

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



To: Chairman and Planning Board Members

From: Nicole Malo *NMM*

Through: Donald L. Craig, AICP, Interim Planning Director

Meeting Date: February 17, 2011

Agenda Item: **3308 Duck Avenue (RE 00052960-000500)** – An after-the-fact variance request for required building coverage, impervious surface ratio, front yard setback, rear yard setback, side yard setbacks in the Single Family (SF) zoning district per Section 122-238(4)a. and b(1), Section 122-238(6)a.(1), (2) and (3), 122-1182 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

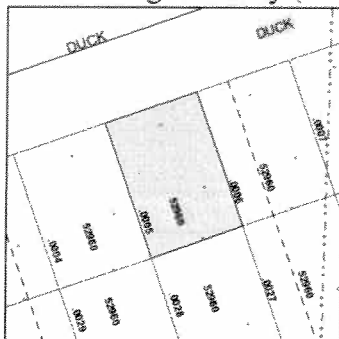
Request: To allow after-the-fact variances for a single family addition of 77.3 square feet that increases required building coverage, impervious surface ratio, and encroaches further into the (Southerly) side yard setback and decreases open space. The request also triggers variances for existing front yard, (Northerly) side yard and rear yard setback nonconformities that are unaffected by the addition.

Applicant: Christy M. Mosley

Property Owner: Christy M. Mosley

Location: 3308 Duck Avenue
RE# 00052960-000500

Zoning: Single Family (SF) Zoning District



Background:

Unpermitted construction of an addition of 91 square feet on this property occurred at some point in the past year and recently became the subject of a Code Enforcement Case. The unpermitted improvement, together with other existing nonconformities on the site, resulted in an increase in building coverage and impervious surface coverage and further reduced open space on the site. In addition, the southerly side yard setback was significantly reduced to approximately 1' (See Existing site plans dated December 2, 2010). After a site visit from the Fire Marshalls, a letter was issued, January 15, 2011 (see attached) noting life safety concerns. The applicant modified the site plans and on January 31, 2011 to reduce the addition to 77.3 square feet and the Fire Marshalls revisited the site and determined that in order to secure a reasonable degree of safety the unpermitted nonconforming addition must be reduced to allow a 3' setback from the structure (2' from the overhang) as shown on the modified site plans dated February 3, 2011, and interior and exterior Fire Sprinklers (see attachment) must be installed to the addition. In order to access the sideyard area a palm tree must be removed from the site.

The property is located in the center of a subdivision built in the mid 80's that has substandard lots and non-conforming dimensional requirements created by the four-plex development style. Due to the unusual configuration of the subdivision only four of the required variance requests are as a result of the request, including building coverage, impervious surface ratio, the (Southerly) side yard setback and open space. The other non-conformities on the site are part of the original development approval however, in an abundance of caution, existing non-conformities were added as a part of the request.

Request:

This request for after-the-fact variances is intended to enable the homeowner to obtain after-the-fact building permits for the addition and resolve Code Compliance concerns on the site. The current request is to modify the existing unpermitted addition by reducing the 91 square foot structure to 77.3 square feet to allow for a 2' setback from the eve and a 3' setback from the side of the structure to accommodate life safety concerns in the area.

The City Engineer reviewed this request and determined that no additional stormwater management on site is required. The Building Official reviewed the application and determined that the applicant must provide signed and sealed plans by a licensed Engineer or Architect before building permits will be issued. This is recommended as a condition of approval. Additionally, the Fire Marshal reviewed the request and determined that in order to mitigate life safety concerns on the site the applicant is required to add interior and exterior Fire Sprinklers before building permits are issued. This is also recommended as a condition of approval. Finally, in order to access the sideyard area, the Fire Marshall have requested that the palm tree on the site be removed, and this has also been added as a condition of approval. The Urban Forestry Manager has visited the site and has said in an attached letter that Staff approval is needed.

A summary of the site dimensions are provided below:

Project Data				
	Required/ Allowed	Existing Addition	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE-7			
Size of Site	2,063 s.f			
Front Setback Carport	1'	6"	No change proposed	No change proposed
Side Setback Carport	1'	3"	No change proposed	No change proposed
South Side Setback Structure	5'	3'2"	2'	3'
*South Side Setback Eave	5'	3'2"	3'	2'
Rear Setback	25'	0'	No change proposed	No change proposed
Building Coverage	35% (722 s.f)	52% (1,063 s.f)	55% (1,140 s.f)	20% (418 s.f)
Impervious Surface	50% (1,031.5 s.f)	52% (1,063 % s.f)	55% (1,140 s.f)	5 % (108.5 s.f)
Open Space/ Landscaping	35% (722 s.f)	48% (999.5 s.f)	45 % (922.2 s.f)	None Required

* Please note: Although the setback of the side of the structure is 3' from the property line, and creates a 3' pedestrian passage, the setback dimension is measured from the eave of the structure. Therefore the variance request is for 3' from the 5' required.

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 small size of the subject site is typical of this subdivision. The unpermitted construction of the addition has resulted in a situation which can only be resolved through an after-the-fact variance or demolition of a significant onsite improvement. Therefore, the need for the variance is created out of an existing condition however, special

conditions and circumstances do not exist which are not applicable to other properties in the same area.

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

It is possible that addition may have been better accommodated at another location on the property. The conditions are the result of the applicant's design before approvals were issued.

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.

The granting of this variance will confer a privilege to the applicant that is not allowed under the land development regulations to other lands, buildings or structures in the same zoning district.

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

The applicant has reasonable use of the property without the addition on the site.

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 request possible to address existing conditions. Additionally, the applicants have agreed to reduce the existing addition size to minimize impacts.

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 original application for the existing addition that is only setback 1'9" from the adjacent property line, fence and other structures is considered by the fire department to exacerbate existing life safety conditions. However, the fire department has expressed that in order to secure a reasonable degree of safety the unpermitted nonconforming addition must be reduced to allow a 3' setback from the structure (2' from the overhang) as shown on the modified site plans dated February 3, 2011, and interior and exterior Fire Sprinklers (see attachment) must be installed to the addition. Therefore, the modified request may be less detrimental to the area involved.

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 applicant is not basing this request on existing conditions on surrounding properties.

The Planning Board shall make factual findings regarding the following:

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

The applicant has met some, but not all of the standards established in the City Code.

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

The Planning Department has not received public input regarding the request as of the date of the report.

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**. If the Planning Board chooses to approve this request, the Planning Department recommends the following conditions:

1. The applicant is required to provide signed and sealed plans by a licensed Engineer or Architect prior to building permit issuance.
2. The applicant is required to reduce the unpermitted addition area from 91 square feet to 77.3 square feet allowing 3' between the side of the building addition and the property line (2' from the eve of the addition) as shown on the modified site plans dated February 3, 2011.
3. Interior and exterior Fire Sprinklers must be installed to the satisfaction of the Fire Marshall prior to building permit issuance.
4. Staff approval and the removal of the coconut palm is required prior to building issuance.

Draft Resolution

**PLANNING BOARD RESOLUTION
2011-__**

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW AFTER-THE-FACT VARIANCES FOR REQUIRED BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, FRONT YARD SETBACK, REAR YARD SETBACK, AND SIDE YARD SETBACKS FOR AN ADDITION OF 77.3 SQUARE FEET PROPERTY LOCATED AT 3308 DUCK AVENUE IN THE SINGLE FAMILY (SF) ZONING DISTRICT PER SECTION 122-238(4)A. AND B(1), SECTION 122-238(6)A.(1), (2) AND (3), 122-1182 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA (RE 00052960-000500)

WHEREAS, Section 90-391 of the Code of Ordinances allows applicants to request variances to provisions of the land development regulations; and

WHEREAS, the applicant requested after-the-fact variances for an addition of 91 square feet; and

WHEREAS, the applicant revised the site plan to request an addition of 77.3 square feet to allow the fire department access of 3' from the side of the building; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 17, 2011; 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 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 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 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 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 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 a variance; and

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

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

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

Section 2. That an after-the-fact variance to setback requirements for an after-the-fact variance request for required building coverage, impervious surface ratio, front yard setback, rear yard setback, side yard setbacks for property located at 3308 Duck Avenue in the Single Family (SF) zoning district per Section 122-238(4)a. and b(1), Section 122-238(6)a.(1), (2) and (3), 122-1182 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. (RE 00052960-000500), as shown on the attached site plans dated February 3, 2011.

