

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Interim Planning Director

Meeting Date: May 19, 2011

Agenda Item: An application for variances to setback requirements per Section 122-600 (4) & (6) in the Historic Medium Density Residential zoning district for property located at 313 Truman Avenue (RE#00014940-000000), as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To consider variances for a non-conforming, contributing structure listed in the historic architectural survey with proposed renovations and construction that exceed 66% of the value of the existing structure.

Applicant: Carlos Rojas, AIA

Property Owner: James Thaller

Location: 313 Truman Avenue, RE# 00014940-000000

Zoning: Historic Medium Density Residential District



Background:

The property is legally nonconforming regarding setback requirements. The property is located in an historic district. The plans for the renovation of the structure will exceed 66% of its current value. The Monroe County Property Appraiser has the structure valued at \$70,499. The applicant has estimated the cost of renovations to be in excess of this amount. As such, the structure is subject to Section 122-28(b) which requires an application for all necessary variances to legal non-conformities.

Request:

The existing structure is in a dilapidated condition and the applicant intends to renovate and expand the structure. To do so, per Section 122-28(b), the applicant is requesting variances to existing building setback requirements since the cost of the proposed renovations exceeds 66% of the assessed value as proscribed in the code.

	Allowed/Required	Existing	Proposed
Front	10'	6' 7"	Same
Left Side	5'	3' 3"	Same
Street Side	7' 6"	18'	8'
Rear	15'	6' 5"	Same
Building Coverage	40%	41%	44%
Impervious Surface	60%	54%	58%

Process:

Development Review Committee Meeting:	March 24, 2011
HARC, #10-01-077:	August 31, 2010
HARC, #11-01-108:	February 8, 2011
Planning Board Meeting:	May 19, 2011

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

Numerous properties in the historic districts have legal non-conforming coverages and setbacks. This particular structure and property does not meet the dimensional requirements outlined in Section 122-600. As such, special conditions do not exist that are not applicable to other land, buildings or structures.

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

The applicant proposed a renovation project in excess of 66% of the structure's current assessed value. The scope of the project drives the cost and is a condition created by the applicant.

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

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

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

While the code limits the improvements that can be made to the site without seeking variances, we have no evidence that the applicant would be deprived of reasonable use of the land and the existing structure without the specific renovations proposed

- 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 the minimum variances needed to make reasonable use of the land and existing structure.

- 6. Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

The restoration of this contributing structure does not appear injurious to the public welfare. In fact, the restoration of this structure will be an asset to the community and its historic character.

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

This request is not based on existing conditions on surrounding properties.

The Planning Board shall make factual findings regarding the following:

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

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance request.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The Planning Department has not received any public input to date.

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

The applicant intends to make improvements to drainage through best management practices.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, should the Planning Board choose to approve this request, staff recommends the following condition:

That the applicant actively maintain the proposed swale shown on the plans for stormwater management purposes.



Draft Resolution

RESOLUTION NO- 2011-

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW THE RENOVATION AND CONSTRUCTION OF A NON-CONFORMING STRUCTURE WHICH EXCEEDS 66% OF THE VALUE OF THE EXISTING STRUCTURE PER SECTION 122-28 (b) BY GRANTING VARIANCES TO FRONT, SIDE AND REAR YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 313 TRUMAN AVENUE (RE#00014940-000000), PURSUANT TO SECTION 122-600 (4) a. &(6) a, b & c. UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-28(b) of the Code of Ordinances provides that if voluntary reconstruction of non-conforming residential structures exceeds 66% of the appraised value of the structure variances are required; and

WHEREAS, Section 122-600 (4) a. and (6)a, b & c. of the Code of Ordinances provides that the maximum building coverage is 40%, the minimum front-yard setback is 10 feet, side-yard setback is 5 feet and the rear yard setback is 15 feet in the HMDR zoning district; and

WHEREAS, the applicant requested variances to building coverage and setbacks to allow improvements to a non-conforming, historically contributing, residential structure which exceeds 66% of the value of that structure; and

_____ Vice Chairman

_____ Interim Planning Director

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

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

_____ Vice Chairman

_____ Interim Planning Director

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 shall be considered grounds for the issuance of any variance; and

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

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

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

Section 2. That variances for a non-conforming contributing building listed in the historic

_____ Vice Chairman

_____ Interim Planning Director

architectural survey for building coverage, front, side and rear yard setback requirements, for a renovation project in the Historic Medium Density Residential (HMDR) zoning district for property located at 313 Truman Avenue (RE # 00014940-000000), per Section 122-28 (b), Sections 122-600 (6) a, b & c, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as shown on the attached plan set dated November 5, 2010.

Section 3. It is a condition of these variances that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of these variances, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variances are wholly or partly necessary 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 submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to these variances in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate this variance, which the 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 Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

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

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

_____ Vice Chairman

_____ Interim Planning Director

Timothy Root, Vice Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP, Interim Planning Director
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Vice Chairman

_____ Interim Planning Director

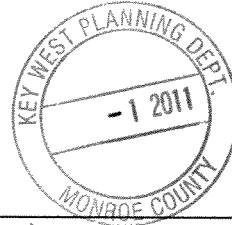


Application

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

Variance Application

City of Key West
Planning Department



Please print or type a response to the following:

1. Site Address 313 Truman Ave
2. Name of Applicant Carlos Rojas AIA
3. Applicant is: Owner Authorized Representative
(attached Authorization Form must be completed)
4. Address of Applicant 816 South St #2 Key West
5. Phone # of Applicant _____ Mobile# 9233567 Fax# _____
6. E-Mail Address ArchitectKW@hotmail.com
7. Name of Owner, if different than above James Haller
8. Address of Owner 313 Truman Ave
9. Phone Number of Owner 2924870 Fax# _____
10. Email Address Jt@ABSconsulting.com
11. Zoning District of Parcel HMDR RE# 14940
12. Description of Proposed Construction, Development, and Use

Bedroom + Bath + Deck expansion of an existing nonconformity

13. Required information: (application will not move forward until all information is provided)

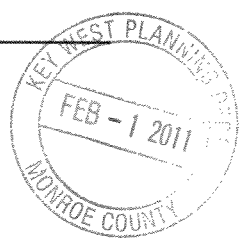
	Required	Existing	Requested
Front Setback	10'	6'-7"	6'-7"
Side Setback	5'	3'-3"	3'-3"
Side Setback	street side 7.5'	3'-3" 18'	3'-3" 8'
Rear Setback	15'	6'-5"	6'-5"
Building Coverage	40% Allowed	1032/1067 exist	1139 (+72) 44%
Open Space Requirements	—	— +10%	—
Impervious Surface	60% Allowed	54%	58%

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

Date Aug 31 - 2010 HARC # H10-01-077
Feb 8 - 2011 H11-01-108

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

16. Will the work be within the dripline (canopy) of any tree on or off the property?
 YES NO
 If yes, provide date of landscape approval, and attach a copy of such approval.



