

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



To: Chairman and Planning Board Members

From: Ginny Haller, Planner

Through: Donald L. Craig, AICP, Planning Director

Meeting Date: November 15, 2012

Agenda Item: **Variances – 616 Simonton Street (RE# 00012210-000000& 00012220-000000)** – Request for impervious surface ratio in the HNC-1 zoning district per Section 122-810(4)b; and for impervious surface ratio, open space, landscape buffer, and landscape waiver in the HPS zoning district as per Sections 122-960(4)b, and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To consider variances and landscape waiver associated with the redevelopment of Fire Station #2 and surrounding parking area on the corner of Simonton and Angela Streets. The site has two zoning districts: Historic Neighborhood Commercial District – Truman/Simonton (HNC-1) and Historic Public and Semipublic Services District (HPS).

Applicant: Anthony D. Sarno, Mbi/k2m, Architecture, Inc.

Property Owner: City of Key West

Location: 616 Simonton Street
(RE# 00012210-000000 & 00012220-000000)

Zoning: Historic Neighborhood Commercial District – Truman/Simonton (HNC-1)
Historic Public and Semipublic Services District (HPS)



Background:

The old city hall property is located on the corner of Angela and Simonton Streets; and is now addressed as 616 Simonton Street. The property is located in two separate zoning districts:

1. The city hall, fire house and public parking lot are located in the Historic Public and Semipublic Service (HPS) zoning District, which is intended for use by the municipality and facilities of regional importance. The old address was 525 Angela Street. This parcel is 60,002 square feet in size.
2. The site is vacant and located in the Historic Neighborhood Commercial - Truman/Simonton (HNC-1) zoning district. The lot is narrow and is 4,931 square feet in size. The old address for this property was 604 Simonton Street; the Madeline L. Bean Building was located on this site and was demolished.

The old City Hall and Fire Station building is a concrete structure that was completed in 1962 and has been occupied by city protective services, and before the move of City Hall to Habana Plaza, by city administration offices. A site visit revealed the fire station building to have substandard and unsafe conditions. (See attached photographs).

The site was developed prior to the city's current Land Development Regulations and the current building does not conform to current regulations, and is considered to be legally non-conforming. The portion of the proposed project within the HPS district requires variances to impervious surface ratio, open space/ landscaping, landscape buffer and perimeter requirements. The portion within the HNC-1 zoning district is proposed to be a public parking lot that requires variances to impervious surface ratio and landscape buffer and perimeter requirements.

Request:

To consider variances and landscape waiver associated with the redevelopment of Fire Station #2, on-site public parking, transportation facility options, and public restrooms on the corner of Simonton and Angela Streets. The site has two zoning districts: Historic Neighborhood Commercial District – Truman/Simonton (HNC-1) and Historic Public and Semipublic Services District (HPS).

HNC-1

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HNC-1			
Size of Site	4,931 sf			
Height	35'	0	N/A	None Required
Front Setback	5'	0	N/A	None Required
Side Setback	5'	0	N/A	None Required
Side Setback	5'	0	N/A	None Required
Rear Setback	15'	0	N/A	None Required
Building Coverage	50% (2,465 sf)	0%	N/A	None Required
Impervious Surface	60%	98.6% (4859 sf)	67% (3,311 sf)	7% (353 sf)
Waiver-OpenSpace /Landscaping (Overall Area)	20% (986 sf)	1.4% (71 sf)	33% (1,620 sf)	None Required
Waiver-OpenSpace /Landscaping (Parking Area)	20%	1.4% (71 sf)	39% (1,207sf)	None Required
Waiver- Landscaping along Street Frontage	30'	0	0	30' down to 0' along Simonton St
Waiver-Perimeter Landscape	10'	0	0	351 linear feet

HPS

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HPS			
Size of Site	60,002 sf			
Size of Parking	37,609			
Height-Habitable	30'5"	30'5"	29'	None Required
Height-Non Habitable	30'5"	30'5"	39'6"	9'1"
Front Setback	20'	37'1" (City Hall)	21'11"	None Required
Right Side Setback	15'	155'5" (Parking)	77'2"	None Required
Street Side Setback (Angela)	10"	18'6"	93'5"	None Required

Rear Setback	20'	39'10"	115'9"	None Required
Building Coverage	40% (24,000 sf)	16% (9,600 sf)	12% (6,982 sf)	None Required
Impervious Surface	50%	95'03"% (57,021 sf)	86.68% (52,012 sf)	36.68% (36,001sf)
Waiver-OpenSpace /Landscaping (OverallArea)	20% (12,000 sf)	4.94% (2,981 sf)	13.32% (7,990 sf)	6.68% (4,010 sf)
Waiver-OpenSpace /Landscaping (Parking Area)	20% (7,522 sf)	4.94% (2,981 sf)	19.37% (7,285 sf)	0.63% (237 sf)
Waiver- Landscaping along St Frontage	30'	0	0	30' down to 0' Along Angela & Simonton Sts
Waiver-Perimeter Landscape	10'	0	0	980 linear feet

Process:

HARC Meetings:

Demolition approved, August 25, 2009
 2nd Demo approved, September 8, 2009
 Building Design approved, June 12, 2012
 Approval No. H12-01-0776
 Site & Hardscape approved, August 28, 2012
 Approval No. H12-01-1181

Development Review Committee Meeting:

September 6, 2012

Tree Commission Meeting:

August 16, 2012, approval No. 6097

Planning Board Meeting:

November 15, 2012

City Commission Meeting:

December 4, 2012

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 conditions of the City Hall and Fire Station pre-dates the dimensional requirements of the current LDRs, and therefore is legally non-conforming to some dimensional requirements in the HNC-1 and HPS zoning district. The applicant is proposing to demolish the building and replace it with a new Fire Station, public restrooms, transportation facility options, and on-site public parking that lessens the existing nonconformities. The HPS zoning district is unique in that the surrounding zoning districts allow greater density and height.

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

It is the applicant's request to expand the existing non-conformity is creating the need for the variance requests. Therefore, this is a condition created by the applicant. However, the response time for emergency services by the fire department limits the location of reconstruction to this parcel. Also a public facility cannot be built below the 100 year flood zone requirements, so must be in the "X" flood zone, which this parcel is. There are no other feasible locations.

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

Granting the variance request will confer upon the applicant special privileges otherwise denied by the LDRs to other lands, buildings, or structures in the HPS and HNC-1 zoning district. However, the need to provide the station at this location is unwaiverable.

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.**

If the variances for the proposed reconstruction are denied, the applicant would not be deprived of reasonable use of the land and the existing structure. Therefore, hardship conditions do not exist. However, a literal interpretation of the LDRs with regard to impervious surface ratio would require a decrease of the public parking area next to Duval Street, and would eliminate the pitched roof, approved by HARC as compatible with surrounding structures.

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 necessary to carry out the redevelopment of the Fire Station in the historic district, provide public restroom facilities close to Duval Street, and create a multi-modal facility with a public parking lot.

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 the variances will be injurious to the area involved or otherwise detrimental to the public interest or welfare. In fact, granting the variances will be in the public interest and welfare by providing sufficient room for the Fire Station to

be ready to respond to emergencies. Also, the building will be rated for hurricane force winds, serving as an “essential” public service building.

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 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 approval.

Analysis – Evaluation for Compliance of Landscape Waiver With The Land Development Regulations:

The nonconformities on the site prevent the applicant from meeting minimum standards for landscaping along the right-of-way as specified by Section 108-413 of the LDRs. The Code requires that sites that are more than an acre require a width of landscaping of 30 linear feet adjacent to the right-of-way. In addition, nonconformities on the site prevent the applicant from meeting the minimum standards for perimeter landscaper requirements as specified by Section 108-415 of the LDRs which state since the site area is 64,933 square feet, the site requires a 10 foot perimeter landscaping waiver.

The criteria for evaluating a landscape waiver are listed in Section 108-517(b) of the LDRs. The planning board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

1. **Public interest; adjacent property. The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.**

The proposed landscaping would have a positive impact on the property and the adjacent properties along Simonton and Angela Streets with the addition of new landscaping on the property. Although the width of the landscape buffer will not be met, significant, new landscaping will add to the site; and the landscaping will meet standards for new native species.

2. **Not discriminatory. The waiver or modification is not discriminatory, considering similar situations in the general area.**

The granting of this landscape waiver would not be discriminatory since the residential development across Simonton Street has houses built much closer to the street than the proposed Fire Station.

3. **Superior alternatives. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.**

The purpose of the landscape design was to enhance the public purpose of the building by the open spaces of the public parking area and a perimeter site wall that creates a pedestrian experience, while at the same time screening the parking area.

4. **Protection of significant features. The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.**

Not applicable. The Madeline L. Bean Building has been demolished and the existing Fire Station will be demolished.

5. **Deprivation of reasonable use. Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:**

- a. **Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and**
- b. **The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.**

The strict application of the landscaping requirements would limit the redevelopment of the site and deprive the city of a new Fire Station, the amount of public parking spaces available, and multi-modal transportation facility.

6. **Technical impracticality. Strict application of the requirement would be technically impractical.**

The granting of the landscape waiver will allow for the construction of the new Fire Station #2, the public restrooms, and the public parking on the property to line up with the adjacent property setbacks. The City's urban forestry manager states that the code would restrict the amount of public parking and the overall plan design without the waiver.

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.**

Not all of the standards established by Section 90-395 of the City Code have been met by the applicant for the variances requested. However, the City has no alternative but to locate the Fire Station in this location.

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

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

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

A concurrency management report has been submitted with this application and has been analyzed in the Major Development Plan and Conditional Use staff report. Based on the report submitted by the applicant, the proposed project is in compliance with the concurrency management requirements of the Comprehensive Plan and City Code.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variances be **denied**; and the request to waiver landscape area, buffer and perimeter be **approved**.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
FOR A VARIANCE APPROVAL FOR IMPERVIOUS
SURFACE RATIO IN THE HNC-1 ZONING DISTRICT PER
SECTION 122-810(4)B; AND FOR IMPERVIOUS SURFACE
RATIO, OPEN SPACE, LANDSCAPE BUFFER, AND
LANDSCAPE WAIVER IN THE HPS ZONING DISTRICT AS
PER SECTIONS 122-960(3), 122-960(4)B, AND 108-346(B) OF
THE LAND DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, Section 90-391 allows an applicant to request a variance if the literal enforcement of the LDR's will cause unnecessary hardship; and

WHEREAS, Section 122-810(4) b of the Code of Ordinances provides that the minimum impervious surface ratio is to be 60 percent in the HNC-1 zoning district; the applicant requested a variance of 7% to the existing 98.6%; and

WHEREAS, Section 122-960(4) b of the Code of Ordinances provides that the minimum impervious surface ratio is to be 50 percent in the HPS zoning district; the applicant requested 36.68% to the existing and

WHEREAS, Section 108-346(b) of the Code of Ordinances provides that the minimum open space be 20 percent; the applicant requested 6.68% to the 4.94% existing; and

WHEREAS, the applicant requested a variance to the allowed minimum impervious surface ratio of 36.68% to the existing 95.03%; and

WHEREAS, the Planning Board finds that the existing conditions of the City Hall and Fire Station pre-dates the dimensional requirements of the current LDRs, and therefore is legally non-conforming to some dimensional requirements in the HNC-1 and HPS zoning district. The applicant is proposing to demolish the building and replace it with a new Fire Station, public restrooms, transportation facility options, and on-site public parking that lessens the existing nonconformities. The HPS zoning district is unique in that the surrounding zoning districts allow greater density and height; and

WHEREAS, the Planning Board finds that the applicant's request to expand the existing non-conformity is creating the need for the variance requests. Therefore, this is a condition created by the applicant. However, the response time for emergency services by the fire department limits the location of reconstruction to this parcel. Also a public facility cannot be built below the 100 year flood zone requirements, so it must be in the "X" flood zone, which this parcel is. There are no other feasible locations; and

WHEREAS, the Planning Board finds that granting the variance request will confer upon the applicant special privileges otherwise denied by the LDRs to other lands, buildings, or structures

in the HPS and HNC-1 zoning district. However, the need to provide the station at this location is un-waiverable; and

WHEREAS, the Planning Board finds that if the variances for the proposed reconstruction are denied, the applicant would not be deprived of reasonable use of the land and the existing structure. Therefore, hardship conditions do not exist. However, a literal interpretation of the LDRs with regard to impervious surface ratio would require a decrease of the public parking area next to Duval Street, and would eliminate the pitched roof, approved by HARC as compatible with surrounding structures; and

WHEREAS, the Planning Board finds that the variances requested are the minimum necessary to carry out the redevelopment of the Fire Station in the historic district, provide public restroom facilities close to Duval Street, and create a multi-modal facility with a public parking lot; and

WHEREAS, the Planning Board finds that it does not appear that granting the variances will be injurious to the area involved or otherwise detrimental to the public interest or welfare. In fact, granting the variances will be in the public interest and welfare by providing sufficient room for the Fire Station to be ready to respond to emergencies. Also, the building will be rated for hurricane force winds, serving as an “essential” public service building; and

WHEREAS, the Planning Board finds that existing 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 approval; and

WHEREAS, the nonconformities on the site prevent the applicant from meeting minimum standards for landscaping along the right-of-way as specified by Section 108-413 of the LDRs. The Code requires that sites that are more than an acre require a width of landscaping of 30 linear feet adjacent to the right-of-way. In addition, nonconformities on the site prevent the applicant from meeting the minimum standards for perimeter landscaper requirements as specified by Section 108-415 of the LDRs which state since the site area is 64,933 square feet, the site requires a 10 foot perimeter landscaping waiver; and

WHEREAS, the criteria for evaluating a landscape waiver are listed in Section 108-517(b) of the LDRs. The planning board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 15, 2012; and

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

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

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

Section 2. An approval by resolution of the Key West Planning Board for variances to allow the renovation of Fire Station #2 on the property located at 616 Simonton Street (RE# 00012210-000000 & 00012220-000000) in the HNC-1 and HPS zoning districts per Section 90-391, 122-810(4)b, 122-960(4)b and 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West per the plan set dated November 9, 2012.

