THE CITY OF KEY WEST
PLANNING DEPARMENT

P.O. BOX 1409
KEY WEST, FL 33041-1409

To: Chairman and Members of the Board of Adjustment

From: Brendon Cunningham, Senior Planner II

Through: Gail Kenson, AICP, Planning Director

Meeting Date: 9 November 2006

Application: A **Variance** from the provisions of Section 122-750(6)a of the City Land Development Regulations regulating the required minimum front yard setback

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APPLICATION DATA

Property Owner:	Mark N. Barbuck
Agent:	Alan Eckstein, Esq. & the City of Key West
Address:	1125 Duval Street
Legal Description:	KW PT LOT 4 SQR 5 TR 11, RE # 00027870-000000
Zoning:	HRCC-3 (Historic Residential Commercial Core) District
Purpose:	To allow for an after the fact variance for a required front yard setback.

REQUEST

The applicant is requesting a variance from Section 122-750(6)a to encroach into the minimum front-yard setback. The applicant requests a setback of 0 feet instead of five feet.

BACKGROUND

This is a request to allow for an existing concrete wall and roof structure.

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 Board of Adjustment 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 lot does meet the minimum requirement of 4000 square feet per Section 122-750(5) and thus does not meet the criteria. Additionally, there are no special conditions or circumstances which are peculiar to the land, structure or building that are not applicable to other land, structures or buildings located in the same zoning district.

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

The addition was added to an existing legal nonconforming portion of a historic structure and has been approved by HARC. However, the applicant has created new conditions by the nature of choosing to build this addition.

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 of this variance will confer a special privilege to the applicant that is not conferred upon neighboring property owners who comply or have complied with City regulations.

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.

This is not a hardship that deprives the applicant of rights enjoyed by other properties in this zoning district. There other suitable options available.

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 able to make reasonable use of the land and building without the granting of the variance.

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 granting of the variance will not adversely affect the public interest or welfare. It will, however, grant the applicant additional consideration not available to surrounding property owners.

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

The applicant is using the existing nonconforming setback encroachment on the site as one of the reasons the variance should be granted.

The board of adjustment 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 variances.

The applicant has met a minimum of the standards established by the City Code.

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

The Planning Department has not received any public input to date.

RECOMMENDATION

The Planning Department, based on the criteria established by the City Code, recommends **the request for a Variance be approved.**

Key West Fire Department

OFFICE OF THE FIRE MARSHAL
MEMORANDUM

DATE: 9/14/06

TO: Gail Kenson

FROM: Gerald Smith, Fire Inspector

SUBJECT: DRC-September 2006-Summary

- Re: 1125 Duval Street
- Comments: No objection. Needs field verification

RESOLUTION NO. _____

VARIANCE: 1125 DUVAL STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW AFTER-THE-FACT THE ENCROACHMENT OF A CONCRETE WALL AND ROOF STRUCTURE INTO THE FRONT-YARD SETBACK BY GRANTING VARIANCES TO THE FRONT YARD SETBACK REGULATIONS FOR PROPERTY IN THE HRCC-3, HISTORIC RESIDENTIAL-COMMERCIAL - 3 ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR PROPERTY LOCATED AT 1125 DUVAL STREET, KEY WEST, FLORIDA (RE# 00027870-000000)

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

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

WHEREAS, the Board of Adjustment 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 Board of Adjustment 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 Board of Adjustment 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 Board of Adjustment 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 Board of Adjustment of the City of Key West, Florida:

Section 1. That variances to the **FRONT YARD SETBACK** regulations in the **HRCC-3, HISTORIC RESIDENTIAL-COMMERCIAL - 3 Zoning District**, under the Code of Ordinances of the City of Key West, Florida, are hereby granted as follows to: SECTION 122-750(6)(a), OF 5 FEET, FROM THE 5 FEET MINIMUM FRONT YARD SETBACK REQUIRED TO THE 0 FEET PROPOSED AND EXISTING. **THE PURPOSE OF THE REQUEST IS TO ALLOW AFTER-THE-FACT THE ENCROACHMENT OF A CONCRETE WALL AND ROOF STRUCTURE INTO THE FRONT-YARD SETBACK. FOR PROPERTY LOCATED AT 1125 DUVAL STREET, KEY WEST, FLORIDA (RE# 00027870-000000).**

Section 2. 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 Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 4. 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 5. 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.

Read and passed on first reading at a regular meeting held this _____ day of _____, 2006.

Authenticated by the presiding officer and Clerk of the Board on _____ day of _____, 2006.

Filed with the Clerk on _____, 2006.

_____
MORGAN McPHERSON, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:

_____
CHERYL SMITH, CITY CLERK

ALAN ECKSTEIN, P.A.
ATTORNEY AT LAW

3010 FLAGLER AVENUE
KEY WEST, FLORIDA 33040
TELEPHONE (305) 294 • 2247
FACSIMILE (305) 293 • 9333

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August 21, 2006

Board of Adjustment
City of Key West, Florida
P.O. Box 1409
Key West, Florida 33041-1409

RE: APPLICATION FOR AFTER THE FACT VARIANCE

Dear Board of Adjustment:

The City of Key West is a co-applicant for the attached After the Fact Variance for La Te Da Redux, Inc. per the instructions of the City Attorney.

Sincerely yours,

Alan Eckstein

Alan Eckstein

cc: Mark N. Barauck

Robert Tischenkel, Esquire
City Attorney

VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER TO SPEAK TO A CITY COMMISSIONER ABOUT THE VARIANCE OUTSIDE OF THE HEARING.

Whitehead's PT. Tract 11, Book J Page 671, Book L

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After the Fact
Variance Application
City of Key West
Planning Department

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

* Co-Applicant: City of Key West

Please print or type a response to the following:

1. Site Address 1125 Duval Street, Key West, FL 33040
2. * Name of Applicant Alan Eckstein, Esq.
3. Applicant is: Owner _____ Authorized Representative X
   (attached Authorization Form must be completed)
4. Address of Applicant 3010 Flagler Ave, Key West, FL 33040
5. Phone # of Applicant 294-2247 Mobile# _____ Fax# 293-9333
6. Name of Owner, if different than above La Te Da Redux Inc. by its Pres and sole stockholder Mark N. Barbuck
7. Address of Owner 1125 Duval Street Key West, FL. 33040
8. Phone Number of Owner 295-9633 Fax# 295-9634
9. Zoning District of Parcel HRCC-3 RE# 00027870-000000
10. Description of Proposed Construction, Development, and Use
    Construct shutter type wall on property line on Duval Street and extend roof over outside bar in order to provide lateral upper support for the wall. The wall was required by a Settlement Agreement between the City and Owner.
11. Description of Variances Being Requested:

Standard Allowed/Required	Standard Requested	Existing Condition
3' Setback from property line for wall and roof over outside bar	Zero Setback from property line for wall and roof	Wall on property line and roof at zero setback

_____ _____ _____

_____ _____ _____

12. 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 _____ HARC # H06-08-18-1244-A

13. 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._____

_____

14. 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. not removing, trimming, or altering any trees on property

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
Waived 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

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STANDARDS FOR CONSIDERING VARIANCES

Before any variance may be granted, the board of adjustment 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.