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

Applicant Initials	Staff Initials	The following must be included with this application
	✓	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<u>mg</u>	✓	Application Fee (to be determined according to fee schedule)
<u>mt</u>	✓	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<u>ms</u>	✓	Floor Plans of existing and proposed development (8.5 x 11)
<u>up</u>	✓	Copy of the most recent survey of the subject property
<u>mt</u>	✓	Elevation drawings as measured from crown of road
<u>/</u>	✓	Stormwater management plan
<u>W1</u>	✓	HARC Approval (if applicable)
<u>/</u>	✓	Notarized Verification Form
<u>/</u>		A PDF or compatible electronic copy of the complete application on a compact disk

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

Standards for Considering Variances

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

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

Undersized Lot. existing nonconformity. corner Lot
Historic renovation. small House needs room.

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

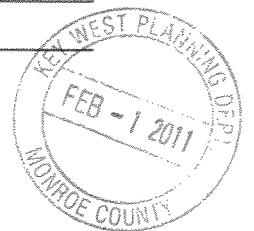
Under sized Lot. Existing Historic Structure.
existing tree. corner Lot

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

Request is modest scope + size. most
structures in this area do not fit with the
CDR's.

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.

existing Historic Structure is non conforming.
Undersized Lot. corner Lot.



5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Very small, short Addition - HARL Approved.
Minimum Amenities - A bedroom + A deck.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

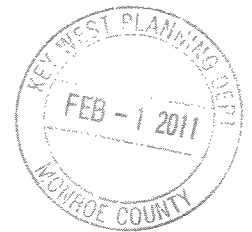
does not harm the public welfare.
Neighbor doesn't mind.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

HAVE NOT COMPARED TO OTHER PROPERTIES

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

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



Verification Form

Verification Form

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

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

I, Carlos Rojas, being duly sworn, depose and say
Name(s) of Applicant(s)

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

313 Truman Ave
Street Address and Commonly Used Name (if any)

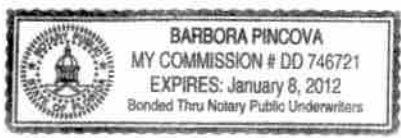
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature]
Signature of Owner/Legal Representative

[Signature]
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 1/31/2011 (date) by
CARLOS OCTAVIO ROJAS JR (name). He/She is personally known to me or has
presented DRIVER LICENSE as identification.

[Signature]
Notary's Signature and Seal



PINGOVA BARBORA Name of Acknowledger typed, printed or stamped

NOTARY Title or Rank DD 746721 Commission Number (if any)



Authorization Form

Authorization Form

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

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

I, James Thaller authorize
Please Print Name(s) of Owner(s)

Carlos Rojas
Please Print Name of Representative

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

Signature of Owner Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 1/31/11 (date) by
James T Thaller
Please Print Name of Affiant

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

Notary's Signature and Seal

My Commission Expires July 17, 2014

James R. Coughlin Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



Deed

Return Original Document to:
FIRST AMERICAN TITLE
WARRENVILLE POST CLOSING
27775 Diehl Rd.
Warrenville, IL 60555

Doc# 1768759 12/02/2009 9:59AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by
Mendy Walden, an employee of
First American Title Insurance Company
3132 Northside Drive, Suite 101, Building C
Key West, Florida 33040
(877)928-4853

12/02/2009 9:59AM
DEED DOC STAMP CL: TRINA \$1,680.00

Doc# 1768759
Bk# 2442 Pg# 1411

Return to: Grantee

File No.: 1064-2199284

Florida
Monroe

WARRANTY DEED

Made this November 11, of 2009 by and between

Andrew E. Richardson, a single person

whose address is: **313 Truman Avenue, Key West, FL 33040**
hereinafter called the "grantor", to

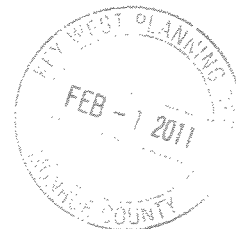
James T. Thaller, a single person

whose post office address is: **33 Newark Pomton Turnpike, Riverdale, NJ 07457**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Monroe County, Florida**, to-wit:

On the ISLAND OF KEY WEST, AND KNOWN AS WILLIAM A. WHITEHEAD'S map of said Island delineated in February, A.D. 1829 as a part of Lot Nine (9) in Square Three (3) of Tract Three (3), COMMENCING at the intersection of the Northwesterly right of way line of Truman Avenue with the Southwesterly right of way line of Terry Lane for the Point of Beginning, and run thence Southwesterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 75.00 feet; thence continue Northwesterly and at right angles for a distance of 58.33 feet; thence Northeasterly and at right angles for a distance of 75.00 feet; thence Southeasterly for a distance of 58.33 feet back to the Point of Beginning.



LESS AND EXCEPT the following described property: On the ISLAND OF KEY WEST, AND KNOWN AS WILLIAM A. WHITEHEAD'S map of said Island delineated in February, A.D. 1829 as a part of Lot Nine (9) in Square Three (3) of Tract Three (3), COMMENCING at the intersection of the Northwesterly right of way line of Truman Avenue with the Southerly right of way line of Terry Lane and run thence Southwesterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 44.15 feet to the Point of Beginning; thence continue Southwesterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 30.85 feet; thence Northwesterly and at right angles for a distance of 45.33 feet; thence Northeasterly and at right angles for a distance of 3.70 feet; thence Northwesterly and at right angles for a distance of 13.00 feet; thence Northeasterly and at right angles for a distance of 27.06 feet; thence Southeasterly with a deflection angle of 89°54'22" to the right and along a line that is 0.30 feet Northeasterly of an existing one story frame and concrete block structure and extensions thereof for a distance of 58.33 feet back to the Point of Beginning.