Section 3. It is a condition of these 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 their entirety within two years after the date hereof; and further, that no application or 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 this variance in accordance with the terms as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

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

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

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit 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 15th day of November, 2012.

Authenticated by the Chairman of the Planning Board and the 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

_____ Chairman

_____ Planning Director

Application

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



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 616 Simonton Street, Key West, Florida 33040
2. Name of Applicant Anthony D. Sarno - mbi | k2m Architecture, Inc.
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 1001 Whitehead Street, Suite 101
Key West, Florida 33040
5. Phone # of Applicant 305.292.7722 Mobile# 305.395.2846
6. E-Mail Address asarno@mbi-k2m.com
7. Name of Owner, if different than above City of Key West
8. Address of Owner 3132 Flagler Avenue, Key West, Florida 33040

9. Phone # of Owner 305.809.3888
10. Email Address bvitas@keywestcity.com
11. Zoning District of Parcel HPS / HNC-1 RE# 00012210-000000 / 00012220-000000
12. Description of Proposed Construction, Development, and Use
Redevelopment of existing City Hall / single bay Fire Station and on-site parking to
3,600 sf three-bay Fire Station with 3,600 sf living quarters above, public restroom
facilities, and on-site parking for 66 vehicles, 23 scooters, and 50 bicycles.

13. List and describe the specific variance(s) being requested:
Variances requested for HNC-1 district: Impervious Surface (7.00%)
Variances requested for HPS district: Non-Habitable Building Height (9'-1"); Impervious
Surface (36.68%); Open Space / Landscaping (6.68%); Open Space / Parking (0.63%)

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				
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				

SEE ATTACHED SITE DATA TABLE

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 # H1201-0776 / H12-01-1181

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(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.

Tree Commission Application #6097 - August 16, 2012

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.**

September 6, 2012

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director

**Re: Fire Station #2
Variance Application
Standards for Considering Variances**

- 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.**

Response: Existing zoning of the parcel is unique in that surrounding areas allow greater density and height than the current P.S. designation. Historic use includes the former City administrative offices and current Fire Station facility. Requirements for configuration of use of existing station during construction of a new facility, provision for on-site public parking, transportation facility options, and public restrooms has dictated the approved location and configuration. Emergency standards and storm requirements suggest that fully enclosed, non-habitable mechanical space is in the interest of continued public safety in all circumstances of weather and is a required solution in the historic district.

Height requirements for current and future equipment and a second level for living require the enclosed non-habitable mechanical area to exceed the 'replacement height' by 9'-1".

The proposed development standard is a single structure within this zone and is not applicable to any other area of structure therein.

Note that this is a replacement structure due to involuntary demolition as determined by the former City of Key West Planning Director, Amy Kimball-Murley, as an appendix hereto.

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

Response: Required location limits replacement construction to this parcel meeting response time considerations for emergency services and, also, as a public facility, not being built in any area below 100 year flood zone requirements.

- 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.**

Response: The required replacement structure meets all requirements for life, safety, and public welfare and Historic Design Guidelines. This is a single building within the zoning district and as such, no denial for other structures exists or is anticipated.

- 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.**

Response: The variance being requested is to allow a non-habitable pitched roof on the two-story Fire Station, in addition to variances for landscape / open space and impervious surface. Literal interpretation of the codes would require a reduction in program area for the public parking lot adjacent the Duval corridor and eliminate the pitched roof. The standing seam metal roof aligns with the HARC guidelines and compliments the adjacent residential neighborhood. Denial of the variances would create a hardship to all citizens of Key West.

- 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.**

Response: The variances requested are the minimum necessary to carry out the architectural program to support the replacement of the Fire Station within the historic district, provide the necessary public restroom facilities near the Duval corridor, and create a multi-modal facility with public parking.

- 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.**

Response: The public welfare will be enhanced by the reconstruction of the Fire Station and related facilities. The existing building does not meet the current building codes and has been deemed to be structurally sub-standard. (Additionally, the building is not rated for hurricane force winds, which is necessary to assure swift and adequate recovery following a storm. The public safety will be served by assurance that the Fire Station is viable by providing sufficient room to be fully manned and ready to respond to any emergency.) The new facilities will enhance life, safety, economic welfare, and esthetic objectives of the district and surrounding areas. Denial of the requested variances will be contrary to the general intent of the regulations.

- 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.**

Response: The application does not rely on existing nonconformities on or off site. All existing nonconforming structures will be removed from the site.

October 18, 2012

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director



**Re: Fire Station #2
Variance Application
Landscape Waiver Request**

We are requesting a waiver to the landscape requirements for the aforementioned project, specifically the following Land Development Regulations:

Section 108.412 - Minimum Landscaping Requirements:

This section requires a minimum of 20% of the building site area to be landscaped. This project is unable to meet this requirement due to the program requirements to maximize public parking and create a multi-modal facility.

Section 108.413 - Requirements along Street Frontage:

The site size is greater than 1.0 acres and requires a 30 foot landscape strip along the right of way. To meet the necessary program requirements and align with the adjacent property setbacks from the right of way, compliance with this requirement cannot be met.

Section 108.414 – Requirements for Interior Areas:

The project site is divided into two zoning districts. The HNC-1 district exceeds the landscaping requirement of 20% of the parking areas. The HPS district, however, is just under the requirements at 19.37%, and therefore requesting the waiver.

Section 108.415 – Perimeter Landscape Requirements:

The project site area is 64,933 square feet and therefore requires a 10 foot perimeter landscaping area. The project cannot comply with this requirement in order to meet the necessary program and parking requirements. Additionally, the access drive on the West side of the site is required to provide access to the adjacent businesses.

In accordance with **Section 108-517 Waivers of Modifications**, the project is not contrary to the intent of this subdivision and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

- 1. Public interest; adjacent property.** The waiver of modification would not have a significant adverse impact on the public interest, or on adjacent property.

Response: The existing site is limited in the size of both building and buffer that can be provided due to its size and configuration as well as the need to protect the public health and safety by providing a Fire station which meets current building and health standards. The impact on the surrounding adjacent streets will be improved by the addition of signification new landscaping

which is not nonexistent over most of the site, even though the width of the buffer required will not be met. The residences and commercial structures across the street will benefit from the new landscaping and its integration in the public spaces in front of the buildings. This new landscaping will provide a balance of new shade and color along the rights-of-way and meet all requirements for native species. Finally, the placement of the building on the site as well as the location of the proposed landscaping is more consistent with the guidelines for the historic district and the traditional placement of structures close to the street. The required thirty foot street buffer is more consistent within a suburban context rather than the very dense historic district of Key West.

2. Not discriminatory. The waiver or modification is not discriminatory, considering similar situations in the general area.

Response: The granting of the waiver is not discriminator because immediately across the street to the northeast is a residential development that was constructed with the new Land Development Regulations with structures much closer to Simonton Street than the new Fire Station. These units are approximately five to six feet from the property line, consistent with, but further set back than the structures to the north along Simonton Street.

3. Superior alternatives. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.

Response: The proposed landscape design has been purposely created to enhance the public purpose of the building. The combination of landscaped plaza areas with a perimeter site wall creates a pedestrian scaled experience while shielding the parking areas from immediate view.

4. Protection of significant features. The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.

Response: Not applicable due to the removal of all structures on site, none of which are historically or culturally significant.

5. Deprivation of reasonable use. Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:

- a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and
- b. The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.

Response: Strict application of these landscape requirements would significantly reduce the usable area of the site by 30% and limit the ability to develop the site to provide the much needed Fire Station and public parking / multi-modal transportation facility to protect the community and support the adjacent business.

6. Technical impracticality. Strict application of the requirement would be technically impractical.

Response: Granting of the waiver request will allow the construction of the new Fire Station and public parking to align with the adjacent property setbacks. Additionally, the open space of the site will be improved from the current conditions and create a more pedestrian friendly site.

Verification Form

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as Project Manager
(print name) (print position; president, managing member)

of mbi | k2m Architecture, Inc
(print name of entity serving as Authorized Representative)

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:

525 Angela Street, Key West, Florida 33040
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.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 5th Sept 2012 by
date

Anthony D. Sarno
Name of Authorized Representative

He/She is personally known to me or has presented FL DL S65000480340 as identification.

[Signature]
Notary's Signature and Seal

Name of Acknowledger Commission Notary Public stamped
A rectangular notary seal stamp for Elena Thomas, Notary Public, State of Florida. It includes the text "Notary Public, State of Florida", "Commission # 16217339", and "My comm. expires July 19, 2016".
My comm. expires July 19, 2016

Commission Number, if any

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

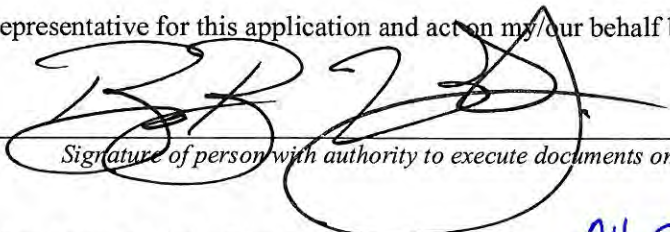
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Bob Vitas as
Please Print Name of person with authority to execute documents on behalf of entity

City Manager of City of Key West
Name of office (President, Managing Member) *Name of owner from deed*

authorize Anthony D. Sarno of mbi | k2m Architecture, Inc.
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 of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 24 Sept 2012 by
date

Bob Vitas
Name of Authorized Representative

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


Notary's Signature and Seal

Maria G. Ratcliff
Name of Acknowledger typed, printed or stamped



EE 053741
Commission Number, if any

Deed

This Indenture

This instrument prepared by:
Michael H. Cates, Attorney at Law
505 Whitehead Street
Key West, Florida 33040

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto, the use of the singular number shall include the plural, and the plural the singular, the use of one gender shall include the other; and, if used, the term "and" shall include all the other words described of more than one.

Made this 28 day of February

Between J. EMMER, INC., a Florida corporation

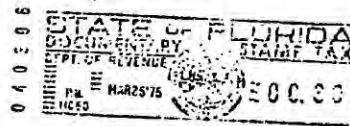
Monroe and State of Florida

and

CITY OF KEY WEST, FLORIDA, P. O. Box 1550, Key West,

of the County of Monroe and State of 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 AND NO/100 Dollars, 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:

All of that property described in the deed to the City of Key West, Florida, dated June 10, 1959, recorded in Official Record Book 160, Pages 589/590 of the Public Records of Monroe County, Florida.



To Have and to Hold the same, together with all and singular the appurtenances thereto 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 behoof of the said party of the second part.

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:

BRUCE R. GORDON, SECRETARY

J. EMMER, INC.
By: Gerald R. Mosher
GERALD R. MOSHER, PRES

State of Florida,

County of

I HEREBY CERTIFY. That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at
County of _____, and State of Florida, this
day of _____ A. D. 19 _____



STATE OF FLORIDA
COUNTY OF MONROE

Before me personally appeared GERALD R. MOSHER and
BRUCE R. GORDON, to me well known and known to me to be the indi-
viduals described in and who executed the foregoing instrument as
GERALD R. MOSHER, PRESIDENT and BRUCE R. GORDON, SECRETARY of the
above named J. EMMER, INC., a Florida Corporation, and severally
acknowledged to and before me that they executed such instrument
as such President and Secretary, respectively, of said corporation,
and that the seal affixed to the foregoing instrument is the
corporate seal of said corporation and that it was affixed to said
instrument by due and regular corporate authority, and that said
instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 28 day of
February, 1975.

Notary Public - State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUN. 13, 1979
GENERAL INSURANCE UNDERWRITERS, INC.

RECORDED IN MONROE COUNTY
FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
MONROE COUNTY

Date

TO

Quit-Chain-Dead



10577

WARRANTY DEED

THIS INSTRUMENT, Made this 10th day of June, A. D. 1959, between J. V. VIDES and NELLIE VIDES, his wife, of the County of Monroe, in the State of Florida, parties of the first part, and THE CITY OF KEY WEST, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, party of the second part.

Witnesseth that the said parties of the first part, for and to the use and behoof of the sum of Ten Dollars (\$10.00) and other moneys and valuable consideration then in hand paid by the said City of Key West, Florida, the receipt whereof is hereby acknowledged by the said parties of the first part.

The said parties of the first part, for and to the use and behoof of the sum of Ten Dollars (\$10.00) and other moneys and valuable consideration then in hand paid by the said City of Key West, Florida, the receipt whereof is hereby acknowledged by the said parties of the first part, do hereby warrant and defend the title to the land described in the following description, to wit:

Beginning at the point of intersection of Duval Street and the right-of-way of the City of Key West, Florida, and extending back at right angles in a Northwesterly direction 10.4 feet, thence along the line of the right-of-way of the City of Key West, Florida, in a Northwesterly direction 232.45 feet, more or less, to the point of beginning on Duval Street.

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

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Executed in the Presence of:



Return to: (enclose self addressed envelope)

JOHN M. SPOTTSWOOD, JR.
Attorney at Law
500 Fleming Street
Key West, FL 33040

667843

DEC 15 1990

900
1.50

This Instrument Prepared by:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Address: 500 Fleming Street
Key West, FL 33040



Grantee Name and S.S. # _____

Grantee Name and S.S. # _____

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

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 number 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 21 day of December, A. D. 1990,

BETWEEN FIRST STATE BANK OF THE FLORIDA KEYS, formerly known as
FLORIDA KEYS FIRST STATE BANK,

of the County of Monroe in the State of Florida
party of the first part, and THE CITY OF KEY WEST, FLORIDA, a municipal
corporation organized and existing under the laws of the State of
Florida, P.O. Box 1409, Key West, FL 33041-1409

of the County of Monroe 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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONXXXXXXXXXXXX, has
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, situate lying and being in the County of Monroe, State of
Florida, to wit:

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

Subject to conditions, limitations, restrictions and easements
of record, and taxes for the year 1991 and subsequent years.

FILED FOR RECORD
DEC 24 1990
BY [Signature]
DANIEL E. LEE, JR., PRESIDENT
MONROE COUNTY, FLA.

