

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



To: Chairman and Planning Board Members
From: Brendon Cunningham, Senior Planner
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: October 17, 2013

Agenda Item: **Parking Variance – 308 Petronia Street (RE# 00014220-000100, AK# 1014605) - A request for a variance to parking requirements from 5 automobile spaces to the 22 bicycle spaces proposed in the HNC-3 zoning district per Section 108-572 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Request: To allow the substitution of 22 bicycle spaces for the 5 required automobile parking spaces for existing commercial floor area to include the outdoor consumption seating area which requires parking variance approval.

Applicant: Rita Murphy

Property Owner: Horace and Josepha Mobley

Location: 308 Petronia Street (RE# 00014220-000000; AK#1014605)

Zoning: Historic Neighborhood Commercial (HNC-3) district



Background:

This property is fenced and comprised of a small building used for food preparation and an open yard. The property has been used as a carry-out restaurant since at least the mid-1960’s. While the property has been licensed as a carry-out restaurant for its entire tenure, there has been seating in various arrangements for decades.

The neighborhood supports several restaurants along this commercial street. The patrons of these other businesses arrive largely by bicycle and motor scooter. This particular business is unlike the others in that it is not a destination restaurant. It is typically open on weekends only and the patrons live in the immediate area, arriving largely on foot.

Request:

Restaurant use requires one space for every 45 square feet of consumption area. This then requires an additional 25% of the total number as bicycle spaces. The application would require 5 automobile spaces and 2 bicycle spaces. The applicant requests to substitute 22 bicycle spaces for the required 5 automobile spaces as the size and configuration of the property would only allow for 1 ADA compliant parking space. Further, the size and configuration of the property limits the vehicle in the parking space to backing out into the flow of traffic.

Substituting bicycle parking for automobile spaces is distinct from other variance requests. The Planning Board may grant such a variance upon a finding that such additional bicycle parking would be beneficial, and satisfy the specific conditions of Sections 90-394 and 90-395. Hardship conditions shall not be a mandatory condition of obtaining the bicycle substitution waiver for properties located in the Historic Commercial Pedestrian Oriented-Area.

Process:

Development Review Committee Meeting:	July 25, 2013
Planning Board Meeting:	October 17, 2013

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 property is located within the HNC-3 zoning district. The property is approximately 3,800 square feet in area and the physical land constraints of the property are not conducive for the addition of the required parking for the existing outdoor consumption area. However, this physical limitation is not a condition exclusively unique to this property, but is applicable to other properties within the same zoning district. Therefore, the conditions prompting the request to be varied do not demonstrate existence of special conditions.

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

The demand to meet parking requirements results from the applicant's request for recognition of the outdoor consumption area.

- 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.**

Granting of the variance to waive 5 automobile parking spaces and replace with 22 bicycle spaces would not confer upon the applicant special privileges denied by the Land Development Regulations to other lands, buildings, or structures in the same zoning district. Two other restaurants in the vicinity have received variances to parking with bicycle substitution.

- 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.**

Hardship conditions do exist that the applicant would not be deprived of rights commonly enjoyed by other properties in the HNC-3 zoning district.

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

This is the minimum variance that will make possible reasonable use of the land, building, or structure as intended by the applicant. The property is currently used without the requested variance.

- 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 request to waive off-street parking spaces could be perceived as injurious to the public welfare since there will be additional competition for on-street parking spaces with the addition of the restaurant seating. However, the property is located in the parking waiver district which encourages pedestrian oriented development.

- 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.**

The existing nonconforming uses of other property are 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.

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 fully been met by the applicant for a variance to the 5 off-street parking spaces and allowing 22 bicycle spaces.

- 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 department has not been notified of any neighborhood objections to date.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends that the request for a variance to waive the 5 off-street parking spaces be **denied**.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING A VARIANCE
TO PARKING REQUIREMENTS OF 5
AUTOMOBILE SPACES TO 22 BICYCLE
SPACES FOR PROPERTY LOCATED AT 308
PETRONIA STREET (RE# 00014220-000000,
AK#1014605), UNDER THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST,
FLORIDA; PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, the applicant operates a carry-out restaurant within the HNC-3 zoning district;
and

WHEREAS, Section 108-572 of the Code of Ordinances provides for the minimum parking requirements for land-use types; and

WHEREAS, Code Section 90-391 allows applicants to request variances to the Land Development Regulations through the Planning Board; and

WHEREAS, the applicant requested a variance to parking requirements per Section 108-572 (9): one parking space per 45 square feet of consumption area; and

WHEREAS, approximately 480 square feet of consumption area is proposed, requiring 5

_____Chairman

_____Planning Director

automobile parking spaces; and

WHEREAS, the property is located in the Historic Commercial Pedestrian-Oriented Area;
and

WHEREAS, applicant proposes providing 22 bicycle spaces in lieu of the automobile spaces; and

WHEREAS, this matter came before the Planning Board at a public hearing on October 17, 2013; 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 a 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; and

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

WHEREAS, the Planning Board finds that the granting of a 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; and

WHEREAS, the Planning Board finds that no non-conforming 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 a 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 a variance to the 6 required number of auto parking spaces required to 22 bicycle spaces proposed for property located at 308 Petronia Street (RE# 00014220-000000, AK#1014605) per Section 108-572 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, are approved as shown in the attached application and site plan received September 3, 2013.

Section 3. It is a condition of a variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which a variance are wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of a variance, 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 a variance is 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 a variance are wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to a variance 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 a variance, which variance shall be of no force or effect.

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

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

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

Read and passed on first reading at a regularly scheduled meeting held this 17th day of October,

2013.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald L. Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

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 attach 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 308 Petronia Street, Key West, Florida
2. Name of Applicant Rita Murphy
3. Applicant is: Owner _____ Authorized Representative x
4. Address of Applicant 816 Terry Lane
Key West, FL 33040
5. Phone # of Applicant (305) 896-9330 Mobile# _____
6. E-Mail Address c/o ginny@keysflaw.net
7. Name of Owner, if different than above Horace Mobley & Josepha Mobley
8. Address of Owner 609 Thomas Street
Key West, FL 33040
9. Phone # of Owner _____
10. Email Address _____
11. Zoning District of Parcel HNC3 RE# 00014220-000000
12. Description of Proposed Construction, Development, and Use The addition of customer seating (15 seats) at the Conch Shop, which is currently a "take out" style licensed food and beverage establishment to allow on premises consumption.
13. List and describe the specific variance(s) being requested:
Variance to substitute bicycle parking for five (5) of the five (5) required spaces to allow fifteen restaurant seats for on premises consumption by patrons of the Conch Shop. The property is located in the parking wavier zone, but was not included in the 1990 licensing inventory to reflect outdoor seating used by patrons of the "take out" establishment. Providing bicycle parking in the secure yard of the restaurant will encourage patrons to leave their cars at home. Although the property would support two (no backing on to

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street 108-642, driveway serving fewer than three vehicles 108-648) automobile code compliant parking spaces, the Americans with Disabilities Act requires one space for handicap accessibility when parking is offered on site. The required design of the ADA space eliminates a code compliant second space, and would provide parking to a very limited patron need at great loss of open and green space.