A Settlement Agreement dated 7-25-06 between the City of Key West and La Te Da Redux, Inc. requires the construction of a wall on the property line. The wall must be supported laterally by an extension of the roof over the outside bar. The design of the wall has been approved by HARC. A copy of the Settlement Agreement is attached.

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

The special conditions and circumstances result from the terms of the Settlement Agreement with the City of Key West.

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(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.

Special privileges will not be conferred. The requested variance is required to comply with the Settlement Agreement

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

The applicant/owner cannot comply with the Settlement Agreement without this variance

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

The variance requested allows the wall to be placed on the property line and the roof over the outside bar to be extended so that the wall is supported to withstand wind and other elements, so that the shutter type wall will be safe for patrons, guests, and the public walking on Duval Street.

(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 will allow construction of the wall and roof, which will block sight and sound emanating from the front of La Te Da. The variance will benefit neighbors and the public by blocking sight and sound

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

The grounds for issuance of the variance are required by the Settlement Agreement

(b) The board of adjustment 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.

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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, Alan Eckstein, 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:

3010 Flagler Ave, Key West, FL. 33040
Street Address and Commonly Used Name if any

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

Alan Eckstein
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on August 21 '06 (date) by Alan Eckstein (name). He/She is personally known to me or has presented personally known as identification.

Jean-Claude Gosselin
My Commission DD229424
Expires October 31, 2007

Notary's Signature and Seal

_____ Name of Acknowledger typed, printed or stamped

_____ Title or Rank _____ Commission Number, if any

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Authorization 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.

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

I, Mark N. Barauck authorize
Please Print Name(s) of Owner(s)

Alan Eckstein
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Board of Adjustment.

Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on August 21 '06 (date) by

MARK N. BARAUCK
Please Print Name of Affiant

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

Notary's Signature and Seal

Jean-Claude Gossein
My Commission DD229424
Expires October 31, 2007

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_____ Name of Acknowledger printed or stamped

_____ Title or Rank

_____ Commission Number, if any

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OF THE CITY OF KEY WEST

CITY OF KEY WEST,
Petitioner

v.

LA TE DA REDUX, INC.
Respondent.

CASE NOS. 05-737
05-880

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SETTLEMENT AGREEMENT

This Settlement Agreement is made this 21st day of June, 2006, by and between the City of Key West, a municipal corporation, (hereinafter the "City"), and La Te Da Redux, Inc. (hereinafter "La Te Da"), as follows:

WHEREAS, the City has brought two code enforcement cases against La Te Da, reflecting several alleged violations of the Key West Code of Ordinances; and

WHEREAS, those alleged violations are as follows: violations of sections 14-37 and 14-40 as they relate to the construction of an outside bar without building permits and without a certificate of appropriateness issued by the Historic Architectural Review Commission (HARC); and violations of sections 122-746 and 122-748, respectively, related to the use of a sidewalk bar and lounge and the use of the upstairs Crystal Room; and

WHEREAS, La Te Da brought into compliance an additional violation with regard to constructing without permits (section 14-37 and 14-40) prior to settlement negotiations; and

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WHEREAS, the City and Le Te Da have undertaken successful settlement negotiations and wish to set forth the terms and conditions of their agreement.

NOW, THEREFORE, the parties hereby agree as follows:

1. The above recitations are true and correct and are incorporated herein by reference.

2. La Te Da agrees to obtain all necessary building permits, and pay all fees therefor, in order to come into compliance with the violations related to unpermitted construction work on the premises located at 1125 Duval Street. The parties acknowledge and agree that the only remaining HARC approval required of La Te Da is set forth in Paragraph 3.

3. La Te Da agrees to enclose the "sidewalk" bar. La Te Da shall submit an application to HARC that includes plans in substantially the form presented during settlement negotiations and attached hereto as Exhibit "A." Those plans shall be submitted to HARC on or before July 20, 2006. Upon receipt of HARC approval, La Te Da shall obtain appropriate building permits, proceed immediately to renovation, and complete renovation by September 20, 2006. The parties understand and agree that the deadlines set forth in this paragraph will occur during hurricane season. If there is any hurricane-related interruption to La Te Da's application and construction processes, then the parties shall negotiate a reasonable and appropriate amendment to such deadlines.

4. La Te Da agrees that all proposed construction on its premises shall comply with the Americans with Disabilities Act.

5. La Te Da agrees to make best efforts to contain noise within its premises, particularly southward of Catherine Street. The parties understand and agree that these efforts are in addition to ordinary compliance with the City's Sound Control Ordinance, sections 26-191-198 of the Code of Ordinances. They are as follows:

i. La Te Da shall apply soundproofing (insulating) materials to the Crystal Room, including the cupola and the windows facing Catherine Street.

ii. La Te Da agrees to limit outdoor amplified sound before 11 a.m. and after 8 p.m. daily, except during special events. Nothing contained in this subsection is intended to suggest that amplified sound emanating from La Te Da may violate the Sound Control Ordinance.

iii. Except as stated in paragraph 5 ii above, if speakers for amplified sound are placed outdoors on the premises, all sound emanating from them shall not be audible beyond La Te Da's property line along Catherine Street.

iv. La Te Da shall continue to maintain noise override controls installed in the downstairs By George Bar.

v. La Te Da shall close the outer doors to the downstairs By George Bar not later than 10:45 pm each night.

vi. La Te Da shall close the outer doors to the upstairs Crystal Room, particularly those along the upstairs balcony fronting Duval Street, during all performances occurring in the Crystal Room.

6. La Te Da agrees that the use of its cabaret does not support application for a license under chapter 122, article V, division 12 of the Key West Code of Ordinances

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and has abandoned its use and licensing of the premises as an adult entertainment establishment.

7. During the regulatory review of the HARC and building permit applications described above, the City agrees to continue the outstanding Code Enforcement actions in proceedings before the Special Magistrate. Upon La Te Da's successful completion of the HARC and building permit (and certificate of occupancy) processes, the City shall dismiss with prejudice such Code Enforcement actions. Nothing in this Settlement Agreement shall preclude the City from instituting new Code Enforcement actions against La Te Da for future violations or for violations of City Codes not contemplated herein.

8. This Settlement Agreement constitutes the entire agreement between the parties. It may not be amended except upon the approval of the Key West Code Enforcement Special Magistrate. If any part of this Agreement is deemed invalid by a court of law, such provision shall be deemed omitted and inapplicable and, if practicable, the remainder of the Settlement Agreement shall remain in full force and effect. This Agreement shall be construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have executed this Settlement Agreement on the date first written above.

Authorized Representative for
La Te Da, Redux, Inc.