Property Appraiser's Parcel Identification Number: _____

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:

FIRST STATE BANK OF THE FLORIDA
KEYS,

BY: [Signature] L.S.
Daniel E. Lee, Jr., President

L.S.

L.S.

L.S.

State of Florida

County of Monroe

I hereby Certify That on this day personally appeared before me, an officer duly
authorized to administer oaths and take acknowledgments, DANIEL E. LEE, JR., President of
FIRST STATE BANK OF THE FLORIDA KEYS,

to me well known and known to me to be the individual described in and who executed the foregoing deed,
and he acknowledged before me that he executed the same freely and
voluntarily for the purposes therein expressed.

Witness my hand and official seal at

Key West
and State of Florida, this

County of
day of

December 21, 1990

My Commission Expires 12/16/1993

[Signature]
Notary Public

EXHIBIT "A"

On the Island of Key West and is part of Lot 2, Square 61 according to William A. Whitehead's Map of said Island delineated in 1829 and is more particularly described as follows:

FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southeasterly along the Southwesterly line of Simonton Street a distance of 127 feet to a point, which point is the point of beginning; thence continue Southeasterly along the Southwesterly line of Simonton Street a distance of 35 feet to a point; thence Southwesterly and at right angles a distance of 161.25 feet to a point; thence Northwesterly at right angles a distance of 35 feet to a point; thence at right angles in a Northeasterly direction a distance of 161.25 feet back to the Point of Beginning.

LESS

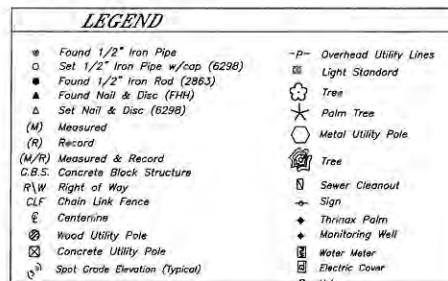
On the Island of Key West, and is part of Lot 2, Square 61 according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:

FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southwesterly along the Southeasterly line of Southard Street a distance of 160.58 feet to the Northeast corner of that certain parcel of land described in Official Records Book 300 on Pages 22 and 23 of the Public Records of Monroe County, Florida; thence run Southeasterly along the Northeasterly boundary of the said Parcel of Land described in said Official Records Book 300 on Pages 22 and 23, a distance of 127 feet to an iron pipe, said point being the Point of Beginning of the land being described herein; thence from the said Point of Beginning, run Northeasterly, parallel to said Southard Street, 20.85 feet to a two inch steel fence post; thence run Southeasterly, parallel to said Simonton Street, along a metal frame, 35 feet to a two inch steel fence post; thence run Southwesterly, parallel to said Southard Street, 20.85 feet to an iron rod; thence run Northwesterly, 35 feet back to the Point of Beginning.

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOWAGE
Clerk Circuit Court



Survey



NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 526 Angela Street and 604 Simonton Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: June 17, 2009
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's Map of said Island delineated in February, A.D. 1829, as all of Lot One (1) and a Part of Lots Two (2) and Four (4) of Square Sixty-one (61), and more particularly described as follows: COMMENCING at the Northwestern corner of Angela and Simonton Streets and running thence along the line of Angela Street in a Southwesterly direction Two Hundred Fifty (250) feet; thence at right angles in a Northwesterly direction and parallel with Simonton Street Two Hundred Forty (240) feet; thence at right angles in a Northeasterly direction and parallel with Angela Street, Two Hundred Fifty (250) feet; thence at right angles in a Southeasterly direction along the Western line of Simonton Street Two Hundred Forty (240) feet to the Point of Beginning.

AND ALSO;

On the Island of Key West and is part of Lot 2, Square 61 according to William A. Whitehead's Map of said Island delineated in 1829 and is more particularly described as follows: FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southeasterly along the Southwesterly line of Simonton Street a distance of 127 feet to a point, which point is the Point of Beginning; thence continue Southeasterly along the Southwesterly line of Simonton Street a distance of 35 feet to a point; thence Southwesterly and at right angles a distance of 161.25 feet to a point; thence Northwesterly at right angles a distance of 35 feet to a point; thence at right angles in a Northeasterly direction a distance of 161.25 feet back to the Point of Beginning.

LESS:--

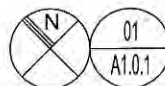
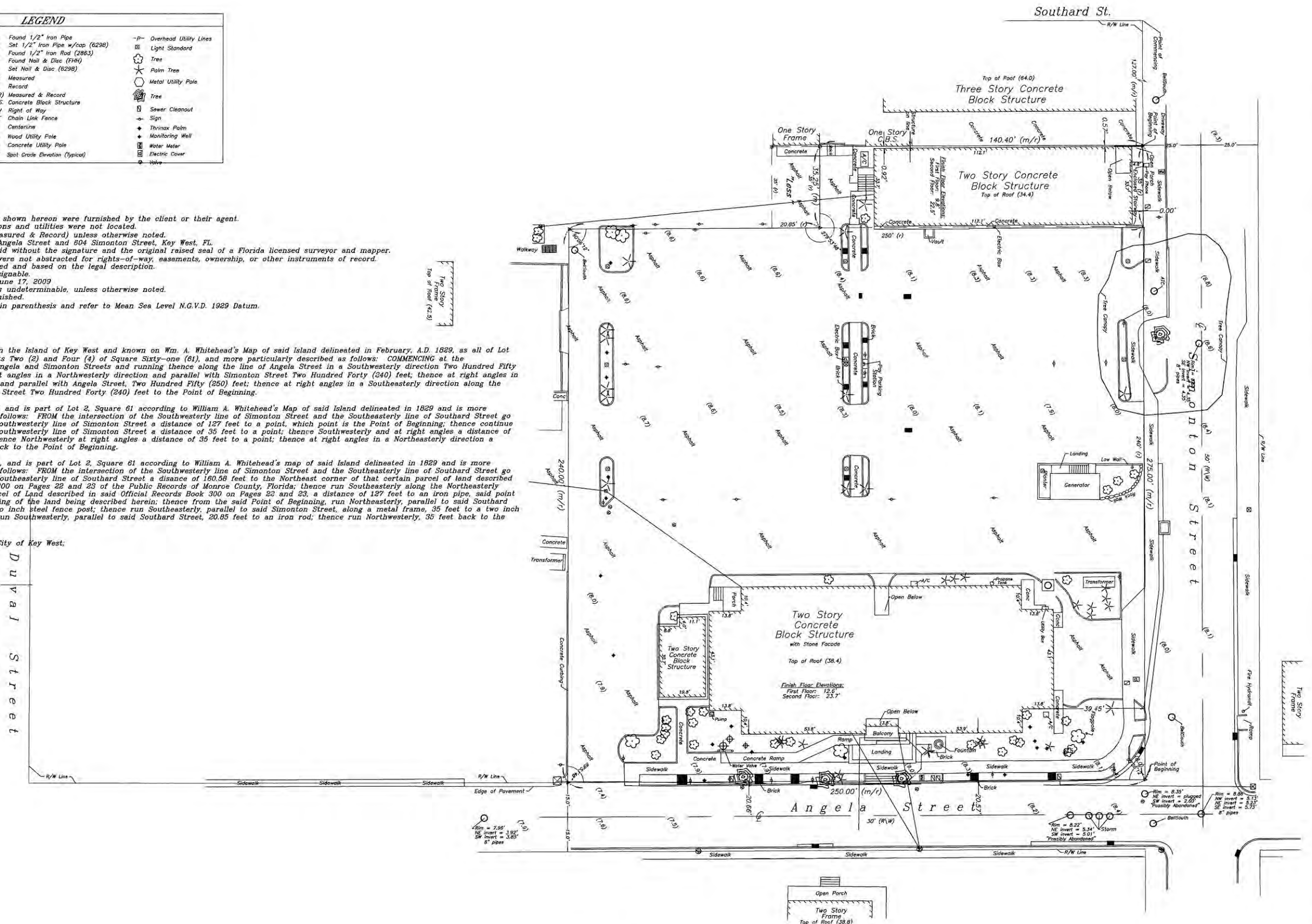
On the island of Key West, and is part of Lot 2, Square 81 according to William A. Whitehead's map of said island delineated in 1829 and is more particularly described as follows: FROM the intersection of the Southwesterly line of Simonton Street and the Southeasterly line of Southard Street go Southwesterly along the Southeasterly line of Southard Street a distance of 160.58 feet to the Northeast corner of that certain parcel of land described in Official Records Book 300 on Pages 22 and 23 of the Public Records of Monroe County, Florida; thence run Southeasterly along the Northeasterly boundary of said Parcel of Land described in said Official Records Book 300 on Pages 22 and 23, a distance of 127 feet to an iron pipe, said point being the Point of Beginning of the land being described herein; thence from the said Point of Beginning, run Northeasterly, parallel to said Southard Street, to a two inch steel fence post; thence run Southwesterly, parallel to said Southard Street, 20.85 feet to an iron rod; thence run Northeasterly, 35 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: City of Key West;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
July 1, 2009

July 1, 2009



SITE SURVEY

SCALE: 1" = 20'-0"



DRC
Minutes & Comments

Minutes of the Development Review Committee September 27, 2012 DRAFT

Ms. Haller gave members and overview of the parking variance request.

The applicant's representative, Ginny Stones, gave members details of the request.

Mrs. Torregrosa stated that the applicant will require HARC approval if they choose to move the fence.

Mr. Averette had no comment.

Ms. Ignaffo stated that the proposed commercial enterprise entrance walkway conflicts with two (2) existing parking spaces. Sec. 108-648 prohibits parking spaces or loading zones to interfere with access to a pedestrian walkway. Ms. Ignaffo then inquired if the cars are prohibited from parking during business hours and are the existing parking spaces required parking for the residential units.

Ms. Nicklaus stated she made an earlier site visit regarding ADA accessibility.

Mr. Craig stated that the site plan indicated displacing parking spaces during business hours. He requested that ADA spaces be clearly marked.

Keys Energy had no comment.

6. Conditional Use – 707 Catherine Street (RE# 00030650-000000) – A request for conditional use approval to operate a day care facility at property located in the HMDR zoning district per Section 122-598 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the conditional use request.

The applicant, Alvin Crockett, gave members details of his request.

Mrs. Torregrosa stated that the applicant will need to seek HARC approval for signage.

Mr. Averette stated that the facility will need to be up to code. They will schedule an inspection.

Ms. Ignaffo stated that occupancy requirements of the Life Safety Code and Florida Building Code, Section 436 apply to daycare uses. The Florida Plumbing Code requires a drinking fountain and service sink for day-care uses. City of Key West Code of Ordinances Sec. 108-572 requires the greater amount of three calculations to determine the number of parking spaces that will be based on the number of children at the center; more than 20 spaces will be required. Sec. 108-648 prohibits parking area design that creates vehicle backing onto the right-of-way. Landscape buffers will be required, in accordance with Secs. 108-347, -413, -414, and -415, to screen the adjacent residences from parking areas and low impact use. Waste storage area shall be screened with a fence, wall, or landscape (Sec. 108-279).

Ms. Nicklaus stated that when they apply for building permits, they must be ADA compliant.

Mr. Craig stated parking accessibility doesn't meet code. Need to apply for parking variances code section 108.648. He requested they meet with Planning and Engineering department.

Keys Energy requested a Project Review form for the loads.

7. Major Development Plan and Conditional Use – 616 Simonton Street, 604 Simonton Street (RE# 00012210-000000 and 00012220-000000) – A request for the redevelopment of the existing City of Key West Fire Station into a 7,926 square foot Fire Station and 40,720 square foot parking lot in the HPS and

Minutes of the Development Review Committee September 27, 2012 DRAFT

HNC-1 zoning districts per Section 108-91 (A)(2)(b), and Sections 122-958 (3) and 122-808 (7) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the Major Development Plan and Conditional Use request.

The Architect, Anthony Sarno, mbi k2m Architecture, Inc. gave members details of the requests.

Mrs. Torregrosa stated that they had received HARC approval.

Mr. Averette had no comment.

Ms. Ignaffo stated that the site plan shows a walkway to the corridor (Josephine Parker Road), which is not ADA Accessible compliant. Please remove the walkway indication pavers. The site plan shows a row of parking along the west side of the restroom area with stall length that overhangs the sidewalk. Please relocate the ADA Accessible parking spaces on the site, and identify the parking spaces in that row to be "COMPACT ONLY." The loading/drop-off space shall be ADA accessible, and include an accessible aisle and curb ramp, if curbs are to be utilized.

Ms. Nicklaus stated she will review ADA plans at time of building permit application, at this point she does not have enough detail.

Mr. Craig stated that the variance application is missing landscape buffer on Angela and Simonton St. for 30' landscape waiver request. He requested the height of the building be clearly described in the application.

Keys Energy is recommending to go high voltage underground to the new facility with 120/208 3 phase available. Need to provide Keys Energy a full set of plans. No objections to the variances.

- 8. Variances– 616 Simonton Street, 604 Simonton Street (RE# 00012210-000000 & 00012220-000000) – A request for impervious surface ratio in the HNC-1 zoning district per Section 122-810 (4)b; and for non-habitable building height, impervious surface ratio, and open space in the HPS zoning district as per Sections 122-960 (3), 122-960 (4)b, and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

See comments above.

ADJOURNMENT

Meeting adjourned at 11:07am.