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.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HNC-3	HNC-3	HNC-3	
Flood Zone				
Size of Site	4000 SF	3780 SF	3780 SF	
Height	30' 0"	<30' 3"	<30' 3"	
Front Setback	NONE	10.3'	10.3'	
Side Setback	5' 0"	5.9'	5.9'	
Side Setback				
Street Side Setback	7' 6"	N/A	N/A	
Rear Setback	15' 0"	17.2'	17.2'	
F.A.R				
Building Coverage	40%	23.9%	23.9%	
Impervious Surface	60%	71.9%	71.9%	
Parking	5	0	0	0
Handicap Parking				
Bicycle Parking	2 (1.25)	0	22	Substitute 22 bike parking for 5 car parking
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats	1 parking space per 3 seats	0	15 seats	

15. Is Subject Property located within the Historic District? Yes No

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If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____ n/a _____

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/Key West/Chapter 122.

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

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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.

This neighborhood snackbar/restaurant relies on walk by traffic and the patronage of nearby residents. This is not a "destination food service" and requiring parking in this pedestrian corridor would deprive the owner a logical improvement to the existing business, i.e. making the licensing reflect the custom and usage existing on site since approximately 1960. Providing twenty-two bicycle spaces is a logical alternative to automobile parking.

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

Land Development Regulations regarding parking and driveway design (108-642 and 108-648) limit parking on site to one space (see Perez Engineering Site Plan attached as Exhibit "A"). The property is located in the parking waiver/pedestrian corridor of Bahama Village. There is no increase in building size or facilities, except that patrons will be able to continue to enjoy on site seating for consumption and the applicant will be in compliance with the licensing requirement for restaurant use. The Monroe County Property Appraiser has recognized and taxed this property as a restaurant since 1960 per the Monroe County Property Appraiser archive card attached as Exhibit "B".

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.

This historic food stand will not receive privileges not enjoyed by other food and beverage establishments in the HNC-3 zoning district and pedestrian corridor. Applicant

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would have received impact fee and parking waivers if included in the 1990 inventory of restaurant seats. Despite Carolyn Walker's best efforts, the establishment was not open when visited by Ms. Walker who completed the inventory (Please see Walker e-mail attached as Exhibit "C").

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.

N/A

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.

Only fifteen (15) seats will be added even though the property would support forty (40) seats based upon available open space.

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.

Allowing patrons to consume their food and beverage purchase on site will enhance the neighborhood and will not be injurious to the area or public interest. Providing on site bicycle parking will encourage patrons to ride rather than drive for the overall good of the public.

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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.

Existing nonconforming uses are not the basis for the requested approvals.

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. Please describe how you have addressed the "good neighbor policy."

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.

September 3, 2013

Brendon Cunningham, Sr. Planner
City of Key West
PO Box 1409
Key West, FL 33041

Re: 308 Petronia Street – Revised Parking Variance

Dear Brendon:

Enclosed please find the *revised* variance application for the above-referenced property. You have the authorization on file from our previous application.

Please do not hesitate to contact me if you require additional information.

Sincerely,



Adele V. Stones
AVS/cms

Verification

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner 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, 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:

308 Petronia 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.


Signature of Owner/Legal Representative Signature of Joint/Co-owner
FBN#331880

Subscribed and sworn to (or affirmed) before me on August 30, 2013 (date) by
Adele V. Stones (name). He/She is personally known to me or has
presented personally known as
identification.

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Title or Rank

Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Individual Owner)

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

I, Horace Mobby authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Rita Murphy
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

x Horace Mobby SR *Signature of Owner* _____ *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this May 1, 2012 by
date

Rita Murphy
Name of Authorized Representative

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

Kathy Rupp
Notary's Signature and Seal

Kathy Rupp
Name of Acknowledger typed, printed or stamped



Deed

MAY 2 2012

NOV 10 2011 26 10

of the County of Monroe, in the State of Florida
parties of the first part, and HORACE MOBLEY and JOSEPHA MOBLEY, husband and wife,
whose address is 609 Thomas Street, Key West, Florida,
of the County of Monroe, in the State of Florida
parties of the second part,

Witnesseth: That the said parties of the first part, for and in consideration of the sum of Five Hundred Dollars (\$500.00) and other good and valuable considerations Dollars, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida
to-wit:

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Tract Three (3) better described in Tift's map as Square One (1) in Tract Three (3), (known as Simonton Addition). Commencing on the Southard side of Petronia Street at a point Seventy (70) feet from the corner of Petronia and Thomas Streets in an Easterly direction Sixty (60) feet; thence in a Southerly direction at right to Petronia Street and parallel to Thomas Street Sixty-three (63) feet; thence in a Westerly direction parallel to Petronia Street Sixty (60) feet; thence to Petronia Street in a Northerly direction to the point of beginning Sixty-three (63) feet.

009153
MONROE COUNTY
FLORIDA
DEPT. OF REVENUE
NOV 10 '72
P.B. 11048
DOCUMENTARY SUR TAX
02.20

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in presence of us

Wronne Phelps
Darlene Rivas

Ignacio Perez
Edilia Perez



This Instrument prepared by: Helio Gomez,
Attorney at Law,
Address 3304 Riviera Dr.,
Key West, Fla.

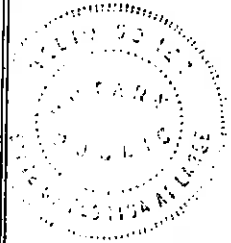
014348
MONROE COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
NOV 10 '72
P.B. 11060
05.70

State of FLORIDA,
County of MONROE.

} ss.

I **Hereby Certify**, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Ignacio Perez, joined herein by his wife, Edelia Perez, to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 10th day of November, A. D. 1972



Earl R. Adams
Notary Public, State of Florida at Large.
My commission expires October 21, 1975.

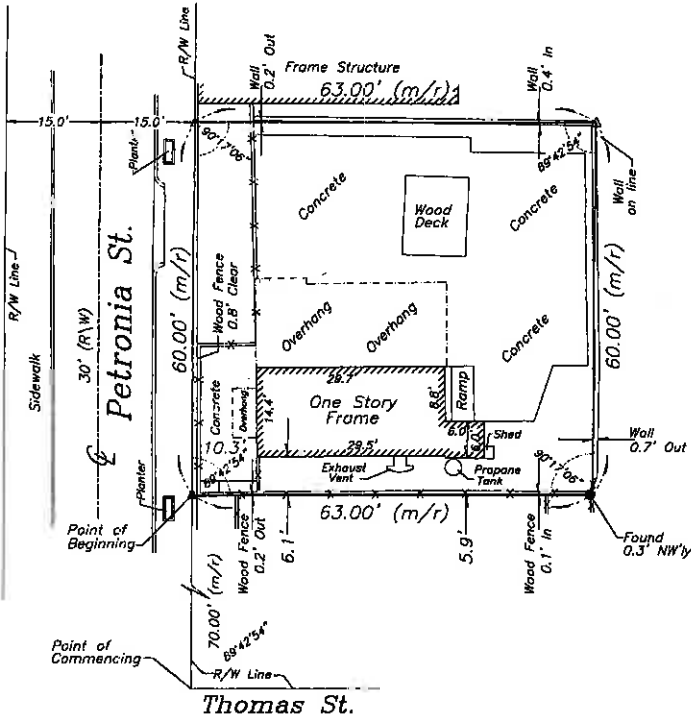
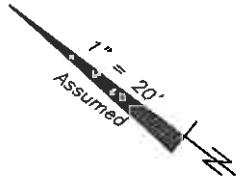
	<p>11868</p> <p>RECORDED IN OFFICIAL RECORD BOOK MONROE COUNTY, FLORIDA EARL R. ADAMS CLERK OF CIRCUIT COURT RECORD VERIFIED</p>		<p>Abstract of Description</p>	<p>Date</p>	<p>To</p>	<p>Warranty Deed</p>	<p>11868</p>
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Survey



