

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



To: Chairman and Planning Board Members

Through: Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: February 19, 2015

Agenda Item: **Variance – 1460 Kennedy Drive (RE # 00065281-000100; AK # 8633254)** – A request to replace an existing freestanding multi-tenant sign on property located within the Limited Commercial (CL) zoning district pursuant to Sections 90-395 and 114-138(a)(1)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Variance to allow for the replacement of a freestanding multi-tenant sign which exceeds the allowed maximum 64 square feet surface area.

Applicant: Marathon Electric / Randall Mearns

Owner: William Goldner Revocable Trust

Location: 1460 Kennedy Drive (RE # 00065281-000100; AK # 8633254)

Zoning: Limited Commercial (CL) Zoning District



Background and Request:

The existing non-conforming freestanding multi-tenant sign is located in the Luani Plaza at the corner of Kennedy Drive and Flagler Avenue. Signage on Kennedy Drive and the four-lane portion of Flagler Avenue fall under the Boulevard appearance zone and therefore signage is not allowed to exceed 64 square feet of sign surface area without variance approval pursuant to Code Section 114-138(a)(1)a.

The applicant is proposing to replace the dilapidated multi-tenant sign and bring the sign further into compliance. The proposed freestanding multi-tenant sign would be reduced in height by eight feet and the surface area reduced from the existing 144 square feet to 120 square feet. The location of the proposed freestanding multi-tenant sign will be located 12 feet from the property line facing Kennedy Drive and 3 feet from property line facing Flagler Avenue, moving it further out of the clear sight triangle.

Although the applicant is improving the nonconforming freestanding tenant sign, moving the sign triggers the need for the variance pursuant to Code Section 122-32(c).

Relevant Boulevard Appearance Zone Sign Requirements: Code Section 114-138				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum sign surface area	64 sf	144 sf	120 sf	Variance Required
Maximum height above nearest curb elevation	20 feet	28 feet	20 feet	In Compliance

Process:

Development Review Committee Meeting:

October 23, 2014

Planning Board Meeting:

February 19, 2015

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 land, structures and buildings involved are located on the property within the CL Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, any and all the existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the CL Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

NOT IN COMPLIANCE.

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

The existing condition of the freestanding multi-tenant sign is not created by the applicant, nor do they result from the action or negligence of the applicant. However, the request to replace the existing dilapidated multi-tenant sign with a multi-tenant sign that still exceeds the permitted sign surface area are specific actions initiated by the applicant.

NOT IN COMPLIANCE.

- 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.**

Although the applicant is reducing the nonconformities and improving the clear sight triangle, replacing the freestanding tenant sign with a sign surface area that still exceeds the maximum allowed surface area would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

- 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 currently has existing use of the site without the approval of the variance. The existing dilapidated sign is a safety concern and must be replaced with a new freestanding sign that meets current wind load requirements. That being said, denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the CL Zoning District; since the applicant can redesign the proposed freestanding multi-tenant sign to meet sign surface area requirements and avoid a variance request.

NOT IN COMPLIANCE.

- 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 variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

- 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.**

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare. Both the Planning and Building

Departments are recommending the replacement of the dilapidated sign with a new freestanding multi-tenant sign that meets current wind load requirements.

IN COMPLIANCE.

- 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 non-conforming 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.

IN COMPLIANCE.

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

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

The Planning Board shall make factual findings regarding the following:

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

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

- 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 any public comment for the variance request as of the date of this report.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

General Conditions:

1. The proposed signage shall be consistent with the plans dated January 23, 2015. No approval granted for any other work or improvements shown on the plans other than the proposed 120 square foot freestanding multi-tenant sign.
2. The proposed freestanding multi-tenant sign shall comply with all applicable codes and requirements of the Building Department and all other regulatory agencies.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO MAXIMUM SIGN SURFACE AREA ON PROPERTY LOCATED AT 1460 KENNEDY DRIVE (RE # 00065281-000100; AK # 8633254) IN THE LIMITED COMMERCIAL (CL) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 114-138(A)(1)A. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to replace an existing freestanding multi-tenant sign on property located at 1460 Kennedy Drive (RE # 00065281-000100; AK # 8633254); and

WHEREAS, Section 114-138(a)(1)a. of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that except as provided in this division, no more than one freestanding sign shall be erected or maintained on any single lot or parcel of real property within the boulevard appearance zone. For purposes of this subsection, all businesses in a shared occupancy shall be considered as sharing a single lot or parcel of real property. The shared occupancy as a whole shall be entitled to one additional freestanding sign, being a total of two freestanding signs for the lot or parcel, or shall be entitled to a single freestanding sign having no single side or other single sign surface greater than 64 square feet in area.; and

WHEREAS, the applicant proposes to reduce the existing freestanding multi-tenant sign in height by eight feet and the surface area from the existing 144 square feet to 120 square feet; and

WHEREAS, the location of the proposed freestanding multi-tenant sign would be located 12

feet from the property line facing Kennedy Drive and 3 feet from property line facing Flagler Avenue, moving it further out from the clear sight triangle.; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 19, 2015; and

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

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

WHEREAS, the Planning Board finds that granting 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 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; 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 are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds 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.

