

**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: November 21, 2013

Agenda Item: **Variances – 629 Elizabeth Street (RE# 00011940-000000; AK# 1012271)** – A request for front and rear-yard setback for the construction of an addition to a dwelling in the HHDR zoning district per Section 122-630(6)a. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant is requesting variances to front and rear-yard setback requirements to renovate an existing historic structure and replace a non-historic addition.

Applicant: Thomas Kelly

Property Owner: David Graham

Location: 629 Elizabeth Street (RE# 00011940-000000, AK 1012271)

Zoning: Historic High Density Residential (HHDR) Zoning District

Background:

The property is comprised of a one-story house. The applicant proposes to renovate the historic portion of the structure and rebuild a non-contributing addition. The property was purchased in its current configuration with the existing legal non-conformities.

Relevant HHDR Zoning District Dimensional Requirements: Section 122-630			
Requirements	Zoning Regulations	Existing Conditions	Proposed Changes
Front Setback	10'	1'	Same
Rear Setback	20'	9'	5'

Process:

Development Review Committee Meeting: September 26, 2013

Planning Board Meeting:
HARC:

November 21, 2013
December 10, 2013- Tentative

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

The existing structure is nonconforming to front and rear-setback requirements. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not by themselves generate the existence of special conditions or circumstances.

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

The nonconforming aspects on the site are not created by the applicant. The existing building is legal non-conforming. However, the applicant is slightly increasing the non-conformities with the proposed changes.

- 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.**

Allowing the new construction, as proposed, would not confer special privileges upon the applicant. Numerous properties within the historic districts have received similar variances.

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

The applicant is not deprived of rights commonly enjoyed by other properties without the variance approval.

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

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

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

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest. In fact, the variances requested, if approved, will improve the neighborhood overall.

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

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

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

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

The Planning Board shall make factual findings regarding the following:

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

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

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 knows of no objections at this time.

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**.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR VARIANCE APPROVAL FOR
FRONT AND REAR-YARD SETBACK REQUIREMENTS
FOR PROPERTY LOCATED AT 629 ELIZABETH
STREET (RE#00011940-000000, AK# 1012271) IN THE
HISTORIC HIGH DENSITY RESIDENTIAL ZONING
DISTRICT, PER SECTION 122-630(6) a. & c. OF THE
LAND DEVELOPMENT REGULATIONS OF THE CODE
OF ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, the existing structure has legal non-conforming front and rear-yard setbacks;
and

WHEREAS, Section 122-630 of the Code of Ordinances provides that the minimum
allowed front-yard setback is 10 feet and rear-yard setback is 20 feet; and

WHEREAS, existing front-yard setback is 1 foot and the rear-yard setback is 9 feet; and

WHEREAS, the applicant requested a variance to the existing legal non-conforming front-
yard setback and to increase the non-conforming rear-yard encroachment; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing
on November 21st, 2013; and

_____ Chairman
_____ Planning Director

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

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

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

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

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

_____ Chairman
_____ Planning Director

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

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; and

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

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

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

Section 2. An approval by resolution of the Key West Planning Board for variances to allow the renovation and reconstruction of the structure per plans dated August 22, 2013, for property

_____ Chairman

_____ Planning Director

located at 629 Elizabeth Street (RE# 00011940-000000, AK 1012271) in the HHDR zoning district per Section 122-630(6) a. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

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

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

_____ Chairman

_____ Planning Director

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 21st day of November, 2013.

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

_____ Chairman

_____ Planning Director

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

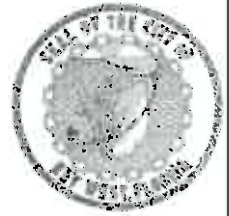
DRAFT

_____ Chairman

_____ Planning Director

Application

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



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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X-ZONE			
Size of Site	4000			
Height	30	17'-11"	17'-11"	
Front Setback	10	1'-0"	1'-0"	x
Side Setback	5	14'-2"	6'-0"	
Side Setback				
Street Side Setback	5	13'-0"	5'-6"	
Rear Setback	20	9'-0"	5'-0"	x
F.A.R	100%			
Building Coverage	50%	26.2	44.6%	
Impervious Surface	60%	26.2%	59.2%	
Parking	1	0	1	
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	N/A			
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

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

Meeting Date _____ HARC Approval # _____

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City of Key West Planning Department
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(305) 809-3720



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

17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES X NO _____

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.**

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



Standards for Considering Variances

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

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

THE SHAPE OF THE LOT.

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

CONDITIONS NOT CREATED BY APPLICANT.

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.

NONE

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



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

THE SHAPE OF THE LOT.

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

YES

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.

YES

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, THOMAS KELLY, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

629 ELIZABETH STREET
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

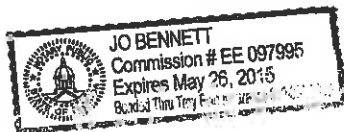
Thomas Kelly
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8/26/13 by
date

THOMAS KELLY
Name of Authorized Representative

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

Jo Bennett
Notary's Signature and Seal



Jo Bennett
Name of Acknowledger typed, printed or stamped

EE097995
Commission Number, if any

Authorization

Deed

Prepared by and return to:
Debbie Condella
THE CLOSING DEPT., Inc.
3432 Duck Avenue
Key West, Florida 33040

Doc# 1926122 03/26/2013 10:22AM
Filed & Recorded in Official Records of
MONROE COUNTY RMY HEAVILIN

\$380,000.00

03/26/2013 10:22AM
DEED DOC STAMP CL: DS \$2,660.00

Personal Representative's Deed

This Indenture, executed the 21st day of March 2013, between CHARLES THOMPSON as Personal Representative of the Estate of SAMUEL A. MOUNTS, deceased, party of the first part, whose address is PO Box 1704 Lakeland, FL 33802-1704, and DAVID M. GRAHAM, a single man party of the second part, whose address is 1621 Bay Road Unit #1208, Miami Beach, FL 33139.

Witnesseth:

The party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, grants, bargains, sells, assigns, remises, releases, conveys and confirms to the parties of the second part, their heirs and assigns forever, interest in the real property in Monroe County, Florida, described as follows:

A parcel of land on the Island of Key West, and known as part of Lot 4, in Square 59, according to Wm. A. Whitehead's map of the Island of Key West, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows: BEGIN at the intersection of the Northeasterly right of way line of Elizabeth Street with the Northerly right of way line of Windsor Lane and run thence N 34°05'36" W along the Northeasterly right of way line of the said Elizabeth Street for a distance of 45.00 feet; thence run N 55°54'24" E for a distance of 69.08 feet to a point on the Southwesterly boundary line of the lands described in Official Record Book 2252 at Page 985 of the Public Records of Monroe County, Florida; thence run S 12°29'42" E and along the Southwesterly boundary line of the said lands for a distance of 22.67 feet; thence run S 09°25'25" E and along the Southwesterly boundary line of the said lands for a distance of 54.59 feet to the Northerly right of way line of the said Windsor Lane; thence run S 90°00'00" W along the Northerly right of way line of the said Windsor Lane for a distance of 45.82 feet back to the Point of Beginning.

