

# **Staff Report**

13a New side wood stairway -#1405 Grinnell Street- FMH Builders Inc.  
**(H12-01-426)**

This staff report is for the review of a Certificate of Appropriateness for a request for the construction of a new wood stair. The plans propose the demolition of a non historic concrete stair and its replacement with a wood stair that will comply with actual codes. None of the buildings in the site are listed in the surveys. The Sanborn map of 1962 does not shows any exterior staircase for this property.

Staff understands that the guidelines for Entrances, porches and doors (pages 32-33) are applicable for the review of the plans

Entrances, porches and doors (pages 32-33);

(13) Exterior staircases are allowed on front elevations only if they existed historically. Repair of exterior staircases must be on a board-for-board basis with all features replicated; concrete replacement stairs are not allowed.

It is staff opinion that the proposed wood staircase will be more in keeping with the surrounding historic context than the existing non historic concrete one. Staff understands that the proposed plans are consistent with the guidelines.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS**  
APPLICATION # **12-01000426**

OWNER'S NAME: Taylor James DATE: 3-12-12

OWNER'S ADDRESS: 1405 Grinnell ST (Rear) PHONE #: 389-3369

APPLICANT'S NAME: FMH Builders, INC PHONE #: 879-9704

APPLICANT'S ADDRESS: PO Box 4801 KW, FL - 33041

ADDRESS OF CONSTRUCTION: 1405 Grinnell ST # OF UNITS: 3

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK:  
Demo existing stairs & landing and replace w/ wood AS per drawing.

*Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

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This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 3-12-12

Applicant's Signature: [Signature]



**Required Submittals**

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Building is not listed in the surveys.*  
*• Guidelines for entrances*  
*• Ordinance for demolition.*

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

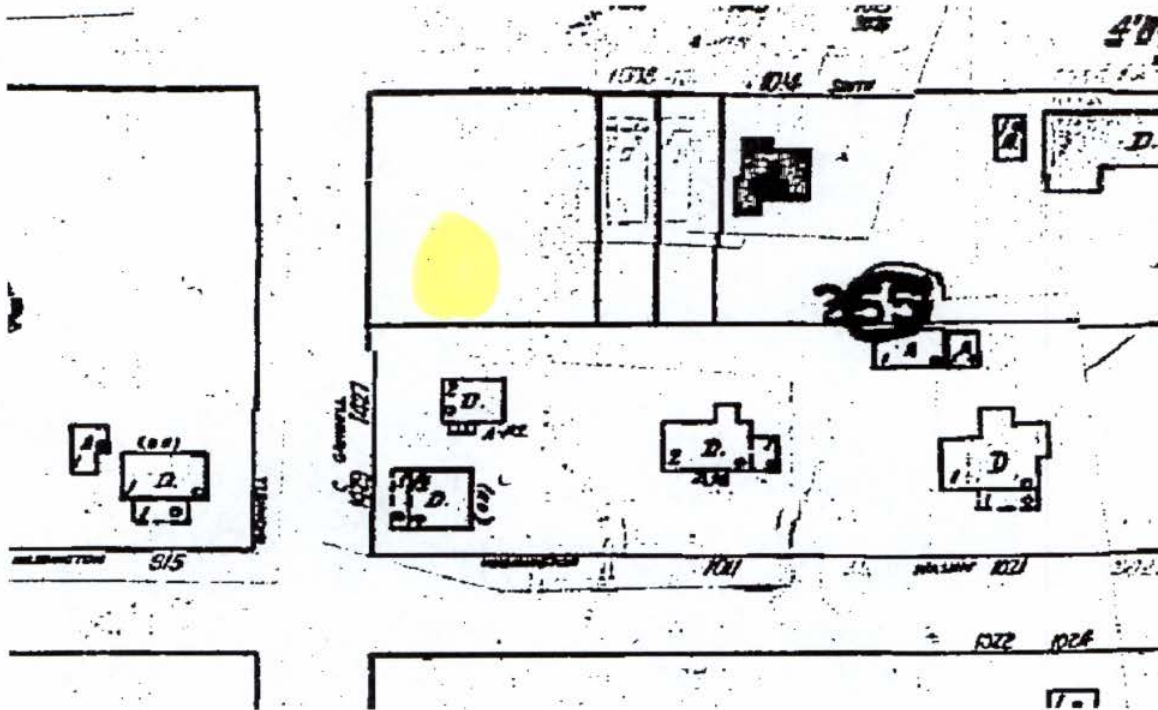
Date: \_\_\_\_\_

Signature: \_\_\_\_\_

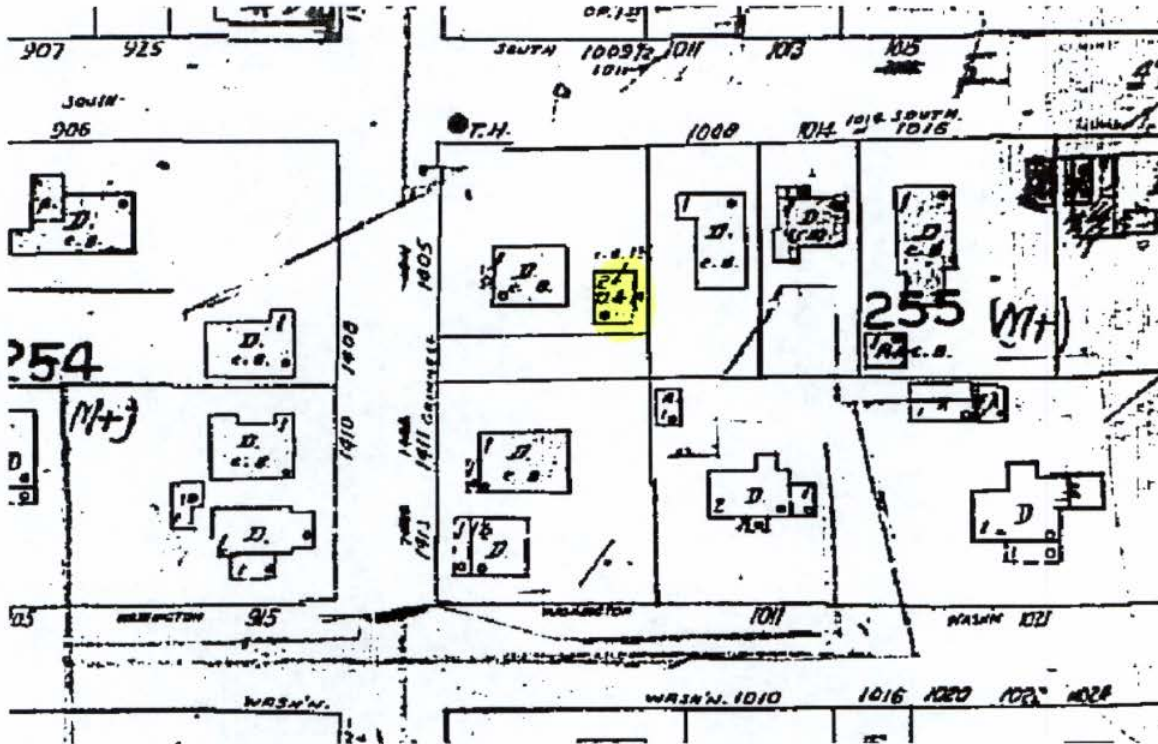
Historic Architectural  
Review Commission



