

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



**To:** Chairman and Planning Board Members

**From:** Carlene Smith, LEED Green Associate, Planner II

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

**Meeting Date:** September 18, 2014

**Agenda Item:** **Variances – 3642 Eagle Avenue (RE# 00052450-000000; AK# 1053091)** – A request for variances to building coverage and impervious surface ratio in order to construct an open rear porch on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-238 (4)a. & b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** Construction of an open-air covered porch located at the rear of an existing structure.

**Applicant:** Thomas E. Pope, PA / Jay McDaniel

**Owner:** Chance Blatt

**Location:** 3642 Eagle Avenue (RE# 00052450-000000; AK# 1053091)

**Zoning:** Single Family (SF) Zoning District

**Background:**

The existing single family home is located within the front yard setback. It is currently non-conforming to impervious surface ratio requirements permitted in the SF zoning district. The property owner would like to construct an open-air covered porch to help minimize the sun exposure at the rear of the home. The proposed construction triggers an increase in building coverage and impervious surface ratio.



<b>Relevant SF Zoning District Dimensional Requirements: Code Section 122-238</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Minimum lot size	6,000 SF	11,866	11,866	No Change
Maximum density	8 dwelling units per acre	1 unit	1 unit	No Change
Maximum floor area ratio	n/a	n/a	n/a	n/a
Maximum height	25 feet	20 feet	20 feet	No Change
Minimum front setback	30 feet	19.07' feet	19.07' feet	No Change
Minimum right side setback	5 feet	6.18' feet	6.18' feet	No Change
Minimum street side setback	10 feet	18 feet	18 feet	No Change
Minimum rear setback (abutting alley)	20 feet	20 feet	20 feet	No Change
Maximum building coverage	35%	33% (3,916)	36.4% (4,320)	<b>Variance Requested</b>
Maximum impervious surface	50%	64% (7,574)	64% (7,603)	<b>Variance Requested</b>

**Process:**

**Development Review Committee Meeting:**

June 26, 2014

**Planning Board Meeting:**

September 18, 2014

**Analysis – Evaluation for Compliance with the Land Development Regulations:**

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

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

The existing structure is legally nonconforming to front yard setback and impervious surface ratio. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The nonconformities are not conditions created by the applicant, nor do they result from the action or negligence of the applicant. However, the request for variances are generated from specific actions initiated by the applicant since the construction of the open-air covered porch increases the building coverage and impervious surface ratio.

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.**

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, increasing maximum building coverage and maximum impervious surface ratio would confer special privileges upon the applicant.

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

The applicant currently has existing use of the site without the approval of the variances. Therefore, hardship conditions do not exist. Denial of the requested variances would not deprive the applicant of rights commonly enjoyed by other properties in the SF Zoning District.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variances requested are not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

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.**

It does not appear that granting of the variances will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

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 non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

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

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

**The Planning Board shall make factual findings regarding the following:**

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

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

**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 Planning Department has not received any public comment for the variance request as of the date of this report.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed May 15, 2014 by Thomas E. Pope, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the construction of the open-air covered porch located at the rear of the existing structure.
2. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NO. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE RATIO ON PROPERTY LOCATED AT 3642 EAGLE AVENUE (RE# 00052450-000000; AK# 1053091) IN THE SINGLE FAMILY (SF) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 and 122-238(4)A. & B.1. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to construct an open-air covered porch located at the rear of an existing structure on the property located at 3642 Eagle Avenue (RE# 00052450-000000; AK# 1053091); and

**WHEREAS**, the existing single-family residence is a non-contributing structure; and

**WHEREAS**, the structure is located within the front yard setback, and is also non-conforming to impervious surface ratio requirements as permitted in the SF zoning district; and

**WHEREAS**, Section 122-238 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the maximum building coverage is 35% and maximum impervious surface ratio of 50%; and

**WHEREAS**, the proposed building coverage is 36.4% (4,320 sq ft) and impervious surface ratio is 64% (7,603 sq ft); and

**WHEREAS**, the applicant requests variances to maximum building coverage and maximum impervious surface ratio; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on September 18, 2014; and

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

**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 other districts are grounds for the issuance of the requested variances; and

**WHEREAS**, the Planning Board finds 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.

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

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

**Section 2.** An approval by Resolution of the Key West Planning Board for variances to allow the construction of an open-air covered porch located at the rear of an existing structure on property located at 3642 Eagle Avenue (RE# 00052450-000000; AK# 1053091) in the SF Zoning District pursuant to Sections 90-395 and 122-238 (4)a. & b.1. of the City of Key West Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed May 15, 2014 by Thomas E. Pope, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the construction of the open-air covered porch located at the rear of the existing structure.
2. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

**Section 3.** It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.



**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

**Section 5.** These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of September 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director;

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

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Richard Klitenick, Planning Board Chairman

Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# **Application**



# Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

### PROPERTY DESCRIPTION:

Site Address: 3642 Eagle Avenue

Zoning District: SF Real Estate (RE) #: 00052450-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Thomas E. Pope, PA / Jay Mubaniel

Mailing Address: 610 White Street

City: Key West, FL State: FL Zip: 33040

Home/Mobile Phone: 305-296-3611 Office: 305-296-3611 Fax: \_\_\_\_\_

Email: tepope.pa@aol.com

### PROPERTY OWNER: (if different than above)

Name: Chance Blatt

Mailing Address: 3642 Eagle Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: ASSETS.BARE@AOL.COM