Section 3. 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 Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to 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 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 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 17th day of February, 2011.

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
Interim Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

Flood zone AET

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

Variance Application

City of Key West Planning Department



Please print or type a response to the following:

- 1. Site Address 3308 Duck Avenue
2. Name of Applicant Christy M. Moseley
3. Applicant is: Owner [checked] Authorized Representative
4. Address of Applicant 3308 Duck Avenue, Key West, FL 33040
5. Phone # of Applicant 804 833 4070
6. E-Mail Address christymoseley@gmail.com
7. Name of Owner, if different than above SAME AS ABOVE
8. Address of Owner
9. Phone Number of Owner
10. Email Address
11. Zoning District of Parcel SF RE# 00052960-000500
12. Description of Proposed Construction, Development, and Use Addition of a 91.73 SF wood frame structure for use as a bedroom.

PER MAJORS

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

Table with 4 columns: Required, Existing, Requested. Rows include Front Setback, Side Setback N/S, Rear Setback, Building Coverage, Open Space Requirements, and Impervious Surface.

see staff report



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

Date _____ HARC # _____

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

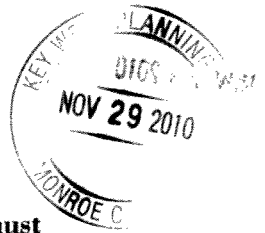
16. Will the work be within the dripline (canopy) of any tree on or off the property?
 YES _____ NO
 If yes, provide date of landscape approval, and attach a copy of such approval.

Check List

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

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

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



Standards for Considering Variances

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

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

These are four-plexes that all have very small parcel dimensions. Over time, most parcels have been fenced.

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

same as #1

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.

Several of the surrounding units have done similar additions to their units as a result in the need for additional living space as their families grew and changed.

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.

A child was born with no additional bedroom space. Without this bedroom, other portions of the house (living room) would have to be altered to accommodate the addition to the family.



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.

We are only asking for lot coverage/setback variances.

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.

Several of the units in this development have similar additions; whether for washer/dryers, storage, or utility space

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.

If ~~we~~ we are required to remove this addition it will require complete re-use and design of the existing structure in order to accommodate the addition to the family

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."

X Christy M. Mosley, being duly sworn, depose and say
Name(s) of Applicant(s)

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

3308 Duck Avenue Key West FL 33040
Street Address and Commonly Used Name (if any)

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

[Signature] _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on Nov 28, 2010 (date) by

Christy M. Mosley (name). He/She is personally known to me or has

presented "personally known" as identification.

[Signature]
Notary's Signature and Seal



Keith D. Mac Donald Name of A knowledger typed, printed or stamped

Notary Title or Rank DD 905868 Commission Number (if any)

Deed



Doc# 1732854
Bk# 2402 Pg# 1179

WARRANTY DEED

THIS WARRANTY DEED dated February 26, 2009, by Jacek Zielinski and Malgorzata Pyda, husband and wife, hereinafter called the grantor, to Christy M. Moseley, a single woman, and Bruce E. Moseley and Dianne S. Moseley, husband and wife, whose post office address is 3308 Duck Avenue, Key West, FL 33040, hereinafter called the grantee: ***as joint tenants with rights of survivorship**

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Monroe County, Florida, to wit:

Unit 5, KEY WEST ESTATES, more particularly described as follows:
A parcel of land in Block 9, according to the Key West Foundation Co.'s Plat No. 2, as recorded in Plat Book 1, at Page 189, of the Public Records of Monroe County, Florida; said parcel being described as follows:
COMMENCE at the Southwest corner of Lot 13, of said Block 9 and run thence East and parallel with the South boundary of the said Block 9 for a distance of 187.50 feet; thence North and parallel with the East boundary of the said Block 9 for a distance of 65 feet to the Point of Beginning; thence continue North and parallel with the East boundary of the said Block 9 for a distance of 55 feet to the North boundary of the said Block 9; thence West along the North boundary of the said Block for a distance of 37.50 feet; thence South and parallel with the East boundary of the said Block 9 for a distance of 55 feet; thence East and parallel with the South boundary of the said Block 9 for a distance of 37.50 feet back to the Point of Beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.
TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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

Signed, sealed and delivered in the presence of:

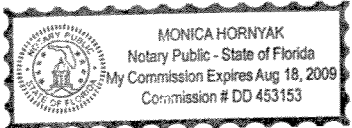
Joanne Tarantino
(Witness Signature)
Joanne Tarantino
(Print Name of Witness)
Monica Hornyak
(Witness Signature)
Monica Hornyak
(Print Name of Witness)

Jacek Zielinski
Jacek Zielinski
Malgorzata Pyda
Malgorzata Pyda
Address:
3308 Duck Avenue
Key West, FL 33040

State of Florida Monroe
County of Monroe

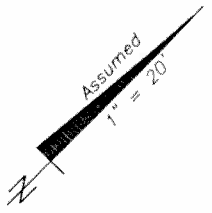
Sworn to and subscribed before me this 21 day of February, 2009, by Jacek Zielinski and Malgorzata Pyda, who are personally known to me or who have produced FL Drivers Licenses as identification.

Monica Hornyak
Printed Name
Notary Public
My commission expires:



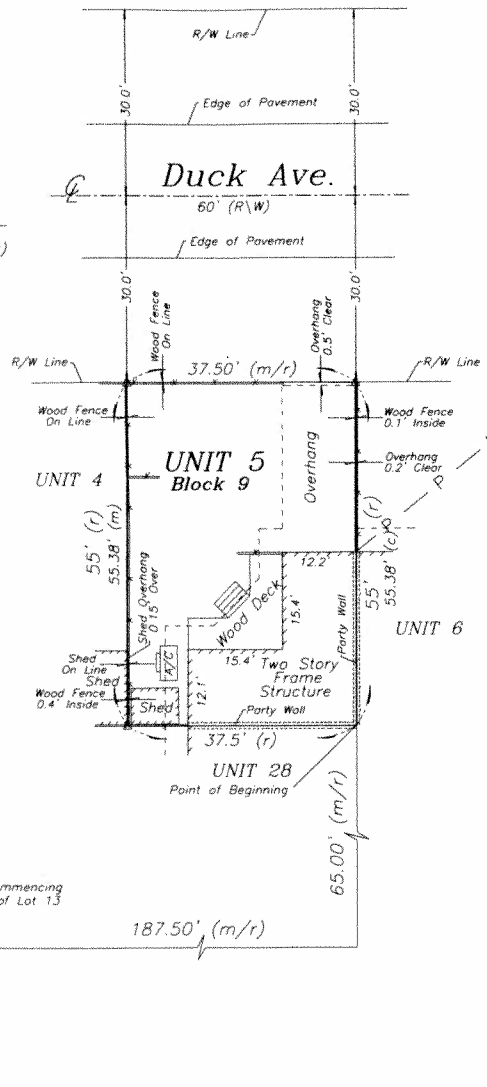
Survey

Boundary Survey of Unit 5, Block 9, KEY WEST ESTATES



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (629B)
- (M) Measured
- (R) Record
- (C) Calculated
- (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: 3308 Duck Ave., 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. This survey is not assignable.
9. Date of field work: February 4, 2009.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Unit 5, Block 9, KEY WEST ESTATES, more particularly described as follows: A parcel of land in Block 9, according to KEY WEST FOUNDATION CO'S PLAT NO. 2 as recorded in Plat Book 1 at Page 189 of the Public Records of Monroe County, Florida; said parcel being described as follows:

COMMENCE at the Southwest corner of Lot 13 of the said Block 9 and run thence East and parallel with the South boundary of the said Block 9 for a distance of 187.50 feet; thence North and parallel with the East boundary of the said Block 9 for a distance of 65 feet to the Point of Beginning; thence continue North and parallel with the East boundary of the said Block 9 for a distance of 55 feet to the North boundary of the said Block 9; thence West along the North boundary of the said Block 9 for a distance of 37.5 feet; thence South and parallel with the East boundary of the said Block 9 for a distance of 55 feet; thence East and parallel with the South boundary of the said Block 9 for a distance of 37.5 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Christy M. Moseley;
Wells Fargo Bank, NA;
Chicago Title of the Florida Keys;