Dated: 6/21/06

Julio Avael
City Manager

Dated: 7/25/06

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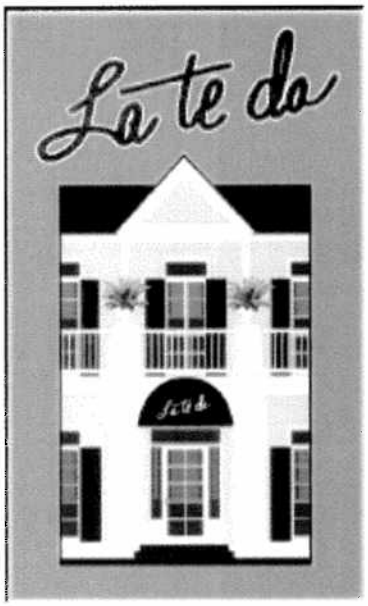

LATEDA

1125 Duval Street

6.00
10,290.00
4,375.00
14,671.00

MONROE COUNTY
OFFICIAL RECORDS

This Document Prepared By and Return to:
JOHN M. SPOTTSWOOD, JR., ESQ.
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
500 FLEMING STREET
KEY WEST, FL 33040

FILE #1120433
BK#1572 PG#2017

RCD Apr 27 1999 11:13AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 10287.90
04/27/1999 DEP CLK

MTG DOC STAMPS 4375.00
04/27/1999 DEP CLK

Parcel ID Number:

Warranty Deed

This Indenture, Made this 12th day of March, 1999 A.D., **Between**
SANS SOUCI ENTERPRISES, INC., a Florida corporation

of the County of Monroe, State of Florida, **grantor,** and
La Te Da Redux, Inc., a corporation existing under the laws of the State of Florida
whose address is: 1125 Duval Street, Key West, FL 33040

of the County of Monroe, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe State of Florida to wit:

That part of Lot Four (4) in Square Five (5) of Tract Eleven (11) according to Chas. W. Tift's Map of the City of Key West: Commencing at the Northerly corner of Duval and Catherine Streets and running along Duval Street in a Northwesterly direction Ninety-One (91) feet Eight (8) inches; thence at right angles in a Northeasterly direction parallel to Catherine Street One Hundred Forty-Five (145) Feet, Three (3) inches; thence at right angles in a Southeasterly direction Ninety-One (91) feet, Eight (8) inches to Catherine Street; thence at right angles in a Southwesterly direction One Hundred Forty-Five (145) feet, Three (3) inches to the Point of Beginning.

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 1999 and subsequent years.

Further subject to a mortgage recorded in Official Records Book 1475 at Page 2353 and Assignment of Mortgage recorded in Official Records Book 1475 at Page 2368, both of the Public Records of Monroe County, Florida, which the Grantee herein assumes and agrees to pay by acceptance of this conveyance. The balance on said mortgage is $1,250,000.00.

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: ROBIN R. GEDMIN
Witness

(Seal)
SALVATORE RAPISARDI, Vice President
P.O. Address:

Le Polston Tickle
Printed Name: Le Polston Tickle
Witness

MONROE COUNTY
OFFICIAL RECORDS

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 12th day of March, 1999 by SALVATORE RAPISARDI, Vice President, of SANS SOUCI ENTERPRISES, INC., a Florida corporation, on behalf of the corporation,
who is personally known to me or who has produced Florida driver's license as identification.

Printed Name: Robin R. Gedmin
Notary Public

MY COMMISSION # CC794170 EXPIRES April 1, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

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912104JR

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MAP OF BOUNDARY SURVEY
PART OF LOT FOUR IN
SQUARE FIVE OF TRACT 11
CHAS. W. TIFT'S MAP OF
THE CITY OF KEY WEST

ADDRESS
LA TE DA
1125 DUVAL STREET
KEY WEST, FLORIDA 33043

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NORTH
SCALE 1"=10'

SCALED FROM PLAT

BEARING BASE
DERIVED FROM PLAT

ALL ANGLES ARE
90 DEGREES UNLESS
DEPICTED OTHERWISE

EASEMENT

CERTIFIED TO:

LA TE DA REDUX, INC. a Florida Corporation
Turnberry Bank, its successors and/or assigns
Lukacs & Lukacs, P.A.; Robin A. Lukacs, Esquire; and, Attorneys' Title Insurance Fund, Inc.

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

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

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

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

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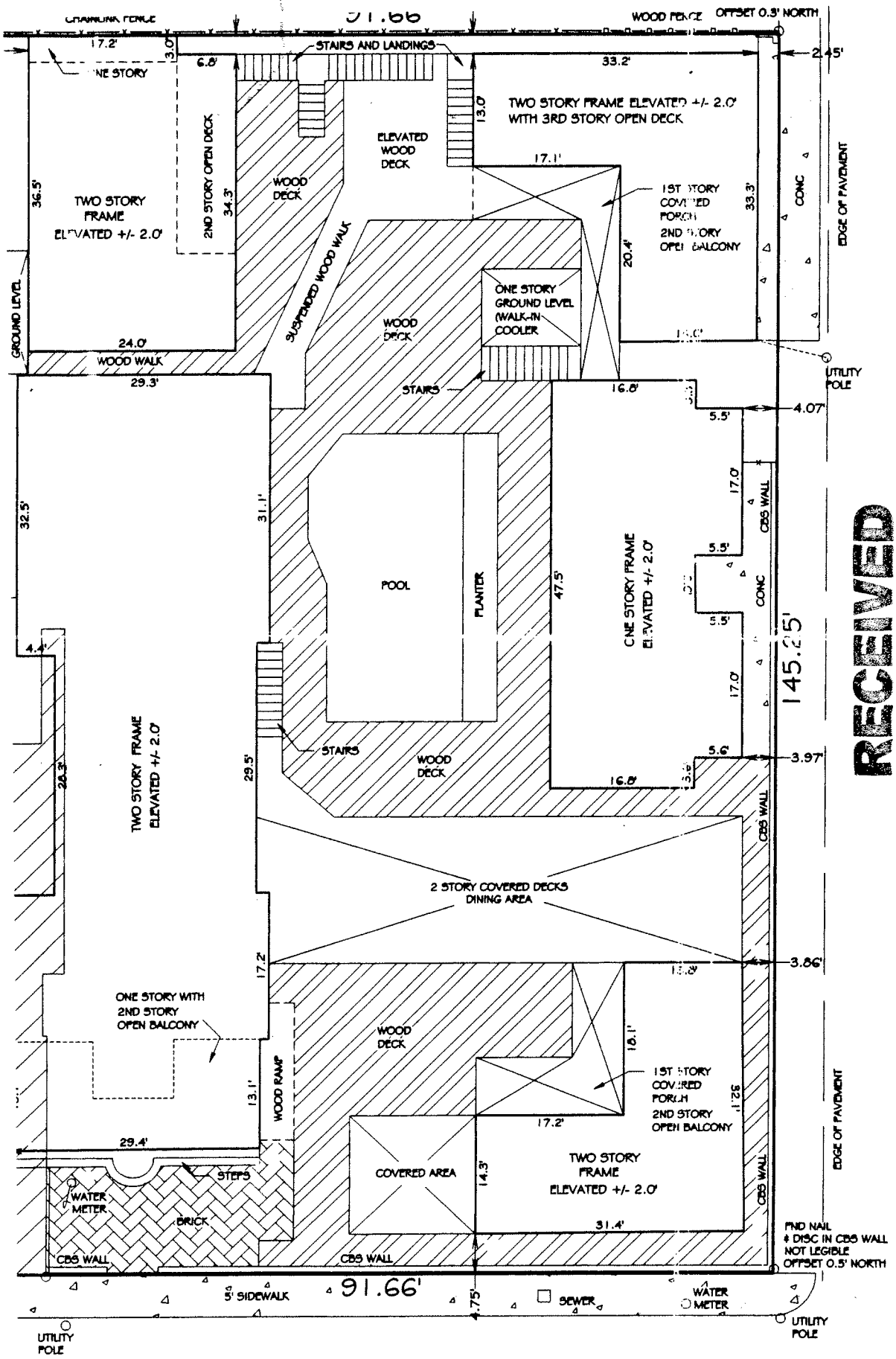
R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
#5 SHIPS WAY, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

