Key West Planning Board Meeting Agenda
April 16, 2009 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street

Item 4.a.1.

920 Cornish Lane – Variances for a non-conforming historic structure in the Historic High Density Residential zoning district for side yards, front yard and rear yard setback requirements per Sections 122-630 (6) a., b., and c., and per Section 122-28 (b) as it pertains to the 66% reconstruction value rule of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Staff Report

THE CITY OF KEY WEST
PLANNING BOARD
Staff Report

To: Chairman and Planning Board Members

From: Nicole Malo

Through: Amy Kimball-Murley, AICP, Planning Director

Meeting Date: March 19, 2009

Agenda Item: Variances for a non-conforming historic structure, in the Historic High Density Residential zoning district for side yards, front yard an drear yard setback requirements per Sections 122-630 (6) a., b., and c., and per Section 122-28 (b) as it pertains to the 66% reconstruction value rule, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE # 00007670-000000).

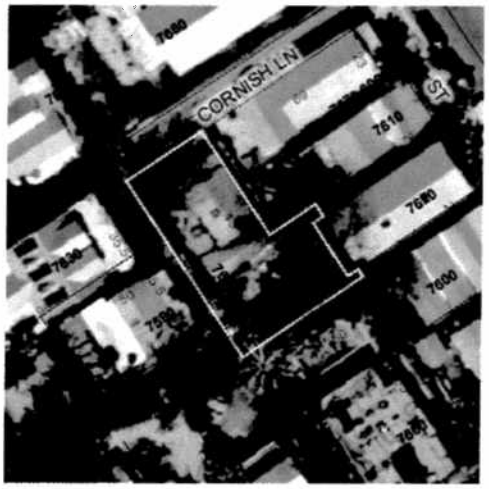
Request: To allow renovation and additions to an existing non-conforming historic structure in the HHDR (Historic High Density Residential) district for variances to the 66% rule, both side yards, rear yard, and front yard setbacks.

Applicant: Trepanier and Associates, Inc.

Property Owner: Tom Norton

Location: 920 Cornish Lane
RE# 00007670-000000

Zoning: HHDR



Background: The existing historic structure of approximately 1,103.8 square feet consists of indoor living space of 762.9 square feet, a front porch, and in the rear, a wood deck, outhouse, and covered concrete porch of 307.4 square feet. The rear yard also has a detached shed of 33.5 square feet. The applicant wishes to modify the rear floor plan by replacing the rear outdoor area (not including the shed) with an enclosed addition and wooden deck. The existing non-conforming structure is located within all setbacks and the changes proposed will reduce side yard setbacks bringing them closer to compliance.

The applicant has presented plans to HARC on several occasions. At the HARC meeting, held June 10, 2008 a second story addition was approved. The site design was modified for financial purposes and neighbor requests, and returned to HARC for approval on April 14, 2009.

The structure is currently in significant disrepair and the applicant is proposing major structural improvements to the historic building including new shutters, windows, window and door trims, the siding, front door, French doors, the roof and the front porch.

Request: The applicant is requesting the following variances to permit an enclosure of 250 square feet within the current foot print of an existing patio, outhouse, and wood deck, and an additional wood deck of 120 square feet, to an already non-conforming structure as follows:

	Required	Existing	Requested
Front	10 feet	4 feet	4 feet (No Change)
Side North (Left)	5 feet	2 feet	3.73 feet (Reduction)
Side South (Right)	5 feet	1 foot	4 feet (Reduction)
Rear	20 feet	17.5 feet	17.5 feet (No change)
Building Coverage	50%	50% (1,390 square feet)	46% (1,282 s.f)
Impervious Surface	60%	60% (1,690 square feet)	48% (1,307 s.f)

Process:

Development Review Committee Meeting:	February 26, 2009
HARC Meeting:	June 10, 2008
	April 14, 2009
Tree Commission Meeting:	March 9, 2009
Planning Board Meeting:	March 19, 2009

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

1. **Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved**

and which are not applicable to other land, structures or buildings in the same zoning district.

The existing structure is nonconforming and predates 1959. The lot size is irregularly shaped and is significantly below the required lot size of 4,000 square feet at 2,795 square feet. The lot width and depth are also legally non-conforming. The existing structure is non-conforming on all four setback sides. Further, the proposed variances are essentially in the same footprint as existing structural improvements. However, these conditions are widespread in the historic districts and are not unique to the parcel alone.

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

Because the structure is a historic, non-conforming structure any change would trigger the need for a variance. The applicant is proposing no change to the front and rear setbacks and a reduction in both side setbacks within the proposed rear enclosed area. Although, the existing conditions and circumstances do not result from the action or negligence of the owners the proposed improvements are the result of the applicants request.

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.**

Section 122-27 specifically discourages the expansion of non-conformities. Therefore, allowing the enclosed addition would confer special privileges on the applicant. However, the footprint of the rear addition is already occupied by a variety of non-conforming structures.

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.**

Due to its legally non-conforming nature and the deteriorated nature of the home it is possible, the site could not be improved without a variance. However, the proposed expansion of the non-conforming structure does not in itself constitute a hardship does not stem from a hardship.

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 applicant is proposing to reduce both side setbacks, increasing rear yard accessibility for safety purposes, and also reducing both lot coverage and impervious surface coverage. The proposed building enclosure for habitable space is within the impervious footprint of the unenclosed structure area. It appears to be modest in request and improve the site overall.

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.**

   Granting of the variance is not injurious to the health and safety of the public. In fact the proposed plan will improve portions of the side yard setbacks allowing easier emergency access to the rear of the house and yard. Additionally, the applicants would be improving a deteriorated structure.

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

   Existing non-conforming uses or neighboring lands are not the basis for approval.

<u>The Planning Board shall make factual findings regarding the following:</u>

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

   Due to the nature of the hardship requirements and the expansion of a non-conforming structure, and the minimum dimensional requirements established in the LDRs, the applicant does not meet all the standards established by the City Code for a variance.

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 original design triggered a letter of concern which was signed by 18 neighbors. However, the applicant has since made significant design improvements which may have addressed neighborhood concerns. April 4, 2009 the Planning Department received a letter of support by one of the neighbors. The Planning Department has not received any objections to the variances advertised and posted with this application to date.

<u>Concurrency Facilities and Other Utilities or Service (Section 108-233):</u>

A stormwater plan has been submitted and approved by the Engineering Director. No other utilities or services are required.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied.**

Resolution

RESOLUTION NUMBER 2009-___

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING VARIANCES TO THE 66% RECONSTRUCTION RULE AND MAXIMUM FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR PROPERTY LOCATED AT 920 CORNISH LANE (RE# 00007670-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-28(b)of the Code of Ordinances provides that if a residential dwelling unit is voluntarily replaced within the footprint of a non-complying existing structure the reconstruction/replacement that exceeds 66 percent of the assessed value of the structure shall require a variance; and

WHEREAS, Section 122- 630 (6) a., b., and c., of the Code of Ordinances provides that the maximum dimensional requirements for setbacks in the HHDR zoning district are ten feet in the front, twenty feet in the rear, and five feet on each side; and

WHEREAS, the applicant requested a Variance to allow improvements which exceed 66% of the value of the existing structure and requested Variances to front, rear and side yard setbacks; and

_____Chairman

_____Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 16, 2009; and

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

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

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

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

_____Chairman

_____Planning Director

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

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

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

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

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

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

Section 2. That Variances , to the 66 % reconstruction value rule per Section 122- 28 (b) and

_____Chairman

_____Planning Director

front yard, side yard, and rear yard setbacks per Section 122-630 (6)b, under the Code of Ordinances of the City of Key West, Florida, are hereby granted for property located at 920 Cornish Lane (RE# 00007670-000000) as shown in the attached plans dated ------ .

Section 3. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

_____Chairman

_____Planning Director

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

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

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Section 8. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly

_____Chairman

_____Planning Director

Read and passed on first reading at a regular meeting held this 16th day of April, 2009.

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

_____

Richard Klitenick, Chairman — Date
Key West Planning Board

Attest:

_____

Amy Kimball-Murley, AICP — Date
Planning Director

Filed with the Clerk:

_____

Cheryl Smith, City Clerk — Date

_____Chairman

_____Planning Director

Application Form

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

MONROE COUNTY 2009

Variance Application

City of Key West
Planning Department

Revised 3/17/2009

Please print or type a response to the following:

1. Site Address 920 Cornish Lane
2. Name of Applicant Trepanier & Associates, Inc.
3. Applicant is: Owner _____ Authorized Representative X
   (attached Authorization Form must be completed)
4. Address of Applicant 402 Appelrouth Lane
   Key West, FL 33040
5. Phone # of Applicant 293-8983 Mobile# _____ Fax# 293-8748
6. Name of Owner, if different than above Tom Norton
7. Address of Owner 920 Cornish Lane
   Key West, FL 33040
8. Phone Number of Owner 293-8983 Fax# _____
9. Email Address _____
10. Zoning District of Parcel HHDR RE# 00007670-000000
11. Description of Proposed Construction, Development, and Use
    Renovation over 66% of value and add addition to a historic contributing structure on an abnormally small lot. Due to the irregularly shaped undersized lot the owner requests a minimal variance to front, side, and rear setbacks.
12. Description of Variances Being Requested:

Standard Allowed/Required	Standard Requested	Existing Condition
66% Rule		
North L Side Setback 5'	3.13'	2'
South R Side Setback 5'	3.6'	1'
Rear Setback 20'	18'	18'
Front Setback 10'	3.4'	3.4'

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

Date 6/10/2008 HARC # H080228249 Not approved
Date 2/10/09 HARC# H09-1-13-34 Approved.

14. 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._____

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

The following must be included with this application:

X Copy of a recorded deed showing ownership and a legal description of the subject property
X Site Plan as specified on Variance Application Information Sheet
X Survey
X Elevation drawings
X Application Fee (to be determined according to fee schedule)
X Notarized Verification Form
X Notarized Authorization Form (if applicable)
X Floor Plans of existing and proposed development
____ An PDF or compatible electronic copy of the complete application on a compact disk

STANDARDS FOR CONSIDERING VARIANCES

Before any variance may be granted, the Planning Board 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.

This historic platted lot is irregularly shaped and below the minimum 4,000SF required by the LDRs. The lot size is 2,795 SF which is only 69% of the minimum required in the HHDR. The lot width and depth are also nonconforming.

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

The conditions necessitating this variance were not created by the application. The historic structure can not be renovated without the requested variances and the proposed addition requires no additional variances.

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

The granting of this variance would not confer any special privileges on the applicant.

(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.

Hardship conditions exist on this site due to the nonconforming nature of the property. The historic structure can not be renovated without all the above requested minimum variances.

(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 required to renovate the historic structure. No additional variances are required for the proposed addition.

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

The variance is in harmony with the LDRs and will not be injurious to the public interest or welfare.

(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 property are not the basis for this variance.

(b) The Planning Board shall make factual findings regarding the following:

(1) That the standards established in subsection (a) have been met by the applicant for a variance.

(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.

Issue	Permitted/ Required	Existing	Proposed	Comments
Zoning	HHDR			
Minimum Lot Size (sq.ft.)	4000 sq.ft.	2795 sq.ft.	No Change	Complies (Grandfathered)
Minimum Lot Width	40 ft.	31 ft.	No Change	Complies (Grandfathered)
Minimum Lot Depth	90 ft.	73.6 ft.	No Change	Complies (Grandfathered)
Building Coverage	50%	50%	46% - **Reduction**	Complies
Impervious Surface	60%	60%	48% - **Reduction**	Complies
Front	10 ft.	4 ft.	No Change	Variance Required
Right Side	5 ft.	1 ft.	4 ft.	Variance Required (**Historic Setback**)
Left Side	5 ft.	2 ft.	3.7 ft.	Variance Required (**Improvement**)
Rear	20 ft.	17.5 ft.	No Change	Variance Required

Building
Existing BC - 1,390 sf
Proposed BC - 1,282 sf
Impervious Surface -
Existing IS - 1,690 sf.
Proposed IS - 1,307 sf.

Verification Form

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Daniel R. Strosnider, being duly sworn, depose and say
Name(s) of Applicant(s)

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

920 Cornish Lane
Street Address and Commonly Used Name if any

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

Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on January 28, 2009 (date) by Daniel R. Strosnider (name). He/She is personally known to me or has

presented _____ as identification.

Richard Puente
Notary's Signature and Seal

RICHARD PUENTE
MY COMMISSION # DD524819
EXPIRES: Mar. 2, 2010
(407) 398-0153 Florida Notary Service.com

Richard Puente Name of Acknowledger typed, printed or stamped

Notary Title or Rank DD524819 Commission Number, if any

Authorization Form

Letter of Authorization

I, THOMAS M. NORTON, authorize
Please Print Name(s) of Owner(s)

Trepanier & Associates, Inc. to be the representative for this application and act on my/our behalf.

Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 1-21-09 (date) by

CHRISTINA SAMPLES
Please print name

He/She is personally known to me or has presented —

as identification.

CHRISTINA SAMPLES
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES
10-06-2012

Notary Signature & Seal

My commission expires 10/06/2012
date

Christina Samples Name of Acknowledger printed or stamped

Executive Assistant Title or Rank

— Commission Number, if any

Letter of Authorization

I, Gail M. Norton, authorize
Please Print Name(s) of Owner(s)

Trepanier & Associates, Inc. to be the representative for this application and act on my/our behalf.

_____ Signature of Owner

Gail M. Norton
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 1-23-09 (date) by

William Boardman
Please print name

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

William Boardman
Notary Signature & Seal

My commission expires 08/08/09
date

_____ Name of Acknowledger printed or stamped

Notary
Title or Rank

_____ Commission Number, if any

Deed

Prepared By and Return To:
Doretha L. Toney
Keys Title and Abstract Company
631 Whitehead Street
Key West, Florida 33040

Grantee Name and S.S. #:
THOMAS M. NORTON

Grantee Name and S.S. #:
GAIL M. SAND NORTON

64896-01

MONROE COUNTY
OFFICIAL RECORDS

FILE #1250563
BK#1716 PG#1779

RCD Aug 08 2001 01:28PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 1575.00
08/08/2001 DEP CLK

Space Above for Court House Use

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 18th day of July, 2001 A.D.