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 variance to maximum sign surface area on property located at 1460 Kennedy Drive (RE # 00065281-000100; AK # 8633254) in the CL Zoning District pursuant to Sections 90-395 and 114-138(a)(1)a. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed signage shall be consistent with the plans dated January 23, 2015. No approval granted for any other work or improvements shown on the plans other than the proposed 120 square foot freestanding multi-tenant sign.
2. The proposed freestanding multi-tenant sign shall comply with all applicable codes and requirements of the Building Department and all other regulatory agencies.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly

necessary, shall be submitted in its 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. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, 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 19th day of February 2015.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application



Application For Variance

City of Key West, Florida • Planning Department
3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1460 KENNEDY DRIVE
Zoning District: _____ Real Estate (RE) #: 00065281-000100
Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative
Name: MARATHON ELECTRIC / RANDALL MEARNS
Mailing Address: 10690 AVIATION BLVD
City: MARATHON State: FL Zip: 33050
Home/Mobile Phone: _____ Office: 305.743.5805 Fax: _____
Email: RMUTELECTRIC@AOL.COM

PROPERTY OWNER: (if different than above)

Name: WILLIAM GOLDNER REV. TRUST
Mailing Address: 1500 ATLANTIC BLVD #405
City: Key West State: FL Zip: 33040
Home/Mobile Phone: _____ Office: 293.9876 Fax: _____
Email: _____

Description of Proposed Construction, Development, and Use: _____
REPLACE EXISTING MULTI TENANT ID SIGN.

List and describe the specific variance(s) being requested:
VARIANCE TO ALLOW THE SIGN TO REMAIN
AT *****

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

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

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.

12 SEPERATE BUSINESSES OCCUPY THE COMPLEX WHICH HAS
MINIMUM ROAD FRONTAGE. EACH BUSINESS SHOULD BE ALLOWED
TO ADVERTISE ON THE ID IN A SIZE THAT IS ADEQUATE +
CAN BE SAFELY SEEN BY MOTORISTS.

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

NEITHER THE APPLICANT OR THE OWNER HAVE CREATED
ANY SPECIAL CONDITIONS TO REQUIRE THE VARIANCE.

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

THE GRANTING OF THE VARIANCE ONLY ALLOWS EACH TENANT
OF THE COMPLEX TO ADVERTISE THEIR BUSINESS ON THE
ID SIGN IN AN ADEQUATE + SAFE MANNER.

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.

EXISTING CODE WOULD REQUIRE EACH BUSINESS
TENANT PANEL TO BE SMALL WHICH WOULD MAKE
THEM DIFFICULT TO READ BY MOTORISTS.

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

THE VARIANCE REQUESTS THAT SIGN BE ABLE TO
REMAIN AT ITS CURRENT SIZE.

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.

THE VARIANCE WILL HELP THE public welfare - NEW 10 SIGN WILL MEET CURRENT WIND LOADS AND WILL BE REDUCED IN HEIGHT by 8'

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.

NO OTHER NON-CONFORMING WERE CONSIDERED WHEN REQUESTING THIS VARIANCE

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Randall Mearns, 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:

1460 Kennedy Drive

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.

R Mearns

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Oct 1st 2014 by

date

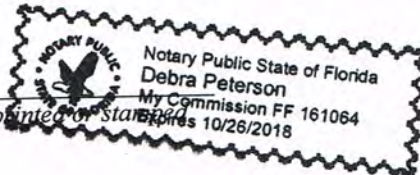
Randall Mearns

Name of Authorized Representative

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

Debra Peterson

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, E. WILLIAM GOLDNER authorize
Please Print Name(s) of Owner(s) as appears on the deed

RANDALL MEARS
Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 9/5/14
Date

by Elliott Goldner
Name of Owner

He/She is personally known to me or has presented FLDL G435219491410 as identification.

[Signature]
Notary's Signature and Seal

Allison White
Name of Acknowledger typed, printed or stamped

EE 134328
Commission Number, if any



Deed

Return to: FELDMAN AND KOENIG, P.A.
417 Eaton Street
Key West, Florida 33040

This instrument prepared by: Robert T. Feldman

Grantees Name and S.S.#: E. Wm. Goldner #076-38-0839

THIS INDENTURE

Made this 17th day of June, 1992.

BETWEEN WM. LEON SANDS, also known as WILLIAM LEON SANDS, Trustee of the WM. LEON SANDS, also known as WILLIAM LEON SANDS REVOCABLE TRUST dated 12/10/91, and individually; and CONSTANCE M. SANDS, as Trustee of the CONSTANCE M. SANDS REVOCABLE TRUST dated 12/10/91, and individually, as Tenants in Common, of the County of Monroe, and State of Florida, party of the first part, and E. WM. GOLDNER, a married man

whose mailing address is: 1460 Kennedy Drive, Unit 1 Luani Plaza, Key West, Florida 33040.

party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00), to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever the following described land, situated lying and being in the County of Monroe State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Appraiser's parcel identification number: RE#00065281-000100

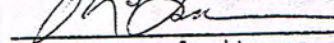
This conveyance is made subject to the following:

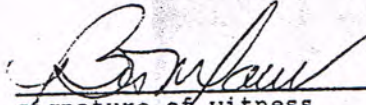
- 1. Property taxes for the year 1992 and all subsequent years;
- 2. Conditions, restrictions, limitations, easements and other matters of record.