**Respectfully submitted by,
Karen de Berjeois
Administrative Assistant II
Planning Department**

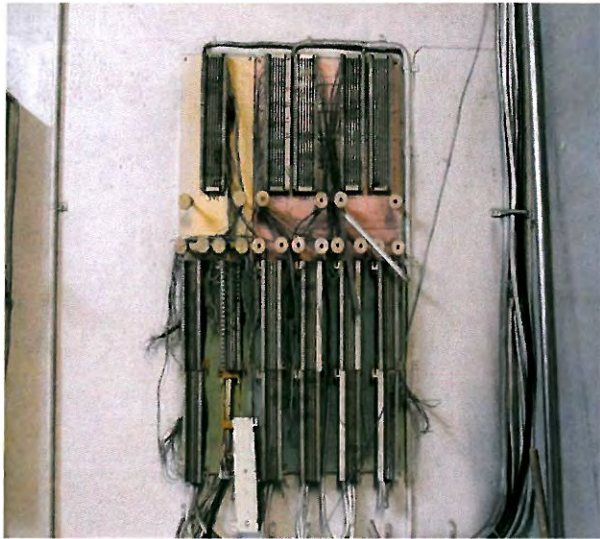
Additional Information

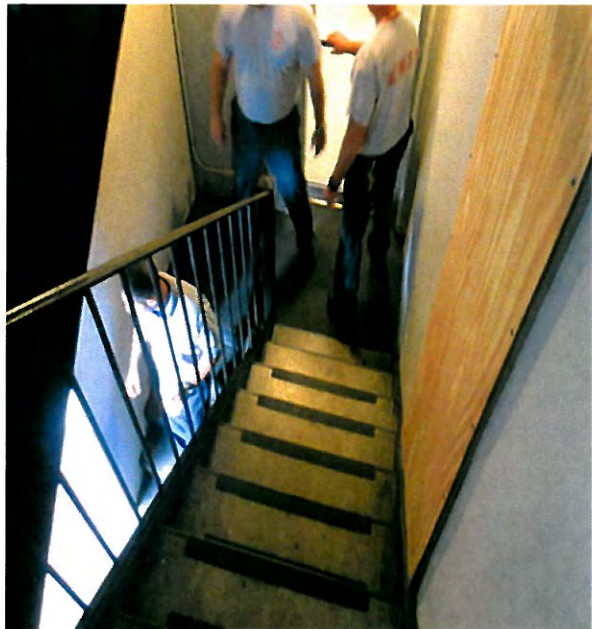


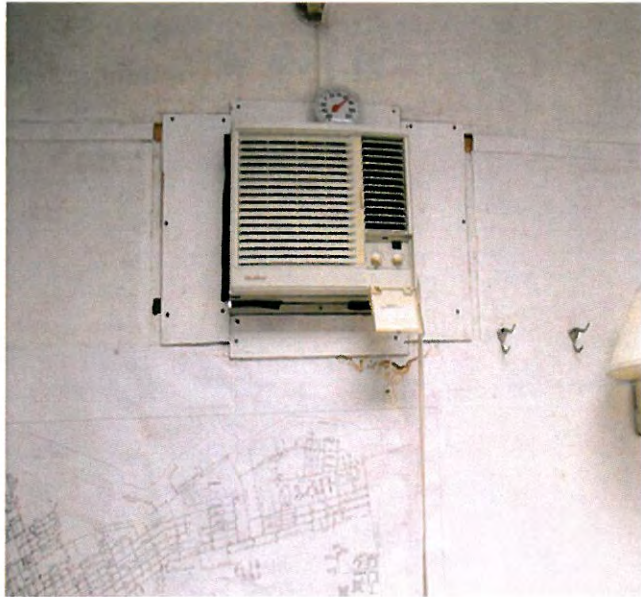


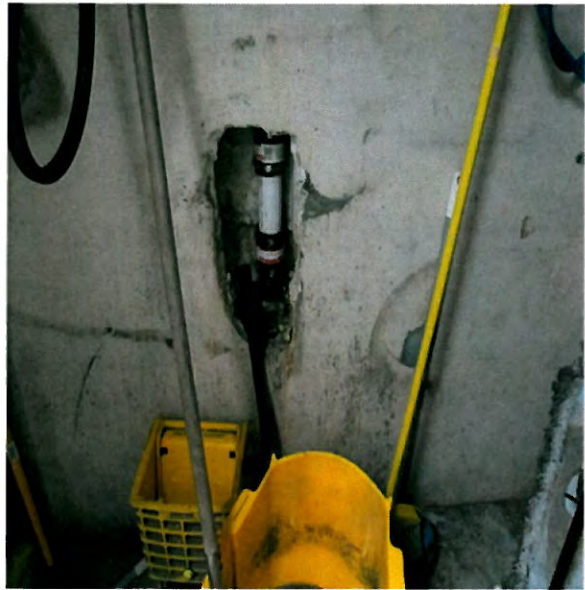
Photographs existing Fire Station



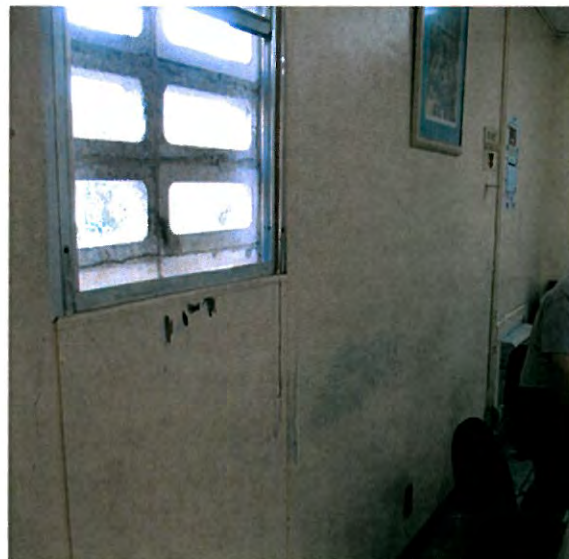
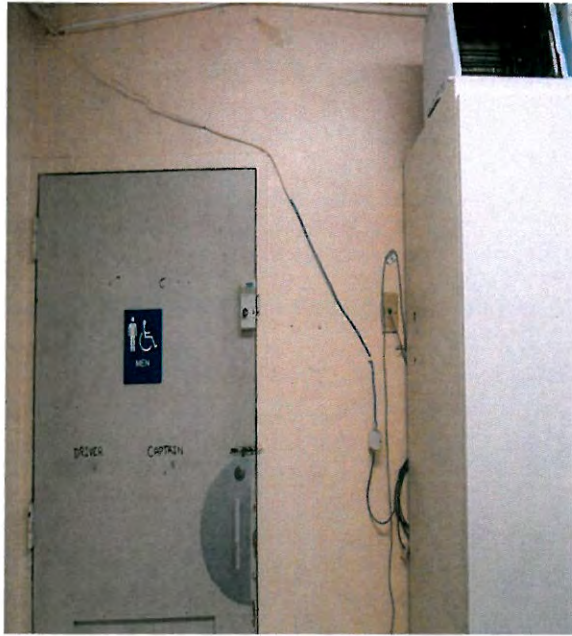


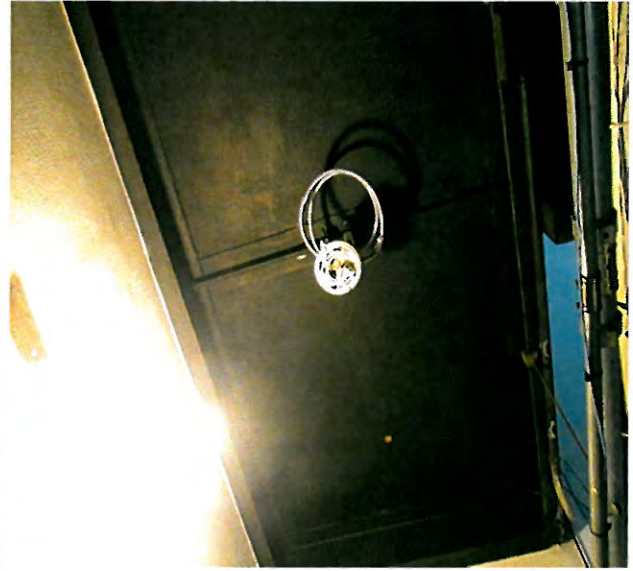
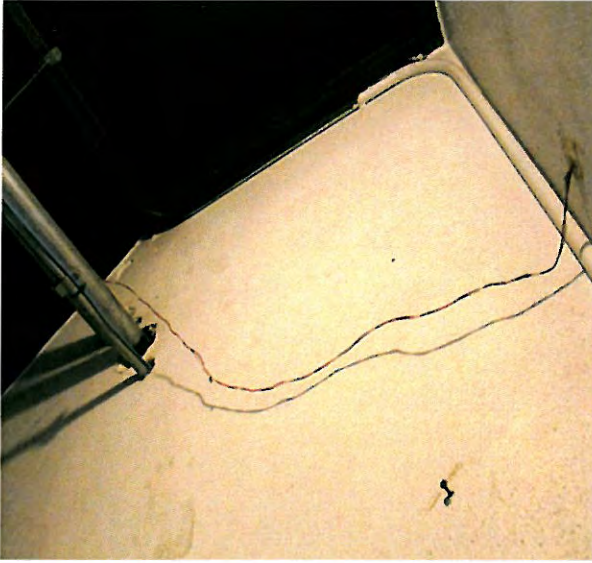














THE CITY OF KEY WEST

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

M E M O R A N D U M

To: Jim Scholl
City Manager

From: *[Signature]* Amy Kimball-Murley, AICP *[Signature]*
Planning Director

John Woodson
Building Official

Date: August 23, 2009

Reference: City Hall Redevelopment
Non-Conforming Height Assessment

The purpose of this memo is to summarize height restrictions as they pertain to redevelopment options for the two parcels collectively known as City Hall, located at 525 Angela Street (RE Number 00012210-000000) and 604 Simonton Street (RE Number 00012220-000000) (see Attachment A). Two concrete block structures are located on the City Hall site, one on each parcel. This analysis assumes that any contemplated redevelopment of the site will entail a unity of title to combine the two parcels into a single parcel consistent with the site's existing and proposed use.

Maintenance of the structural, electric and mechanical condition of both buildings is of long standing concern. A Building Condition report for the structure at 525 Angela Street (prepared by mbi/k2m Architecture, Inc., March 20, 2009, see Attachment B), found the structure to be in fair to poor condition with some areas in poor to very poor condition. A cost estimate dated March 11, 2009, prepared by the same consultant found that the cost to renovate the structure was not significantly different than the cost of constructing a new structure (see Attachment C). In summary, the structure has reached the end of its effective life and the cost to continually repair the building is considered prohibitive. The structure at 604 Simonton Street is approximately forty years old and has many of the same characteristics as the structure on Angela Street, with the added concern that a structural analysis dated January 2006 (see Attachment D) identified deteriorated beams and a vulnerability to hurricane storm damage. This structure is also reaching the end of its functional life and necessary rehabilitation of the structure is expected to outweigh its value. As such, both structures have been determined to be involuntarily destroyed for the purposes of determining applicable setback, height, building and impervious surface regulations in Chapter 122 of the Code of Ordinances.

According to survey information prepared by J. Lynn O'Flynn, Inc., dated July 15, 2009 (see Attachment E), the structure on Angela Street has a non-conforming height of 38.4 feet NGVD and the structure on Simonton Street has a non-conforming height of 34.4 feet NGVD. According to Section 86-9 of the Code of Ordinances, building height is "the vertical distance measured from the crown of the road to the highest point of the roof." The crown of road adjacent to the Angela Street structure ranges from 7.5 to 8.2 feet NGVD. Using an average of 8.0 feet as the crown of road, building height is 30.4 feet. The crown of the road adjacent to the Simonton Street structure is between 8.8 feet and 9.3 feet NGVD. Using an average of 9.0 feet for the crown of road, the structure is 25.4 feet in height.

The majority of the site, including the Angela Street Building, is located in the Historic Public and Semi-Public Service (HPS) zoning district. The maximum height allowed in this district is 25'. The Simonton Street structure is located in the HNC-1 zoning district; the maximum height allowed in this district is 35'. Therefore, the Angela Street structure is non-conforming to height and the Simonton Street structure is conforming to height. A zoning map is included as Attachment F.

Section 122-28 (d) of the City Code of Ordinances applies to properties without dwelling units and is relevant to an analysis of the City Hall site. Proposed reconstruction or replacement of a property, where that property has a non-complying building or structure: "(i) if the property is involuntarily destroyed, reconstruction or replacement does not require a variance; and (ii) if voluntarily destroyed to the extent that reconstruction or replacement would exceed 50 percent of the property's appraised or assessed value, the applicant must apply to the planning board for a variance." Because the Angela Street structure is determined to be involuntarily destroyed, replacement of structures on the site as part of a redevelopment plan may be at the established non-conforming height of 30.4 feet.

Attachments

Xc: Mark Finigan, Assistant City Manager
David Fernandez, Assistant City Manager
Michael Ingram, mbi / k2m
Geo File

Property Appraiser Information

Karl D. Borglum
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, Nov. 12th, in observance of Veterans Day.

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

Property Record Card -
Map portion under construction.

