

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, IPlanning Director

Meeting Date: July 19, 2012

Agenda Item: **After-the-Fact Variances - 1101 Simonton Street (RE# 00027480-000000)** - A request for detached habitable space, building coverage, impervious surface ratio and side and rear-yard setback requirements in the HNC-1 zoning district per Section 122-1078 and 122-810 (4) a. & b. and (6) b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow after-the-fact variances for an accessory building constructed without building permits that exceeds allowed building coverage and impervious surface requirements and is located in the rear and side-yard setbacks.

Applicant: Adele V. Stones, Stones & Cardenas

Property Owner: Tamara S. Readhead

Location: 1101 Simonton Street, RE# 00027480-000000

Zoning: Historic Neighborhood Commercial (HNC-1) Zoning District

Background:

This variance request is a result of a Code Compliance complaint. The existing nonconforming accessory structure is located behind the principal structure that fronts onto Simonton Street. Both structures are located within the required setbacks, and nonconforming to the building coverage, and impervious surface requirements. However, this application addresses the accessory structure alone. The building is comprised of a bedroom, bathroom and exterior storage closet and is associated with the second-floor apartment located in the principal structure.

Request:

The applicant is requesting variances to building coverage, impervious surface ratio, side and rear setbacks and detached habitable space to accommodate the construction of this detached accessory structure for the purposes of bathing and sleeping facilities.

The table below provides site data calculations as proposed by the applicant:

SF District Dimensional Requirements: Section 122-238			
	Zoning Regulations	Existing Conditions	Proposed Changes
Side	5'	1.5'	No Change
Rear	15'	3.25'	No Change
Building Coverage	50% Maximum	61.3%	No Change
Impervious Surface	60% Maximum	79.7%	No Change

Process:

Development Review Committee Meeting:

May 24, 2012

Planning Board Meeting:

June 21, 2012, postponed

July 19, 2012

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

The existing structure is nonconforming to side and rear setback requirements in the HNC-1 zoning district, as well as to overall building coverage and impervious surface requirements. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The nonconforming aspects on the site are not created by the applicant. The accessory structure was built prior to the property being conveyed to the applicant through a settlement agreement.

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

Section 122-232 of the City Code permits the construction of accessory units in the SF zoning district. However, this same code section requires the accessory unit comply with

the same dimensional requirements as the principle structure. Therefore, allowing the accessory structure, as constructed, would confer special privileges upon the applicant.

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

The applicant is not deprived of rights commonly enjoyed by other properties without the variance approval. Therefore, hardship conditions do not exist.

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

The variances requested are the minimum variances that will make possible the continued use of the land, building, or structure. However, the applicant had reasonable use of the property prior to the construction of the accessory unit.

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

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest.

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

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

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

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

The Planning Board shall make factual findings regarding the following:

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

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

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 applicant has been in contact with adjacent property owners.

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, if the Planning Board approves this request, staff would like to require the following conditions:

That a Certificate of Elevation be provided to confirm that the structure meets FEMA base flood elevation requirements. In the event that the structure does not meet the required elevation, the structure will need to comply.

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD FOR AFTER-THE-FACT
VARIANCE APPROVAL FOR PROPERTY
LOCATED AT 1101 SIMONTON STREET
(RE#00027480-000000) IN THE HISTORIC
NEIGHBORHOOD COMMERCIAL ZONING
DISTRICT, PER SECTION 122-810 (4) a. & b.
BUILDING COVERAGE AND IMPERVIOUS
SURFACE RATIO AND SECTION 122-810 (6) b.
& c. REAR AND SIDE-YARD SETBACK
REQUIREMENTS AND SECTION 122-1078 OF
THE LAND DEVELOPMENT REGULATIONS
OF THE CODE OF ORDINANCES OF THE
CITY OF KEY WEST.**

WHEREAS, Section 122-810 (4) a. & b. and Section 122-810 (6) b. & c. of the Code of Ordinances provides that the maximum building coverage is 50% and maximum impervious surface ratio is 60% and the minimum allowed side-yard setback shall be 5 feet and the minimum rear-yard setback shall be 15 feet for detached habitable space; and

WHEREAS, the applicant requested variances to the existing building coverage and impervious surface ratio and to the existing side and rear-yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 19, 2012; and

_____ Chairman
_____ Planning Director

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

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

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

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

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony

with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; 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 variances 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. An approval by resolution of the Key West Planning Board for variances to allow the use of an existing building as detached habitable space per plans received May 1, 2012, on property located at 1101 Simonton Street (RE# 00027480-000000) in the HNC-1 zoning district

per Sections 122-810 (4) a. & b. and 122-810(6)b. & c. and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

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

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

Section 6. This Resolution shall go into effect immediately upon its passage and adoption

_____ Chairman
_____ Planning Director

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 July, 2012.

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

Richard Klitenick
Planning Board Chairman

_____ Date

_____ Chairman
_____ Planning Director

Attest:

Donald Leland Craig, AICP, Planning Director

Date

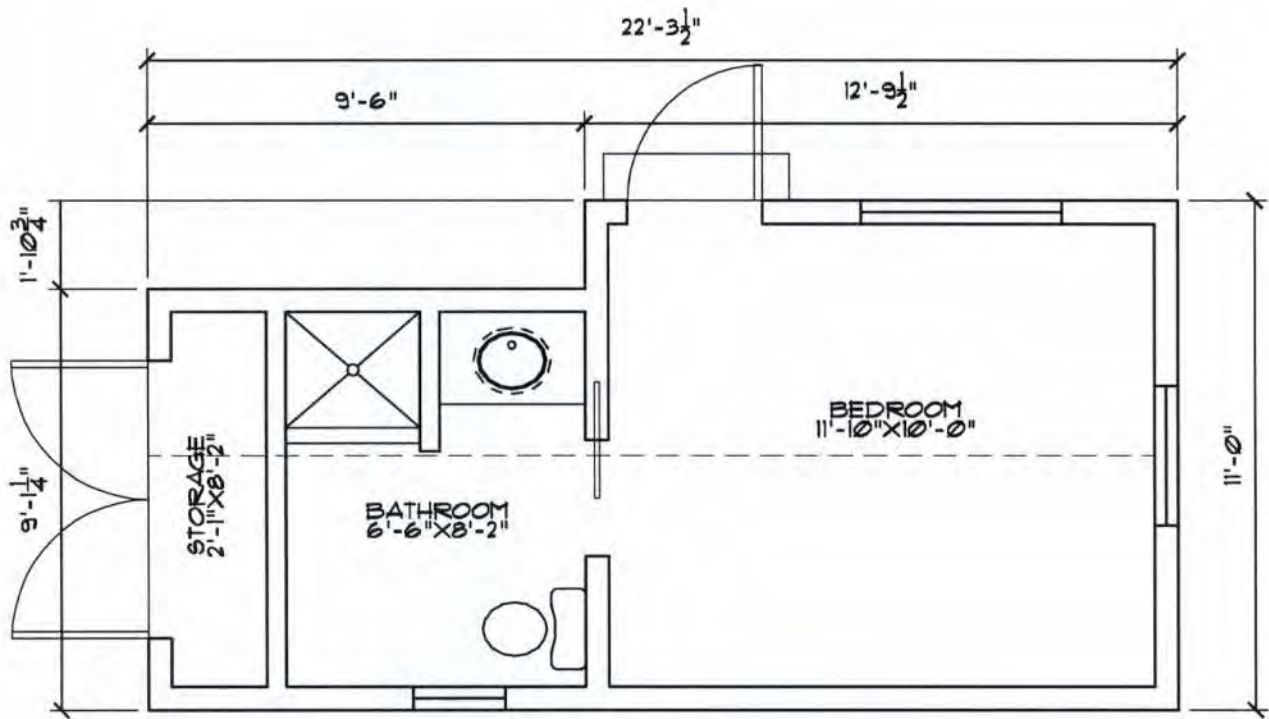
Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Draft

_____ Chairman
_____ Planning Director



Existing Floor Plan

1/4" = 1' - 0"

1101 SIMONTON ST

Application

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance Application

Please completely fill out this application and attached all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 1101 Simonton Street
2. Name of Applicant Adele V. Stones, Stones & Cardenas
3. Applicant is: Owner _____ Authorized Representative x
4. Address of Applicant 221 Simonton Street
Key West, FL 33040
5. Phone # of Applicant (305) 294-0252 Mobile# _____
6. E-Mail Address ginny@keyslaw.net
7. Name of Owner, if different than above Tamara S. Readhead
8. Address of Owner 5441 Moss Side Lane
Baton Rouge, LA 70808-3440
9. Phone Number of Owner _____
10. Email Address tmsantiago@aol.com
11. Zoning District of Parcel HNC-1 RE# 00027480-000000
12. Description of Proposed Construction, Development, and Use

An existing 189 s.f. utility building was converted to habitable space by prior owner without City Building, electric, or plumbing permits. Current owner seeks after-the-fact HARC approval, building permits, and variance to permit detached habitable space to be used as a bedroom/bathroom suite adjunct to the residential unit located at 1101 Simonton Street (upstairs).

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

Detached Habitable Space Variance

Left Side Setback - 5.0 required / 1.5 existing / 1.5 proposed.

Rear Setback - 15 required / 3.25 existing / 3.25 proposed

Building Coverage - 50% permitted / 61.3 existing / 61.3 proposed

Impervious Surface - 60% permitted / 79.7 existing / 79.7 proposed

Variance Application
 City of Key West Planning Department
 3140 Flagler Avenue, Key West, FL 33040
 (305) 890-3720

14. Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Size of Site	3661 SF (.08 ac)			
Height	35"			
Front Setback	5'	1.23' (=/-)		
Side Setback	5'	1.5'		
Side Setback	5'	n/a		
Street Side Setback	7.5'	0.95'		
Rear Setback	15'	3.25'		
F.A.R.	(3661) 1.0	(3521) 0.96		
Building Coverage	(1831) 50%	(2246) 61.3%		
Impervious Surface	(2197) 60%	(2919) 79.7%		
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/Landscaping				
Number & Type of units	1 residential / 1 commercial	same	same	detached habitable space
Consumption Area or Number				

15. Is Subject Property located within the Historic District? Yes No
 If Yes, attach HARC approval and approved site plans.

Meeting Date pending HARC Approval # _____

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720

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

17. Will the work be within the dripline (canopy) of any tree on or off the property?
YES _____ NO x _____

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

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/KeyWest/Chapter 122.

*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720

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.

An accessory building located on the property was converted to a detached bedroom and bathroom prior to ownership by Mrs. Redhead. The bedroom suite is rented as part of the lease property for the residential unit in the principal structure.

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

The conversion of the utility building took place while the property was under the control of another family member. The property was conveyed to the current owner as part of a Settlement Agreement and warranted to be free of violations.

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.

The HNC-1 zoning district accommodates a myriad of nonconforming uses. All residential property owners are permitted to seek approval for detached habitable space. All of the dimensional non-conformings are long standing and are not a result of the conversion of the accessory structure to habitable space.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720

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

The configuration of the detached bedroom suite was in place for several years before the current owner took possession. To require its removal would substantially diminish the useful living space for the residential unit at this location.

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.

The current owner is looking to receive after the fact approvals to continue the use and location of the existing habitable space conversion without further expansion of nonconformities.

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.

Providing additional living space to the existing residential unit will not present any adverse impact on the general public.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720

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.

The existence of other nonconforming properties is not the basis of this request. The long standing nature of the building with nonconforming setbacks and the pre-existing conversion to habitable space contrary to the Land Development Regulation requirements was not created by the current owner.

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, Adele V. Stones (FBN 331880), 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:

1101 Simonton Street, Key West, Florida
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.

Adele V. Stones _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on May 1, 2012 (date) by
Adele V. Stones (name). He/She is personally known to me or has
presented PERSONALLY KNOWN as identification.

Cindy Sawyer
Notary's Signature and Seal



Name of Acknowledger Typed, printed or stamped

Title or Rank _____ Commission Number (if any)

Deed

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

DONALD H. WHITEMORE, ESQ.