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

SIGNED _____

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

SCALE:	1"=10'
DATE FIELD WORK:	05/24/02
DRAWING NUMBER	135
SHEET 1 OF 1	
DRAWN BY:	KB
CHECKED BY:	RR
INVOICE NO.:	2052201



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CITY OF KEY WEST
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LEGAL DESCRIPTION:

That part of Lot Four (4) in Square Five (5) of Tract Eleven (11) according to Chas. W. Tift's Map of the City of Key West:
Commencing at the Northerly corner of Duval and Catherine Streets and running along Duval in a Northwesterly direction Ninety-one (91) feet Eight (8) inches;
thence at right angles in a Northeasterly direction parallel to Catherine Street One Hundred Forty-Five (145) Feet, Three (3) inches;
thence at right angles in a Southeasterly direction Ninety-One (91) feet, Eight (8) inches to Catherine Street;
thence at right angles in a Southwesterly direction One Hundred Forty-Five (145) feet; Three (3) inches to the Point of Beginning.

Subject to the following described easement:

A parcel of land on the Island of Key West, in a part of Square 5, of Tract 11, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the NE'ly right of way line of Duval Street with the NW'ly right of way line of Catherine Street and run thence NW'ly along the NE'ly right of way line of said Duval Street for a distance of 84.79 feet to a point to the Point of Beginning;
thence continue NW'ly along the NE'ly right of way line of the said Duval Street for a distance of 6.875 feet;
thence NE'ly and at right angles for a distance of 63.20 feet; thence SE'ly and at right angles for a distance of 6.175 feet;
thence NE'ly and at right angles for a distance of 13.50 feet; thence SE'ly and at right angles for a distance of 2.70 feet;
thence SW'ly and at right angles for a distance of 40.70 feet; thence NW'ly and at right angles for a distance of 2.50 feet;
thence SW'ly and at right angles for a distance of 7.33 feet; thence SE'ly and at right angles for a distance of 0.50 feet;
thence SW'ly and at right angles for a distance of 28.67 feet back to the Point of Beginning.

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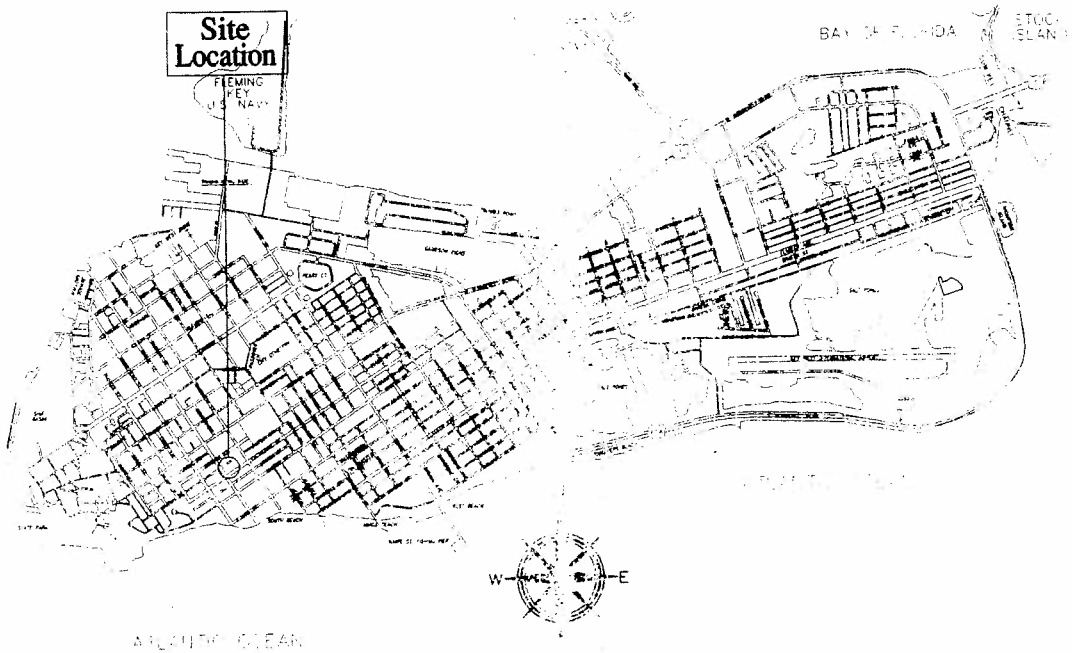
SCOTT 9/6/00

LA-TE-DA SECOND FLOOR RENOVATION

1125 DUVAL STREET KEY WEST, FL



HARC NO. H00-04-12-373

DRAWING INDEX

T-1	TITLE SHEET
S1-1	EXISTING & NEW SITE PLAN
A-1	DEMOLITION & NEW SECOND FLOOR PLAN
A-2	NEW KITCHEN PLAN
A-3	NEW DECK PLAN
A-4	EXTERIOR ELEVATIONS
MEP-1	SECOND FLOOR MECHANICAL, PLUMBING & ELECTRICAL PLAN
MEP-2	SECOND FLOOR MEP NOTES
S-1	NEW DECK FRAMING PLAN
S-2	SECTIONS & DETAILS
S-3	SECTIONS & DETAILS CONT.