Description of Proposed Construction, Development, and Use: New rear porch

### List and describe the specific variance(s) being requested:

lot coverage, and impervious and front setback 1'

↓ (167 SQ FT) ↓ (29 SQ FT) (1')

Are there any easements, deed restrictions or other encumbrances attached to the property?  Yes  No

If yes, please describe and attach relevant documents: N/A

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes  No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes  No

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	SF			
Flood Zone	AE1			
Size of Site	11,866			
Height	25'	20'	20'	-
Front Setback	30' 20'	19.07'	19.07'	1'
Side Setback	5'	6.18'	6.18'	-
Side Setback	N/A	N/A	N/A	-
Street Side Setback	10'	18.0'	18.0'	-
Rear Setback	20'	20'	20'	-
F.A.R	N/A	-	-	-
Building Coverage	35% 4,153	33% 3,916	36.4% 4,320	1.4% 167 SQ
Impervious Surface	50% 5,933	64% 7,574	64% 7,603	0% 29 SQ FT
Parking	N/A			
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key\\_West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

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

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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](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://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.**

## STANDARDS FOR CONSIDERING VARIANCES

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

The addition of the rear porch will screen existing south facing sliding glass door openings which will improve energy consumption.

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

All existing conditions were established prior to the current Owners occupancy.

**(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 the other lands, buildings or structures in the same zoning district.**

Rear porches are common elements to most residential structures in Key West.

**(4) Hardship conditions exist. That literal interpretation of the provisions of the land development regulation 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 addition of the rear porch will improve energy consumption and reduce sun exposure at the rear of the house.

**(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.**

Yes. Only minimal change to lot coverage requirements is necessary for the construction of the rear porch.

**(6) Not injurious to the public welfare. That the grant 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 involve or otherwise detrimental to the public interest or welfare.**

This requested variance is not injurious to the public welfare.

**(7) Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structure or building in the same district and no permitted use of lands, structure or buildings in other districts shall be considered grounds for the issuance of a variance.**

This requested variance is not based on other nonconforming uses on neighboring lands, structures or buildings in the same district.

# Verification



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Thomas Pope, 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:

3642 Eagle Avenue

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.

Thomas Pope

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 20 May 2014 by

Thomas E. Pope

Name of Authorized Representative

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

M. Holly Booton

Notary's Signature and Seal



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES: December 26, 2017  
Bonded Thru Budget Notary Services

M. Holly Booton

Name of Acknowledger typed, printed or stamped

FF 070470

Commission Number, if any

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

Jerry L. McDaniel, III

I, ~~Chance Blatt~~, 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:

3642 Eagle Avenue

*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 20 May 2014 by

Jerry "Jay" L. McDaniel, III

*Name of Authorized Representative*

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

M. Holly Booton

*Notary's Signature and Seal*



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES: December 26, 2017  
Bonded Thru Budget Notary Services

M. Holly Booton

*Name of Acknowledger typed, printed or stamped*

FF: 070470

*Commission Number, if any*

# **Authorization**

**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, Chance Blatt authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

Thomas E. Pope  
*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 20 May 2014 by  
*date*

Thomas E. Pope  
*Name of Authorized Representative*

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

M. Holly Booton  
*Notary's Signature and Seal*

M. Holly Booton  
*Name of Acknowledger typed, printed or stamped*

FF070470  
*Commission Number, if any*



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES: December 26, 2017  
Bonded Thru Budget Notary Services

**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, Chance Blatt authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

Jerry "Jay" D. McDaniel  
*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 20 May 2014 by  
*date*

Jay McDaniel  
*Name of Authorized Representative*

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



M. Holly Booton

M. Holly Booton  
*Name of Acknowledger typed, printed or stamped*

FF070470  
*Commission Number, if any*

**Deed**

Prepared by and return to:  
**JOHN M. SPOTTSWOOD, JR.**  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 14-095-EJ  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 1st day of April, 2014 between Stock Island, LLC, a New Jersey limited liability company whose post office address is 1406 Sunset Drive, Key West, FL 33040, grantor, and Christopher Chance Blatt and Eliza Ann Blatt, husband and wife whose post office address is 3642 Eagle Avenue, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, 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:

**On the Island of Key West, and known on the Key West Foundation Company's Plat No. 1 of Lots numbered Thirty-five (35) and Thirty-six (36) of Block Three (3). The diagram of said plat is recorded in Plat Book No. 1, Page 155, Monroe County, Florida, Public Records.**

**Parcel Identification Number:** 00052450-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Erica H. Sterling*  
Witness Name: **ERICA H. STERLING**

*Jenny M. Sterling*  
Witness Name: **JENNY M. STERLING**

Stock Island, LLC, a New Jersey limited liability company

By: *Lowell P. Cave*  
Lowell P. Cave, Managing Member

State of ~~New Jersey~~ Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 1st day of April, 2014 by Lowell P. Cave as Managing Member of Stock Island, LLC, a New Jersey limited liability company, on behalf of said limited liability company. He/she  is personally known or  has produced a driver's license as identification.