Phelps Dunbar, LLP
100 S. Ashley Drive, Suite 1900
Tampa, FL 33602

01/06/2011 11:52AM
DEED DOC STAMP CL: JD

\$0.70

Doc# 1819376
Bk# 2499 Pg# 1350

PARCEL ID #: Alt Key # 1028266

Consideration: \$100.00

RESERVED FOR CLERK

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 22 day of December, 2010, between CONSUELO V. LEOPOLD, a married woman, whose address is 606 Virginia Street, Key West, FL 33040, and her husband JOHN H. LEOPOLD, first party, to TAMARA REDHEAD, whose address is 5441 Moss Side Lane, Baton Rouge, LA 70808, second party:

WITNESSETH:

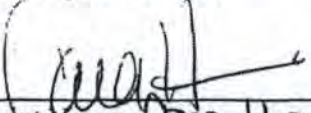
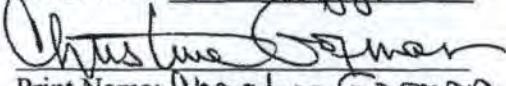
That the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, in trust, all the right, title, interest, claim and demand which the first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

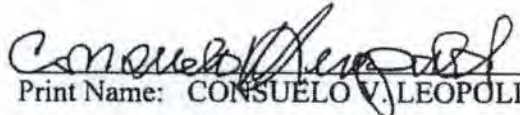
On the Island of Key West and being a part of Tract 11, according to William A. Whitehead's map of said Island, but better described as part of Lot 2, Square 4, of said Tract 11, according to C. W. Tift's map or plan of the Island of Key West, delineated July 1874, said part of Lot 2, comprising Subdivisions numbered 12, more fully described by metes and bounds as follows: Beginning at the corner of Simonton and Virginia Streets and running thence along the line of Simonton Street in a Southeasterly direction 42 feet and 1 inch; thence at right angles in a Northeasterly direction 87 feet; thence at right angles in a Northwesterly direction 42 feet and 1 inch to Virginia Street; thence at right angles in a Southwesterly direction along the line of Virginia Street 87 feet to the point of beginning. Reference being had to Deed Book "VV", Page 32, and Deed Book G-5, Page 44, lying and being in Monroe County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name: Cara Higgins

Print Name: Christine Gorman



Print Name: CONSUELO V. LEOPOLD

STATE OF FLORIDA
COUNTY OF MONROE

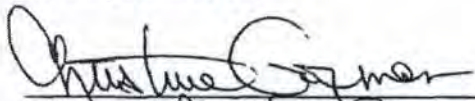
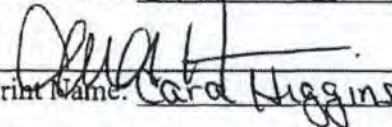
The foregoing instrument was acknowledged before me this 22nd day of December, 2010, by CONSUELO V. LEOPOLD, who is personally known to me, or who has produced the following identification: _____ (check one).



CHRISTINE GORMAN
MY COMMISSION # DD 956226
EXPIRES: March 25, 2014
Bonded Thru Budget Notary Services


Name: Christine Gorman (print)
NOTARY PUBLIC
Commission No.: DD 956226
Commission Expiration Date: 03/25/14

Signed, sealed and delivered
in the presence of:


Print Name: Christine Gorman

Print Name: Cara Higgins

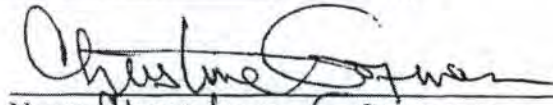

Print Name: JOHN LEOPOLD
H.


STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 22nd day of December, 2010, by JOHN LEOPOLD, who is personally known to me, or who has produced the following identification: _____ (check one).



CHRISTINE GORMAN
MY COMMISSION # DD 956226
EXPIRES: March 25, 2014
Bonded Thru Budget Notary Services


Name: Christine Gorman (print)
NOTARY PUBLIC
Commission No.: DD 956226
Commission Expiration Date: 03/25/14

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
DONALD H. WHITTEMORE, ESQUIRE
Phelps Dunbar LLP
100 South Ashley Drive, Suite 1900
Tampa, Florida 33602

01/06/2011 11:52AM
DEED DOC STAMP CL: JD \$0.70

Doc# 1819377
Bkn 2499 Pgn 1352

5
Att. Key # 1058566
Consideration: \$100.00

RESERVED FOR CLERK

TRUSTEE'S DEED

This **Trustee's Deed** made this 22 day of December, 2010, between CONSUELO V. LEOPOLD, a married woman, and TAMARA REDHEAD, as Co-Successor Trustees of the Eleana S. Santiago Revocable Trust dated December 30, 1998, whose address is 1101 Simonton Street, Key West, FL 33040, and joined by CONSUELO V. LEOPOLD'S husband JOHN H. LEOPOLD, (collectively, "grantor"), and TAMARA REDHEAD, whose address is 5441 Moss Side Lane, Baton Rouge, LA 70808, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Monroe, Florida, to-wit:

On the Island of Key West and being a part of Tract 11, according to William A. Whitehead's map of said Island, but better described as part of Lot 2, Square 4, of said Tract 11, according to C. W. Tift's map or plan of the Island of Key West, delineated July 1874, said part of Lot 2, comprising Subdivisions numbered 12, more fully described by metes and bounds as follows: Beginning at the corner of Simonton and Virginia Streets and running thence along the line of Simonton Street in a Southeasterly direction 42 feet and 1 inch; thence at right angles in a Northeasterly direction 87 feet; thence at right angles in a Northwesterly direction 42 feet and 1 inch to Virginia Street; thence at right angles in a Southwesterly direction along the line of Virginia Street 87 feet to the point of beginning. Reference being had to Deed Book "VV", Page 32, and Deed Book G-5, Page 44, lying and being in Monroe County, Florida.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors, except for ad

valorem taxes for 2009 and the current year, declarations, easements, restrictions and reservations of record. The Property conveyed herein is not the homestead of the Grantor(s).

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

Signed, sealed and delivered in the presence of:

Christine Gorman
Print Name: Christine Gorman

Cara Higgins
Print Name: Cara Higgins

Consuelo V. Leopold
CONSUELO V. LEOPOLD, Individually and as Co-Successor Trustee of the Eleana S. Santiago Revocable Trust dated December 30, 1998

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 22nd day of December, 2010, by CONSUELO V. LEOPOLD, Individually and as Co-Successor Trustee of the Eleana S. Santiago Revocable Trust dated December 30, 1998, who is personally known to me, or who has produced the following identification _____ (check one).