J. LYNN O'FLYNN, INC.

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

February 6, 2009

J. LYNN O'FLYNN, Inc.

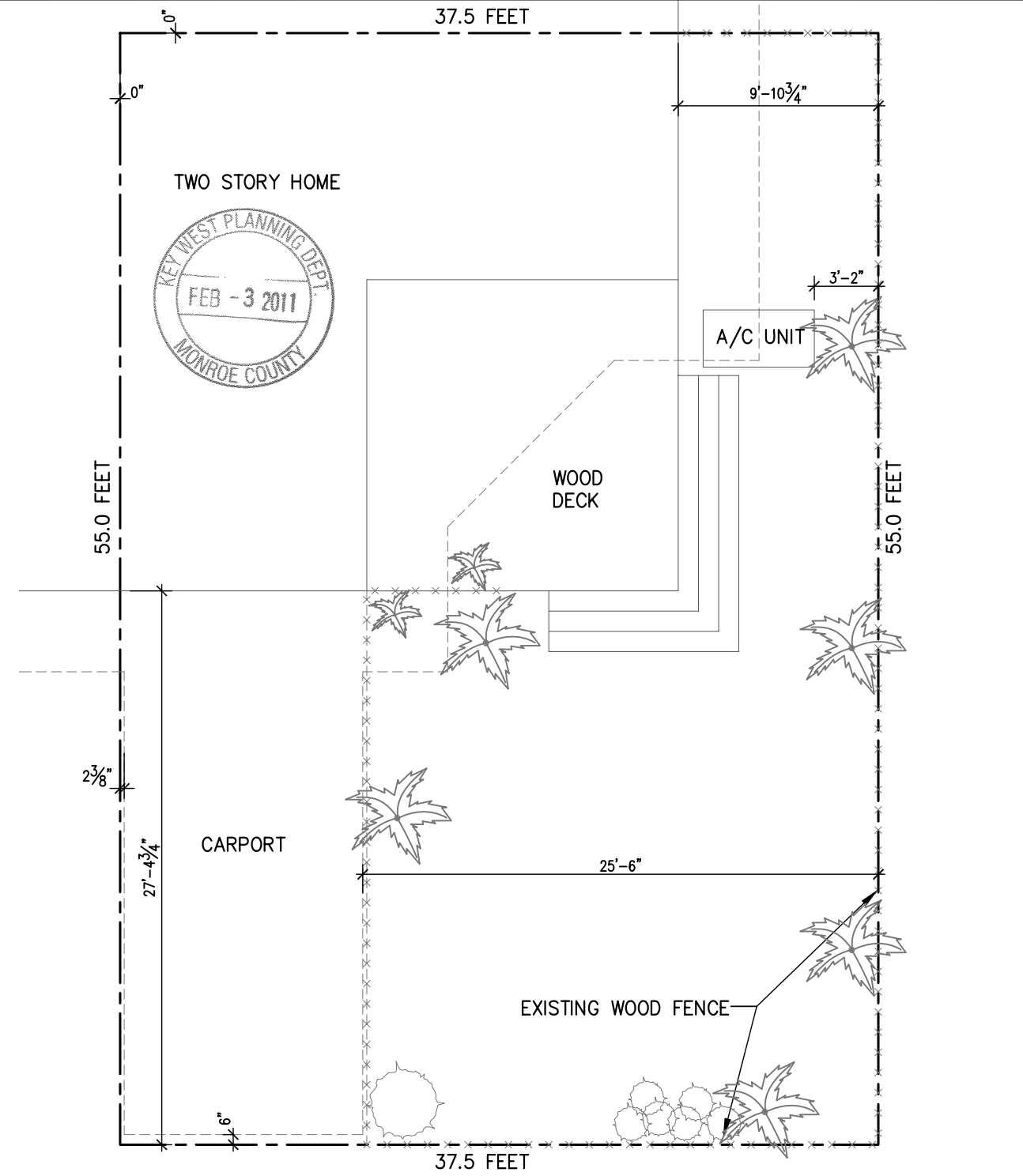


Professional Surveyor & Mapper
PSM #6298

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



Revised Site Plan

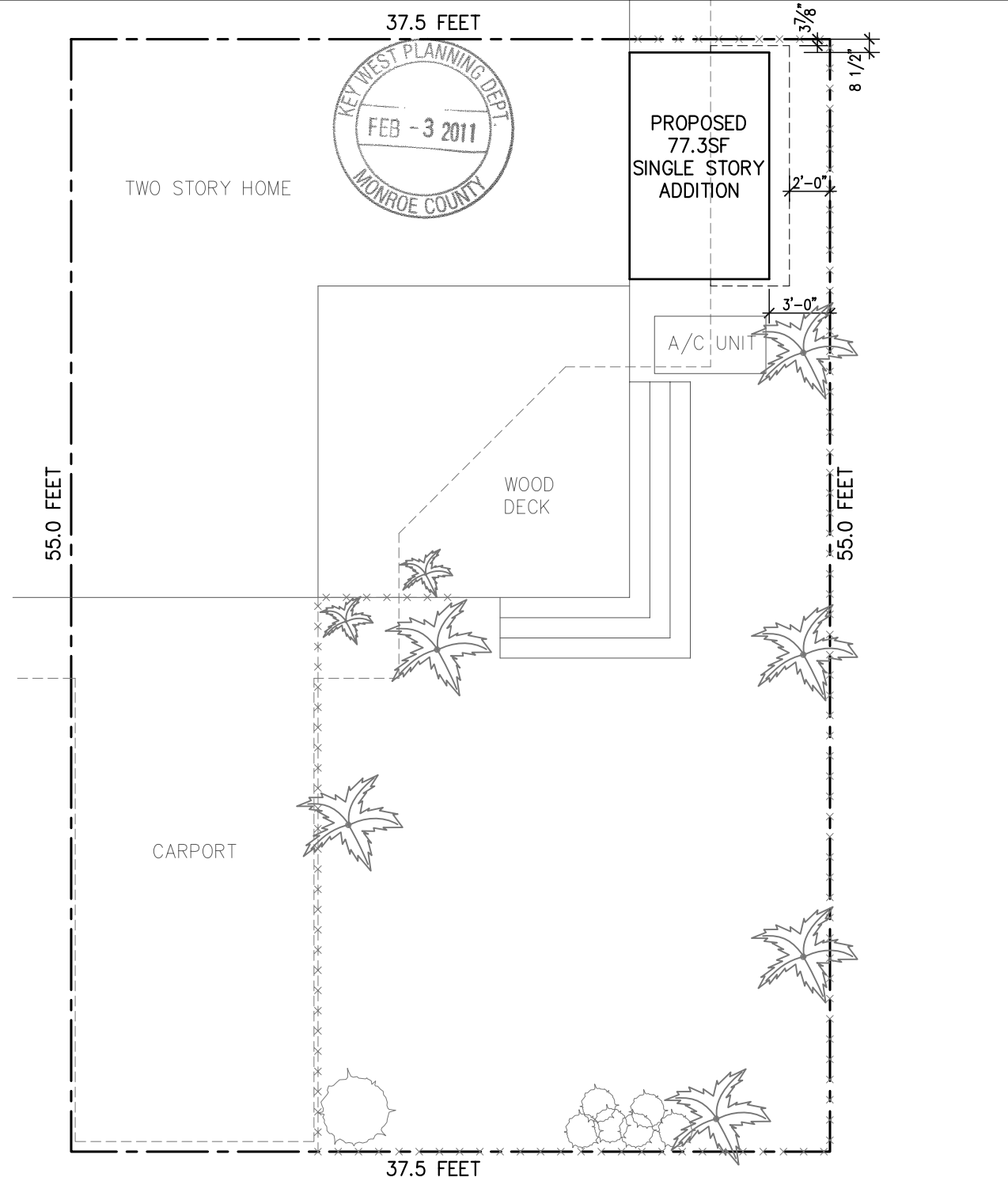


2 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

TRUE PLAN

1



1 SITE PLAN

SCALE: 1/8" = 1'-0"