Doc# 1926122
Bk# 2620 Pg# 150

SUBJECT TO taxes for the year 2013 and subsequent years.
SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Parcel Account No. 00011940-000000
Alternate Key No. 1012271

Together with all and singular, the tenements, hereditaments, and appurtenances belonging or in any way appertaining to that real property.



To have and to hold the same to the parties of the second part, their heirs and assigns in fee simple forever.

The party of the first part does hereby covenant to and with the parties of the second part, their heirs and assigns, that in all things preliminary to and in the above sale and this conveyance, the orders of the above named court and the laws of Florida have been followed and complied with in all respects.

In Witness Whereof the party of the first part, as Personal Representative of the Estate of Samuel A. Mounts, deceased, has set her hand and seal on the day and year first written above.

Witnesses:

#1 Carol Hughes
Print Carol Hughes

#2 Beverly S Crowder
Print Beverly S Crowder

Charles Thompson

By: CHARLES THOMPSON as Personal Representative of the Estate of Samuel A. Mounts, deceased

State of Florida

County of Polk

I Hereby Certify that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared CHARLES THOMPSON as Personal Representative of the Estate of Samuel A. Mounts, deceased, to me personally known to be the person described in or who produced _____ as identification and who executed the foregoing instrument and acknowledged before me that she executed the same for the purpose therein expressed.

Witness my hand and seal in the county and state aforesaid this March 18th 2013.

Debbie Lee Smith

NOTARY PUBLIC
STAMP OR SEAL



DEBBIE LEE SMITH
Notary Public, State of Florida
My comm. expires July 1, 2013
Commission Number EE 208824

CD-4272

CT

MONROE COUNTY
OFFICIAL RECORDS

Return to:
Name THE CLOSING DEPARTMENT, INC.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

This Instrument Prepared by: DEBORAH CONDELLA
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

Doc# 1926123 03/26/2013 10:22AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

\$0.00

Quit Claim Deed

03/26/2013 10:22AM
DEED DOC STAMP CL: DS

\$0.70

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 21st day of MARCH A. D. 2013,

Between, **CHARLES THOMPSON, a single man, individually and as Personal Representative of the Estate of Samuel A. Mounts, deceased**

Whose address is **PO Box 1704 Lakeland, FL 33802-1704**
the County of _____, in the State of Florida, party of the first part, and

DAVID M. GRAHAM, a single man

Doc# 1926123
Bk# 2620 Pg# 152

Whose address is **1621 Bay Road Unit #1208, Miami Beach, FL 33139**
the County of _____, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of **Monroe** State of Florida, to wit:

A parcel of land on the Island of Key West, and known as part of Lot 4, in Square 59, according to Wm. A. Whitehead's map of the Island of Key West, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northeasterly right of way line of Elizabeth Street with the Northerly right of way line of Windsor Lane and run thence N 34°05'36" W along the Northeasterly right of way line of the said Elizabeth Street for a distance of 45.00 feet to the Point of Beginning; thence continue N 34°05'36" W along the Northeasterly right of way line of the said Elizabeth Street for a distance of 5.00 feet to the Southerly corner of the lands described in Official Records Book 2575 at Page 2402 of the Public Records of Monroe County, Florida; thence run N 55°28'43" E along the Southeasterly boundary line of the said lands for a distance of 71.27 feet to a point on the Southwesterly boundary line of the lands described in Official Record Book 2252 at Page 985 of the Public Records of Monroe County, Florida; thence run S 12°29'42" E and along the Southwesterly boundary line of the said lands for a distance of 5.95 feet; thence run S 55°54'24" W for a distance of 69.08 feet back to the Point of Beginning.

SUBJECT TO taxes for the year 2013 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behalf of the said party of the second part.

Signed, Sealed and Delivered in Our Presence:
Witnesses:

#1 Carol Hughes
Printed Carol Hughes

#2 Beverly J. Crowder
Printed Beverly S. Crowder

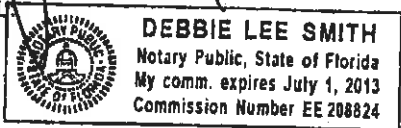
Charles Thompson
CHARLES THOMPSON, individually and
as Personal Representative of the Estate of
Samuel A. Mounts, deceased

State of Florida

County of Polk

The foregoing instrument was acknowledged before me this March 18th, 2013, by CHARLES THOMPSON
who is/are personally known to me or who has/have produced _____ as identification and
who did (did not) take an oath.