Between

GAYLIA S. DALTON, a single woman, of the County of Washington, in the State of Arkansas, party of the first part, and THOMAS M. NORTON and GAIL M. SAND NORTON, his wife, and whose address is: 920 Cernish Lane, Key West, Fl. 33040 of the County of _____, in the State of ME, 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/100ths ($10.00) Dollars, and other valuable and good consideration 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

Subject To: Taxes and assessments for the year 2001 and subsequent years.
Subject To: Limitations, conditions, restrictions and easements of record, if any.

Property Appraiser's Parcel Identification Number: 767

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 the year above first written.

Signed, Sealed and Delivered in Our Presence:

Witness: Mary L. Gosnell
Printed Name: Mary L. Gosnell

Witness: Lyon Kline
Printed Name: Lyon Kline

Witness: _____
Printed Name: _____

Witness: _____
Printed Name: _____

Gaylia S. Dalton
GAYLIA S. DALTON L.S.

_____ L.S.

_____ L.S.

_____ L.S.

State of ~~MAINE~~ ARKANSAS
County of Washington

FILE #1250563
BK#1716 PG#1780

The foregoing instrument was acknowledged before me this 18TH day of July, 2001, by GAYLIA S. DALTON, who is personally known to me or who has produced Social Security Card and PASSPORT as identification and who did (did not) take an oath.

OFFICIAL SEAL
A. WILLISTINE SMITH
NOTARY PUBLIC - ARKANSAS
WASHINGTON COUNTY
MY COMMISSION EXPIRES: 12-09-2004

Signature

Willistine Smith
Printed Name

Title

Serial#, If Any

Warranty Deed

FILE NO. 64896-01

FILE #1250563
BK#1716 PG#1781

EXHIBIT "A"

A parcel of land on the Island of Key West, and known as a part of Lot One (1), of Square Forty-six (46), according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Grinnell Street and run thence NW'ly along the SW'ly right of way line of the said Grinnell Street for a distance of 159 feet; thence SW'ly and at right angles for a distance of 69 feet to the Point of Beginning; thence continue SW'ly along the previously described course for a distance of 31 feet; thence SE'ly and at right angles for a distance of 61 feet; thence NE'ly and at right angles for a distance of 48.73 fet to the SW'ly face of an existing two story frame structure; thence NW'ly with a deflection angle of 89°10'52" to the left and along the SW'ly face of said structure for a distance of 13.89 feet; thence NE'ly and at right angles along the NW'ly face of said structure for a distance of 1.07 feet; thence NW'ly with a deflection angle of 90°49'08" to the left for a distance of 4.13 feet; thence SW'ly and at right angles for a distance of 19 feet; thence NW'ly and at right angles for a distance of 43 feet back to the Point of Beginning.

ALSO

A parcel of land on the Island of Key West and known as a part of Lot One (1), of Square Forty-six (46), according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the SW'ly right of way line of Grinnell Street with the NW'ly right of way line of Southard Street and run thence SW'ly along the NW'ly right of way line of the said Southard Street for a distance of 100 feet; thence NW'ly and at angles for a distance of 85 feet to the Point of Beginning; thence continue NW'ly along the previously described course for a distance of 12.6 feet; thence NE'ly and at right angles for a distance of 46.8 feet to an existing wire fence; thence SE'ly and at right angles for a distance of 12.8 feet to a point that is 85 feet NW'ly of the NW'ly right of way line of the said Southard Street; thence SW'ly and at right angles for a distance of 46.8 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

Site Plans

GRINNELL STREET

159.00' (m/r)

Point of Commencing

90.00' (m/r)

Right of Way

Assumed 1" = 20'

N

69.00' (m/r)

50.00' (m/r)

4.13' (r)

1.07' (r)

Point of Beginning "LESS"

Two Story Frame

2.99' (m/r)

90°49'08"

89°10'52"

1.39' (m/r)

Meandering Wire Fence

4.75' (m/r)

Wood Fence

Wood Fence 0.3' over

23.00' (r)

13.89' (r)

Balcony

2.8'

4.24' (r)

23.00' (m/r)

90°05'02"

12.80' (r)

85.00' (m/r)

Point of Beginning

Wood Fence 2.7' over

Wood Deck

3.82'

Wood Fence 0.4' clear

19.00' (m/r)

4.24' (m/r)

43.00' (m/r)

Wood Fence 0.80' clear

Wood Fence 0.23' clear

6.61'

32.8'

3.73'

10.5'

Concrete

Open Porch

16.0'

One Story Frame

7.0'

4.0'

8.3'

Shed

5.4'

3.0'

7.2'

7.0'

2.3'

25.0'

5.0'

Wood Deck

2.7'

1.2'

CORNISH LN.

Edge of Pavement

Fence 2.2' over

Wood Fence

31.00' (m/r)

61.00' (m/r)

1 foot

48.73' (r)

46.80' (r)

"AND ALSO"

Chain Link Fence

46.80' (m/r)

10.2'

Frame & Metal Structure

23.3'

13.2'

89°54'58"

Point of Beginning "And Also"

85.00' (m/r)

12.60' (m/r)

0.38' (m/r)

0.40' x 2.38' Deed overlap

100.00' (m/r)

SOUTHARD STREET

LEGEND

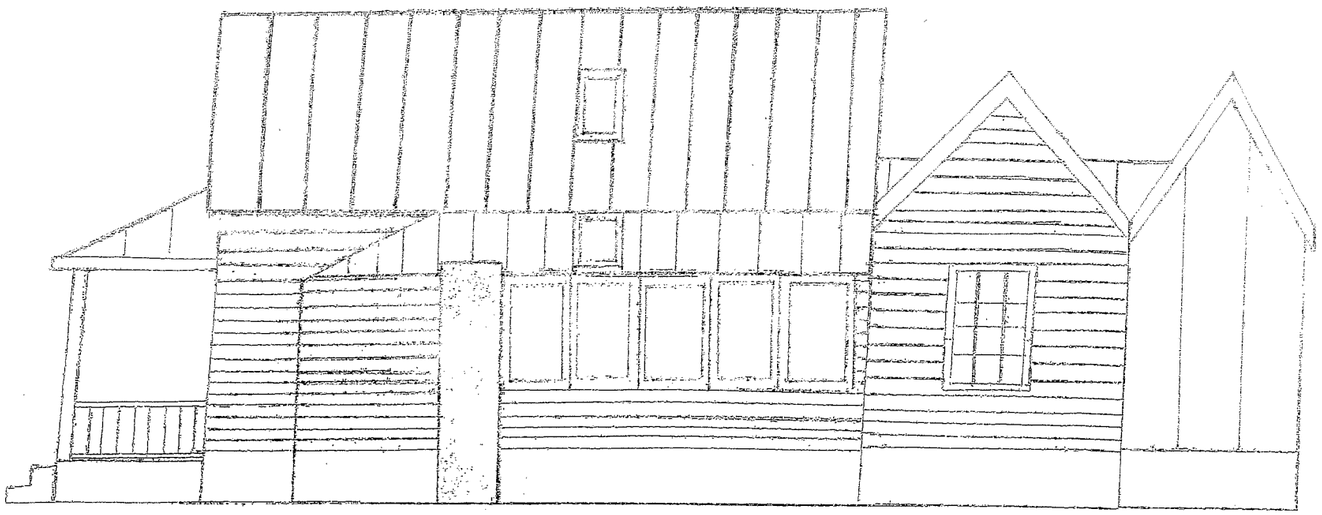
- ● Found 1/2" Iron Rod (RER)(5234)
- ◎ Found 1/2" Iron Pipe (No ID)
- ○ Set #5 rebar w/cap (LB 6517)
- △ Found Nail & Disc (RER)
- ▲ Found Nail & Disc (5234)
- (M/R) Measured & Record
- (M) Measured
- (R) Record
- R/W Right of Way
- ℄ Centerline

Sheet One of Two Sheets

Map of:
Boundary Survey for:
Thomas & Gail Norton of
Part of Lot 1, Square 46,
Island of Key West

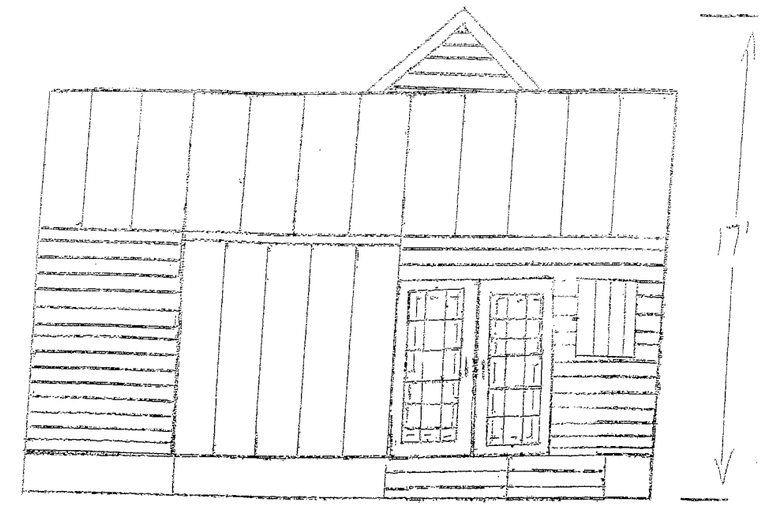
NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
LB No. 7131
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

2/2/2009 920 Cornish Lane – T panier & Associates: Existing Plan



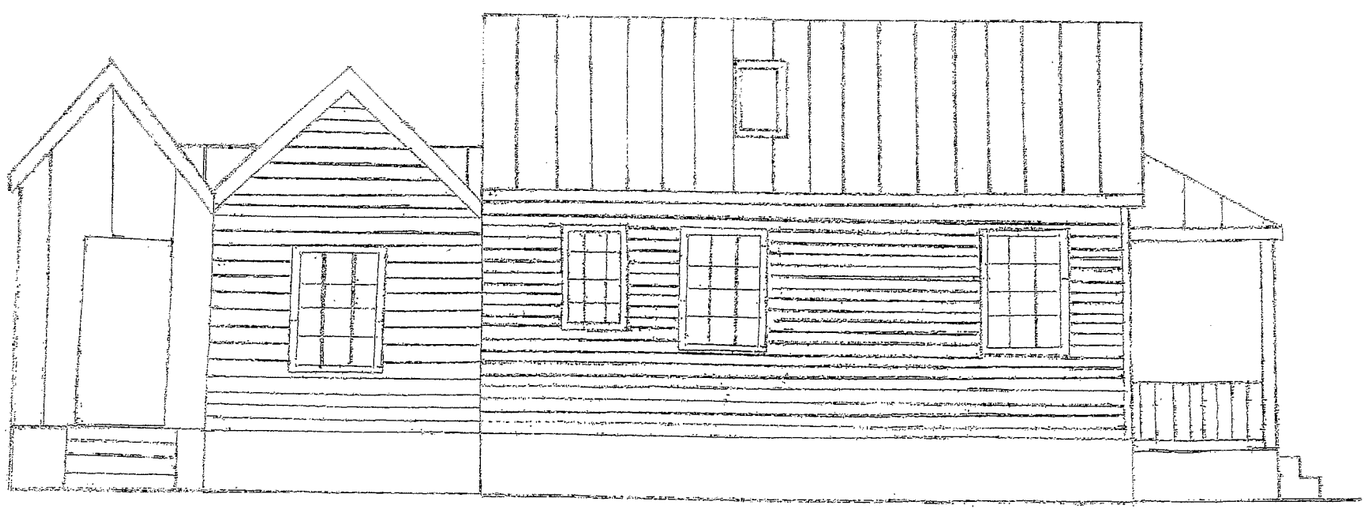
SOUTH

5' 3' 37'



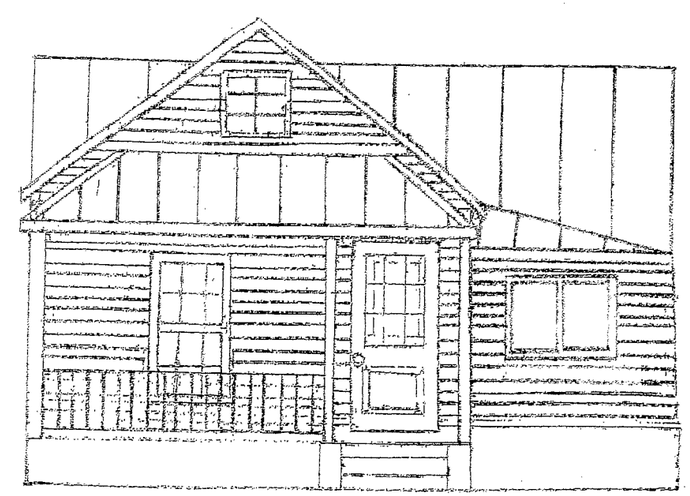
EAST

23'



NORTH

40' 5'



WEST ~ VIEW FROM CORNISH LN

23'

Report of:
Boundary Survey for:
Thomas & Gail Norton of
Part of Lot 1, Square 46,
Island of Key West

NOTES:
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address: 920 Cornish Lane, Key West, FL 33040.
7. Date of field work: May 26, 2003.
8. North arrow is assumed and based on the legal description.
9. Error of closure exceeds one part in 10,000.
10. Adjoiners are not furnished.
11. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, and known as a part of Lot One (1), of Square Forty-six (46), according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Grinnell Street and run thence NW'ly along the SW'ly right of way line of the said Grinnell Street for a distance of 159 feet; thence SW'ly and at right angles for a distance of 69 feet to the Point of Beginning; thence continue SW'ly along the previously described course for a distance of 31 feet; thence SE'ly and at right angles for a distance of 61 feet; thence NE'ly and at right angles for a distance of 48.73 feet to the SW'ly face of an existing two story frame structure; thence NW'ly with a deflection angle of 89°10'52" to the left and along the SW'ly face of said structure for a distance of 13.89 feet; thence NE'ly and at right angles along the NW'ly face of said structure for a distance of 1.07 feet; thence NW'ly with a deflection angle of 90°49'08" to the left for a distance of 4.13 feet; thence SW'ly and at right angles for a distance of 19 feet; thence NW'ly and at right angles for a distance of 43 feet back to the Point of Beginning.

AND ALSO:
A parcel of land on the Island of Key West and known as a part of Lot One (1), of Square Forty-six (46), according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the SW'ly right of way line of Grinnell Street with the NW'ly right of way line of Southard Street and run thence SW'ly along the NW'ly right of way line of the said Southard Street for a distance of 100 feet; thence NW'ly and at angles for a distance of 85 feet to the Point of Beginning; thence continue NW'ly along the previously described course for a distance of 12.6 feet; thence NE'ly and at right angles for a distance of 46.8 feet to an existing wire fence; thence SE'ly and at right angles for a distance of 12.8 feet to a point that is 85 feet NW'ly of the NW'ly right of way line of the said Southard Street; thence SW'ly and at right angles for a distance of 46.8 feet back to the Point of Beginning.