TRUE PLAN

VARIANCE SUBMITTAL

REV. 2-2-11
REV. 12-1-10

Ms. CHRISTY M. MOSELEY
3308 DUCK AVENUE
EXISTING AND PROPOSED SITE PLANS

NOVEMBER 2010

ADJOINING UNIT

LIVING ROOM

BEDROOM

36x80 WOOD DOOR

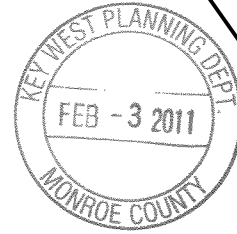
30x50 JALOUSIE WINDOW

8 1/2"

11'-2 1/2"

4"

6'-10 3/4"



VARIANCE SUBMITTAL

REV. 2-2-11
REV. 12-1-10

Ms. CHRISTY M. MOSELEY
3308 DUCK AVENUE
PROPOSED FLOOR PLAN

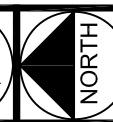
NOVEMBER 2010

2 of 4

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

TRUE PLAN



STIE CALCULATIONS AND DETAIL

SCALE: NOT TO SCALE





PARTIAL FRONT ELEVATION (LOOKING PLAN EAST)



PARTIAL SIDE ELEVATION (LOOKING PLAN NORTH)

VARIANCE SUBMITTAL

REV. 12-1-10

Ms. CHRISTY M. MOSELEY
3308 DUCK AVENUE

EXISTING EXTERIOR ELEVATIONS

NOVEMBER 2010

3 of 4

EXISTING EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

1



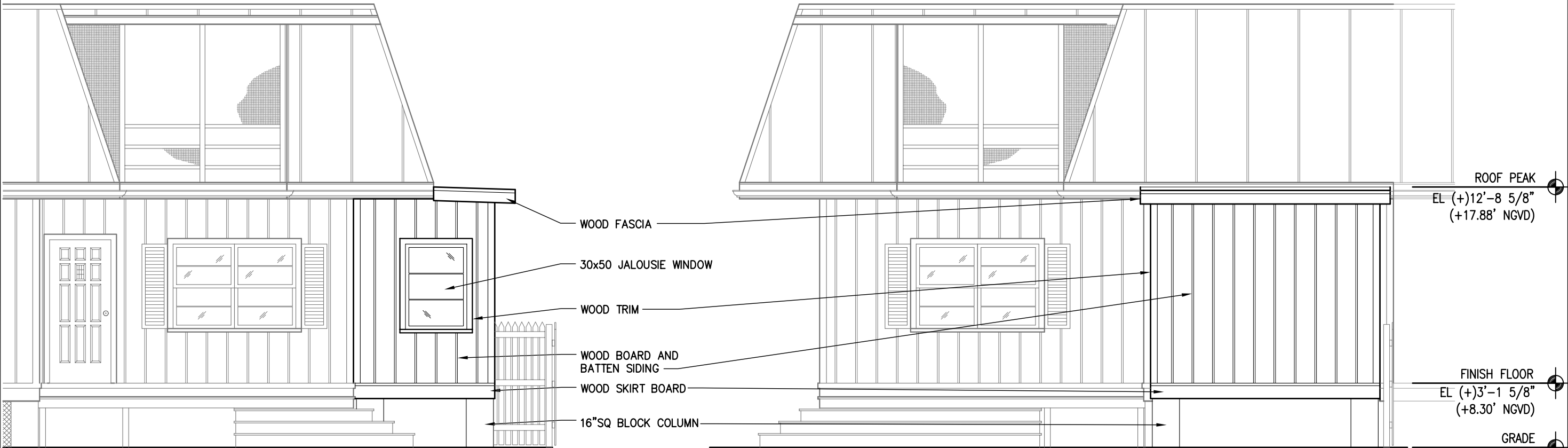
VARIANCE SUBMITTAL

REV. 2-2-11
REV. 12-1-10

Ms. CHRISTY M. MOSELEY
3308 DUCK AVENUE
PROPOSED EXTERIOR ELEVATIONS

NOVEMBER 2010

4 of 4



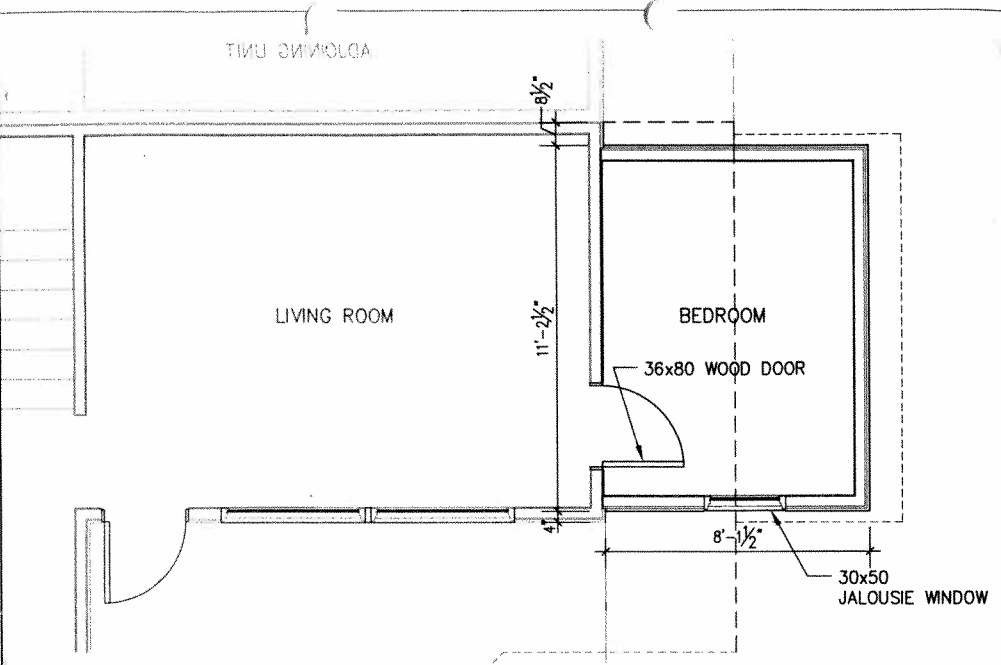
PARTIAL FRONT ELEVATION (LOOKING PLAN EAST)

PARTIAL SIDE ELEVATION (LOOKING PLAN NORTH)

