

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: July 21, 2011

Agenda Item: Variance Extension – 814 Simonton Street (RE# 00016570-000000) - A request for extension of an approved variance from a five foot side-yard setback to one foot in the Historic Neighborhood Commercial (HNC-1) zoning district per Board of Adjustment Resolution 07-353 of the City of Key West.

Request: To allow a two-year extension of an approved variance for a side-yard setback of one foot for the purpose of constructing a swimming pool

Applicant/Owner: Rick Dostal

Location: 814 Simonton Street, RE# 00016570-000000

Zoning: HNC-1 District



Background: On October 4, 2007, per Resolution 07-353, a variance to side-yard setback requirements was approved by the Board of Adjustment for construction of a swimming pool.

The original variance approval required that all permits necessary for new construction (for any use and occupancy) be submitted in their entirety within 24 months after the approval of the variance. The approval also required that no application or reapplication for new construction be made after expiration of the 24-month period without the applicant requesting an extension (in which it is incumbent upon the applicant to demonstrate that no changes of circumstances to the property or its underlying zoning district have occurred).

The applicant would like to extend the previously granted variance, and proceed with the construction approved through Board of Adjustment Resolution 07-353. The applicant's request to extend the variance approval was received in a timely manner on October 1, 2009, as the existing expiration date was on October 4, 2009. The applicant requested a one year extension, which due to a misunderstanding as to the materials required to complete the application and the applicant's financial capabilities to complete the property improvements, the extension was not processed.

Now the applicant has requested the processing of his original request from 2009 for the purpose of moving forward with the construction of the proposed swimming pool. It is clear from the record that the variance approved by Resolution 07-353 has expired. The question is whether the request for a timely extension provided a "tolling" of the expiration date to that of today.

Request:

The applicant is requesting an extension to Board of Adjustment Resolution 07-353 allowing a reduced side-yard setback on the site. The requirements in the HNC-1 zoning district are shown as follows:

HNC-1 District	Zoning	Required	Existing	Requested
Side-yard Setback		5 feet	Not Applicable	1 foot

Process:

Planning Board:

July 21, 2011

Applicant's Request:

October 1, 2009

Board of Adjustment:

October 4, 2007

Factors for review of the extension include the following:

- 1. The request was made on a timely basis.**
The applicant submitted a request for a variance extension on October 1, 2009, which was prior to the expiration of the approved variance.
- 2. No changes of circumstance to the property or its underlying zoning district have occurred.**
Conditions associated with the original variance appear to be unchanged.

RECOMMENDATION:

Based on the fact that the physical characteristics of the property and the findings of the previous approval have not been altered or materially changed, the Planning Department recommends approval of an extension to the previous approval for the term of 24 months.

Draft Resolution

RESOLUTION NUMBER 2011-

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
TO ALLOW AN EXTENSION OF AN APPROVED
VARIANCE FOR SIDE-YARD SETBACK REGULATIONS IN
THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-1)
ZONING DISTRICT PER BOARD OF ADJUSTMENT
RESOLUTION 07-353 FOR PROPERTY LOCATED AT 814
SIMONTON STREET (RE#00016570-000000), KEY WEST
FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Board of Adjustment Resolution 07-353 approving a side-yard setback variance for the subject property; and

WHEREAS, the applicant requested a 24 month extension from the effective date of the variance; and

WHEREAS, the applicant has demonstrated that no change of circumstances to the property or its underlying zoning has occurred; and

WHEREAS, the applicant submitted a timely request for an extension and demonstrated that there are no changes to circumstances regarding the original variance approval; and

WHEREAS, the granting of the variance extension will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the

neighborhood, or otherwise detrimental to the public welfare;

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 the variance granted by the Board of Adjustment Resolution 07-353, to **the side-yard setback requirement** in the **HNC-1, Historic Neighborhood Commercial Zoning District**, under the Code of Ordinances of the City of Key West, Florida, is hereby extended for an additional period of 24 months **FOR THE PROPERTY LOCATED AT 814 Simonton Street (RE# 00016570-000000)**, SEE ATTACHED PLAN received 8/01/07, with the following conditions:

Section 3. It is a condition of this variance that full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 24 months.