# **Sanborn Maps**



#1405 Grinnell Street Sanborn map 1948 copy



#1405 Grinnell Street Sanborn map 1962 copy



## **Project Photos**

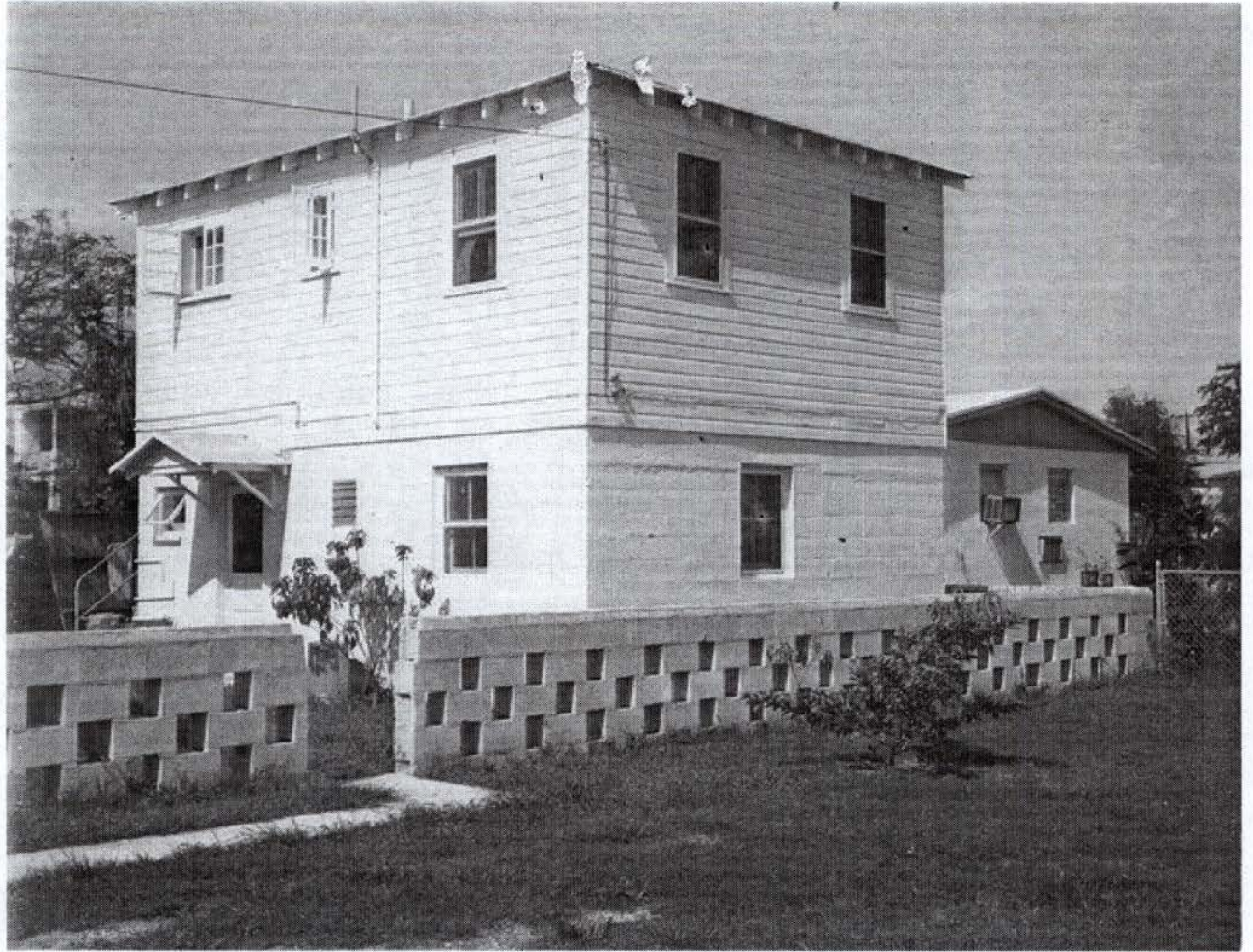


Photo taken by the Property Appraiser's office c1965; 1405 Rear Grinnell St.; Monroe County Library



Photo taken by the Property Appraiser's office c1965; 1405 Grinnell St.; Monroe County Library