PROPOSED EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

Originally Submitted Site Plans

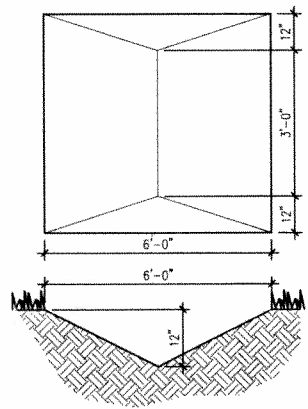


3 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

SITE DATA

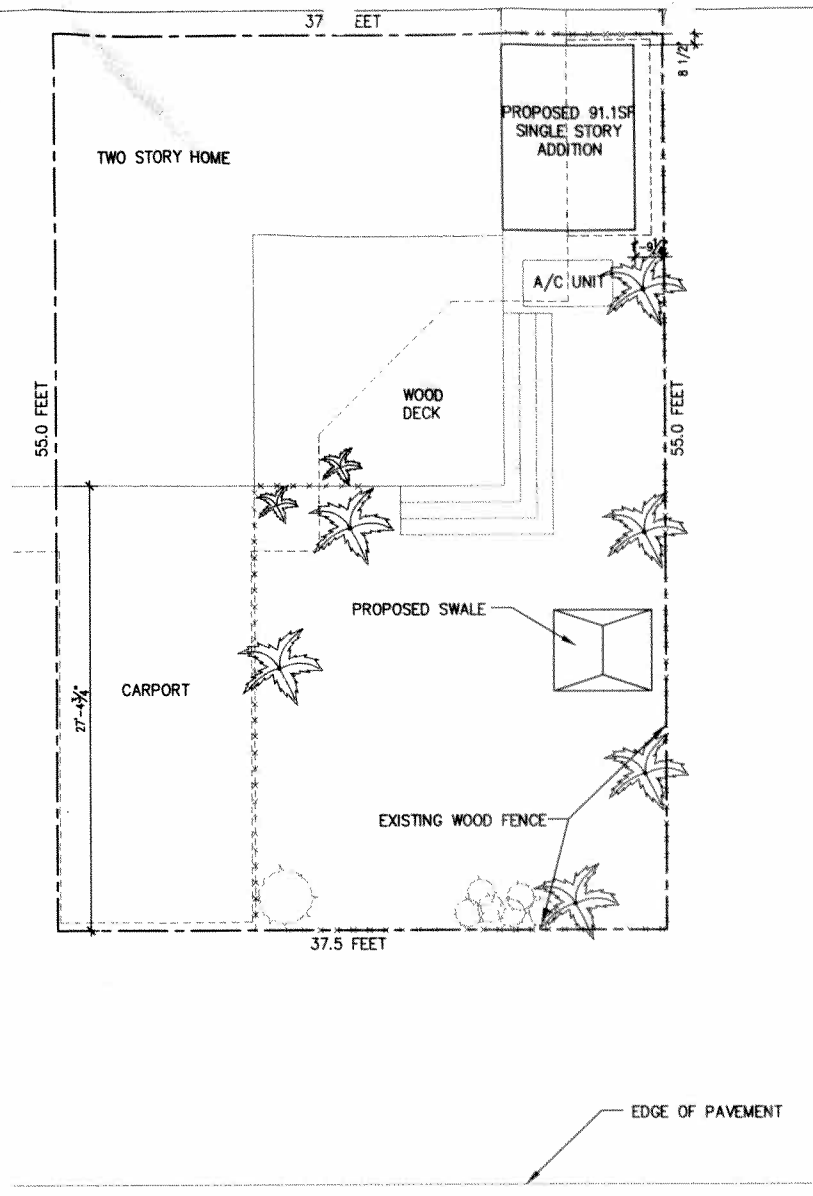
EXISTING BUILDING USE: RESIDENTIAL
 PROPOSED BUILDING USE: RESIDENTIAL
 ZONING: MDR
 LOT SIZE: (55'x37.5') 2,062.5SF
 BUILDING COVERAGE: 35% MAXIMUM (721.885SF)
 EXISTING BUILDING COVERAGE: 52% (1,062.92SF)
 (INCLUDES CARPORT)
 PROPOSED BUILDING COVERAGE: 56% (1,154.02SF)
 IMPERVIOUS SURFACE RATIO: 50% MAXIMUM
 EXISTING IMPERVIOUS SURFACE: 52% (1,062.92SF)
 PROPOSED IMPERVIOUS SURFACE: 56% (1,154.02SF)
 • FRONT SETBACK: 30'-0" (EXISTING 27'-4 3/4")
 • NORTH SIDE SETBACK: 7'-0" (EXISTING 0'-0")
 • SOUTH SIDE SETBACK: 7'-0" (EXISTING 9'-10 3/4")
 (PROPOSED 1'-9 1/4")
 • REAR SETBACK: 20'-0" (EXISTING 0'-0")
 CHANGE IN IMPERVIOUS AREA: + 91.1SF
 3 FOOT SWALE REQUIRED:
 RETENTION REQUIREMENT (-1") = 91.1SF x 0.083FT = 7.6CF
 7.6CF / 3CF/LF OF SWALE = 3LF



SWALE

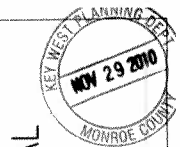
2 SITE CALCULATIONS AND DETAIL

SCALE: NOT TO SCALE



1 SITE PLAN

SCALE: 1/8" = 1'-0"



VARIANCE SUBMITTAL

Ms. CHRISTY M. MOSELEY
 3308 DUCK AVENUE
 SITE PLAN, CALCULATIONS & FLOOR PLAN

NOVEMBER 2010

1 of 3

DRC Minutes and Comments

Nicole Malo

From: Marcus Delvalle
Sent: Thursday, February 03, 2011 4:47 PM
To: Nicole Malo
Cc: Alan Averette; David Fraga
Subject: 3308 Duck Ave 11
3308 Duck Ave

To: Nicole Malo

From: Division Chief/Fire Marshal Marcus del Valle

Date: 02/ 03/ 2011

Reference: 3308 Duck Ave.

On January 31, 2011, this office revisited the property located at 3308 Duck Ave. I met with the property owners. They agreed to cut back the non-conforming structure leaving a 3' setback from the property line.

If a 3' setback is approved by the Planning Board, this office will be requiring this property owner to install a partial Fire Suppression System as per NFPA 13 (Fire Sprinklers). This system is to be installed in the interior of the addition as well as to the outside wall of the addition.

By allowing this specific requirement this will give an alternate method that will secure a reasonable degree of safety to the occupants of the structure and adjoining structure.

In addition to the above requirements, the palm tree blocking the access to this addition needs to be removed in order to have clear access.

If I can be of any further assistance do not hesitate to contact me.

Marcus del Valle, Fire Marshal

Key West Fire Department

1600 N. Roosevelt Blvd.

Key West, Florida 33040

305-292-8179 Office

305-293-8399 Fax

mdelvalle@keywestcity.com

Serving the Southernmost City

Nicole Malo

From: Alan Averette
Sent: Friday, January 14, 2011 9:50 AM
To: Nicole Malo
Subject: 3308 Duck Ave

To:

From: Division Chief/Fire Marshal Marcus del Valle

Date: 01/11/11

Reference: 3308 Duck Ave.

This office reviewed the site plan provided and inspected the site located at 3308 Duck Ave. in reference to the nonconforming addition.

The set back for the existing structure is 7' 0", the nonconforming addition has a set back of 1' 9".

If any life safety issues occurred in its present condition, our ingress and egress to this side of the structure would hinder any emergency response in a safe and efficient manner.

The proximity of this nonconforming addition gives us great concerns for exposure problems with any firefighting operations.

The safety of all residence of the City of Key West is of paramount concern to this office. The set backs set by the City of Key West provides a reasonable degree of life safety to the occupants of the structure and adjoining structures.

Marcus del Valle, Fire Marshal

Key West Fire Department

1600 N. Roosevelt Blvd.

Key West, Florida 33040

305-292-8179 Office

305-293-8399 Fax

mdelvalle@keywestcity.com

Serving the Southernmost City

Nicole Malo

From: Cynthia D Coogle
Sent: Friday, January 14, 2011 4:03 PM
To: Alan Averette; Carlene Cowart; Don Craig; Elizabeth Ignaffo; Nicole Malo
Cc: christymosley@gmail.com; Rodrigo Delostrinos
Subject: RE: After-the - Fact Variance Request

Nicole,
I have inspected the site at 3308 Duck Ave. I have found no issues. If the Fire Dept. requires the removal of the coconut palm immediately adjacent to building for access I have informed the owner of permitting requirements, but can be staff approved.

Cynthia Domenech-Coogle
Urban Forestry Program Manager
Community Services
City of Key West
PO Box 1409
Key West, FL 33041-1409

305/809-3768 office

305/296-6152 fx

Please consider the environment before printing this email! Thank you! :-)

From: Nicole Malo
Sent: Monday, January 10, 2011 10:58 AM
To: christymosley@gmail.com
Cc: Alan Averette; Cynthia D Coogle; Carlene Cowart; Don Craig; Elizabeth Ignaffo
Subject: After-the - Fact Variance Request

Christy,
this email is regarding your after-the-fact variance request for 3308 Duck Avenue. At the DRC meeting in December various staff members expressed concerns with the project as proposed. I have coordinated with staff to clarify outstanding issues on the site. The following issues need to be resolved in order to move the project forward to the Planning Board:

- **Engineering:** The swale depicted in the site plans is considered unreasonably deep and unsafe. Please provide a stormwater plan suitable for the site. Elizabeth Ignaffo is available to answer any questions you may have at eignaffo@keywestcity.com or 809-3966. You may send the revised plan to me and her via email Please note: Although staff and the Planning Board do appreciate your efforts to accommodate a swale on your property, the size of the addition does not trigger the need to meet stormwater management.
- **Landscaping:** The Urban Forestry Manager, Cynthia Dominich-Coogle expressed concern over a landscape issue on the site. Please coordinate a site visit with her. She can be reached at cdcoogle@keywestcity.com or 747-2142.
- **Building and Fire:** I understand the building official and fire marshalls conducted a site visit already. The building official needs signed and sealed plans by an architect or engineer confirming that the building has been constructed to meet florida building code standards. you can email those to me an the building official, John Woodson at jwoodson@keywestcity.com. I am awaiting a written determination from the fire department on the matter.
- **Planning:** The setbacks on the site plans need to be adjusted to reflect the dimension from the eves of the building to the property lines.