Debbie Lee Smith
NOTARY PUBLIC
SEAL



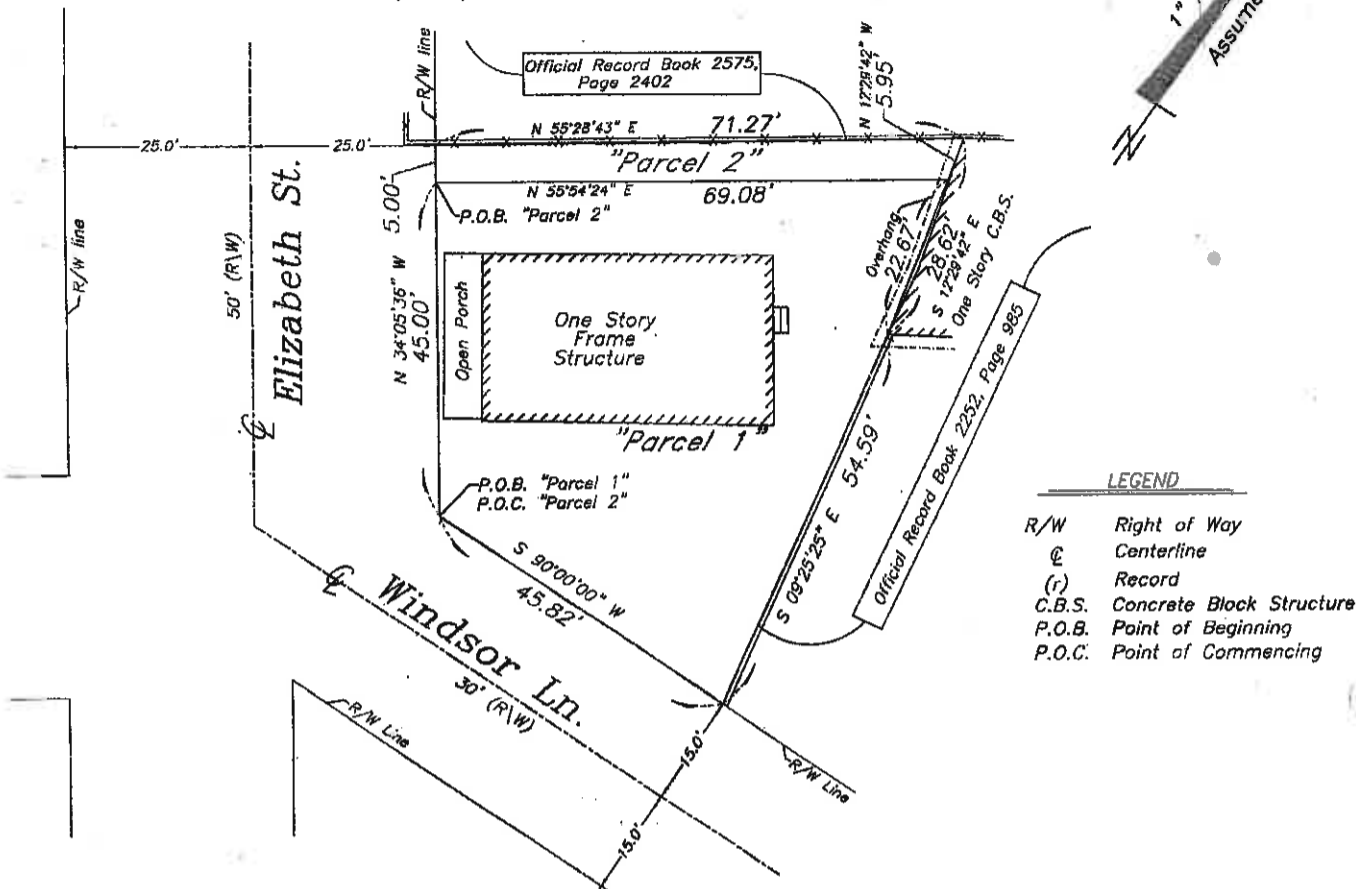
MONROE COUNTY
OFFICIAL RECORDS

CD-4272

CD

Survey

Specific Purpose Survey to illustrate legal descriptions
of part of Lot 4, Square 59, Island of Key West,
prepared by the undersigned



LEGEND

R/W	Right of Way
C	Centerline
(r)	Record
C.B.S.	Concrete Block Structure
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing

- NOTES:**
1. The legal descriptions shown hereon were 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: 629 Elizabeth 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. Bearings are assumed as based on the Northerly right of way line of Windsor Ln. as S 90°00'00" W.
 8. Adjoiners are not furnished.
 9. The descriptions contained herein and sketch do not represent a field boundary survey.

**SPECIFIC PURPOSE SURVEY TO ILLUSTRATE LEGAL DESCRIPTIONS
AUTHORED BY THE UNDERSIGNED**

PARCEL 1: A parcel of land on the Island of Key West, and known as part of Lot 4, in Square 59, according to Wm. A. Whitehead's map of the Island of Key West, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
BEGIN at the intersection of the Northeasterly right of way line of Elizabeth Street with the Northerly right of way line of Windsor Lane and run thence N 34°05'36" W along the Northeasterly right of way line of the said Elizabeth Street for a distance of 45.00 feet; thence run N 55°54'24" E for a distance of 69.08 feet to a point on the Southwesterly boundary line of the lands described in Official Record Book 2252 at Page 985 of the Public Records of Monroe County, Florida; thence run S 12°29'42" E and along the Southwesterly boundary line of the said lands for a distance of 22.67 feet; thence run S 09°25'25" E and along the Southwesterly boundary line of the said lands for a distance of 54.59 feet to the Northerly right of way line of the said Windsor Lane; thence run S 90°00'00" W along the Northerly right of way line of the said Windsor Lane for a distance of 45.82 feet back to the Point of Beginning.

PARCEL 2: A parcel of land on the Island of Key West, and known as part of Lot 4, in Square 59, according to Wm. A. Whitehead's map of the Island of Key West, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the Northeasterly right of way line of Elizabeth Street with the Northerly right of way line of Windsor Lane and run thence N 34°05'36" W along the Northeasterly right of way line of the said Elizabeth Street for a distance of 45.00 feet to the Point of Beginning; thence continue N 34°05'36" W along the Northeasterly right of way line of the said Elizabeth Street for a distance of 5.00 feet to the Southerly corner of the lands described in Official Records Book 2575 at Page 2402 of the Public Records of Monroe County, Florida; thence run N 55°28'43" E along the Southeasterly boundary line of the said lands for a distance of 71.27 feet to a point on the Southwesterly boundary line of the lands described in Official Record Book 2252 at Page 985 of the Public Records of Monroe County, Florida; thence run S 12°29'42" E and along the Southwesterly boundary line of the said lands for a distance of 5.95 feet; thence run S 55°54'24" W for a distance of 69.08 feet back to the Point of Beginning.

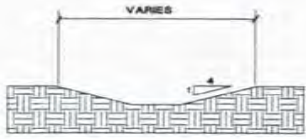
SPECIFIC PURPOSE SURVEY FOR: David M. Graham;

J. LYNN O'FLYNN, INC.
[Signature]
J. Lynn O'Flynn, PSM
Florida Reg. #6298
March 5, 2013

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6888
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site Plans



CUBIC FEET REQUIRED = $\frac{\text{DISTURBED AREA X RAINFALL}}{12} = \frac{1868 \text{ SQ.FT.}}{12} = 156 \text{ CU. FT.}$

CUBIC FEET SUPPLIED = 156 CU. FT.

SWALE SECTION

PROJECT DATA

ITEM	HHDR	CODE	EXISTING	PROPOSED
ZONE				
LOT AREA		4000	3694 SQFT	3694 SQFT
LOT WIDTH		40	45 - 74 FT.	45 - 74 FT.
LOT DEPTH		90	71 - 48 FT.	71 - 48 FT.
IMPERVIOUS SURFACE RATIO		60%	28.2% (968 SF.)	59.2% (2205 SF.)
MAXIMUM BUILDING COVERAGE		50%	28.2% (968 SF.)	44.6% (1647 SF.)
FRONT		10	7'-0"	7'-0"
STREET SIDE		5	13'-0"	5'-8"
SIDE		5	14'-2"	8'-0"
REAR		20	9'-0"	5'-0"
MAXIMUM HEIGHT		30	17'-11"	17'-11"
MAXIMUM FLOOR AREA RATIO		100%	28.5%	53.7%