Section 4. This variance extension 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 4. 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 5. 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 will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit 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 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 regular meeting held this 21st day of July, 2011.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP

Date

_____-Chairman

_____-Planning Director

Planning Director

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

draft

_____-Chairman

____-Planning Director

Extension Request

10/1/2009

Rick Dostal
814 Truman Ave.
K W

City of Key West Planning Dept.

Dear Brendan,

As we have discussed a number of times recently, I will not be able to pull the pool permit for 814 Simonton St. (resolution 07-353) by October 4th, 2009.

I respectfully request an extension of at least one year.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rick Dostal', with a long horizontal flourish extending to the right.

Rick Dostal



THE CITY OF KEY WEST

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

July 1, 2010

VIA U.S. MAIL and EMAIL

Rick Dostal
210 Truman Avenue
Key West 33040

**RE: 814 Simonton Street
Variance Extension Request**

Dear Mr. Dostal,

This letter is sent to determine whether you would like to continue with your request for an extension to your approved variance (Board of Adjustment Resolution 07-353). Your request letter of October 1, 2009 is still on file. However, there has been no attempt to submit a processing fee to move this request through the process. We have discussed this matter on several occasions over the course of the previous nine months. If you would like to proceed, please be advised that any approval will be retroactive to the date of your request. Again, the process has been delayed due to the lack of the \$400 processing fee. If a response is not received within 30 days the request will be deactivated.

Please contact me at 809.3725 if there are any additional questions or comments.

Respectfully,

Brendon Cunningham *(b)*

C: Amy Kimball-Murley, AICP, Planning Director

**BOA Resolution
07-353**



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

November 9, 2007

Gail Kenson, AICP
Director of Planning
City of Key West
P.O. Box 1409
Key West, FL 33041-1409

RECEIVED

NOV 13 2007

CITY OF KEY WEST
PLANNING DEPT.

RE: RESOLUTION 07-353 OF THE KEY WEST BOARD OF ADJUSTMENT TO APPROVE VARIANCES TO SETBACK REGULATIONS IN THE HNC-1, HISTORIC NEIGHBORHOOD COMMERCIAL ZONING DISTRICT FOR PROPERTY LOCATED AT 814 SIMONTON STREET, KEY WEST, FLORIDA (RE# 00016570-000000).

Dear Ms. Kenson:

The Department of Community Affairs - Area of Critical State Concern field office has received your request for a letter stating whether we will appeal the above resolution, pursuant to Section 380.07, Florida Statutes. We will not appeal the resolution; however please note that it is still subject to the local administrative appeal provisions.

This letter is not intended to constitute, and shall not be construed as constituting, a verification of compliance with the Comprehensive Plan and Land Development Regulations, and shall not be relied upon as a precedent or a waiver of rights regarding any other development order.

Sincerely,

Clark P. Turner, AICP, Administrator
Area of Critical State Concern

2555 SHUMARD OAK BOULEVARD \$ TALLAHASSEE, FLORIDA 32399-2100
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781
Internet address: <http://www.dca.state.fl.us>

CRITICAL STATE CONCERN FIELD OFFICE
2786 Overseas Highway, Suite 212
Marathon, FL 33050-2227
(305) 286-2402

COMMUNITY PLANNING
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-2356

EMERGENCY MANAGEMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-7956



RESOLUTION NO. 07-353

VARIANCE: 814 SIMONTON STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE CONSTRUCTION OF A SWIMMING POOL ENCROACHING ON THE LEFT-SIDE YARD SETBACK BY GRANTING A VARIANCE TO THE SETBACK REGULATIONS FOR PROPERTY IN THE HNC-1, HISTORIC NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR PROPERTY LOCATED AT 814 SIMONTON STREET, KEY WEST, FLORIDA (RE# 00016570-000000)

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

WHEREAS, the Board of Adjustment finds 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; and

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

WHEREAS, the Board of Adjustment finds that the grant of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Board of Adjustment 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 a variance; and

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

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

Section 1. That a variance to **SETBACK** regulations in the **HNC-1, HISTORIC NEIGHBORHOOD COMMERCIAL Zoning District**, under the Code of Ordinances of the City of Key West, Florida, are hereby granted as follows to: SECTION 122-1181, OF 4 FEET, FROM THE 5 FEET SIDE YARD SETBACK REQUIRED TO THE 1 FOOT PROPOSED. **THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONSTRUCTION OF A SWIMMING POOL ENCROACHING ON THE LEFT-SIDE YARD SETBACK FOR PROPERTY LOCATED AT 814 SIMONTON STREET, KEY WEST, FLORIDA (RE# 00016570-000000).**

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is ~~suggested or proposed in the documents presented in support of this~~ 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 the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 4. 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 5. 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.