I have copied the personnel listed above so they are aware you will be contacting them. Please feel free to contact me with any questions you may have.
Thank you,

Nicole Malo
Planner, City of Key West
305-809-3778

Mrs. Domenech-Coogle requested that invasive exotic species be removed.

Mr. Woodson and Mrs. Nicklaus had no comments.

Mr. Craig reviewed staff comments.

3. Lot Split - 4 and 6 Lopez Lane (RE# 00005800-000000 and RE # 00005790-000000) -A lot split per Section 118-169 and a subdivision waiver request per Section 118-66 for properties in the HMDR zoning district of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Ashley Monnier reviewed the project. She requested that the applicant provide modified pictures as well as a better description of the waiver request.

Ms. Ignaffo, Mr. Woodson, and Mrs. Nicklaus had no comments.

Mrs. Domenech-Coogle requested clarification from the applicant on who was going to maintain ownership of the current trees on the site after the lot split. She added that permits would be needed for any tree removal.

Mrs. Torregrosa stated if a fence was being proposed it would require HARC approval.

Mr. Craig reviewed staff comments.

4. After-the-Fact Variance - 3308 Duck Avenue (RE# 00052960-000500) – An after-the-fact variance request for required building coverage, impervious surface ratio, side yard setback and open space requirements in the SF zoning district per Section 122-270(4)a.(1) and b.(1), Section 122-2706(a.)2, and 108-346(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Christy Moseley, the applicant, presented the after-the-fact Variance.

Brendon Cunningham reviewed the project.

Mr. Averette stated that the setbacks were impeding ingress and egress. He added that the house is too close to the neighboring structure and there would also be fire wall rating concerns. He stated further coordination with the Fire Department would be necessary.

Mr. Woodson stated that a 2 hour fire wall would be necessary.

Mrs. Torregrosa and Mrs. Nicklaus had no comments.

Ms. Ignaffo expressed concern over the depth of the proposed swale.

Mrs. Domenech-Coogle stated that the applicant would need to coordinate with landscaping concerning the swale.

Mr. Craig reviewed staff comments.

5. Modification to a Major Development Plan approval - 512 Greene Street (RE #00001170-000000) - A request for Modifications to a Major Development Plan approval and Conditional Use approved via City Commission Resolution 09-242 to enable a reconfiguration of the parking lot, elimination of an ingress and egress easement and relocation of garbage storage and pick-up areas and to modify conditions associated with the approval to allow outdoor consumption area for property located at 512 Greene Street in the Historic Residential Commercial Core Gulf Side (HRCC-1) zoning district per Section 108-91C(3) and (4) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Property Appraiser Information

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



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

Property Record View

Alternate Key: 8687559 Parcel ID: 00052960-000500

Ownership Details

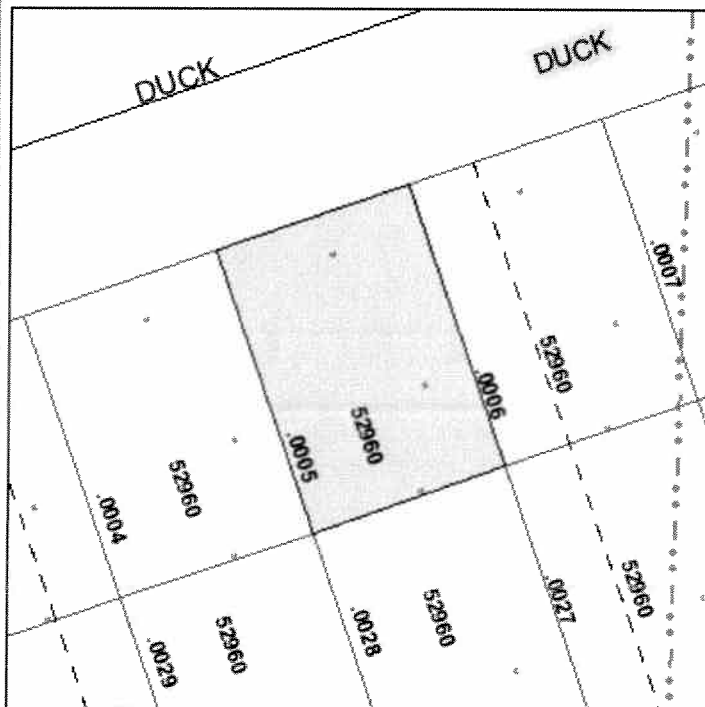
Mailing Address:
MOSELEY CHRISTY
3308 DUCK AVE
KEY WEST, FL 33040

All Owners:
MOSELEY BRUCE E AND DIANNE S R/S, MOSELEY
CHRISTY

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-25
Property Location: 3308 DUCK AVE KEY WEST
Subdivision: Key West Foundation Co's Plat No 2
Legal Description: PT BLOCK 9 KW FOUNDATION COS PLAT NO 2 PB1-189 A/K/A UNIT 5 KEY WEST ESTATES OR1029-1686/87 OR2402-1179R/S

Parcel Map





Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	38	55	2,063.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1032
 Year Built: 1985

Building 1 Details

Building Type R1
 Effective Age 15
 Year Built 1985
 Functional Obs 0

Condition A
 Perimeter 220
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 17
 Grnd Floor Area 1,032

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

Roof Type MANSARD
 Heat 1 NONE
 Heat Src 1 NONE

Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 2

Extra Features:

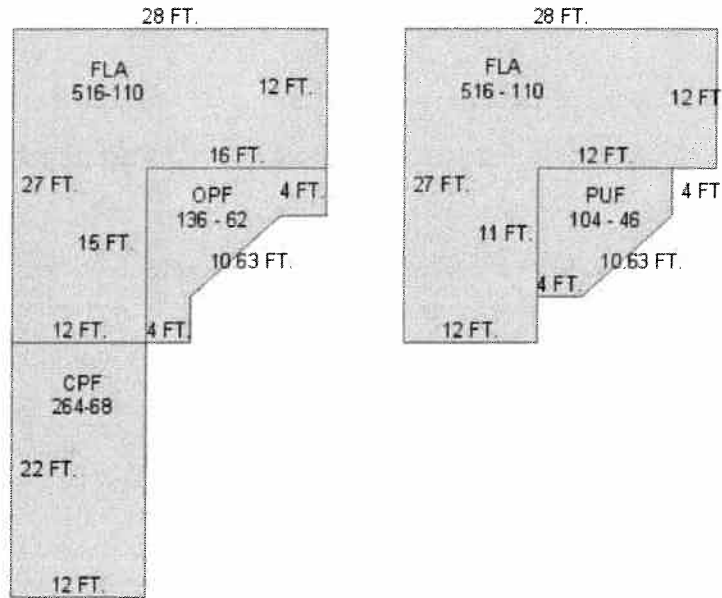
2 Fix Bath 1
 3 Fix Bath 0

Vacuum 0
 Garbage Disposal 0



4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 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	2:B & B	1	1985	N	Y	0.00	0.00	516
2	OPF		1	1985	N	N	0.00	0.00	136
4	FLA	2:B & B	1	1985	N	Y	0.00	0.00	516
5	PUF		1	1985	N	N	0.00	0.00	104
6	CPF		1	1999	N	N	0.00	0.00	264

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	186 SF	0	0	1985	1986	2	30
2	PT3:PATIO	230 SF	0	0	1985	1986	2	50
3	AC2:WALL AIR COND	1 UT	0	0	1985	1986	2	20
4	FN2:FENCES	312 SF	0	0	1990	1991	2	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	02-0699	04/04/2002	08/15/2002	2,165		ACCORDION SHUTTERS-2

02-782	04/03/2002	08/15/2002	2,236	ROOF
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Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)



Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	118,045	1,854	16,463	136,362	136,362	25,000	111,362
2009	132,808	1,891	53,504	188,203	188,203	0	188,203
2008	123,360	1,960	107,276	232,596	116,400	25,000	91,400
2007	156,105	2,040	216,615	374,760	113,010	25,000	88,010
2006	285,592	2,110	134,095	421,797	110,254	25,000	85,254
2005	238,370	2,180	119,654	360,204	107,043	25,000	82,043
2004	142,931	2,260	99,024	244,215	103,925	25,000	78,925
2003	140,445	2,349	43,323	186,117	101,988	25,000	76,988
2002	97,868	2,445	43,323	143,636	99,598	25,000	74,598
2001	85,285	2,546	43,323	131,154	98,030	25,000	73,030
2000	103,461	2,278	22,693	128,432	95,175	25,000	70,175
1999	89,485	1,823	22,693	114,001	92,673	25,000	67,673
1998	85,843	1,807	22,693	110,343	91,214	25,000	66,214
1997	69,511	1,611	18,567	89,690	89,690	25,000	64,690
1996	57,099	1,390	18,567	77,056	73,205	25,000	48,205
1995	55,609	1,421	18,567	75,597	71,420	25,000	46,420
1994	49,651	1,325	18,567	69,543	69,543	25,000	44,543
1993	49,661	1,166	18,567	69,394	69,394	25,000	44,394
1992	49,661	1,215	18,567	69,443	69,443	25,000	44,443
1991	49,661	1,266	18,567	69,494	69,494	25,000	44,494
1990	49,661	1,320	18,567	69,548	69,548	0	69,548
1989	49,661	1,370	18,567	69,598	69,598	0	69,598
1988	39,211	1,069	17,020	57,300	57,300	0	57,300
1987	38,763	1,110	10,831	50,704	50,704	0	50,704
1986	46,758	0	7,499	54,257	54,257	0	54,257

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
2/27/2009	2402 / 1179	205,000	WD	01
11/1/1996	1432 / 1686	115,000	WD	Q

11/1/1990	1151 / 1488	84,500	WD	Q
10/1/1987	1029 / 34	72,500	WD	Q

This page has been visited 72,248 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176



Public Notices
(radius map & mailing list)

Public Notice

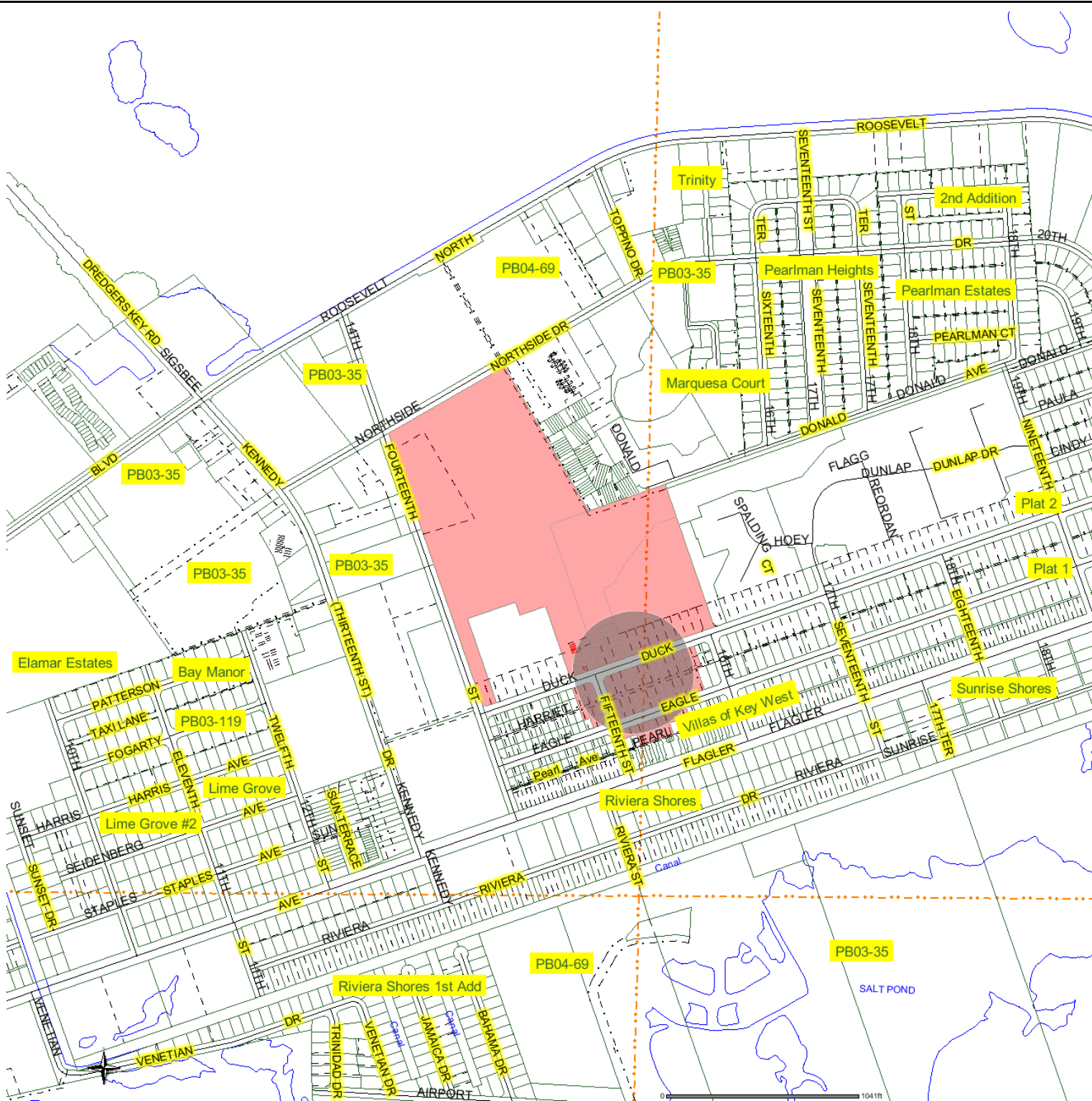
The Key West Planning Board will hold a public hearing **at 6:00 p.m., February 17, 2010, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

3308 Duck Avenue (RE 00052960-000500) – An after-the-Fact variance request for required building coverage, impervious surface ratio, front yard setback, rear yard setback, side yard setbacks and open space requirements in the Single Family (SF) zoning district per Section 122-238(4)a. and b(1), Section 122-238(6)a.(1), (2) and (3), 122-1182 and Section 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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** .

3308 Duck

- Legend**
- theBuffer
 - theBufferTarget
 - 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.