629 ELIZABETH STREET
KEY WEST - FLORIDA

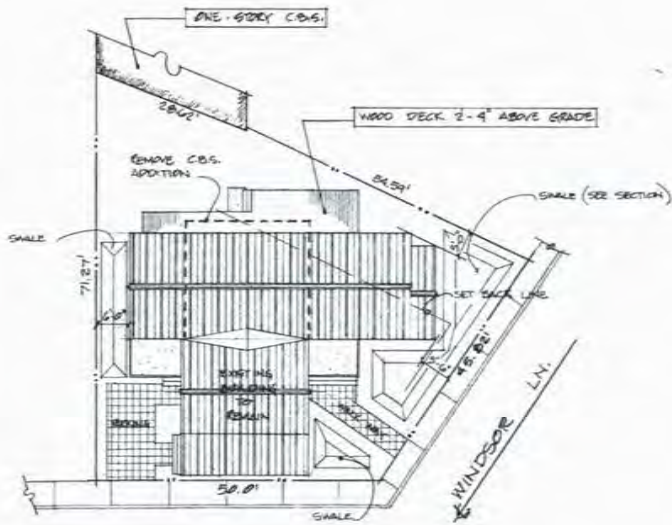
LEGAL DESCRIPTION

Part of LOT 4, SQUARE 59 "William A. Whitehead's Map" Record Book 2252-985

FLOOD ZONE

X - ZONE

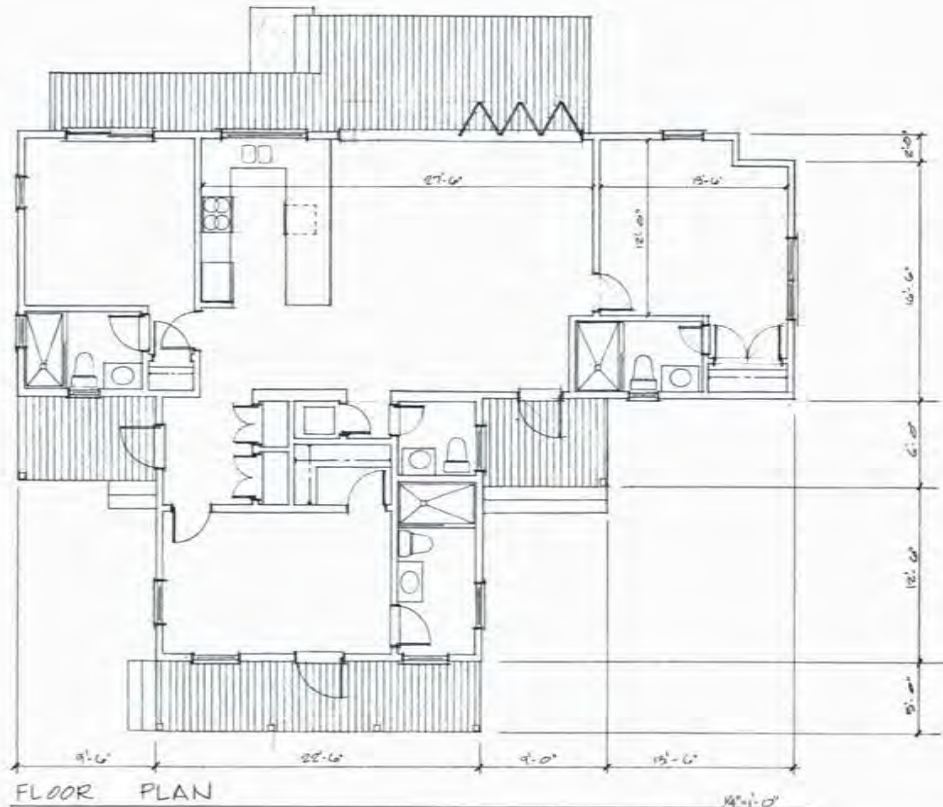
THOMAS KELLY ENTERPRISES INC.
1941 ROCKY ROAD - BIRMINGHAM, AL
• ARCHITECTS
• ENGINEERS
• PLANNERS
(800) 744-7700



ELIZABETH ST.



SITE PLAN



FLOOR PLAN

KEY WEST

629 ELIZABETH STREET
SITE PLAN - FLOOR PLAN

DATE: 06/22/18

SHEET NUMBER
D-1



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

1/4"=1'-0"

WOOD WINDOW w/ TRUE DIVIDED LITES
 AND WOOD IMPACT WINDOWS BY
 MAKEUPIN #2 EQUAL.



NORTHWEST ELEVATION

1/4"=1'-0"



SOUTHWEST ELEVATION

1/4"=1'-0"

KEY WEST

628 ELIZABETH STREET
 EXTERIOR ELEVATIONS

DRAWN: TK
 DATE: 04/22/18

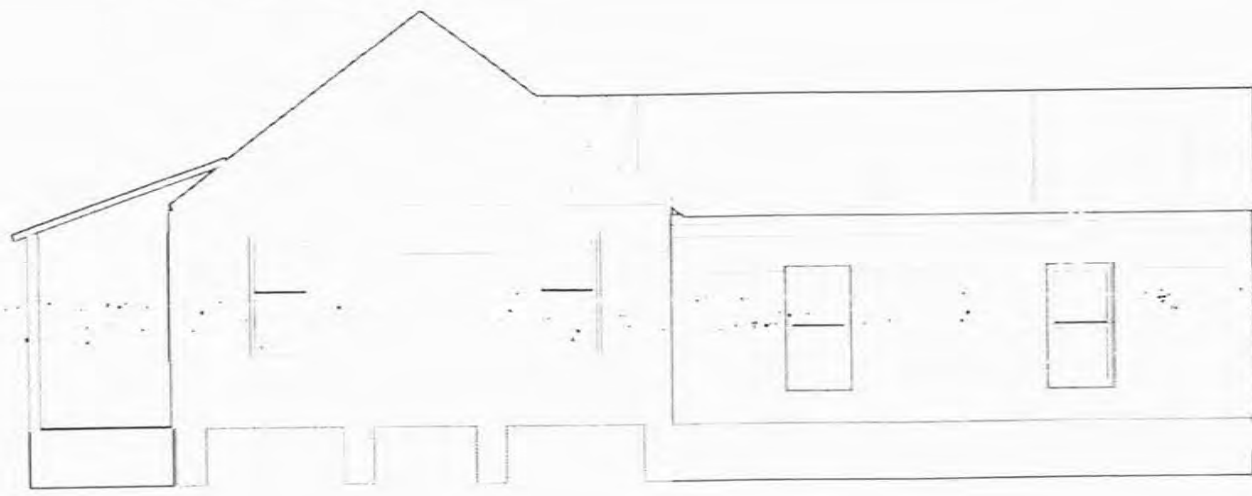
SHEET NUMBER
D-2



SCALE: 1/2" = 1'-0"

