

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



To: Chairman and Planning Board Members

From: Nicole Malo, Planner II

Through: Donald L. Craig, AICP, Planning Director

Meeting Date: February 21, 2013

Agenda Item: **Landscape Waiver – Fort Street Parking Lot (RE# 00001630-000801)**
– A request to waive the landscape requirements of Section 108-347 for required screening for parking lots for property located in the HPS-1 zoning district per section 108 – 517 the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To consider a landscape waiver associated with the construction of a new residential parking lot on Fort Street

Applicant: Doug Bradshaw, Project Manager, City of Key West

Property Owner: City of Key West

Location: 918 Fort Street
(RE# 00001630-000801)

Zoning: Historic Public and Semipublic Services District (HPS – 1)

Background:

The parcel proposed for redevelopment as a parking lot is located on Fort Street, at the edge of Bahama Village and the Truman Waterfront Park. The parking lot use is as of right in the HPS-1 zoning district. Forty-six (46) vehicular parking spaces and fourteen (14) scooter parking spaces are proposed. The narrow parcel of 430' by 60' is part of the Truman Waterfront Land Conveyance from the Navy in 1997. The lot abuts the Truman Annex Navy property where land uses and setbacks are regulated through the Deed; more specifically, landscaping improvements within 20 feet of the property line shall only consist of low level vegetation that grows no taller than eight (8) inches.

Request:

Due to deed restrictions in the Navy land conveyance documents the screening and perimeter landscape requirements for parking lots cannot be met; therefore, the applicant is requesting a waiver from Section 108-347 and to Section 108-415. Because of the Deed requirements, no screening can be placed between the new Navy wall and the west side of the proposed parking area.

Process:

Planning Board Meeting:

February 21, 2013

Analysis – Evaluation for Compliance of Landscape Waiver with the Land Development Regulations:

The criteria for evaluating a landscape waiver are listed in Section 108-517(b) of the LDRs. The planning board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

- 1. Public interest; adjacent property. The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.**

It is the Navy's deed restriction that prohibits landscape buffering between the City property and the Navy's therefore the waiver would not have an adverse impact on the adjacent property. Further, the proposed parking lot provides additional parking opportunities for the public and nearby residents.

- 2. Not discriminatory. The waiver or modification is not discriminatory, considering similar situations in the general area.**

The granting of this landscape waiver would not be discriminatory because the use of the land is very limited by the deed.

- 3. Superior alternatives. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.**

Due to the Deed restrictions and the limited size of the lot there are no superior alternatives for landscape design.

- 4. Protection of significant features. The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.**

The deed restriction does not allow for landscaping over 8" and could be considered a National Security risk.

5. **Deprivation of reasonable use. Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:**
 - a. **Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and**
 - b. **The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.**

The strict application of the landscaping requirements would limit the redevelopment of the site and deprive the city of a new parking lot adjacent to a dense residential neighborhood and the future Truman Waterfront Park.

6. **Technical impracticality. Strict application of the requirement would be technically impractical.**

The granting of the landscape waiver will allow for the construction of the new parking lot. The City's urban forestry manager states that the code cannot be applied to the proposed lot due to deed restrictions.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variances for front yard and street side setbacks, and parking be **approved**.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-__**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
FOR A LANDSCAPE WAIVER FOR PROPERTY LOCATED
AT 918 FORT STREET (RE# 00001630-000801) FOR
REQUIRED SCREENING AND BUFFERING FOR PARKING
LOTS FOR PROPERTY LOCATED IN THE HPS-1 ZONING
DISTRICT PER SECTION 108 – 517 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, the subject property is located in the Historic Public and Semipublic Services (HPS-1) zoning district; and

WHEREAS, the Planning Board finds that it does not appear that granting the variances will be injurious to the area involved or otherwise detrimental to the public interest or welfare. In fact, granting the variances will be in the public interest and welfare by providing sufficient room for the Key West Cemetery archives and family room to take care of loved ones while making arrangements; and

WHEREAS, the deed restrictions s on the site prevent the applicant from meeting minimum standards for buffering and perimeter landscaping for parking lots as specified by Section 108-347 and Section 108-415 of the LDRs; and

_____ Chairman
_____ Planning Director

WHEREAS, the criteria for evaluating a landscape waiver are listed in Section 108-517(b) of the LDRs. The Planning Board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 21, 2013; and

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

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

Section 2. An approval by resolution of the Key West Planning Board for a waiver to perimeter and buffer landscape requirements as specified by Section 108-347 and Section 108-415 of the LDR's for property located at 918 Fort Street (RE# 00001630-000801) in the HPS-1 zoning districts per 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West per the plan set revised July 19, 2012.

Section 3. It is a condition of this landscape waiver that full, complete, and final application for all conditions of this approval for any use and occupancy for which this landscape waiver is 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 this landscape waiver in accordance with the terms as described in Section 3 hereof, shall immediately operate to terminate this landscape waiver, which landscape waiver shall be of no force or effect.

Section 5. This landscape waiver does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of February, 2013.

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

Richard Klitenick
Key West Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Applicant Request, Authorization and Verification

Nicole Malo

From: Paul Williams
Sent: Thursday, January 24, 2013 8:53 AM
To: Nicole Malo
Cc: Don Craig
Subject: Re: Fort Street Parking area project.

Nicole,

The Fort Street landscaping plans have had to be revised because of requirements of the Quitclaim Deed (File # 1338203, BK# 1839, PG#410) between the Navy and the city that stating landscaping improvements within 20 feet of the property line shall only consist of low level vegetation that grows no taller than eight (8) inches. Terry Justice has a copy of the Deed if needed.

The changes to the plan require a waiver from Section 108-347. Required Screening between the proposed development and adjoining property. Because of the Deed requirements, no screening can be placed between the new Navy wall and the west side of the proposed parking area.

Section 108-352. Reducing landscape buffer yard requirements could apply to this issue but Don would have to make that call based on interpretation of the code.

Paul

On Wed, Jan 23, 2013 at 1:42 PM, Nicole Malo <nmalo@keywestcity.com> wrote:

Thanks Paul,

Which sections of the city code does the project require a variance for?

Nicole Malo
Planner

City of Key West Planning Department
[305-809-3778](tel:305-809-3778)

From: Paul Williams [mailto:pwilliams@keywestcity.com]
Sent: Wednesday, January 23, 2013 11:56 AM
To: Nicole Malo
Cc: Elizabeth Ignaffo; Doug Bradshaw; Terrence Justice
Subject: Fort Street Parking area project.

Nicole,

I have reviewed the attached revised landscape plan for the Fort Street parking project and the reasons for the changes associated with requirements of the Quitclaim Deed (File # 1338203, BK# 1839, PG#410) between the Navy and the city that stating landscaping improvements within 20 feet of the property line shall only consist of low level vegetation that grows no taller than eight (8) inches.

In my opinion, the Navy's request for the city to remove all vertical landscaping from the plan in the area of the proposed parking project adjacent to their new fence is required and **a variance from the requirements of the city code is necessary to move forward.**

The landscaping that remains on the plan will buffer parked cars from Fort Street and provide future shade for the parking area and adjacent area. Also, the city will be planting shade trees in excess of the code requirements at the Truman Waterfront that will off set any trees that are eliminated from the Fort Street parking area plan.

Please let me know if you have any questions or concerns.

Paul G. Williams
Urban Forestry Manager
City of Key West
Planning Department
[\(305\) 809-3768](tel:(305)809-3768)
pwilliams@keywestcity.com

From: [Elizabeth Ignaffo](#)
To: [Paul Williams](#)
Cc: [Don Craig](#); [Doug Bradshaw](#); [Nicole Malo](#); [Allen Perez, P.E.](#); [Ryan Mclean](#)
Subject: Fort St Parking Lot: Landscape
Date: Tuesday, January 22, 2013 4:22:37 PM
Attachments: [LWD 11007 KW Parking 7.19.12 L2-A.pdf](#)
[Fort St Landscape Plan 20FT SETBACK.pdf](#)

Paul,
Please find the attached landscape specifications and plan that shows a 20-foot restricted planting zone along the Navy property line, where materials can not exceed 8" in height. This restriction has been directed by U.S. Navy, following plan review.

The attached plan indicates ground cover will be planted in the rear bulbouts, bicycle parking area, and along the side yard property line. The landscape plan proposes planting trees and shrubs along the Fort Street front yard buffer. Irrigation shall be provided as a design-build system, in conformance with Sec. 74-295 through 300.

The city will be requesting a landscape waiver from the Planning Board, in allowed by Sec. 108-517. Please review the attached planting plan noting the 20-foot restricted planting zone, and provide recommendations for the submittal with the waiver application.