LESS & EXCEPT;
A parcel of land on the Island of Key West, Monroe County, Florida, and known as a part of Lot 1, Square 46, according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the NW'ly right of way line of Southard Street with the SW'ly right of way line of Grinnell Street and run thence NW'ly along the SW'ly right of way line of the said Grinnell Street for a distance of 90.00 feet; thence SW'ly and at right angles for a distance of 50.00 feet to the Point of Beginning; thence NW'ly and at right angles for a distance of 23.00 feet; thence SW'ly and at right angles for a distance of 4.24 feet; thence SE'ly and at right angles for a distance of 23.00 feet; thence NE'ly and at right angles for a distance of 4.24 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Thomas & Gail Norton;
First American Title Insurance Company;
Chase Manhattan Mortgage Corporation;

NORBY & O'FLYNN SURVEYING, INC.

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

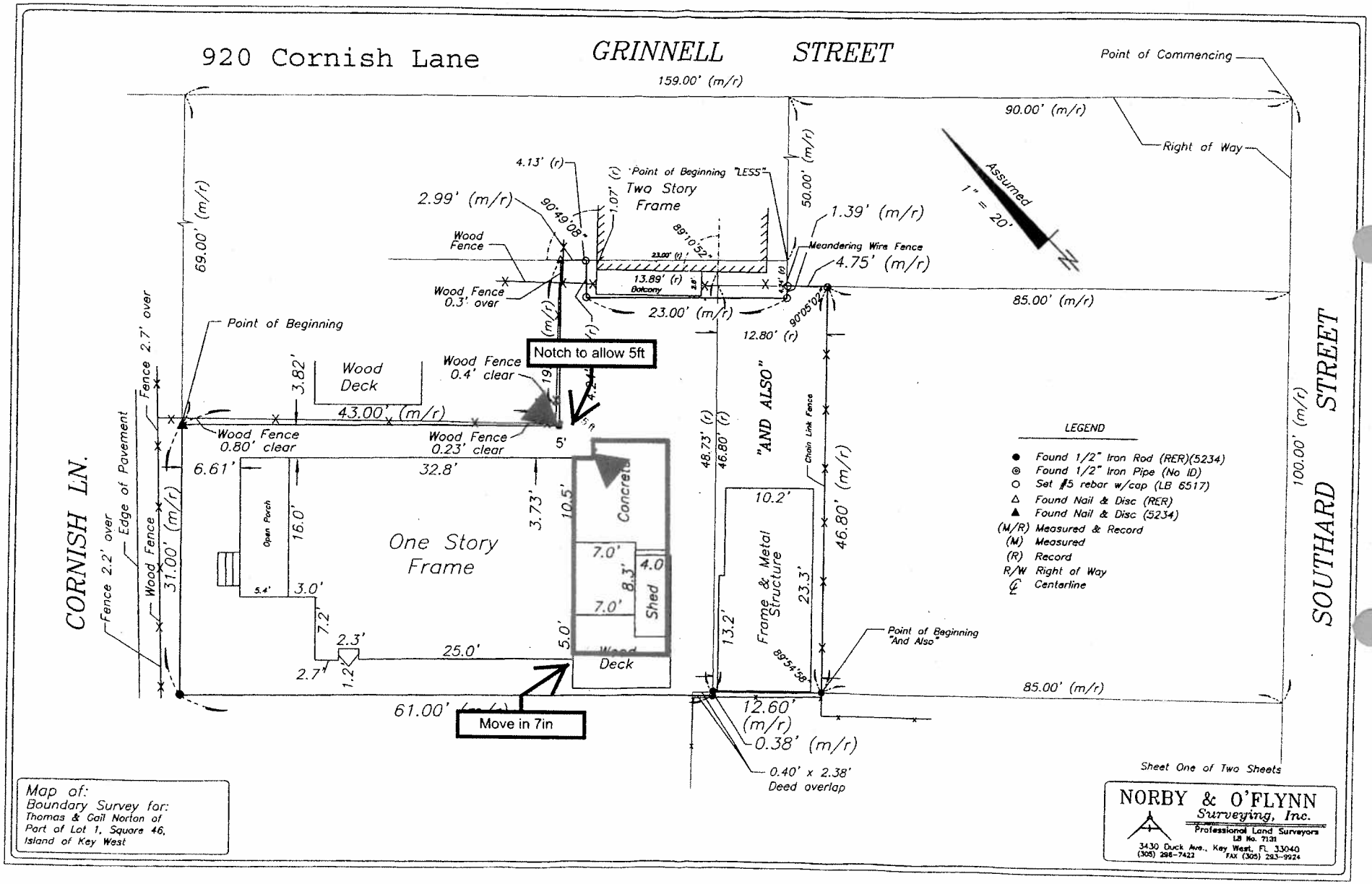
June 19, 2003

Sheet Two of Two Sheets

NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
LB No. 7131
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

1690

Proposed Plans


920 Cornish Lane
GRINNELL STREET
159.00' (m/r)
Point of Commencing
90.00' (m/r)
Right of Way
Assumed 1" = 20'
4.13' (r)
Point of Beginning "LESS"
Two Story Frame
2.99' (m/r)
90°49'08"
1.07' (r)
89°10'52"
50.00' (m/r)
1.39' (m/r)
Meandering Wire Fence
4.75' (m/r)
Wood Fence
Wood Fence 0.3' over
23.00' (r)
13.89' (r)
Balcony
23.00' (m/r)
90°05'02"
12.80' (r)
85.00' (m/r)
69.00' (m/r)
Point of Beginning
Notch to allow 5ft
Wood Fence 0.4' clear
3.82'
Wood Deck
43.00' (m/r)
Wood Fence 0.80' clear
Wood Fence 0.23' clear
5'
6.61'
32.8'
3.73'
10.5'
Concrete
Open Porch
16.0'
One Story Frame
7.0'
4.0
8.3'
Shed
7.0'
3.0'
7.2'
2.3'
25.0'
5.0'
Wood Deck
2.7'
1.2'
61.00' (m/r)
Move in 7in
CORNISH LN.
Fence 2.7' over
Edge of Pavement
Fence 2.2' over
Wood Fence
31.00' (m/r)
"AND ALSO"
48.73' (r)
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Chain Link Fence
46.80' (m/r)
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0.40' x 2.38' Deed overlap
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SOUTHARD STREET
LEGEND
Found 1/2" Iron Rod (RER)(5234)
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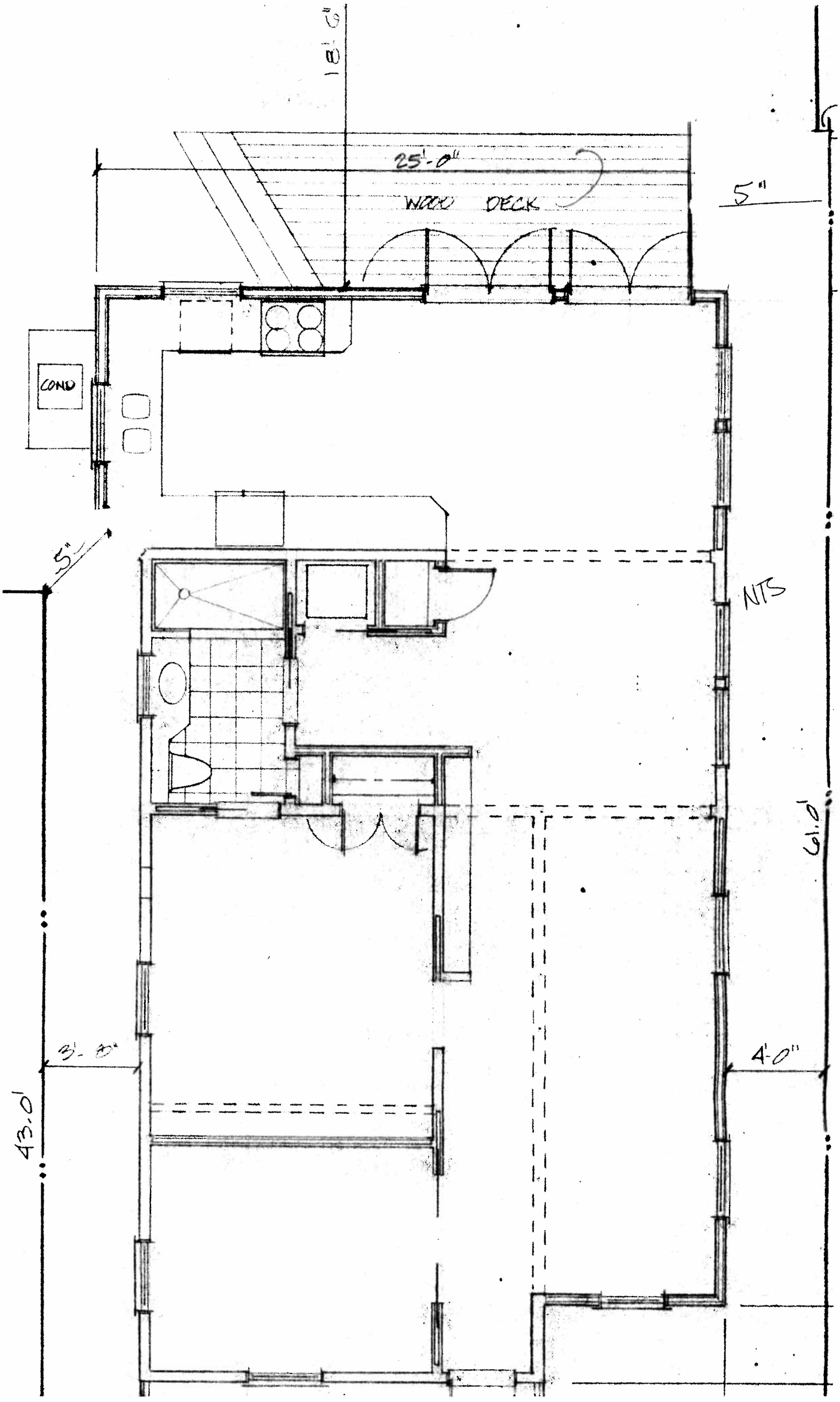
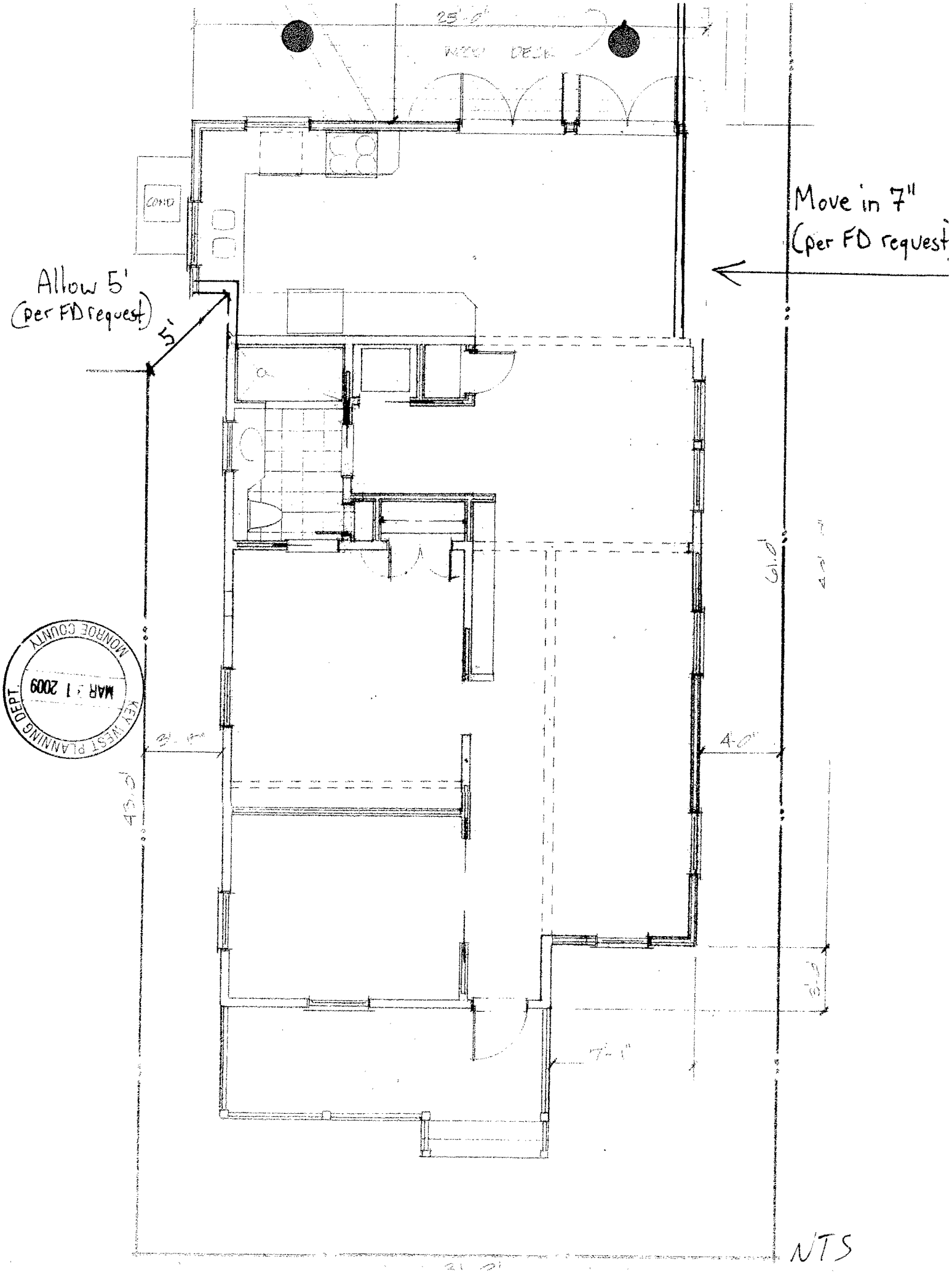
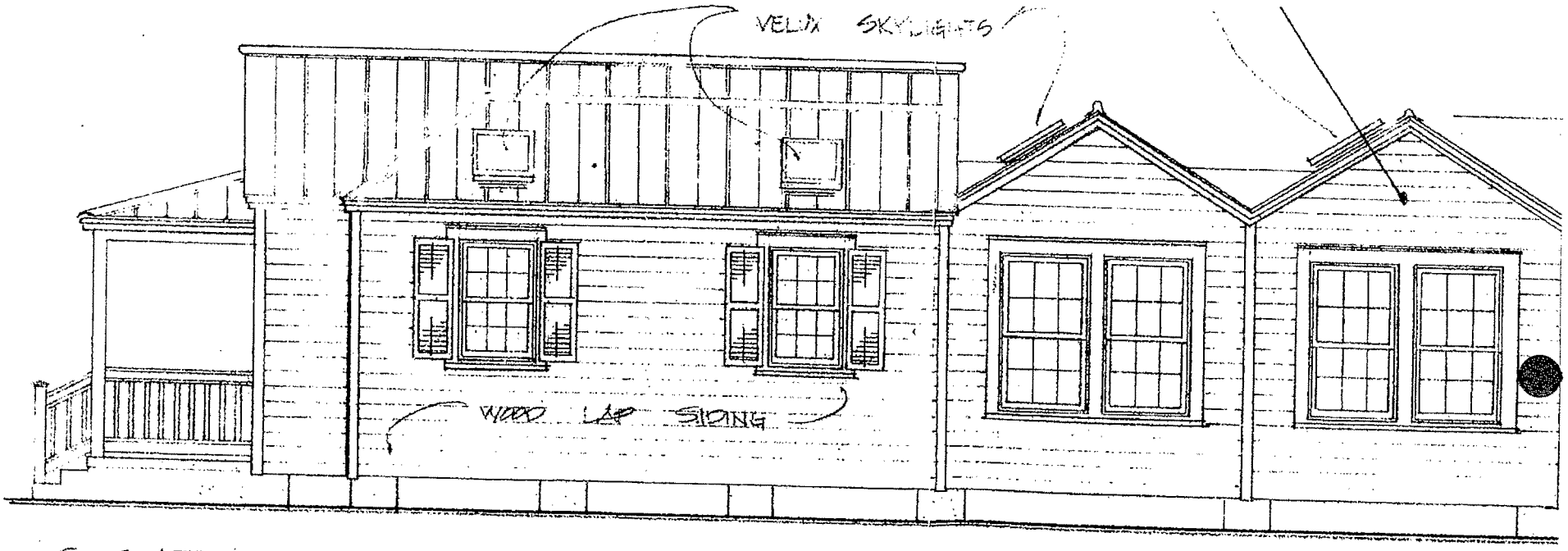
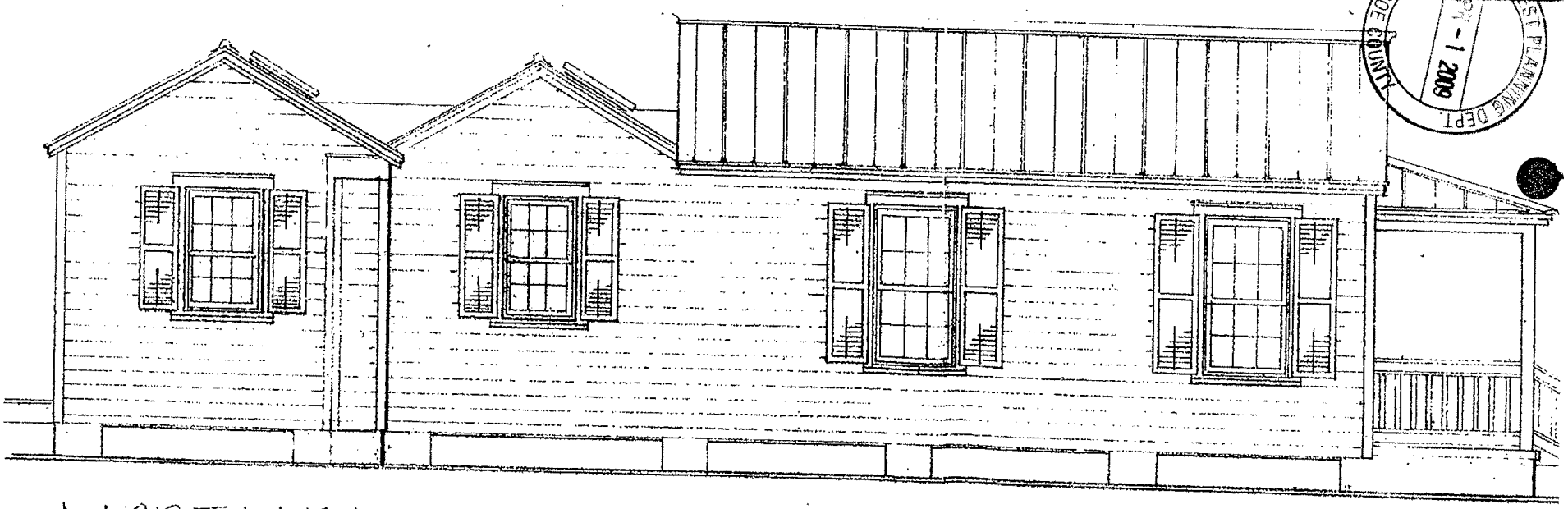