Parcel Identification Number: **0001494000000066825**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2009.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.



Andrew E. Richardson
Andrew E. Richardson

Signed, sealed and delivered in the presence of these witnesses:

Melinda A Walden
Witness Signature

Print Name: MELINDA A Walden

Clifford P. Pate
Witness Signature

Print Name: CLIFFORD P. PATE

State of Florida

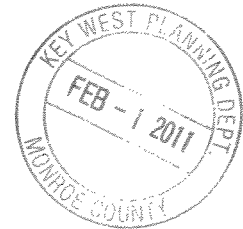
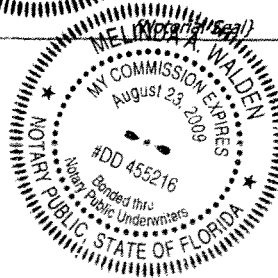
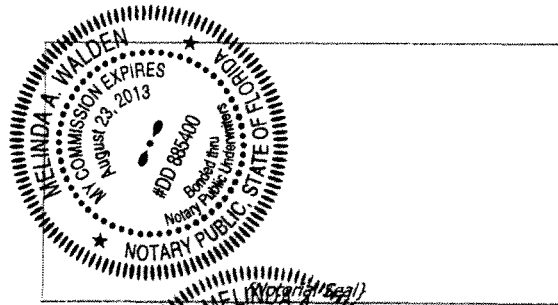
County of Monroe

The Foregoing Instrument was Acknowledged before me on Nov. 3, 2009 by **Andrew E. Richardson, a single person** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Melinda A Walden
Notary Public

(Printed Name)

My Commission expires: _____



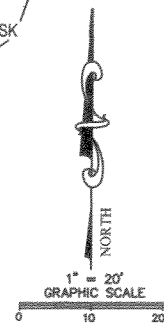
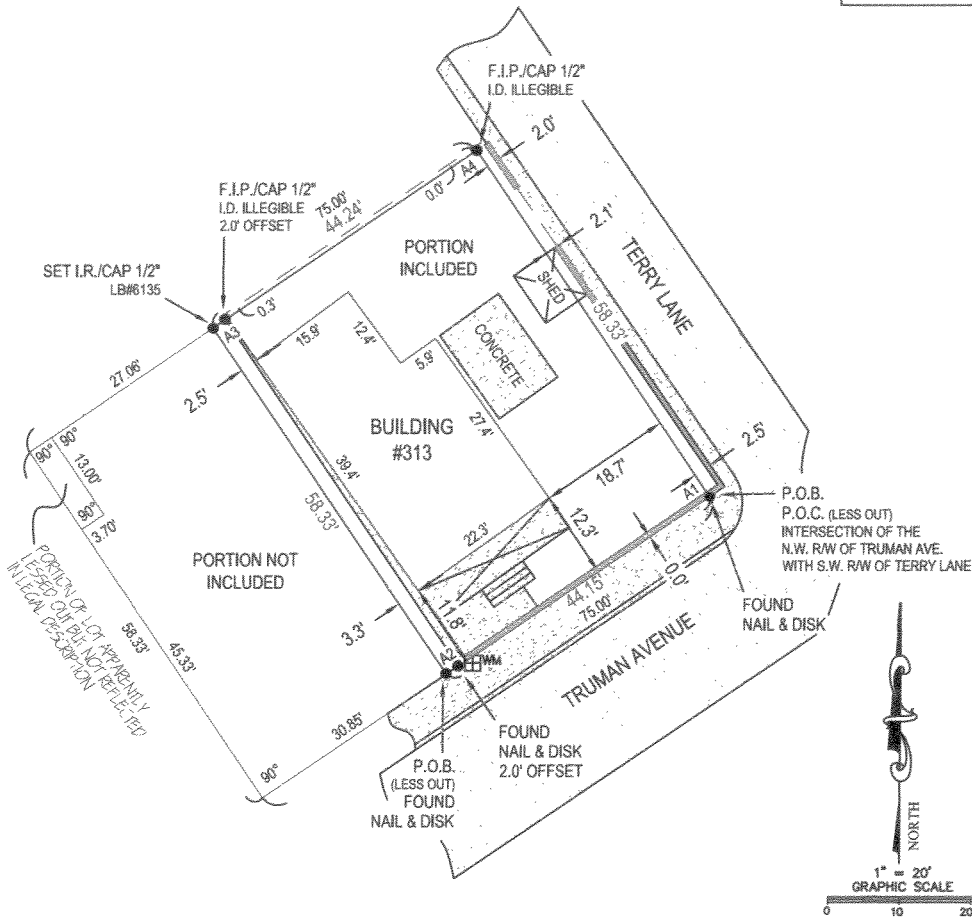
MONROE COUNTY
OFFICIAL RECORDS

Survey

Boundary Survey

153331

A1= 90°00'00" (D)
 A2= 90°05'38" (D)
 A3= 89°54'22" (D)
 A4= 90°00'00" (D)



ADDRESS
 313 TRUMAN AVENUE
 KEY WEST, FLORIDA 33040

LEGAL DESCRIPTION: (AS FURNISHED)

SEE ATTACHED

RLS #:	09-09-0205
CLIENT #:	1064-2199284
FIELD DATE:	09.17.09
DRAFTER:	S.J.D.
APPROVED:	C.O.M.
SCALE:	1" = 20'

BASIS OF BEARINGS: The angles shown hereon are based upon the most Easterly corner of subject property, having a Deed angle of 90°00'00".

LIST OF POSSIBLE ENCROACHMENTS: AS SHOWN (if applicable)

SURVEYOR INFORMATION:

SURVEYOR FILE NUMBER: Your Job Number

The Certified Registered Professional Land Surveyor signing this survey above certifies the accuracy and sufficiency of the survey provided herein.