LA-TE-DA
1125 DUVAL STREET
KEY WEST FLORIDA

TITLE SHEET

GRIFFIN MOORE DESIGN & CONSULTING

DRAWN BY SK
DATE 4.10.00
REVISION DATE

T-1

FLORIDA TECHNICAL, INC.
TAMPA - KEY WEST
813 - 251-5948

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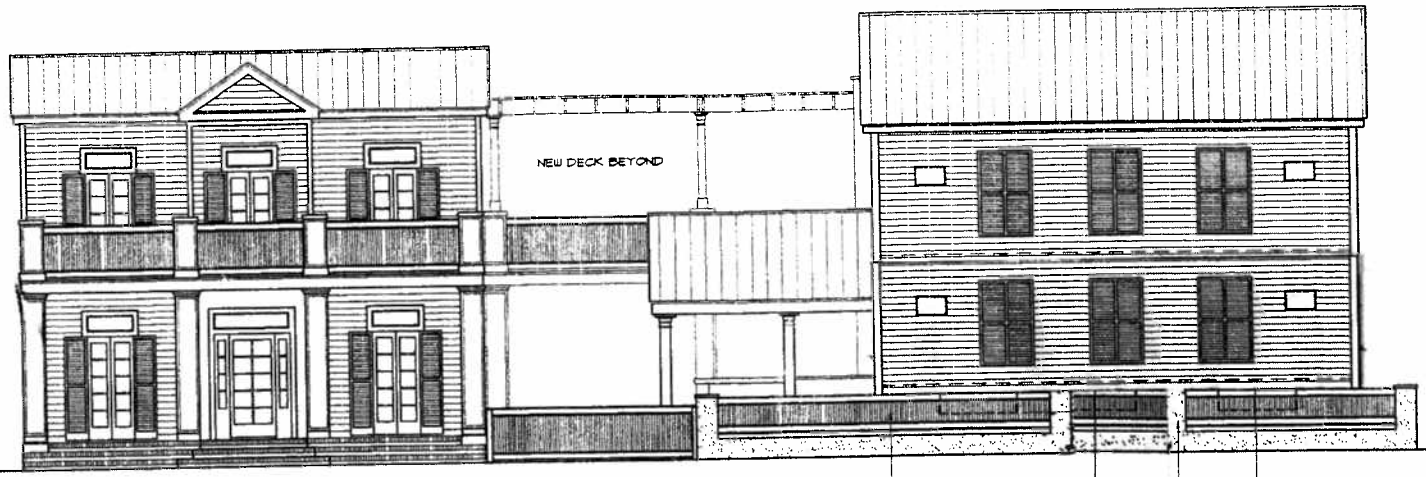
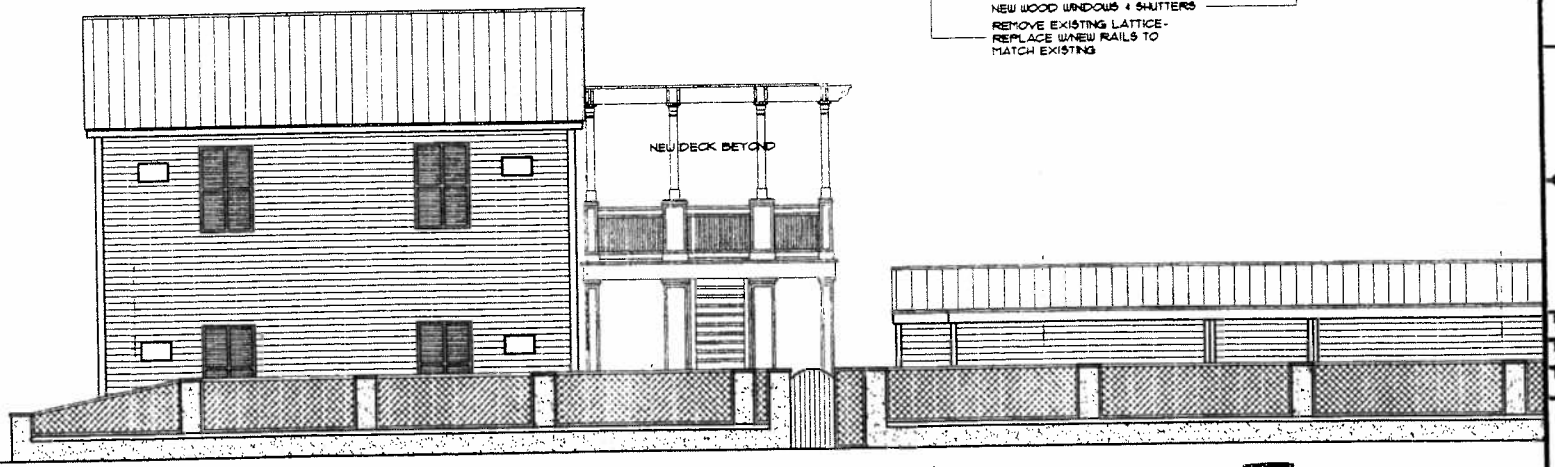


NEW FRONT ELEVATION

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



NEW PARTIAL ELEVATION FROM CATHERINE ST.

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

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NEW FRONT ELEVATION

LA-TE-DA
1125 DUVAL ST. KEY WEST, FL

GRIFFIN MOORE
DESIGN & CONSULTING

DRAWN BY
BK

DATE
8.9.00

REVISION DATE

A-4

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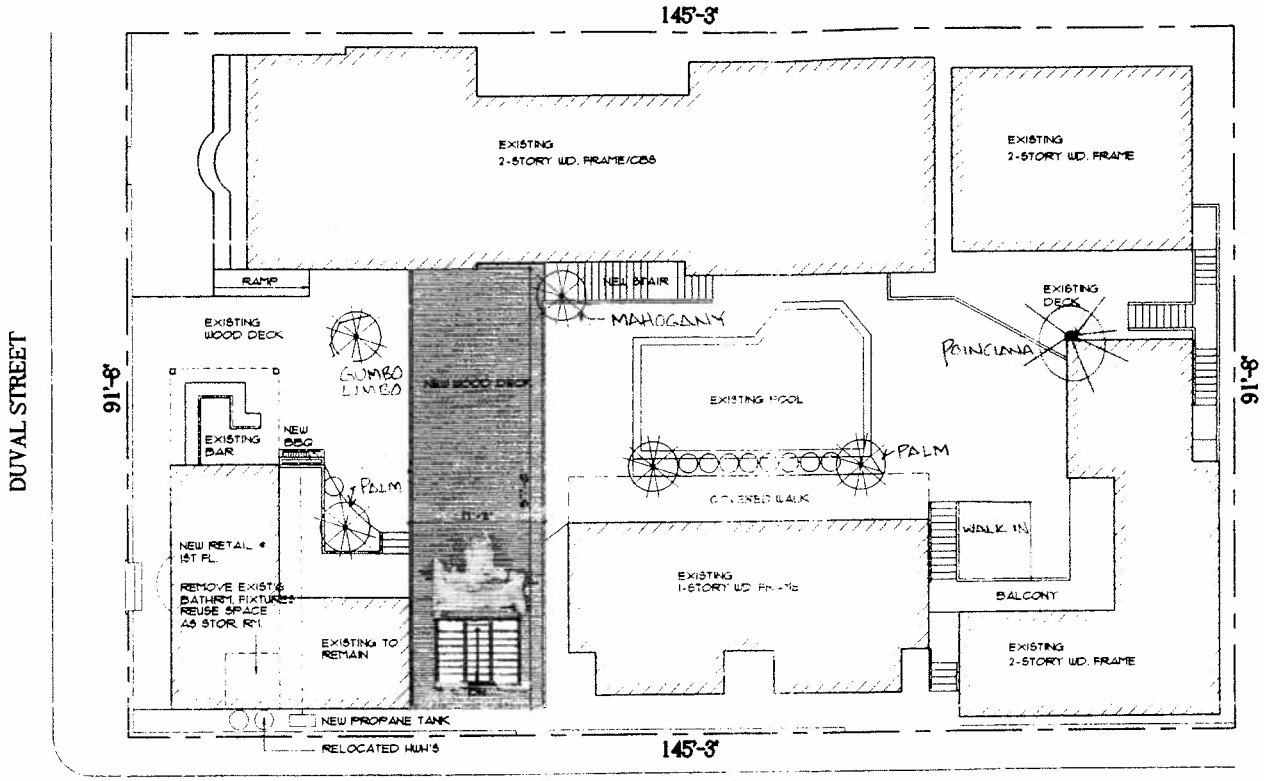
CITY OF KEY WEST
PLANNING DEPT.