Key West, FL 33040, USA



© 2012 Google

Google e

24°33'04.43" N 81°47'22.40" W elev 59 ft

Eye alt

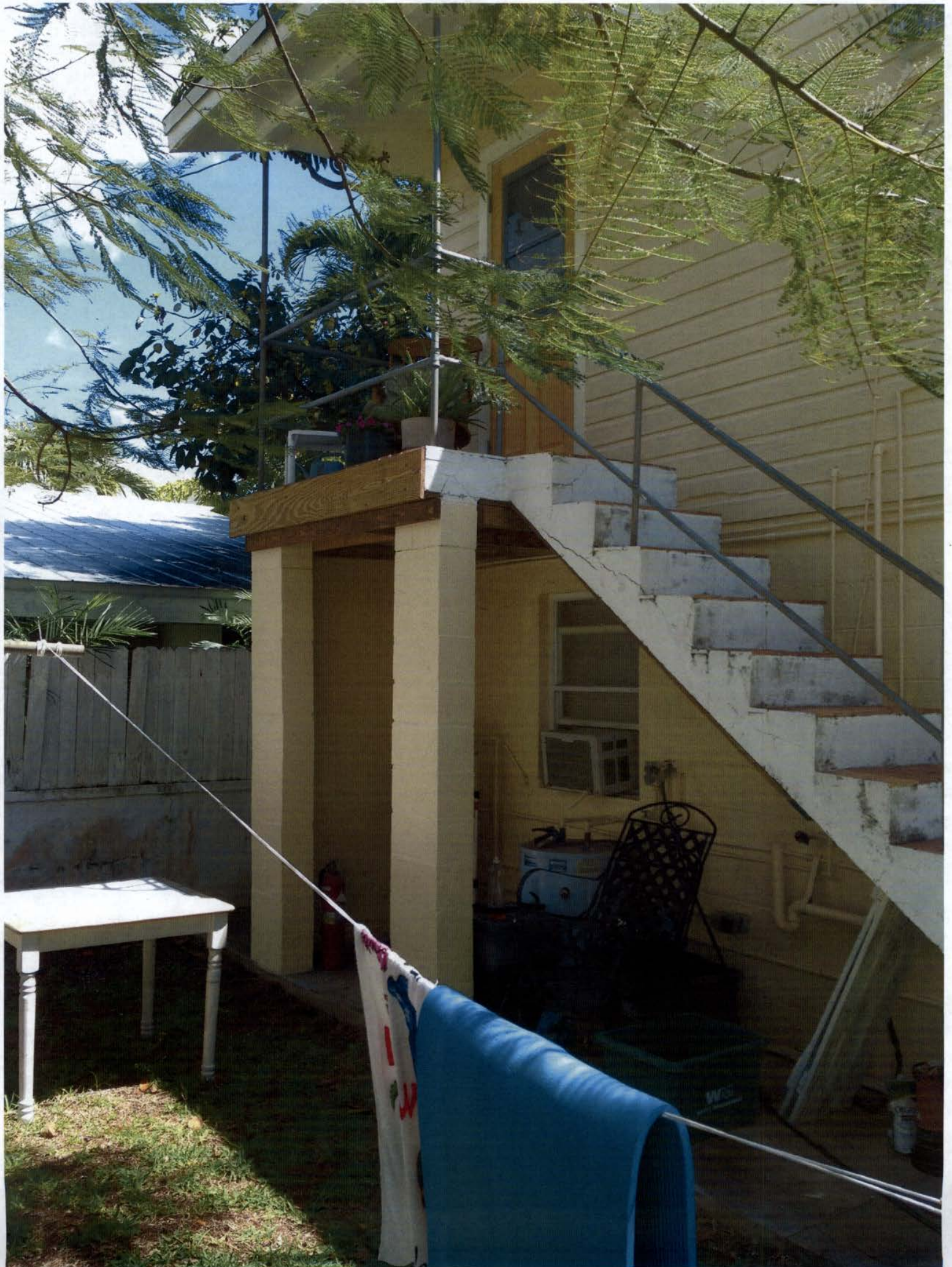


1405 Grinnell St, Key West, FL 33040, USA

proposed work

Google



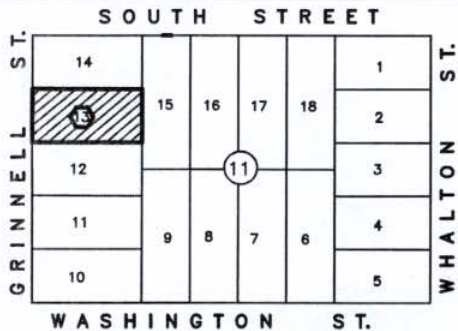






# Survey





**LOCATION MAP**  
Block 6, Webb Subdivision (1/42)  
City of Key West

**LEGAL DESCRIPTION:**

On the Island of Key West, and is part of Tract Eighteen (18) according to William A. Whitehead's map delineated in February, A.D., 1829, but better known as Lot Thirteen (13), Square Six (6), of part of Tract Eighteen (18), according to diagram of The Web Realty Co., recorded in Plat Book One (1), page 42, Monroe County, Florida Records.

Commencing at a point on Grinnell Street Forty-five (45) feet, Eight (8) inches from South Street, and running thence in a Southeasterly direction Forty-four (44) feet, Eight (8) inches; thence at right angles in a Northeasterly direction Ninety-six (96) feet, Three (3) inches; thence at right angles in a Northwesterly direction Forty-four (44) feet, Eight (8) inches; thence at right angles in a Southwesterly direction Ninety-six (96) feet, Three (3) inches out to Grinnell Street to the Point of Beginning.

**Abbreviations:**

- |                         |                                 |                                |
|-------------------------|---------------------------------|--------------------------------|
| Sty. = Story            | B.M. = Bench Mark               | I.P. = Iron Pipe               |
| R/W = Right-of-Way      | P.O.C. = Point of Commence      | I.B. = Iron Bar                |
| fd. = Found             | P.O.B. = Point of Beginning     | C.B. = Concrete Block          |
| p. = Plat               | P.B. = Plat Book                | C.B.S. = Concrete Block Stucco |
| m. = Measured           | pg. = page                      | cov'd. = Covered               |
| d. = Deed               | o/h = Overhead                  | w.m. = Water Meter             |
| O.R. = Official Records | F.F.L. = Finish Floor Elevation | Bal. = Balcony                 |
| N.T.S. = Not to Scale   | ☒ = Concrete Utility Pole       | Pl. = Planter                  |
| ⊕ = Centerline          | ⊕ = Wood utility Pole           | A/C = Air Conditioner          |
| Elev. = Elevation       | conc. = concrete                |                                |

Field Work performed on: 3/22/12

**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

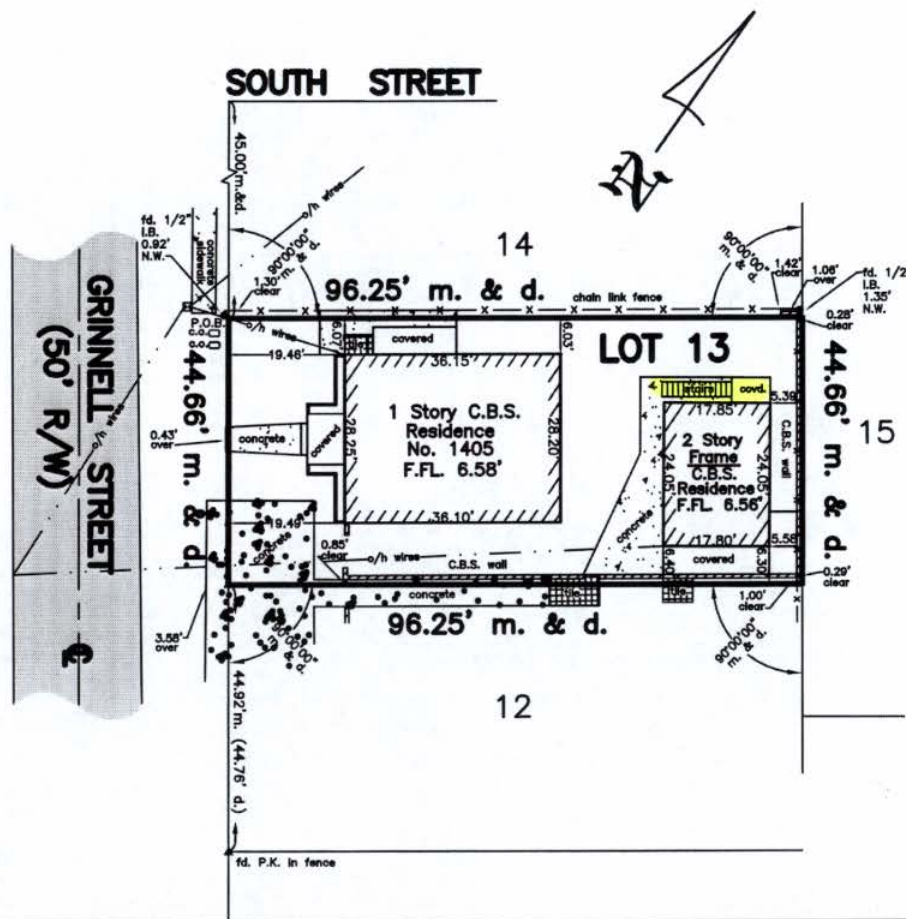
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