CERTIFIED TO: (AS FURNISHED)
 First American Title Insurance Company
 Andrew E. Richardson
 James Thaller

NOTES
 1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
 2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

AW: AIR CONDITIONER	DU: OVERHEAD UTILITY LINE
BLDG.: BUILDING	P.P.: PLATTED
CL: CALCULATED	P.C.: POINT OF CURVATURE
CB: CHORD BEARING	P.O.B.: POINT OF BEGINNING
CBW: CONCRETE BLOCK WALL	P.O.C.: POINT OF COMMENCEMENT
C: CENTERLINE	P.P.: POWER POLE
C.N.A.: CORNER NOT ACCESSIBLE	P.R.C.: POINT OF REVERSE CURVATURE
CONC.: CONCRETE	P.R.M.: PERMANENT REFERENCE MONUMENT
COV.: COVERED	R.W.: RIGHT OF WAY
CS: CONCRETE SLAB	SH: SIDEWALK
D.S.: DESCRIPTION	CL: CHAIN LINK FENCE
DNV: DRIVEWAY	WF: WOOD FENCE
DM: MEASURED	

FLOOD ZONE
 (FOR INFORMATIONAL PURPOSES ONLY)
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" AREA OF MINOR FLOODING PER FEDERAL PANEL NUMBER 13030-105. LAST REVISION DATE: 06-08-09. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FEMA AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

FOR ALL INQUIRIES CONTACT:
RESIDENTIAL LAND SERVICES
 RLS
 rls.jed@floridaweb.com
 (405) 578-6958
 Form 6.7

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the minimum technical standards for land surveys in Florida. As set forth in Chapter 636.174, Florida administrative code, Pursuant to Chapter 636.627, Florida statutes.

SURVEYOR'S NAME: Clyde O. McNeil
 DATED: 09.28.09

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

Boundary Survey

153331

LEGAL DESCRIPTION: (AS FURNISHED)

On the Island of Key West, and known as William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Lot Nine in Square Three of Tract Three, Commencing at the intersection of the Northwesterly right of way line of Truman Avenue with the Southwesterly right of way line of Terry Lane for the Point of Beginning, and run thence Southwesterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 75.00 feet; thence continue Northwesterly and at right angles for a distance of 58.33 feet; thence Northeasterly and at right angles for a distance of 75.00 feet; thence Southeasterly for a distance of 58.33 feet back to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

On the Island of Key West, and known as William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Lot Nine in Square Three of Tract Three, Commencing at the intersection of the Northwesterly right of way line of Truman Avenue with the Southwesterly right of way line of Terry Lane and run thence Southwesterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 44.15 feet to the Point of Beginning; thence continue Southwesterly along the Northwesterly right of way line of the said Truman Avenue for a distance of 30.85 feet; thence Northwesterly and at right angles for a distance of 45.33 feet; thence Northeasterly and at right angles for a distance of 3.70 feet, thence Northwesterly and at right angles for a distance of 13.00 feet; thence Northeasterly and at right angles for a distance of 27.06 feet; thence Southeasterly with a deflection angle of 89°54'22" to the right and along a line that is 0.30 feet Northeasterly of an existing one story frame and concrete block structure and extensions thereof for a distance of 58.33 feet back to the Point of Beginning.



ADDRESS

313 TRUMAN AVENUE
KEY WEST, FLORIDA 33040

LEGAL DESCRIPTION: (AS FURNISHED)

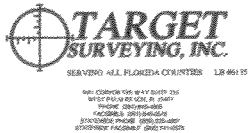
SEE ABOVE

RLS #: 09-09-0206
CLIENT #: 1064-2199284
FIELD DATE: 09.17.09
DRAFTER: B.J.D.
APPROVED: C.O.M.
SCALE: 1" = 20'

BASIS OF BEARINGS: The angles shown hereon are based upon the most Easterly corner of subject property, having a Deed angle of 90°00'00".

LIST OF POSSIBLE ENCROACHMENTS: AS SHOWN (If applicable)

SURVEYOR INFORMATION:





SURVEYOR FILE NUMBER: Your job number

The Certified Registered Professional Land Surveyor signing this survey plan certifies the accuracy and sufficiency of the same, provided herein.

CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
Andrew E. Richardson
James Thaller

NOTES

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND TRACING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

- AC: AIR CONDITIONER
- BLDG.: BUILDING
- CC: CALCULATED
- CB: CHORD BEARING
- CBW: CONCRETE BLOCK WALL
- C: CENTERLINE
- C.N.A.: CORNER NOT ACCESSIBLE
- CONC.: CONCRETE
- CONC.: COVERED
- CS: CONCRETE SLAB
- (D.): DESCRIPTION
- DW: DRIVEWAY (N.E. MEASURED)
- OHU: OVERHEAD UTILITY LINE (P.): PLATTED
- P.C.: POINT OF CURVATURE
- P.O.B.: POINT OF BEGINNING
- P.O.C.: POINT OF COMMENCEMENT
- P.P.: POWER POLE
- P.R.: POINT OF REVERSE CURVATURE
- P.R.M.: PERMANENT REFERENCE MONUMENT
- R.W.: RIGHT OF WAY
- S.W.: SIDEWALK
- C.F.: CHAIN LINK FENCE
- W.F.: WOOD FENCE

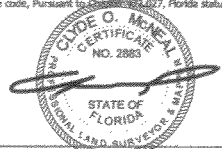
FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY) SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "C" AREA OF MINIMAL FLOODING, PER FUR, 2, PANEL NUMBER 2008-015, LAST REVISION DATE 08/05/08. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FEDERAL AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES
FOR ALL INQUIRIES CONTACT:
RLS
rls.info@rls-nw.com
(405)375-5800
Form 6.7

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the minimum technical standards for land surveys in Florida, as set forth in Chapter 61G 17-6, Florida administrative code, pursuant to Chapter 402, Florida Statutes.