[Notary Seal]



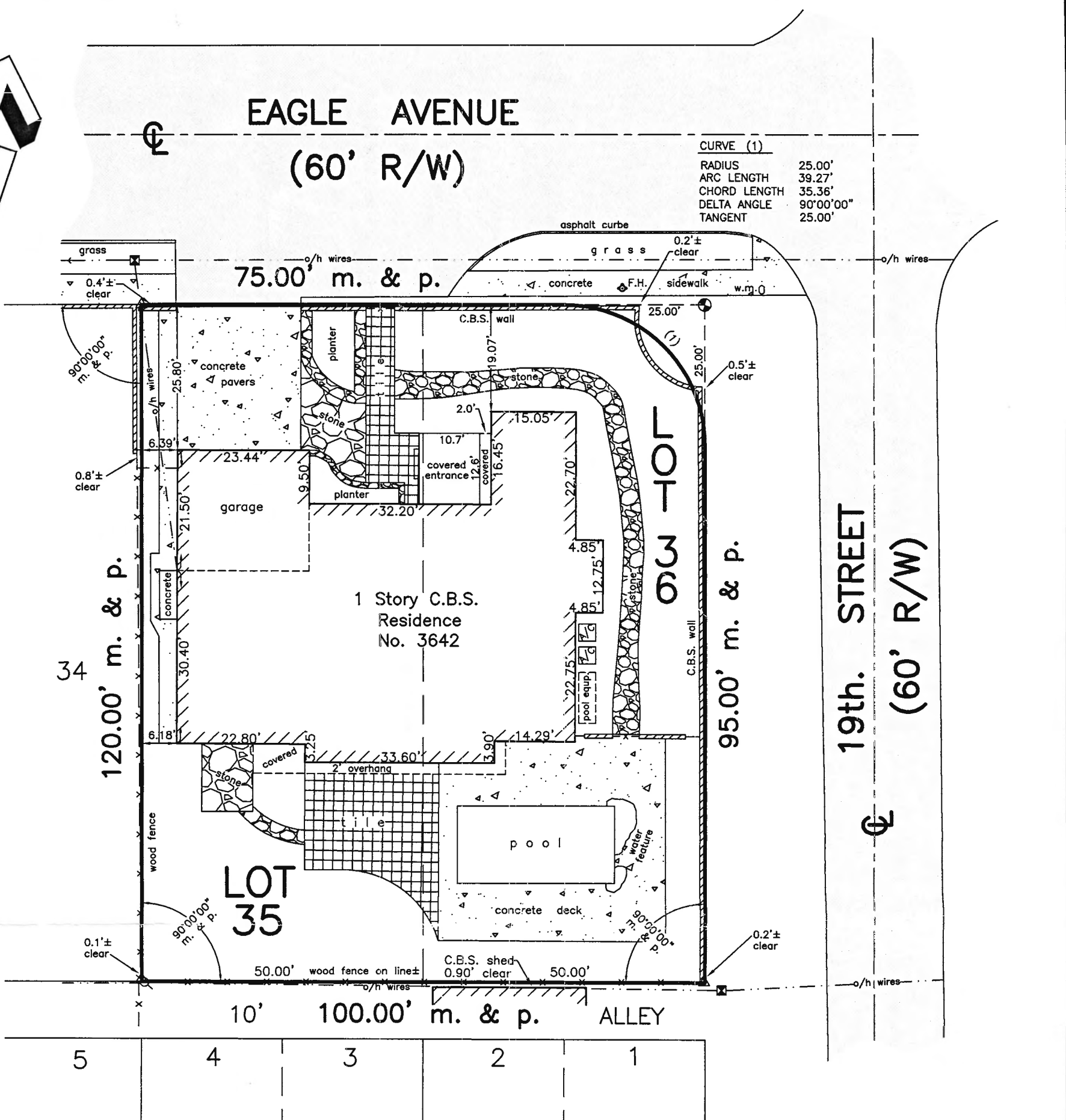
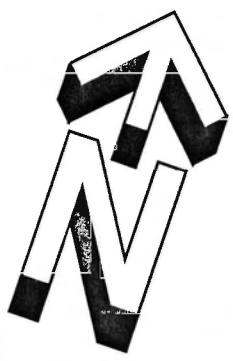
*Jenny M. Sterling*  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



# Survey



CURVE (1)	
RADIUS	25.00'
ARC LENGTH	39.27'
CHORD LENGTH	35.36'
DELTA ANGLE	90°00'00"
TANGENT	25.00'

**LEGAL DESCRIPTION:**

On the Island of Key West and known on KEY WEST FOUNDATIONS COMPANY'S, Plat No. One (1) of Lots numbered Thirty-Five (35) and Thirty-Six (36) of Block Three (3). The diagram of said plat is recorded in Plat Book One (1), Page 155 Monroe County, Florida, Public Records.

**SURVEYOR'S NOTES:**

Reference Bearing: Eagle Avenue  
 North arrow based on plat  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: 872 4529 F Elevation: 5.11  
 Survey performed without benefit of Title search on this or surrounding properties.

**MONUMENTATION:**

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊕ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe

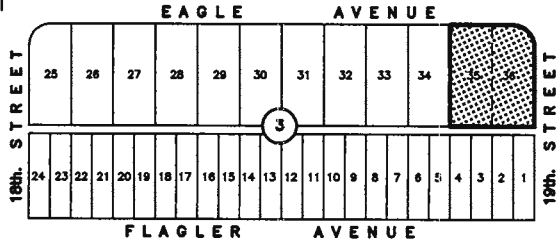
**ABBREVIATIONS:**

- N.T.S. = Not to Scale
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- F.F.L. = Finish Floor Elevation
- P.B. = Plat Book
- pg. = page
- ⊕ = Centerline
- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B.S. = Concrete Block Stucco
- w.m. = Water Meter
- A/C = Air Conditioner
- ⊠ = Concrete Utility Pole
- ⊙ = Wood utility Pole
- F.H. = Fire Hydrant