10'-0"
25'-0"
WOOD DECK
5"
COND
5"
NTS
61.0'
3'-8"
4'-0"
43.0'



KEY WEST PLANNING DEPT.
MAR 31 2009
MONROE COUNTY

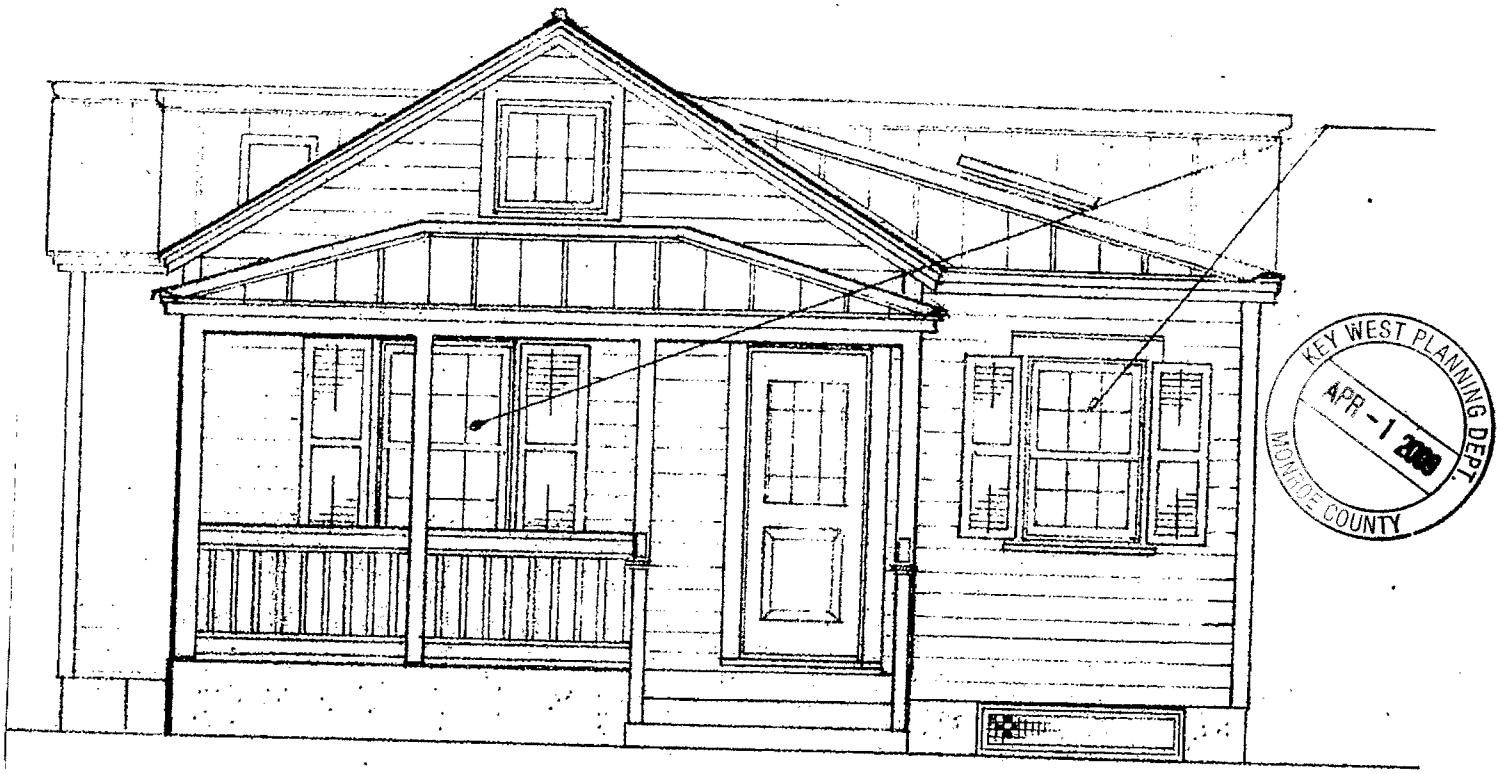


SOUTHWEST ELEVATION



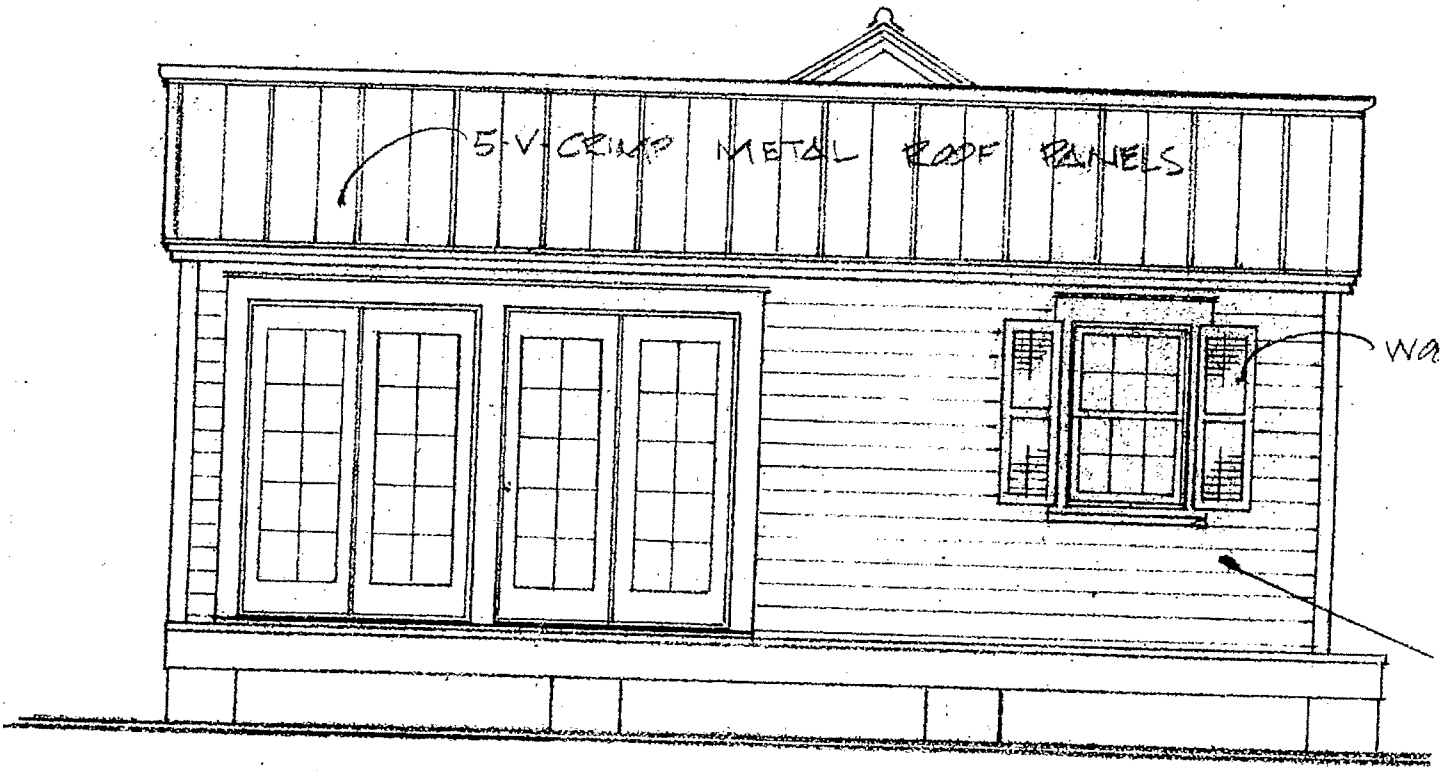
NORTHEAST ELEVATION

KEY WEST PLANNING DEPT
MONROE COUNTY
APR - 1 2009



KEY WEST PLANNING DEPT.
APR - 1 2008
MONROE COUNTY

NORTHWEST ELEVATION



SOUTHEAST ELEVATION

Concurrency

Myra Wittenberg
Director
City of Key West
Department of Transportation

P.O. Box 1078
Key West, FL 33040
Phone: (305) 809-3910
Fax: (305) 292-8285

www.keywestcity.com
mwittenb@keywestcity.com

KEY WEST PLANNING DEPT.
FEB 26 2009
MONROE COUNTY

Re: DRC Agenda of February 26 ,2009

Standard comments regarding transportation and parking may be read into the record.

The Key West Department of Transportation (KWDoT) recognizes the need for coordinating development efforts, which may or may not be, essential to public services of all types, including the safety of the general public.

We encourage the City's planning team to request that the goals of all development and renovation projects in the City of Key West include the integration and promotion of public transit services, in both the City of Key West and all the way up to Marathon, Florida.

Developers, architects, engineers and other consultants proposing new projects or major renovations should be requested to provide customer amenities that enhance use of our public transportation system in Key West, Stock Island, and up to Marathon. Increased use of public transit will contribute to decreased traffic congestion and safer roadways for everyone.

Thank you for the opportunity to be a part of this planning effort.

Sincerely,

Myra H. Wittenberg, Director
City of Key West Department of Transportation

(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

February 26, 2009

Mrs. Amy Kimball-Murley, AICP
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF FEBRUARY 26, 2009

Dear Mrs. Kimball-Murley:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for February 26, 2009. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 920 Cornish Lane
   COMMENT: KEYS has no objections

2. LOCATION: 2312 Linda Ave.
   COMMENT: Customer will need to provide a full set of plans and a Project Review Form for KEYS to review. Customer must maintain clearance from existing facilities.