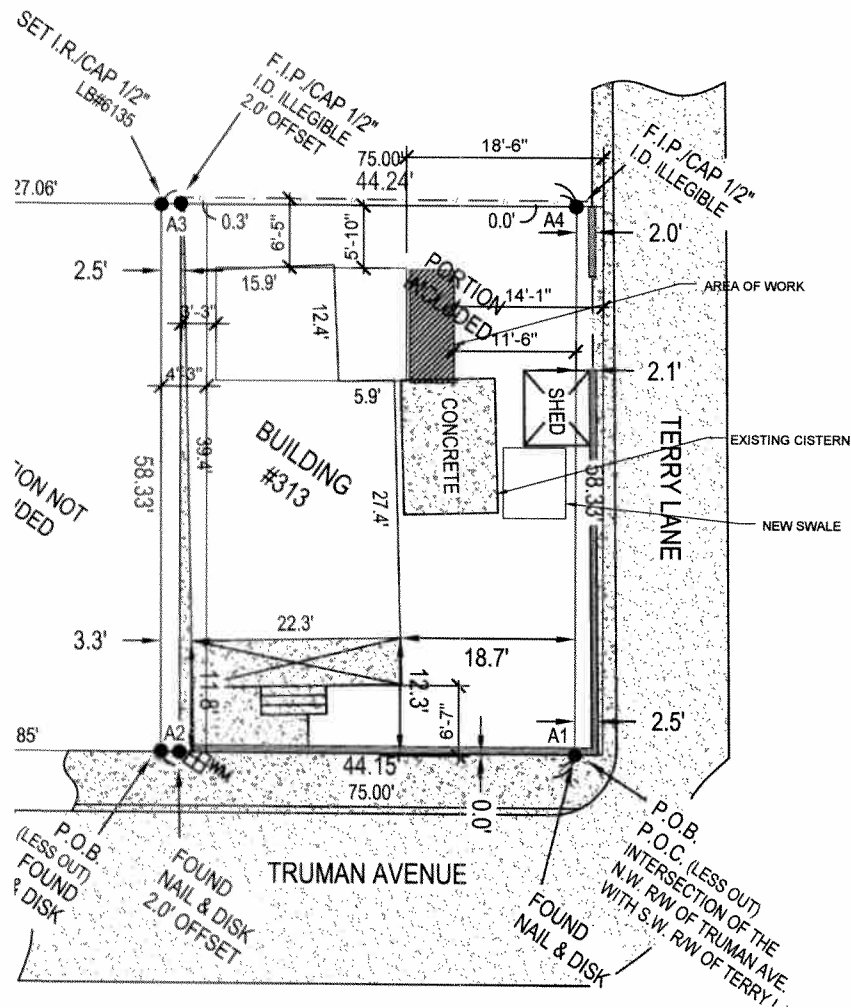
SURVEYOR'S NAME: Clyde O. McNell
DATED: 09.28.09

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

Site Plans



N SITE PLAN/ROOF PLAN
 1/8" = 1'-0"

GENERAL SCOPE OF WORK

THIS PROJECT CONSISTS OF THE REMODELING OF AN EXISTING STRUCTURE IN THE HISTORIC SECTION OF KEY WEST. THE REAR OF THE STRUCTURE CONSISTS OF SEVERAL ADDITIONS DONE OVER A PERIOD OF YEARS.

1. RECONFIGURE WINDOWS ON RIGHT SIDE OF NEW ADDITION.
2. BUILD 2 STOREY PORCH.

NOTE: THIS IS A GENERAL SCOPE OF WORK AND DOES NOT DESCRIBE ALL THE TASKS REQUIRED TO ACCOMPLISH THESE MAJOR ITEMS. THERE IS AN ADDITION TO THE FOOTPRINT.

STORMWATER DRAINAGE PLAN

EXISTING ROOF RUNOFF TO BE COLLECTED BY GUTTERS AND DIRECTED INTO EXISTING CISTERN. NEW ROOF RUNOFF SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO A 25 CUBIC FOOT SWALE AS SHOWN IN THE DRAWING.



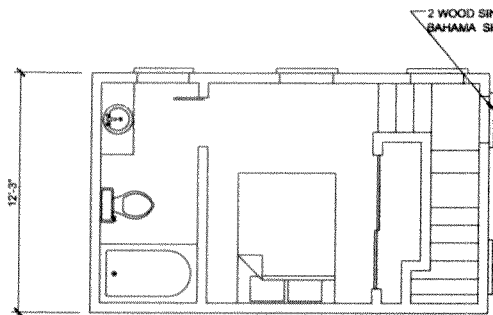
Carlos O. Rojas, AIA
 AR 0018724
 2010 Roosevelt Drive
 Key West, FL 33040
 (305) 282-4870
 Architects@corojas.com

Carlos O. Rojas, AIA
 313 Truman Avenue
 Key West, Florida 33040



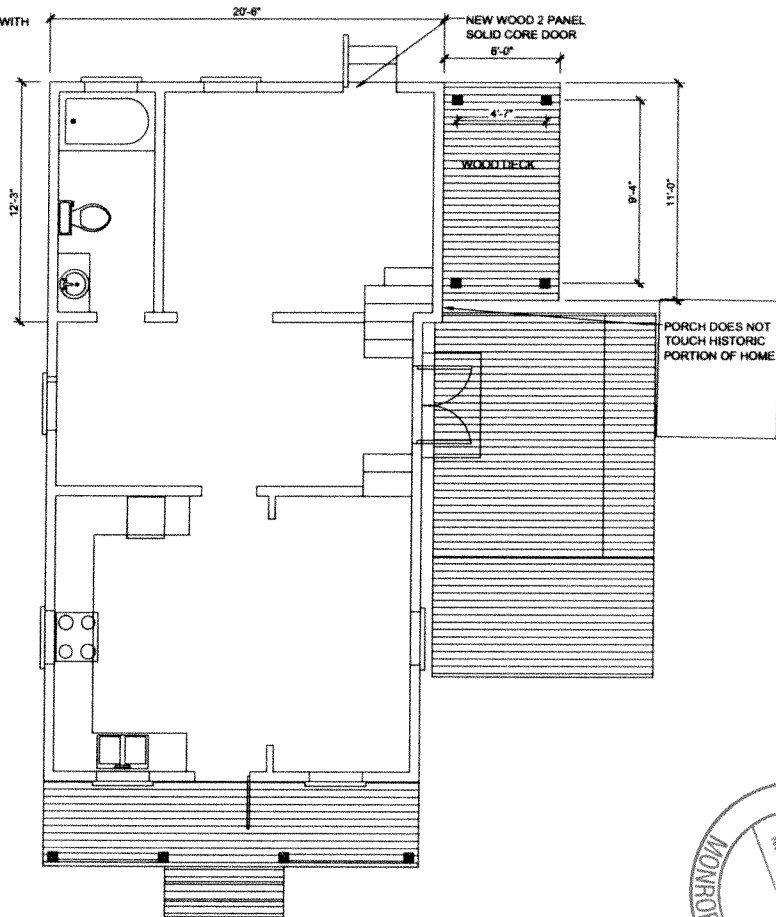
Project Number
 10313TRU
 Date
 11/05/2010
 Drawn By
 COR