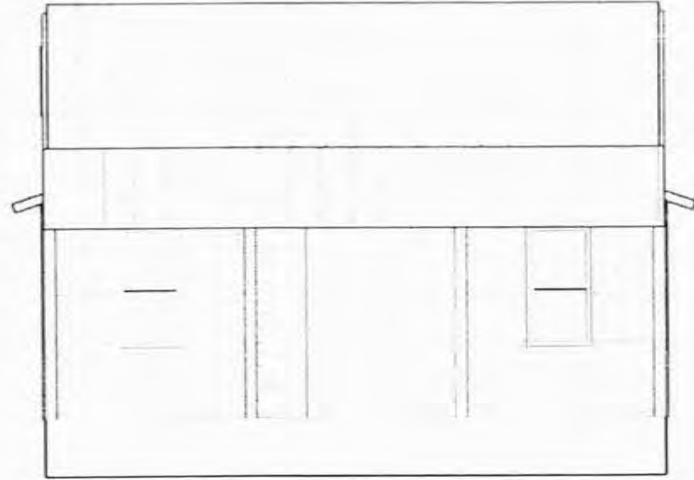
LEFT ELEVATION

SCALE: 1/2" = 1'-0"



RIGHT ELEVATION

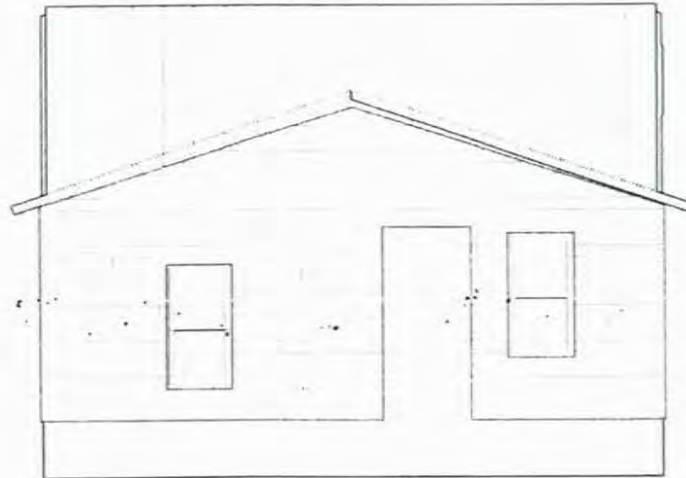
SCALE: 1/2" = 1'-0"



0 1 2 4
SCALE: 1/2" = 1'-0"

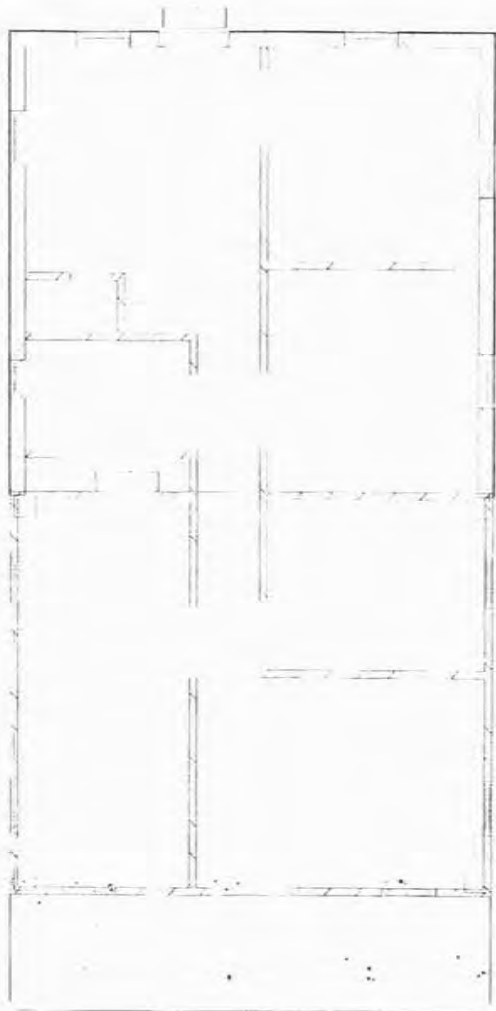
FRONT ELEVATION

SCALE: 1/2" = 1'-0"



REAR ELEVATION

SCALE: 1/2" = 1'-0"



0 1 2 3 4
SCALE 1/2" = 1'-0"

ACSC HAW

PLAN VIEW
SCALE 1/2" = 1'-0"

Site Photos





DRC
Minutes & Comments

Minutes of the Development Review Committee

September 26, 2013

Approved on October 24, 2013

No comments.

HARC PLANNER:

Fabric covered structures visible from the public right-of-way are typically not recommended on publicly visible elevations (guideline 10 for awnings –page 32- of the HARC guidelines)

ENGINEERING:

No comments.

FIRE DEPARTMENT:

Mr. Barroso stated that the engineering frame and the fabric of the awning have to fireproof.

BUILDING OFFICIAL:

Mr. Wampler stated that the engineering frame and the fabric of the awning have to fireproof.

SUSTAINABILITY COORDINATOR

No comments.

KEYS ENERGY:

No comments.

8. Variance – 629 Elizabeth Street (RE# 000111940-000000; AK# 1012271) – A request for a rear-yard setback for the construction of an addition to a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(6)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 request.

The Architect, Tom Kelly gave members an overview of the request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

Ms. DeMaria stated applicant will need a tree permit to take down the almond tree. Another requirement is using a certified Arborist.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Minutes of the Development Review Committee

September 26, 2013

Approved on October 24, 2013

Plans will need more annotations for dimensions, materials. Drawings depicting adjacent building scale must be included as part of the HARC application.

ENGINEERING:

Please provide storm water management plan that provides treatment for one-inch over the total project area, including Parcels 1 and 2.

FIRE DEPARTMENT:

Mr. Barroso stated to maintain proper setbacks.

BUILDING OFFICIAL:

No comments.

SUSTAINABILITY COORDINATOR

No comments.

KEYS ENERGY:

No comments.

9. **Exception for Outdoor Merchandise Display - 951 Caroline Street (RE# 00002970-000000; AK# 1003069)** – A request to allow the display of merchandise in the HRCC-2 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the request.

The applicant, Mr. Robinson gave members an overview of the request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

Ms. DeMaria stated applicant will need to make sure that when moving the outdoor display in and out of the building, it doesn't have an impact to the landscaping.

POLICE DEPARTMENT

No comments.

HARC PLANNER:

No site plan or drawing/ photos showing display. The new building has large windows for exhibits. The display may obscure architectural features.

ENGINEERING:

No comments.