Boundary Survey Map of part of Square 1, Tract 3, Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Pipe (6298)
- ▲ Found Nail & Disc (6298)
- △ 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: 308 Petronia 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 2, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Tract Three (3) better described in Tift's map as Square One (1) in Tract Three (3), (known as Simonton Addition). Commencing on the Southard side of Petronia Street at a point Seventy (70) feet from the corner of Petronia and Thomas Streets in an Easterly direction Sixty (60) feet; thence in a Southerly direction at right to Petronia Street and parallel to Thomas Street Sixty-three (63) feet; thence in a Westerly direction parallel to Petronia Street Sixty (60) feet; thence to Petronia Street in a Northerly direction to the point of beginning Sixty-three (63) feet.

BOUNDARY SURVEY FOR: The Conch Shop;

J. LYNN O'FLYNN, INC.

 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 March 6, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

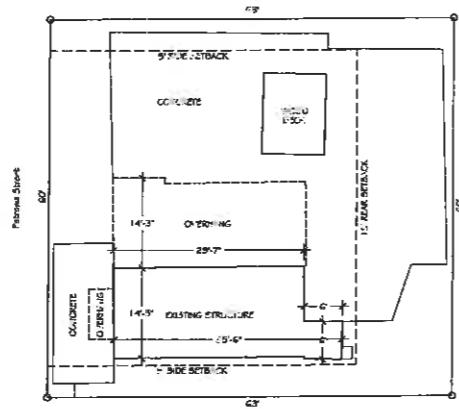
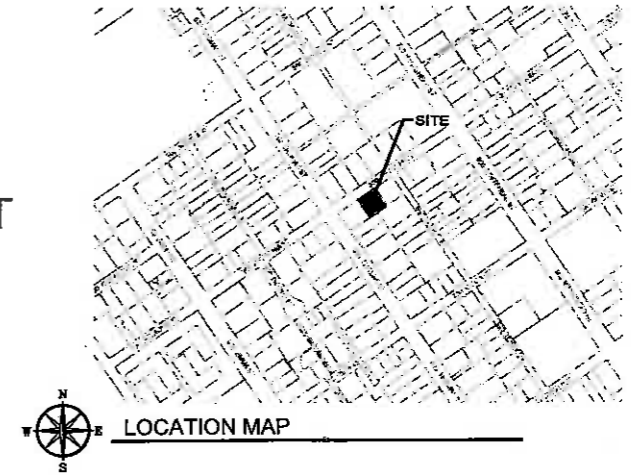
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

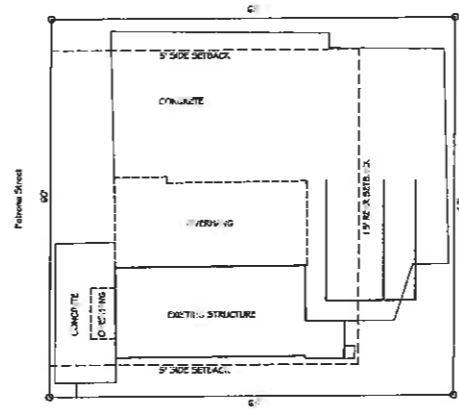
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HNC-3	HNC-3	HNC-3	
LOT SIZE	3780 SF	4000 SF	3780 SF	
BUILDING AREA	902 SF	1912 SF	902 SF	
BUILDING COVERAGE %	23.9%	40%	23.9%	
IMPERVIOUS COVERAGE	2718 SF	2268 SF	2718 SF	
IMPERVIOUS COVERAGE %	71.9%	60%	71.9%	
FLOOR AREA	481 SF	1812 SF	481 SF	
FLOOR AREA %	12.1%	46%	12.1%	
BUILDING HEIGHT	<30'-0"	30'-0"	<30'-0"	
FRONT SETBACK	10.3'	NONE	10.3'	
SIDE SETBACK	6.5'	5'-0"	6.5'	
STREET SIDE SETBACK	N/A	7'-0"	NA	
REAR SETBACK	17.2'	15'-0"	17.2'	

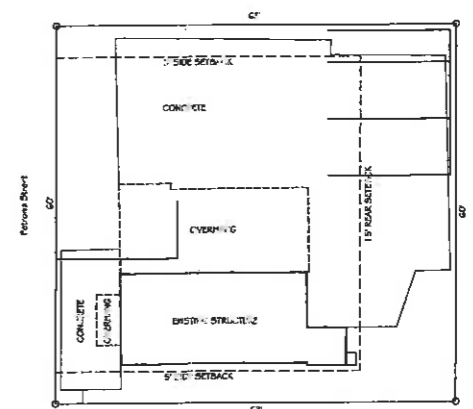
308 PETRONIA STREET
KEY WEST, FL 33040



Existing Site



One ADA parking space



Two parking spaces, requires backing on to Right of Way

Exhibit "A"