C1

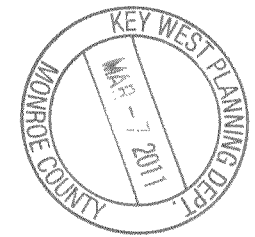


PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

2 WOOD SINGLE LITE DOORS WITH BAHAMA SHUTTERS

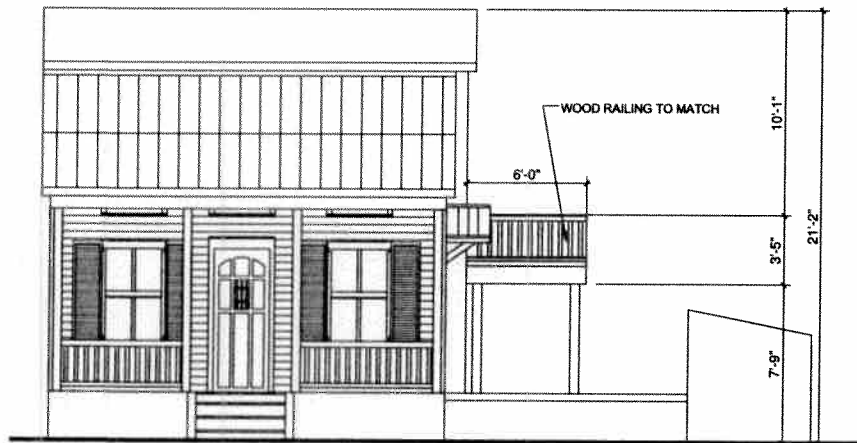


PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"





REAR ELEVATION
 1/4"=1'-0"



FRONT ELEVATION
 1/4"=1'-0"

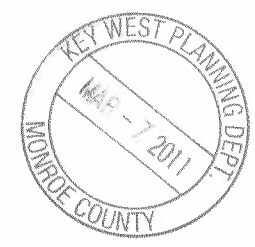




RIGHT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



DRC Minutes & Comments

Minutes are pending



Property Appraiser Records

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

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

Property Record View

Alternate Key: 1015288 Parcel ID: 00014940-000000

Ownership Details

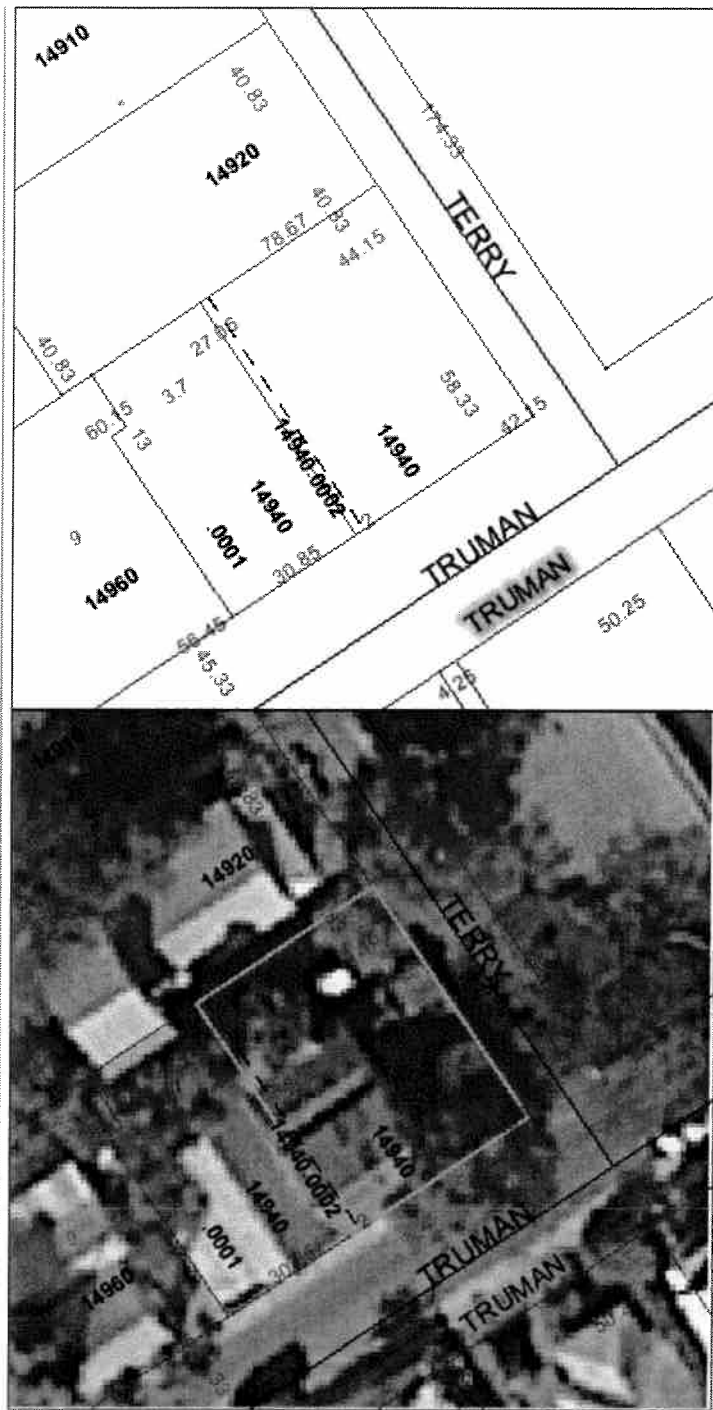
Mailing Address:
THALLER JAMES T
33 NEWARK POMTON TPKE
RIVERDALE, NJ 07457

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 313 TRUMAN AVE KEY WEST
Legal Description: KW PT LOT 9 SQR 3 TR 3 OR224-593/594 OR267-246 OR774-1026D/C PROB 81-359-CP-12 OR869-1603/04P/R OR1297-2432Q/C OR1322-1737/41(AFFD) OR1322-1742/43Q/C OR1439-2036/37Q/C OR1439-2040/41 OR2038-2317/18 OR2423-2420/21ORD OR2442-419/20 OR2442-1411/13

Parcel Map





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,575.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 786
Year Built: 1938