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

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

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1012271 Parcel ID: 00011940-000000** [Next Record](#)

Ownership Details

Mailing Address:

GRAHAM DAVID M
1621 BAY RD APT 1208
MIAMI BEACH, FL 33139-3266

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 629 ELIZABETH ST KEY WEST

Legal Description: KW PT LOT 4 SQR 59 WW-361 PT OF TR 5 OR350-72/73 COUNTY JUDGES
SERIES 3M4 OR1297-785AFF OR1317-832/833/834/835D/C OR2012-1375/76F/J
OR2162-1816ORD OR2318-1459/60 OR2329-309/10 OR2329-311/12 OR2342-1072/73
OR2359-1353 OR2620-150/51 OR2620-152/53

Click Map Image to open interactive viewer

Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	0	3,697.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 819
 Year Built: 1900

Building 1 Details

Building Type R1
 Effective Age 53
 Year Built 1900
 Functional Obs 0

Condition P
 Perimeter 120
 Special Arch 0
 Economic Obs 0

Q
 De
 Grn

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

Roof Type IRR/CUSTOM

Roof Cover METAL

Heat 1 NONE

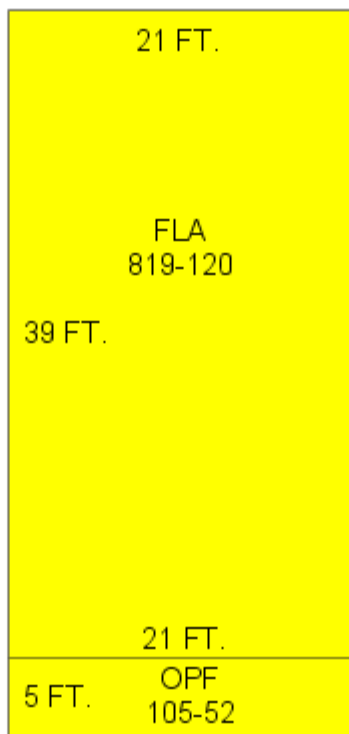
Heat 2 NONE

Heat Src 1 NONE

Heat Src 2 NONE

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 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1987	N	N	0.00
2	<u>OPF</u>	12:ABOVE AVERAGE WOOD	1	1987	N	N	0.00

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	684 SF	0	0	1964	1965	1	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B950533	02/01/1995	10/01/1995	800		REPL SIDING ON RITE SIDE

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
2013	41,302	479	351,842	393,623	319,872	0	393,623
2012	42,145	479	248,169	290,793	290,793	0	290,793
2011	42,145	479	239,542	282,166	282,166	0	282,166
2010	72,949	479	302,372	375,800	375,800	0	375,800
2009	81,343	479	459,605	541,427	541,427	0	541,427
2008	75,020	479	528,675	604,174	604,174	0	604,174
2007	112,530	427	403,304	516,261	516,261	0	516,261
2006	243,270	427	286,995	530,692	530,692	0	530,692
2005	193,071	427	259,806	453,304	453,304	0	453,304
2004	158,576	427	226,575	385,578	385,578	0	385,578
2003	126,140	427	105,735	232,302	232,302	0	232,302
2002	120,689	427	84,588	205,704	205,704	0	205,704
2001	94,782	427	84,588	179,797	123,963	25,000	98,963
2000	97,941	806	51,357	150,104	105,678	25,000	80,678
1999	77,405	637	57,399	135,441	96,469	25,000	71,469
1998	67,927	559	57,399	125,885	94,950	25,000	69,950
1997	61,608	507	51,357	113,472	93,363	25,000	68,363
1996	42,652	351	51,357	94,360	90,644	25,000	65,644
1995	38,861	0	51,357	90,218	88,434	25,000	63,434
1994	34,753	0	51,357	86,110	86,110	25,000	61,110
1993	34,753	0	51,357	86,110	86,110	25,000	61,110
1992	34,873	0	51,357	86,230	86,230	25,000	61,230
1991	34,873	0	51,357	86,230	86,230	25,000	61,230

1990	21,238	0	40,028	61,266	61,266	24,506	36,760
1989	17,552	0	39,273	56,825	56,825	22,730	34,095
1988	15,321	0	34,742	50,063	50,063	20,025	30,038
1987	15,125	0	22,506	37,631	37,631	15,052	22,579
1986	15,209	0	21,751	36,960	36,960	0	36,960
1985	14,735	0	12,295	27,030	27,030	25,500	1,530
1984	13,748	0	12,295	26,043	26,043	25,500	543
1983	13,748	0	12,295	26,043	26,043	25,000	1,043
1982	14,025	0	12,295	26,320	26,320	25,000	1,320

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
3/18/2013	2620 / 152	100	QC	11
3/18/2013	2620 / 150	380,000	WD	01

This page has been visited 177 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., November 21, 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:

Variations – 629 Elizabeth Street (RE# 00011940-000000; AK# 1012271) – A request for front and rear-yard setbacks for a renovation and reconstruction in the HHDR zoning district per Sections , 122-630(6)a, and 122-630(6)c 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:

Variiances – 629 Elizabeth Street (RE# 00011940-000000; AK# 1012271) – A request for front and rear-yard setbacks for a renovation and reconstruction in the HHDR zoning district per Sections , 122-630(6)a, and 122-630(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Thomas Kelly **Owner:** David Graham
Project Location: 629 Elizabeth Street (RE# 00011940-000000; AK# 1012271)
Date of Hearing: Thursday, November 21, 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.