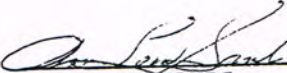
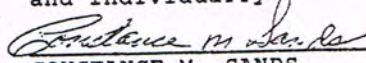
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:


signature of witness
Robert T. Feldman
printed/typed name of witness


signature of witness
Beth M. Sawyer
printed/typed name of witness
WITNESSES AS TO BOTH

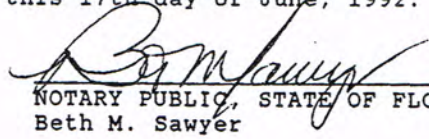

WM. LEON SANDS,
also known as WILLIAM LEON SANDS
Trustee of the WM. LEON SANDS
Trustee of the WM. LEON SANDS
REVOCABLE TRUST dated 12/10/91
and individually

CONSTANCE M. SANDS,
Trustee of the Constance M. Sands
Revocable Trust dated 12/10/91
and individually

the Island of Key West, State of Florida, and the same were
STATE OF FLORIDA (Seal) been as follows:

COUNTY OF MONROE (Seal) the same being as follows:
that thereof as recorded in the Public


I HEREBY CERTIFY That on this day personally appeared before
me, an officer duly authorized to administer oaths and take
acknowledgements; WM. LEON SANDS, also known as WILLIAM LEON SANDS,
Trustee of the WM. LEON SANDS, also known as WILLIAM LEON SANDS
REVOCABLE TRUST dated 12/10/91, and individually; and CONSTANCE M.
SANDS, as Trustee of the CONSTANCE M. SANDS REVOCABLE TRUST dated:
12/10/91, and individually, as Tenants in Common, to me well knowing
to be the persons here described in or who have produced a
freely and voluntarily for the purposes therein expressed; they
did not take an oath.

WITNESS my hand and official seal at City of Key West, County
of Monroe, State of Florida, this 17th day of June, 1992.


NOTARY PUBLIC, STATE OF FLORIDA
Beth M. Sawyer

(Seal)

My Commission expires:

 BETH M. SAWYER
MY COMMISSION # CC 192343 EXPIRES
March 3, 1993
BONDED THRU TRUZY FAIR INSURANCE, INC.

Survey

Unit 1, LUANI PLAZA, more particularly described as follows:

On the island of Key West, Monroe County, Florida and being more particularly described as follows:
Commence at the southeast corner of Lime Grove Subdivision according to the Plat thereof as recorded in Plat Book 2 at page 22 of the Public Records of Monroe County, Florida; thence northeasterly along the northerly right-of-way line of Flagler Avenue as constructed and existing for 491.67 feet to the intersection of the northerly right-of-way line of Flagler Avenue and the westerly right-of-way line of Kennedy Drive to the Point of Beginning; thence N21°14'20"W along the said westerly right-of-way line of Kennedy Drive for 54.95 feet; thence S68°45'40"W for 80.10 feet more or less to an existing wall; thence continue S68°45'40"W through the center of a concrete block party wall for 60.00 feet more or less; thence continue S68°45'40"W for 25.16 feet; thence S21°14'20"E for 74.89 feet to the northerly right-of-way of Flagler Avenue; thence N61°51'00"E for 166.44 feet along the said northerly right-of-way of Flagler Avenue to the Point of Beginning.

Subject to the following access and parking easements:

Commence at the southeast corner of Lime Grove Subdivision according to the Plat thereof as recorded in Plat Book 2 at Page 22 of the Public Records of Monroe County, Florida; thence northeasterly along the northerly right-of-way line of Flagler Avenue as constructed and existing for 491.67 feet to the intersection of the northerly right-of-way line of Flagler Avenue and the westerly right-of-way line of Kennedy Drive, and the point of Beginning of said front access and parking easement; thence N21°14'20"W along the said westerly right-of-way of Kennedy Drive for 442.28 feet; thence S68°45'40"W along the southerly right-of-way of Seidenberg Avenue for 81.10 feet; thence S21°14'20"E for 452.11 feet to the northerly right-of-way of Flagler Avenue; thence N61°51'00"E along the said northerly right-of-way of Flagler Avenue for 81.69 to the Point of Beginning; AND
Commence at the southeast corner of Lime Grove Subdivision according to the Plat thereof as recorded in Plat Book 2 at Page 22 of the Public Records of Monroe County, Florida; thence northeasterly along the northerly right-of-way line of Flagler Avenue as constructed and existing for 325.23 feet to the Point of Beginning of said rear access and parking easement; thence N61°51'00"E along the said northerly right-of-way of Flagler Avenue for 24.31 feet; thence N21°14'20"E for 459.38 feet to the southerly right-of-way of Seidenberg Avenue; thence S68°45'40"W along the southerly right-of-way of Seidenberg Avenue for 59.73 feet; thence S21°17'10"E for 209.94 feet; thence N68°47'23"E for 34.73 feet; thence N21°15'30"W for 252.35 feet to the northerly right-of-way of Flagler Avenue and the Point of Beginning.