Alternate Key: 1012548 Parcel ID: 00012210-000000

Ownership Details

Mailing Address:
CITY OF KEY WEST FLA
PO BOX 1409
KEY WEST, FL 33041

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 525 ANGELA ST KEY WEST
Legal Description: KW ALL LOT 1&PT LOTS 2-3-4 OR35-107-108 SQR 61 OR160-589-590 OR608-337



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	4,408,845.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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100E - COMMERCIAL EXEMPT

240

241

62,417.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 19112
 Year Built: 1960

Building 1 Details

Building Type
 Effective Age 17
 Year Built 1960
 Functional Obs 0

Condition E
 Perimeter 1,124
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 23
 Grnd Floor Area 19,112

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

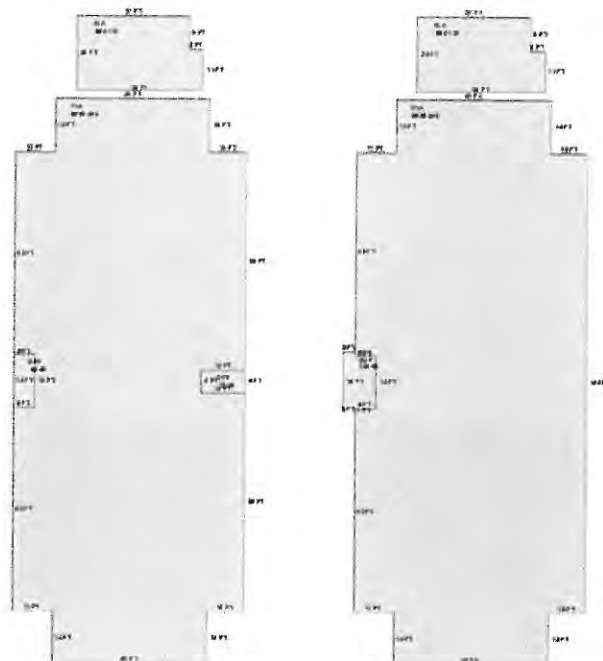
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 31

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-------	-----	------------	---------------------	------

1	FLA	1	1991	8,856
2	OPF	1	1991	84
3	OPF	1	1991	72
4	OUF	1	1991	132
5	FLA	1	1991	8,928
6	FLA	1	1999	664
7	FLA	1	1999	664

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2320	CITY BLDGS B	100	Y	Y
	2324	CITY BLDGS B	100	Y	Y
	2325	CITY BLDGS B	100	N	Y
	2326	CITY BLDGS B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
591	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	13,400 SF	0	0	1973	1974	2	25
2	AC2:WALL AIR COND	10 UT	0	0	1991	1992	2	20
3	AC2:WALL AIR COND	23 UT	0	0	1991	1992	1	20
4	FN2:FENCES	210 SF	5	42	1999	2000	2	30
5	PT3:PATIO	200 SF	50	4	1999	2000	2	50
6	AP2:ASPHALT PAVING	34,800 SF	240	145	2006	2007	2	25

Appraiser Notes

KEY WEST CITY HALL & PARKING GARAGE

HURRICANE DAMAGES

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B94-3721	11/01/1994	11/01/1995	500	Commercial	PAINT OFFICES ON 2ND FL.
E94-4009	12/01/1994	11/01/1995	500	Commercial	ELECTRICAL
A95-0418	02/01/1995	11/01/1995	6,300	Commercial	16 SQS SINGLE PLY ROOFING
	11/01/1995	11/01/1995	10,000	Commercial	CONVERT STOR TO OFFICE SP

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 15, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variances - 616 Simonton Street (RE# 00012210-000000 & 00012220-000000) – A request for impervious surface ratio in the HNC-1 zoning district per Section 122-810(4)b; and for non-habitable building height, impervious surface ratio, open space, landscape buffer, and landscape waiver in the HPS zoning district as per Sections 122-960(3), 122-960(4)b, and 108-346 (b) 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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Variances - 616 Simonton Street (RE# 00012210-000000 & 00012220-000000) – A request for impervious surface ratio in the HNC-1 zoning district per Section 122-810(4)b; and for non-habitable building height, impervious surface ratio, open space, landscape buffer, and landscape waiver in the HPS zoning district as per Sections 122-960(3), 122-960(4)b, and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Major Development Plan and Conditional Use – 616 Simonton Street (RE# 00012210-000000; 00012220-000000) – A request for the redevelopment of the existing City of Key West Fire Station into a 7,926 square foot Fire Station #2 and 40,720 square foot parking lot in the HPS and HNC-1 zoning districts per Section 108-91 (A)(2)(b), and Sections 122-958(3) and 122-808 (7) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	mbi/k2m Architecture, Inc.	Owner:	City of Key West
Project Location:	616 Simonton	Date of Hearing:	Thursday, November 15, 2012
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(s) 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 Karen de Berjeois at kdeberje@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.

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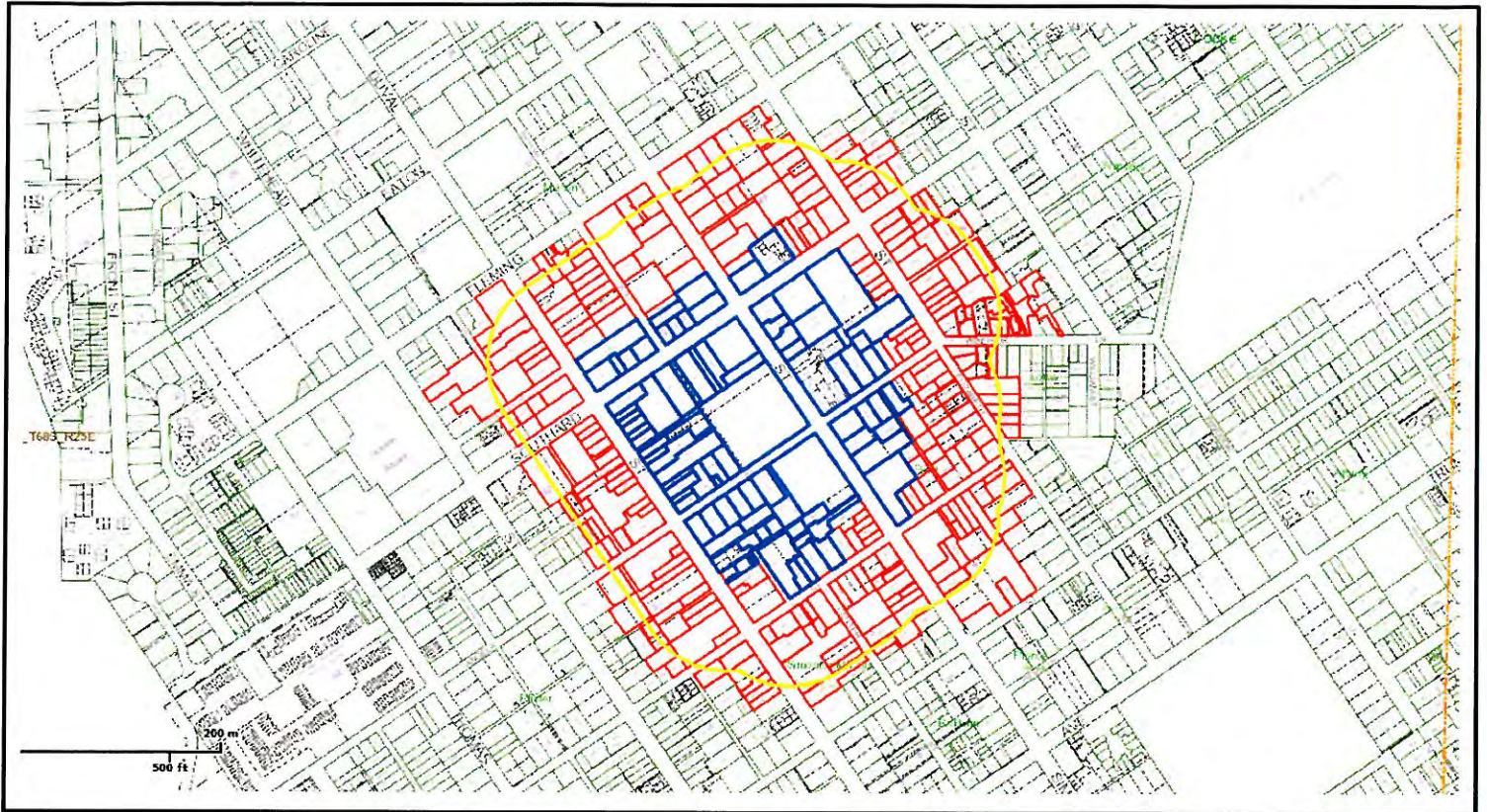
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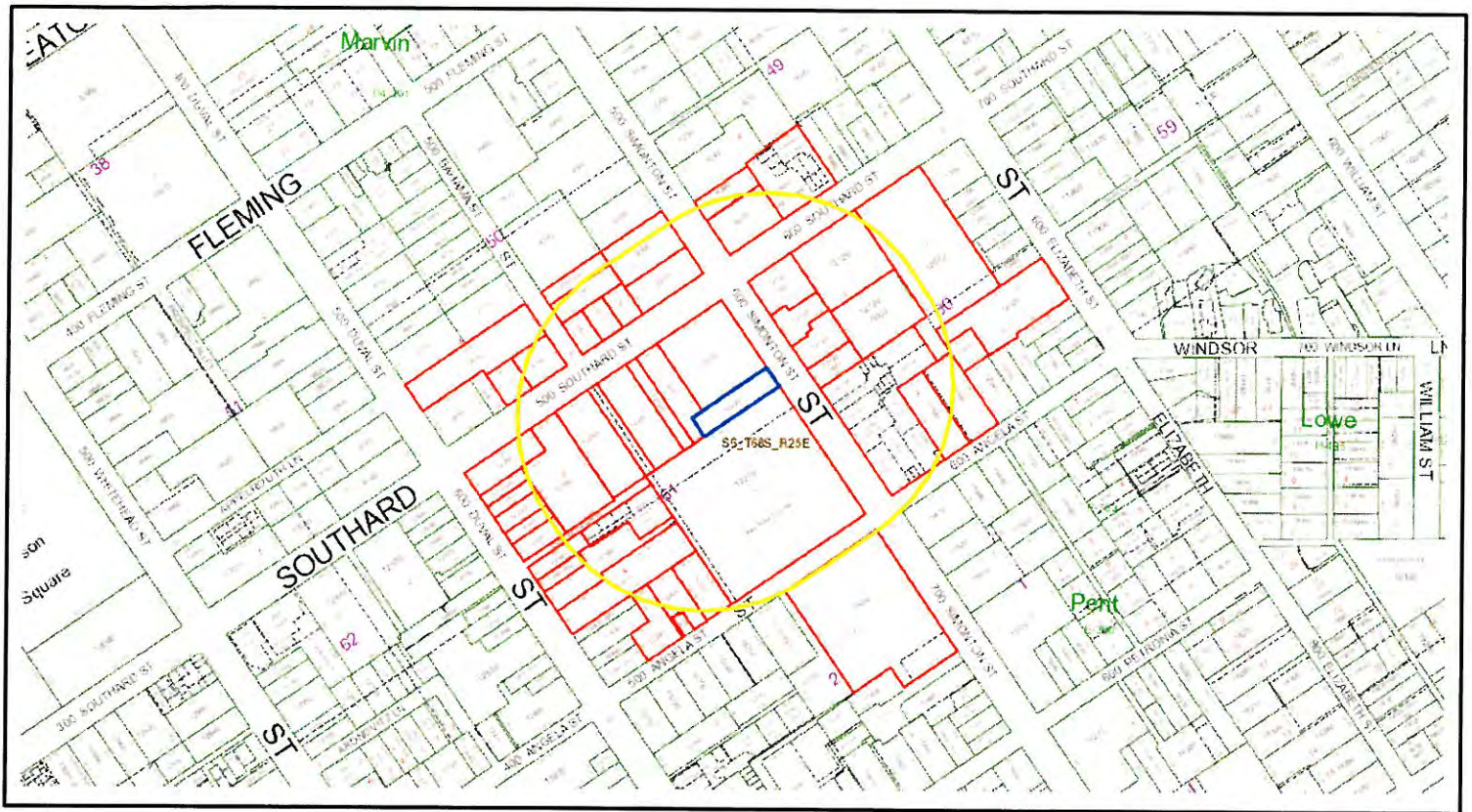
Monroe County, Florida

616 Simonton

Printed: Nov 01, 2012

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.