Thanks.
Elizabeth

Elizabeth Ignoffo, E.I.
Permit Engineer
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
(305) 809-3966
esignaffo@keywestcity.com

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Bogdan Vitas Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

City Manager of City of Key West
Name of office (President, Managing Member) *Name of owner from deed*

authorize Doug Bradshaw, Senior Project Manager
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 person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 02/06/13 by
date

Bogdan Vitas
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Maria G. Ratcliff
Name of Acknowledger typed, printed or stamped



EE 053741
Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Doug Bradshaw, in my capacity as Sr. Project Manager
(print name) *(print position; president, managing member)*
of City of Key West
(print name of entity serving as Authorized Representative)

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:

Truman Waterfront - Fort Street
Street Address of subject property

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

OR
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this February 6, 2013 by

Doug Bradshaw
Name of Authorized Representative

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

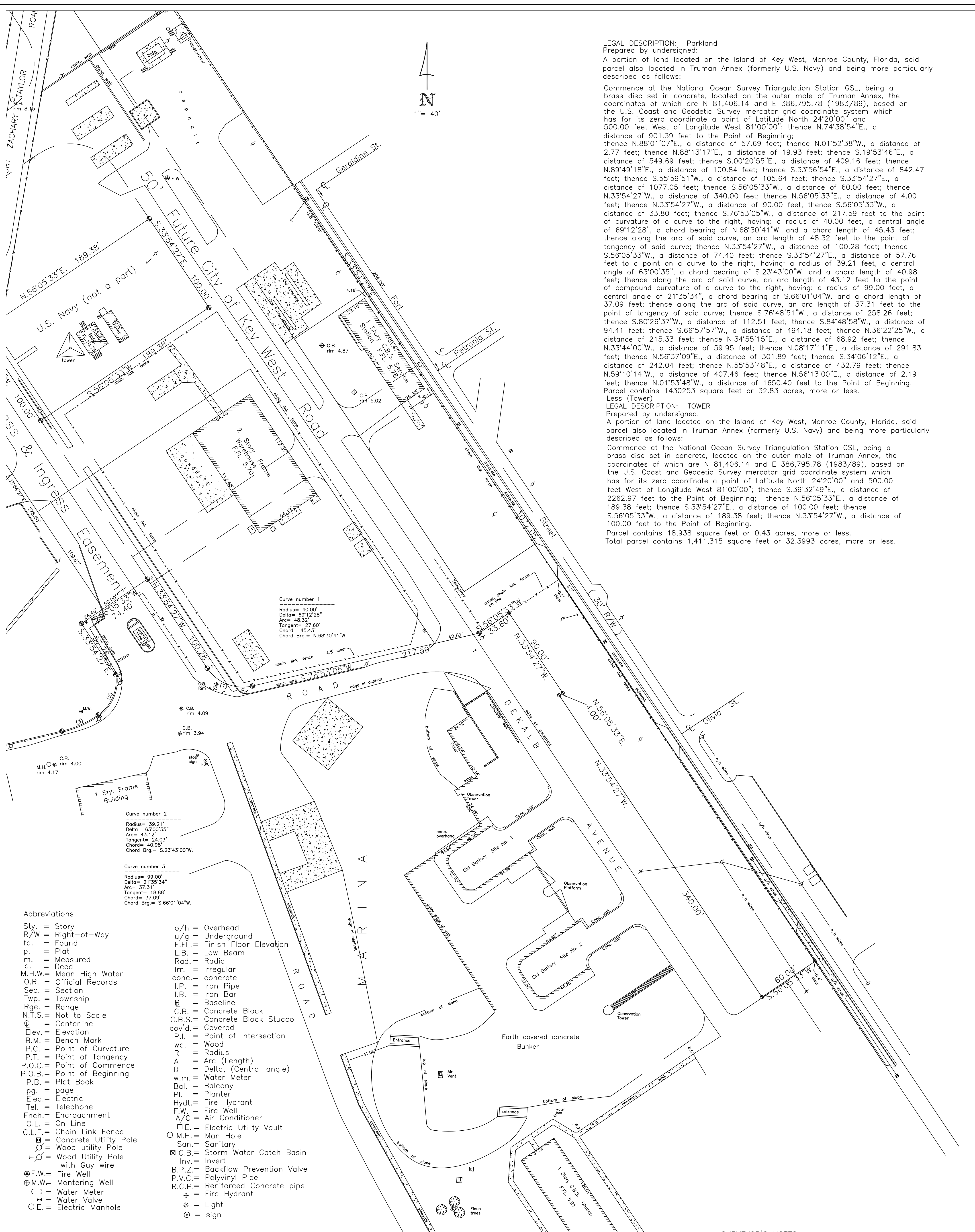
Jo Bennett
Notary's Signature and Seal



Jo Bennett
Name of Acknowledger typed, printed or stamped

May 26, 2015 EE 097995
Commission Number, if any

Survey



LEGAL DESCRIPTION: Parkland
 Prepared by undersigned:
 A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:

Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence N.74°38'54"E., a distance of 901.39 feet to the Point of Beginning; thence N.88°01'07"E., a distance of 57.69 feet; thence N.01°52'38"W., a distance of 2.77 feet; thence N.88°13'17"E., a distance of 19.93 feet; thence S.19°53'46"E., a distance of 549.69 feet; thence S.00°20'55"E., a distance of 409.16 feet; thence N.89°49'18"E., a distance of 100.84 feet; thence S.33°56'54"E., a distance of 842.47 feet; thence S.55°59'51"W., a distance of 105.64 feet; thence S.33°54'27"E., a distance of 1077.05 feet; thence S.56°05'33"W., a distance of 60.00 feet; thence N.33°54'27"W., a distance of 340.00 feet; thence N.56°05'33"E., a distance of 4.00 feet; thence N.33°54'27"W., a distance of 90.00 feet; thence S.56°05'33"W., a distance of 33.80 feet; thence S.76°53'05"W., a distance of 217.59 feet to the point of curvature of a curve to the right, having a radius of 40.00 feet, a central angle of 69°12'28", a chord bearing of N.68°30'41"W. and a chord length of 45.43 feet; thence along the arc of said curve, an arc length of 48.32 feet to the point of tangency of said curve; thence N.33°54'27"W., a distance of 100.28 feet; thence S.56°05'33"W., a distance of 74.40 feet; thence S.33°54'27"E., a distance of 57.76 feet to a point on a curve to the right, having a radius of 39.21 feet, a central angle of 63°00'35", a chord bearing of S.23°43'00"W. and a chord length of 40.98 feet; thence along the arc of said curve, an arc length of 43.12 feet to the point of compound curvature of a curve to the right, having a radius of 99.00 feet, a central angle of 21°35'34", a chord bearing of S.66°01'04"W. and a chord length of 37.09 feet; thence along the arc of said curve, an arc length of 37.31 feet to the point of tangency of said curve; thence S.76°48'51"W., a distance of 258.26 feet; thence S.80°26'37"W., a distance of 112.51 feet; thence S.84°48'58"W., a distance of 94.41 feet; thence S.66°57'57"W., a distance of 494.18 feet; thence N.36°22'25"W., a distance of 215.33 feet; thence N.34°55'15"E., a distance of 68.92 feet; thence N.33°44'00"W., a distance of 59.95 feet; thence N.08°17'11"E., a distance of 291.83 feet; thence N.56°37'09"E., a distance of 301.89 feet; thence S.34°06'12"E., a distance of 242.04 feet; thence N.55°53'48"E., a distance of 432.79 feet; thence N.59°10'14"W., a distance of 407.46 feet; thence N.56°13'00"E., a distance of 2.19 feet; thence N.01°53'48"W., a distance of 1650.40 feet to the Point of Beginning. Parcel contains 1430253 square feet or 32.83 acres, more or less.

Less (Tower)
 LEGAL DESCRIPTION: TOWER
 Prepared by undersigned:
 A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:

Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S.39°32'49"E., a distance of 2262.97 feet to the Point of Beginning; thence N.56°05'33"E., a distance of 189.38 feet; thence S.33°54'27"E., a distance of 100.00 feet; thence S.56°05'33"W., a distance of 189.38 feet; thence N.33°54'27"W., a distance of 100.00 feet to the Point of Beginning. Parcel contains 18,938 square feet or 0.43 acres, more or less. Total parcel contains 1,411,315 square feet or 32.3993 acres, more or less.

Curve number 1
 Radius= 40.00'
 Delta= 69°12'28"
 Arc= 48.32'
 Tangent= 27.60'
 Chord= 45.43'
 Chord Brg.= N.68°30'41"W.

Curve number 2
 Radius= 39.21'
 Delta= 63°00'35"
 Arc= 43.12'
 Tangent= 24.03'
 Chord= 40.98'
 Chord Brg.= S.23°43'00"W.

Curve number 3
 Radius= 99.00'
 Delta= 21°35'34"
 Arc= 37.31'
 Tangent= 18.88'
 Chord= 37.09'
 Chord Brg.= S.66°01'04"W.

- Abbreviations:
- Sty. = Story
 - R/W = Right-of-Way
 - fd. = Found
 - p. = Plat
 - m. = Measured
 - d. = Dead
 - M.H.W. = Mean High Water
 - O.R. = Official Records
 - Sec. = Section
 - Twp. = Township
 - Rge. = Range
 - N.T.S. = Not to Scale
 - C. = Centerline
 - Elev. = Elevation
 - B.M. = Bench Mark
 - P.C. = Point of Curvature
 - P.T. = Point of Tangency
 - P.O.C. = Point of Commence
 - P.O.B. = Point of Beginning
 - P.B. = Plat Book
 - pg. = page
 - Elec. = Electric
 - Tel. = Telephone
 - Ench. = Encroachment
 - O.L. = On Line
 - C.L.F. = Chain Link Fence
 - ☒ = Concrete Utility Pole
 - ☉ = Wood utility Pole
 - ☉ = Wood Utility Pole with Guy wire
 - ☉ F.W. = Fire Well
 - ☉ M.W. = Monitoring Well
 - ☉ = Water Meter
 - ☉ = Water Valve
 - ☉ E. = Electric Manhole
 - o/h = Overhead
 - u/g = Underground
 - F.F.L. = Finish Floor Elevation
 - L.B. = Low Beam
 - Rad. = Radial
 - Irr. = Irregular
 - conc. = concrete
 - I.P. = Iron Pipe
 - I.B. = Iron Bar
 - ☒ = Baseline
 - C.B. = Concrete Block
 - C.B.S. = Concrete Block Stucco
 - cov'd. = Covered
 - P.I. = Point of Intersection
 - wd. = Wood
 - R = Radius
 - A = Arc (Length)
 - D = Delta, (Central angle)
 - w.m. = Water Meter
 - Bal. = Balcony
 - Pl. = Planter
 - Hydt. = Fire Hydrant
 - F.W. = Fire Well
 - A/C = Air Conditioner
 - ☒ E. = Electric Utility Vault
 - ☉ M.H. = Man Hole
 - ☒ San. = Sanitary
 - ☒ C.B. = Storm Water Catch Basin
 - Inv. = Invert
 - B.P.Z. = Backflow Prevention Valve
 - P.V.C. = Polyvinyl Pipe
 - R.C.P. = Reinforced Concrete pipe
 - + = Fire Hydrant
 - * = Light
 - ☉ = sign