3. LOCATION: 3100 Flagler Ave
   COMMENT: KEYS has no objections.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely,

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

c:
L. Tejeda, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering/Control Center
A. Tejeda, Director of Customer Service
File: PLI-132

Carlene Cowart

From: Mary Anderson
Sent: Thursday, February 26, 2009 9:04 AM
To: Carlene Cowart; Amy Kimball-Murley
Subject: DRC - February, 2009 - KWFD
Attachments: image002.png; oledata.mso

Key West Fire Department

OFFICE OF THE FIRE MARSHAL
MEMORANDUM

DATE: 02/26/2009

TO: DRC

FROM: Alan Averette, Fire Inspector

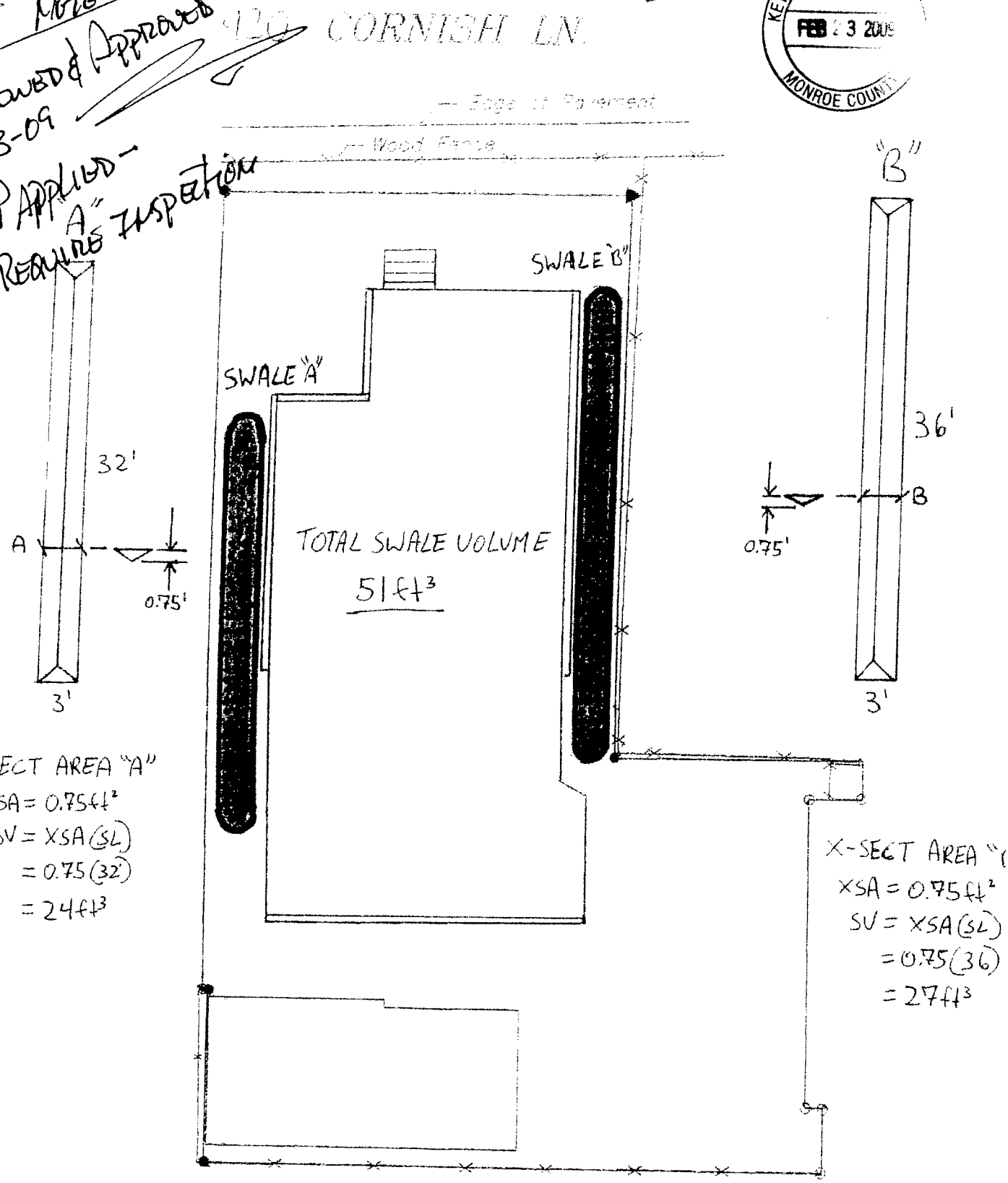
SUBJECT: DRC- February, 2009-Summary

- 920 Cornish Lane – Have questions which will need to be discussed.
- 2312 Linda Ave – No objections.
- 3100 Flagler Ave – No objections: Need proper Life Safety compliance.

Stormwater
Approval & Plan

Note
Reviewed & Approved
2-23-09
BMP Applied -
Will Require Inspection

KEY WEST PLANNING
FEB 23 2009
MONROE COUNTY



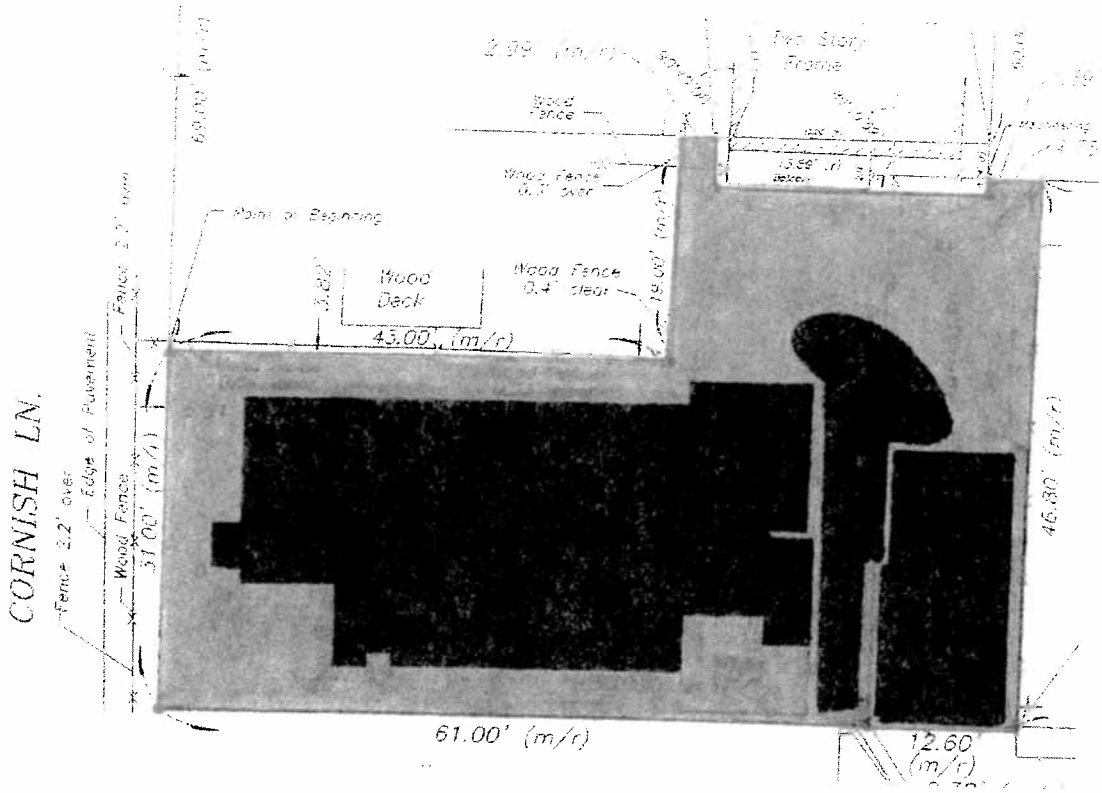
X-SECT AREA "A"
XSA = 0.75 ft²
SV = XSA (SL)
= 0.75 (32)
= 24 ft³

X-SECT AREA "B"
XSA = 0.75 ft²
SV = XSA (SL)
= 0.75 (36)
= 27 ft³

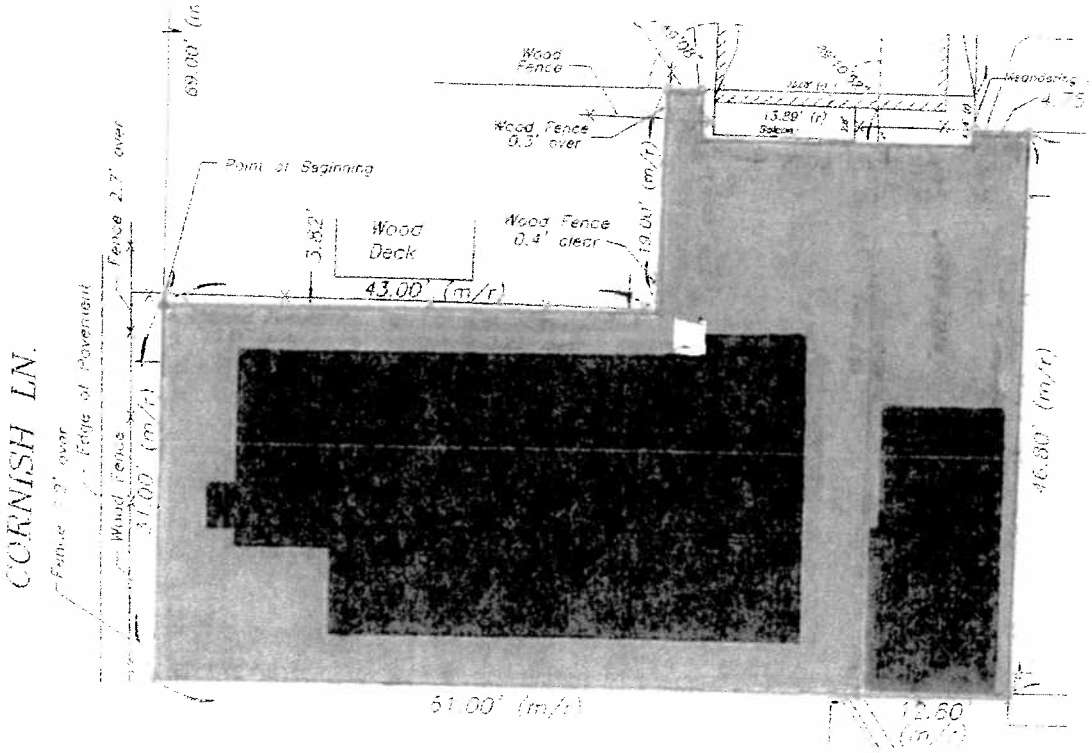
* GUTTERS WILL EMPTY INTO SWALES AND/OR WILL BE DIRECTED AWAY FROM FOUNDATION

920 Cornish Lane Impervious/Pervious Surface Plan

- Impervious
- Pervious



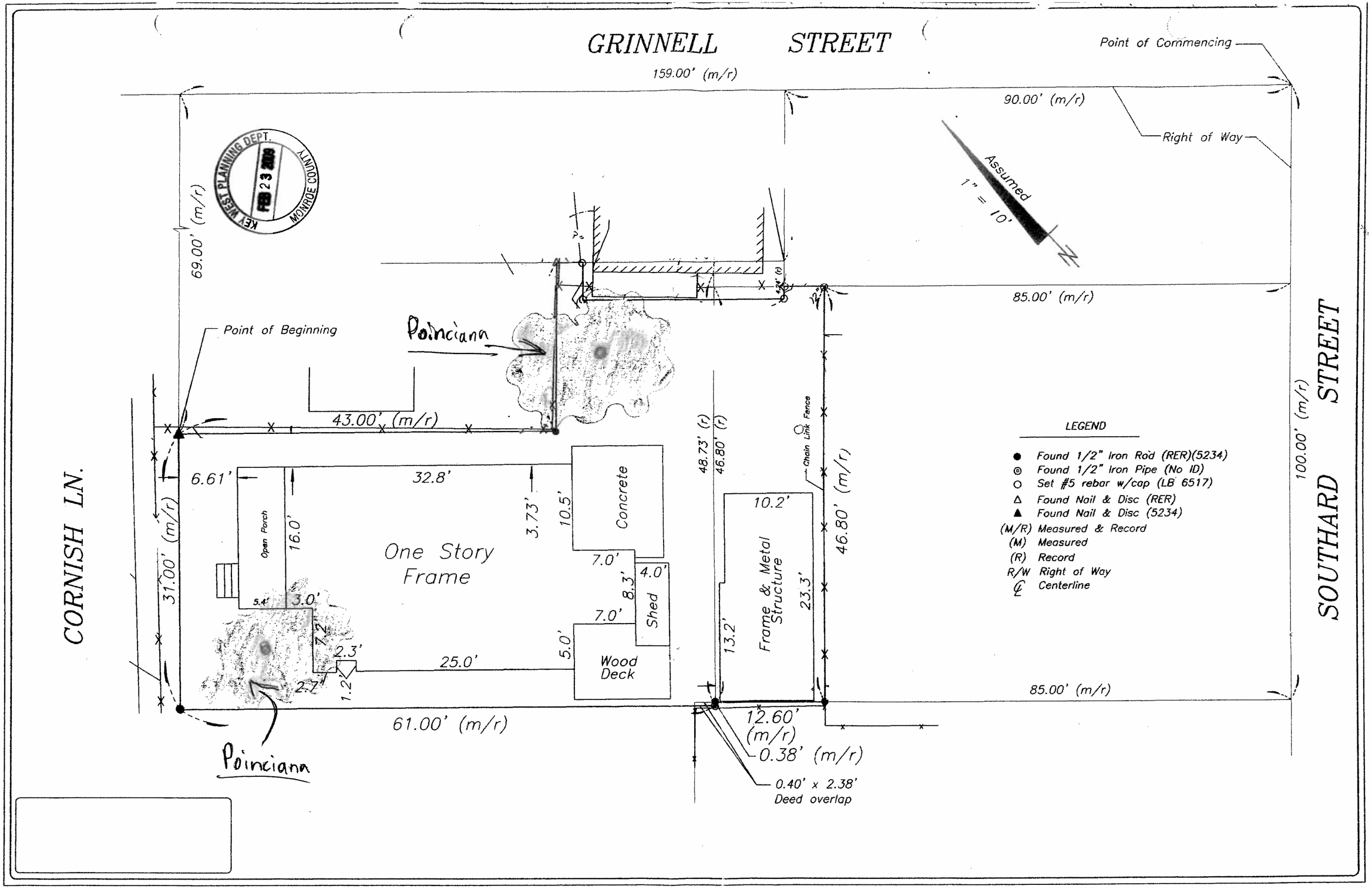
Existing



Proposed

Issue	Permitted/ Required	Existing	Proposed	Comments	
Zoning	HHDR				
Minimum Lot Size (sq.ft.)	4000 sq.ft.	2795 sq.ft.	No Change	Complies (Grandfathered)	
Minimum Lot Width	40 ft.	31 ft.	No Change	Complies (Grandfathered)	
Minimum Lot Depth	90 ft.	73.6 ft.	No Change	Complies (Grandfathered)	
Building Coverage	50%	50%	46% - **Reduction**	Complies	
Impervious Surface	60%	60%	48% - **Reduction**	Complies	
Front	10 ft.	4 ft.	No Change	Variance Required	
Right Side	5 ft.	1 ft.	4 ft.	Variance Required (**Improvement**)	
Left Side	5 ft.	2 ft.	3.7 ft.	Variance Required (**Improvement**)	
Rear	20 ft.	17.5 ft.	No Change	Variance Required	

Landscaping Approval



920 Cornish Lane

DRC Minutes

Minutes of the Development Review Committee
Meeting of February 26, 2009

Amy Kimball-Murley, Planning Director, convened a meeting of the Development Review Committee of the City of Key West at 2:00 pm, February 26, 2009. The meeting was held in the First Floor Conference Room at City Hall, 525 Angela Street, Key West, Florida.