Printed: Nov 01, 2012

Monroe County, Florida

616 Simonton (604 Simonton)

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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 715 DUVAL ST REALTY LLC	18 LORRAIN TER		MARBLEHEAD	MA	01945	
2 GILLIS PETER C	56 RUTLAND SQUARE		BOSTON	MA	02118	
3 VENTI EDWARD G & MAUREEN T TRACY (WIFE)	231 SPRUCE DRIVE-PO BOX 158		JACKSON	NH	03846	
4 KOENIG WILLIAM E AND GLORIA	55 FRANCISCO AVE		LITTLE FALLS	NJ	07424	
5 WATTS MYRA JUDITH CIARDI	71 STANLEY AVE		DAYTON	NJ	08810	
6 PARMENTER TOM E	PSC 41 BOX 4754		APO	AE	09464	
7 SHORT ANDREW M	25 VAN DAM ST		NEW YORK	NY	10013	
8 MCELEARNEY JOEL F AND MARY S	24 KENSWICK LN		HUNTINGTON ST	NY	11746	
9 531 ELIZABETH STREET LLC	15 LATHAM ST		SAG HARBOR	NY	11963	
10 VINCENT GILBERT T AND ELINOR J	67 LAKE ST		COOPERSTOWN	NY	13326	
11 KW 535 LLC	512 WOODLAND RD		PITTSBURGH	PA	15237	
12 NORMAN ROBERT A AND ELIZABETH F	101 CEDAR GLEN DR		NEW HOPE	PA	18938	
13 SEPTEMBER PROPERTIES LLC	212 ROSE LANE		HAVERFORD	PA	19041	
14 NATHAN ANN L REV TR DTD 07/13/05	26115 CLARKSBURG RD		CLARKSBURG	MD	20871	
15 MYAING RAMON T AND MARTHA E	20315 ROSETHORN AVE		GAITHERSBURG	MD	20882	
16 732 LOVE LANE LLC	1828 COVE POINT RD		ANNAPOLIS	MD	21401	
17 MOFFITT DONALD A	3063 HERITAGE LANDING RD		WILLIAMSBURG	VA	23185	
18 FLETCHER JAMES C JR	1038 QUARRIER ST		CHARLESTON	WV	25301	
19 KEY WEST CONCH HOUSE INC	2101 CHELSEA DRIVE		WILSON	NC	27896	
20 BARNETT BANK OF JACKSONVILLE N A	101 N TRYON ST		CHARLOTTE	NC	28255	
21 FARRAR ARTHUR CURTIS JR AND ANNA S JT REV TR	200 NORTHSIDE DR		DOUGLAS	GA	31533	
22 SEA SHELL COTTAGE LLC	620 SW RIVERLAND CT		FT WHITE	FL	32038	
23 WILLIS TIMBER LIMITED PARTNERSHIP THE	2416 WINTHROP RD		TALLAHASSEE	FL	32312	
24 WILLIS TIMBER LIMITED PARTNERSHIP	2416 WINTHROP RD		TALLAHASSEE	FL	32312	
25 ALLEN JOSEPH B JR LIV TR 3/2/1994	3228NW 57TH TER		GAINESVILLE	FL	32606	
26 ROLLY RICHARD J	1579 CROSSBEAM DRIVE		CASSELBERY	FL	32707	
27 MULBERG LTD	566 SYLVAN DR		WINTER PARK	FL	32789	
28 FOOTE AMY	1660 SILVERADO DR		ROCKLEDGE	FL	32955	
29 O'HAIRE MICHAEL AND SHIRLEY S	3111 CARDINAL DR		VERO BEACH	FL	32963	
30 MCALHANY JAMES G AND PAMELA D	8120 US HIGHWAY 1		VERO BEACH	FL	32967	
31 ADOLPHUS-WARFIELD INC	513 SOUTHARD ST		KEY WEST	FL	33040	
32 GAEDICKE-RHOADES CINDY M REV LIV TR 8/8/2008	1008 SEMINARY ST		KEY WEST	FL	33040	
33 OLD TOWN KEY WEST DEVELOPMENT LTD	PO BOX 1237		KEY WEST	FL	33040	
34 ALAREZ ROSE	7 W CYPRESS TER		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 SKOGLUND MICHAEL J	522 ELIZABETH STREET		KEY WEST	FL	33040	
36 SSRAFFERTY LLC	PO BOX 1007		KEY WEST	FL	33040	
37 NEWMAN ROBERT J JR AND TINA G	615 ELIZABETH STREET		KEY WEST	FL	33040	
38 MILLER ROBERT J	1104 SOUTH ST		KEY WEST	FL	33040	
39 PERRY LINCOLN AND BEATTIE ANN	614 FLEMING ST		KEY WEST	FL	33040	
40 SPOTTSWOOD PARTNERS II LTD	500 FLEMING ST		KEY WEST	FL	33040	
41 519 DUVAL LLC	809 FLEMING ST		KEY WEST	FL	33040	
42 CERVANTES ROSALINA L/E	510 ANGELA ST		KEY WEST	FL	33040	
43 ISHERWOOD JANICE L	704 EATON ST		KEY WEST	FL	33040	
44 KERR JOHN B AND ANA DELLIA	626 ELIZABETH STREET		KEY WEST	FL	33040	
45 DECKER ROBERT J	600 ELIZABETH ST		KEY WEST	FL	33040	
46 NASET INC	612 DUVAL ST		KEY WEST	FL	33040	
47 GRAHAM CAROLYN AND SCOTT	625 ANGELA STREET		KEY WEST	FL	33040	
48 CURRY HOLLIS K L/E	614 ELIZABETH ST		KEY WEST	FL	33040	
49 BRUCE BENJAMIN C LIVING TRUST	610 SOUTHARD ST		KEY WEST	FL	33040	
50 EMANUEL EYAL	1016 18TH TER		KEY WEST	FL	33040	
51 WESCHLER KENNETH	915 VON PHISTER ST		KEY WEST	FL	33040	
52 SCHROEDER JOSEPH	1202 THOMPSON ST		KEY WEST	FL	33040	
53 FREEMAN PROPERTIES INC	513 SOUTHARD ST		KEY WEST	FL	33040	
54 ANGELA PETRONIA LLC	609 PETRONIA ST		KEY WEST	FL	33040	
55 ETSHMAN BRUCE ALAN	3713 CINDY AVE		KEY WEST	FL	33040	
56 CARTER LINDA K LIV TR 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
57 CONGDON ALDEN KIRBY	715 BAKERS LANE		KEY WEST	FL	33040	
58 MCCHESENEY KEVIN AND LAURA	520 SOUTHARD ST		KEY WEST	FL	33040	
59 HISTORIC TOURS OF AMERICA INC	201 FRONT ST	STE 310	KEY WEST	FL	33040	
60 MERLINN INN INC	811 SIMONTON ST		KEY WEST	FL	33040	
61 INTER-OCEAN HOLDINGS INC	600 FLEMING ST		KEY WEST	FL	33040	
62 GARDENS OF KEY WEST LLC THE	526 ANGELA ST		KEY WEST	FL	33040	
63 GARCIA GREGORIO AND ISABEL	820 SIMONTON ST		KEY WEST	FL	33040	
64 TYLER LENORA H	719 ELIZABETH ST		KEY WEST	FL	33040	
65 WHITMARSH LANE LLC	720 WHITMARSH LN		KEY WEST	FL	33040	
66 YENTSCH FAMILY TRUST 10/5/92	504 BAHAMA ST		KEY WEST	FL	33040	
67 KEY WEST TREASURE EXHIBIT INC	200 GREENE ST		KEY WEST	FL	33040	
68 TABAG ANDRES P	6 EMERALD DR		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 SPOTTSWOOD PARTNERS LTD	500 FLEMING ST		KEY WEST	FL	33040	
70 KEY WEST OFFICE MANAGEMENT INC	501 SOUTHARD ST		KEY WEST	FL	33040	
71 TRINITY WESLEYAN METHODIST CHURCH	808 ELIZABETH ST		KEY WEST	FL	33040	
72 NEWBERRY JOHNNY M AND PEGGY A	603 SOUTHARD ST		KEY WEST	FL	33040	
73 GODOY HECTOR EDUARDO	529 BAHAMA ST		KEY WEST	FL	33040	
74 DETWILER ERIC R	703 ELIZABETH ST		KEY WEST	FL	33040	
75 BRIKEY DELBERT P	614 FLEMING ST		KEY WEST	FL	33040	
76 ROMOCO INC	3340 N ROOSEVELT BLVD	STE 6	KEY WEST	FL	33040	
77 720 ELIZABETH LLC	3444 RIVIERA DR		KEY WEST	FL	33040	
78 CONDON LINDA KIEL	817 CENTER ST		KEY WEST	FL	33040	
79 SOBELMAN WALTER AND HILDA	526 PETRONIA STREET		KEY WEST	FL	33040	
80 BLAIR JOEL M JR TRST 7/25/85	607 ELIZABETH ST		KEY WEST	FL	33040	
81 GUILD HALL ARTISTS INC	614 DUVAL ST		KEY WEST	FL	33040	
82 GARCIA MANUEL E AND ANITA	30 EVERGREEN AVE		KEY WEST	FL	33040	
83 720 ELIZABETH CONDOMINIUM	720 ELIZABETH ST		KEY WEST	FL	33040	
84 DEL VALLE ENRIQUE J L/E	40 BLUE WATER DR		KEY WEST	FL	33040	
85 SWEETING IRMA OLEAN DEC TR 2/27/1998	623 PETRONIA ST		KEY WEST	FL	33040	
86 FAUSTO'S FOOD PALACE INC	522 FLEMING ST		KEY WEST	FL	33040	
87 RAMONA'S SHIRT PUT-ON LC	524 SOUTHARD ST		KEY WEST	FL	33040	
88 MARELY LLC	46 KEY HAVEN RD		KEY WEST	FL	33040	
89 VAGNONI MICHAEL P	622 FLEMING ST		KEY WEST	FL	33040	
90 KRINSKY SAMUEL	612 ELIZABETH STREET		KEY WEST	FL	33040	
91 HARVERSON INC	409 APPELROUTH LN		KEY WEST	FL	33040	
92 BENDER BERT L DEC TR 11/22/1999	619 ELIZABETH ST		KEY WEST	FL	33040	
93 WALTERS CHARLES D AND STEPHANIE A	525 DUPONT LN		KEY WEST	FL	33040	
94 CLARK EDWARD G	5 ARBUTUS DR		KEY WEST	FL	33040	
95 OLD KRESS BUILDING COMPANY INC	424-A FLEMING ST		KEY WEST	FL	33040	
96 HOLLINSED HOUSE CONDOMINIUM THE	611 SOUTHARD ST		KEY WEST	FL	33040	
97 EZMIRLY D SHIRLEE REV INTER VIVOS TR	532 FLEMING ST		KEY WEST	FL	33040	
98 619 DUVAL COMPANY	423 FRONT ST	FL 2ND	KEY WEST	FL	33040	
99 BLACK REBECCA	4 ARONOVITZ LANE		KEY WEST	FL	33040	
100 MARMOE LLC	1701 ASHBY ST		KEY WEST	FL	33040	
101 CASH CAROLYN S	2620 FOGARTY AVE		KEY WEST	FL	33040	
102 ALLEN GEO W COL EST	806 ELIZABETH ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103 MENDOLA CHARLES	2601 S ROOSEVELT BLVD	UNIT 210A	KEY WEST	FL	33040	
104 600 DUVAL STREET LC	115 WHITEHEAD ST		KEY WEST	FL	33040	
105 SHAGENA LINDA L LIVING TRUST 09/28/1989	726 SIMONTON ST		KEY WEST	FL	33040	
106 SIRECI THOMAS J JR AND MARCIA A	1128 FLAGLER AVE		KEY WEST	FL	33040	
107 MCCHESENEY LAURA AND KEVIN	526 SOUTHARD ST		KEY WEST	FL	33040	
108 ORTEGA EVELYN A LIV TR 10/30/08	1418 ROSE ST		KEY WEST	FL	33040	
109 SAINT PETER'S EPISCOPAL CHURCH OF KW FL INC	800 CENTER ST		KEY WEST	FL	33040	
110 GEORGIA/CAROLINA I & D LLC	1215 VARELA ST		KEY WEST	FL	33040	
111 WOLKOWSKY DAVID W LIVING TRUST	P O BOX 1429		KEY WEST	FL	33040	
112 GARDENS ANNEX LLC (THE)	526 ANGELA ST		KEY WEST	FL	33040	
113 WHYMS ROBERT JR AND THELMA L	612 PETRONIA ST		KEY WEST	FL	33040	
114 MALSIN ELAINE 2006 REV TRUST 09/18/2006	522 PETRONIA ST		KEY WEST	FL	33040	
115 CALDERWOOD STEVEN G	812 SIMONTON ST (REAR)		KEY WEST	FL	33040	
116 IRWIN MICHAEL SCOTT	1014 SEMINARY ST		KEY WEST	FL	33040	
117 ORTEGA EVELYN A LIV TR 10/30/2008	1418 ROSE ST		KEY WEST	FL	33040	
118 HILL TOP CONDOMINIUM	714 ELIZABETH ST		KEY WEST	FL	33040	
119 BERRIS SANFORD	1075 DUVAL ST	PMB 226	KEY WEST	FL	33040	
120 PRINCE SUSAN	716 ELIZABETH ST	REAR	KEY WEST	FL	33040	