Christine Gorman
Name: Christine Gorman (print)
NOTARY PUBLIC
Commission No.: DD 956226
Commission Expiration Date: 03/25/14

Signed, sealed and delivered in the presence of:

Christine Gorman
Print Name: Christine Gorman

John H. Leopold
JOHN H. LEOPOLD, Individually

Print Name: Cara Higgins

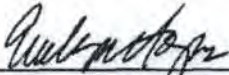
STATE OF FLORIDA
COUNTY OF MONROE


The foregoing instrument was acknowledged before me this 22nd day of December, 2010, by JOHN H. LEOPOLD, Individually, who is personally known to me, or who has produced the following identification _____ (check one).




Christine Gorman
Name: Christine Gorman (print)
NOTARY PUBLIC
Commission No.: DD 956226
Commission Expiration Date: 03/25/14

Signed, sealed and delivered in
the presence of:

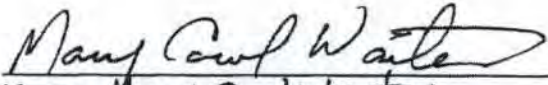

Print Name: EVELYN HAYES


Print Name: Cheekish D. vanMullen


TAMARA REDHEAD, Individually and as
Co- Successor Trustee of the Eleana S. Santiago
Revocable Trust dated December 30, 1998

STATE OF LOUISIANA
PARISH OF East Baton Rouge

The foregoing instrument was acknowledged before me this 22 day of December, 2010, by TAMARA REDHEAD, Individually and as Co-Successor Trustee of the Eleana S. Santiago Revocable Trust dated December 30, 1998, who is personally known to me, or who has produced the following identification _____ (check one).


Name: Mary Carol Waites (print)
NOTARY PUBLIC
Commission No.: 10553
Commission Expiration Date: for life

Survey

Boundary Survey Report of part of Lot 2, Square 4, Tract 11, Island of Key West, Florida

LEGEND

- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1101 Simonton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 11, 2011.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and being a part of Tract 11, according to William A. Whitehead's map of said Island, but better described as part of Lot 2, Square 4, of said Tract 11, according to C.W. Tift's map or plan of the Island of Key West, delineated July 1874, said part of Lot 2, comprising Subdivisions numbered 12, more fully described by metes and bounds as follows: **BEGINNING** at the corner of Simonton and Virginia Streets and running thence along the line of Simonton Street in a Southeasterly direction 42 feet and 1 inch; thence at right angles in a Northeasterly direction 87 feet; thence at right angles in a Northwesterly direction 42 feet and 1 inch to Virginia Street; thence at right angles in a Southwesterly direction along the line of Virginia Street 87 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Tamara Santiago;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 18, 2011

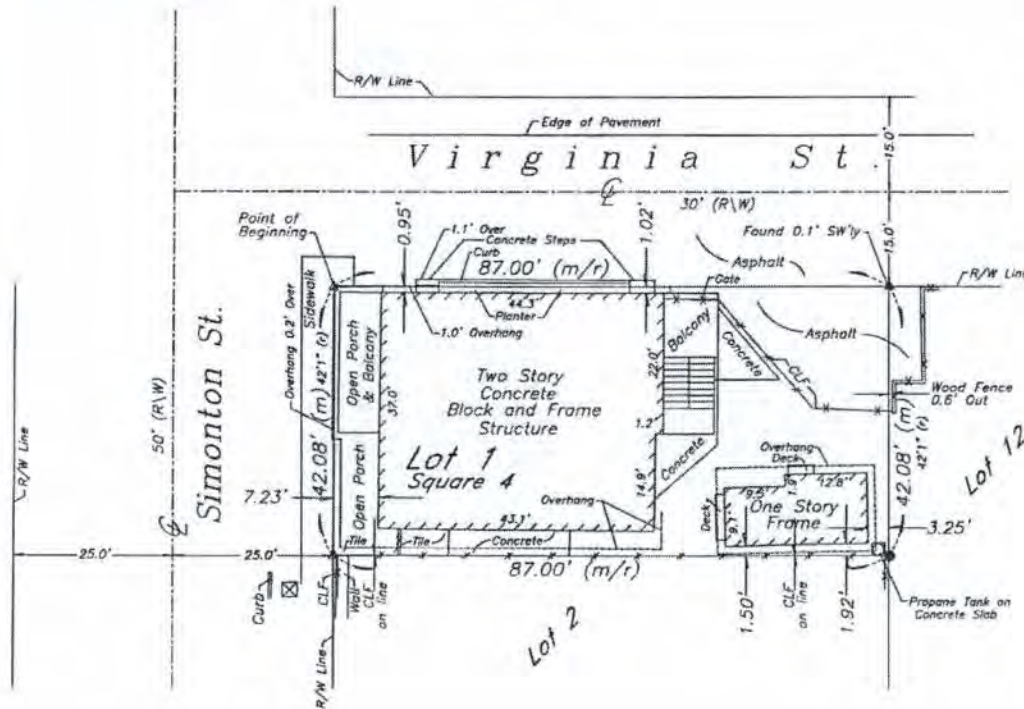
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244