**SURVEYOR'S NOTES:**

North arrow based on assumed median  
Reference Bearing: R/W Grinnell Street  
3,4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.234

**MONUMENTATION:**

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



James S. Taylor Rev. Trust, DTD 8/5/02			
1405 Grinnell Street, Key West, Fl. 33040			
<b>BOUNDARY SURVEY</b>		Dwg. No. 12-155	
Scale 1" = 20'	Ref. 207-02	Flood Panel No. 1516 K	Dwn. By F.J.H.
Date: 3/23/12	Fls	Flood Zone AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			

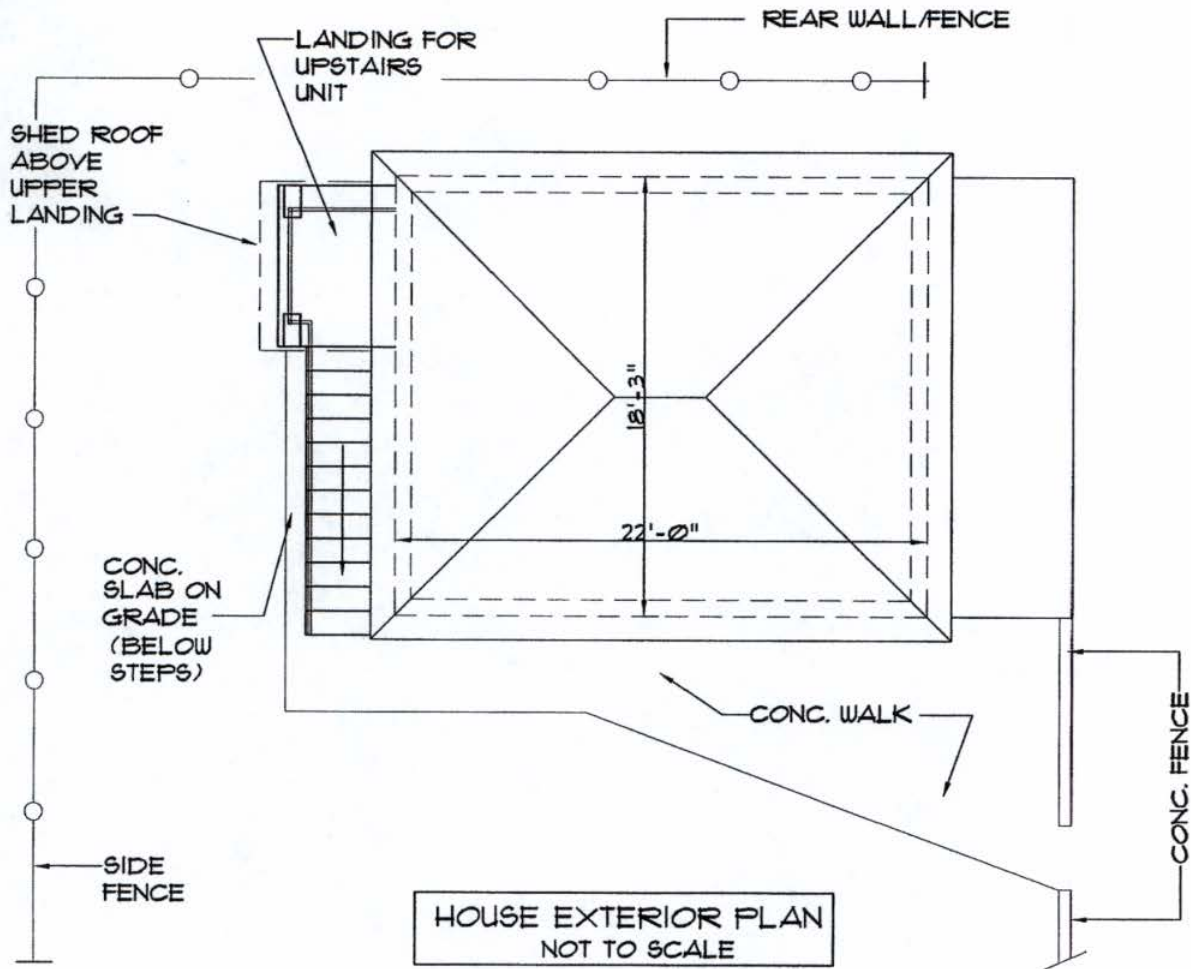
**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0486  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

fred\drawings\keywest\block168\1405grinnell

# **Proposed Plans**



- DEMOLITION:
- 1.) REMOVE EXISTING CONC. STEPS AND RAILING ON STEPS
  - 2.) REMOVE EXISTING CONC. LANDING KEEPING PIPE RAILING, PIPE COLUMNS AND TWO CMU COLUMNS BELOW LANDING
  - 3.) SHED ROOF ABOVE LANDING TO REMAIN-SHORE AS REQD. FOR STABILITY DURING CONSTRUCTION