**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 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

**CERTIFICATION MADE TO:**  
 Chance Blatt and Liza Blatt;  
 Stock Island, LLC;  
 Spottswood, Spottswood & Spottswood;  
 Chicago Title Insurance Company;



**LOCATION MAP**

A portion of Key West Foundation Co's. Plat No. 1 (1/155)

Field Work performed on:  
 3/19/14

Chance Blatt and Liza Blatt 3642 Eagle Avenue, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 14-193	
Scale: 1"=20'	Ref. 214-29	Flood panel No. 1509 K	Dwn. By: F.H.H.
Date: 3/20/14		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
f/datafred/keywest/block248/3642eagle			

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

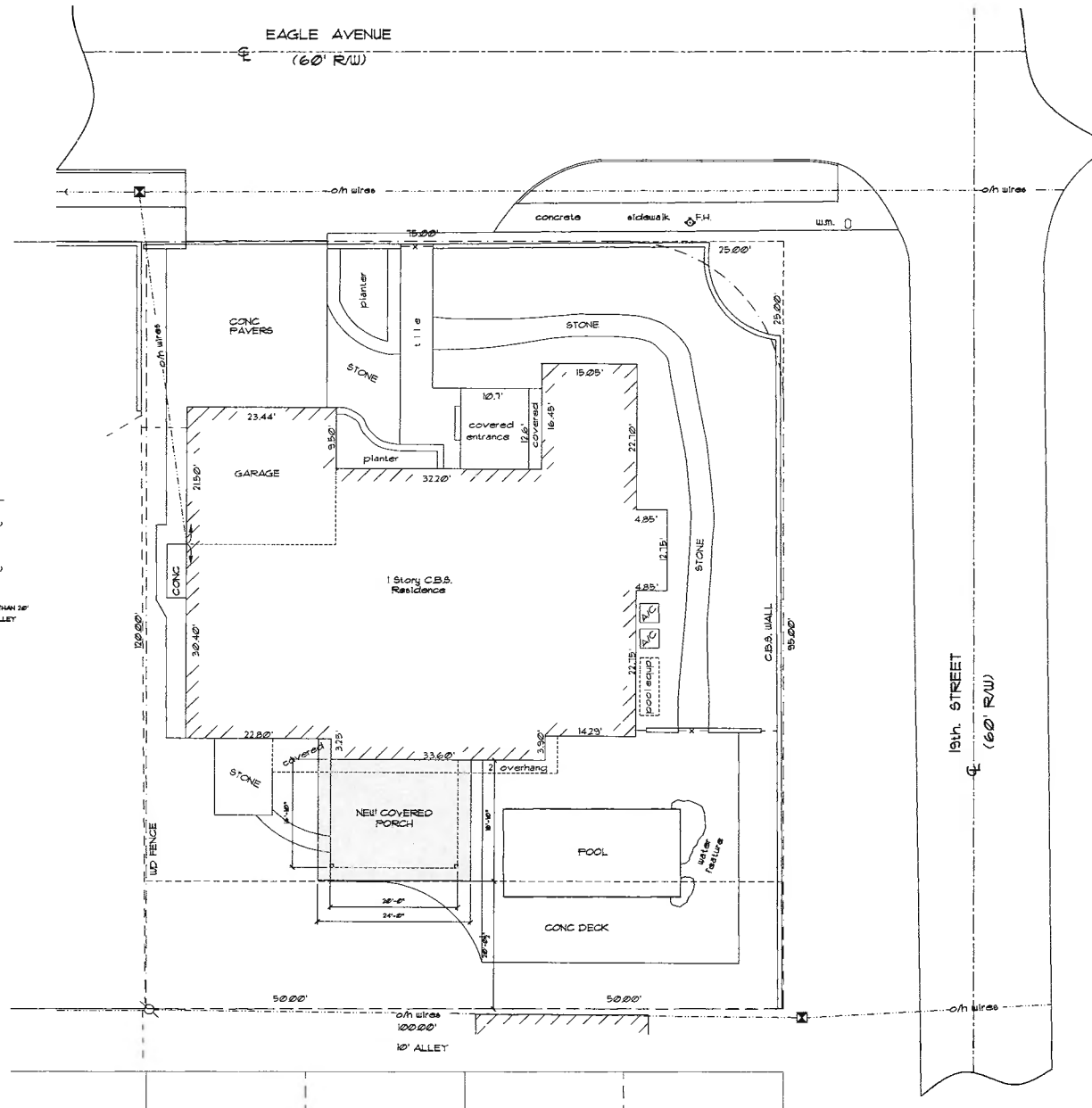
**ISLAND SURVEYING INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 3152 Northside Drive  
 Suite 201  
 Key West, Fl. 33040  
 (305) 293-0466  
 Fax. (305) 293-0237  
 fhildeb1@bellsouth.net  
 L.B. No. 7700

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

# Site Plans

**SITE ANALYSIS**

ZONING	OF
SITE AREA	8,844 (821 AC)
FLOOD ZONE	AE 1
MAX LOT COVERAGE	35% (4,855 SF)
EXISTING LOT COVERAGE	33% (4,356 SF)
PROPOSED LOT COVERAGE	36.4% (4,320 SF)
MAX HEIGHT	25'
RETBACKS	
FRONT	30'- NOT LESS THAN 20'
REAR	20' ADJUTING ALLEY
SIDE	5'
STREET SIDE	10'
MAX IMPERVIOUS SURFACE	50% (5,533 SF)
EXISTING IMPERVIOUS SURFACE	6.4% (1,814 SF)
PROPOSED IMPERVIOUS SURFACE	6.4% (1,825 SF)