Site Plans

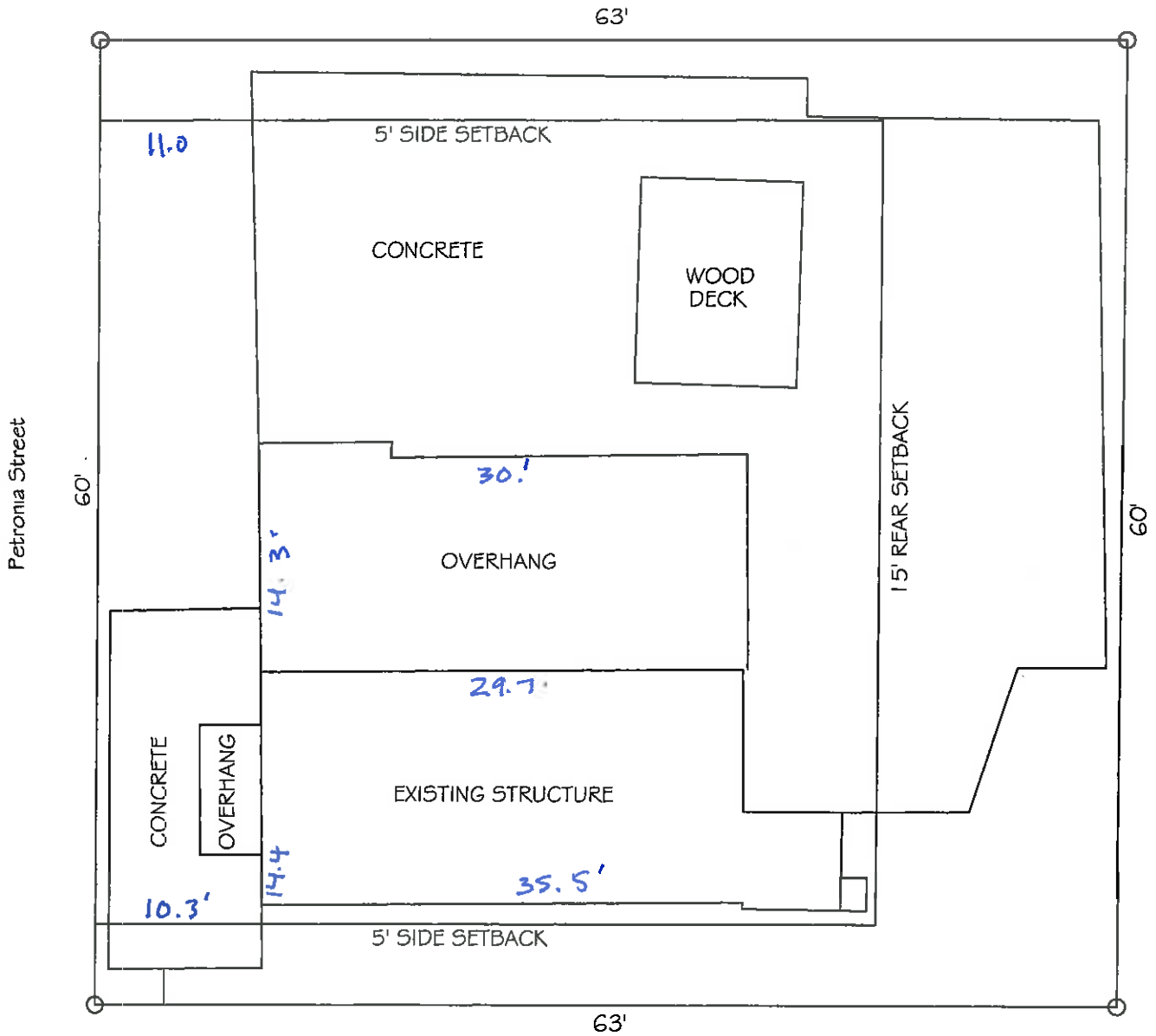


830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA 33042
TEL: (305) 294-9993 FAX: (850)939-3953
C.A.#28984

SHEET: 1 OF 2
DATE: 1/17/2013
BY: BGO
JOB # _____

308 PETRONIA STREET, KEY WEST, FLORIDA

SITE DATA



EXISTING

PAUL R. SEMMES, P.E.

#44137 DATE: _____

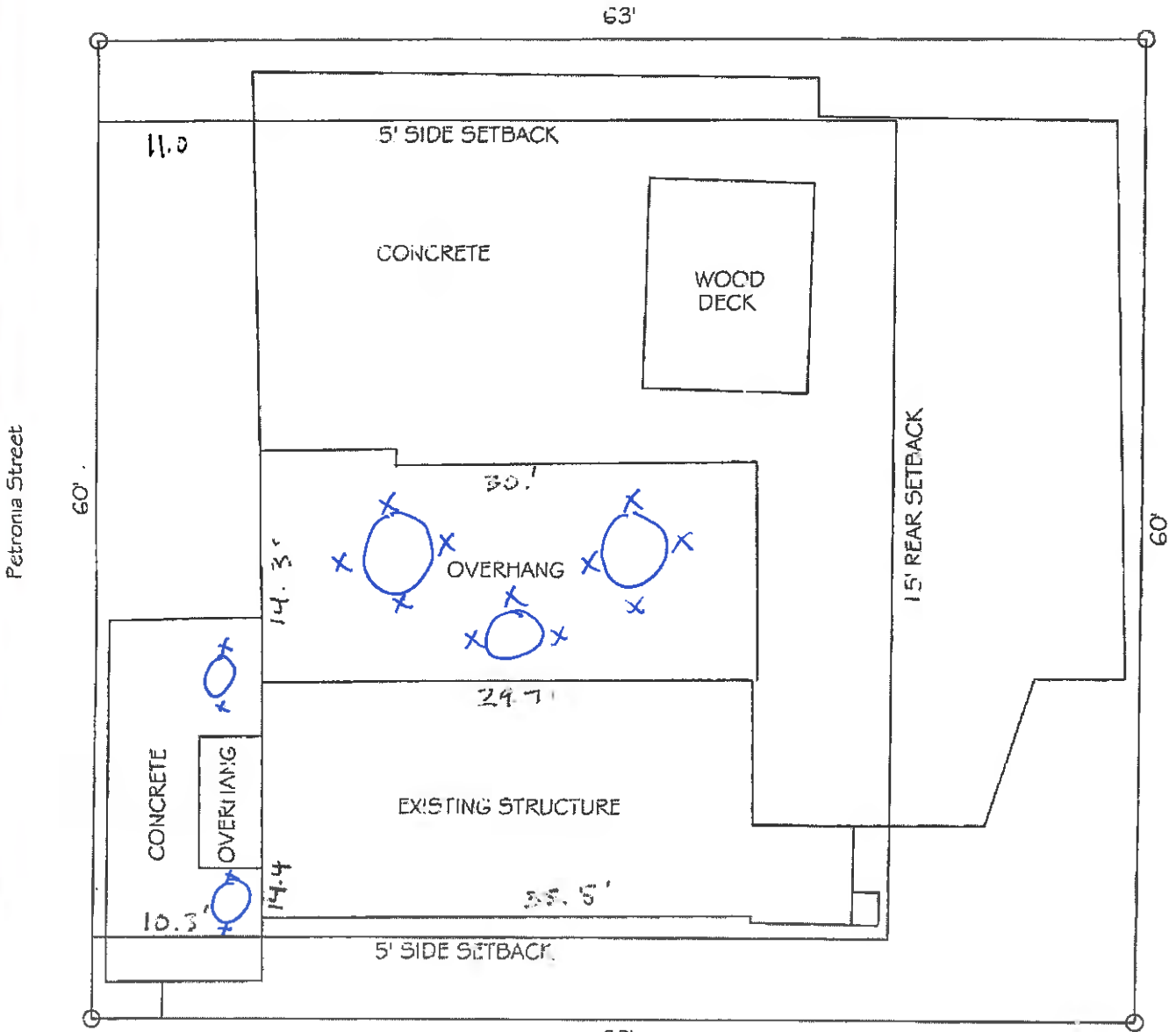


830 CRANE BOULEVARD SUGARLOAF KEY, FLORIDA 33042
TEL: (305) 294-9993 FAX: (850)939-3953
C.A.#28984

SHEET: 1 OF 2
DATE: 1/17/2013
BY: BGO
JOB # _____

303 PETRONIA STREET, KEY WEST, FLORIDA

SITE DATA



63'
PROPOSED
SITE PLAN

PAUL R. SEMMES, P.E.
#44137 DATE: _____

Site Photos

HUBLEY, HORACE & JOSEPH
 608 THOMAS ST.
 KEY WEST, FL. 33040

2500

SW
 PT L7E 7 S0R 1 TR 3
 056-675-476

1422
 REAL PROPERTY RECORDS
 MONTE COUNTY, FLORIDA


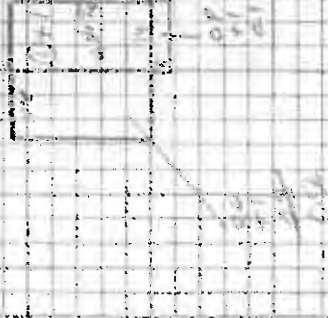
LAND IMPROVEMENTS							VALUE
CONSTR. YEAR-CLASS	AGE-CLASS	LAND VALUE	LT	CT	FINDING COST	VALUE	
TOTAL						3,300	



PETRONIA ST.