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT
BOOK 2, PAGE 22

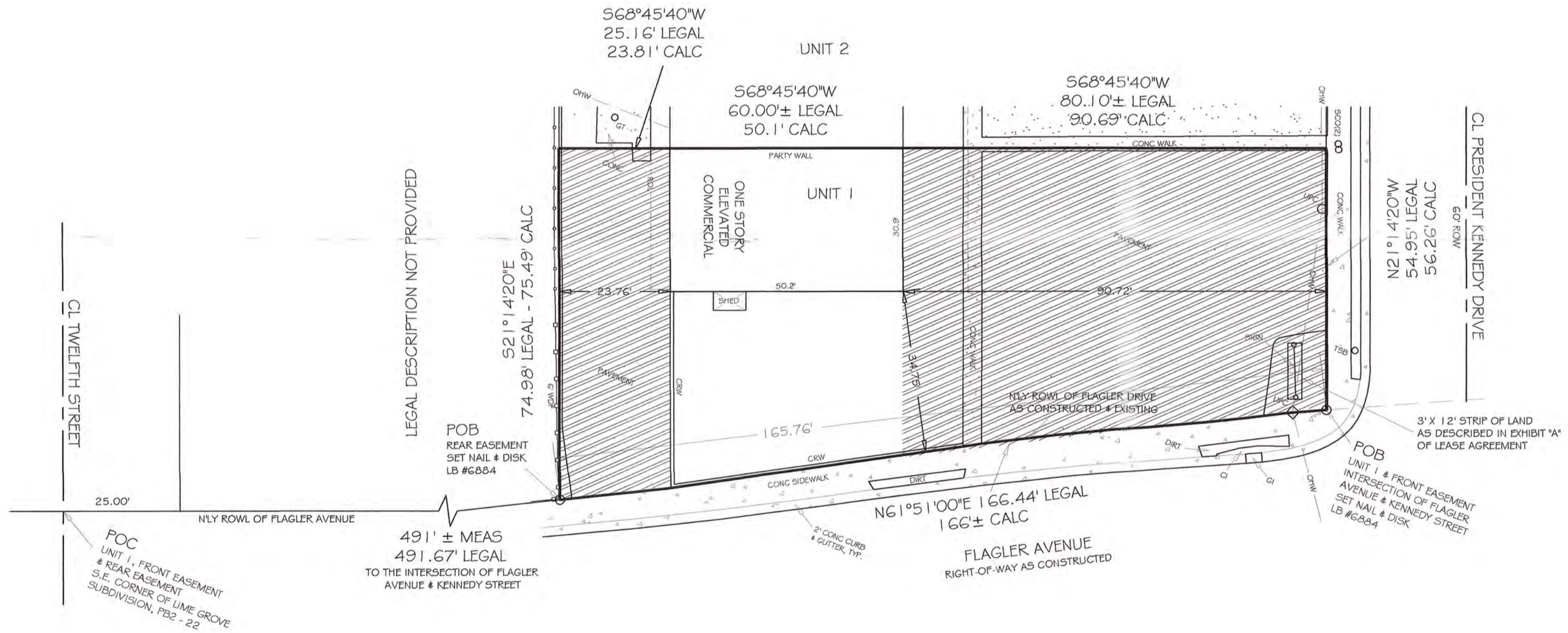
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1460 KENNEDY DRIVE
KEY WEST, FL
33040

COMMON AREA THAT
APPLIES TO UNIT 1



SET NAIL & DISK OR
2" IR & CAP, LB #6884 = ●



LEGAL DESCRIPTION -

SEE ABOVE

CERTIFIED TO -

WILLIAM GOLDNER

MAP OF BOUNDARY SURVEY
UNIT 1, LUANI PLAZA
MONROE COUNTY
FLORIDA

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

DELTA = CENTRAL ANGLE	IP = IRON PIPE	PRC = POINT OF REVERSE CURVE
ASPH = ASPHALT	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
A = ARC LENGTH	MEAS = MEASURED	PT = POINT OF TANGENT
CL = CENTERLINE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	R = RADIUS
CM = CONCRETE MONUMENT	NTS = NOT TO SCALE	RES = RESIDENCE
CONC = CONCRETE	PC = POINT OF CURVE	ROH = ROOF OVERHANG LINE
CVRD = COVERED	PCC = POINT OF COMPOUND CURVE	ROW = RIGHT-OF-WAY
DEASE = DRAINAGE EASEMENT	PCP = PERMANENT CONTROL POINT	ROWL = RIGHT-OF-WAY LINE
EL = ELEVATION	PK = PARKER TALKER NAIL	TYP = TYPICAL
ENCL = ENCLOSURE	PL = PROPERTY LINE	UEASE = UTILITY EASEMENT
ENCR = ENCROACHMENT	POB = POINT OF BEGINNING	UP = UTILITY POLE
EOP = EDGE OF PAVEMENT	PI = POINT OF INTERSECTION	WM = WATER METER
FF = FINISHED FLOOR	POC = POINT OF COMMENCEMENT	
FI = FENCE INSIDE		
FND = FOUND		
FC = FENCE CORNER		
FO = FENCE OUTSIDE		

SCALE:	1"=20'
FIELD WORK DATE:	04/23/06
REVISION DATE:	--
SHEET:	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RR
INVOICE NO.:	6040404

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)(3)(ENCROACHMENTS), & 1(B)(4)(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED *Robert E. Reece*
ROBERT E. REECE, P.015632, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