Field Work performed on: 8/6/02

CERTIFICATION:
 I HEREBY CERTIFY that the attached Boundary & Topographical 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 plat assumed median Reference Bearing: State Plane Coordinate System, 83/89
 3.4 denotes existing elevation
 Elevations based on N.C.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

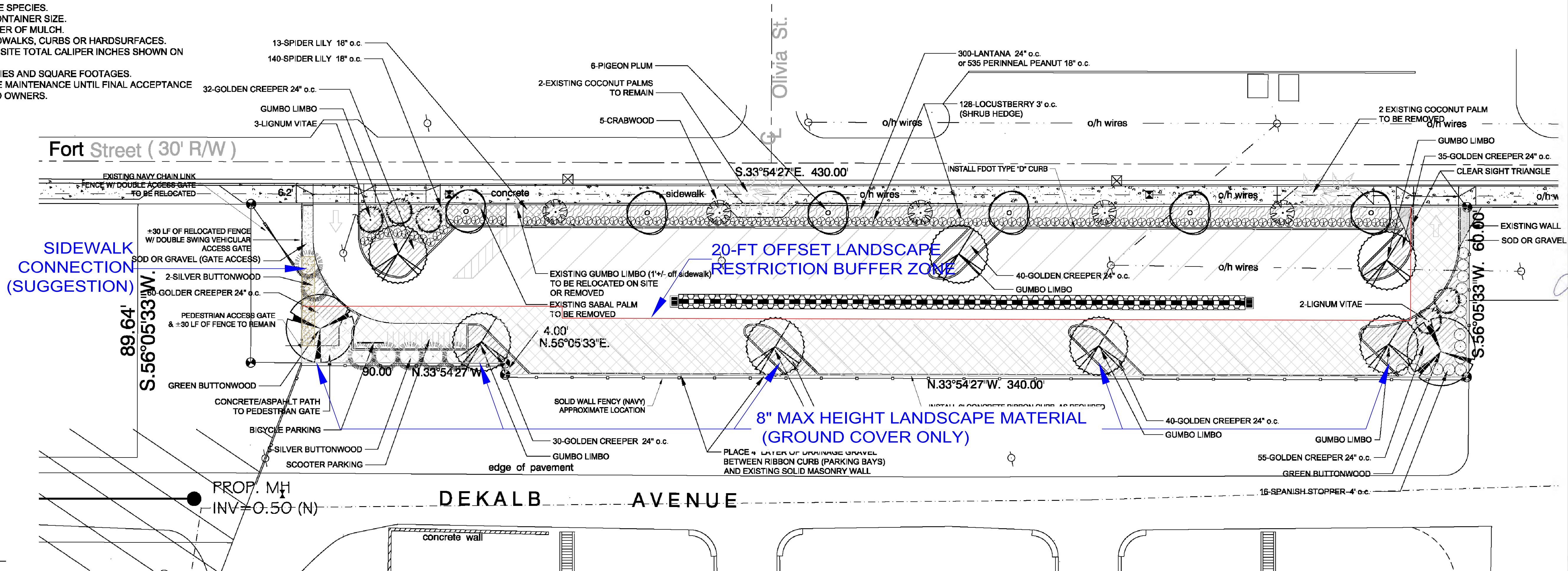
- Monumentation:
- ☉ = set 1/2" Iron Pipe, P.L.S. No. 2749
 - = Found 1/2" Iron Pipe
 - = Found 1/2" Iron Bar
 - △ = Set P.K. Nail, P.L.S. No. 2749
 - ▲ = Found P.K. Nail
 - ▲ = Found Nail
 - ▲ = Found Drill Hole

REVISIONS: <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Remarks</th> </tr> <tr> <td>2</td> <td>5/16/01</td> <td>Revise Boundary</td> </tr> <tr> <td>4</td> <td>8/8/02</td> <td>Revised Boundary</td> </tr> </table>		No.	Date	Remarks	2	5/16/01	Revise Boundary	4	8/8/02	Revised Boundary	Sheet Description: City of Key West E.D.C. ACQUISITION	Project: City of Key West U.S.N. Asq. Truman Annex	FREDERICK H. HILDEBRANDT Engineer Planner surveyor 3150 Northside Drive, Key West, Florida 33040 (305) 293-0466 Fax. (305) 293-0237	Date: 8/8/02 Designed: F.H.H. Drawn: Checked: Job. No. 02-524 Sheet No. 4 of 9
No.	Date	Remarks												
2	5/16/01	Revise Boundary												
4	8/8/02	Revised Boundary												

Site Plans

ANY USE OR REPRODUCTION WITHOUT EXPRESSED WRITTEN PERMISSION FROM LANDWISE DESIGN, INC. IS PROHIBITED.

GENERAL LANDSCAPE NOTES:
 70% OF ALL PLANT GROUPS ARE TO BE NATIVE SPECIES.
 PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE.
 ALL PLANTING AREAS TO RECEIVE 3" MIN. LAYER OF MULCH.
 ALL SHADE TREES TO BE 4" MIN. FROM ALL SIDEWALKS, CURBS OR HARDSURFACES.
 CONTRACTOR RESPONSIBLE TO PROVIDE ON SITE TOTAL CALIPER INCHES SHOWN ON PLANTING SCHEDULE.
 CONTRACTOR TO VERIFY ALL PLANT QUANTITIES AND SQUARE FOOTAGES.
 CONTRACTOR RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE APPROVAL LETTER RELEASES LANDSCAPE TO OWNERS.



GENERAL INFORMATION (City Owned Project)
 DISTRICT: HPS-1
 GROSS ACRES: 24,434 S.F. or .56 ACRES (project area)
 MAXIMUM BUILDING COVERAGE: 30% or 7,330 s.f.
 BUILDING COVERAGE PROVIDED: 0% or 0 s.f.
 PARKING PROVIDED: 46
 SCOOTER PARKING PROVIDED: 14
 MAXIMUM IMPERVIOUS AREA: 50%
 PROPOSED IMPERVIOUS AREA: not applicable
 REQUIRED OPEN SPACE: not applicable
 OPEN SPACE PROVIDED: not applicable

SETBACKS REQ. / SETBACKS PROVIDED
 FRONT: 20' (Fort St.) / FRONT: 8' (ROW to Parking Area)
 REAR: 20' or 15' on alley / REAR: n/a
 SIDEYARD: 5' or 10% of lot width / SIDEYARD: 3'+ plus
 STREET SIDE: 10' / STREET SIDE: n/a

LANDSCAPE DATA/CALCULATIONS

MINIMUM LANDSCAPE AREA (Building Site Area)
 MINIMUM REQUIRED 20% OF BLDG. SITE AREA: 0 s.f. or 0 acres
 LANDSCAPE AREA PROVIDED: n/a

MINIMUM LANDSCAPE AREA (Parking Area)
 MINIMUM REQUIRED 10% OF TOTAL PARKING AREA: 2,442 s.f. or 0.56 acres
 LANDSCAPE AREA PROVIDED: 5,838 s.f.

STREET FRONTAGE REQUIREMENT
 NOTE: .56 ACRES REQUIRES 20' WIDE STRIP WHICH CANNOT BE MET DUE TO PARKING AREA.
 REQUIRED MATERIAL FOR 20' WIDE STRIP TO BE MET IN SPACE AND QUANTITIES DEFINED BELOW.

FORT STREET FRONTAGE: 8' STRIP PROVIDED (80 Plant Units per 100')
 412 l.f. = 412 PLANT UNITS REQUIRED
 312 Shrubs = 312 p.u. 581 Shrubs Provided
 8 Trees = 40 p.u. 8 Trees Provided
 6 Shade Trees = 60 p.u. 6 Shade Trees Provided
 Total = 412 p.u. 881 p.u. provided

INTERIOR PARKING REQUIREMENT
 TOTAL PARKING AREA: 16,200 s.f.
 20% VUA INTERIOR LS AREA: 3,240 s.f.
 AREA PROVIDED: 5,838 s.f. (Total L.S. Area)

(I) TREE PER 100 s.f. OF REQ. 20% = 32 TREES
 TREES PROVIDED: = 32 TREES (Total)

PERIMETER PARKING REQUIREMENT
 REQUIRED PERIMETER WIDTH = 6' CANNOT BE MET.
 WIDTH PROVIDED = 3'+ (North & South) and 1'+ (West (SEE PLAN))
 SOUTH AND WEST PERIMETERS ARE BORDERED BY MASONRY WALL
 (There is no Landscape Space between the West Parking Spaces and the West Masonry Wall)
 REQUIRED 1 TREE & 10 SHRUBS PER 35 L.F.
 120 l.f. (side perimeter only) / 35 l.f. = 3 TREES & 34 SHRUBS
 TREES PROVIDED = 8
 SHRUBS PROVIDED = 131