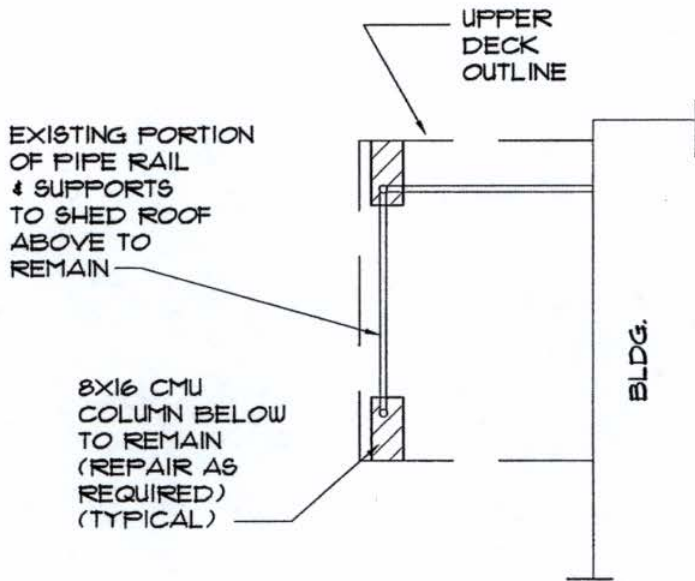
DATE: 2-10-12

PLAN SHEETS NOT SIGNED AND SEALED BY ENGINEER ARE PRELIMINARY PLANS ONLY

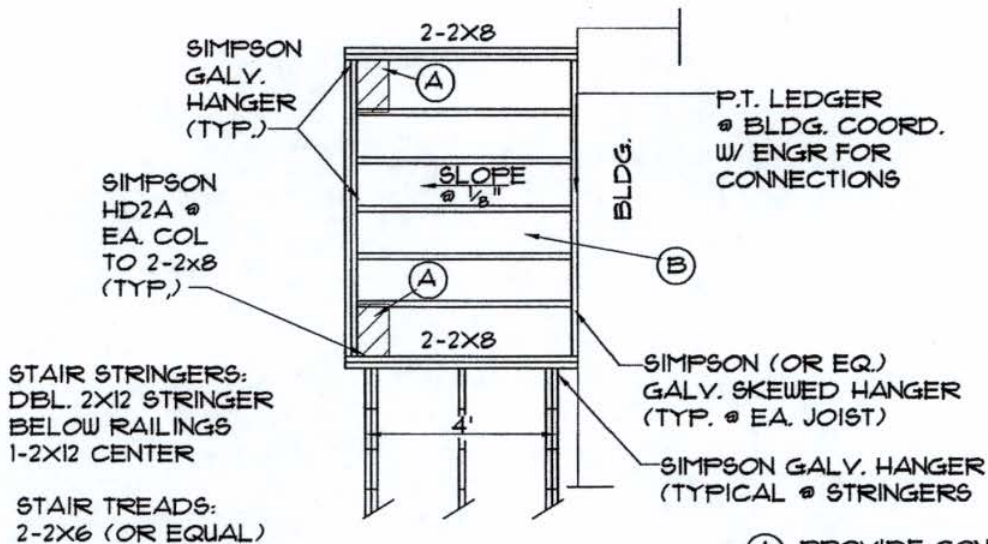
EXTERIOR STAIR REPLACEMENT FOR:  
 PAUL TAYLOR  
 1405 GRINNELL ST. (REAR)  
 KEY WEST, FL.

SHEET  
 1  
 OF 5

**TIMMINS ENGINEERING, LLC**  
 C.A. LIC. No. 28994  
 THOMAS M. TIMMINS, P.E.  
 FL. P.E. No. 45406 PH. 305-872-4060  
 P.O. BOX 639  
 BIG PINE KEY, FLORIDA 33043



**POST DEMOLITION PLAN**  
NOT TO SCALE



**DECK FRAMING**  
NOT TO SCALE

MATCH SIZE OF EXIST. DECK  
STAIRS ARE 4' WIDE

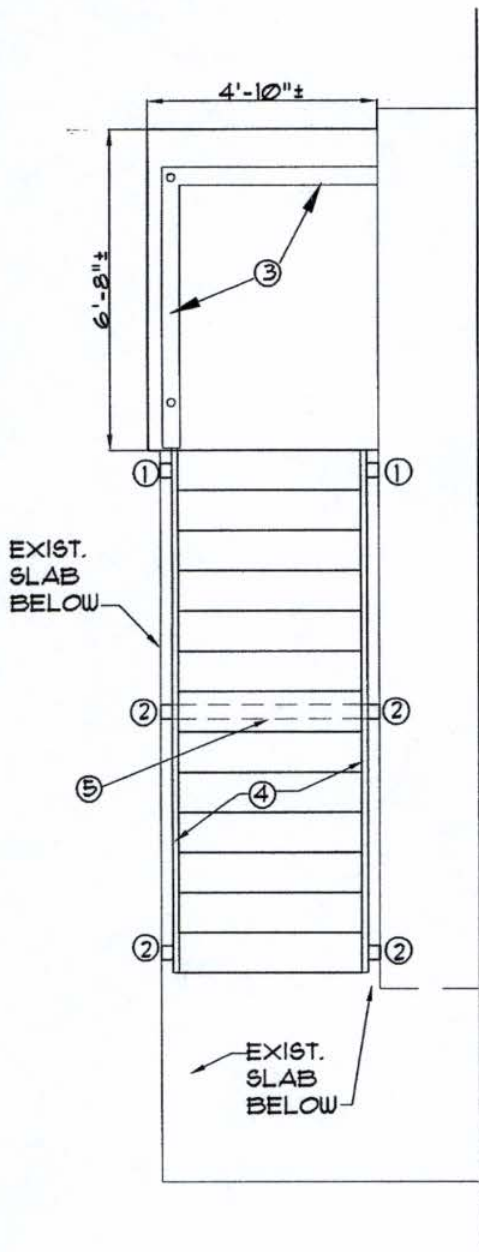
- (A) PROVIDE CONC. BASE FROM EXIST. COL. FOR ANCHORING OF EXIST. PIPE COLUMN (SEE DETAIL)
- (B) DECK SURFACE OPTIONS:  
1.) 2X6 P.F. DECK (OR EQ.)  
2.) 3/4" MARINE PLYWOOD W/ FIBERGLASS SURFACE

*2/24/12*

DATE: 2-10-12

PLAN SHEETS NOT SIGNED AND SEALED BY ENGINEER ARE PRELIMINARY PLANS ONLY

EXTERIOR STAIR REPLACEMENT FOR: PAUL TAYLOR 1405 GRINNELL ST. (REAR) KEY WEST, FL.	SHEET <span style="font-size: 2em;">2</span> OF 5	<b>TIMMINS ENGINEERING, LLC</b> <small>C.A. LIC. No. 28993</small> THOMAS M. TIMMINS, P.E. FL. P.E. No. 45406 PH: 305-872-4060 P.O. BOX 639 BIG PINE KEY, FLORIDA 33043
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**STAIRWAY PLAN**  
NOT TO SCALE

NEW STAIRS ARE 4' WIDE  
REPLACEMENT STEPS WILL ADD NO  
ADDITIONAL IMPERVIOUS SURFACE  
TO THE SITE.