121 DAVIS EDWIN T AND NANCY E	714-A ELIZABETH ST		KEY WEST	FL	33040	
122 SCARSELLA CHRISTINE	830 CAROLINE ST		KEY WEST	FL	33040	
123 KOENIG FRANK R	703 WINDSOR LN		KEY WEST	FL	33040	
124 SCHROEDER JOSEPH J	1202 THOMPSON ST		KEY WEST	FL	33040	
125 DICKERSON THEODORE AND BARBARA H/W	721 ELIZABETH ST		KEY WEST	FL	33040	
126 IRWIN MICHAEL SCOTT REV LIV TR 8/8/2008	1008 SEMINARY ST		KEY WEST	FL	33040	
127 RUSSO RONALD A AND BARBARA J	626-B FLEMING STREET		KEY WEST	FL	33040	
128 ALLEN PATRICIA J	715 ELIZABETH ST		KEY WEST	FL	33040	
129 VILLIS GEOFFREY FREDERICK	520 SOUTHARD ST		KEY WEST	FL	33040	
130 KNOWLES JOHN BRUCE	723 ELIZABETH ST		KEY WEST	FL	33040	
131 BARNES LOUIS R	619 SIMONTON ST		KEY WEST	FL	33040	
132 WALLACE MELISSA	709-713 WHITMARSH LN		KEY WEST	FL	33040	
133 DOSTAL RICHARD	210 TRUMAN AVE		KEY WEST	FL	33040	
134 DEEGAN MICHAEL R REVOCABLE TRUST 4/20/2010	729 OLIVIA ST		KEY WEST	FL	33040	
135 MCVEIGH ROGER H AND CYNTHIA C	627 SIMONTON ST		KEY WEST	FL	33040	
136 709 WINDSOR LANE CONDOMINIUM	709 WINDSOR LN		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
137 615 DUVAL STREET CONDOMINIUM	620 JOSEPHINE PARKER RD		KEY WEST	FL	33040	
138 JLC DUVAL LLC	1501 FLORIDA ST		KEY WEST	FL	33040	
139 37 COURT INVESTMENTS INC	909 16TH TER		KEY WEST	FL	33040	
140 4SIBS INC	1616 ATLANTIC BLVD	UNIT 2	KEY WEST	FL	33040	
141 717 DUVAL ST LLC	717 DUVAL ST		KEY WEST	FL	33040	
142 715 DUVAL CONDOMINIUM	715 DUVAL ST		KEY WEST	FL	33040	
143 BRUCE BENJAMIN C LIVING TRUST 5/22/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
144 ROSS RODNEY T	605 ANGELA ST	UNIT 1	KEY WEST	FL	33040	
145 BRUCE BENJAMIN C TRUSTEE	610 SOUTHARD STREET		KEY WEST	FL	33040	
146 CARTER LINDA K LIVING TRUST 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
147 SADOFF KAREN	714 ELIZABETH ST	UNIT D	KEY WEST	FL	33040	
148 CLOUTIER JANE P	714-B ELIZABETH ST		KEY WEST	FL	33040	
149 FJ INVESTORS LLC	2318 ROOSEVELT BLVD		KEY WEST	FL	33040	
150 ALLEN GEO W COL ESTATE	806 ELIZABETH ST		KEY WEST	FL	33040	
151 WINDSOR VILLAGE CONDO	700 BLOCK WINDSOR LANE		KEY WEST	FL	33040	
152 KAINAN JULIAN	1020 18TH ST		KEY WEST	FL	33040	
153 DUVAL CENTER A CONDOMINIUM	507-509 DUVAL ST		KEY WEST	FL	33040	
154 DILLY GROVE LIMITED PARTNERSHIP	610 SOUTHARD ST		KEY WEST	FL	33040	
155 LAZARUS ANTHONY N	628 ELIZABETH ST		KEY WEST	FL	33040	
156 CARTER LINDA LIVING TRUST 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
157 OTTO ROGER A	1444 KENNEDY DR		KEY WEST	FL	33040	
158 WARE LUCIE A	720 SIMONTON LANE	REAR LEF	KEY WEST	FL	33040	
159 MCMILLIN KAY ANN	1007 VON PHIOSTER ST		KEY WEST	FL	33040	
160 BEAVER DENNIS A LIVING TRUST DTD 6/6/03	1207 WHITEHEAD ST		KEY WEST	FL	33040	
161 CLEMENS KAREN	225-227 PETRONIA ST		KEY WEST	FL	33040	
162 YOUNG GARY A REVOCABLE TRUST DTD 11/10/2004	P O BOX 4302		KEY WEST	FL	33041	
163 CITY OF KEY WEST FLORIDA	PO BOX 1409		KEY WEST	FL	33041	
164 SHEA JOSEPH JR	PO BOX 4644		KEY WEST	FL	33041	
165 SEPULVEDA ZAIRA	P O BOX 1614		KEY WEST	FL	33041	
166 CITY OF KEY WEST FLA	PO BOX 1409		KEY WEST	FL	33041	
167 TAYLOR CLARA	PO BOX 22		KEY WEST	FL	33041	
168 DION RENTAL PROPERTIES LLC	PO BOX 1209		KEY WEST	FL	33041	
169 TODD DOROTHY A	P O BOX 4706		KEY WEST	FL	33041	
170 WOLKOWSKY DAVID W	PO BOX 1429		KEY WEST	FL	33041	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
171 NASET WALLACE J AND RUTH S	20717 6TH AVE		SUMMERLAND KI FL		33042	
172 GILL DANIEL K JR	PO BOX 5205		KEY WEST FL		33045	
173 REPUBLIC OF CUBA	7300 NW 35TH TER		MIAMI FL		33122	
174 610 DUVAL STREET LLC	7301 SW 57TH COURT	STE 560	MIAMI FL		33143	
175 PARADA CAROLYN M	6559 SW 38TH ST		MIAMI FL		33155	
176 ROBERTS DANIEL K AND MARIA M	17902 SW 88 PL		PALMETTO BAY FL		33157	
177 LITTMAN DARREN AND MICHELLE	22197 MARTELLA AVE		BOCA RATON FL		33433	
178 FJELDSTAD KATHERINE TRUSTEE	869 LIMPET DR		SANIBEL FL		33957	
179 ROBINSON ALESSANDRA	2327 CR 204		OXFORD FL		34484	
180 TANNER MICHELE B	409 MOCKINGBIRD LN		CRANE HILL AL		35053	
181 BACON ROBERT S JR	P O BOX 423		POINT CLEAR AL		36564	
182 HOPPA SCOTT J AND KAREN I	4316 PEBBLE SHORE DR		OPELIKA AL		36804	
183 MURRAY JAMES H	760 HARBOR BEND RD	UNIT 106	MEMPHIS TN		38103	
184 GOLSCH JUDITH	17236 POSSUM RIDGE RD		AURORA IN		47001	
185 WHITE COMMUNICATIONS INC	685 E LONG LAKE		BLOOMFIELD HIL MI		48304	
186 WHITE COMMUNICATIONS CORP INC	685 EAST LONG LAKE		BLOOMFIELD HIL MI		48304	
187 WHITE J LARRY	685 EAST LONG LAKE		BLOOMFIELD HIL MI		48304	
188 PADNOS DOUGLAS AND NANCY	702 PARK AVE		HOLLAND MI		49423	
189 623 DUVAL STREET LLC	100 PARK ST		TRAVERSE CITY MI		49684	
190 700 DUVAL ST LLC	100 PARK ST		TRAVERSE CITY MI		49684	
191 WALGREEN CO STORE 7089RET	PO BOX 901		DEERFIELD IL		60015	
192 BROWN JAMES F	717 S EASTWOOD DR		WOODSTOCK IL		60098	
193 GROSSCUP TIMOTHY J AND LUANN K	131 W ADAMS ST		VILLA PARK IL		60181	
194 VERGIL ENTERPRISES LLC	438 N CANAL ST		CHICAGO IL		60610	
195 NICHOLS PAUL	4305 BONNELL VISTA COVE	APT 6	AUSTIN TX		78731	
196 HENNING SANDRA J	HCR 62 BOX 42		RATON NM		87740	
197 AKERS ROGER W	HCR 62 BOX 42		RATON NM		87740	
198 RUPP LEILA J REV TR DTD 3/10/06	2414 CHAPALA ST		SANTA BARBARA CA		93105	
199 DIXON CHARLES AND CLEARE GEORGE	256 AUMOE RD		KAILUA HI		96734	
200 KO STEVE B	7705 SE 34TH ST		MERCER ISLAND WA		98040	
201 KO LILY SHEN	7705 SE 34TH ST		MERCER ISLAND WA		98040	
202 631 SOUTHARD LLC	800 BOYLSTON ST STE 3600		BOSTON MA		02199-3600	
203 RING JOHN REV TRUST	PO BOX 5190		HANOVER NH		03755-5190	
204 DENEAU DANIEL J REV TR 10/28/2009	PO BOX 5190		HANOVER NH		03755-5190	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
205 SAMARITAN LANE LAND VENTURES LLC	105 KEYES RD		SUNAPEE	NH	03782-3304	
206 MARKATCUL LLC	254 COMMERCIAL ST		PORTLAND	ME	04101-4664	
207 MCMANUS SCOTT ALAN AND JENNIFER A	47 S COBBTOWN RD		LINCOLNVILLE	ME	04849-5129	
208 FILASKI VINCENT AND FLORENCE	131 SAINT JOHNS RD		RIDGEFIELD	CT	06877-5524	
209 LEHMKUHL DAVID W	551 OBSERVER HWY APT 15N		HOBOKEN	NJ	07030-6564	
210 US SOUTHEAST PROPERTIES LLC	65 LARKIN CIR		WEST ORANGE	NJ	07052-1122	
211 ERTEL CLAUS LIV TR 7/21/2011	111 TUDOR OVAL		WESTFIELD	NJ	07090-2244	
212 SOUTHERN BELL TEL AND TEL CO	PO BOX 7207		BEDMINSTER	NJ	07921-7207	
213 PATTERSON ROBERT AND ANNE TR 5/13/2010	33 CRESCENT RD		MADISON	NJ	07940-2519	
214 KEY WEST ROX LLC	8217 MARSHALL AVE		MARGATE CITY	NJ	08402-1645	
215 P AND D DUVAL LAND TRUST 6/25/99	347 WEST 57TH ST	APT 39A	NEW YORK	NY	10019-3171	
216 630 ELIZABETH LLC	989 E PROSPECT ST		WOODMERE	NY	11598-1446	
217 REILLY EDWARD T AND ANN MARIE	21 STATE RD		BREEZY POINT	NY	11697-2203	
218 HOPKINS KATHLEEN B	47 OAK CREST DR		HUNTINGTON ST	NY	11746-3920	
219 CALABRO DANIEL J	PO BOX 1857 STE H		BRIDGEHAMPTON	NY	11932-1857	
220 HETTINGER BETTY	323 QUAKER HILL RD		PAWLING	NY	12564-3339	
221 SEROPIAN ARA AND GAYLE ROMITO	104 BLOSSOM HILL DR		LANCASTER	PA	17601-3200	
222 BAMFORD JOHN F JR	2104 ROBINSON CLOSE		MOOSIC	PA	18507-2218	
223 SOLOMON HARVEY AND ROBERTA I	2401 PENNSYLVANIA AVE APT 6C50		PHILADELPHIA	PA	19130-3026	
224 FORTIN THOMAS L AND HANNA K	20475 SWECKER FARM PL		STERLING	VA	20165-4782	
225 RUSSO RONALD A	9132 BAY AVE		NORTH BEACH	MD	20714-9998	
226 CHIPCHASE HARRY V	47 NUGENT DR		STAFFORD	VA	22554-6578	
227 LEWINSKY FRANK ESTATE	205 CASTLETON PL		JAMESTOWN	NC	27282-8441	
228 GAMBLE RONALD A AND DOROTHY L TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
229 GAMBLE RONALD ANDREW TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
230 VAN WIEREN ALAN	56 STONE RIDGE LN		TRYON	NC	28782-5525	
231 AMMONS STEVEN	PO BOX 2548		MYRTLE BEACH	SC	29578-2548	
232 DICKSON STEPHEN M AND JANICE E	1103 N HIGHLAND AVE NE		ATLANTA	GA	30306-3435	
233 HESLIN JAMES	222 12TH ST NE UNIT 1703		ATLANTA	GA	30309-4074	
234 FERNANDEZ ROBERT Y DEC TR 5/4/1999	2529 FL GA HWY		HAVANA	FL	32333-5255	
235 FERNANDEZ ROBERT Y DEC TR 5/4/1999	2529 FL GA HWY		HAVANA	FL	32333-5255	
236 ROLLY ROBERT JOSEPH REVOCABLE TRUST 1/31/1995	5703 RED BUG LAKE RD PMB 241		WINTER SPRING	FL	32708-4999	
237 NEWHOUSE GREGORY LEE	1594 ARROWROOT PL		OVIEDO	FL	32765-7285	
238 FOOTE AMY L	1660 SILVERADO DR		ROCKLEDGE	FL	32955-6130	