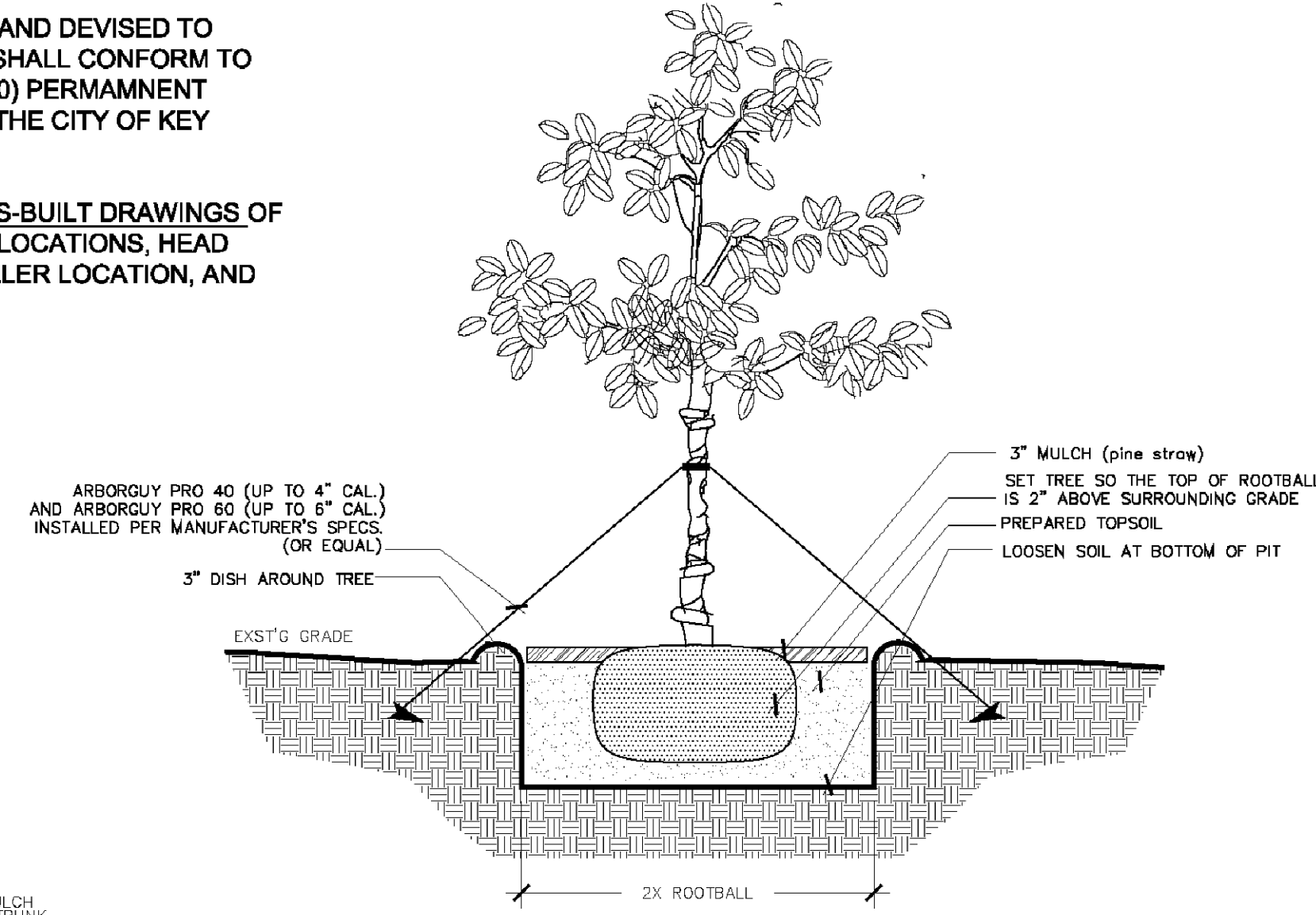
NON-VEHICULAR USE AREA (NOS)
 0% OF BUILDING SITE IS NON-VEHICULAR OPEN SPACE (NOS)
 (Calculation is not applicable to this project)

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
TREES					
CANOPY					
6	PIDGEON PLUM	Coccoloba diversifolia	3" cal., 12-14' o.h.	FL #1	NATIVE
7	GUMBO LIMBO	Bursera simaruba	4" cal., 14-18' o.h.	FL #1	NATIVE
2	GREEN BUTTWOOD	Conocarpus erectus	4" cal., 12-14' o.h.	FL #1	NATIVE
UNDERSTORY					
7	SILVER BUTTWOOD	Silver buttonwood	2" cal. 10-12' o.h.	FL #1	NATIVE
5	LIGNUM VITAE	Guaiacum sanctum	1.5" cal. 6-8' o.h.	FL #1	NATIVE
5	CRABWOOD	Gymnanthes lucida	1" cal. 5-7' o.h.	FL #1	NATIVE
SHRUBS					
16	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE
128	LOCUSTBERRY	Byrsonima lucida	3 gal., 24" -36" hgt./sprd.	FL #1	NATIVE
300	LANTANA	Lantana camara	1 gal., 15" -18" hgt./sprd.	FL #1	NATIVE
GROUND COVER					
332	GOLDEN CREEPER	Erodiaea littoralis	1 gal., full	FL #1	NATIVE
153	SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE

IRRIGATION NOTES

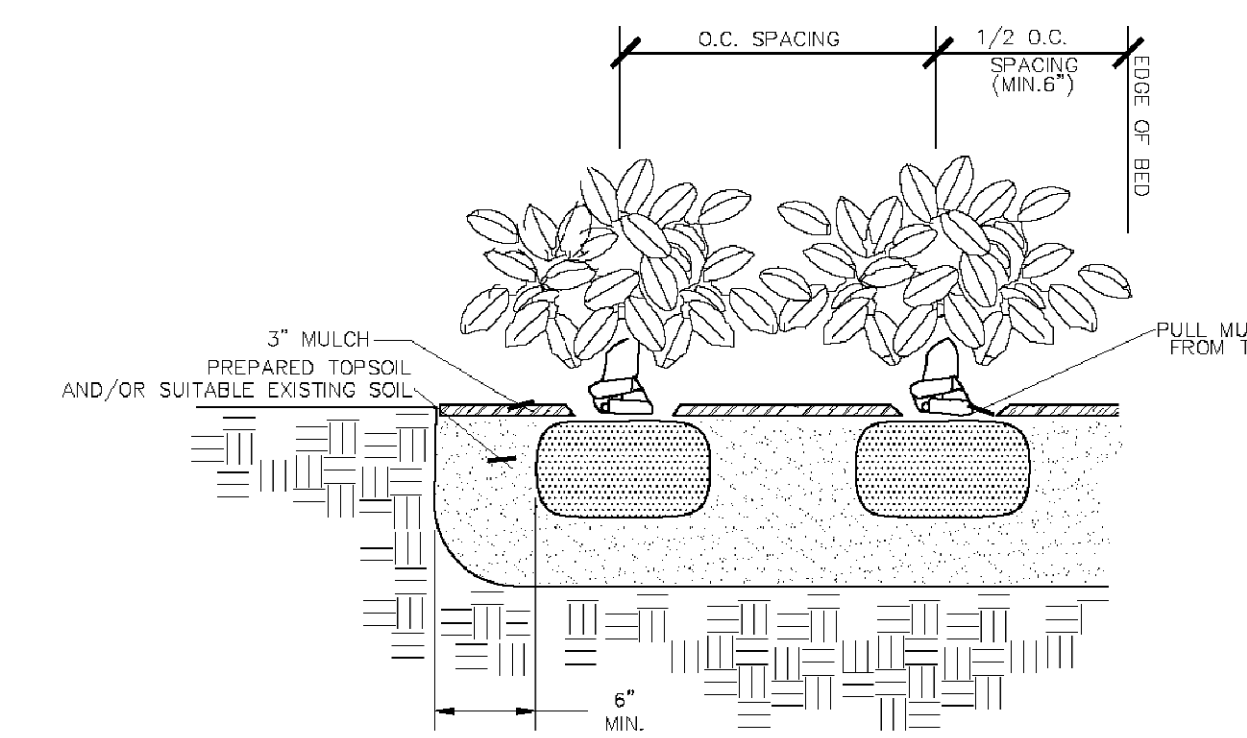
100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS.
 SAID SYSTEM SHALL BE DESIGN / BUILD AND DEvised TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SUBDIVISION II: SECTION 74 - (295 TO 300) PERMANENT WATER CONSERVATION MEASURES OF THE CITY OF KEY WEST CODE.
 CONTRACTOR TO PROVIDE CITY WITH AS-BUILT DRAWINGS OF INSTALLED SYSTEM INCLUDING: VALVE LOCATIONS, HEAD LOCATIONS, PIPE LOCATIONS, CONTROLLER LOCATION, AND BFP LOCATION, ETC...



TREE PLANTING DETAIL

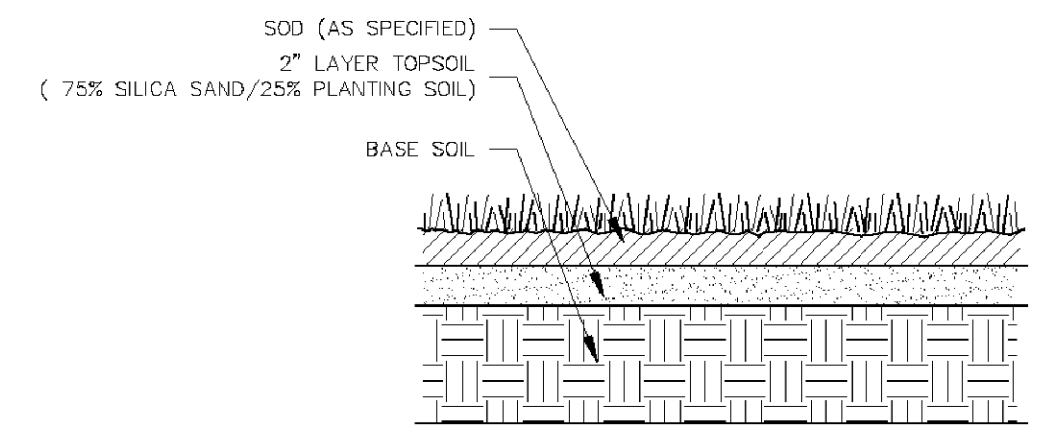
ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL, DO NOT MULCH ON TOP OF ROOTBALL.



SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



SODDING DETAIL

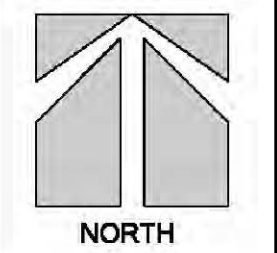
ALL AREAS TO BE SODDED TO RECEIVE 2" TOP LAYER OF SILICA SAND/PLANTING SOIL AS INDICATED.

7.19.12

PLANTING PLAN

CITY OF KEY WEST
 FORT STREET PARKING AREA
 KEY WEST, FLORIDA

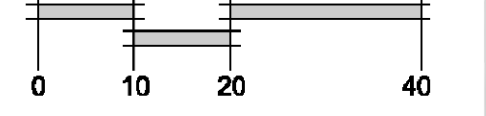
REVISIONS:
 1 - 7.19.12-Staff Comment



JOB NUMBER: 11007
DATE: 11.9.11
DRAWN BY: LBR
CHECKED BY: LADD B. ROBERTS

SHEET NUMBER: L-1

PLANTING PLAN



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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 the 18th for Presidents' Day.

Website tested on IE6, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

**Property Record Card -
Map portion under construction.**

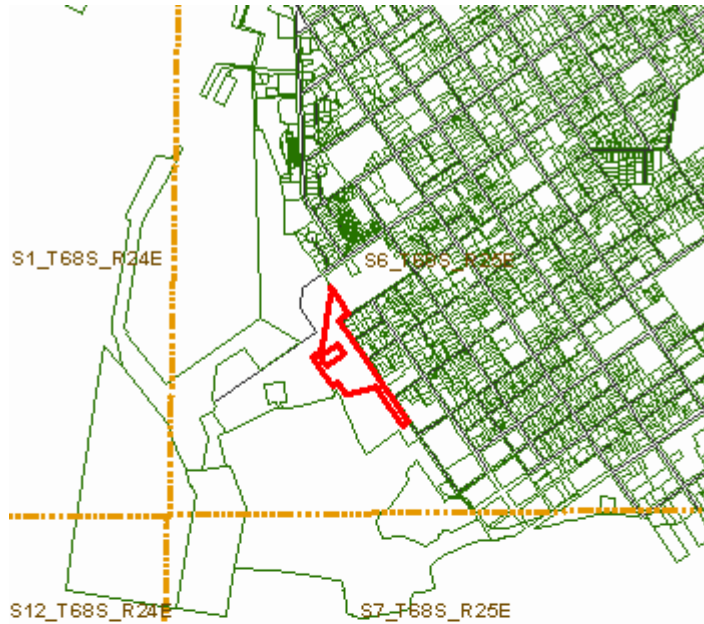
Alternate Key: 9038833 Parcel ID: 00001630-000801

Ownership Details

Mailing Address:
CITY OF KEY WEST
P O BOX 1409
KEY WEST, FL 33041

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 918 FORT ST KEY WEST
Legal Description: KW PARCEL OF LAND LYING W'LY OF FORT STREET (5.57 AC) OR1839-410/479Q/C



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	9,208,221.00

Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

100E - COMMERCIAL EXEMPT

0

0

5.57 AC

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2
 Total Living Area: 10303
 Year Built: 1942

Building 1 Details

Building Type
 Effective Age 55
 Year Built 1942
 Functional Obs 0

Condition P
 Perimeter 360
 Special Arch 0
 Economic Obs 0

Quality Grade 200
 Depreciation % 60
 Grnd Floor Area 7,475

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

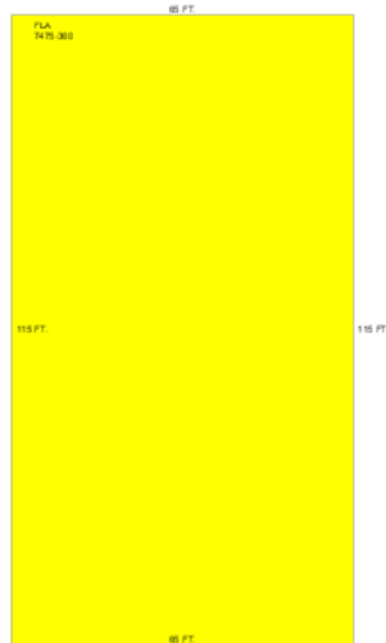
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 1
 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 1 2002 7,475

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16805	VACANT COMM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5810	MIN WOOD SIDING	100

Building 2 Details

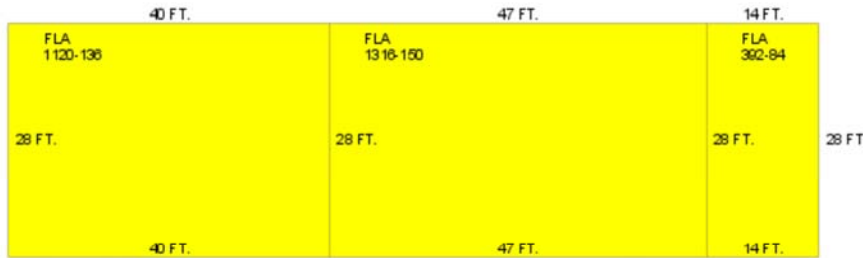
Building Type	Condition P	Quality Grade 250
Effective Age 55	Perimeter 370	Depreciation % 60
Year Built 1958	Special Arch 0	Grnd Floor Area 2,828
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 2	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		1	2002					1,120
2	FLA		1	2002					1,316
3	FLA		1	2002					392

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16806	VACANT COMM	100	N	N
	16807	VACANT COMM	100	N	N
	16808	VACANT COMM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5811	CONC BLOCK	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	9,716 SF	1,388	7	1980	2003	2	30
2	PT3:PATIO	240 SF	20	12	1942	2003	2	50
3	PT3:PATIO	544 SF	34	16	1943	2003	2	50
4	PT3:PATIO	504 SF	126	4	1945	2003	2	50
5	PT3:PATIO	486 SF	27	18	1990	2003	2	50
6	PT3:PATIO	168 SF	14	12	1980	2003	2	50
7	PT3:PATIO	400 SF	20	20	1980	2003	2	50
8	PT3:PATIO	960 SF	80	12	1944	2003	2	50
9	PT3:PATIO	2,880 SF	64	45	1975	2003	2	50
10	RW2:RETAINING WALL	750 SF	250	3	1944	2003	4	50
11	RW2:RETAINING WALL	113 SF	113	1	1975	2003	1	50
12	AP2:ASPHALT PAVING	9,720 SF	540	18	1960	2003	2	25
13	AP2:ASPHALT PAVING	6,848 SF	107	64	1975	2003	2	25
14	AP2:ASPHALT PAVING	21,200 SF	265	80	1975	2003	2	25

Appraiser Notes

2003-06-18- ADDED TWO BLDG'S & MISC. D.M.J. BLDG #1 OLD CRANE SHOP BLDG #2 OLD MOTOR POOL BEHIND #1

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	233,853	62,446	8,912,000	9,208,299	9,208,299	9,208,299	0
2011	233,853	62,524	8,912,000	9,208,377	9,208,377	9,208,377	0
2010	233,853	62,692	8,912,000	9,208,545	9,208,545	9,208,545	0
2009	233,853	62,860	10,918,314	11,215,027	11,215,027	11,215,027	0
2008	233,853	63,029	10,918,314	11,215,196	11,215,196	11,215,196	0
2007	153,770	62,926	10,918,314	11,135,010	11,135,010	11,135,010	0
2006	153,770	63,095	5,569,994	5,786,859	5,786,859	5,786,859	0
2005	153,770	63,735	5,569,994	5,787,499	5,787,499	5,787,499	0
2004	153,769	64,377	5,569,994	5,788,140	5,788,140	5,788,140	0
2003	153,769	65,017	5,569,994	5,788,780	5,788,780	5,788,780	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 205,158 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., February 21, 2013 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:

Landscape Waiver – Fort Street Parking Lot (RE# 00001630-000801) – A request to waive the landscape requirements of Section 108-347 for required screening for parking lots for property located in the HPS-1 zoning district per section 108-517 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:

Landscape Waiver – Fort Street Parking Lot (RE# 00001630-000801) – A request to waive the landscape requirements of Section 108-347 for required screening for parking lots for property located in the HPS-1 zoning district per section 108–517 the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant	City of Key West	Owner:	City of Key West
Project Location:	Fort Street	Date of Hearing:	Thursday, February 21, 2013
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