3308 Duck

ALBRITTON LORA J
3310 EAGLE AVE
KEY WEST, FL 33040

ALVAREZ ESMERELDA L
3306 DUCK AVE
KEY WEST, FL 33040

ANDREWS LEDA NAOMI R/S
2110 STAPLES AVE
KEY WEST, FL 33040

AVIHASURA LIRON
3317 EAGLE AVE
KEY WEST, FL 33040

BAUMANN VICKY EILEEN
LES VSSILLONS CH-1071
CHEXBRES,

BENDER I EVE
PO BOX 5234
KEY WEST, FL 33045

BERVALDI FRANK V
1220 SOUTH ST
KEY WEST, FL 33040

BETANCOURT MARIA
417 EATON ST
KEY WEST, FL 33040

BICE LOURDES C
3319 HARRIET AVE
KEY WEST, FL 33040

BLANCH JOSEPH F JR AND JUDITH A
3322 HARRIET AVE
KEY WEST, FL 33040

BURRIS MARK AND LYNN
3301 DUCK AVENUE
KEY WEST, FL 33040

CABANAS BILLY E
712 MAYBANK LOOP
THE VILLAGES, FL 32162

CAMPBELL TATANA
3312 EAGLE AVENUE
KEY WEST, FL 33040

CAMPBELL WILLIAM THOMAS AND
MICHELE DAWN
3231 HARRIET AVE
KEY WEST, FL 33040

CANTALINI BARBARA J
2032 TWO TREE LN
WAUWATOSA, WI 53213

CAREY MICHAEL HENRY
3314 HARRIET AVE
KEY WEST, FL 33040

CASA LAURA
3320 HARRIET AVE
KEY WEST, FL 33040

CERVONE EVA M
3313 PEARL AVE
KEY WEST, FL 33040

COLLINS RANDALL J AND ELLEN B
3324 DUCK AVE
KEY WEST, FL 33040

COMBES GERARD G AND MARIE JOSEE
42 SOMERVILLE ST
FAIRFIELD, CT 06824

CROITORU CAROL AND RIVKA
3319 EAGLE AVE
KEY WEST, FL 33040

DEPAULA CARLOS M
3304 DUCK AVE
KEY WEST, FL 33040

DUNBAR FRANCIS G AND DENISE L
3255 DUCK AVENUE UNIT 3
KEY WEST, FL 33040

ELLIS ROXANNE BLUE AND MARGO Z
3311 HARRIET AVE
KEY WEST, FL 33040

ENRIGHT CYNTHIA A
3302 HARRIET AVE
KEY WEST, FL 33040

FERGUSON JAMES G AND LISA M
3326 DUCK AVE
KEY WEST, FL 33040

FIGUEROA HERIBERTO & HERNANDEZ
CARMEN (WIFE)
3312 DUCK AVENUE
KEY WEST, FL 33040

GARCIA HELEN M
3310 HARRIET AVE
KEY WEST, FL 33040

GARCIA MICHELLE LYNN
8265 SW 163RD ST
PALMETTO BAY, FL 33157

GERBER LYNN E
PO BOX 6731
CHARLOTTESVILLE, VA 22906

GONZALEZ JOSE
3300 EAGLE AVE
KEY WEST, FL 33040

GONZALEZ MIGUEL A AND DONNA M
3314 EAGLE AVE
KEY WEST, FL 33040

GOOD-DEIBLER KIM
3932 RAUCH ST
HARRISBURG, PA 17109

GORMAN LURA
1012 WHITEHEAD ST
KEY WEST, FL 33040

GOULD TIMOTHY P AND DANIELLE D
3300 HARRIET AVE
KEY WEST, FL 33040

GROM WENDY L
3305 HARRIET AVE
KEY WEST, FL 33040

HALL GARY W AND LANICE
3301 DUCK AVE
KEY WEST, FL 33040

HAMEL MICHAEL R
3301 DUCK AVE
KEY WEST, FL 33040

HANNEY WILLIAM
7 CENTRAL ST
SOUTH EASTON, MA 02375

HART JOHN P AND DEBORAH P
3745 CATHEDRAL COVE RD
JACKSONVILLE, FL 32217

HERNANDEZ BARBARA ANN
3307 HARRIET AVE
KEY WEST, FL 33040

HOLLIDAY KEVIN D AND DANIELLE S
3322 DUCK AVE
KEY WEST, FL 33040

HOLLNER CATHERINE
3302 EAGLE AVE
KEY WEST, FL 33040

HOLLOWAY ISABELLE L
3227 HARRIET AVE
KEY WEST, FL 33040

HYDE SUSAN M
3307 PEARL AVE
KEY WEST, FL 33040

ISLAND-WEST INVESTMENT CORP
1213 14TH ST
KEY WEST, FL 33040

JANICKI ROBERT AND JUSTYNA
724 AMELIA ST
KEY WEST, FL 33040

JAROSZEWICZ JERZY AND ILONA
3314 DUCK AVE
KEY WEST, FL 33040

JKG INVESTMENTS LLC
880 SWEETWATER ISLAND CIR
LONGWOOD, FL 32779

KENNEDY KARA J
3248 DUCK AVE
KEY WEST, FL 33040

KEY WEST POLO CLUB APARTMENTS LTD
3333 DUCK AVE
KEY WEST, FL 33040

KITAHARA MASAKO
3310 DUCK AVE
KEY WEST, FL 33040

KORCHYK VERANIKA
3301 EAGLE AVE
KEY WEST, FL 33040

LENHART JOANN J
3323 EAGLE AVE
KEY WEST, FL 33040

LIPPA CHARLES C
3321 HARRIET AVE
KEY WEST, FL 33040

LOCKWOOD KAREN ANN NUNZIANTE
34 ALLAMANDA AVE
KEY WEST, FL 33040

LOCKWOOD VALERIE LYNN
3301 G DUCK AVE
KEY WEST, FL 33040

LOTZ CINDY
70 LAS FLORES
ALISO VIEJO, CA 92656

MARR PHEBE ANN
3637 UPTON ST NW
WASHINGTON, DC 20008

MCCARTHY ERIC P
P O BOX 370
KEY WEST, FL 33041

MEDINA CARMELO
3325 EAGLE AVE
KEY WEST, FL 33040

MENENDEZ ERNEST F AND R RAMONA
3305 PEARL AVE
KEY WEST, FL 33040

MOSELEY CHRISTY
3308 DUCK AVE
KEY WEST, FL 33040

MYAKUSHCHAK MYKOLA V AND GALYNA
M
3246 DUCK AVE
KEY WEST, FL 33040

MYATIEV BATYR
3228 EAGLE AVE
KEY WEST, FL 33040

NOLAN JOHN J AND LISA L
703 CATHERINE ST
KEY WEST, FL 33040

NOLAN JOHN J AND LISA L
703 CATHERINE ST
KEY WEST, FL 33040

NURKIEWICZ TOMASZ AND ANNA
BOGUMILA
3313 EAGLE AVE
KEY WEST, FL 33040

PHILLIPS SAMUEL P AND SANDRA
124 BALA DR
SOMERS POINT, NJ 08244

POINCIANA PARK PARTNERS LLP
PO BOX 1087
KEY WEST, FL 33041

POIST CHRISTINE M
3306 HARRIET AVE
KEY WEST, FL 33040

PTACEK ROMAN
PO BOX 2478
KEY WEST, FL 33045

PUIG II NOEL R AND MYRA C LAY
3316 HARRIET AVE
KEY WEST, FL 33040

RANDALL JOHN LYMAN
3309 PEARL AVE
KEY WEST, FL 33040

RIVAS LEO R JR AND EUGENIA R
3250 DUCK AVE
KEY WEST, FL 33040

ROBINSKY ALON
518 N BEDFORD DR
BEVERLY HILLS, CA 90210

RODRIGUEZ MONICA M
3228 HARRIET AVE
KEY WEST, FL 33040

ROESSER MARY CAROL
1107 KEY PLAZA
KEY WEST, FL 33040

RUIZ CONSUELO C
3303 EAGLE AVE
KEY WEST, FL 33040

SANDSPUR COMPOUND HOMEOWNERS
ASSOC INC
3255 DUCK AVE
KEY WEST, FL 33040

SAVICKY DIANE L
3315 HARRIET AVE
KEY WEST, FL 33040

SAWYER THOMAS MICHAEL
901 FLEMING ST
KEY WEST, FL 33040

SCHMIDA TERENCE
3301 DUCK AVE
KEY WEST, FL 33040

SLAVIN FRANK J
3315 EAGLE AVE
KEY WEST, FL 33040

SLAVKOVSKA MARIETA AND JAN
3318 HARRIET AVE
KEY WEST, FL 33040

SPEES RICHARD
3308 EAGLE AVE
KEY WEST, FL 33040

SPENCER FRANK A JR AND CAROL A
15500 BUSHY TAIL RUN
WOODBINE, MD 21797

STROUD TIMOTHY W AND CAROL LYNN
3324 HARRIET AVE
KEY WEST, FL 33040

SUMMERLAND PALM LLC
1421 1ST ST
KEY WEST, FL 33040

SWEENEY EDWARD J
22 SILVER ST
SALEM, MA 01970

SWIĘCICKA MARIUSZ AND ANETA
3311 PEARL AVE
KEY WEST, FL 33040

TAYLOR JAMES AND SARAH
5 ASTER TER
KEY WEST, FL 33040

TOBIN THOMAS P JR AND DEBRA A
3229 EAGLE AVE
KEY WEST, FL 33040

TONG SIO SAN
2824 FOGARTY AVE
KEY WEST, FL 33040

TORRES LUPE BAZO
3302 DUCK AVE
KEY WEST, FL 33040

TUSCAN TRUST 2/20/2007 THE
P O BOX 2598
KEY WEST, FL 33045

VALDEZ RUBEN R AND MARY E
3323 HARRIET AVE
KEY WEST, FL 33040

VENDEGH ETELKA
PO BOX 2534
KEY WEST, FL 33045

VINEBERG MICHAL BEN-HAYON
3316 DUCK AVE
KEY WEST, FL 33040

WELLS FARGO BANK NA
3476 STATEVIEW BLVD
FORT MILL, SC 29715

WHITNEY-CURTIS MARLESA A
3255 DUCK AVE
KEY WEST, FL 33040

WINTER VAL AND STACIA
3255 DUCK AVE
KEY WEST, FL 33040

WOLCOTT LEWIS A AND AMY L
3313 HARRIET AVE
KEY WEST, FL 33040