EXISTING & NEW SITE PLAN

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

SITE ANALYSIS

ZONED:	HRCC-3	DENSITY:	5.23 (22 D/U ALLOWED)
LOT AREA:	13,315 SQ. FT.	F.A.R.	.82 (1.0 ALLOWED)
BUILDING AREA:	10,665 SQ. FT.	MAX. HT	23'-0" (35'-0" ALLOWED)
LOT COVERAGE:	7,175 SQ. FT. (6,652 SQ. FT. ALLOWED @ 50%)	SETBACKS:	
ISR	2,488 SQ. FT. (7,989 SQ. FT. ALLOWED @ 60%)	FRONT	5'-0"
		SIDE	5'-0"
		ST. SIDE	7'-6"
		REAR	15'-0"

EXISTING & NEW SITE PLAN

LA-TE-DA
1125 DUVAL ST. KEY WEST, FL

GRIFFIN MOORE
DESIGN & CONSULTING

DRAWN BY SK
DATE 5.8.06
REVISION DATE

ST-1

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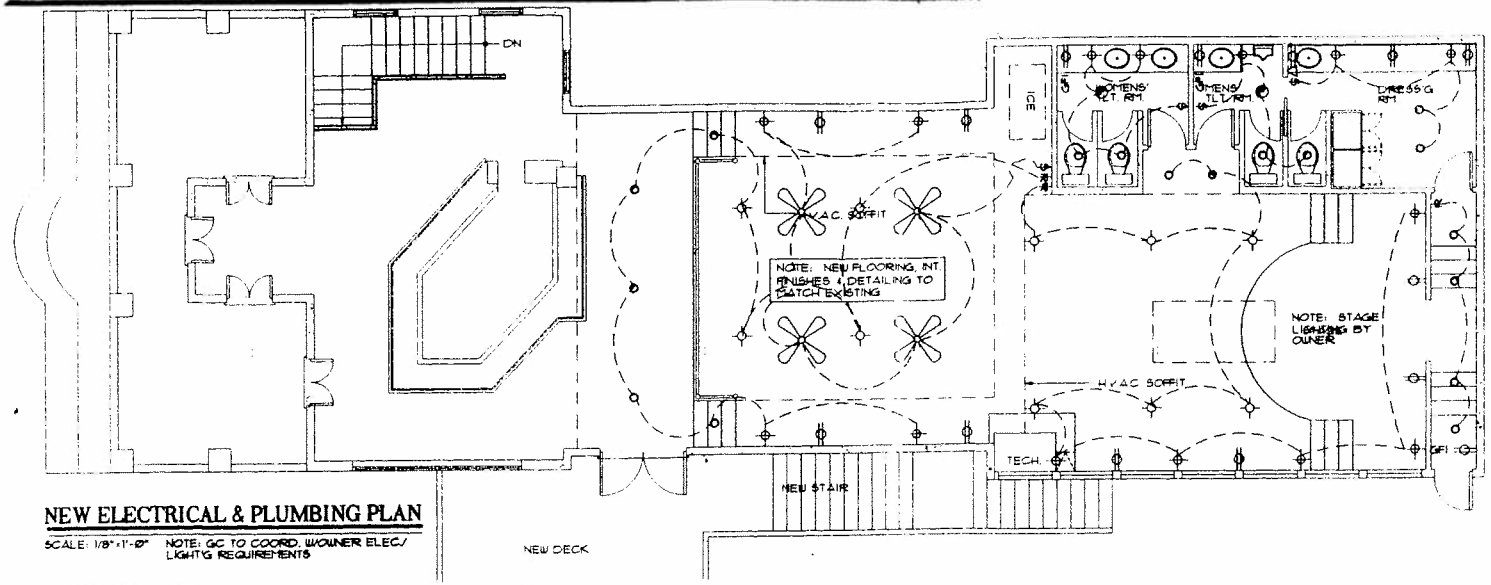
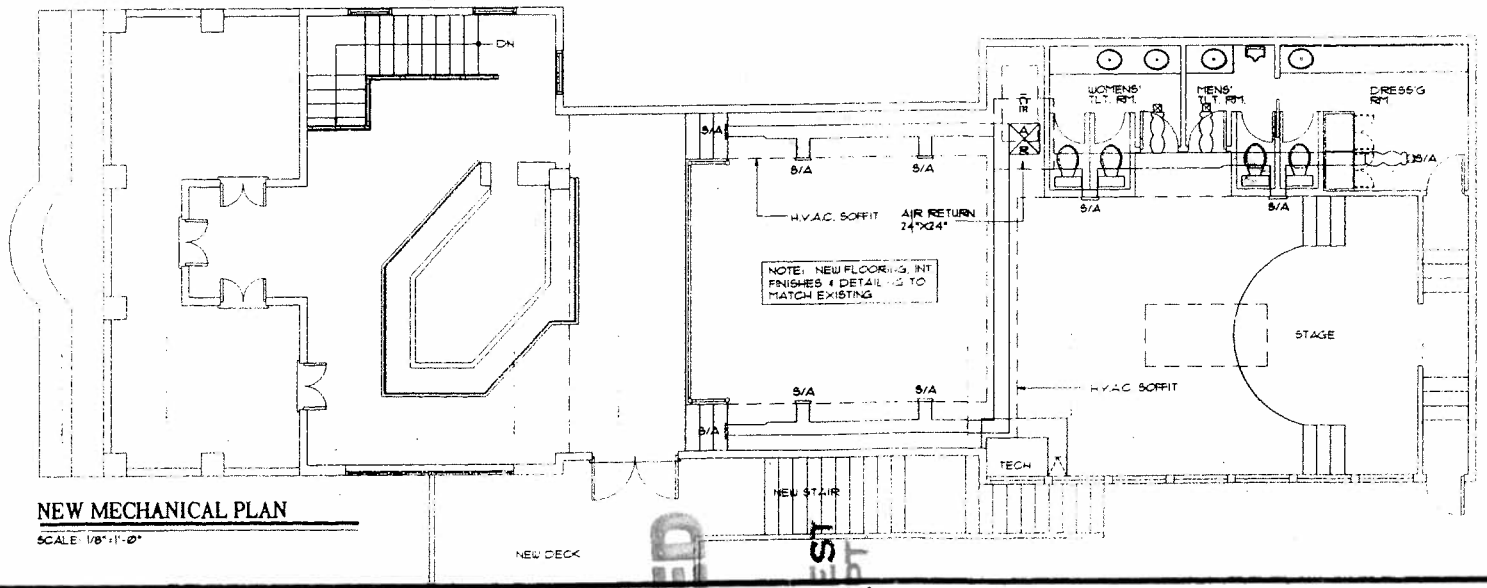


NEW ELECTRICAL & PLUMBING PLAN

SCALE: 1/8"=1'-0" NOTE: GC TO COORD. W/OWNER ELEC/ LIGHT'G REQUIREMENTS



NEW MECHANICAL PLAN

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

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NEW MECHANICAL, ELECTRICAL & PLUMBING PLANS

LA-TE-DA
1125 DUVAL ST. KEY WEST, FL

GRIFFIN MOORE
DESIGN & CONSULTING
3154 NORTHSIDE DR
Key West, FL 33040
Phone (305) 294-7350 Fax (305) 294-6285

DRAWN BY SK
DATE 5.9.00
REVISION DATE

MEP-1

8/14/00

ELECTRICAL NOTES

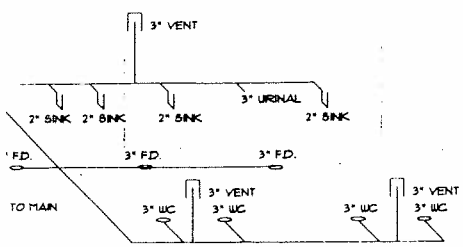
1. PROVIDE ELECTRICAL SYSTEM COMPLETE IN PLACE, TESTED & APPROVED AS SHOWN ON DRAWINGS AND AS REQUIRED BY CODE FOR A COMPLETE AND PROPER INSTALLATION.
2. INSTALL ALL LIGHT FIXTURES & FANS WHERE SHOWN ON DRAWINGS OR AS REQUESTED BY OWNER.
3. ALL CEILING BOXES SHALL BE MOUNTED ON 2X4 BLOCKING CAPABLE OF SUPPORTING CEILING FANS.
4. ALL ELECTRICAL WORK SHALL HAVE A ONE YEAR WARRANTY ON ALL LABOR & MATERIALS.

