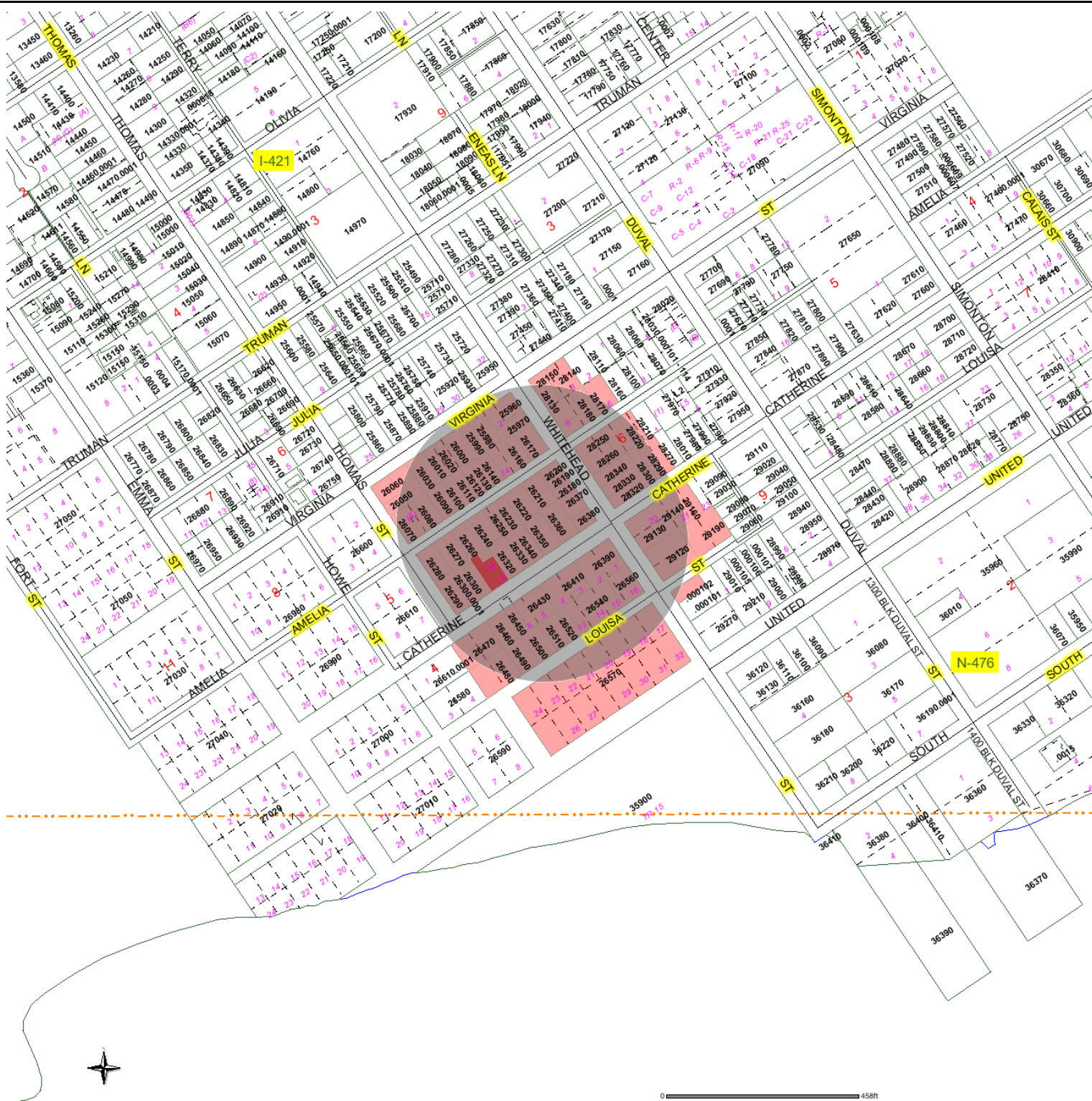
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321 Catherine

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



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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