DATE: 2-10-12

MATCH EXIST.  
ANCHORS TO NEW  
CONC. BASE-COORD.  
W/ ENGR AS REQD.

8"X12" NEW  
CONC. BASE

USE HILTI ANCHOR  
SYSTEM TO EXIST.  
COLUMN

EXIST. PIPE  
COLUMN (TO  
REMAIN)

4-#5 EQUALLY  
SPACED

REPAIR EXIST.  
COLUMN AS REQD.

**EXIST. PIPE  
COL. ANCHOR**  
NOT TO SCALE

**LEGEND**

- ① 4X4 POST BOLTED TO 2-2X12 STRINGER (SEE DETAIL)
- ② 4X4 POST BOLTED TO 2-2X12 STRINGER POST EXTENDS TO AND IS SUPPORTED BY LOWER SLAB-CONNECT POST TO SLAB W/ SIMPSON (OR EQ.) POST BASE
- ③ NEW BUILT-UP RAIL ON EXIST. PIPE RAILING (SEE DETAIL)
- ④ STAIR RAIL ON EA. SIDE (SEE DETAIL)
- ⑤ PLACE DIAG. CROSS BRACING ON BOTH SIDES OF MIDDLE POSTS (BELOW STEPS)



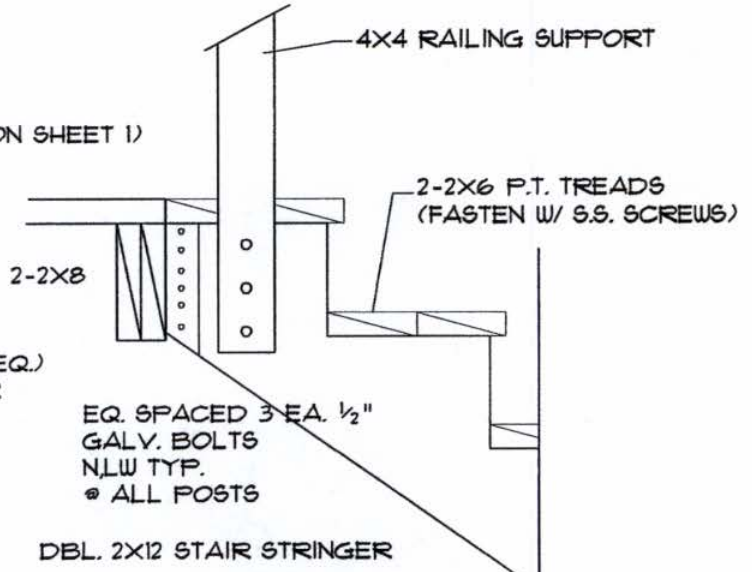
PLAN SHEETS NOT SIGNED AND SEALED  
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EXTERIOR STAIR REPLACEMENT FOR:  
PAUL TAYLOR  
1405 GRINNELL ST. (REAR)  
KEY WEST, FL.

SHEET  
**3**  
OF 5

**TIMMINS ENGINEERING, LLC**  
C.A. LIC. No. 128994  
THOMAS M. TIMMINS, P.E.  
FL. P.E. No. 45408 PH. 305-872-4060  
P.O. BOX 639  
BIG PINE KEY, FLORIDA 33043

DECK SURFACE  
(SEE OPTIONS ON SHEET 1)