ELECTRICAL LEGEND

- RHEOSTAT SWITCH
- SWITCH
- 110V OUTLET
- 110V DUPLEX W/GFI
- TELEPHONE OUTLET
- 2X4 FLOUR. FIXTURE
- INCANDESCENT FIXTURE
- WALL MNT. FIXTURE
- RECESSED DOWNLIGHT
- VENT FAN
- CEILING FAN

PLUMBING NOTES

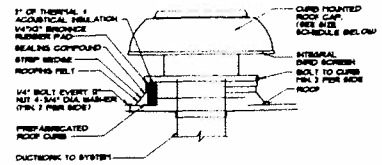
1). PROVIDE PLUMBING SYSTEM, COMPLETE, IN PLACE, TESTED AND APPROVED, WHERE SHOWN ON DRAWINGS AND AS REQUIRED PER STATE AND LOCAL CODES.
2). INSTALL ALL FIXTURES INCLUDING HOT WATER HEATER AS SHOWN.
3). ALL PIPING SHALL BE P.V.C AND C.P.V.C. SCHEDULE 40 FOR COLD OR HOT LINES AS APPROVED BY GOVERNING CODES.
4). ALL WASTE PIPES SHALL BE P.V.C. AS APPROVED BY GOVERNING CODES.
5). UNDER NO CONDITION SHALL STRUCTUAL MEMBERS: SILLS, BEAMS, JOIST, ETC. BE CUT TO ACCOMMODATE PIPING. ALL SERVICE AND DRAIN PIPES ARE TO BE INSTALLED WITH PROPER HANGERS, ETC.
6). ALL VERTICAL PIPING SHALL RUN WITHIN WALL CAVITIES.
7). AIR CHAMBERS AND OTHER SUITABLE PRECAUTIONS ARE TO BE PROVIDED TO PREVENT "HAMMER" SOUND WHEN WATER IS SHUT OFF.
8). ALL PLUMBING WORK SHALL HAVE A ONE YEAR WARRANTY ON ALL LABOR AND MATERIALS.



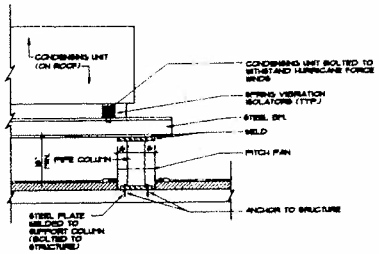
PLUMBING RISER DIAGRAM

MECHANICAL NOTES

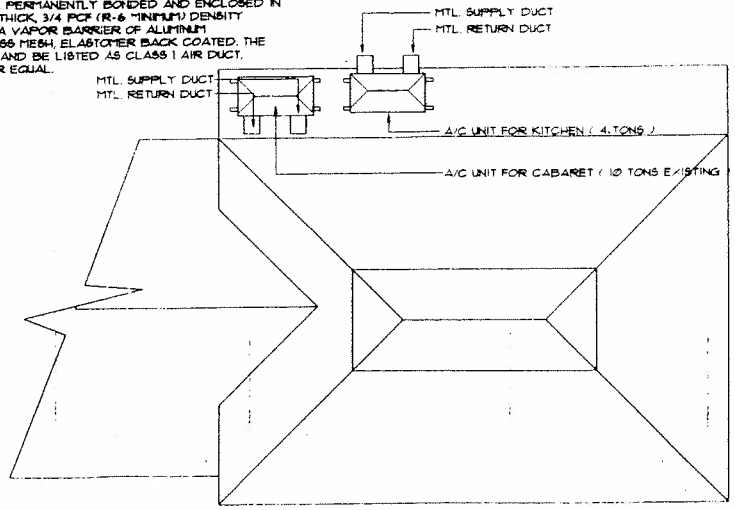
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH STANDARD BUILDING CODE, AND FLORIDA ENERGY EFFICIENCY CODE AND ALL LOCAL ORDINANCES.
2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, PERMITS, FEES, INSPECTIONS AND INSURANCE ETC. REQUIRED.
3. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO FABRICATING DUCTWORK OR INSTALLING EQUIPMENT OR PIPING.
4. AIR CONDITIONING DUCTWORK SHALL BE CONSTRUCTED OF ONE AND HALF INCH THICK (R-6 MINIMUM) FIBERGLASS DUCTBOARD WITH REINFORCED ALUMINUM FOIL FACED COVERING FABRICATED AND INSTALLED PER S.M.A.C.N.A. RECOMMENDATIONS.
5. ALL VENTILATION AND EXHAUST DUCTWORK SHALL BE OF GALVANIZED SHEET METAL CONSTRUCTED AS PER S.M.A.C.N.A. RECOMMENDATIONS.
6. REFRIGERANT PIPING SHALL BE TYPE "L" COPPER TUBING SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. INSULATE SUCTION AND CONDENSATE PIPING WITH 3/4 INCH THICK FOAM PLASTIC OF FIRE RETARDANT TYPE 25/50 MAXIMUM SMOKE DEVELOPED AND FLAME SPREAD RATING RESPECTIVELY PER TESTS IN NFPA-255. FINISH, WHERE EXPOSED, WITH TWO COATS OF ACRYLIC LACQUER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7. ALL EQUIPMENT, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. COMPRESSORS SHALL CARRY A FIVE YEAR FACTORY GUARANTEE.
8. AIR CONDITIONING SYSTEM SHALL BE BALANCED TO OBTAIN COMFORT CONDITIONS WITHOUT DRAFT IN ALL AREAS AND TO DELIVER AIR QUANTITIES INDICATED IN THE DRAWINGS.
9. THERMOSTATS SHALL BE HEAT/COOL TYPE WITH FAN AND SYSTEM SELECTOR SWITCH ON SUB-BASE. MOUNT FIVE FEET ABOVE FINISHED FLOOR WHERE SHOWN.
10. ALL DUCT ELBOWS GREATER THAN FORTY FIVE (45) DEGREES SHALL BE FITTED WITH TURNING VANES.
11. ALL DUCT DIMENSIONS INDICATED IN THE DRAWINGS ARE CLEAR AIRSIDE DIMENSIONS.
12. PROVIDE READY ACCESSIBILITY TO DAMPERS AND OTHER PARTS OF THE SYSTEM REQUIRED TO BE REACHED FOR MAINTENANCE OR OPERATIONS.
13. VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
14. VIBRATION ISOLATION: ALL EQUIPMENT AS PER MANUFACTURER'S RECOMMENDATIONS OR AS SCHEDULED ON DRAWINGS.
15. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO WITHSTAND 150 M.P.H. WINDS.
16. ALL EQUIPMENT SHALL BE AS SPECIFIED OR APPROVAL EQUAL. SUBMIT SHOP DRAWINGS.
17. FLEXIBLE DUCT SHALL BE FACTORY FABRICATED ROUND DUCTWORK COMPOSED OF CORROSION-RESISTANT REINFORCING WIRE HELIX PERMANENTLY BONDED AND ENCLOSED IN POLYESTER FILM, THEN COVERED WITH 1 1/2 INCH THICK, 3/4 PCF (R-6 MINIMUM) DENSITY FIBERGLASS INSULATION BLANKET SHEATHED IN A VAPOR BARRIER OF ALUMINUM METALIZED POLYESTER FILM LAMINATED TO GLASS MESH, ELASTOMER BACK COATED. THE DUCT SHALL COMPLY WITH NFPA BULLETIN 90-A AND BE LISTED AS CLASS 1 AIR DUCT, U.L. 181. DUCT SHALL BE "WIRE MOLD" TYPE WG OR EQUAL.