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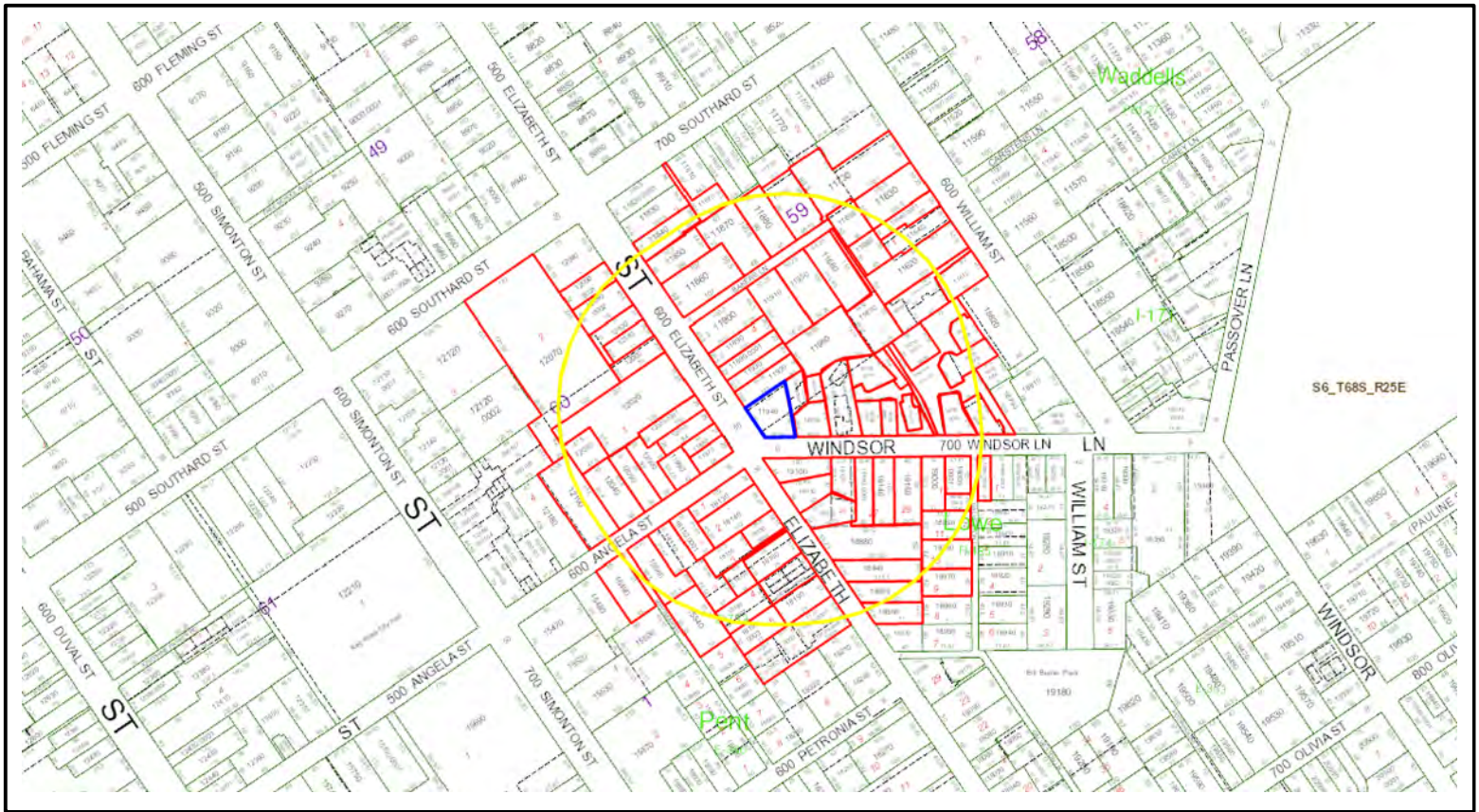
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Monroe County, Florida