1. Roll Call

Present for the Roll Call were:

Amy Kimball-Murley, Planning Director
John Woodson, Building Official
Gary Bowman, General Services
John Wilkins, ADA Coordinator
Nicole Malo, Senior Planner I
Alan Averette, Lt. Fire Inspector
Cynthia Coogle, Landscape Coordinator
Enid Torregrosa, HARC
Rodney Corriveau, Senior Planner III
Carlene Cowart, Administrative Coordinator

Comments received from:
Myra Wittenberg, DOT
Ed Nicolle, FKAA
Dale Finigan, City Electric

Others present were:

Dan Strosnider (920 Cornish Lane)
Frank Sauer (2312 Linda Ave)
Don Miller (2312 Linda Ave)

2. Approval of Agenda

Motion to approve the Agenda was made by Ms. Malo and seconded by Mr. Averette.

Motion carried by unanimous voice vote.

3. Approval of Minutes

a. December 19, 2008

Motion to approve the Minutes from the December 19, 2008 DRC Meeting with a correction to the meeting time was made by Ms. Malo and seconded by Mr. Averette.

b. January 22, 2009

Motion to approve the Minutes from the January 22, 2009 DRC Meeting was made by Mr. Averette and seconded by Ms. Torregrosa.

4. New Business

a. Variance – 920 Cornish Lane - Variances to the City Land Development Regulations of a non-conforming historic structure for Sections 122-28 (b), and for Sections 122-630 (6) a., b., and c for maximum dimensional setback requirements for side yard setbacks, rear yard setback, and front yard setback (RE # 00007670-000000).

The applicant, Mr. Dan Strosnider, reviewed the variance request with committee members.

Committee members reviewed and discussed the site plan with the applicant and made the following recommendations:

1. Applicant will go back to Tree Commission on March 9th to clarify tree impacts.
2. Applicant will protect large Poinciana tree during construction.
3. The Fire Department recommended 5' on both sides of the structure; additional follow-up with the Fire Department to discuss setbacks on the addition will occur.
4. Applicant will provide 8 ½ x 11 existing and proposed site plans.
5. Applicant will meet with HARC to clarify approval.
6. Members recommended that applicant meet good neighbor policy.

b. **Variance – 2312 Linda Avenue – Application for Variance to Building Height, Non-Habitable Living Space pursuant to Sec. 122-1149, to allow the height of a residential building to exceed the maximum building height of 25 feet provided the additional height is not intended for human occupancy or use. (RE# 00064370-000000) in the Single Family (SF) Zoning District.**

The applicant, Mr. Don Miller, reviewed the application request with committee members. The owner, Mr. Frank Sauer, was also present.

Committee members reviewed and discussed the site plan with the applicant and made the following recommendations:

1. Applicant will need to indicate elevations (grade, height of structure, FEMA elevation) to verify variance required.
2. Applicant will verify front setback on site plan and survey. Site plan shows front setback of 21' and code calls for 30'.
3. The applicant will verify that the site plan shows setbacks from the property line, not the fence line.
4. Applicant will need to indicate trees on site plan. Staff approval required to move forward.
5. Stormwater will need to be approved by Gary Bowman.
6. Applicant will need to provide a full set of plans and a project review form for Keys Energy to review. Applicant must also maintain clearance from existing facilities.
7. Members recommended that applicant meet good neighbor policy.

c. **Change of Nonconforming Use – 3100 Flagler Avenue - Application for Change of a Nonconforming Use pursuant to Sec. 122-32 (e), to allow a nonconforming use of a building or structure to be changed to another nonconforming use provided it is equally or more appropriate to the zoning district and less intensive. The property is located at 3100 Flagler Ave (RE# 00069090-000000) in the Limited Commercial (CL) Zoning District. The existing use is a veterinary clinic and merchandise storage. The proposed use is a self-storage facility.**

The applicant, Mr. Carlos Rojas was not present for the review process.

Committee members reviewed and discussed the site plan and made the following recommendations:

1. If the primary access is allowed from the rear of the building, the applicant will need to show more detail for parking and traffic flow onto Riviera Drive.
2. Applicant will need to provide a better traffic study.
3. Applicant will need to provide more detailed site plans for complete ADA and Fire review.

4. Applicant will need to meet ADA requirements on the front ramp, water fountain, exit, storage units, parking, restroom facilities, access routes and meet 44" egress width.
5. Members recommended that applicant meet good neighbor policy. Parking will be an issue with neighbors on Riviera Drive.
6. The applicant will return to DRC once revised plans are available.

5. Adjournment

Meeting adjourned at 3:30 pm.

Submitted written comments are attached.

Respectively Submitted,

Carlene Cowart
Administrative Coordinator

HARC
Approval & Minutes

920 Cornish Lane	BILL OF MATERIAL	
BUILDING FEATURE	**STYLE/MODEL & MATERIAL**	**COLOR**
SHUTTERS	Decorative Shutter Model Wood	Behr- Blue Feather 540 A-3
WINDOWS GENERAL	Andersen Series 400 Double Hung - Impact 3/4" Grille Width, High Profile Exterior Grille Wood with Vinyl exterior coating → TBD @ 4/14/09 HARC	White Frame and Grille
FRONT GABLE WINDOWS	Antique New Orleans Style Multi Pane cypress frame wood	White
SKYLIGHT WINDOWS	Velux FCM Skylights, fixed aluminum	
WINDOW/DOOR TRIM	1X4 PT Pine	Behr -Orange Spice 250B-5
SIDING	Milled clapboard 1x6, 5"to weather PT pine, as original	Behr -Wildflower Honey 350B-6
FRONT DOOR	Southern Style, Cypress with multi pane window	Natural Cypress - oiled finish
FRENCH DOORS	Andersen, Frenchwood, outswung patio doors Series 400, Impact 3/4" Grille Width, High Profile Exterior Grille Wood with Vinyl exterior coating	White
ROOF	Metal, v-crimp	
FRONT PORCH	Traditional 2" square spindle with top and bottom Rails as existing PT pine	White

CL2. H08-05-30-658 **137 Duval Street, Jake Key/Kurt Matarazzo**
Paint façade and signage.

This is a contributing frame vernacular structure, circa 1889.

Kurt Matarazzo represented the project. He mentioned a similar sign in the 500 block of Duval Street. He stated that it would be under the awning. They would also have a hanging sign.

It was moved by Peter Batty, Jr. and seconded by Barbara Bowers to approve with the condition that they get final approval from Diane Silvia prior to installing signage. Following additional discussion, motion carried.

APPROVED___X___ DISAPPROVED_____ TABLED_____

CL3. H08-04-28-503 **1114 Margaret Street, Richard Logan**
Replace existing canvas and steel awning with wood arbor in exact location at rear of property (structure painted white).

Withdrawn from this agenda.

APPROVED_____ DISAPPROVED_____ TABLED_____

TABLED ITEMS

T1. H08-02-28-249 **920 Cornish Lane, Trepanier and Associates**
Renovate existing structure and build a two story rear addition.

This is a contributing frame vernacular structure, circa 1928.

Dan Schnieder represented the project. This application is to preserve and restore the existing structure and build a one and one-half story addition. He stated that the agenda said two stories. The first story will be 1240 s.f., ½ story 530 s.f.

Peter Batty, Jr stated, for the record, roof is to be metal, standing seam, exterior is clapboard siding to weather as original. Front porch detailing to be in keeping with Old Town standards, stairs and floors 7 ½ risers, windows and shutters to be wood with true

divided light, 6 over 6, and the French doors lite 15. Peter questioned if the shutters were existing. Mr. Schnieder responded that there were not presently shutters. Peter questioned if the roof was v-crimp. Mr. Schnieder responded in the affirmative.

Barbara Bowers questioned if they were changing the footprint of the original. Mr. Schnieder responded that they were not changing the footprint of the contributing portion of the structure.

Nils Muench questioned what had taken place since the previous submittals. Mr. Schnieder responded that there hadn't been enough information with the previous submittal as to material details.

It was moved by Peter Batty, Jr. and seconded by Barbara Bowers to approve. Motion carried.

There was no public comment.

APPROVED___X___ DISAPPROVED_____ TABLED_____

Other Business:

Discussion on educational filming.

Barbara Bowers presented seven public service announcements for discussion. Peter Batty, Jr. thanked Barbara for her efforts but stated that he had a problem with the opening statement for each announcement referring to property values. HARC is not about property values, it is about preservation.

Diane Silvia stated that at the State and Local level they did use the economic aspect to get people interested in preservation. The State spent quite a bit of money on studies to produce such statistics. Key West had been in one of the studies that the State produced a year or so ago. Property values in the historic districts were higher than they were in the newer areas of towns.

Nils Muench stated that he felt that they shouldn't be doing a PR campaign. He stated that we need information for people, not PR. He stated that he felt there was a great need for information to be available to people regarding HARC.

It was suggested that Barbara come back with additional ideas in two meetings for additional discussion.

Discussion on colors in the Historic District.

Tree Commission Approval

City of Key West
Tree Commission Meeting
March 09, 2009
510 Greene Street, Old City Hall, 5:00 PM
Minutes

1. Call Meeting to Order
2. Roll Call

Tree Commissioners:

___x___ Julio Barroso
___x___ Danilo Crespo
___x___ Gregory Curry
___--___ Mimi McCoy Grantham
___x___ Sandra Lee – Chairperson
___x___ Rudy Molinet
___x___ Niels Weise

Staff:

___x___ Ronald Ramsingh
Asst. City Attorney
___x___ Cynthia Domenech-Coogle
Urban Forestry Program Manager
___x___ Gladys Abreda
Administrative Secretary

3. Approval of the Agenda

(a) Additions/Changes:

none

4. Presentations

Urban Forestry Program Manager Report

Staff reported all 16 Washingtonia palms have been removed from cemetery perimeter. Replacement planting will commence in the following weeks. Another generous donation of (1) Lignum Vitae tree will be given by Alladin Landscaping, Barbara Mitchell with Don Craig & Associates and Southernmost Motels. That includes the additional (6) Sabal palms, from Native Design. Mr. Rudy Molinet discussed having a Tree Commissioner work with Cynthia to design a comprehensive landscape plan for the cemetery and perhaps a local landscaper/architect may donate time to assist. Perhaps the city commission can supply public or private funding and landscape with native trees we want to promote. Ms. Lee agreed it is very good idea.

5. Approval of Minutes

(a) May 14, 2007

(b) September 10, 2007

(c) February 09, 2009

Motion to approve Minutes for February 09, 2009, Julio Barroso, second Niels Weise.

6. Resolutions Tabled Items:

7. Resolutions:

(a) **1717 Washington Street, Darek Lyzwinski:** Remove (1) Mahogany tree.

(x) Approved ( ) Denied ( ) Tabled ( ) Further Action

Notes: Owner stated the tree branches are falling down, the roots are lifting the house.

Replacements: Mr. Ronald Ramsingh, Assistant City Attorney requested from Ms. Lee, chairperson to ask for public input. Ms. Lee asked if there is any public input, there was none.

Motion to approve Gregory Curry, second Niels Weise 13.7 diameter inches of native canopy trees, Fl #1, to be planted on site

(b) **612 William Street, Richard & Deborah Young:** Represented by Dan's Tropical Tree Service. Remove (1) Poinciana tree.

(x) Approved ( ) Denied ( ) Tabled ( ) Further Action

Notes: Dan Kramer from Dan's Tropical Tree Service said that Mr. Craig Reynolds is doing the landscaping. Staff stated tree is growing completely over neighbor's house.

Replacements: no public input,

Motion to approve Niels Weise, second Rudy Molinet, 6.4 diameter inches of native canopy trees, Fl #1, to be planted on site.

(c) **3817 Duck Avenue, Roberto Francisco Lopez:** Represented by Dan's Tropical Tree Service. Severely head Mango trees for fruit production.

(x) Approved ( ) Denied ( ) Tabled ( ) Further Action

Notes: Staff reported the two mangos trees had been topped in past, one had a large limb ripped away from the trunk and partially uprooted in past storm

Replacements: no public input.

Motion to approve Julio Barroso, second Niels Weise 13.5" and 19 diameter inches respectively of native canopy trees, Fl #1, to be planted on site if trimmed trees die within the 1 year survivability clause.

(d) **831 Johnson Lane, Craigie Sucoop & Susan Wasilewski:** Represented by Scott Montgomery of Native Designs. Remove (1) Spanish Lime tree.

(x) Approved ( ) Denied ( ) Table ( ) Further Action

Notes: Scott Montgomery explained that tree was severely hat racked in past showed decay in the trunk, many branches dead branches are falling.

Replacements: No public input

Motion to approve Gregory Curry, second Rudy Molinet (1) small to medium maturing tree on site and (1) large maturing tree at Baywiew Park with the remainder of replacement inches to be used from recently installed landscape.

with Attorney Susan Cardenas, she is requesting a continuance of the case or to table, Ms. Lee stated for the record but not for discussion, she had an onsite meeting with staff regarding these trees. That the trees, according to the applicant, presented an 'imminent danger' so they dropped everything and ran over to see the trees. Ms. Lee and staff inspected trees for disease; the imminent danger was not there. Rudy Molinet also commented he could not access the property, he went twice and called twice and got no response, if he cannot see the trees he can not rule.