Building 1 Details

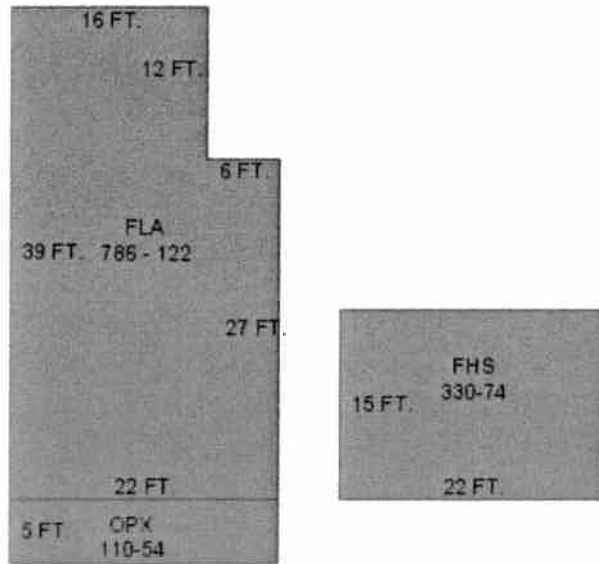
Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 450
Effective Age 40	Perimeter 122	Depreciation % 40
Year Built 1938	Special Arch 0	Grnd Floor Area 786
Functional Obs 0	Economic Obs 0	

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

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

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12: ABOVE AVERAGE WOOD	1	1937	N N	0.00	0.00	786

2	OPX		1	1937	N	N	0.00	0.00	110
3	FHS	12:ABOVE AVERAGE WOOD	1	1937	N	N	0.00	0.00	330

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	FN2:FENCES	336 SF	84	4	1964	1965	4	30
4	FN2:FENCES	235 SF	47	5	1964	1965	4	30

Appraiser Notes

RE 00014940-000200 AK 8902255 HAS NOW BEEN COMBINED WITH THIS PARCEL COMPLETED FOR ASSESSMENT PURPOSES, DONE FOR THE 2010 TAX ROLL. (2/24/2010).

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
8-2360	07/03/2008		375	PAINT EXT/INT, REPAIR BATHROOM FLR, REPAIR KITCHEN CABINETS, FLR	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	70,499	2,170	135,661	208,330	208,330	0	208,330
2009	104,739	2,447	173,961	281,147	281,147	25,000	256,147
2008	98,018	2,447	253,583	354,048	102,620	26,000	76,620
2007	129,244	2,437	290,115	421,796	99,631	25,500	74,131
2006	331,107	2,437	208,981	542,525	97,201	25,500	71,701
2005	330,472	2,437	172,102	505,011	94,370	25,500	68,870
2004	233,302	2,437	167,185	402,924	91,621	25,500	66,121
2003	168,496	2,437	59,006	229,939	89,913	25,500	64,413
2002	118,224	2,437	43,026	163,687	87,806	25,500	62,306
2001	102,461	2,437	39,338	144,236	86,424	25,500	60,924
2000	96,322	1,492	31,962	129,777	83,907	25,500	58,407
1999	62,326	1,263	31,962	95,551	81,702	25,500	56,202

1998	50,994	1,033	31,962	83,989	80,416	25,000	55,416
1997	50,994	1,033	27,045	79,072	79,072	25,000	54,072
1996	61,531	433	45,540	107,504	107,504	25,000	82,504
1995	68,803	485	45,540	114,827	113,855	25,000	88,855
1994	61,531	433	48,125	110,089	110,089	25,000	85,089
1993	64,918	0	48,125	113,043	113,043	0	113,043
1992	64,918	0	48,125	113,043	113,043	0	113,043
1991	64,918	0	48,125	113,043	113,043	0	113,043
1990	54,899	0	38,281	93,180	93,180	0	93,180
1989	46,707	0	37,188	83,895	83,895	0	83,895
1988	39,968	0	30,625	70,593	70,593	0	70,593
1987	37,214	0	17,063	54,277	54,277	25,000	29,277
1986	37,404	0	15,750	53,154	53,154	25,000	28,154
1985	36,298	0	14,138	50,436	50,436	25,000	25,436
1984	34,000	0	14,138	48,138	48,138	25,000	23,138
1983	34,000	0	14,138	48,138	48,138	25,000	23,138
1982	34,656	0	10,484	45,140	45,140	25,000	20,140

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
11/10/2009	2442 / 419	100	<u>QC</u>	<u>11</u>
11/3/2009	2442 / 1411	240,000	<u>WD</u>	<u>02</u>

This page has been visited 75,630 times.

Monroe County Property Appraiser
 Ervin A. Higgs, 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., May 19, 2011 at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variances – 313 Truman Avenue (RE# 00014940-000000) – A request for building coverage, impervious surface ratio and setback requirements in the HMDR zoning district per Section 122-600 (4) a. and (6) a., b. and c. as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com .

313 Truman

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



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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