Site Photos



04.05.2012 16:47

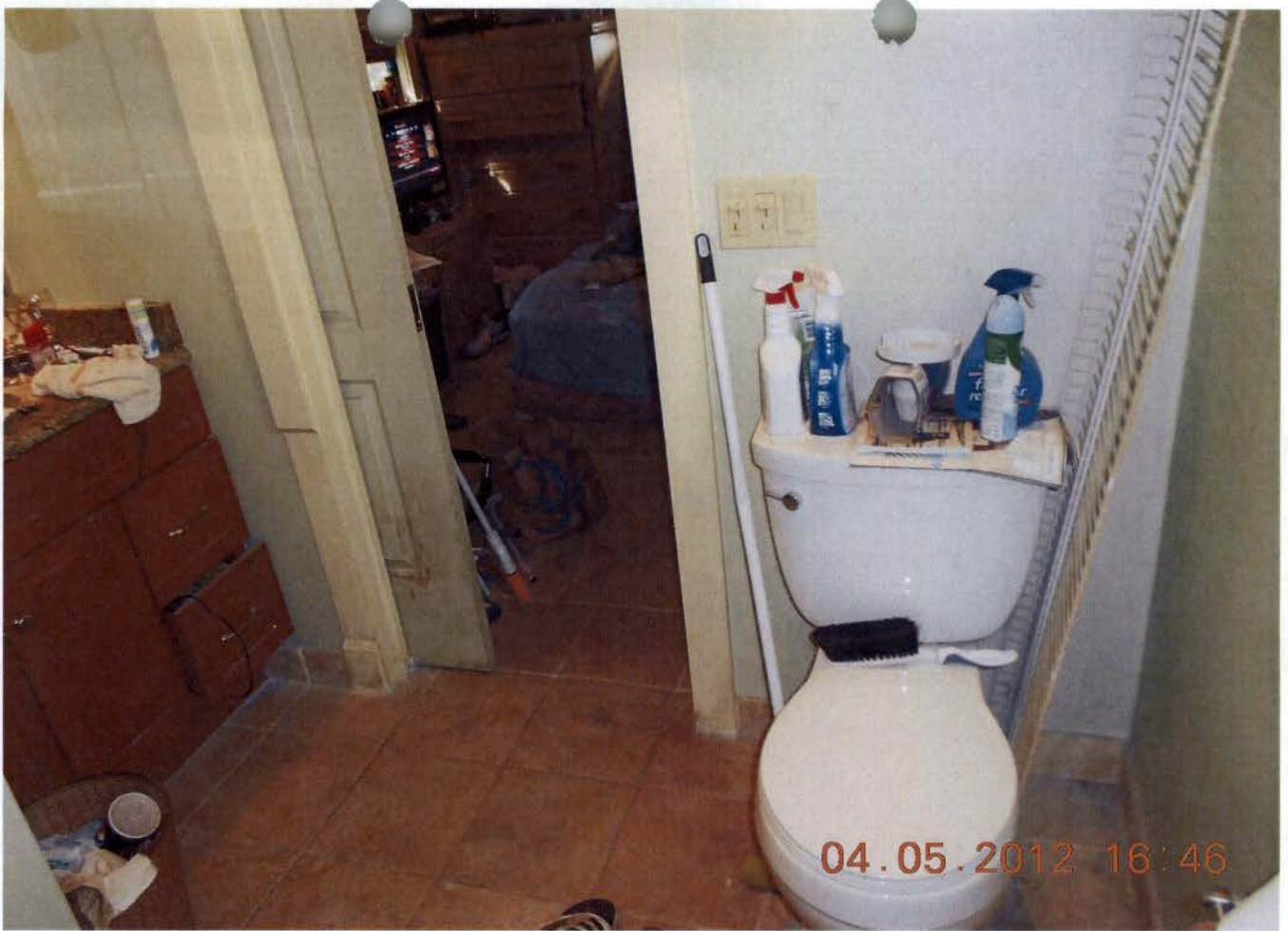


04.05.2012 16:41

1101 Simontine









DRC
Minutes & Comments



**KEY WEST FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE**

Brendon Cunningham,

I checked the codes regarding 1101 Simonton (RE#00027480-000000) and found a secondary means of escape shall not be required in this case.

NFPA 101, Life Safety Code®,

Chapter 24 One- and Two-Family Dwellings

24.2.2.1.2 A secondary means of escape shall not be required where one of the following conditions is met:

(1) The bedroom or living area has a door leading directly to the outside of the building at or to the finished ground level.

ALAN AVERETTE, Capt. Fire Inspector

Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3933 Office
305-293-8399 Fax
aaverett@keywestcity.com

Serving the Southernmost City

Minutes of the Development Review Committee

May 24, 2012

Approved June 28, 2012

Mrs. Enid Torregrosa commented that the signs need to be approved by HARC and any vents or piping outside the building will also need HARC approval.

Ms. Elizabeth Ignaffo commented that there needs to be outside lighting if there are night classes.

Ms. Alison Higgins commended the applicant for their excellent non-toxic and highly reusable business operations and suggested that they please consider voluntary upgrades to higher efficiency lighting to reduce your monthly bills. Also please post the www.kwtransit.com link to your website to ease traffic.

Landscaping, Police Department, and ADA had no comments.

8. Variances - 1101 Simonton Street (RE# 00027480-000000) - A variance for detached habitable space and side and rear-yard setback requirements in the HNC-1 zoning district per Section 122-1078 and 122-810 (6) b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

The applicant's attorney gave members an overview of the project.

Ms. Alison Higgins commented that if the variance is granted that she suggests requiring it to come into new Florida Code Compliance.

Landscaping, Fire, ADA, HARC, Police Department and General Services all had no comments.

Mr. Averette voiced his concern that if there is a fire how would the tenants get out of the building. He suggested that the property owners create a secondary means of exit, by installing a compliant window.

ADJOURNMENT

A motion to adjourn was made by Mr. Alan Averette and seconded by Ms. Enid Torregrosa.

Meeting adjourned at 11:17 am.

**Respectfully submitted by,
Lindsey Ballard
Secretary III
Planning Department**

**Revised by:
Carlene Smith
Development Review Administrator**

Correspondence

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442
WWW.STONESCARDENAS.COM

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

June 18, 2012

John Leopold
610 Virginia Street
Key West, FL 33040


Re: 1101 Simonton Street, Key West, Florida

Dear Mr. Leopold:

The City Planning Department has provided me with a copy of your e-mail expressing your objection to the variances requested for 1101 Simonton Street. As required by the City's "good neighbor policy", I am writing you to inquire whether I can address your concerns with the requested variances or alleviate concerns you may have regarding the future use of the detached structure.

Please feel free to contact me if you would like to review the requested variances and my client's current and future use of the property.