RELOCATION TOTALS		
LAND		2,500
IMPROVEMENTS	800	
TOTAL		3,300
LAND	215	
IMPROVEMENTS	2,620	
TOTAL		2,835
LAND	2,530	
IMPROVEMENTS	407.2	
TOTAL		2,937.2
LAND		1,150
IMPROVEMENTS		
TOTAL		1,150
LAND		
IMPROVEMENTS		
TOTAL		
LAND		
IMPROVEMENTS		
TOTAL		
NOTES		

Exhibit "B"

 	PLANNED		DATE
	BY	DATE	DATE
	CLASSIFIED BY	DATE	DATE
	UNCLASSIFIED	DATE	DATE

IMPROVEMENT	CONSTRUCTION NO.					REMARKS
	1	2	3	4	5	
TYPE OF STRUCTURE	INDUSTRIAL					
TYPE BUILD	WOODS					
Siding Dry Lath Base Coat Top Coat Fin Coat 1/2" Plaster 1/2" Gypsum Board 1/2" Plaster Sand Finish	DOORS					
	WINDOWS					
	PARTITION					
	CEILING					
Gypsum Board Siding Filing	ELECTRICAL					
	PLUMBING					
	MECHANICAL					
	PAINTING					
Roofing Insulation Vapor Barrier Air Cells Plywood Shear Wall	EXTERIOR WALLS					
	EXTERIOR DOORS					
	EXTERIOR WINDOWS					
	EXTERIOR FINISH					
Foundation Footing Wall Sill Floor Joist Beam Truss Rafters Roof Deck Roof Gutter Siding	FOUNDATION					
	FRAMING					
	ROOF					
	FINISH					
Excavation Foundation Footing Wall Sill Floor Joist Beam Truss Rafters Roof Deck Roof Gutter Siding	FOUNDATION					
	FRAMING					
	ROOF					
	FINISH					
Excavation Foundation Footing Wall Sill Floor Joist Beam Truss Rafters Roof Deck Roof Gutter Siding	FOUNDATION					
	FRAMING					
	ROOF					
	FINISH					
Excavation Foundation Footing Wall Sill Floor Joist Beam Truss Rafters Roof Deck Roof Gutter Siding	FOUNDATION					
	FRAMING					
	ROOF					
	FINISH					
TOTAL COST ESTIMATE						
1. Labor 4450						
2. Materials 1400						
3. Profit 1000						
4. Overhead 1000						
5. Contingency 1000						
TOTAL ESTIMATE 9850						
TOTAL BUDGET 9850						
TOTAL SPENT 9850						
REMAINING 0						
APPROVED						

Additional Information



Virginia Haller <vhaller@keywestcity.com>

308 Petronia Street

2 messages

Virginia Haller <vhaller@keywestcity.com>
To: Carolyn Walker <cwalker@keywestcity.com>
Cc: Brendon Cunningham <bcunning@keywestcity.com>

Tue, Jun 19, 2012 at 3:35 PM

Carolyn,

Will you email me licensing information for 308 Petronia Street.
Thanks,
Ginny Haller
Planner
City of Key West
Phone 305-809-3725
Email vhall@keywestcity.com

Carolyn Walker <cwalker@keywestcity.com>
To: Virginia Haller <vhaller@keywestcity.com>

Wed, Jun 20, 2012 at 8:54 AM

This business has a take-out food license only; no seats.

Business control	1441	Created: 08/30/11 by KEYWKGP
Business name & address		Mailing address
MOBLEY, HORACE		609 THOMAS STREET
308 PETRONIA ST		KEY WEST FL 33040
KEY WEST	FL 33040	
License number	12 00001448	
Appl. issue, expir . . .	83011 83011 93012	
License status (F4) . .	AC ACTIVE	
Classification (F4) . .	04A FOOD SERVICE ACTIVITIES NO SEATS	
Exemption (F4)		
License comments		
License restrictions . .		
Gross receipts		

As we discussed yesterday, in the late 1980's we canvassed food service establishments to determine and grandfather outside seating. The attached memo from 1990 explains the process we used.

I looked back in my records and could find nothing for 308 Petronia; it is my recollection that it was never open or accessible when we went to that area; we left it as take out only. If the owners can somehow document seating back to 1989 - or pre 1990 - maybe the seats could be grandfathered; kind of an L.U.D. for seating?

cw

From: Virginia Haller [mailto:vhaller@keywestcity.com]
Sent: Tuesday, June 19, 2012 3:35 PM
To: Carolyn Walker

<https://mail.google.com/mail/?ui=2&ik=2e20a3f533&view=pt&search=inbox&th=138063...> 6/22/2012

CITY OF KEY WEST, FLORIDA

OFFICE MEMORANDUM

DATE 3/16/90

TO: TED STRADER, CITY PLANNER

FROM: CAROLYN WALKER, CHIEF LICENSING OFFICIAL *W*

SUBJECT: RESTAURANT SEATING COUNTS

As we discussed this morning, the City's history of charging impact fees for other than new developments is as follows:

About a year ago we started looking at net impact fee costs for changes of use and increased use, such as additional restaurant seating. The City had not previously calculated impact for any other than new developments. So, if a unit changed from residential to commercial, or from retail to a cafe, or from an office to a doctor's office, the City Planner began working up impact fees (net) and these would be paid before the CO was issued, or if a CO was not required, before the new occupational license was issued.

We came into a problem with restaurants. Since the highest license taxing category is 61+ seats, at \$200 a year, most of our licensing records for restaurants did not accurately reflect the exact number of seats. The assistant licensing official, Tany McCloskey, embarked on a 3 month project to count the number and type of seats in all the restaurants in town. After counting, we sent a completed form to the restaurants, confirming the seating. However, we were unable to gain access to about 15 establishments. We sent letters to these places in May, asking for an appointment, but got no response from 8, (including El Saloon and La Trattoria) which still remain uncounted.

The City Planner, Assistant City Attorney, City Manager, and myself met at the beginning of this project to discuss whether we could charge restaurants impact fees for increased seats, or change of type of seats (outside seating now covered, for example). The City Manager, Rick Witker, made the decision that we had no solid basis to go from, therefore, we would use this project to establish a baseline for seat counts, and charge impact fees in the future for increases or change. The project lasted from January to May. Therefore, within this period, and certainly prior to this period, existing restaurants increased seating and covered seating without paying impact fees.