Date Created: May 4, 2011 3:06 PM

313 Truman

325 JULIA STREET LLC
5821 HOLLYWOOD BLVD STE 200
HOLLYWOOD, FL 33021

ALVARIDO ORLANDO
1010 WHITEHEAD ST
KEY WEST, FL 33040

BAHAMA CONCH COMMUNITY
LAND TR OF KEYWEST INC
201 TRUMAN AVE
KEY WEST, FL 33040

BUTLER EUGENIA
207 JULIA ST
KEY WEST, FL 33040

CHIPCHASE HARRY V
47 NUGENT DR
STAFFORD, VA 22554

CONNOLLY MARK TRUST DTD
1/30/1998
PO BOX 61
NEW CASTLE, NH 03854

DAVIS ROBERT ESTATE
1019 FORT ST
KEY WEST, FL 33040

GORMAN LURA
437 PARK FOREST WAY
WELLINGTON, FL 33414

HARRIS DAVID W
865 10TH AVE S
NAPLES, FL 34102

HOLT WILLIAM W
PO BOX 4092
KEY WEST, FL 33041

907 WHITEHEAD STREET CORP
907 WHITEHEAD ST
KEY WEST, FL 33040

ASHE RUTH M
308 JULIA ST
KEY WEST, FL 33040

BAIN CECIL WILSON
326 TRUMAN AVE
KEY WEST, FL 33040

BYER KENNETH M
86 WINDY KNOLL DR
BERLIN, CT 06037

CHURCH BETHEL A M E
223 TRUMAN AVE
KEY WEST, FL 33040

CURRY ERNESTINE P L/E
1004 THOMAS ST
KEY WEST, FL 33040

DUBOVICK JAMES THOMAS AND
BROOK KATHA
P O BOX 916 CASES L M EXT
CUTCHOGUE, NY 11935

GREEN SANDRA S DEC OF TRUST
10/1/1999
PO BOX 5432
KEY WEST, FL 33045

HECK RONALD K
810 TERRY LN
KEY WEST, FL 33040

INGRAM MICHAEL
1001 WHITEHEAD ST
KEY WEST, FL 33040

ALCE ALVIN L AND DEHAVALYNN
Y
308 TRUMAN AVE
KEY WEST, FL 33040

BADGER TIMOTHY O AND
SAMANTHA
311 TRUMAN AVE
KEY WEST, FL 33040

BARQUIN PETER AND BETTY A
P O BOX 1424
KEY WEST, FL 33041

CARRIER SUSAN M
300 TRUMAN AVE
KEY WEST, FL 33040

COLES WENDY L REV TRUST
02/11/2003
1007 WHITEHEAD ST
KEY WEST, FL 33040

DAUBMAN JEFFREY S
1116 GRINNELL ST
KEY WEST, FL 33040

ENRIGHT ROSEMARY E
916 THOMAS ST
KEY WEST, FL 33040

HAMILTON JAMES D
218 OLIVIA ST
KEY WEST, FL 33040

HOLLOWELL ALFRED L SR AND
VIOLET R
12503 NEWFIELD DR
ORLANDO, FL 32837

KEY LIME INN INC
725 TRUMAN AVE
KEY WEST, FL 33040

LANG JULIA
306 TRUMAN AVE
KEY WEST, FL 33040

LEVY MARK H AND NANCY L
35787 SPINNAKER CIR
LEWES, DE 19958

MARRERO WILHELMINA
318 TRUMAN AVE
KEY WEST, FL 33040

MC BURNETT TED J
1007 THOMAS ST
KEY WEST, FL 33040

MC INTOSH SYLVIA L/E
4213 SW 20TH ST
HOLLYWOOD, FL 33023

MC KENZIE WILLIAM
925 WHITEHEAD ST
KEY WEST, FL 33040

MILES WILLIAM H JR
PO BOX 409
OURAY, CO 81427

MINGO CLIFFORD K AND
YOLANDA M
708 EMMA ST
KEY WEST, FL 33040

MINGO GWENUUEL W
P O BOX 13119
GAINESVILLE, FL 32604

MITCHEK LAVANDA C
PO BOX 369
CHEYENNE WELLS, CO 90810

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040

MORSE GARTH H
4388 MIDDLE RD
HARBOR SPRINGS, MI 49740

NEELY IRMA L/E
P O BOX 14276
N PALM BEACH, FL 33408

NEWHAGEN JANE L TRUST DTD
10/2/03
228 TRUMAN AVE
KEY WEST, FL 33040

OLD KEYSTONE CHURCH INC
330 JULIA ST
KEY WEST, FL 33040

PEARSON JAMES ETUX
1405 CHARLAND CT
RALEIGH, NC 27603

PEARSON CHARLES N &
322 JULIA STREET
KEY WEST, FL 33040

PHILIP MARGARET S
309 JULIA ST
KEY WEST, FL 33040

RAHMING ALFRED L AND SHERYL
TRUSTEES
910 THOMAS ST
KEY WEST, FL 33040

RAHMING KENNETH A AND
ROSEMARY
908 THOMAS ST
KEY WEST, FL 33040

RICHARDSON RAMONA A
33C 10TH AVE
KEY WEST, FL 33040

ROBERTS PRINCE AND EDITH
1018 THOMAS ST
KEY WEST, FL 33040

ROEDER TIMOTHY J L/E
322 JULIA ST
KEY WEST, FL 33040

SANDS RUTH AND JOHNSON
WINIFRED
455 SW 5 AVE
FORT LAUDERDALE, FL 33315

SANTANIELLO STEPHAN A
122 HUDSON DR
PHOENIXVILLE, PA 19460

SCHLENVOGT BECKY
269 CHELTONWOOD CRES
WATERLOO ON N2V 1X8
CANADA

SE CONF ASSN OF 7TH DAY
ADVENTISTS INC
1701 ROBIE AVE PO BOX 1016
MT DORA, FL 32756

SEARS VIOLET L L/E
3530 WESTMONT AVE
LOS ANGELES, CA 90043

SHINE FRENZA MARIE L/E
323 JULIA ST
KEY WEST, FL 33040

STUART DAVID SULLINS III TRUST
05/06/2009
12644D KENWOOD LN
FT MYERS, FL 33907

SUAREZ EDWINA MARIE
906 TERRY LN
KEY WEST, FL 33040

SWANSON JAMES H TRUST UTD
5/9/97
229 QUAY SIDE CIR
MAITLAND, FL 32751

TERRY LANE LLC
5500 MILITARY TRAIL
JUPITAR, FL 33458

THALLER JAMES
P O BOX 300
RIVERDALE, NJ 07457

THALLER JAMES T
33 NEWARK POMPTON TPK
RIVERDALE, NJ 07457

THOMPSON CECELIA
455 SW 5 AVE
FT LAUDERDALE, FL 33315

THOMPSON MARGUERITE A
1009 THOMAS ST
KEY WEST, FL 33040

TRUSTEES OF ST JAMES
MISSIONARY BAPTIST CHURCH
312 OLIVIA ST
KEY WEST, FL 33040

UNION LODGE NBR 47 F AND A M
OF KEY WEST FL
328 TRUMAN AVE
KEY WEST, FL 33040

WAAGE JUNE K
PO BOX 676341
RANCHO SANTA FE, CA 92067

WARD GERALD M AND
KATHARINE S
PO BOX 10441
WEST PALM BEACH, FL 33419

WASHBURN JAMES N AND
SUZANNE L
917 THOMAS ST
KEY WEST, FL 33040

WASHINGTON STEFAN
310 TRUMAN AVE (REAR)
KEY WEST, FL 33040

WILSON MARK
P O BOX 6516
KEY WEST, FL 33041

ZAMBOTTI JOHN A
927 THOMAS ST
KEY WEST, FL 33040