629 Elizabeth

Printed: Oct 30, 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
WEISS ROBIN S	626 WILLIAM ST		KEY WEST	FL	33040-6842	
MCMANUS SCOTT ALAN AND JENNIFER A	47 S COBBTOWN RD		LINCOLNVILLE	ME	04849-5129	
WOODRUFF THOMAS S	620 SOUTHARD ST		KEY WEST	FL	33040-6838	
VALLADARES ARTHUR L	3746 PAULA AVE		KEY WEST	FL	33040-4417	
PARADA CAROLYN M	1903 FERDINAND ST		CORAL GABLES	FL	33134-2152	
630 ELIZABETH LLC	989 E PROSPECT ST		WOODMERE	NY	11598-1446	
EGNATZ BENJAMIN D	620 ELIZABETH ST		KEY WEST	FL	33040-6823	
MURRAY JAMES H	760 HARBOR BEND RD APT 106		MEMPHIS	TN	38103-8916	
DEL VALLE ENRIQUE J L/E	40 BLUE WATER DR		KEY WEST	FL	33040-6103	
HILL TOP CONDOMINIUM	714 ELIZABETH ST		KEY WEST	FL	33040	
SHORT ANDREW M	25 VAN DAM ST		NEW YORK	NY	10013	
WATTS MYRA JUDITH CIARDI	71 STANLEY AVE		DAYTON	NJ	8810	
FERNANDEZ ROBERT Y DEC TR 5/4/1999	2529 FL GA HWY		HAVANA	FL	32333-5255	
KOENIG FRANK R	703 WINDSOR LN		KEY WEST	FL	33040	
HILL WARREN H AND PAMELA A	720 ELIZABETH ST APT 4		KEY WEST	FL	33040-6466	
WINDSOR VILLAGE CONDO	700 BLOCK WINDSOR LANE		KEY WEST	FL	33040	
SHETH AGAM K	1414 LAKE RD		MILTON	VT	05468-4129	
ALLEN PATRICIA J L/E	715 ELIZABETH ST		KEY WEST	FL	33040-6401	
GALVESTON LANE LLC	807 WHITEHEAD ST		KEY WEST	FL	33040-7421	
WEINTRAUB BYRON C AND SUSAN CO-TRUSTEE 11/10/20	2218 SHADOW OAKS RD		SARASOTA	FL	34240-9326	
GUDOIAN JILL M	2590 BOSTON NECK RD		SAUNDERSTOWN	RI	02874-3802	
OMALLEY JOHN W AND JENNIFER P	16901 MEETING HOUSE RD		FISHERVILLE	KY	40023-8707	
720 ELIZABETH LLC	3444 RIVIERA DR		KEY WEST	FL	33040	
WATSON ROBERTA C	9 BARRACUDA LN		KEY LARGO	FL	33037-3733	
MCINTYRE JOHN WILLIAM AND COLLEEN RYAN	7413 SKYLINE DR		FORT LEE	NJ	07024-2220	
714 BAKERS LANE LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
CASH CAROLYN FLORIDA SUMNER	2620 FOGARTY AVE		KEY WEST	FL	33040-3917	
MARKATCUL LLC	254 COMMERCIAL ST		PORTLAND	ME	04101-4664	
SEROPIAN ARA AND GAYLE ROMITO	104 BLOSSOM HILL DR		LANCASTER	PA	17601-3200	
BLAIR JOEL M JR TRST 7/25/85	607 ELIZABETH ST		KEY WEST	FL	33040	
BARKER LUCY KOWAL	619 ANGELA ST		KEY WEST	FL	33040-7424	
MDS HOLDINGS-FLORIDA LLC	P O BOX 5324		MADISON	WI	53705-0324	
CONGDON ALDEN KIRBY	715 BAKERS LANE		KEY WEST	FL	33040	
HARRISON BRIAN G AND MAUREEN	628 WILLIAM ST		KEY WEST	FL	33040-6842	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
NATIONAL REALTY LTD	1500 EUCLID AVE		MIAMI BEACH	FL	33139-3506	
ANGELA PETRONIA LLC	720 WHITMARSH LN		KEY WEST	FL	33040	
DAYKIN JUDITH ELLEN	723 WINDSOR LN		KEY WEST	FL	33040-6430	
TYLER LENORA H	719 ELIZABETH ST		KEY WEST	FL	33040	
HINKLE JANET B REV TR	700 WINDSOR LN		KEY WEST	FL	33040-6415	
ANDREFSKY HELEN	719 BAKERS LN		KEY WEST	FL	33040	
LAZARUS ANTHONY N	628 ELIZABETH ST		KEY WEST	FL	33040	
CALLEJA JOHN FRANCIS	1404 PETRONIA ST		KEY WEST	FL	33040-7237	
720 ELIZABETH CONDOMINIUM	720 ELIZABETH ST		KEY WEST	FL	33040	
BASCOM RICHARD N 2008 REV TR	PO BOX 1444		CLAREMONT	NH	03743-1444	
KOLO THEODORE JR	PO BOX 297		KEY WEST	FL	33041-0297	
EVANS RODDY A AND GWENDOLYN	PO BOX 172132		HIALEAH	FL	33017-2132	
GILLIS PETER C	56 RUTLAND SQUARE		BOSTON	MA	2118	
SPIEGLAN CHESTER E AND HELEN	623 ELIZABETH ST		KEY WEST	FL	33040-6874	
GRAHAM DAVID M	1621 BAY RD APT 1208		MIAMI BEACH	FL	33139-3266	
BERMAN ANDREW N AND LINDA C	716 ELIZABETH ST		KEY WEST	FL	33040-6402	
NEWMAN WILLIAM R	1107 E 1ST ST		BLOOMINGTON	IN	47401-5005	
WALLACE MELISSA	709-713 WHITMARSH LN		KEY WEST	FL	33040	
POTTER JOHN CHARLES	705 WINDSOR LN		KEY WEST	FL	33040-6445	
RRR KEY WEST ENTERPRISES LLC	12534 N LAKE CT		FAIRFAX	VA	22033-4304	
RING JOHN REV TRUST	PO BOX 5190		HANOVER	NH	03755-5190	
PADNOS DOUGLAS AND NANCY	702 PARK AVE		HOLLAND	MI	49423	
HJELMELAND BJARTE	PILESTREDET PARK 12 B 0176		OSLO			NORWAY
PRINCE SUSAN	716 ELIZABETH ST	REAR	KEY WEST	FL	33040	
DAJULD3 LLC	PO BOX 2328		KEY WEST	FL	33045-2328	
BENDER BERT L DEC TR 11/22/1999	619 ELIZABETH ST		KEY WEST	FL	33040-6874	
709 WINDSOR LANE LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
SOLDANO DANIEL J	617 ANGELA ST		KEY WEST	FL	33040-7424	
BLAIS MARIE CLAIRE	PO BOX 890		KEY WEST	FL	33041	
MCQUAID KEVIN M AND LINDA E	6 PINWOOD RD		MANCHESTER	MA	01944-1036	
DAVIS EDWIN T AND NANCY E	1176 E 5TH AVE		MOUNT DORA	FL	32757-5840	
NICHOLS PAUL	4305 BONNELL VISTA COVE	APT 6	AUSTIN	TX	78731	
WHEELER RONALD W IRA TRUST 04/01/1995	8 SHINE ST		DEADWOOD	SD	57732-1014	
DICKERSON THEODORE AND BARBARA H/W	721 ELIZABETH ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
PEREZ ROSEMARY	PO BOX 1069		OCOEE	FL	34761-1069	
NEWMAN ROBERT J JR AND TINA G	615 ELIZABETH STREET		KEY WEST	FL	33040	
LEE CHARLES E	P O BOX 4118		KEY WEST	FL	33040	
TADGELL ROBERT E JR	PO BOX 521		WINDHAM	NH	03087-0521	
ALLEN PATRICIA J	715 ELIZABETH ST		KEY WEST	FL	33040	
EVANS ROBERT AND LULA III FAMILY TRUST	2104 GILEAD AVE		ZION	IL	60099-2247	
BARNHOUSE LLC	616 ELIZABETH ST		KEY WEST	FL	33040-6823	
DEMSHAR FRED A	1750 N CRILLY CT		CHICAGO	IL	60614-5791	
SOLDANO DANIEL J	617 ANGELA ST		KEY WEST	FL	33040-7424	
TANNURA PHILLIP F JR	3330 NORTHSIDE DR APT 225		KEY WEST	FL	33040-7905	
POLLMAN ROBERT P SR AND NOREEN M	628 WILLIAM ST	REAR	KEY WEST	FL	33040	
PARMENTER TOM E	PSC 41 BOX 4754		APO	AE	9464	
GRAHAM CAROLYN AND SCOTT	625 ANGELA STREET		KEY WEST	FL	33040	
CARUSO CECELIA C	6951 COBIA CIR		BOYNTON BEACH	FL	33437-3640	
YOUNG RICHARD C AND DEBORAH L	98 WILLIAM ST		NEWPORT	RI	02840-3309	
BERRIS SANFORD	1075 DUVAL ST STE C21 PMB 226		KEY WEST	FL	33040-3188	
KRINSKY SAMUEL IRREVOC INCOME ONLY TRUST 12/3/20	316 W 90TH ST APT 1		NEW YORK	NY	10024-1627	
SCHONECK JOHN	2 AMARYLLIS DR		KEY WEST	FL	33040-6204	
KERR JOHN B AND ANA DELLIA	626 ELIZABETH ST		KEY WEST	FL	33040-6823	
ROBERTSON JOANNE C	PO BOX 4303		KEY WEST	FL	33041-4303	
EVANS ROSELYN	1160 NE 110TH TER		MIAMI	FL	33161-7618	
DENEAU DANIEL J REV TR 10/28/2009	PO BOX 5190		HANOVER	NH	03755-5190	
SCARSELLA CHRISTINE	830 CAROLINE ST		KEY WEST	FL	33040	
709 WINDSOR LANE CONDOMINIUM	709 WINDSOR LN		KEY WEST	FL	33040	
SADOF KAREN	714 ELIZABETH ST APT D		KEY WEST	FL	33040-6400	
MOFFITT DONALD A	3063 HERITAGE LANDING RD		WILLIAMSBURG	VA	23185	
FERNANDEZ ROBERT Y DEC TR 5/4/1999	2529 FL GA HWY		HAVANA	FL	32333-5255	
FARRAR ARTHUR CURTIS JR AND ANNA S JT REV TR	200 NORTHSIDE DR		DOUGLAS	GA	31533	
CLOUTIER JANE P	714-B ELIZABETH ST		KEY WEST	FL	33040	
VENTI EDWARD G & MAUREEN T TRACY (WIFE)	231 SPRUCE DRIVE-PO BOX 158		JACKSON	NH	3846	