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

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

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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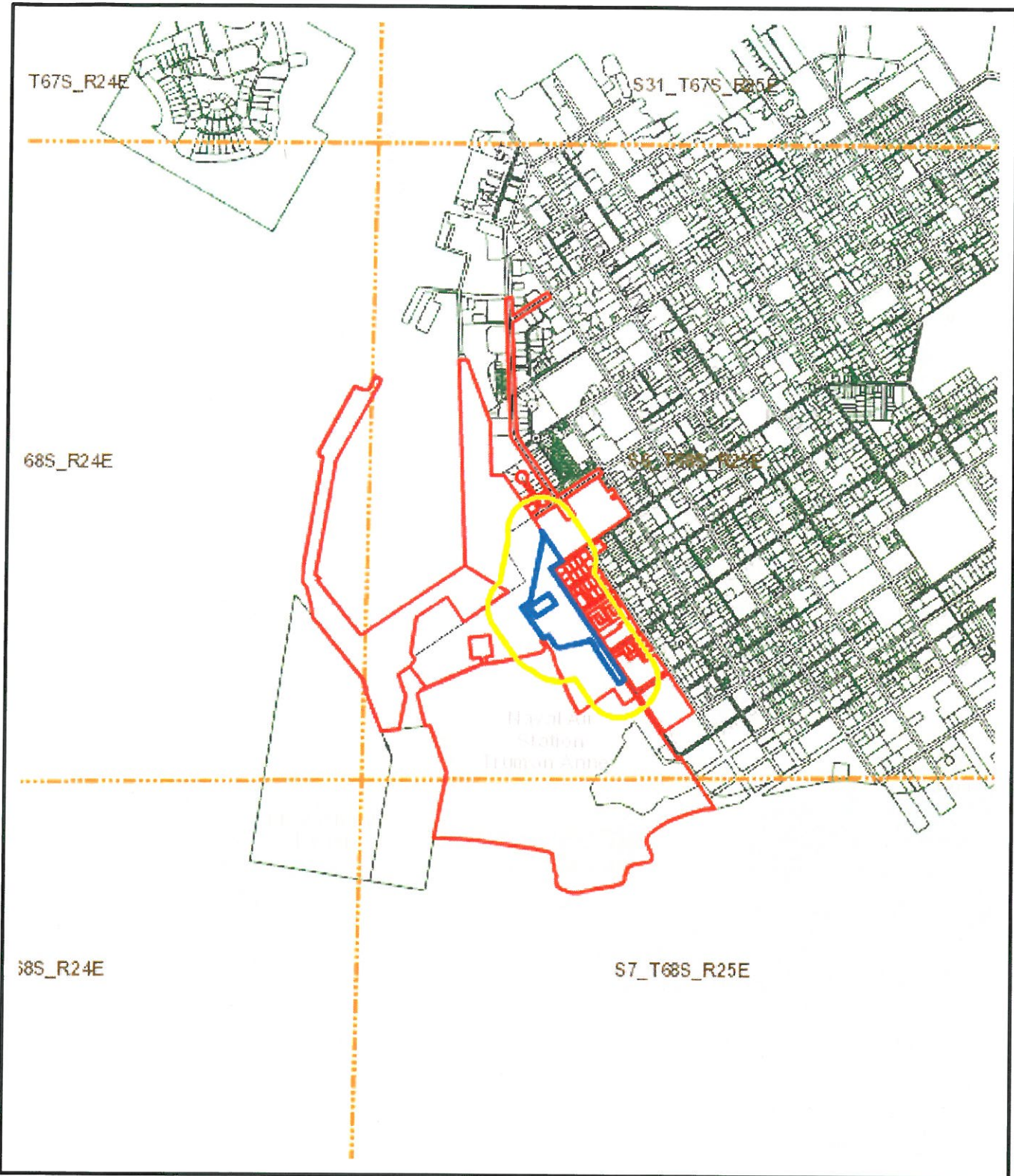
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Monroe County, Florida

Fort Street

Printed: Feb 08, 2013



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



300' Radius Noticing
List Generated 02/08/13

Fort Street

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 FINN KEY LLC	ENGELINAUKIO 17 B 6		HELSINKI		150	FINLAND
2 HEANUE PAUL T AND KATHERINE L	242 PARK ST		NEWTON	MA	02158	
3 KEARY DANIEL AND SHEILA	17 HORSE WAY		SOUTH YARMOU	MA	02664	
4 PRESCOTT DANIEL G AND DONNA	424 WOLCOTT AVE		MIDDLETOWN	RI	02842	
5 GAURON JAMES P	9 KINGS GRANT DR		ATKINSON	NH	03811	
6 LANG KARL E AND ALYSON M	3 PINE GLEN RD		SIMSBURY	CT	06070	
7 CHEGWIDDEN MARGARET REV DEC OF TRUST DTD 9/18	201 PARK TERRACE AVE		WEST HAVEN	CT	06516	
8 RINALDI MARK RAYMOND	92 PARKLAWN DR		WATERBURY	CT	06708	
9 STASHENKO JOHN III AND IOLANDA	21 GARNER ST		NORWALK	CT	06854	
10 INTERNATIONAL FREIGHT TRANSPORT INC	88 SOUTH AVE		FANWOOD	NJ	07023	
11 NOAH GROUP THE LLC	1114 7TH AVE		NEPTUNE	NJ	07753	
12 VONZIEGESAR FRANZ & TRUDELL ELIZABETH J R/S	PO BOX 3126		SEA BRIGHT	NJ	07760	
13 LEVINE LIVING TRUST 03/29/2010	117 SANDHILL RD		MONMOUTH JUN	NJ	08852	
14 NASELLI R TYLER	77 LEXINGTON AVE	UNIT 2	NEW YORK	NY	10010	
15 KNOWLES CATHERINE ESTATE	26 ST REGIS PL		HEMPSTEAD	NY	11550	
16 WALLS ALBERT R SR	36 SPRAY CT		BAYPORT	NY	11705	
17 SCOURAS KAREN	22 BREWSTER AVE		NORTHPORT	NY	11768	
18 WHITING RICHARD E AND DONNA M	137 CONKLIN AVE	REAR	PATCHOGUE	NY	11772	
19 HOMAN CLARK S	2 PAGNOTTA DR		PT JEFFERSON	NY	11776	
20 HOLDSWORTH THOMAS W AND JOAN ANN	3365 BUNKER AVE		WANTAGH	NY	11793	
21 HICKMAN JOHN W AND FULVIA B	1174 HIGHLAND PARK RD		SCHENECTADY	NY	12309	
22 WEHR STEPHEN E AND KARLA A	57 GLENERLE LANE		SAUGERTIES	NY	12477	
23 BAKER JOHN F	16 CAROLINE ST		SARATOGA SPRI	NY	12866	
24 STEIN RICHARD A AND LYNDA G	849 FAIRMOUNT AVE		NORTH TONAWA	NY	14120	
25 MOORE CAREY A AND PATRICIA E	35 W BROADWAY		GETTYSBURG	PA	17325	
26 IRISH GEORGE P AND SANDRA K (H/W)	HC-6 BOX 6100		HAWLEY	PA	18428	
27 KW-MY WAY LLC	HC-1 BOX 525		LAKEVILLE	PA	18438	
28 THOMPSON DAVID E AND KAREN L (H/W)	10 ATKINSON DR		DOYLESTOWN	PA	18901	
29 PASCAVITCH STEPHEN A AND DONNA M	5333 HARROCKS ST		PHILADELPHIA	PA	19124	
30 DAVIS JOSEPH AND HELEN	247 MIFFLIN ST		PHILADELPHIA	PA	19148	
31 ROSE WILLIAM A	1499 KINGSTREAM DR		HERNDON	VA	20170	
32 JACKSON THOMAS L	6975 PROUT RD		FRIENDSHIP	MD	20758	
33 ROY CARL W II T/C	9311 OLD MARLBORO PIKE		UPPER MARLBOF	MD	20772	
34 MCDERMOTT MICHAEL T	6207 WINNEBAGO RD		BETHESDA	MD	20816	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 MEYERS DERRICK AND GAIL L	746 DIVIDING RD		SEVERNA PARK	MD	21146	
36 620 THOMAS STREET LLC	1104 KENILWORTH DR	STE 300	TOWSON	MD	21204	
37 BRADIGAN STEPHEN M	1344 TYDINGS RD		ANNAPOLIS	MD	21409	
38 GEORGEN WILLIAM P AND KATHY J	8509 TYSONS CT		VIENNA	VA	22182	
39 BOND THOMAS I	2720 S ARLINGTON MILL DR	APT 1111	ARLINGTON	VA	22206	
40 MCDERMOTT JOHN J AND PATRICE H	4401 VACATION LN		ARLINGTON	VA	22207	
41 PARKER TOMI PATRICE	PO BOX 4194		SURF CITY	NC	28445	
42 SACHSENMAIER ROBERT	31 SUMNER PL		ASHEVILLE	NC	28804	
43 WALKER NEEVRA	3600 CANTRELL RD NE		ATLANTA	GA	30319	
44 FEESER DON C AND PENNY C	PO BOX 694		GULF BREEZE	FL	32562	
45 RINDFUSS ROBERT AND DIANE	10142 BRANDON CIR		ORLANDO	FL	32836	
46 MAJOR CHARLIE MAE CAMBRIDGE	728 EMMA ST		KEY WEST	FL	33040	
47 LAURENDEAU JENNIFER L	906 EMMA ST		KEY WEST	FL	33040	
48 MINGO CLIFFORD AND YOLANDA	708 EMMA STREET		KEY WEST	FL	33040	
49 MINGO CLIFFORD K AND YOLANDA M	708 EMMA ST		KEY WEST	FL	33040	
50 CLAPP CHARLES AND CHRISTINA	114 ANGELA ST		KEY WEST	FL	33040	
51 UNITED STATES OF AMERICA	31 EAST QUAY RD		KEY WEST	FL	33040	
52 MAJOR CHARLIE MAE CAMBRIDGE	728 EMMA ST		KEY WEST	FL	33040	
53 MERMELSTEIN ANN N	110 OLIVIA ST		KEY WEST	FL	33040	
54 WEINSTOCK JERROLD J AND DONNA	1 BOUGAINVILLEA AVE		KEY WEST	FL	33040	
55 ROY CARL II AND SANDRA R	206-8 SOUTHARD ST		KEY WEST	FL	33040	
56 WEINSTOCK DONNA L/E	1 BOUGAINVILLEA AVE		KEY WEST	FL	33040	
57 KLINGENER NANCY J	411 GRINNELL ST		KEY WEST	FL	33040	
58 WERNICOFF TEVIS M AND SARAH A	1209 GEORGIA ST		KEY WEST	FL	33040	
59 WERNICOFF TEVIS	1209 GEORGIA ST		KEY WEST	FL	33040	
60 UNITED STATES OF AMERICA	SW'LY OF FORT ST		KEY WEST	FL	33040	
61 TRUMAN ANNEX MASTER PROPERTY OWNERS ASSOCAT	201 FRONT ST	STE 103	KEY WEST	FL	33040	
62 EPLER ELBERT P	204 SOUTHARD ST APT 8		KEY WEST	FL	33040	
63 PFENT DAVID J AND EVELYN C	512 NOAH LANE		KEY WEST	FL	33040	
64 TRUMAN ANNEX MASTER PROPERTY OWNERS ASSOCAT	201 FRONT ST	STE 103	KEY WEST	FL	33040	
65 SHIPYARD A CONDOMINIUM	620 THOMAS ST		KEY WEST	FL	33040	
66 L P B LTD	3340 N ROOSEVELT BLVD	STE 6	KEY WEST	FL	33040	
67 TRUMAN ANNEX MASTER PROPERTY OWNERS ASSOCAT	201 FRONT ST	STE 103	KEY WEST	FL	33040	
68 SHAGENA LINDA L TR DTD 10/28/1989	726 SIMONTON ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 ANGELA STREET COURTYARD A CONDOMINIUM	120 ANGELA ST		KEY WEST	FL	33040	
70 WERNICOFF TEVIS M	1209 GEORGIA ST		KEY WEST	FL	33040	
71 WERNICOFF TEVIS M AND SARAH A	1209 GEORGIA ST		KEY WEST	FL	33040	
72 WERNICOFF TEVIS MICHAEL & SALLY ADAMS (WIFE)	1209 GEORGIA AVE		KEY WEST	FL	33040	
73 TEITELBAUM TRUST 11/16/2009	106 SOUTHARD ST	APT 3	KEY WEST	FL	33040	
74 WHITCOMB DANA M AND JON R	620 THOMAS STREET UNIT 165		KEY WEST	FL	33040	
75 CONLAN GEORGE B AND DOLORES B TR DTD 2/7/80	102-8 SOUTHARD ST		KEY WEST	FL	33040	
76 CITY OF KEY WEST	P O BOX 1409		KEY WEST	FL	33041	
77 KEY WEST HOUSING AUTHORITY	1400 KENNEDY DR		KEY WEST	FL	33041	
78 CITY OF KEY WEST	P O BOX 1409		KEY WEST	FL	33041	
79 CARON J MICHAEL AND ELLEN P	P O BOX 867		KEY WEST	FL	33041	
80 BOLLINGER JOHN P	PO BOX 1738		KEY WEST	FL	33041	
81 SCOTIA INC	P O BOX 1232		KEY WEST	FL	33041	
82 GROBER DAVID E	PO BOX 5515		KEY WEST	FL	33045	
83 KERSTEIN FREDRIC A AND TERRIE LYNNE	6970 SW 125TH ST		MIAMI	FL	33156	
84 HERNANDEZ DIANE B	1416 SE 12TH ST		DEERFIELD BEAC	FL	33441	
85 MOORE MICHAEL A AND KATHLEEN L	7040 PELICAN BAY BLVD	UNIT D-20	NAPLES	FL	34108	
86 ADORJAN REV TR 10/15/04	1500 S MCCALL RD		ENGLEWOOD	FL	34223	
87 M AND L MCCORMICK LLC	1796 BAYSHORE DR		ENGLEWOOD	FL	34223	
88 THORNTON JOSEPH C AND JEAN C	523 BRISTOL LN		BIRMINGHAM	AL	35226	
89 MORLOCK CLEMENT C AND CYNTHIA E	721 MONTCLAIR DR		JOHNSON CITY	TN	37604	
90 DEBAAR JACK	807 EAST BROAD ST		COLUMBUS	OH	43205	
91 MORROW-JONES HAZEL A AND CHARLES R	2444 FISHINGER RD		COLUMBUS	OH	43221	
92 ROLLISON KATHY L	3165 KENWOOD BLVD		TOLEDO	OH	43606	
93 SHELBY DAVID WAYNE	1125 CANYONVIEW	UNIT 204	SAGAMORE HILL	OH	44067	
94 ELLIS RODNEY J AND ANDREA L	3337 OLD BRAINARD RD		PEPPER PIKE	OH	44124	
95 SMITH N LINDSEY & CHRISTINE M	31100 MANCHESTER LANE		BAY VILLAGE	OH	44140	
96 SIMON CHARLES T	23550 CENTER RIDGE RD	UNIT 206	WESTLAKE	OH	44145	
97 SIMON CHARLES T T/C	23550 CENTER RIDGE RD	UNIT 206	WESTLAKE	OH	44145	
98 URBAN DAVID T AND KIM H/W	5570 CHAMPION CREEK		MEDINA	OH	44256	
99 SHELBY DAVID W	4377 HAWKINS RD		RICHFIELD	OH	44286	
100 BI STATE REALTY LTD	444 N MAIN ST		HUBBARD	OH	44425	
101 NASH MYRWIN W AND DEBRA	6673 QUAIL RUN CT		LOVELAND	OH	45140	
102 LOVETT DANNY R TR DTD 04/26/02	5752 N CR 400 W		WINCHESTER	IN	47394	