Read and passed on first reading at a regular meeting held
this 4 th day of October, 2007.


Authenticated by the presiding officer and Clerk of the Board
on 5th day of October, 2007.

Filed with the Clerk on October 5, 2007.



MORGAN MCPHERSON, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH, CITY CLERK



6.5' x 5.5'

Back Building
18' x 22'
(existing structure 16' x 21')

Laundry
3' x 10'



Breezeway

RECEIVED

AUG 01 2007

CITY OF KEY WEST
PLANNING DEPT.

~~CITY OF KEY WEST
PLANNING DEPT.~~

~~MAY 25 2007~~

~~**RECEIVED**~~

Front House
17' x 42'



Property dimensions: 25' x 113'

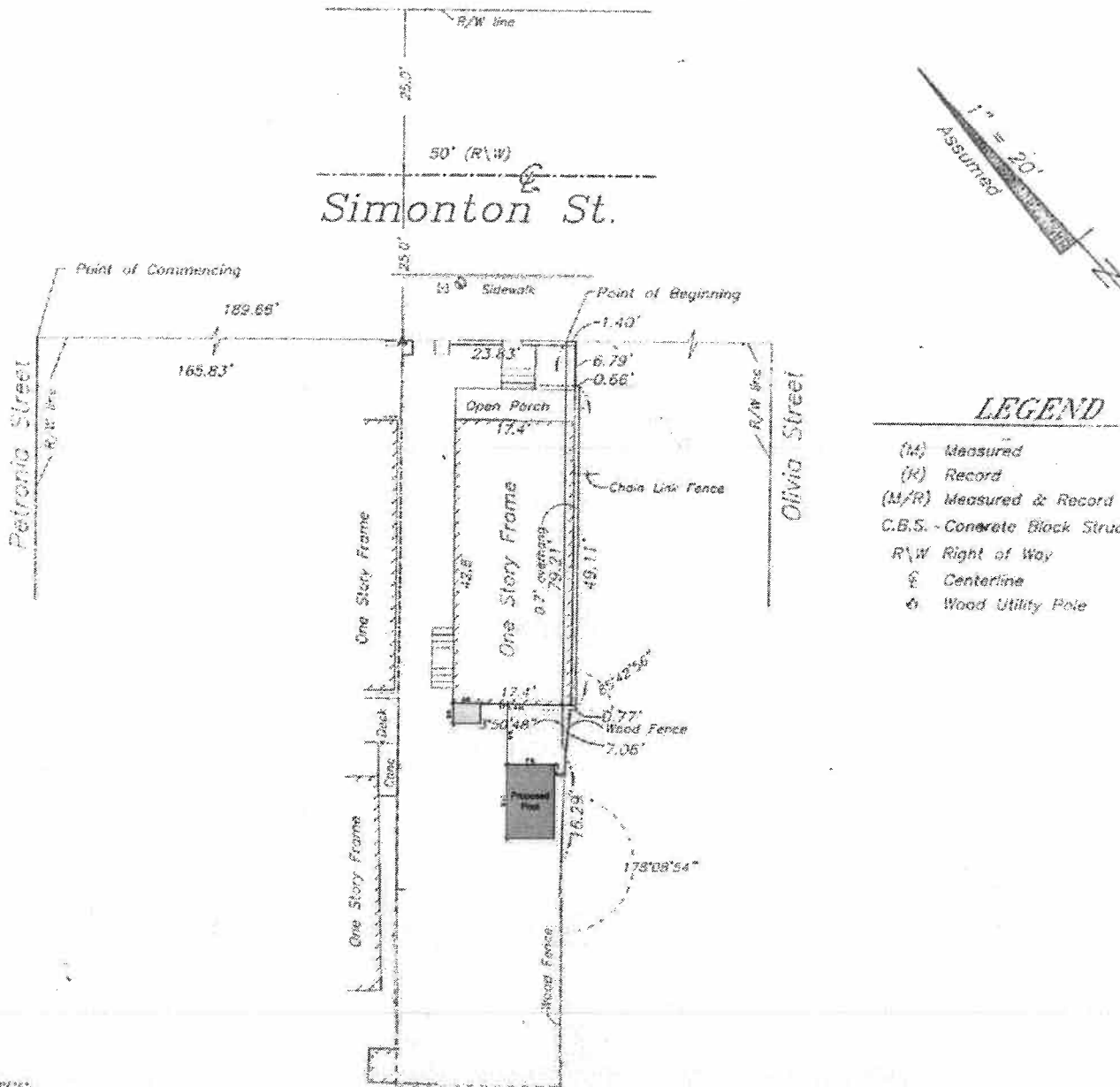
covered front porch
5' x 17'