Replacements: no public input

Motion to table Julio Barroso, second Niels Weise. No Representation

(g) **920 Cornish Lane, Gayle Norton:** Represented by Ken King, Golden Bough Tree Services. Remove (1) Poinciana tree.

(x) Approved ( ) Denied ( ) Table ( ) Further Action

Notes: Item was approved at last meeting 02-09-09, however action to add item to agenda was not 2nd and not legal. Mr. Barroso asked legal if they can make motions to include both 920 Cornish Ln. and 526 Lousia St. at the same time. Mr. Ramsingh stated it is best one at the time.

Replacements: no public input. Ms. Lee, chairperson, passed the gavel to Mr. Barroso and motion to approve, second Rudy Molinet 17.4 diameter inches of native canopy trees, Fl#1, to be planted on site.

(h) **526 Louisa Street, John Mahoney:** Represented by Ken King, Golden Bough Tree Services. Remove (1) Poinciana tree.

(x) Approved ( ) Denied ( ) Table ( ) Further Action

Notes: Item was approved at last meeting 02-09-09, however action to add item to agenda was not 2nd and not legal.

Replacements: Ms. Lee, chairperson, passed the gavel to Mr. Barroso

Public Comment

Tom & Gayle Norton
902 Ryder Cove Lane
Islesboro, ME 04848

Home 207-734-2212
Work 832-813-7623
Cell 832-671-1694

Email: travelingnorton@yahoo.com

February 12, 2009

KEY WEST PLANNING DEPT.
APR 14 2009
MONROE COUNTY

RE: 920 Cornish Lane Repair and Renovation

Dear Neighbor:

We are planning to repair and renovate our home located at 920 Cornish Lane. Our property is the one story 2 bedroom, 1 bath Conch home near the end of the lane on the left. Our original plans had included a second floor but due to budgetary constraints, we have decided to only repair and renovate it, retaining it as a single story home.

The property is irregularly shaped and the City's codes require us to seek variances prior to commencing the renovation work. In the upcoming weeks you will probably receive a notice about the variance application. We hope you'll agree that the renovation will be a positive step in improving the structure and appearance of the dwelling as well as the look of the lane in general.

We are pleased to enclose the drawings which show both the existing house as well as what the house will look like following the renovation. If you have any questions or would like additional information, please don't hesitate to call myself or my wife at any time.

We look forward to meeting all of you in the near future and becoming part of the neighborhood.

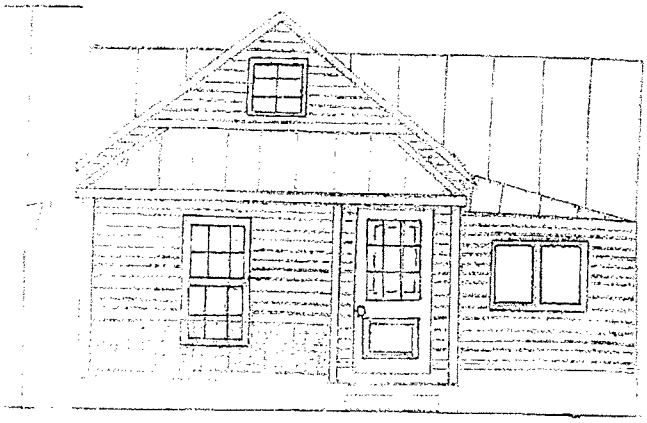
Sincerely,

Tom & Gayle Norton

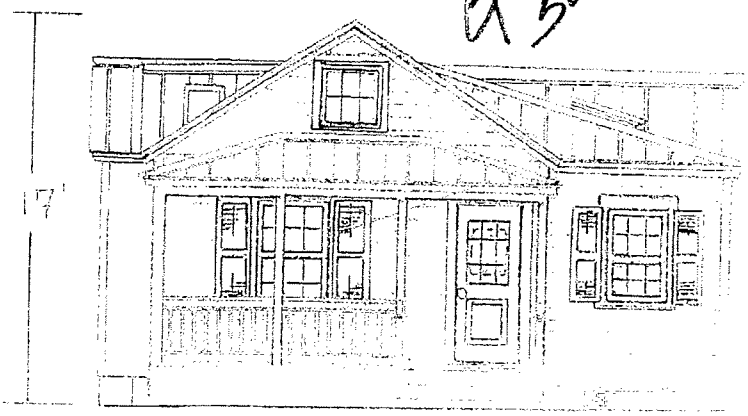
Gayle & Tom - A positive & charmly concept! Welcome to the hood - Best of luck in your renovation endeavor - Gary & David 508 Grinnell

920 Cornish Lane – Front Elevations

Previously Approved



Proposed



Marcia & Ted Bennett

907 Southard Street
Key West FL 33040-7142

March 2, 2009

Gayle & Tom Norton
902 Ryder Cove Lane
Islesboro, ME 04848

KEY WEST PLANNING DEPT.
APR 1 4 2009
MONROE COUNTY

Re: 920 Cornish Lane

Dear Gayle & Tom—

Thank you for your notification letter.

Marcia & I wish you well with your renovation efforts. Our home is only 2/2 but we find it well suited for all but the biggest visits from kids. In any case, the Frances Street Bottle Inn is a wonderful backup! Remember, too, that two-story homes have a greater wind exposure.

We look forward to having you as neighbors. Stop by when you are in town; we'll be here until mid-May.

Best—

—Ted

(847) 899-9128 Marcia (305) 292-4909 Ted (847) 602-4154
MT@Desbarats.com

Melloncamp & Santucci, LLC
1417 Ashby Street #1
Key West, FL 33040
305-294-7776

April 13, 2009

City of Key West Planning Department
ccowart@keywestcity.com

RE: 920 Cornish Lane Variance

Dear Planning Department,

I am one of the owners of the adjacent property at 524 Grinnell St. and am writing in support of the proposed variance.

The work proposed by Tom & Gayle Norton will be a vast improvement to the subject property and of benefit to our neighborhood.

Sincerely,

Kevin

Kevin Melloncamp
Managing Member

524g/920cornish BOA090413

Tom & Gayle Norton
902 Ryder Cove Lane
Islesboro, ME 04848

Home 207-734-2212
Work 832-813-7623
Cell 832-671-1694

Email: travelingnorton@yahoo.com

February 12, 2009

RE: 920 Cornish Lane Repair and Renovation

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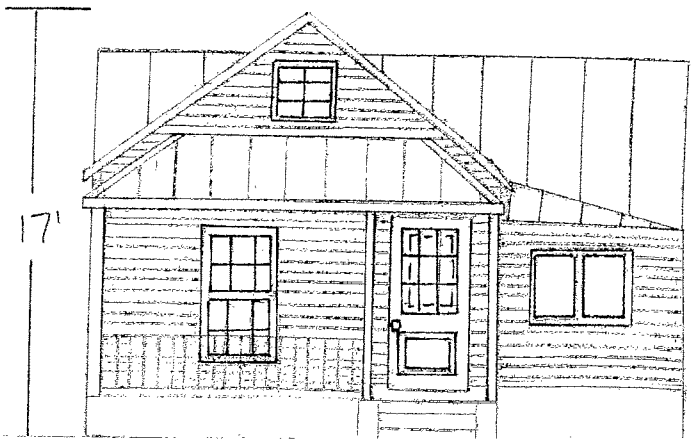
We look forward to meeting all of you in the near future and becoming part of the neighborhood.

Sincerely,

Tom & Gayle Norton

920 Cornish Lane – Front Elevations nts

Previously Approved



Proposed

Property Appraiser Information

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

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

Property Record View

Alternate Key: 1007943 Parcel ID: 00007670-000000

Ownership Details

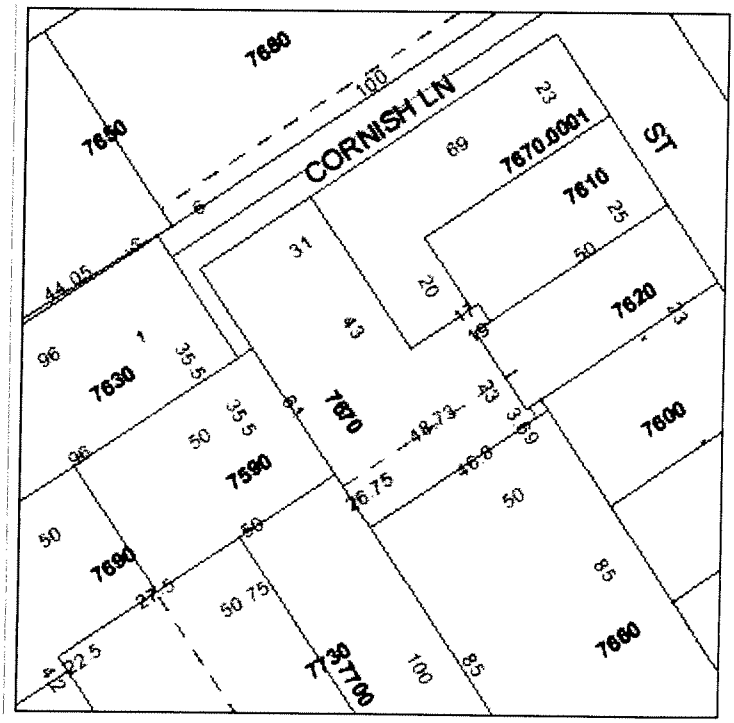
Mailing Address:
NORTON THOMAS M
902 RYDER COVE LN
ISLESBORO, ME 04848

All Owners:
NORTON THOMAS M, SAND NORTON GAIL M H/W

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 920 CORNISH LN KEY WEST
Legal Description: KW PT LOT 1 SQR 46 PP-557 TT-213 G9-512 OR512-1097 OR751-1615/16 OR747-698 OR1693-2093/94F/J OR1716-1779/81(LG)

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	31	63	2,795.42 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 794
Year Built: 1928

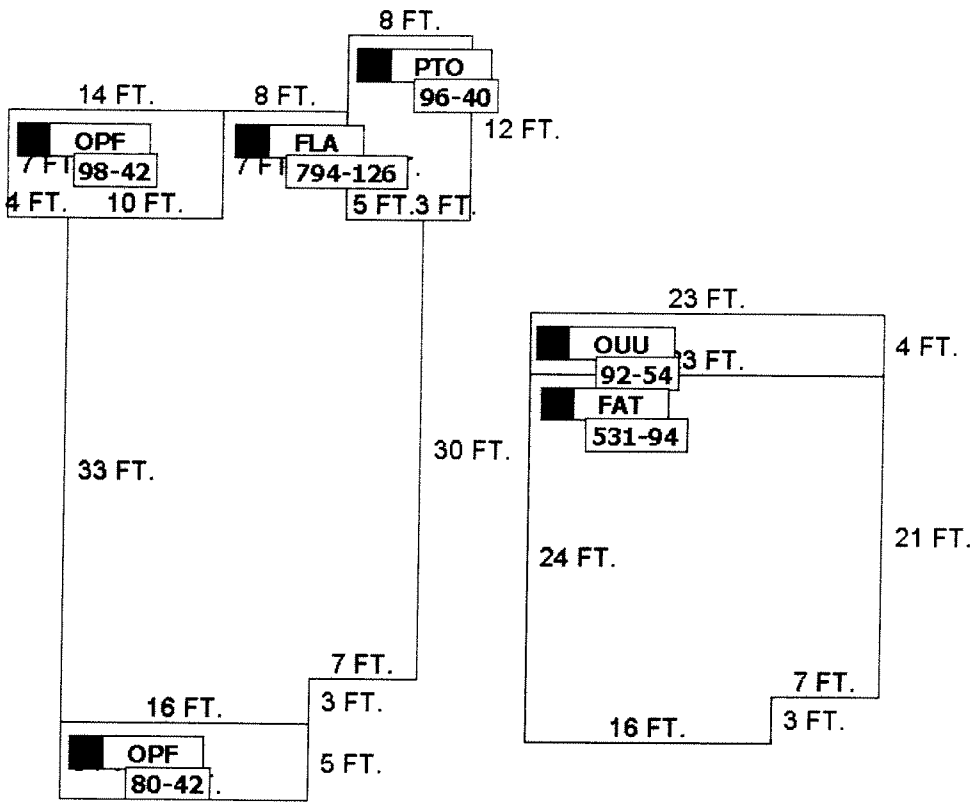
Building 1 Details

Building Type R1
Effective Age 38
Year Built 1928
Functional Obs 0
Condition P
Perimeter 126
Special Arch 0
Economic Obs 0
Quality Grade 550
Depreciation % 39
Grnd Floor Area 794

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE
Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath	0
3 Fix Bath	0
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	0
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	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	794
2	OPF		1	1993	N	N	0.00	0.00	80
3	OPF		1	1993	N	N	0.00	0.00	98
4	OUU		1	1993	N	N	0.00	0.00	92
5	FAT	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	531
6	PTO		1	1987	N	N	0.00	0.00	96

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	UB2:UTILITY BLDG	140 SF	14	10	1965	1966	1	50
1	UB3:LC UTIL BLDG	140 SF	14	10	2003	2004	3	30
2	FN2:FENCES	100 SF	10	10	2003	2004	2	30
3	FN2:FENCES	296 SF	74	4	2004	2003	2	30

Appraiser Notes

2003-5-9 - SMALL STRIP OF LAND (42.30 SQ FT) GIVEN TO NEIGHBOR PER OR1875-1440/42Q/C. PARCEL SIZE DECREASED FOR 2003 TAX ROLL. LG

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9600809	02/01/1996	11/01/1996	500		CP
	03-2684	08/05/2003	11/17/2003	1,200		REPLACE SEWER LINE

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	79,797	2,388	489,199	571,384	571,384	0	571,384
2007	113,547	2,454	373,189	489,190	489,190	0	489,190
2006	249,599	2,532	265,565	517,696	517,696	0	517,696
2005	188,662	2,191	240,406	431,259	431,259	0	431,259
2004	160,835	1,190	209,657	371,682	371,682	0	371,682
2003	127,484	958	102,432	230,874	230,874	0	230,874
2002	106,213	989	98,354	205,556	205,556	0	205,556
2001	73,949	1,034	98,354	173,337	84,091	25,500	58,591
2000	68,034	821	44,206	113,061	81,642	25,500	56,142
1999	64,780	817	44,206	109,803	79,496	25,500	53,996
1998	54,723	709	44,206	99,638	78,245	25,500	52,745
1997	50,286	677	39,840	90,803	76,938	25,500	51,438
1996	38,023	162	39,840	78,025	74,698	25,500	49,198
1995	36,615	162	39,840	76,617	72,877	25,500	47,377
1994	30,982	141	39,840	70,962	70,962	25,500	45,462
1993	31,178	0	39,840	71,018	71,018	25,500	45,518
1992	31,178	0	39,840	71,018	71,018	25,500	45,518
1991	31,178	0	39,840	71,018	71,018	25,500	45,518
1990	20,980	0	33,291	54,271	54,271	25,500	28,771
1989	17,339	0	32,745	50,084	50,084	25,500	24,584
1988	15,164	0	32,745	47,909	47,909	25,500	22,409
1987	14,973	0	17,402	32,375	32,375	25,500	6,875
1986	15,057	0	16,818	31,875	31,875	25,500	6,375
1985	14,596	0	9,088	23,684	23,684	23,684	0
1984	13,634	0	9,088	22,722	22,722	22,722	0
1983	13,634	0	9,088	22,722	22,722	22,722	0
1982	13,902	0	7,704	21,606	21,606	21,606	0

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be

processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/18/2001	1716 / 1779	225,000	WD	Q
12/1/1977	747 / 698	12,000	00	Q

This page has been visited 92,289 times.