300' Radius Noticing
List Generated 02/08/13

Fort Street

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103 JOLLY CRAIG LYNDEN	928 CLARK ST		BIRMINGHAM	MI	48009	
104 METTY ALOYS C JR	2511 SOUTH STATE		ANN ARBOR	MI	48104	
105 LAMBERT DARREL W AND ANITA E	3422 CHICKERING LN		BLOOMFIELD HIL	MI	48302	
106 MAXEY KEITH E AND KAREN L	3033 EASTWOOD DR		ROCHESTER HIL	MI	48309	
107 SCULLY DENNIS E	985 TIMBERWALKS DR SW		GRAND RAPIDS	MI	49544	
108 MATTIE LINDA S AND JOSEPH C	5846 NICHOLSON RD		FRANKSVILLE	WI	53126	
109 DEHNING WILLIAM F AND JEAN M	3200 W CALHOUN PKWY	UNIT 202	MINNEAPOLIS	MN	55416	
110 FAR ISLAND LLC H11	1106 GREENTREE AVE		DEERFIELD	IL	60015	
111 WEINSTOCK LAWRENCE W AND KAREN E	1809 CAMDEN DR		GLENVIEW	IL	60025	
112 PANFIL SUSAN R REV TR 09/25/98	1447 LATHROP		RIVER FOREST	IL	60305	
113 ZAMPARDO MARK &	839 WEST LILL		CHICAGO	IL	60614	
114 BAJT RICHARD J AND JOAN A	3511 N 5500 W RD		KANKAKEE	IL	60901	
115 KRIGEL BRUCE J	1040 W 57TH ST		KANSAS CITY	MO	64113	
116 KEMP JEAN	5328 S KANSAS RD		NEWTON	KS	67114	
117 JOHNSON DON H AND MARTHA W	105 REGENCY PL		WEST MONROE	LA	71291	
118 MOORE JOSEPH F JR AND SUSAN B	PO BOX 8490		JACKSON	WY	83002	
119 SPRAGUE SCOTT R AND CHRISTINE M	PO BOX 284		SODA SPRINGS	ID	83276	
120 BROWN WDNDLL	2654 W HORIZON RIDGE PKWY		HENDERSON	NV	89052	
121 BUNTAIN WILLIAM C	8400 DE LONGPRE AVE	UNIT 409	LOS ANGELES	CA	90069	
122 WALSH PATRICK J	17 CHACE HILL RD		STERLING	MA	01564-1520	
123 102-6 SOUTHARD STREET LLC	42 WASHINGTON ST		MARBLEHEAD	MA	01945-3531	
124 KEY WEST-T-A-1 REALTY LLC	57 CHESTNUT ST		BOSTON	MA	02108-3506	
125 FAIR FAMILY NOMINEE TR 12/16/2010	5 BERKELEY PL		CAMBRIDGE	MA	02138-3411	
126 SUMMER WIND PROPERTIES OF NEWPORT LLC	54 DIXON ST APT B		NEWPORT	RI	02840-4039	
127 BREED DONALD D AND ELIZABETH ADAMS	88 CONGDON ST		PROVIDENCE	RI	02906-1413	
128 RITTSCHER SUSAN	8 IRVING AVE		PROVIDENCE	RI	02906-4109	
129 620 THOMAS ST LLC	339 WASHINGTON AVE		NORTH HAVEN	CT	06473-1305	
130 KENNEDY PAUL AND BARBARA	5 FAIRFIELD ST		MONTCLAIR	NJ	07042-4113	
131 MCENERNEY JOANN	PO BOX 284		PORT REPUBLIC	NJ	08241-0284	
132 MANGER PROPERTIES LLC	2 THROPP RD		FORKED RIVER	NJ	08731-4332	
133 BERG PAMELA J	PO BOX 389		LAVALLETTTE	NJ	08735-0389	
134 SANSIVERI GEORGE	3 FOX RUN		JAMESBURG	NJ	08831-1907	
135 ZAUSMER GARSON AND DEBORAH	219 BURNET AVE		SYRACUSE	NY	13203-2386	
136 LAFOUNTAIN TERRY J AND REBECCA M	614 OLD W CHOCOLATE AVE		HERSHEY	PA	17033-1901	