Date Created: May 4, 2011 1:02 PM

321 Catherine

1103/1105 WHITEHEAD STREET L L C
419 AMELIA ST
KEY WEST, FL 33040

ADAMS PAMELA ELIZABETH
313 CATHERINE ST
KEY WEST, FL 33040

ADAMS WILLIAM P AND KAREN T
1124 WHITEHEAD ST
KEY WEST, FL 33040

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

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

AVERYT WILLIAM F JR
312 VIRGINIA ST
KEY WEST, FL 33040

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

BEAVER JAMES M
PO BOX 2560
KEY WEST, FL 33045

BEAVER DENNIS
1207 WHITEHEAD ST
KEY WEST, FL 33040

BOOTH DONALD R
411 CATHERINE ST
KEY WEST, FL 33040

BOOTLE DAVE W AND MARIA
319 AMELIA ST
KEY WEST, FL 33040

BURCHETT ROBERT G AND JANE E
8 AMARYLLIS DRIVE
KEY WEST, FL 33040

CAJUN REALTY LLC
444 N MAIN ST
HUBBARD, OH 44425

CALABRO DANIEL J
P O BOX 1857
BRIDGEHAMPTON, NY 11932

CAREY GEORGE A JR ESTATE
419 VIRGINIA ST
KEY WEST, FL 33040

CASTILLO DIANE T
318 AMELIA ST
KEY WEST, FL 33040

CLARK JOSEPH GRECO LIV TR
4/28/2005
310 AMELIA ST
KEY WEST, FL 33040

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

CRESPO DANILO A AND BARBARA B
PO BOX 4031
KEY WEST, FL 33041

DEGRAEF JOHAN P
1119 WHITEHEAD ST
KEY WEST, FL 33040

DEVOL THOMAS A
3839 GLEN OAKS MANOR DR
SARASOTA, FL 34232

DIAZ RUBEN
313 CATHERINE ST
KEY WEST, FL 33040

EABLES PATRICIA A
PO BOX 299
KEY WEST, FL 33041

EHRING WILLIAM EDWARD
1102 WHITEHEAD ST
KEY WEST, FL 33040

GALLAGHER PATRICIA A TRUSTEE
700 KESSLER BLVD WEST DR
INDIANAPOLIS, IN 46228

GLASER WILLIAM D
118 CARIBBEAN DR
SUMMERLAND KEY, FL 33042

GRABIABREWSKI LLC
30554 18TH LN
BIG PINE KEY, FL 33043

GREENE-MINGO BEVERLY
311 AMELIA ST
KEY WEST, FL 33040

GREINER BYRON
2 BEECH TREE LN
ASHEVILLE, NC 28804

HABBERSTAD STEPHEN D
IRREVOCABLE TR DTD 8/1/2010
PO BOX 869
KEY WEST, FL 33041

HAMILTON JAMES
319 CATHERINE ST
KEY WEST, FL 33040

HAMILTON JAMES D AND EVA M
218 OLIVIA ST
KEY WEST, FL 33040

JAMES DOLORES N
314 CATHERINE ST
KEY WEST, FL 33040

JANKER PETER S AND DIXIE L
7688 OAK FIELD CT
SPRINGFIELD, VA 22153

JOHNSON SANDRA GOLDSMITH
BRIGHT
418 GARFORD AVE
ELYRIA, OH 44035

KACZMAREK JAMES G AND LYNN
M
1103 THOMAS ST
KEY WEST, FL 33040

KAVANAUGH EMMETT P
1117 WHITEHEAD ST
KEY WEST, FL 33040

KEE SANDRA E ESTATE
308 VIRGINIA ST
KEY WEST, FL 33040

KNOWLES EDWIN JR AND MARIE E
ROBERT GABRIEL APTS
KEY WEST, FL 33040

KNOWLES VERLENE ESTATE
324 VIRGINIA ST
KEY WEST, FL 33040

KOLO THEODORE JR REV LIV TR
3/18/03
5438 80TH ST
ELMHURST, NY 11373

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

KRUEER WAYNE R
1105 THOMAS ST
KEY WEST, FL 33040

LOPEZ ROSE
1202 WHITEHEAD ST
KEY WEST, FL 33040

LOPEZ CLAYTON L AND PALMA
LOUISE H/W
326 AMELIA ST
KEY WEST, FL 33040

MCGEOUGH PETER
41 SECOND ST
NEWPORT, RI 02840

MCGEOUGH SEAN AND JODI
BEVERLY
314 VIRGINIA ST
KEY WEST, FL 33040

MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY
1200 TRUMAN AVE STE 207
KEY WEST, FL 33040

MOORE DEBORAH
1114 WHITEHEAD ST
KEY WEST, FL 33040

NOLLEY ARLEAN A/K/A WALTON
ARLEAN L/E
304 AMELIA ST
KEY WEST, FL 33040

PAPAS HIDEAWAY GUEST HOUSE
LLC
309 LOUISA ST
KEY WEST, FL 33040

POITIER JUDITH WHEELER
408 CATHERINE ST
KEY WEST, FL 33040

RAHMING OTIS T ESTATE
327 AMELIA ST
KEY WEST, FL 33040

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

REGER MELODYE
100 BAY DR
KEY WEST, FL 33040

ROBB GEORGE E
3730 SUNRISE LN
KEY WEST, FL 33040

ROBERTS ELIZABETH A
504 THE MEWS
ROCKY HILL, CT 06067

RUSSELL EDWARD JAMES
16540 OLD STATE RD
SUGARLOAF KEY, FL 33042

SALERNO GARY L
1835 S LUCE AVE
FREMONT, MI 49412

SCHMIDT THERON G AND
LORRAINE HECKMAN (WIFE)
315 AMELIA ST
KEY WEST, FL 33040

SIMMONS GLENDA D
310 HILLCREST AVE
SOMERSET, NJ 08873

SKALENAIDO ZBIGNIEW
317 AMELIA ST
KEY WEST, FL 33040

SNYDER DOUGLAS S AND
BRITTANY P
1118 WHITEHEAD ST
KEY WEST, FL 33040

TEATE CONSTANCE S
325 AMELIA ST
KEY WEST, FL 33040

TEPPER STEVEN
409 AMELIA ST
KEY WEST, FL 33040

THURSTON GRIFFITH JR
1526 LAIRD ST
KEY WEST, FL 33040

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

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

WITHERS BARBARA ANN
310 CATHERINE ST
KEY WEST, FL 33040

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

ZAPATA LUZ M
326 VIRGINIA ST
KEY WEST, FL 33040

ZIELINSKI MICHAEL
407 AMELIA ST
KEY WEST, FL 33040