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

Public Notices
(mailings, posting & radius map)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., April 16, 2009, 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 – 920 Cornish Lane (RE 00007670-000000) – Variances for a non-conforming historic structure in the Historic High Density Residential zoning district for side yards, front yard and rear yard setback requirements per Sections 122-630 (6) a., b., and c., and per Section 122-28 (b) as it pertains to the 66% reconstruction value rule of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 604 Simonton Street or call 809-3720.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Variances – 920 Cornish Lane (RE 00007670-000000)** – Variances for a non-conforming historic structure in the Historic High Density Residential zoning district for side yards, front yard and rear yard setback requirements per Sections 122-630 (6) a., b., and c., and per Section 122-28 (b) as it pertains to the 66% reconstruction value rule of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant/Owner: Trepanier & Associates, Inc.

Project Location: 920 Cornish Lane

Date of Hearing: Thursday, April 16, 2009

Time of Hearing: 6:00 PM

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

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding applications is available from the City of Key West Planning Department located at 604 Simonton Street, 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) 809-3739 or by email ccowart@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: Anyone needing special assistance at the Planning Board hearing due to disability should contact the City of Key West at 305.809.3831 at least two days prior thereto.

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920 Cornish Lane

TEACHER LAWRENCE AND SHARON
1900 RITTENHOUSE SQUARE
PHILADELPHIA, PA 19103

HERRIOTT KENNETH NEAL AND
MARGARET HALEY
5 HUNT'S LN
KEY WEST, FL 33040

GLAZER ROSELINE
8 NASSAU LN
KEY WEST, FL 33040

HUMES ELIZABETH H
262 N RADNOR-CHESTER RD
RADNOR, PA 19087-5113

LUNN SYLVIA C & LAMACCHIA
COLLEEN L
1320 SAN REMO AVENUE
CORAL GABLES, FL 33146

IRWIN SHARON B
1012 SOUTHARD ST
KEY WEST, FL 33040

BURNS ANDREW S JR
920 FLEMING ST
KEY WEST, FL 33040

MCMAHON JAMES J AND JOAN
SHERMAN
107 MILL HILL LN
SOUTHPORT, CT 06890-1224

MARITIME FUNDING GROUP LTD
PO BOX 399
CALVERTON, NY 11933

MILLER CLAUDIA
404 GRINNELL ST
KEY WEST, FL 33040

SAWYER DEBRA V
1411 FIRST ST
KEY WEST, FL 33040

ALEXANDER SUZANNE C
513 GRINNELL ST
KEY WEST, FL 33040

BRADFORD WILLIAM H JR
521 GRINNELL ST
KEY WEST, FL 33040

DESROSIERS DONALD R
392 THAMES ST
NEWPORT, RI 2840

KARA ARTHUR ROBERT LIV TR
918 CORNISH LN
KEY WEST, FL 33040

NORTON THOMAS M
902 RYDER COVE LN
ISLESBORO, ME 4848

KARA ARTHUR ROBERT LIVING
TRUST
918 CORNISH LN
KEY WEST, FL 33040

524 GRINNEL STREET LLC
1417 ASHBY ST
KEY WEST, FL 33040

PELKEY MICHAEL G
532 GRINNELL STREET
KEY WEST, FL 33040

FITZGERALD WILLIAM D AND
HELEN M
3 HIBISCUS LN
KEY WEST, FL 33040

LADHA ISSA F
9020 EASTERLING DR
ORLANDO, FL 32819

MILLER CONSTANCE N
99 GUY'S LN
BLOOMSBURG, PA 17815

HENKEL MARY DENISE
14203 TUNNEL AVE
OCEAN CITY, MD 21842

GOLDFARB JASON
926 SOUTHARD ST
KEY WEST, FL 33040

KIRWIN FRANCIS T AND PEGGY A
614 GRINNELL STREET
KEY WEST, FL 33040

CRIPPS DAVID AND JOY
504 GRINNELL STREET
KEY WEST, FL 33040

ANDERTON PHILLIP C
909 SOUTHARD ST
KEY WEST, FL 33040

PATTERSON HELEN MARIE
919 CORNISH LANE
KEY WEST, FL 33040

STRICKLAND JULIAN K
675 THIRD AVE
NEY YORK, NY 10017

ALFONSO DIOMIRA P
918 FLEMING ST
KEY WEST, FL 33040

SHELDRAKE INC
3635 EAGLE AVE
KEY WEST, FL 33040

SADE RICHARD S AND MARTHA J
8241 BAYSIDE DR
PASADENA, MD 21122

ANDERSON JESSE K
800 CAROLINE ST
KEY WEST, FL 33040

MALLOY CHARLES
234 BROADWAY
HILLSDALE, NJ 07642-2040

PARKER BERTRAM B
525 MARGARET ST
KEY WEST, FL 33040

MALOUIN FERNAND E
205 SEASIDE DR
JAMESTOWN, RI 2835

GONZON NICHOL AND FRANCIS J
1002 FLEMING ST
KEY WEST, FL 33040

LASSWELL PAMELA
509 GRINNELL ST
KEY WEST, FL 33040

ASHBY JERMY
525 GRINNELL ST
KEY WEST, FL 33040

RUBINSTEIN GARY A
1006-1008 FLEMING ST
KEY WEST, FL 33040

HOGBERG ROY B
11 LOWE LN
KEY WEST, FL 33040

SAVINI LEWIS REVOCABLE TRUST
1013 SOUTHARD ST
KEY WEST, FL 33040

CAROW RICHARD A
3 HUNTS LN
KEY WEST, FL 33040

GUARINIELLO TRACI DILL
PSC 817 BOX 51
FPO, AE 9622

FERRARA ANNE F
6 PURITAN AVE
MOUNT SINAI, NY 11766

MURRAY GAIL W
1004 SOUTHARD ST
KEY WEST, FL 33040

PAEZ HERIBERTO SR & CARIDAD &
27180 ANGELFISH ROAD
SUMMERLAND KEY, FL 33042

NESBITT ROBERT E
1 LOWE LN
KEY WEST, FL 33040

CRUMBLEY PHILLIP
3 LOWES LN
KEY WEST, FL 33040

FERGUSON CAROLYN LEE
530 GRINNELL ST
KEY WEST, FL 33040

LONG FRANK A
926 HEMINGWAY CIRCLE
TAMPA, FL 33602

HIGGS STANLEY EDMUND
608 GRIFFIN LN
KEY WEST, FL 33040

REITCHER JOSEPH EDWARD LIV TR
06/25/02
1107 KEY PLAZA
KEY WEST, FL 33040

BURNS ANDREW S JR
920 FLEMING ST
KEY WEST, FL 33040

HEIN PETER S & MARILYN S
6 RUSTIC GATE LANE
DIXHILLS, NY 11746

EICHNER JOHN A & KELLI A
17 BROOK AVENUE
MONTVALE, NJ 7645

HENDRICKSON STEPHEN J
1017 SOUTHARD ST
KEY WEST, FL 33040

SCHAEFFER PHILIP P AND
MARGARET M
923 SOUTHARD ST
KEY WEST, FL 33040

RUCHMAN NEAL H
1001 SOUTHARD ST
KEY WEST, FL 33040

BOLTEN JOSHUA B
3932 LIVINGSTON ST NW
WASHINGTON, DC 20015-2922

ROBINO MARK A SR AND JENNIFER M
6 EXCALIBUR CT
REHOBOTH BEACH, DE 19971

KARA ARTHUR ROBERT LIVING TRUST
918 CORNISH LN
KEY WEST, FL 33040

HUMES ELIZABETH H
262 N RADNOR-CHESTER RD
RADNOR, PA 19087-5113

KERR GREGORY T
1123 WASHTINGON ST
KEY WEST, FL 33040

WALSH JOSEPH H
909 16TH TERR
KEY WEST, FL 33040

JOHNS G PETER JR
750 LAKE RIDGE AVE
DECATUR, IL 62521

MAYER MARK W & LUCY
3540 NORTH BAYHOMES DR
COCONUT GROVE, FL 33133

OSTROFF JONATHAN B AND LISA M
155 REHILL AVE
SOMERVILLE, NJ 8876

CLARK GARY W & SMITH DAVID L R/S
1244 WEST CHICAGO AVE
CHICAGO, IL 60622

TRACY ROBERT L
916 FLEMING ST
KEY WEST, FL 33040

COLLIER SUSAN M
1257 CAPE MAY AVE
CAPE MAY, NJ 8204

AHROLD JOHN W AND KARIN A
905 TRUMAN AVE
KEY WEST, FL 33040

TOWNSHEND ROBERT W LIV TR
150 E PALMETTO PARK RD
BOCA RATON, FL 33432

DREW THOMAS MERRILL
506 GRINNELL ST
KEY WEST, FL 33040

BENNETT EDWARD H III AND MARCIA O
966 W DEERPATH
LAKE FOREST, IL 60045

KAPLAN ROBIN MINDY
#2 HIBISCUS LANE
KEY WEST, FL 33040

LAMACCHIA COLLEEN L TRUSTEE
8221 SW 146TH ST
MIAMI, FL 33158-1435

HALEY STEVE & LYNDA
605 SEA GROVE AVE
CAPE MAY, NJ 8204

HELLMUT HANK D W BAUER TRUST
1000 METFIELD RD
BALTIMORE, MD 21286

PARKER BERTRAM B
525 MARGARET ST
KEY WEST, FL 33040

SAVINI LEWIS REVOCABLE TRUST
1013 SOUTHARD ST
KEY WEST, FL 33040

GEMINI KEY WEST ACQUISITION LLC
2009 MORRIS AVE
UNION, NJ 7083

STILLPOINT MEADOWS KW 11 LLC
408 INDIES DR
VERO BEACH, FL 32963

MALLOY CHARLES
234 BROADWAY
HILLSDALE, NJ 07642-2040

GECKOS CORP
131 HEFFNER ROAD
WERNERSVILLE, PA 19565

MCKINLEY WILLIAM CLAYTON JR DEC OF TR 7/19/05
1489 MARSH RABBIT WAY
FLEMING ISLAND, FL 32003

KARA ARTHUR ROBERT LIVING TRUST
918 CORNISH LN
KEY WEST, FL 33041-0283

DARBY JOHN PRESTON
403 WEST LINCOLN HWY (BUSINESS)
EXTON, PA 19341

WINTER GLENN M & TOOL THERESA A R/S
2 TROON CT
MOORESTOWN, NJ 8057

BARNETT MARK
3111 NW 18TH PLACE
GAINESVILLE, FL 32605

WINDER CAROLYN C AND DAVID B
227R WEST SHORE DR
MARBLEHEAD, MA 1945

STROH THOMAS N
P O BOX 674
KEY WEST, FL 33041

BLINCKMANN HAYS T AND JAN
611 GRINNELL ST
KEY WEST, FL 33040

BRENNAN PATRICIA
PO BOX 4524
KEY WEST, FL 33041-4524

WRIGHT CRAIG L III LIV TR DTD
8/04/2005
PO BOX 688
WAINSCOTT, NY 11975

EARDLEY CHARLES B REV TR DTD
4/8/08
16860 DRIFTWOOD LN
SUGARLOAF KEY, FL 33042

WINSTON JONES H
P O BOX 534
BLOWING ROCK, NC 28605

BILSA INTERNATIONAL LLC
17 RUE DUPHOT
PARIS, 75001

HEMMEL DAVID L
PO BOX 4255
KEY WEST, FL 33041-4255

ADRIANCE SAMANTHA S
527 MARGARET ST
KEY WEST, FL 33040

SANDERS ANNA K
531 MARGARET ST
KEY WEST, FL 33040

KRUGLICK FAMILY LIMITED
PARTNERSHIP
1305 NORTH LAKESHORE DR
SARASOTA, FL 34231

NYGREN J HAMILTON AND
MARGARET A
918 SOUTHARD ST
KEY WEST, FL 33040

BALLANTINE BARBARA
5964 TIPPERARY MANOR
CLARENCE CENTER, NY 14032

CURRY JOHN PATRICK
918 SOUTHARD ST
KEY WEST, FL 33040

BARNETT MARILYN
918 SOUTHARD ST
KEY WEST, FL 33040

VAVRINA CHARLENE Y
PO BOX 623
BERRYVILLE, VA 22611

JUSTICE ANTHONY G
608 AMBERLY MEADOWS CT
LENIOR CITY, TN 37771

MILLER CLAUDIA
404 GRINNELL ST
KEY WEST, FL 33040

KARA ARTHUR ROBERT LIVING
TRUST
918 CORNISH LN
KEY WEST, FL 33040

GINSBERG PETER M TRUSTEE
610 GRIFFIN LANE
KEY WEST, FL 33040

EIGHT LLC
900 SOUTHARD ST
KEY WEST, FL 33040

CERNIGLIA TIMOTHY
118 PAPWORTH ST
METAIRE, LA 70075

HEIN PETER & MARILYN S
6 RUSTIC GATE LANE
DIX HILLS, NY 11746