300' Radius Noticing
List Generated 02/08/13

Fort Street

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
137 JEFFERY ROBERT W AND DONNA M	346 N 7TH ST		COOPERSBURG	PA	18036-1439	
138 DIAMENT JOHN B	297 INDIANTOWN RD		GLENMOORE	PA	19343-1414	
139 COX B PAIGE AND WILLIAM H	625 RIDGEWOOD RD		BEL AIR	MD	21014-2936	
140 BROWN PAUL A	9816 KERRIES CT		PERRY HALL	MD	21128-9833	
141 VARNEY DAVID A AND JEAN H	127 CLIFTON DR		LITTLETON	NC	27850-8467	
142 LOHR JOHN F AND BAGLEY-LOHR LENORE C H/W	1361 LONG RD		DEFUNIAK SPRIN	FL	32433-6208	
143 BENTON JAMES	103 NW 16TH ST		FLORIDA CITY	FL	33034-2234	
144 TUCKER LULA MCCRAY L/E	1990 S CANAL DR		HOMESTEAD	FL	33035-1046	
145 LAKEWOOD ENTERPRISES INC	PO BOX 344		KEY WEST	FL	33040-0344	
146 CHESHIRE DENISE	1223 WHITE ST STE 102		KEY WEST	FL	33040-3365	
147 MOORE JOHN A AND SUZY JO	14B HILTON HAVEN RD		KEY WEST	FL	33040-3833	
148 HOUSING AUTHORITY OF THE CITY OF KEY WEST	1400 KENNEDY DR		KEY WEST	FL	33040-4055	
149 HOUSING AUTHORITY OF THE CITY	1400 KENNEDY DR STE A		KEY WEST	FL	33040-4055	
150 HOUSING AUTHORITY OF THE CITY OF KEY WEST	1400 KENNEDY DR		KEY WEST	FL	33040-4079	
151 SCHUPPENIES MANFRED AND MARIANNE	1107 KEY PLZ PMB 297		KEY WEST	FL	33040-4086	
152 THE UTILITY BOARD OF THE CITY OF KEY WEST	1001 JAMES ST		KEY WEST	FL	33040-6935	
153 TURK JOHN AND LINDA K	202 ANGELA ST		KEY WEST	FL	33040-7304	
154 DRAKE KAREN A	120 ANGELA ST APT 201		KEY WEST	FL	33040-7314	
155 MOULTON NANCY A LIVING TRST 1/25/02	108 GERALDINE ST REAR		KEY WEST	FL	33040-7316	
156 MINGO CLIFFORD AND YOLANDA	708 EMMA ST APT 1		KEY WEST	FL	33040-7372	
157 MAJOR CHARLES L	728 EMMA ST		KEY WEST	FL	33040-7381	
158 ROGERS DANNY AND SHIELA M	716 EMMA ST		KEY WEST	FL	33040-7381	
159 GUTHRIE SANDRA L	718 EMMA ST		KEY WEST	FL	33040-7381	
160 BRADLEY CHRISTOPHER J	716 EMMA ST APT A		KEY WEST	FL	33040-7381	
161 LP BREWER ENTERPRISES LLC	3340 N ROOSEVELT BLVD STE 6		KEY WEST	FL	33040-8021	
162 ROONEY JOHN F	208 SOUTHARD ST APT 10		KEY WEST	FL	33040-8339	
163 AGNEW JACK F	208 SOUTHARD ST APT 8		KEY WEST	FL	33040-8339	
164 PLOWMAN ELIZABETH M	204 SOUTHARD ST APT 10		KEY WEST	FL	33040-8355	
165 EDDINS KATHLEEN	210 SOUTHARD ST APT 1		KEY WEST	FL	33040-8357	
166 DEL GIGLIO B ROCCO	210 SOUTHARD ST APT 12		KEY WEST	FL	33040-8358	
167 SCHMIDT LARA R	620 THOMAS ST APT 178		KEY WEST	FL	33040-8361	
168 KATAVOLOS TERENIA	620 THOMAS ST APT 180		KEY WEST	FL	33040-8361	
169 VARNEY MEGAN A	620 THOMAS ST APT 179		KEY WEST	FL	33040-8361	
170 CAHOON FRANZ AND RUTH M	620 THOMAS ST APT 250		KEY WEST	FL	33040-8363	

300' Radius Noticing
List Generated 02/08/13

Fort Street

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
171 ARCERI JEFFREY M	620 THOMAS ST APT 289		KEY WEST	FL	33040-8365	
172 RABER STANLEY	620 THOMAS ST APT 288		KEY WEST	FL	33040-8365	
173 CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041-1409	
174 PETREIKIS JOSEPH AND CHARMAINE	PO BOX 1422		KEY WEST	FL	33041-1422	
175 CUSHMAN VICTOR L	P O BOX 1551		KEY WEST	FL	33041-1551	
176 THATCHER BEVERLY J	PO BOX 1735		KEY WEST	FL	33041-1735	
177 CALLAHAN STEVEN C	P O BOX 4741		KEY WEST	FL	33041-4741	
178 OCONNOR THOMAS J REV TR 10/01/2007	1012 N OCEAN BLVD APT 1003		POMPANO BEACH	FL	33062-4059	
179 INGLEBY DAVID M	6105 NW 123RD LN		CORAL SPRINGS	FL	33076-1915	
180 CRUZ CARLOS JUAN ROSA	2016 BAY DR APT 805		MIAMI BEACH	FL	33141-4422	
181 CLINTON JANET S REVOC INTER VIVOS TRUST 12/3/2009	13449 SW 122ND AVE		MIAMI	FL	33186-6546	
182 CREATIVE CHOICE MANAGEMENT	8895 N MILITARY TRL STE 101B		WEST PALM BEACH	FL	33410-6259	
183 FINK SUNNY LEAH	6112 TERRA MERE CIR		BOYNTON BEACH	FL	33437-4919	
184 ENG GARY	4905 34TH ST S		SAINT PETERSBURG	FL	33711-4595	
185 PITSOULAKIS SPIRIDON E	P O BOX 23282		ST PETERSBURG	FL	33742-3282	
186 KW PROPERTIES LLC	PO BOX 189		NAPLES	FL	34106-0189	
187 WATSON CLIFFORD G REVOCABLE LIVING TRUST 11/18/9	3537 HERON GLEN CT		BONITA SPRINGS	FL	34134-0941	
188 THAYER THOMAS	545 BEECHWOOD DR		CLARKSVILLE	TN	37040-2936	
189 FKS HOLDINGS-FL LLC	341 W LAUREL RIVER DR		SHEPHERDSVILLE	KY	40165-6279	
190 TAYLOR RICHARD B TRUST 9/11/2001	1 ROEBLING WAY UNIT 1205		COVINGTON	KY	41011-2377	
191 ELLIS RODNEY J AND ANDREA L	3337 OLD BRAINARD RD		PEPPER PIKE	OH	44124-5627	
192 SMITH KEVIN A AND CSILLA E	1485 ROYALWOOD RD		BROADVIEW HEIGHTS	OH	44147-1732	
193 DICKINSON DANA PULK	333 N PORTAGE PATH UNIT 9		AKRON	OH	44303-1251	
194 MITCHELL BRUCE A AND SUSAN H	191 E STATE ST		ATHENS	OH	45701-1766	
195 MINTZ RICHARD L	17904 ASHMONT PL		SOUTH BEND	IN	46635-1077	
196 HOOSIER TRUMAN I LLC	1728 SPY RUN AVE		FORT WAYNE	IN	46805-4035	
197 HOOSIER TRUMAN II LLC	1728 SPY RUN AVE		FORT WAYNE	IN	46805-4035	
198 DAVIS TERANCE A	67715 M 40		WHITE PIGEON	MI	49099-9075	
199 LANE HARRY A LIV TR 7/27/2011	456 PICKERAL LAKE DR		NEWAYGO	MI	49337-9654	
200 JOHNSON DANIEL K AND CORINNE	BOX 1602		WAUSAU	WI	54402-1602	
201 MALTZ EMILY	1200 NICOLLET AVE SOUTH		MINNEAPOLIS	MN	55403-2410	
202 SARNA RAYMOND C AND PAMELA M	13553 CICERO AVE		CRESTWOOD	IL	60445-1934	
203 THEISS THOMAS S AND MARIE G	1736 N HONORE ST		CHICAGO	IL	60622-1330	
204 SCOTT CHARLES TIMOTHY	811 W ALDINE AVE APT 7N		CHICAGO	IL	60657-2338	

300' Radius Noticing
List Generated 02/08/13

Fort Street

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205 DEAN DAVID A	3140 N SHEFFIELD AVE APT 707		CHICAGO	IL	60657-9392	
206 LENEVE RICHARD K AND CHERYL A	6846 W DICKISON CEMETERY RD		DUNLAP	IL	61525-9725	
207 KEMP FLORIDA LLC	5328 S KANSAS RD		NEWTON	KS	67114-8882	
208 EASTERLING STEPHEN	6211 W NORTHWEST HWY APT 2803		DALLAS	TX	75225-3428	
209 FULLER FAMILY TR AG 11/25/2009	2510 CANYON RIDGE CT		ARLINGTON	TX	76006-4039	
210 METTY THERESA M REV TR AS AMENDED AND RESTATEE	PO BOX 3590		SOUTH PADRE IS	TX	78597-3590	
211 HEALEY GERARD J AND ANN L	10086 HUGHES PL		LITTLETON	CO	80126-4744	
212 GROBER DAVID E	616 VENICE BLVD		VENICE	CA	90291-4801	
213 PORTER BRUCE E AND L BENNETT	1917 CHANNING AVE		PALO ALTO	CA	94303-3102	
214 RITCHIE MICHAEL T	6178 QUINPOOL RD		HALIFAX	NS	B3L 1A3	CANADA
215 CRUSE STEWART D	3 TRAFALGAR TERRACE		BRIGHTON		BN1 4EG	ENGLAND
216 LINDGREN CHRISTINE	7 B COURDES DOMINICAINS		13200 ARELS			FRANCE
217 WEISSKOPF JAN AND LISA	WIESENSTRASSE 34		GEBENSTORF 5412			SWITZERLAN