Sincerely,



Adele V. Stones

AVS/cms

c: client

City of Key West Planning Department

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record Card

Alternate Key: **1028266** Parcel ID: **00027480-000000**

Website tested on
 Internet Explorer.
 Requires Adobe Flash
 10.3 or higher

Ownership Details

Mailing Address:
 REDHEAD TAMARA
 5441 MOSS SIDE LN
 BATON ROUGE, LA 70808-3440

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1101 SIMONTON ST KEY WEST
Legal Description: KW SUB 1 PT LOT 2 SQR 4 TR 11 COUNTY JUDGE SERIES 3-D4 COUNTY JUDGE DOCKET 9-92-A1 OR488-458 OR488-459 OR1417-1557D/C OR1560-1407/09 OR1560-1410/12 OR1560-1413/16M/T OR2491-2334ORD OR2499-1343D/C OR2499-1350/51 OR2499-1352/54

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	42	87	3,661.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 2581
Year Built: 1958

Building 1 Details

Building Type	Condition E	Quality Grade 450
Effective Age 12	Perimeter 336	Depreciation % 15
Year Built 1958	Special Arch 0	Grnd Floor Area 2,581
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	0	Vacuum	0
3 Fix Bath	1	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	15	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1988	Y			968
2	FLA	12:ABOVE AVERAGE WOOD	1	1988	Y			645
3	OPX		1	1988				267
4	FLA	12:ABOVE AVERAGE WOOD	1	1988	Y			968
5	OUF		1	1988				132
6	OUF		1	1988				80
7	OPF		1	1998				80
8	DUF	5:C.B.S.	1	1969				144

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

3851	OFF BLDG 1 STY-A	100	Y	Y
3852	OFF BLDG 1 STY-A	100	Y	Y
3853	OPX	100	N	N
3854	APARTMENTS	100	Y	N
3855	OUF	100	N	N
3856	OUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	62
	C.B.S.	38

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	2,208 SF	368	6	1957	1958	1	30

Appraiser Notes

TPP 8917546 - HERZOG THEODORE ATTORNEY

2006-04-18 - AWATRDED 62% HX.BCS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
03-3359	09/19/2003	12/08/2005	24,500		REPLACE SIDING & WINDOWS,&PAINTNEW WOOD DECK
03-0968	03/20/2003	12/29/2003	2,500		REPAIR & PAINT
0103267	09/27/2001	10/31/2001	1,023		3 SQS V-CRIMP
0000640	03/14/2000	12/01/2000	3,300		ROOF REPAIRS
9903935	12/02/1999	12/23/1999	4,614		10 SQS S.B.S OVER HOT ASP
1 9800670	03/13/1998	11/23/1998	2,200	Commercial	NEW STAIRS
04-3789	12/20/2004	12/08/2005	2,400		INSTALL HANDRAIL DOWNSTAIRS
04-3395	12/02/2004	12/31/2005	9,000		44 FIRE SPRINKLERS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	366,856	1,546	231,631	406,244	406,244	0	406,244
2010	366,856	1,546	213,779	582,181	395,265	25,000	370,265

2009	371,073	1,546	449,766	822,385	479,412	25,500	453,912
2008	379,506	1,546	608,477	989,529	541,081	25,500	515,581
2007	297,691	1,378	457,625	756,694	440,094	25,500	414,594
2006	297,691	1,378	311,185	610,254	389,727	25,500	364,227
2005	207,266	1,992	256,270	465,528	378,376	25,500	352,876
2004	260,477	1,992	201,355	382,237	323,787	25,500	298,287
2003	255,055	2,811	106,169	382,237	322,168	25,500	296,668
2002	255,055	2,811	106,169	364,035	308,886	25,500	283,386
2001	255,055	2,811	106,169	364,035	307,576	25,500	282,076
2000	255,055	1,914	84,203	341,172	291,016	25,500	265,516
1999	269,810	935	84,203	354,948	297,467	25,500	271,967
1998	106,250	1,549	84,203	192,002	189,936	25,500	164,436
1997	106,250	1,549	76,881	184,680	184,212	25,500	158,712
1996	99,675	1,549	76,881	178,105	178,105	25,000	153,105
1995	99,675	1,549	76,881	178,105	178,105	25,000	153,105
1994	99,601	1,549	76,881	178,031	178,031	25,000	153,031
1993	99,601	1,549	76,881	178,031	178,031	25,000	153,031
1992	99,601	1,549	76,881	178,031	178,031	25,000	153,031
1991	99,601	1,549	76,881	178,031	178,031	25,000	153,031
1990	121,418	1,549	55,830	178,797	178,797	25,000	153,797
1989	121,418	1,549	54,915	177,882	177,882	25,000	152,882
1988	86,037	746	47,593	134,376	134,376	25,000	109,376
1987	84,282	746	33,635	118,663	118,663	25,000	93,663
1986	84,490	746	32,949	118,185	118,185	25,000	93,185
1985	80,110	746	32,967	113,823	113,823	25,000	88,823
1984	78,220	746	32,967	111,933	111,933	25,000	86,933
1983	78,220	746	17,320	96,286	96,286	25,000	71,286
1982	46,724	2,847	16,516	66,087	66,087	25,000	41,087

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
12/22/2010	2499 / 1350	100	QC	11
12/22/2010	2499 / 1352	100	WD	11