Of course, we now charge impact fees for any change of use or increase of use, which has brought in much extra impact fee revenue in the past year. This is just another example of a new improved policy, and stricter compliance with the Code.

c: Bob Gray
Ron Herron

DRC
Minutes & Comments

Minutes of the Development Review Committee June 27, 2013 Approved

The applicant, Lynn Kephart, gave an overview of the request.

DRC Member Comments:

URBAN FORESTER:

No comments.

FIRE DEPARTMENT:

Mr. Blanco would not recommend and had concerns with life safety issues as the plan makes accessibility difficult. Applicant will need to work with the Fire Department regarding zero setbacks and if fencing is on property line.

HARC PLANNER:

Ms. Torregrosa stated plans show that property line runs through the construction with zero setbacks between neighbor properties and asked that applicant provide more accurate and readable plans before proceeding.

ENGINEERING:

Ms. Ignaffo requested applicant establish and demonstrate the deck will support the proposed storage building.

ADA COORDINATOR:

Ms. Nicklaus stated that final drawings should be reviewed by Building department to ensure new construction is ADA compliant.

PLANNING DIRECTOR:

Mr. Craig had concerns as plans provided are unacceptable as dimensions unclear and show structure to be over property line. Applicant to provide better quality for review before building permit can be issued. Applicant must attend to all DRC comment before item can be sent to Planning Board.

ART IN PUBLIC PLACES:

No comments.

- 10. Variances – 308 Petronia Street (RE# 00014220-000000, AK# 1014605) - A request to waive the 5 required automobile parking spaces to allow an additional 15 seats at an existing take-out restaurant in the HNC-3 zoning district per Section 108-5739(c)(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item was postponed to the July 18th meeting.

- 11. Conditional Use – 531 Whitehead Street (RE# 00010000-000000, AK# 1010278 aka 529 Whitehead Street) – A request to allow commercial sales accessory to a cultural and civic use in the HRO zoning district per Section 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the Conditional Use request.

The applicant, Lois Songer, gave an overview of the request.

DRC Member Comments:

Minutes of the Development Review Committee

June 27, 2013 Approved

URBAN FORESTER:

No comments.

FIRE DEPARTMENT:

Mr. Blanco had not objections after meeting with applicant. Oxygen used and propane lines are good but should verify with propane company.

HARC PLANNER:

Ms. Torregrosa stated plans show propane tanks on concrete pad area will required HARC approval and must be screened or fenced and not compromise parking required. Any new signage will also require HARC approval.

ENGINEERING:

Ms. Ignaffo requested applicant provide parking area plan that shows parking space configuration including dimensions and locations for trash storage and proposed oxygen tank and bollards.

ADA COORDINATOR:

Ms. Nicklaus stated the existing building must be ADA compliant and that 20% of construction costs spent must be allocated for compliancy. Also would like one parking space dedicated ADA.

PLANNING DIRECTOR:

Mr. Craig had concerns that part of building may be on Applerouth Lane over the right-of-way would require an easement but not clear on survey provided. Applicant will need license for awning overhang.

ART IN PUBLIC PLACES:

No comments.

- 12. Major Development Plan & Conditional Use - 2407 North Roosevelt Boulevard (RE# 00002280-000100, AK# 8890613) – A request to construct dockage with 74 berths in the C-OW zoning district per Section 108-91 B. 2(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the Conditional Use request.

The applicant, Owen Trepanier, Trepanier & Associates, gave an overview of the request.

DRC Member Comments:

URBAN FORESTER:

Ms. DeMaria stated applicant will need Army Corps of Engineers permits before beginning project and will need to look into state requirements for mangrove pruning and impact onto pilings, etc.

FIRE DEPARTMENT:

Property Appraiser Information

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

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

Property Record Card -
Maps are now launching the new map application version.

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

Alternate Key: 1014605 Parcel ID: 00014220-000000

Ownership Details

Mailing Address:
MOBLEY HORACE AND JOSEPHA
609 THOMAS ST
KEY WEST, FL 33041

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 308 PETRONIA ST KEY WEST
Legal Description: KW PT LOT 7 SQR 1 TR 3 G36-475/476 OR521-857 OR521-859

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	3,800.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 406
 Year Built: 1938

Building 1 Details

Building Type
 Effective Age 30
 Year Built 1938
 Functional Obs 0

Condition A
 Perimeter 86
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 40
 Grnd Floor Area 406

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

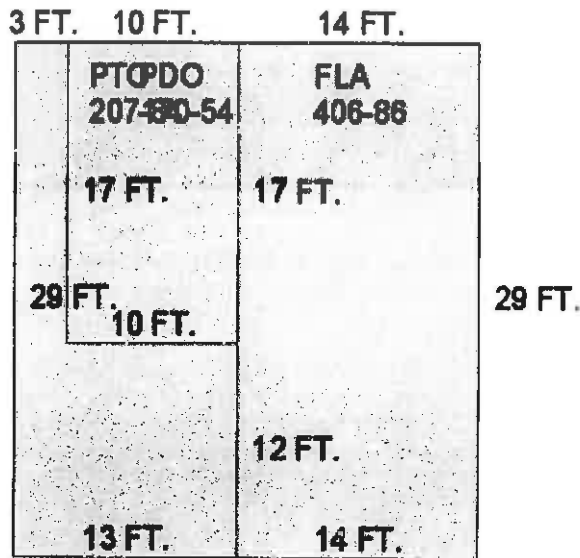
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					406
2	PDO		1	1993					170
3	PTO		1	1993					207

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2623	RESTRNT/CAFETR-D-	100	N	N
	2624	PDO	100	N	N
	2625	PTO	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
691	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	456 SF	114	4	1969	1970	3	30
2	PT3:PATIO	348 SF	0	0	1969	1970	1	50
3	FN2:FENCES	240 SF	40	6	1993	1994	2	30

Appraiser Notes

308 PETRONIA ST

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
4 07-5212	11/28/2007	12/18/2007	485	Commercial	REPAIR ROTTEN SIDING AT WEST SIDE OF THE BUILDING APPROX. 120 SF & PAINT
1 B93-3480	12/01/1993	04/01/1994	15,000	Commercial	DEMO PART BLDG, CONSTRUCT
2 B93-3480	12/01/1993	04/01/1994	15,000	Commercial	NEW PORCH
3 97-2671	08/01/1997	12/01/1997	1,800	Commercial	FIRE SUPPRESSION SYSTEM

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	36,101	2,539	315,977	354,617	354,617	0	354,617
2011	36,101	2,564	421,302	459,967	445,546	0	459,967
2010	36,101	2,598	366,343	405,042	405,042	0	405,042
2009	37,794	2,623	443,147	483,564	483,564	0	483,564
2008	37,794	2,648	475,000	515,442	515,442	0	515,442
2007	28,315	2,682	437,000	467,997	467,997	0	467,997
2006	28,315	2,707	323,000	354,022	354,022	0	354,022