**Site Plan**  
 1/8" = 1' - 0"



**Blatt Residence Gazebo Addition**  
 3642 Eagle Avenue Key West, FL

**THOMAS E. POPE, P.A. ARCHITECT**  
 610 White Street, Key West, FL  
 (305) 292-3511 TEPope@aol.com

date:  
 5/15/14  
 revision:

sheet:  
**ST1**

## SITE ANALYSIS

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ZONING	SF
SITE AREA	11,866# (0.27 AC)
FLOOD ZONE	AE 1
MAX LOT COVERAGE	35% (4,153 SF)
EXISTING LOT COVERAGE	33% (3,916 SF)
PROPOSED LOT COVERAGE	36.4% (4,320 SF)
MAX HEIGHT	25'
SETBACKS	
FRONT	30'- NOT LESS THAN 20'
REAR	20' ABUTTING ALLEY
SIDE	5'
STREET SIDE	10'
MAX IMPERVIOUS SURFACE	50% (5,933 SF)
EXISTING IMPERVIOUS SURFACE	64% (7,574 SF)
PROPOSED IMPERVIOUS SURFACE	64% (7,603 SF)

# Site Photos



**DRC**  
**Minutes & Comments**





THE CITY OF KEY WEST

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

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Development Review Committee  
June 26, 2014  
Engineering Services and Utilities Comments

**3642 Eagle Avenue**  
**Building Coverage and Impervious Surface Variance**

No comments.

**1607 Laird Street**  
**Building Coverage, Impervious Surface, and Front Yard Setback Variance**

No comments.

**1119 Olivia Street**  
**Revocable License**

No comments.

**1322 Olivia Street**  
**Building Coverage, and Front and Side Yard Setback Variance**

Please provide a stormwater drainage plan for the 3,360 square foot parcel, including calculations for swale volume and dimension details.

**201 Simonton Street**  
**Conditional Use**

Site Plan shows existing loading zone between buildings. Loading zone dimensions are not provided. Loading zone is not identified with signage and pavement markings. Observations indicate vehicle parking space and landscaping has been planted within loading zone. Please provide a site plan showing loading zone, signage/pavement marking, and dimensions, in accordance with Sec. 108-649.

Solid waste storage area is not shown on Site Plan. Please show trash and recycling storage area of sufficient capacity to contain residential units and commercial space solid waste. Storage area shall be screened from public view.

Please indicate where equipment washout area will be located.

Site plan shows propane tank to be located in the service/egress alley. Please refer to NFPA 58, Liquefied Petroleum Gas Code, for proper installation and NFPA 54, National Fuel Gas Code, for pipe installation requirements. Please indicate tank capacity and distance from building, property line, AC units, doors, etc.

# **Property Appraiser Information**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Monday, September 1st in observance of Labor Day. Our offices will re-open Tuesday at 8am.

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1053091 Parcel ID: 00052450-000000**

### Ownership Details

**Mailing Address:**  
BLATT CHRISTOPHER CHANCE AND ELIZA ANN  
3642 EAGLE AVE  
KEY WEST, FL 33040-4624

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 34-67-25  
**Property Location:** 3642 EAGLE AVE KEY WEST  
**Legal Description:** KW KW FWDN SUB PLAT 1 PB1-155 LOTS 35 AND 36 SQR 3 G39-110/112 OR676-424 OR676-822/823 OR775-1531L/E OR1007-739/740 OR1360-926/7 OR1473-2265 OR1887-1150/52 OR1887-1153/55 OR1887-1156/58 OR2677-1618/17

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	100	120	12,000.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 3097  
Year Built: 1955

### Building 1 Details

Building Type R1  
Effective Age 8  
Year Built 1955  
Functional Obs 0

Condition A  
Perimeter 274  
Special Arch 0  
Economic Obs 0

Quality Grade 600  
Depreciation % 6  
Grnd Floor Area 3,097

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

Roof Type GABLE/HIP  
Heat 1 FCD/AIR DUCTED  
Heat Src 1 ELECTRIC

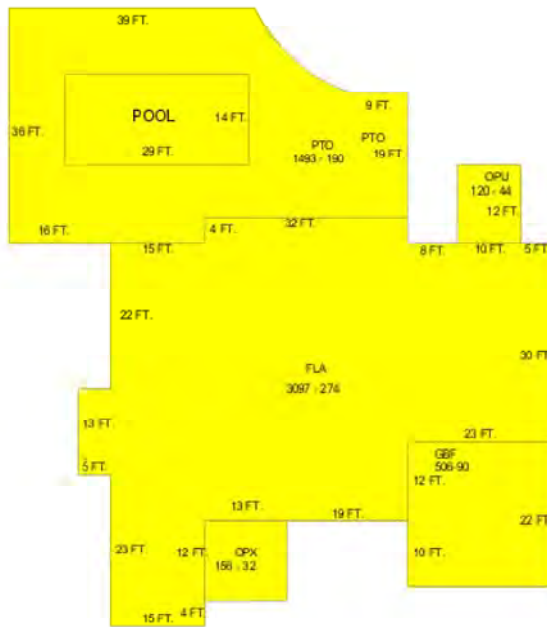
Roof Cover ASPHALT SHINGL  
Heat 2 NONE  
Heat Src 2 NONE

Foundation CONCR FTR  
Bedrooms 4

Extra Features:

2 Fix Bath 0  
3 Fix Bath 2  
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	1954	N	Y	0.00	0.00	3,097
2	GBF		1	1954	N	Y	0.00	0.00	506
3	OPX		1	2006			0.00	0.00	156
4	OPU		1	2006					120
5	PTO		1	2006					1,493

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	406 SF	29	14	2006	2007	3	50
2	WF2:WATER FEATURE	1 UT	0	0	2006	2007	2	20
3	PT2:BRICK PATIO	676 SF	26	26	2006	2007	2	50
4	PT2:BRICK PATIO	162 SF	54	3	2006	2007	2	50
5	FN2:FENCES	970 SF	194	5	2006	2007	5	30
6	PT5:TILE PATIO	175 SF	35	5	2006	2007	4	50
7	PT4:PATIO	420 SF	105	4	2006	2007	2	50
8	PT4:PATIO	84 SF	14	6	2006	2007	2	50

## Appraiser Notes

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## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
0102536	07/13/2001	10/10/2001	21,000	Residential	32 SQS ROOFING
03-3848	11/19/2003	07/11/2006	27,700	Residential	BUILD POOL 14' X 28', CONCRETE DECK, ADD HEATER, 2 PUMPS, 2 LIGHTS
03-2595	08/12/2003	07/11/2006	9,500	Residential	DEMOLISH ONLY
03-4330	01/13/2004	07/11/2006	1,635	Residential	INSTALL SMOKE DETECTORS & POOL ALARMS
03-3022	02/04/2004	07/11/2006	129,785	Residential	3982SF INTERIOR RENOVATION-ELECTRIC-PLUMBING-CBS FENCING 220LF
04-0453	02/04/2004	07/11/2006	800	Residential	INSTALL SOFFITT & FACIA BOARD
04-3596	11/21/2004	07/11/2006	2,500	Residential	INSTALL STORM SHUTTERS
05-0366	02/09/2005	07/11/2006	15,850	Residential	CHANGE ENTRANCE, REBUILD ROOF & FACE OF GARAGE
03-3022	09/16/2003	07/11/2006	129,785	Residential	RENOVATE INTERIOR, REPLACE PLUMBING, WIRE HOUSE & INSTALL TWO 4-TON A/C
05-0151	01/21/2005	07/11/2006	1,600	Residential	INSTALL BRICK PAVERS
05-2528	06/24/2005	07/11/2006	1,500	Residential	INSTALL ELECTRICAL
05-3964	09/14/2005	07/11/2006	9,500		INSTALL 30 SQRS ASPHALT SHINGLES & 10 SQRS MODIFIED BITUMUN

## 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
2014	402,731	50,623	315,900	769,254	719,038	0	769,254
2013	407,015	52,256	194,400	653,671	653,671	0	653,671

2012	411,300	53,890	210,600	675,790	675,790	0	675,790
2011	411,300	55,619	202,500	669,419	627,039	0	669,419
2010	415,584	57,252	97,200	570,036	570,036	0	570,036
2009	461,394	58,885	226,800	747,079	747,079	0	747,079
2008	432,203	60,617	504,000	996,820	996,820	0	996,820
2007	483,650	54,291	516,000	1,053,941	1,053,941	0	1,053,941
2006	495,275	21,068	663,000	1,080,288	1,080,288	0	1,080,288
2005	440,245	22,053	510,000	972,298	972,298	0	972,298
2004	377,064	23,039	255,000	655,103	655,103	0	655,103
2003	323,664	24,024	177,600	525,288	292,126	25,000	267,126
2002	305,119	25,010	177,600	507,729	285,280	25,000	260,280
2001	295,537	25,048	180,000	500,585	280,788	25,000	255,788
2000	316,212	35,196	120,000	471,408	272,610	25,000	247,610
1999	295,537	34,134	120,000	449,671	265,444	25,000	240,444
1998	249,321	13,331	120,000	382,652	261,264	25,000	236,264
1997	218,916	11,705	96,000	326,621	256,897	25,000	231,897
1996	164,187	8,779	96,000	268,966	249,415	25,000	224,415
1995	149,593	7,999	96,000	253,591	243,332	25,000	218,332
1994	133,782	7,153	96,000	236,935	236,935	25,000	211,935
1993	133,782	7,153	96,000	236,935	236,935	25,000	211,935
1992	133,782	7,153	96,000	236,935	236,935	25,000	211,935
1991	133,782	7,153	96,000	236,935	236,935	25,000	211,935
1990	133,782	7,153	90,000	230,935	230,935	25,000	205,935
1989	121,620	6,503	87,000	215,123	215,123	25,000	190,123
1988	97,409	6,503	75,000	178,912	178,912	25,000	153,912
1987	96,166	6,503	46,200	148,869	148,869	25,000	123,869
1986	101,681	6,503	43,200	151,384	151,384	25,000	126,384
1985	98,058	6,503	44,400	148,961	148,961	25,000	123,961
1984	92,422	6,503	44,400	143,325	143,325	25,000	118,325
1983	92,481	6,503	44,400	143,384	143,384	25,000	118,384
1982	94,187	6,503	31,800	132,490	132,490	25,000	107,490

## 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
4/1/2014	2677 / 1616	1,075,000	WD .....	37 ....
4/25/2003	1887 / 1153	750,000	WD .....	Q ....

This page has been visited 35,229 times.