Bricked
Driveway
8' x 22'

Site Plan ~ 814 Simonton St.

Survey

Specific Purpose Survey to illustrate a legal description of part of Lot 3,
Square 5, Tract 4, Island of Key West



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 814 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. Error of closure exceeds one part in 10,000.
9. Adjoiners are not furnished.
10. The descriptions contained herein and sketch, do not represent a field Boundary Survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE LEGAL DESCRIPTIONS
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, Monroe County, Florida, and known as a part of Lot Three (3), of Square Five (5) of Tract Four (4) according to Simonton and Wall's Addition to the City of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SE'ly right of way line of Petronia Street with the SW'ly right of way line of Simonton Street and run thence SE'ly along the SW'ly right of way line of the said Simonton Street for a distance of 189.66 feet to the Point of Beginning; thence SW'ly and at right angles for a distance of 79.21 feet to a point on the SE'ly face of an existing one story-frame structure; thence NE'ly with a deflection angle of 178°08'54" to the left and along the SE'ly face of said structure for a distance of 16.29 feet to the E'ly corner of said structure; thence continue NE'ly with a deflection angle of 3°50'48" to the right and along an existing wood fence for a distance of 7.06 feet to the SW'ly face of the overhang of an existing one story frame structure; thence SE'ly with a deflection angle of 84°21'44" to the right and along the said overhang for a distance of 0.77 feet; thence NE'ly and at right

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., July 21, 2011 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance Extension - 814 Simonton Street (RE# 00016570-000000) - An extension to an approved variance for a reduced side-yard setback in the HNC-1 zoning district per Board of Adjustment Resolution 07-353 of the City of Key West.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: Variance Extension - 814 Simonton Street (RE# 00016570-000000) - An extension to an approved variance for a reduced side-yard setback in the HNC-1 zoning district per Board of Adjustment Resolution 07-353 of the City of Key West.

Applicant: Rick Dostal

Owner: Rick Dostal

Project Location: 814 Simonton

Date of Hearing: Thursday, July 21, 2011

Time of Hearing: 6:00 PM

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

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@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: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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814 Simonton

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

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose.

Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: July 11, 2011 2:28 PM



NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
MCMILLIN KAY ANN	1007 VON PHIOSTER ST	KEY WEST	FL	33040	
FLETCHER JAMES C JR	1038 QUARRIER ST	CHARLESTON	WV	25301	
CABANAS JUANITA C	1111 SUNSET DR	CORAL GABLES	FL	33143	
PARADISE INN HOSTEL LLC	1205 LINCOLN RD STE 211	MIAMI BEACH	FL	33139	
GARDNER PAUL W AND DIANA L	126 SPOONBILL POINT CT	ST AUGUSTINE	FL	32080	
STUART DAVID SULLINS III TRUST 05/06/2009	12644D KENWOOD LN	FT MYERS	FL	33907	
TODD ROBERT A AND MARY JANE	1304 ELIZA ST	KEY WEST	FL	33040	
FILASKI VINCENT AND FLORENCE	131 SAINT JOHNS RD	RIDGEFIELD	CT	06877	
COWARD NANCY REVOCABLE TRUST	1316 LAIRD ST	KEY WEST	FL	33040	
SPAGNOLO PHILIP JR	136 WAVERLY PL	NEW YORK	NY	10014	
ORTEGA EVELYN A LIV TR 10/30/08	1418 ROSE ST	KEY WEST	FL	33040	
ORTEGA EVELYN A LIV TR 10/30/2008	1418 ROSE ST	KEY WEST	FL	33040	
OTTO ROGER A	1444 KENNEDY DR	KEY WEST	FL	33040	
FOOTE AMY	1660 SILVERADO DR	ROCKLEDGE	FL	32955	
ERNST ELAINE W REV TR 08/04/80	1919 HICKORY ST	ST LOUIS	MO	63104	
WOO PATRICIA ERNST REV LIV TRUST AMD 02/27/09	1919 HICKORY ST	ST LOUIS	MO	63104	
BAUMLER THOMAS AND MARUEEN	19856 E UNION DR	AURORA	CO	80015	
KW CONCHS LLC	201 FRONT ST	KEY WEST	FL	33040	
MYAING RAMON T AND MARTHA E	20315 ROSETHORN AVE	GAITHERSBURG	MD	20882	
WHALEN BERNARD	2050 CHEROKEE RD	MACOMB	IL	61455	
REILLY EDWARD T AND ANN MARIE	21 STATE RD	BREEZY POINT	NY	11697	
DOSTAL RICHARD	210 TRUMAN AVE	KEY WEST	FL	33040	
MCKENZIE W THORPE AND FRANCES S	216 STEPHENSON AVE	LOOKOUT MOUNTAIN	TN	37350	
DIXON CHARLES AND CLEARE GEORGE	256 AUMOE RD	KAILUA	HI	96734	
NATHAN ANN L REV TR DTD 07/13/05	26115 CLARKSBURG RD	CLARKSBURG	MD	20871	
LAWSON LESTER AND HERTISCINE FAMILY TR	2731 WRIGHT AVE	PINOLE	CA	94564	
FORD KATHLEEN	2801 STAPLES AVE	KEY WEST	FL	33040	
LORDITCH JOSEPH L	2818 TERN DR	OCEAN CITY	MD	21842	
BRAY JOHN AND ELIZABETH	3 MILLER'S COURT	CHISWICK MALL	LONDON	W4 2PF	ENGLAND
GARCIA MANUEL E AND ANITA	30 EVERGREEN AVE	KEY WEST	FL	33040	
HOPPA SCOTT J AND KAREN I	4316 PEBBLE SHORE DR	OPELIKA	AL	36804	
VERGIL ENTERPRISES LLC	438 N CANAL ST	CHICAGO	IL	60610	
FRANSE TED	4500 MARTSMITH WAY	FAIR OAKS	CA	95628	
KW 535 LLC	512 WOODLAND RD	PITTSBURGH	PA	15237	
LANCASTER JAMES R LIVING TRUST 5/28/2010	515 PETRONIA ST	KEY WEST	FL	33040	
511 OLIVIA STREET LLC	517 TRUMAN AVE	KEY WEST	FL	33040	
MATHIES DELORES	522 OLIVIA ST	KEY WEST	FL	33040	
MALSIN ELAINE 2006 REV TRUST 09/18/2006	522 PETRONIA ST	KEY WEST	FL	33040	
RYDER PETER E ESTATE	523 PETRONIA ST	KEY WEST	FL	33040	
NESS STEVEN ELLIOTT	524 OLIVIA ST	KEY WEST	FL	33040	