Site Plans

12 ft

Luani Plaza

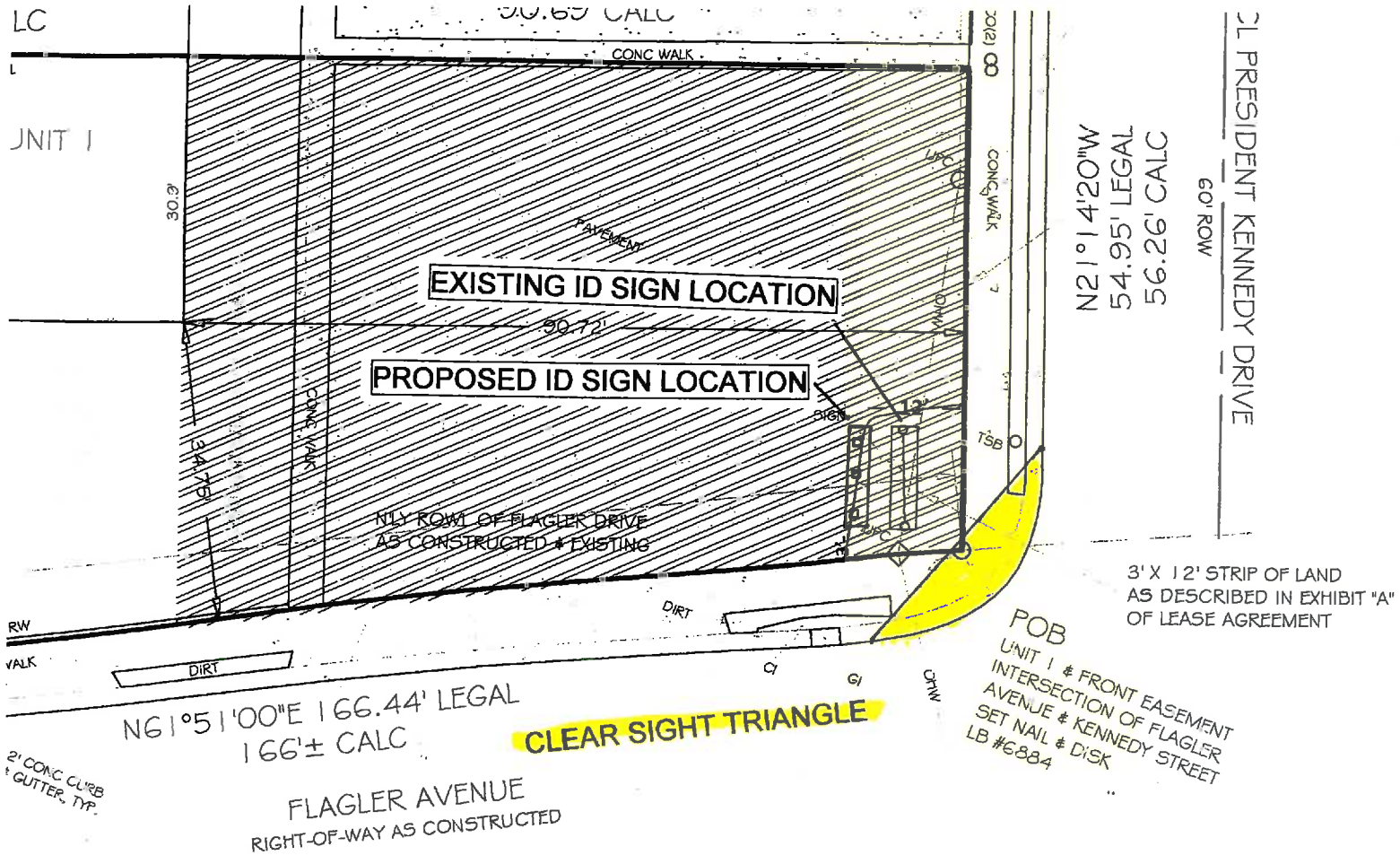
**OROPEZA CHIROPRACTIC
& SPINAL DECOMPRESSION 294-1036**

	Curtis Stomp, CCIM
HIGH ENERGY WEIGHT CONTROL	FAMILY MEDICAL CENTER
IMAGES BY ALISON	E. Wm. Goldner, DDS
TONG'S GARDEN 294-0577	KEY WEST OPTICIAN
EAR, NOSE & THROAT	BOTOX 305-292-5500

The FULLERS INSURANCE

20 ft

10 ft



NG1°51'00"E 166.44' LEGAL
166± CALC

FLAGLER AVENUE
RIGHT-OF-WAY AS CONSTRUCTED

CLEAR SIGHT TRIANGLE

POB
UNIT 1 & FRONT EASEMENT
INTERSECTION OF FLAGLER
AVENUE & KENNEDY STREET
SET NAIL & DISK
LB #6884

N21°14'20"W
54.95' LEGAL
56.26' CALC

60' ROW
PRESIDENT KENNEDY DRIVE

SCALE: 1" = 20'

OF BOUNDARY SURVEY
UNIT 1, LUANI PLAZA
MONROE COUNTY
FLORIDA

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|---------------------------|--|------------------------------------|
| DELTA = CENTRAL ANGLE | FOL = FENCE ON LINE | PRC = POINT OF REVERSE CURVE |
| ASPH = ASPHALT | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| A = ARC LENGTH | IR = IRON ROD | PT = POINT OF TANGENT |
| CL = CENTERLINE | MEAS = MEASURED | R = RADIUS |
| CM = CONCRETE MONUMENT | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | RES = RESIDENCE |
| CONC = CONCRETE | NTS = NOT TO SCALE | ROL = ROOF OVERHANG LINE |
| CVRD = COVERED | PC = POINT OF CURVE | ROW = RIGHT OF WAY |
| DEASE = DRAINAGE EASEMENT | POC = POINT OF COMPOUND CURVE | ROW = RIGHT OF WAY LINE |
| EL = ELEVATION | | |

Site Photos

View from North Bound on Flagler Avenue



View from Kennedy Drive & South Bound on Flagler Avenue



View from Kennedy Drive



DRC
Minutes & Comments

Development Review Committee Minutes October 23, 2014 **FINAL**

12. **Variance – 1460 Kennedy Drive** (RE # 00065281-000100; AK # 8633254) – A request to replace an existing freestanding multi-tenant sign on property located within the Limited Commercial (CL) zoning district pursuant to Sections 90-395 and 114-138(a)(1)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Ms. Smith gave members an overview of the variance request.