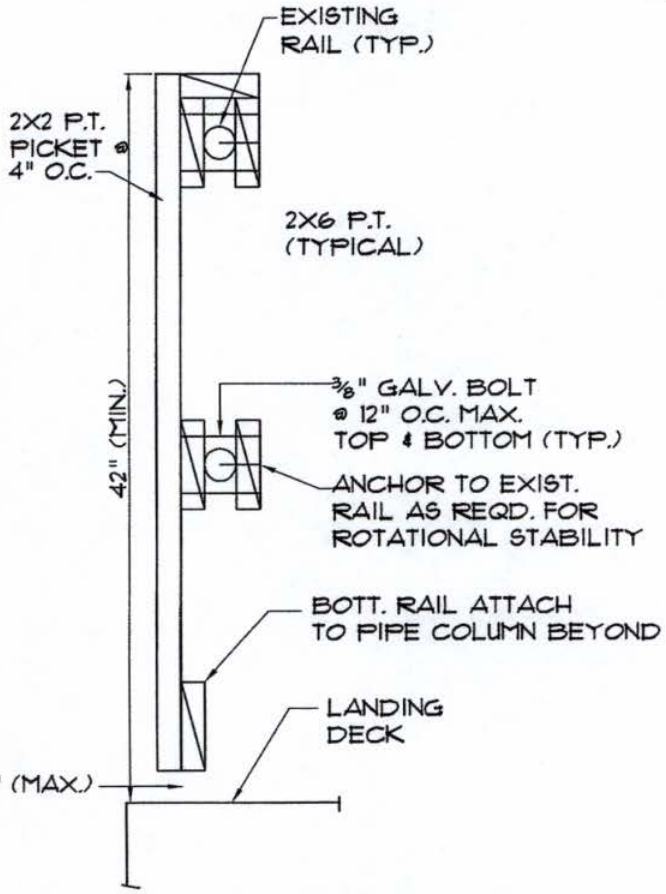


SIMPSON (OR EQ.)  
GALV. HANGER

EQ. SPACED 3 EA. 1/2"  
GALV. BOLTS  
N/LW TYP.  
@ ALL POSTS

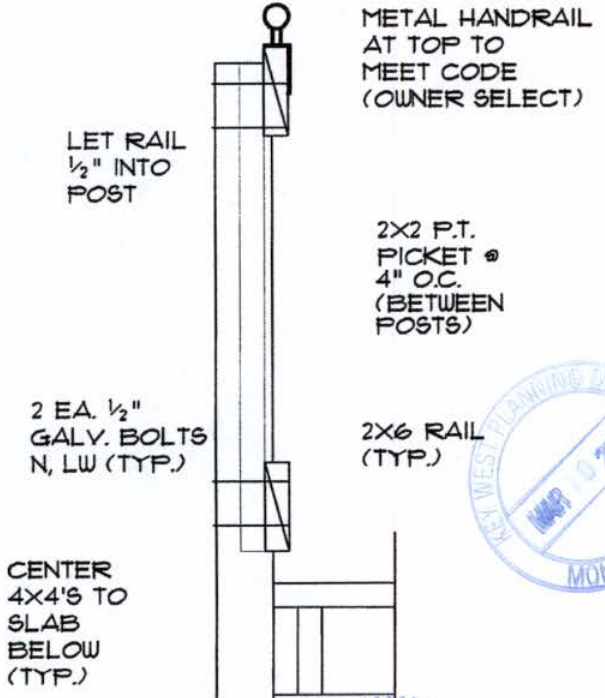
DBL. 2X12 STAIR STRINGER

**DETAIL @ STEPS**



**LANDING RAILING**

NO SCALE



**STAIR RAILING**

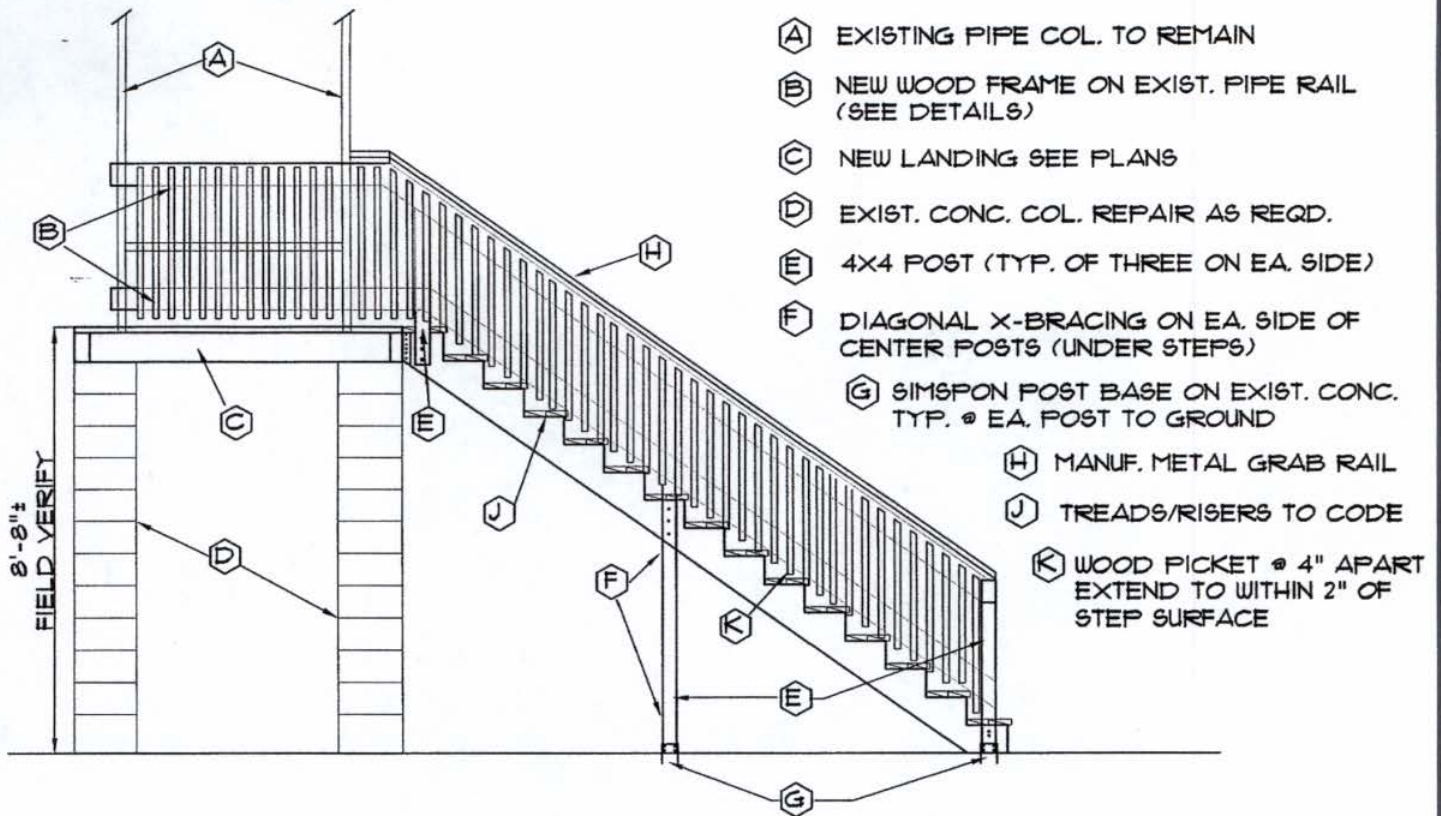


PLAN SHEETS NOT SIGNED AND SEALED  
BY ENGINEER ARE PRELIMINARY PLANS ONLY

DATE: 2-10-12

<p>EXTERIOR STAIR REPLACEMENT FOR: PAUL TAYLOR 1405 GRINNELL ST. (REAR) KEY WEST, FL.</p>	<p>SHEET <b>4</b> OF 5</p>	<p><b>TIMMINS ENGINEERING, LLC</b> C.A. LIC. No. 28994 THOMAS M. TIMMINS, P.E. FL. P.E. No. 45406 PH. 305-872-4060 P.O. BOX 639 BIG PINE KEY, FLORIDA 33043</p>
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PARTIAL ELEVATION  
N.T.S.

GENERAL NOTES:

- 1.) ALL WORK TO CONFORM TO THE FLORIDA BUILDING CODE (LATEST) AND CITY OF KEY WEST STANDARDS AND SPECIFICATIONS
- 2.) PROVIDE ELECTRICAL LIGHTING AND SWITCHING TO MEET CODE
- 3.) CONCRETE: 4000 psi GR60 rebar
- 4.) ALL LUMBER: SYP No. 2 GR PRESSURE TREATED
- 5.) WIND LOAD: 150 MPH PEAK GUST PER ASCE 7 (LATEST)
- 6.) LANDING LOAD: LL 60 PSF, DL 25 PSF
- 7.) ALL HANGARS, CLIPS AND ANCHORS TO BE HDG AND INSTALLED TO MANUF. SPECS

DATE: 2-10-12

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EXTERIOR STAIR REPLACEMENT FOR:  
PAUL TAYLOR  
1405 GRINNELL ST. (REAR)  
KEY WEST, FL.