WALTERS CHARLES D AND STEPHANIE A	525 DUPONT LN	KEY WEST	FL	33040	
CABANAS GEORGE JR	526 OLIVIA ST	KEY WEST	FL	33040	
SOBELMAN WALTER AND HILDA	526 PETRONIA STREET	KEY WEST	FL	33040	
RICE STEPHEN TRUST 6/1/1988	533 PETRONIA ST	KEY WEST	FL	33040	
NODA ABEL ESTATE	608 PETRONIA ST	KEY WEST	FL	33040	
ANGELA PETRONIA LLC	609 PETRONIA ST	KEY WEST	FL	33040	
WHYMS ROBERT JR AND THELMA L	612 PETRONIA ST	KEY WEST	FL	33040	
MARTINEZ ROSALIA	612 PETRONIA ST REAR	KEY WEST	FL	33040	
KRAKER THOMAS W	613 OLIVIA ST	KEY WEST	FL	33040	
ALCALA ADOLPH JR	614 PETRONIA ST	KEY WEST	FL	33040	
DISGDIERTT SHEILA	616 PETRONIA ST	KEY WEST	FL	33040	
DION RENTAL PROPERTIES LLC	638 UNITED ST	KEY WEST	FL	33040	
ALAREZ ROSE	7 W CYPRESS TER	KEY WEST	FL	33040	
ALLEN ALFRED A ESTATE	715 ELIZABETH ST	KEY WEST	FL	33040	
WARE LUCIE A	720 SIMONTON LANE	KEY WEST	FL	33040	
WHITMARSH LANE LLC	720 WHITMARSH LANE	KEY WEST	FL	33040	
ANGELA PETRONIA LLC	720 WHITMARSH LN	KEY WEST	FL	33040	
SHAGENA LINDA L LIVING TRUST 09/28/1989	726 SIMONTON ST	KEY WEST	FL	33040	
MCKENZIE W THORPE AND FRANCES S	735 ROAD ST	CHATTANOOGA	TN	37402	
SAINT PETER'S EPISCOPAL CHURCH OF KW FL INC	800 CENTER ST	KEY WEST	FL	33040	
800 SIMONTON LLC	800 SIMONTON ST	KEY WEST	FL	33040	
ALLEN GEO W COL EST	806 ELIZABETH ST	KEY WEST	FL	33040	
ALLEN GEO W COL ESTATE	806 ELIZABETH ST	KEY WEST	FL	33040	
MERLINN INN INC	811 SIMONTON ST	KEY WEST	FL	33040	
CALDERWOOD STEVEN G	812 SIMONTON ST (REAR)	KEY WEST	FL	33040	
HAMPTON RETA S	814 ELIZABETH ST	KEY WEST	FL	33040	
GOLDSTEIN WALTER LIVING TRUST 1990 DTD 11/29/1990	815 DUVAL ST	KEY WEST	FL	33040	
KAMRADT RICHARD	815 DUVAL ST	KEY WEST	FL	33040	
KAMRADT RICHARD	815 DUVAL ST	KEY WEST	FL	33040	
CONDON LINDA KIEL	817 CENTER ST	KEY WEST	FL	33040	
GARCIA GREGORIO AND ISABEL	820 SIMONTON ST	KEY WEST	FL	33040	
GARCIA ISABEL HERNANDEZ	820 SIMONTON ST	KEY WEST	FL	33040	
CLARK ARTHUR ROY AND FRANKIE MAE	821 CENTER ST	KEY WEST	FL	33040	
TEETS JOHN AMD AND REINST TRUST 01/2/2008 T/C	827 CENTER ST	KEY WEST	FL	33040	
REID JULIE A REVOCABLE TRUST 1/4/1999	830 SIMONTON ST	KEY WEST	FL	33040	
CABANAS GEORGE	904C SIMONTON ST	KEY WEST	FL	33040	
913 DUVAL ST LLC	913 DUVAL ST	KEY WEST	FL	33040	
AKERS ROGER W	HCR 62 BOX 42	RATON	NM	87740	
HARMON DENISE	P O BOX 12	KEY LARGO	FL	33037	
CALABRO DANIEL J	P O BOX 1857	BRIDGEHAMPTON	NY	11932	
DION RENTAL PROPERTIES LLC	PO BOX 1209	KEY WEST	FL	33041	

FERNANDEZ LYDIA	PO BOX 4918	KEY WEST	FL	33040	
KEY WEST CHEMICAL & PAPER SPLY INC	PO BOX 4918	KEY WEST	FL	33040	
TRINITY PRESBYTERIAN CHURCH OF KEY WEST INC	PO BOX 6471	KEY WEST	FL	33041	