FIRE DEPARTMENT: Mr. Barroso stated that he would like to make sure the sign is rebuilt in a safe manner.

UTILITIES: No Comment

ENGINEERING: No Comment

BUILDING: Mr. Wampler stated that the sign is in the Boulevard Zone and it is located in the light of sight triangle. He would like to see the sign located back from the corner.

URBAN FORESTRY: No Comment

HARC: Ms. Torregrosa stated that this property is not in the Historic District but she is very happy that it is going to be improved because it is in poor condition.

SUSTAINABILITY: No Comment

FEMA: No Comment

KEYS ENERGY: No Objections

PLANNING DIRECTOR: Mr. Craig stated that the sign is located on a very busy corner with lots of traffic and because it is the line-of-sight triangle it needs to be moved back. A more attractive sign in the proper setback that is landscaped and well lighted will be able to attract more people.

ADJOURNMENT

Meeting adjourned at 11:22 AM.

Respectfully submitted by,
Venetia A Flowers, Administrative Assistant II
Planning Department

Property Appraiser Information



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

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

The Offices of the Property Appraiser will be closed Monday the 16th for Presidents' Day.

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.

Alternate Key: **8633254** Parcel ID: **00065281-000100**

Ownership Details

Mailing Address:
GOLDNER WILLIAM REVOCABLE TRUST 7/18/2001
1500 ATLANTIC BLVD APT 405
KEY WEST, FL 33040-5075

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-25
Property Location: 1460 KENNEDY DR KEY WEST
Legal Description: KW A PARCEL OF LAND LYING N'LY OF FLAGLER AVE PT PARCEL 1 (UNIT 1) LUANI PLAZA OR801-1769 OR809-1552 OR810-346 OR812-974-979 OR812-1428 OR848-1495/1497 OR848-1498/1520DEC OR856-45/54DEC OR859-2422-E OR860-719/720C OR953-763/786DEC OR1088-824/25 OR1211-2091/92 OR1217-185/187 OR1722-590/592(LG)

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	64	165	10,725.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 1500
Year Built: 1982

Building 1 Details

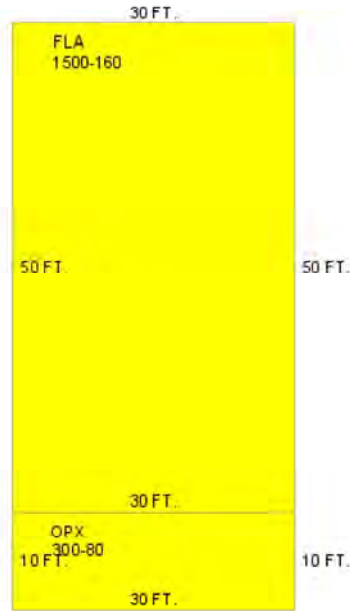
Building Type	Condition G	Quality Grade 400
Effective Age 16	Perimeter 160	Depreciation % 19
Year Built 1982	Special Arch 0	Grnd Floor Area 1,500
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	2	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	4	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					1,500
2	OPX		1	1993					300

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15051	1 STY STORE-A	100	N	Y

15052	OPX	100	N	N
-------	-----	-----	---	---

Exterior Wall:

Interior Finish Nbr	Type	Area %
5189	WD OVER CONC BL	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	120 SF	4	30	1981	1982	1	50
2	AP2:ASPHALT PAVING	2,295 SF	0	0	1981	1982	2	25

Appraiser Notes

14-1 VALUE REDUCED FROM 488733

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
4 07-5203	11/29/2007		2,500	Commercial	REPAIR DAMAGED CONCRETE COLUMNS IN FRONT OF BLDG.
1 B95-3646	10/01/1995	12/01/1995	715	Commercial	PAINT EXTERIOR
2 05-2501	06/22/2005	11/30/2005	14,000	Commercial	INSTALL 18 SQS OF V-CRIMP WHITE METAL ROOFING
3 07-0642	02/09/2007	02/09/2007	2,300	Commercial	INSTALL ACCORDION SHUTTERS PASSED ON TO PERSONAL PROPERTY

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
2014	201,865	2,124	344,762	548,751	324,033	0	548,751
2013	191,897	2,124	100,555	294,576	294,576	0	294,576
2012	191,897	2,124	100,555	294,576	294,576	0	294,576
2011	201,865	2,138	201,111	405,114	405,114	0	405,114
2010	201,865	2,153	294,684	498,702	498,702	0	498,702
2009	211,834	2,167	473,600	582,356	542,447	0	582,356
2008	211,834	2,182	478,925	493,134	493,134	0	493,134
2007	143,343	2,196	697,125	493,134	493,134	0	493,134
2006	129,852	2,210	546,975	469,255	469,255	0	469,255
2005	129,852	2,225	455,813	587,890	587,890	0	587,890
2004	148,403	2,239	171,600	322,242	322,242	0	322,242