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239 MANCUSI JOSEPH A	214 NE 2ND PL		DANIA	FL	33004-4816	
240 HARMON DENISE	PO BOX 370012		KEY LARGO	FL	33037-0012	
241 HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040-3206	
242 HECHT BERNARD R	913 WHITE ST		KEY WEST	FL	33040-3355	
243 ZINTSMaster MATTHEW W AND WENDY L	925 WHITE ST		KEY WEST	FL	33040-3355	
244 ALONZO GRACE L/E	1519 UNITED ST		KEY WEST	FL	33040-3519	
245 FORD KATHLEEN	2801 STAPLES AVE		KEY WEST	FL	33040-4040	
246 PEREZ ROSA LEE DEC OF TRUST 12/8/1997	3746 PAULA AVE		KEY WEST	FL	33040-4417	
247 VALLADARES ARTHUR L	3746 PAULA AVE		KEY WEST	FL	33040-4417	
248 CHENG YUK	3327 RIVIERA DR		KEY WEST	FL	33040-4631	
249 DUVAL LOT LLC	1312 REYNOLDS ST		KEY WEST	FL	33040-4709	
250 C C RYDER'S PIANO BAR INC	1409 REYNOLDS ST		KEY WEST	FL	33040-4710	
251 800 SIMONTON LLC	121 US HIGHWAY 1 STE 103		KEY WEST	FL	33040-5456	
252 512 FLEMING LLC	34 ALLAMANDA AVE		KEY WEST	FL	33040-6202	
253 ANA KINO LLC	4 ALLAMANDA TER		KEY WEST	FL	33040-6203	
254 SCHONECK JOHN	2 AMARYLLIS DR		KEY WEST	FL	33040-6204	
255 ALLEN PATRICIA J L/E	715 ELIZABETH ST		KEY WEST	FL	33040-6401	
256 BERMAN ANDREW N AND LINDA C	716 ELIZABETH ST		KEY WEST	FL	33040-6402	
257 EGGERS MARGARET	728 ELIZABETH ST APT B		KEY WEST	FL	33040-6402	
258 HINKLE JANET B REV TR AGR OF 2006 10/11/2006	700 WINDSOR LN		KEY WEST	FL	33040-6415	
259 HINKLE JANET B REV TR	700 WINDSOR LN		KEY WEST	FL	33040-6415	
260 POTTER JOHN CHARLES	705 WINDSOR LN		KEY WEST	FL	33040-6445	
261 DIVE BAR AND LOUNGE LLC	425 CAROLINE ST		KEY WEST	FL	33040-6502	
262 JOHNSON TAPLEY O III	425 CAROLINE ST		KEY WEST	FL	33040-6502	
263 POLKINGHORN JAMES C	406 ARONOVITZ LN		KEY WEST	FL	33040-6525	
264 701 WHITEHEAD STREET INC	410 ANGELA ST		KEY WEST	FL	33040-6535	
265 HEGARTY PATRICK	615 DUVAL ST		KEY WEST	FL	33040-6554	
266 KUTNER MURIEL	617 DUVAL ST		KEY WEST	FL	33040-6554	
267 HARDEN GREGORY JOSEPH	524 BAHAMA ST		KEY WEST	FL	33040-6809	
268 HARDEN GREGORY J	524 BAHAMA ST		KEY WEST	FL	33040-6809	
269 WEEKLEY JAMES F SR AND SUSAN T	519 ELIZABETH ST		KEY WEST	FL	33040-6820	
270 EGNATZ BENJAMIN D	620 ELIZABETH ST		KEY WEST	FL	33040-6823	
271 BARNHOUSE LLC	616 ELIZABETH ST		KEY WEST	FL	33040-6823	
272 APPLE TREE HOLDINGS OF KEY WEST LLC	512 SIMONTON ST		KEY WEST	FL	33040-6832	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
273 KEY WEST REAL ESTATE HOLDINGS LLC	627 SOUTHARD ST		KEY WEST	FL	33040-6837	
274 WOODRUFF THOMAS S	620 SOUTHARD ST		KEY WEST	FL	33040-6838	
275 MOODY LIZABETH A	708 SOUTHARD ST FRONT		KEY WEST	FL	33040-6840	
276 FITZGERALD WILLIAM D TR 1/2/2007	611 SOUTHARD ST		KEY WEST	FL	33040-6866	
277 SPIEGLAN CHESTER E AND HELEN	623 ELIZABETH ST		KEY WEST	FL	33040-6874	
278 HERNANDEZ ANGELA L/E	515 BAHAMA ST		KEY WEST	FL	33040-6883	
279 SKII INC	500 FLEMING ST		KEY WEST	FL	33040-6891	
280 CALLEJA JOHN FRANCIS	1404 PETRONIA ST		KEY WEST	FL	33040-7237	
281 801 BOURBON INC	728 DUVAL ST		KEY WEST	FL	33040-7400	
282 418-422 PETRONIA ST LLC	728 DUVAL ST STE 206		KEY WEST	FL	33040-7400	
283 JOSEPH J SCHROEDER LLC	728 DUVAL ST		KEY WEST	FL	33040-7400	
284 411-413-415 PETRONIA ST LLC	728 DUVAL ST STE 203		KEY WEST	FL	33040-7400	
285 SM DUVAL INC	704 DUVAL ST		KEY WEST	FL	33040-7404	
286 GOLDSTEIN WALTER LIVING TRUST 1990 DTD 11/29/1990	815 DUVAL ST		KEY WEST	FL	33040-7405	
287 KAMRADT RICHARD	815 DUVAL ST		KEY WEST	FL	33040-7405	
288 BARKER LUCY KOWAL	619 ANGELA ST		KEY WEST	FL	33040-7424	
289 SOLDANO DANIEL J	617 ANGELA ST		KEY WEST	FL	33040-7424	
290 SOLDANO DANIEL J	617 ANGELA ST		KEY WEST	FL	33040-7424	
291 DEMESSIANOS PAUL	708 WHITMARSH LN		KEY WEST	FL	33040-7431	
292 516 ANGELA LLC	512 ANGELA ST		KEY WEST	FL	33040-7433	
293 512 ANGELA LLC	512 ANGELA ST		KEY WEST	FL	33040-7433	
294 KEYS KATIE HOLDINGS LLC	526 ANGELA ST		KEY WEST	FL	33040-7433	
295 RYDER PETER E ESTATE	523 PETRONIA ST		KEY WEST	FL	33040-7440	
296 GRABOWSKI CHESTER TRUST 10/12/2011	533 PETRONIA ST		KEY WEST	FL	33040-7440	
297 LANCASTER JAMES R LIVING TRUST 5/28/2010	515 PETRONIA ST		KEY WEST	FL	33040-7440	
298 DISGDIERTT SHEILA	616 PETRONIA ST		KEY WEST	FL	33040-7482	
299 ALCALA ADOLPH JR	614 PETRONIA ST		KEY WEST	FL	33040-7482	
300 MARTINEZ ROSALIA	612 PETRONIA ST REAT		KEY WEST	FL	33040-7482	
301 ALLATTA JOSEPH F AND ELIZABETH	603 ANGLEA ST		KEY WEST	FL	33040-7485	
302 KOLO THEODORE JR	PO BOX 297		KEY WEST	FL	33041-0297	
303 BUDAKIAN ROBERT	PO BOX 1062		KEY WEST	FL	33041-1062	
304 TANDA LLC	PO BOX 1321		KEY WEST	FL	33041-1321	
305 MATCHETT MARY ANNE L/E	PO BOX 1428		KEY WEST	FL	33041-1428	
306 709 WINDSOR LANE LLC	PO BOX 1486		KEY WEST	FL	33041-1486	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
307 714 BAKERS LANE LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
308 COOKE COMMUNICATIONS LLC	PO BOX 1800		KEY WEST	FL	33041-1800	
309 NAVY KWEST FEDERAL CREDIT UNION	PO BOX 1898		KEY WEST	FL	33041-1898	
310 C & D PROPERTIES OF KEY WEST II LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
311 KDC PROPERTIES OF KEY WEST LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
312 MMR PROPERTIES OF KEY WEST LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
313 DAVIDSON JUDITH H	P O BOX 4210		KEY WEST	FL	33041-4210	
314 ROBERTSON JOANNE C	PO BOX 4303		KEY WEST	FL	33041-4303	
315 GLENN JOSEPH P RESTATED DEC TR 12/12/2008	PO BOX 4333		KEY WEST	FL	33041-4333	
316 TRINITY PRESBYTERIAN CHURCH OF KEY WEST INC	PO BOX 6471		KEY WEST	FL	33041-6471	
317 RYLANDER STELLA A	PO BOX 420126		SUMMERLAND KI	FL	33042-0126	
318 ANN ELIZABETH LLC	PO BOX 2039		KEY WEST	FL	33045-2039	
319 CORELLA PASQUALE J	PO BOX 5501		KEY WEST	FL	33045-5501	
320 604 BUILDING LLC	999 PONCE DE LEON BLVD STE 625		CORAL GABLES	FL	33134-3054	
321 PARADISE INN HOSTEL LLC	1205 LINCOLN RD STE 211		MIAMI BEACH	FL	33139-2365	
322 725 DUVAL STREET LLC	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
323 230 EAST 7TH ST ASSOCIATES	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
324 NATIONAL REALTY LTD	1500 EUCLID AVE		MIAMI BEACH	FL	33139-3506	
325 YENTSCH CLARICE AND CHARLES REV TR AGR 6/21/2012	1111 E LAS OLAS BLVD APT 307		FORT LAUDERDA	FL	33301-2359	
326 BONE ISLAND PROPERTIES INC	738 NE 3RD AVE		FORT LAUDERDA	FL	33304-2620	
327 MOUNTS SAMUEL E ESTATE	PO BOX 1704		LAKELAND	FL	33802-1704	
328 BERNDT-HANSON REBECCA	4404 N TAMIAMI TRL		SARASOTA	FL	34234-3864	
329 WEINTRAUB BYRON C AND SUSAN CO-TRUSTEE 11/10/20	2218 SHADOW OAKS RD		SARASOTA	FL	34240-9326	
330 PEREZ ROSEMARY	PO BOX 1069		OCOE	FL	34761-1069	
331 OMALLEY JOHN W AND JENNIFER P	16901 MEETING HOUSE RD		FISHERVILLE	KY	40023-8707	
332 FAZEKAS KURT J AND DANIELE A	12209 ADMIRALS POINTE CIR		INDIANAPOLIS	IN	46236-8796	
333 MAY AASE B	5320 NORTHWOOD RDG		MINNEAPOLIS	MN	55437-1718	
334 WHEELER RONALD W IRA TRUST 04/01/1995	8 SHINE ST		DEADWOOD	SD	57732-1014	
335 CENTENNIAL BANK	719 HARKRIDER ST		CONWAY	AR	72032-5606	
336 HANES STEPHEN A AND SHERYL M	9008 WINTERCREEPER CV		AUSTIN	TX	78735-1498	
337 ROSSI PAULETTE K IRREV TR 9/16/2002	1380 GREEN MEADOW RD		CARBONDALE	CO	81623-9593	
338 LAWSON LESTER AND HERTISCINE FAMILY TR	2731 WRIGHT AVE		PINOLE	CA	94564-1075	
339 FRANSE TED H 2011 LIV TR 9/22/2011	4500 MARTSMITH WAY		FAIR OAKS	CA	95628-6332	
340 POPOVIC MICHAEL	1 ARGYLL MANSIONS 303-323 KINGS RD		LONDON		SW3 5ER ENGLAND	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
341 BRAY JOHN AND ELIZABETH	3 MILLER'S COURT		CHISWICK MALL	LOND	W4 2PF	ENGLAND
342 HJELMELAND BJARTE	PILESTREDET PARK 12 B 0176		OSLO			NORWAY
343 MCELEARNEY JOEL F AND MARY S	24 KENSWICK LN		HUNTINGTON ST	NY	11746	
344 BARNETT BANK OF JACKSONVILLE N A	101 N TRYON ST		CHARLOTTE	NC	28255	
345 ROLLY RICHARD J	1579 CROSSBEAM DRIVE		CASSELBERY	FL	32707	
346 ADOLPHUS-WARFIELD INC	513 SOUTHARD ST		KEY WEST	FL	33040	
347 CARTER LINDA K LIV TR 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
348 MCCHESENEY KEVIN AND LAURA	520 SOUTHARD ST		KEY WEST	FL	33040	
349 OLD TOWN KEY WEST DEVELOPMENT LTD	PO BOX 1237		KEY WEST	FL	33040	
350 RAMONA'S SHIRT PUT-ON LC	524 SOUTHARD ST		KEY WEST	FL	33040	
351 CARTER LINDA LIVING TRUST 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
352 MARMOE LLC	1701 ASHBY ST		KEY WEST	FL	33040	
353 TABAG ANDRES P	6 EMERALD DR		KEY WEST	FL	33040	
354 KEY WEST OFFICE MANAGEMENT INC	501 SOUTHARD ST		KEY WEST	FL	33040	
355 ROSS RODNEY T	605 ANGELA ST	UNIT 1	KEY WEST	FL	33040	
356 619 DUVAL COMPANY	423 FRONT ST	FL 2ND	KEY WEST	FL	33040	
357 BRUCE BENJAMIN C LIVING TRUST 5/22/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
358 KAINAN JULIAN	1020 18TH ST		KEY WEST	FL	33040	
359 JLC DUVAL LLC	1501 FLORIDA ST		KEY WEST	FL	33040	
360 FJ INVESTORS LLC	2318 ROOSEVELT BLVD		KEY WEST	FL	33040	
361 MCCHESENEY LAURA AND KEVIN	526 SOUTHARD ST		KEY WEST	FL	33040	
362 MCVEIGH ROGER H AND CYNTHIA C	627 SIMONTON ST		KEY WEST	FL	33040	
363 BARNES LOUIS R	619 SIMONTON ST		KEY WEST	FL	33040	
364 BRUCE BENJAMIN C TRUSTEE	610 SOUTHARD STREET		KEY WEST	FL	33040	
365 CARTER LINDA K LIVING TRUST 6/3/1997	610 SOUTHARD ST		KEY WEST	FL	33040	
366 HOLLINSE HOUSE CONDOMINIUM THE	611 SOUTHARD ST		KEY WEST	FL	33040	
367 SIRECI THOMAS J JR AND MARCIA A	1128 FLAGLER AVE		KEY WEST	FL	33040	
368 FREEMAN PROPERTIES INC	513 SOUTHARD ST		KEY WEST	FL	33040	
369 GARDENS OF KEY WEST LLC THE	526 ANGELA ST		KEY WEST	FL	33040	
370 615 DUVAL STREET CONDOMINIUM	620 JOSEPHINE PARKER RD		KEY WEST	FL	33040	
371 BRUCE BENJAMIN C LIVING TRUST	610 SOUTHARD ST		KEY WEST	FL	33040	
372 KEY WEST TREASURE EXHIBIT INC	200 GREENE ST		KEY WEST	FL	33040	
373 NEWBERRY JOHNNY M AND PEGGY A	603 SOUTHARD ST		KEY WEST	FL	33040	
374 GODOY HECTOR EDUARDO	529 BAHAMA ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
375 SHEA JOSEPH JR	PO BOX 4644		KEY WEST	FL	33041	
376 CITY OF KEY WEST FLORIDA	PO BOX 1409		KEY WEST	FL	33041	
377 CITY OF KEY WEST FLA	PO BOX 1409		KEY WEST	FL	33041	
378 TODD DOROTHY A	P O BOX 4706		KEY WEST	FL	33041	
379 YOUNG GARY A REVOCABLE TRUST DTD 11/10/2004	P O BOX 4302		KEY WEST	FL	33041	
380 NASET WALLACE J AND RUTH S	20717 6TH AVE		SUMMERLAND KI	FL	33042	
381 TANNER MICHELE B	409 MOCKINGBIRD LN		CRANE HILL	AL	35053	
382 623 DUVAL STREET LLC	100 PARK ST		TRAVERSE CITY	MI	49684	
383 WALGREEN CO STORE 7089RET	PO BOX 901		DEERFIELD	IL	60015	
384 GROSSCUP TIMOTHY J AND LUANN K	131 W ADAMS ST		VILLA PARK	IL	60181	
385 RUPP LEILA J REV TR DTD 3/10/06	2414 CHAPALA ST		SANTA BARBARA	CA	93105	
386 US SOUTHEAST PROPERTIES LLC	65 LARKIN CIR		WEST ORANGE	NJ	07052-1122	
387 ERTEL CLAUS LIV TR 7/21/2011	111 TUDOR OVAL		WESTFIELD	NJ	07090-2244	
388 SOUTHERN BELL TEL AND TEL CO	PO BOX 7207		BEDMINSTER	NJ	07921-7207	
389 HOPKINS KATHLEEN B	47 OAK CREST DR		HUNTINGTON ST	NY	11746-3920	
390 BAMFORD JOHN F JR	2104 ROBINSON CLOSE		MOOSIC	PA	18507-2218	
391 SOLOMON HARVEY AND ROBERTA I	2401 PENNSYLVANIA AVE APT 6C50		PHILADELPHIA	PA	19130-3026	
392 FORTIN THOMAS L AND HANNA K	20475 SWECKER FARM PL		STERLING	VA	20165-4782	
393 HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040-3206	
394 VALLADARES ARTHUR L	3746 PAULA AVE		KEY WEST	FL	33040-4417	
395 C C RYDER'S PIANO BAR INC	1409 REYNOLDS ST		KEY WEST	FL	33040-4710	
396 KUTNER MURIEL	617 DUVAL ST		KEY WEST	FL	33040-6554	
397 HEGARTY PATRICK	615 DUVAL ST		KEY WEST	FL	33040-6554	
398 EGNATZ BENJAMIN D	620 ELIZABETH ST		KEY WEST	FL	33040-6823	
399 WOODRUFF THOMAS S	620 SOUTHARD ST		KEY WEST	FL	33040-6838	
400 FITZGERALD WILLIAM D TR 1/2/2007	611 SOUTHARD ST		KEY WEST	FL	33040-6866	
401 SOLDANO DANIEL J	617 ANGELA ST		KEY WEST	FL	33040-7424	
402 ALLATTA JOSEPH F AND ELIZABETH	603 ANGLEA ST		KEY WEST	FL	33040-7485	
403 NAVY KWEST FEDERAL CREDIT UNION	PO BOX 1898		KEY WEST	FL	33041-1898	
404 BERNDT-HANSON REBECCA	4404 N TAMIAMI TRL		SARASOTA	FL	34234-3864	
405 POPOVIC MICHAEL	1 ARGYLL MANSIONS 303-323 KINGS RD		LONDON		SW3 5ER	ENGLAND