2005	29,529	2,732	266,000	298,261	298,261	0	298,261
2004	29,526	2,766	228,000	260,292	260,292	0	260,292
2003	29,526	2,791	114,000	146,317	146,317	0	146,317
2002	29,526	2,816	60,800	93,142	93,142	0	93,142
2001	29,526	2,850	60,800	93,176	93,176	0	93,176
2000	29,526	875	53,200	83,601	83,601	0	83,601
1999	29,526	900	53,200	83,626	83,626	0	83,626
1998	19,730	927	53,200	73,857	73,857	0	73,857
1997	19,730	952	45,600	66,282	66,282	0	66,282
1996	17,937	977	45,600	64,514	64,514	0	64,514
1995	17,937	1,005	45,600	64,542	64,542	0	64,542
1994	15,938	319	45,600	61,857	61,857	0	61,857
1993	16,729	0	45,600	62,329	62,329	0	62,329
1992	16,729	0	45,600	62,329	62,329	0	62,329
1991	16,729	0	45,600	62,329	62,329	0	62,329
1990	29,243	0	38,950	68,193	68,193	0	68,193
1989	29,243	0	38,000	67,243	67,243	0	67,243
1988	28,093	0	34,200	62,293	62,293	0	62,293
1987	27,640	0	14,839	42,479	42,479	0	42,479
1986	27,750	0	13,794	41,544	41,544	0	41,544
1985	27,240	0	12,285	39,525	39,525	0	39,525
1984	26,753	0	12,285	39,038	39,038	0	39,038
1983	26,753	0	12,285	39,038	39,038	0	39,038
1982	24,082	0	9,131	33,213	33,213	0	33,213

Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 39,334 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., October 17, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variances – 308 Petronia Street (RE# 00014220-000000, AK# 1014605) - A request to waive the 5 required automobile parking spaces to allow an additional 15 seats at an existing take-out restaurant in the HNC-3 zoning district per Section 108-572(9) and 573(c)(1) 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.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Variances – 308 Petronia Street (RE# 00014220-000000, AK# 1014605) - A request to waive the 5 required automobile parking spaces to allow an additional 15 seats at an existing take-out restaurant in the HNC-3 zoning district per Section 108-572(9) and 573(c)(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Rita Murphy **Owner:** Horace Mobley and Josepha Mobley
Project Location: 308 Petronia Street (RE# 00014220-000000, AK# 1014605)
Date of Hearing: Thursday, October 17, 2013 **Time of Hearing:** 6:00 PM
Location of Hearing: Old City Hall, 510 Greene, City Commission Chambers

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

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Stacy Gibson at sgibson@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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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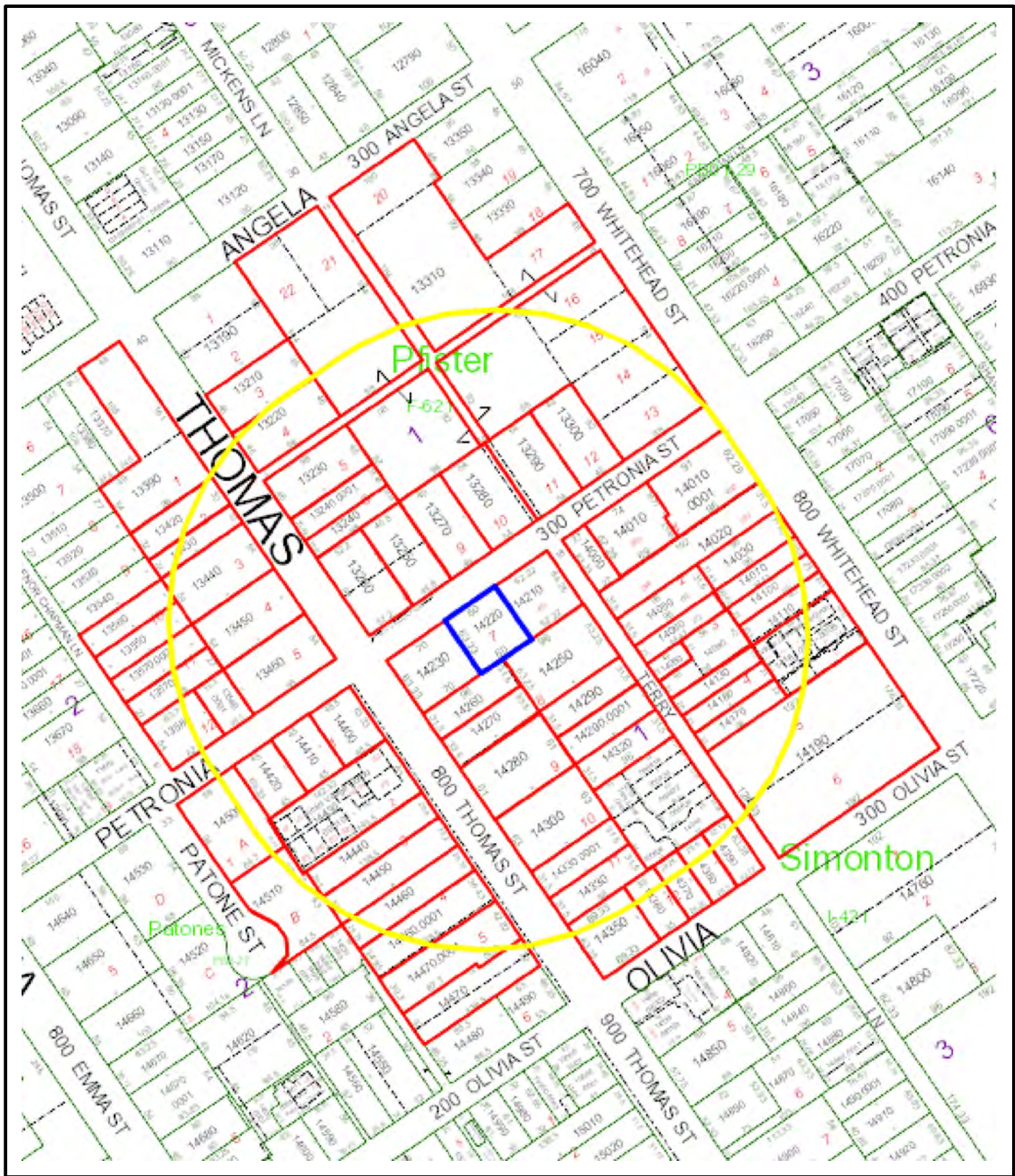
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Monroe County, Florida