Monroe County Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176



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

# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on September 18, 2014 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 – 3642 Eagle Avenue (RE # 00052450-000000; AK # 1053091)** – A request for variances to building coverage and impervious surface ratio in order to construct an open rear porch on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-238 (4)a. & b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at [www.keywestcity.com](http://www.keywestcity.com). Written responses must be submitted before the hearing to the contact person below.

**Contact:** Carlene Smith, Planner II; E-mail: [cesmith@cityofkeywest-fl.gov](mailto:cesmith@cityofkeywest-fl.gov); Phone: 305-809-3722; Fax 305-809-3978;  
**Mail:** PO Box 1409, Key West FL 33041-1409

**THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.**

## **YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

**Variance** – A request for variances to building coverage and impervious surface ratio in order to construct an open rear porch on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-238 (4)a. & b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**Applicant:** Thomas E. Pope, PA / Jay McDaniel

**Owner:** Chance Blatt

**Locations:** 3642 Eagle Avenue (RE # 00052450-000000; AK # 1053091)

**Date of Hearing:** September 18, 2014 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://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:** Carlene Smith, Planner II; **E-mail:** [cesmith@cityofkeywest-fl.gov](mailto:cesmith@cityofkeywest-fl.gov); Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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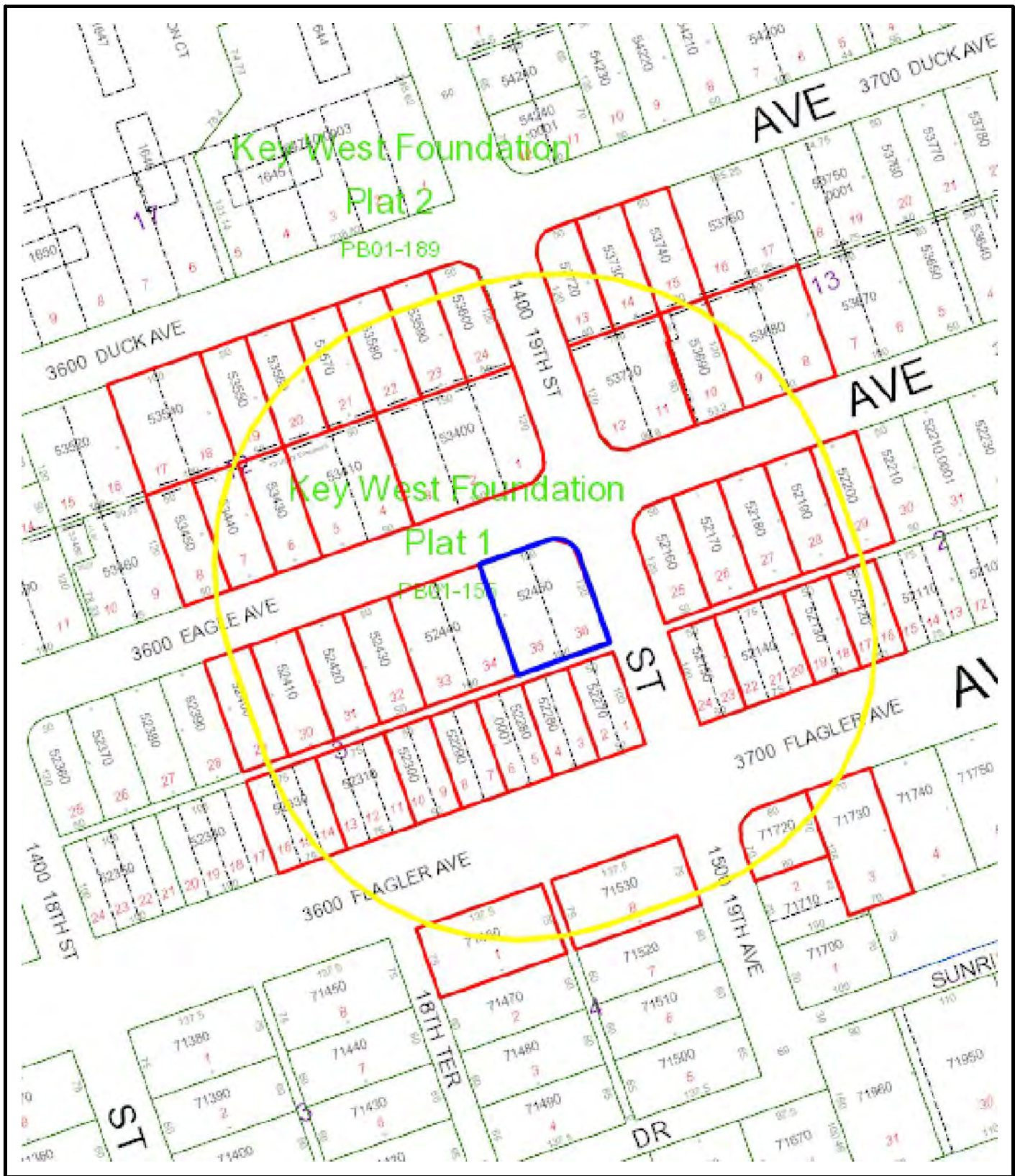
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# Monroe County, Florida