SHEET  
5  
OF 5

TIMMINS ENGINEERING, LLC  
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THOMAS M. TIMMINS, P.E.  
FL. P.E. No. 45406 PH. 305-872-4060  
P.O. BOX 639  
BIG PINE KEY, FLORIDA 33043



# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 28, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SIDE WOOD STAIRWAY. DEMOLITION OF  
CONCRETE SIDE STAIRWAY**

**#1405 GRINNELL STREET**

**Applicant- FMH Builder's Inc.- Application Number H12-01-426**

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 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**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: 1039977 Parcel ID: 00039230-000000**

**Ownership Details**

**Mailing Address:**

TAYLOR JAMES S TRUSTEE  
(JAMES S TAYLOR REV TRUST DTD 8/5/02)  
1409 GRINNELL ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1405 GRINNELL ST KEY WEST  
**Subdivision:** The Webb Realty Co  
**Legal Description:** KW WEBB REALTY CO SUB PB1-42 LOT 13 SQR 6 TR 18 G39-432/433 OR1806-1342/44Q/C(LG)

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



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	45	96	4,298.00 SF

**Building Summary**

Number of Buildings: 2  
 Number of Commercial Buildings: 0

Total Living Area: 1920  
 Year Built: 1949

### Building 1 Details

Building Type R1  
 Effective Age 19  
 Year Built 1952  
 Functional Obs 0

Condition A  
 Perimeter 128  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 26  
 Grnd Floor Area 1,008

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

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

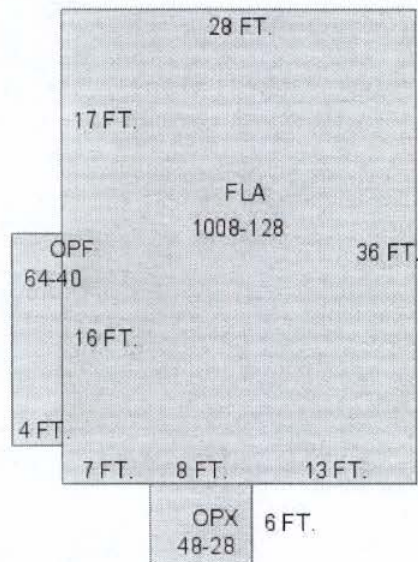
Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation CONCR FTR  
 Bedrooms 2

Extra Features:

2 Fix Bath 0  
 3 Fix Bath 0  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1993	N	N	0.00	0.00	1,008
2	OPX		1	1993	N	N	0.00	0.00	48
3	OPF		1	1993	N	N	0.00	0.00	64

### Building 2 Details

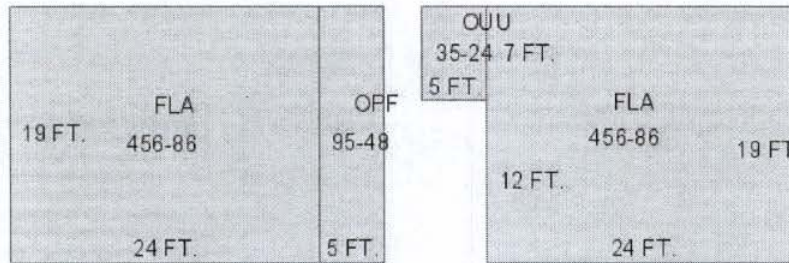
<b>Building Type</b> R2	<b>Condition</b> A	<b>Quality Grade</b> 550
<b>Effective Age</b> 19	<b>Perimeter</b> 172	<b>Depreciation %</b> 26
<b>Year Built</b> 1949	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 912
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:** R2 includes 2 3-fixture baths and 2 kitchens.

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> CONCR FTR
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 2
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> 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	5:C.B.S.	1	1993	N	N	0.00	0.00	456
2	OFF		1	1993	N	N	0.00	0.00	95
3	FLA	5:C.B.S.	1	1993	N	N	0.00	0.00	456
4	OUU		1	1993	N	N	0.00	0.00	35

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
-----	------	---------	--------	-------	------------	-----------	-------	------



1	PT3:PATIO	192 SF	0	0	1969	1970	2	50
2	AC2:WALL AIR COND	1 UT	0	0	1984	1985	2	20
3	AC2:WALL AIR COND	1 UT	0	0	1985	1986	1	20
4	FN2:FENCES	150 SF	0	0	1951	1952	4	30

### Appraiser Notes

2004-01-10 - BLDG #1-1405 GRINNELL ST. OWNER LIVES AT 1409. BLDG #2-1405 GRINNELL ST (REAR).

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
07-4709	10/12/2007	02/28/2008	6,000		REMOVE EXISTING FIBERGLASS SHINGLES REPLACE WITH VCRIMP
06-2058	03/30/2006	08/10/2006	2,200	Residential	UPGRADWE EXISTING SERVICE UP TO 200AMP

### 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	218,261	1,544	184,726	404,531	392,684	0	404,531
2010	224,081	1,544	131,361	356,986	356,986	0	356,986
2009	259,035	1,544	352,690	613,269	598,075	0	613,269
2008	241,301	1,544	300,860	543,705	543,705	0	543,705
2007	371,864	1,544	300,860	674,268	674,268	0	674,268
2006	460,719	1,544	386,820	849,083	849,083	0	849,083
2005	458,282	1,544	279,370	739,196	739,196	0	739,196
2004	290,338	1,544	214,900	506,782	506,782	0	506,782
2003	285,592	1,544	110,674	397,810	397,810	0	397,810
2002	220,951	1,544	110,674	333,169	333,169	0	333,169
2001	188,729	1,544	110,674	300,947	300,947	0	300,947
2000	197,168	1,727	80,588	279,483	279,483	0	279,483
1999	166,480	1,480	80,588	248,548	248,548	0	248,548
1998	144,894	1,278	80,588	226,760	226,760	0	226,760
1997	125,314	1,154	71,992	198,459	198,459	0	198,459
1996	103,029	1,046	71,992	176,068	176,068	0	176,068
1995	93,871	1,021	71,992	166,884	166,884	0	166,884
1994	83,950	974	71,992	156,915	156,915	0	156,915
1993	78,422	0	71,992	150,414	150,414	0	150,414
1992	87,099	0	71,992	159,091	159,091	0	159,091
1991	87,099	0	71,992	159,091	159,091	0	159,091

1990	82,699	0	56,949	139,648	139,648	0	139,648
1989	73,989	0	53,725	127,714	127,714	0	127,714
1988	52,197	0	44,055	96,252	96,252	0	96,252
1987	51,011	0	29,441	80,452	80,452	0	80,452
1986	51,294	0	28,367	79,661	79,661	0	79,661
1985	49,534	0	18,662	68,196	68,196	0	68,196
1984	45,681	0	18,662	64,343	64,343	0	64,343
1983	45,681	0	18,662	64,343	64,343	0	64,343
1982	47,301	0	17,064	64,365	64,365	0	64,365

### 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.

There are no sales to display for this parcel.

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Monroe County Property Appraiser  
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