2003	148,403	2,254	171,600	322,257	322,257	0	322,257
2002	148,403	2,268	145,860	296,531	296,531	0	296,531
2001	148,403	2,282	145,860	296,545	296,545	0	296,545
2000	148,403	1,179	120,790	270,372	270,372	0	270,372
1999	148,403	1,184	120,790	270,377	270,377	0	270,377
1998	100,220	1,190	120,790	222,200	222,200	0	222,200
1997	92,748	1,195	102,558	196,501	196,501	0	196,501
1996	84,316	1,301	102,558	188,175	188,175	0	188,175
1995	84,316	1,407	102,558	188,281	188,281	0	188,281
1994	84,316	1,514	102,558	188,388	188,388	0	188,388
1993	77,064	1,620	102,558	181,242	181,242	0	181,242
1992	76,026	1,726	102,558	180,310	180,310	0	180,310
1991	89,208	1,832	102,558	193,598	193,598	0	193,598
1990	89,208	1,939	102,558	193,705	193,705	0	193,705
1989	89,208	2,045	100,279	191,532	191,532	0	191,532
1988	83,959	1,379	96,525	181,863	181,863	0	181,863
1987	82,274	1,448	66,731	150,453	150,453	0	150,453
1986	77,016	1,516	63,983	142,515	142,515	0	142,515
1985	75,063	1,583	49,871	126,517	126,517	0	126,517
1984	54,557	1,651	40,219	96,427	96,427	0	96,427
1983	54,557	1,719	40,219	96,495	96,495	0	96,495
1982	0	0	40,219	40,219	40,219	0	40,219

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
6/1/1992	1217 / 185	217,500	WD	Q
2/1/1982	848 / 1495	110,000	WD	Q

This page has been visited 257,195 times.

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 PM on February 19, 2015 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 1460 Kennedy Drive – (RE # 00065281-000100; AK # 8633254) – A request to replace an existing freestanding multi-tenant sign on property located within the Limited Commercial (CL) zoning district pursuant to Sections 90-395 and 114-138(a)(1)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978;
Mail: PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance – A request to replace an existing freestanding multi-tenant sign on property located within the Limited Commercial (CL) zoning district pursuant to Sections 90-395 and 114-138(a)(1)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Randall Mearns, Marathon Electric **Owner:** William Goldner Rev. Trust

Location: 1460 Kennedy Drive – (RE # 00065281-000100; AK # 8633254)

Date of Hearing: February 19, 2015 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting 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: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov;
Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance – A request to replace an existing freestanding multi-tenant sign on property located within the Limited Commercial (CL) zoning district pursuant to Sections 90-395 and 114-138(a)(1)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Randall Mearns, Marathon Electric **Owner:** William Goldner Rev. Trust

Location: 1460 Kennedy Drive – (RE # 00065281-000100; AK # 8633254)