308 Petronia

Printed: Oct 03, 2013

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
729 THOMAS STREET LLC	729 THOMAS ST		KEY WEST	FL	33040	
JOHNSON LEONARD A	29 6TH AVE		KEY WEST	FL	33040-5860	
ROSE MARCI L	810 THOMAS ST		KEY WEST	FL	33040-7337	
TREGO PHILIP M	1000 DUVAL ST		KEY WEST	FL	33040-3126	
BAHAMA VILLAGE MARKET LLC	201 FRONT ST	STE 224	KEY WEST	FL	33040	
MELTON ROBERT J	716 THOMAS ST		KEY WEST	FL	33040-7335	
PRAZEN RUDY	225 PETRONIA ST		KEY WEST	FL	33040	
FURLANE MARK E	2229 N LINCOLN AVE		CHICAGO	IL	60614-3717	
KEYS ISLAND PROPERTIES LLC	1201 SIMONTON ST		KEY WEST	FL	33040-3162	
SCHUPPENIES BERT	115 E 9TH ST APT 21A		NEW YORK	NY	10003-5424	
OHLINGER BIRCHARD HAYES	PO BOX 1902		KEY WEST	FL	33041-1902	
CAREY IRVING J AND EDNA L ESTATES	720 THOMAS ST		KEY WEST	FL	33040	
OLD TOWN KEY WEST DEVELOPMENT LTD	201 FRONT ST	STE 310	KEY WEST	FL	33040	
PENN-OHIO ELECTRICAL COMPANY	1370 SHARON-HOGUE RD		MASURY	OH	44438	
LIFE KEVIN S AND JANET R	709 THOMAS ST		KEY WEST	FL	33040	
BARRETT ROSE MARIE LIVING TRUST 8/22/2001	302 SOUTHARD ST STE 203		KEY WEST	FL	33040-8405	
ROUSE RONALD E AND LORIE A	301 MAIN ST		LEBANON	NJ	08833-4532	
WIK SANDRA COLETTE	810 WHITEHEAD ST		KEY WEST	FL	33040-7422	
LENNOX GEORGE H III	817 TERRY LN		KEY WEST	FL	33040-7330	
HOUSING AUTHORITY THE OF THE CITY OF KW FL	PO BOX 2476		KEY WEST	FL	33045-2476	
CATHEY TERESA A	PO BOX 1873		KEY WEST	FL	33041-1873	
BAHAMA GARDENS LTD	P O BOX 460426		FT LAUDERDALE	FL	33346	
MINGO CLIFFORD K AND YOLANDA	708 EMMA ST		KEY WEST	FL	33040	
JONES ALVILDA J	309 OLIVIA ST		KEY WEST	FL	33040-7321	
MINGO SHIRLEY R	PO BOX 6413		JACKSONVILLE	FL	32236-6413	
CURTIS JERRY T/C	724 THOMAS ST		KEY WEST	FL	33040	
SWEETING FLOYD H SR FAMILY TRUST 2/13/2011	1012 HOWE ST		KEY WEST	FL	33040-7510	
ROSE MARCI L	810 THOMAS ST		KEY WEST	FL	33040-7337	
CALDWELL JOHN G	807 THOMAS ST		KEY WEST	FL	33040	
BI-STATE REALTY LTD	444 NORTH MAIN ST		HUBBARD	OH	44425	
SHAVERS MAXWELL ESTATE	12303 LEITH CT		WOODBIDGE	VA	22192-6609	
THE HOUSING AUTHORITY OF THE CITY OF KEY WEST	1400 KENNEDY DR		KEY WEST	FL	33040-4079	
MYERS BOBBIE E AND POOCHIE	813 THOMAS ST		KEY WEST	FL	33040-7336	
BURR EDWARD D	824 THOMAS ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
PARKS DENNIS L	1385 NW 192ND TER		MIAMI	FL	33169	
HOUSING AUTHORITY OF THE CITY OF KW FL	PO BOX 2476		KEY WEST	FL	33045-2476	
SAGMAN STEPHEN W	570 MECOX RD		WATER MILL	NY	11976-3602	
LOJKO ALBERT T	313 OLIVIA ST		KEY WEST	FL	33040-7321	
LA BARGE JUNE M	818 WHITEHEAD ST APT 1		KEY WEST	FL	33040-7489	
JUSTEN RALPH J	812 TERRY LN		KEY WEST	FL	33040-7331	
DEAN JULIA V ESTATE	808 TERRY LN		KEY WEST	FL	33040-7331	
SPARKS LESLIE G AND ANDREA M	721 CHAPMAN LN		KEY WEST	FL	33040-7309	
KEE GILBERT	308 VIRGINIA ST		KEY WEST	FL	33040	
MURPHY RITA	PO BOX 4191		KEY WEST	FL	33041-4191	
MIN KHIN MICHAEL	1624 SIRUGO AVE		KEY WEST	FL	33040-5041	
CHAPMAN JAMES MATHEW	221 PETRONIA ST		KEY WEST	FL	33040-7373	
BRICE WILLIAM L	823 TERRY LN		KEY WEST	FL	33040-7330	
805 BAPTIST LANE LLC	729 THOMAS ST		KEY WEST	FL	33040-7334	
MOBLEY HORACE AND JOSEPHA	609 THOMAS ST		KEY WEST	FL	33041	
WEST INDIES LLC	226 PETRONIA ST		KEY WEST	FL	33040	
WILDGOOSE CLARENCE G JR	1525 42ND ST		WEST PALM BEA	FL	33407	
HALL MITCHELL C SR AND JUANITA	717 CHAPMAN LN		KEY WEST	FL	33040-7309	
CALABRO DANIEL J	PO BOX 1857 STE H		BRIDGEHAMPTON	NY	11932-1857	
KWF PROPERTIES LLC	101 MAIN ST		FRANKLIN	IL	62638-5191	
FALCON VIEW LLC	PO BOX 2259		GRIFFIN	GA	30224-0057	
SUMMERWIND PROPERTIES OF NEWPORT LLC	54 DIXON ST		NEWPORT	RI	02840-4039	
RANGEL WENDY	820 TERRY LN		KEY WEST	FL	33040-7331	
TURNER JEFF B	826 TERRY LN		KEY WEST	FL	33040	
TODD REANER DAVID JR	436 GALLOPING GHOST RD		ANDERSON	SC	29626-5720	
GEORGE LISA V	23 DEER HOLLOW RD		MARSTONS MILL	MA	02648-1304	
BARNETT ROBERT PHILLIP	831 THOMAS ST APT 3		KEY WEST	FL	33040-7397	
JOHNSON LEONARD	29 6TH AVE		KEY WEST	FL	33040	
MINGO CLIFFORD AND YOLANDA	708 EMMA ST		KEY WEST	FL	33040	
MANDEL SANDRA AND MILTON	824 TERRY LN		KEY WEST	FL	33040-7331	
HEMBLING JOHN J AND JUDITH B	508 N OAK PK		OAK PARK	IL	60302	
PEPPER SHARK LLC	6 HAVANA LN		KEY WEST	FL	33040-3362	
FENG XIXI	21624 TRASK PL		ASHBURN	VA	20147-6786	
GRANNIS JANE G	818 TERRY LN		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
DULINSKI DAVID A AND HEATHER M	822 THOMAS ST		KEY WEST	FL	33040	
725 THOMAS STREET LLC	729 THOMAS ST		KEY WEST	FL	33040	
COIRA STANLEY MD TRUST AGR 4/23/2001	4140 BONITA AVE		MIAMI	FL	33133-6339	
THE VILLAGE ON WHITEHEAD CONDOMINIUM	818 WHITEHEAD ST		KEY WEST	FL	33040	
BIMINI VILLAGE CONDOMINIUM	806 THOMAS ST		KEY WEST	FL	33040	
KOPPENAAL RICHARD J	822 TERRY LN		KEY WEST	FL	33040	