This page has been visited 51,057 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: **After-the-Fact Variances - 1101 Simonton Street (RE# 00027480-000000)** - A request for detached habitable space, building coverage, impervious surface ratio and side and rear-yard setback requirements in the HNC-1 zoning district per Section 122-1078 and 122-810 (4) a. & b. and (6) b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Adele V. Stones Stones & Cardenas	Owner:	Tamara S. Readhead
Project Location:	1101 Simonton	Date of Hearing:	Thursday, July 19, 2012
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(s) 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 Carlene Smith at cesmith@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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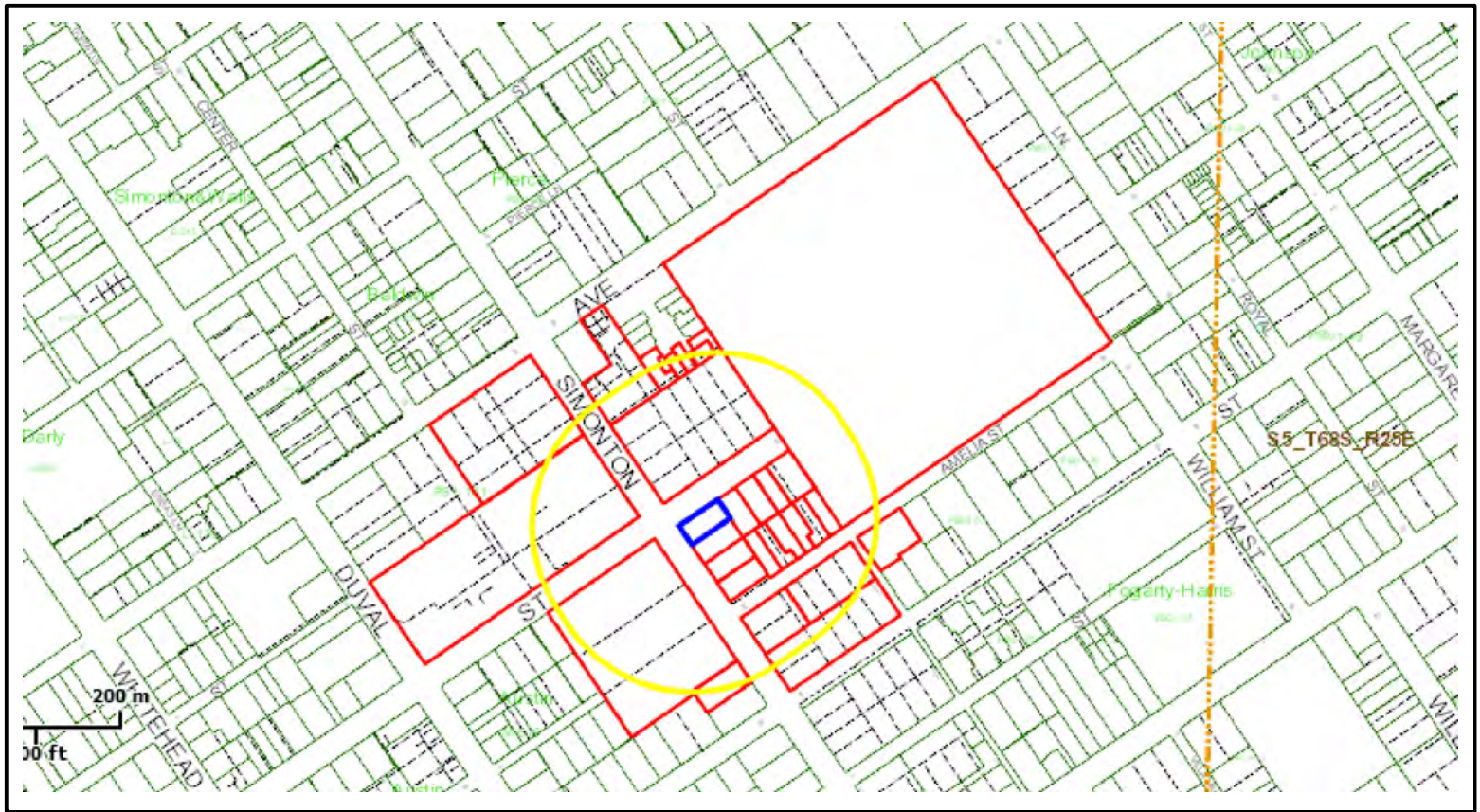
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Monroe County, Florida