## MCPA GIS Public Portal

Printed: Sep 04, 2014

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	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
1 ANDERSON DANIEL SCOTT		6213 SMITHFIELD DR	TROY	MI	48085-1083
2 ATILLA MEHMET A AND TRACY		3707 FLAGLER AVE	KEY WEST	FL	33040-4528
3 BALLARD DAVID S AND CHRISTINE		3702 EAGLE AVE	KEY WEST	FL	33040
4 BIRD RICHARD AND DEBORAH		3626 EAGLE AVE	KEY WEST	FL	33040
5 BITON COURTNEY		3714 FLAGLER AVE	KEY WEST	FL	33040-4529
6 BIXLER ISAAC P		3713 FLAGLER AVE	KEY WEST	FL	33040-4528
7 BLATT CHRISTOPHER CHANCE AND ELIZA ANN		3642 EAGLE AVE	KEY WEST	FL	33040-4624
8 BRADY JAKE		3635 FLAGLER AVE	KEY WEST	FL	33040-4625
9 BROWN JAMES DOUGLAS		3636 EAGLE AVE	KEY WEST	FL	33040-4624
10 CALLAHAN CAROL RATCLIFF		3603 LAKEMONT CT	PALM BEACH GA	FL	33403-1173
11 CIAVOLINO RICHARD J AND PAULA F		3628 DUCK AVE	KEY WEST	FL	33040-4412
12 CORMACK DONALD JAMES AND JANE S		3624 EAGLE AVE	KEY WEST	FL	33040
13 DEPOO PAUL J JR AND GRETCHEN R		3701 EAGLE AVE	KEY WEST	FL	33040-4524
14 DEVENYI GABOR B AND DARLENE F		3637 EAGLE AVE	KEY WEST	FL	33040-4623
15 DILLON JOHN R III AND JEAN H		1507 19TH ST	KEY WEST	FL	33040
16 EISENMAN CAROL		3632 DUCK AVE	KEY WEST	FL	33040
17 FREEMAN DAVID W AND ELIZABETH M		3700 FLAGLER AVE	KEY WEST	FL	33040-4529
18 GARCIA MARK MOSES		3619 FLAGLER AVE	KEY WEST	FL	33040
19 HALFORD THOMAS H AND SYBILLE Z W		1507 18TH TER	KEY WEST	FL	33040
20 HERCE PATRICIA LEE		2001 HARRIS AVE	KEY WEST	FL	33040
21 HOBBS THOMAS H LIVING TRUST		3717 FLAGLER AVE	KEY WEST	FL	33040
22 JOHNSON PATRICIA C TRUST		3616 EAGLE AVE	KEY WEST	FL	33040-4624
23 JOHNSON ROBERT HARRY		3616 EAGLE AVE	KEY WEST	FL	33040-4624
24 JONES ROBERT W AND LYNN H		24 BAMBOO TER	KEY WEST	FL	33040
25 KNOWLES ELISSA M DEC TR 4/23/1998		3612 DUCK AVE	KEY WEST	FL	33040-4412
26 KNOWLES MICHAEL AND KIMBERLY		3640 DUCK AVE	KEY WEST	FL	33040
27 KOSHIER DENNIS K		PO BOX 14	TERRYVILLE	CT	06786-0014
28 LE COUMPTÉ NORA L		3612 EAGLE AVE	KEY WEST	FL	33040
29 MCDONALD ROBERT GARY AND MARILYN		3625 FLAGLER AVE	KEY WEST	FL	33040
30 MEYER WILLIAM C LIVING TRUST 5/31/2004		3720 DUCK AVE	KEY WEST	FL	33040-4424
31 MIRA REGINA E LIVING TRUST 8/16/2001		8740 SW 149TH TER	MIAMI	FL	33176
32 NAGY WILLIAM J AND CHRISTINE L		3708 DUCK AVE	KEY WEST	FL	33040-4424
33 NICKERSON THOMAS B TRUST 10/05/2004		3711 EAGLE AVE	KEY WEST	FL	33040
34 OVIDE MICHAEL L AND KATHRYN A		3619 EAGLE AVE	KEY WEST	FL	33040-4623

NAME	ADDRESS1	ADDRESS2	CITY	STATE	ZIP
35 PIETKA MARIE HELENE REVOCABLE TRUST AGREE 12/7/07		46 KEY HAVEN RD	KEY WEST	FL	33040-6220
36 RAFFERTY SUSAN S REV TR AGR 11/6/2006		3717 EAGLE AVENUE	KEY WEST	FL	33040
37 RAMAS MARTHA L		3633 1/2 FLAGLER AVE	KEY WEST	FL	33040-4625
38 SHAFER DAVID AND PAULA K		5453 PORT CHESTER	HUDSON	OH	44236
39 STEWART MICHAEL		3645 FLAGLER AVE	KEY WEST	FL	33040-4625
40 STRONG JOHN ALLAN		3742 EAGLE AVE	KEY WEST	FL	33040
41 SUNKEL STEPHEN C AND ANNE R		1508 19TH ST	KEY WEST	FL	33040
42 TENNYSON AMY		3636 DUCK AVE	KEY WEST	FL	33040-4412
43 TREE JAMES L AND CONNIE		CMR 467 BOX 4553	APO	AE	09096-0046
44 VAN HOVE ERIC		3704 FLAGLER AVE	KEY WEST	FL	33040-4529
45 VPZ INVESTMENT CO LLC		800 FLEMING ST APT 2A	KEY WEST	FL	33040-6949
46 WALTERS CHARLES D AND STEPHANIE A		525 DU PONT LN	KEY WEST	FL	33040-7458
47 WETZLER JOHN J L/E		3635 EAGLE AVE	KEY WEST	FL	33040
48 WIGGINS RICHARD ASHLEY		3623 EAGLE AVE	KEY WEST	FL	33040-4623
49 YACCARINO JAMES P		3640 FLAGLER AVE	KEY WEST	FL	33040
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