Date of Hearing: February 19, 2015 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting 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: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov;
Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 1441 12TH ST LLC	1433 12TH ST		KEY WEST	FL	33040	
2 A.H. OF MONROE COUNTY INC	PO BOX 4374		KEY WEST	FL	33040-4374	
3 ALLDAFFER ADDIE	3029 RIVIERA DR		KEY WEST	FL	33040-4064	
4 AMBROSE GRETCHEN E	3075 FLAGLER AVE UNIT 1		KEY WEST	FL	33040-4098	
5 ANDRADE ADONIS M	3075 FLAGLER AVE UNIT 14		KEY WEST	FL	33040-4098	
6 AXTELL DAVID H TRUST 5/30/1996	1413 SUN TER		KEY WEST	FL	33040-4081	
7 BARACK JERILYN G	3075 FLAGLER AVE UNIT 13		KEY WEST	FL	33040-4098	
8 BIRRELL SUSAN M	1437 12TH ST		KEY WEST	FL	33040-4062	
9 BOYER SHERRI ANN	3075 FLAGLER AVE UNIT 16		KEY WEST	FL	33040-4098	
10 BURTON FAMILY PARTNERSHIP	1446 KENNEDY DR		KEY WEST	FL	33040	
11 COHEN KEITH AND CHERI LYNN	3075 FLAGLER AVE UNIT 24		KEY WEST	FL	33040-4067	
12 CROOKS NINA	1439 12TH ST		KEY WEST	FL	33040-4062	
13 DOT/ST OF FL			TALLAHASSEE	FL	32399	
14 ECKSTEIN ALAN D	3010 FLAGLER AVE		KEY WEST	FL	33040-4006	
15 ERSKINE LARRY R	1429 12TH ST		KEY WEST	FL	33040-4062	
16 ERWIN GAVAN AND FREDA	3026 FLAGLER AVE		KEY WEST	FL	33040-4006	
17 FERNANDEZ JORGE LUIS AND FRANCISCA	3075 FLAGLER AVE UNIT 18		KEY WEST	FL	33040-4067	
18 FERRINI STEVEN	1419 SUN TER		KEY WEST	FL	33040	
19 FLAGLER COURT HOMEOWNERS ASSOC INC	3075 FLAGLER AVE UNIT 11		KEY WEST	FL	33040-4098	
20 GARCIA JAIME J AND NARA J	3075 FLAGLER AVE UNIT 8		KEY WEST	FL	33040-4098	
21 GIBSON WILLIAM T	1427 12TH ST		KEY WEST	FL	33040-4062	
22 GILMARTIN MARC R AND JILLIAN A	916 GEORGIA ST APT C		KEY WEST	FL	33040-7212	
23 GOLDNER WILLIAM REVOCABLE TRUST 7/18/2001	1500 ATLANTIC BLVD APT 405		KEY WEST	FL	33040-5075	
24 GONZALEZ CLARA E TRUST 4/28/2014	39 CYPRESS AVE		KEY WEST	FL	33040-6236	
25 HABANA KEY WEST LLC	696 NE 125TH ST		NORTH MIAMI	FL	33161-5546	
26 HAMILTON K PAIGE	3075 FLAGLER AVE UNIT 21		KEY WEST	FL	33040-4067	
27 HARRELL MARY BETH	1417 12TH ST		KEY WEST	FL	33040-4075	
28 HAZELTINE NAOMI L	P O BOX 749		KEY WEST	FL	33041-0749	
29 HENRIQUEZ LORI M	P O BOX 2283		KEY WEST	FL	33040	
30 HENRIQUEZ YOLIMA MILENA BERNAL	3075 FLAGLER AVE UNIT 15		KEY WEST	FL	33040-4098	
31 HINKLE EDGAR H JR	3075 FLAGLER AVE UNIT 23		KEY WEST	FL	33040-4067	
32 HOLIFIELD WENDY M	3075 FLAGLER AVE UNIT 25		KEY WEST	FL	33040-4067	
33 HSSP LLC	1450 KENNEDY DR		KEY WEST	FL	33040-4008	
34 HUTHMACHER M K	3006 FLAGLER AVE		KEY WEST	FL	33040-4006	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 JOHNSON THOMAS W AND CARRIE C	48 BAY DR		KEY WEST	FL	33040	
36 KEMEZYS DEANNA	1117 SKYWAY DR		ANNAPOLIS	MD	21409	
37 KEY WEST OPTICAL LLC	1444 KENNEDY DR		KEY WEST	FL	33040-4008	
38 KNOWLES THEODORE MCCURDY	3075 FLAGLER AVE UNIT 3		KEY WEST	FL	33040-4098	
39 KOEHN JOY EMANUEL AND SHLOMO	3200 RIVIERA DR		KEY WEST	FL	33040-4662	
40 LAKE OVILDA V AND DANIEL L	3075 FLAGLER AVE UNIT 17		KEY WEST	FL	33040-4067	
41 LEGRADY PETER	921 CENTER ST		KEY WEST	FL	33040-7436	
42 LIPCHAK ANA H	13301 SW 204TH ST		MIAMI	FL	33177-6161	
43 MACK THOMAS D JR	3075 FLAGLER AVE UNIT 12		KEY WEST	FL	33040-4098	
44 MANASCO JOHN C AND CONNIE L	3023 RIVIERA DR		KEY WEST	FL	33040-4064	
45 MONROE COUNTY TEACHERS FEDERAL CREDIT UNION	PO BOX 2666		KEY WEST	FL	33045-2666	
46 MPA OF KEY WEST LIMITED PARTNERSHIP 2/13/97	1433 12TH ST		KEY WEST	FL	33040	
47 NULISCH JOY E	3075 FLAGLER AVE UNIT 26		KEY WEST	FL	33040-4067	
48 OROPEZA STEVEN P	3540 EAGLE AVE		KEY WEST	FL	33040	
49 PARKER ANN STERRITT L/E	3011 RIVIERA DR		KEY WEST	FL	33040-4064	
50 PAZO LOUIS A AND CARIDAD S	3014 FLAGLER AVE		KEY WEST	FL	33040-4006	
51 PEREZ ARGELIA	3030 FLAGLER AVE		KEY WEST	FL	33040-4006	
52 PISZKER MARY F	3075 FLAGLER AVE UNIT 4		KEY WEST	FL	33040-4098	
53 RACHMUTH YARDENA	PO BOX 5102		KEY WEST	FL	33045-5102	
54 RUFFIN SUZANNE NASH REV TR 12/16/2009	408 S 2ND ST		WILMINGTON	NC	28401-5002	
55 TAYLOR MEGHAN C AND ROBERT D	1417 SUN TER		KEY WEST	FL	33040-4081	
56 THRIFT BRINSON C AND GRACE N	3075 FLAGLER AVE UNIT 20		KEY WEST	FL	33040-4067	
57 TONG HOK YAT	1458 KENNEDY DR		KEY WEST	FL	33040-4008	
58 TRENT TERESA ANN	3075 FLAGLER AVE UNIT 6		KEY WEST	FL	33040-4098	
59 VICTOR MARIE Y	3000 FLAGLER AVE		KEY WEST	FL	33040-4006	
60 VIDAL DARA M	3075 FLAGLER AVE UNIT 22		KEY WEST	FL	33040-4067	
61 VOLPIAN SIMON B AND JAN S	3022 FLAGLER AVE		KEY WEST	FL	33040-4006	
62 WADDELL JAMES H DVM PA	2310 STAPLES AVE		KEY WEST	FL	33040	
63 WELLS ROBYN L	3075 FLAGLER AVE UNIT 7		KEY WEST	FL	33040-4098	
64 WESTERFER WENDY	3015 RIVIERA DR		KEY WEST	FL	33040-4064	
65 WILSON JESSICA J	3027 RIVIERA DR		KEY WEST	FL	33040-4064	
66 YI SO TONG	11051 TURNBRIDGE DR		JACKSONVILLE	FL	32256-2329	

67

68