1101 Simonton

Printed: Jul 05, 2012

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 876649 ONTARIO LTD	595 RIVERSIDE DR RR 1		CORUNNA	ON	N0N 1G0	CANADA
2 DM HUNTER RESOURCE SUPPLY INC	PO BOX 2159		COUNNA	ONTAF	N0N IG0	CANADA
3 HAVANA SQUARE HOLDINGS INC	1075 DUVAL ST	UNIT C-11	KEY WEST	FL	33040	
4 MURRAY JAMES H	760 HARBOR BEND RD	UNIT 106	MEMPHIS	TN	38103-0888	
5 DARNELL DOUGLAS W TR & LESSITER BARBARA E TR T/C P O BOX 123			MOUNT PLEASAM	MI	48804-0123	
6 ROLEK PAWEL AND MONIKA	1357 E THACKER ST		SCHAUMBURG	IL	60173-6567	
7 FINE ROBERTA S	1075 DUVAL ST	UNIT C-14	KEY WEST	FL	33040	
8 RI CS2 LLC	P O BOX 460069		ESCONDIDO	CA	92046-0069	
9 CAWLEY THOMAS P DEC OF TRUST 03/06/2007	2601 SOUTH ROOSEVELT BLVD	APT 610	KEY WEST	FL	33040	
10 B & R ENTERPRISES OF KEY WEST, INC	1075 DUVAL ST	UNIT C-1	KEY WEST	FL	33040	
11 BITON YORAM AND COURTNEY	3714 FLAGLER AVE		KEY WEST	FL	33040	
12 REILLY ROBERT	1535 FIFTH ST		KEY WEST	FL	33040	
13 CAMPBELL NANCY & GODDARD DARRELL LEE	1075 DUVAL STREET-#15		KEY WEST	FL	33040	
14 DUVAL SQUARE R22 LLC	303 OCEAN AVE		AVON BY THE SE	NJ	07717	
15 MUSSER BARBARA L	40815 MAGEE DR		LEONARDTOWN	MD	20650-2820	
16 DUKE NATALIA	1075 DUVAL ST	STE R-21	KEY WEST	FL	33040	
17 AYREDOG INC	3808 EAGLE AVE		KEY WEST	FL	33040-4527	
18 DUVAL SQUARE CONDOMINIUM	1075 DUVAL ST		KEY WEST	FL	33040	
19 MORRIS DONAL	916 JAMES ST		KEY WEST	FL	33040-6934	
20 DOUG MAYBERRY PLLC	1075 DUVAL ST STE C23		KEY WEST	FL	33040-3196	
21 PITTFIELD JOSEPH & HEDY BREAKFIELD (H/W)	3691 MORRIE DRIVE		SAN JOSE	CA	95127	
22 HOBACK ROBERT R AND TAMMI L	2451 MIDTOWN AVE APT 619		ALEXANDRIA	VA	22303-1426	
23 RUSSIN JOHN & LINDA HAMLIN (H/W)	2734 POLK STREET		HOLLYWOOD	FL	33020	
24 KW2R LLC	323 QUAKER HILL RD		PAWLING	NY	12564	
25 LEMKAU HENRY L JR	1430 SW 12TH CT		FT LAUDERDALE	FL	33312	
26 WATSON CLIFFORD G REV TR 11/18/1992	3537 HERON GLEN CT		BONITA SPRING	FL	34134-0941	
27 SMITH IAN L TRUSTEE	417 DEVONSHIRE ROAD		TOWER LAKES	IL	60010	
28 NEIGHOFF KENNETH DAVID AND MARY P	637 DUNKELD CIR		SEVERNA PARK	MD	21146	
29 WADA KIYOTO	1075 DUVAL ST	UNIT C-3	KEY WEST	FL	33040	
30 BOMBARO PETER A JR AND CAROLE A	1075 DUVAL ST	UNIT R-17	KEY WEST	FL	33040	
31 IBERIABANK	5800 R ST		LITTLE ROCK	AR	72207-4416	
32 KW VACATION RENTALS AND PROPERTY MGMT LC	915 CENTER ST		KEY WEST	FL	33040	
33 HENRY S HAMILTON JR AGENCY INC	1075 DUVAL ST	UNIT C-22	KEY WEST	FL	33040	
34 LEE DAVID D	1075 DUVAL ST APT R13		KEY WEST	FL	33040-3191	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 BOMBARO PETER A JR AND CAROLE A	1075 DUVAL ST APT R17		KEY WEST	FL	33040-3191	
36 WILLIAMS JOHN AND NANCY	137 FOUNDERS POINT		BLOOMINGDALE	IL	60108	
37 GREETINGS FROM KEY WEST INC	1075 DUVAL ST	UNIT C-21	KEY WEST	FL	33040	
38 FISHER JAMES B JR AND MARY L	550 W FULTON ST APT 607		CHICAGO	IL	60661-1173	
39 BOMBARO AUSTIN J	230 GLASSBORO RD		WOODBURY HTS	NJ	08097	
40 SQUARE ONE RESTAURANT INC	1075 DUVAL ST	UNIT C-12	KEY WEST	FL	33040	
41 GONZALEZ JOSE A AND ANA J	2519 LINDA AVE		KEY WEST	FL	33040	
42 WASSYLENKO PETER MARIO	1305 NEWTON ST		KEY WEST	FL	33040	
43 WILLIS TIMBER LIMITED PARTNERSHIP	2416 WINTHROP AVE		TALLAHASSEE	FL	32312	
44 VOGEL CLAUDE AND MARYLENE G	1306 VILLA MILL ALY		KEY WEST	FL	33040-4726	
45 MARKIEWICZ DANIEL AND ELEANOR M	36-11 205 ST		BAYSIDE	NY	11361	
46 CAD PRODUCTIVITY INC	PO BOX 281195		NASHVILLE	TN	37228-8502	
47 GADONNIEX JOHN J SR AND RUTH I	2 CROWN HILL RD		WAPPINGERS FANY		12590	
48 TANDA LLC	P O BOX 1321		KEY WEST	FL	33041	
49 BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
50 C10 LLC	1601 BAHAMA DR		KEY WEST	FL	33040	
51 SADHU QUARRIES LLC	PO BOX 4655		BOULDER	CO	80306-4655	
52 GUERIN RYBURN REV TRUST	1694 MARKHAM GLEN CIR		LONGWOOD	FL	32779-7011	
53 DOELMAN JAN	615 AMELIA ST		KEY WEST	FL	33040	
54 SIRECI THOMAS J JR AND MARCIA A	1128 FLAGLER AVE		KEY WEST	FL	33040	
55 AST BRUNO AND GUNDUZ DAGDELEN	1756 N SEDGWICK ST		CHICAGO	IL	60614-5722	
56 CAFE DES ARTISTES INC	1007 SIMONTON ST		KEY WEST	FL	33040	
57 1009 SIMONTON STREET LLC	1009 SIMONTON ST		KEY WEST	FL	33040-3168	
58 DILLMAN FREDERICK AND LYNN M	15308 JILLIAN CT		ORLAND PARK	IL	60467-4607	
59 GARY THE CARPENTER CONSTRUCTION INC	800 SIMONTON ST		KEY WEST	FL	33040	
60 TITUS RICHARD J	19940 OAKMONT DR		LOS GATOS	CA	95033-8889	
61 SIMONTON CENTER LLC	PO BOX 490837		LEESBURG	FL	34749-0837	
62 VARGAS LIONEL D AND ANITA R	1001 16TH TER		KEY WEST	FL	33040	
63 HALLORAN GEORGE AND MARCIA	16 HILTON HAVEN RD APT B		KEY WEST	FL	33040-3827	
64 COLEMAN F CARROLL ARCH-BISHOP OF ARCHDIOCESE	9401 BISCAYNE BLVD		MIAMI SHORES	FL	33138	
65 SOUTHERNMOST CABANA RESORT LLC	1421 1ST ST		KEY WEST	FL	33040	
66 LEOPOLD CONSUELO MARIA V AND JOHN H	610 VIRGINIA ST		KEY WEST	FL	33040-3232	
67 FLORIDA KEYS FIRST STATE BANK	1201 SIMONTON ST		KEY WEST	FL	33040	
68 CLARK LYNN	614 VIRGINIA ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 REDHEAD TAMARA	5441 MOSS SIDE LN		BATON ROUGE	LA	70808-3440	
70 MONROE COUNTY FLORIDA	500 WHITEHEAD ST		KEY WEST	FL	33040	
71 KEYS ISLAND PROPERTIES LLC	1201 SIMONTON ST		KEY WEST	FL	33040-3162	
72 1122 SIMONTON RESIDENCES LLC	506 LOUISA ST		KEY WEST	FL	33040	
73 RATCLIFF FRANK FREEMAN AND MARIA G	16 EMERALD DR		KEY WEST	FL	33040	
74 KEY WEST STATE BANK	1201 SIMONTON ST		KEY WEST	FL	33040	
75 STEVENSON GLENN	616 VIRGINIA ST		KEY WEST	FL	33040	
76 LEVER PATRICK T	1020 WOODRIDGE RD		RED LION	PA	17356	
77 ECHO GARDENS A CONDOMINIUM	604 TRUMAN AVE		KEY WEST	FL	33040	
78 LOLA BEAN INVESTMENTS LLC	13 BLUE WATER DR		KEY WEST	FL	33040	
79 VAN WIEREN ALAN	56 STONE RIDGE LN		TRYON	NC	28782-5525	
80 SPEARS LARRY LEE	P O BOX 377		MONMOUTH	IL	61462	
81 SCHULTZ KENNETH H AND DEBORAH L	810 SHAVERS LN		KEY WEST	FL	33040-7416	
82 BELFER JILL ADRIANE SHADDOW	1075 DUVAL ST	UNIT R-4	KEY WEST	FL	33040	
83 ZISK STEPHEN A AND SHERRY L REVOCABLE TR 5/4/2011	19 CHAPEL RIDGE RD		PITTSBURGH	PA	15238-1805	