ROOF CAP DETAIL



AC MOUNTING DETAIL



MECH. ROOF LOCATION

NEW MECHANICAL, ELECTRICAL & PLUMBING NOTES

LA-TE-DA
1125 DUVAL ST. KEY WEST, FL

GRIFFIN MOORE DESIGN & CONSULTING

DRAWN BY: SK
DATE: 5.5.00
REVISION DATE:

MEP-3

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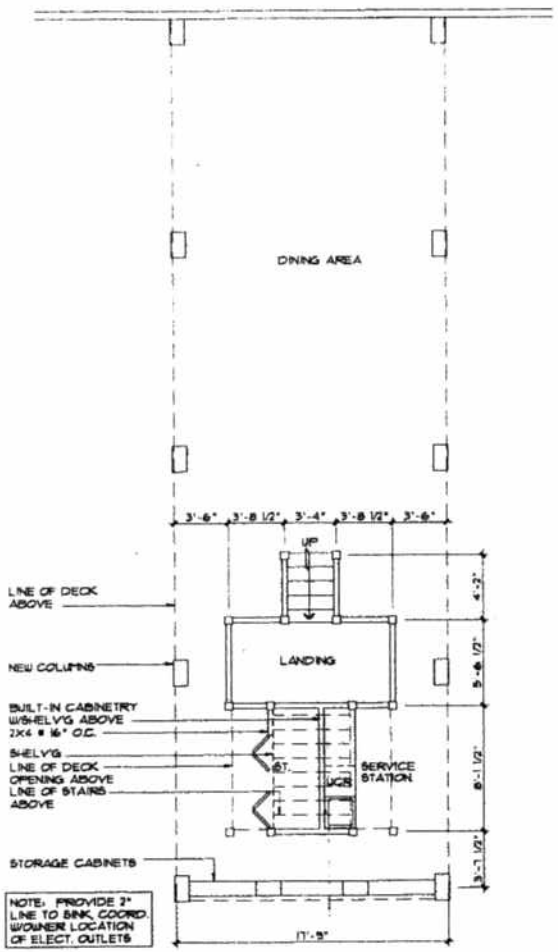
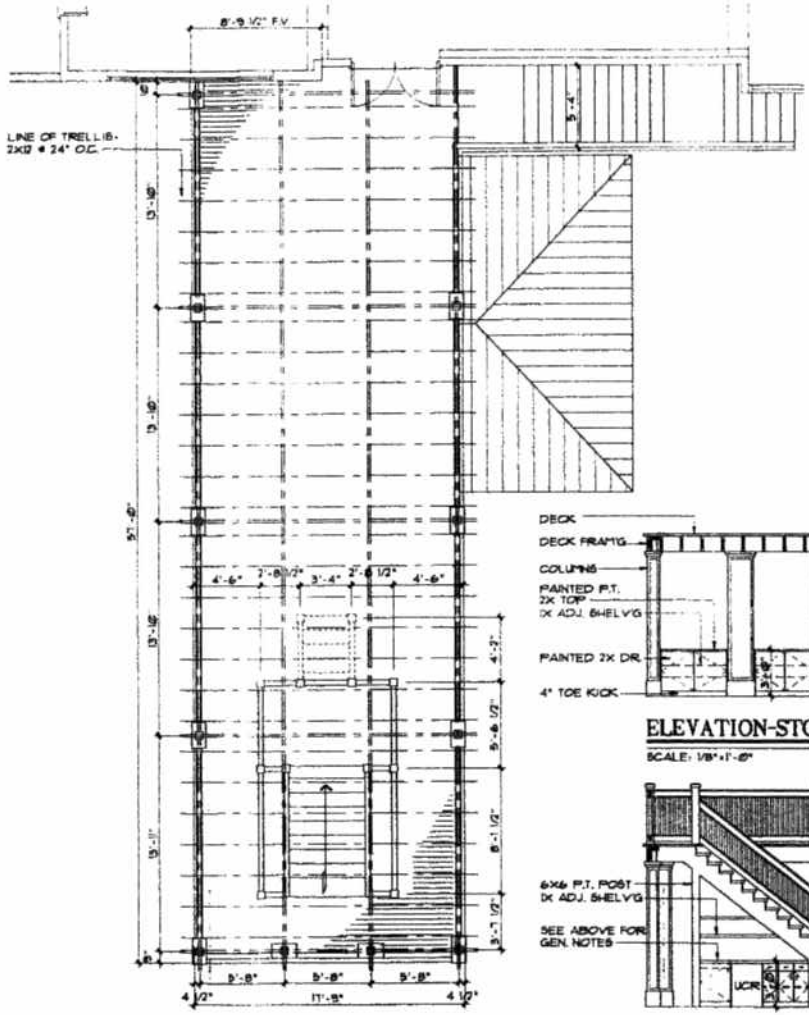
8/21/06



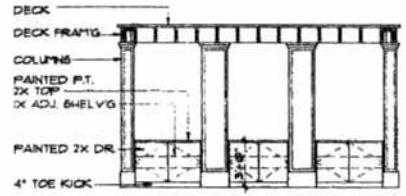
NEW SERVICE STATION

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



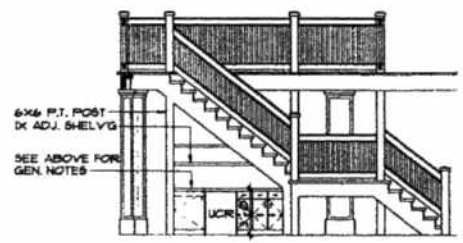
NEW DECK PLAN

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



ELEVATION-STORAGE CABINETS

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



ELEVATION-SERVICE STATION

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

NEW SERVICE STATION & DECK PLAN

LA-TE-DA
1125 DUVAL ST. KEY WEST, FL

GRIFFIN MOORE DESIGN & CONSULTING

DRAWN BY SK

DATE 5.9.06

REVISION DATE

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CITY OF KEY WEST
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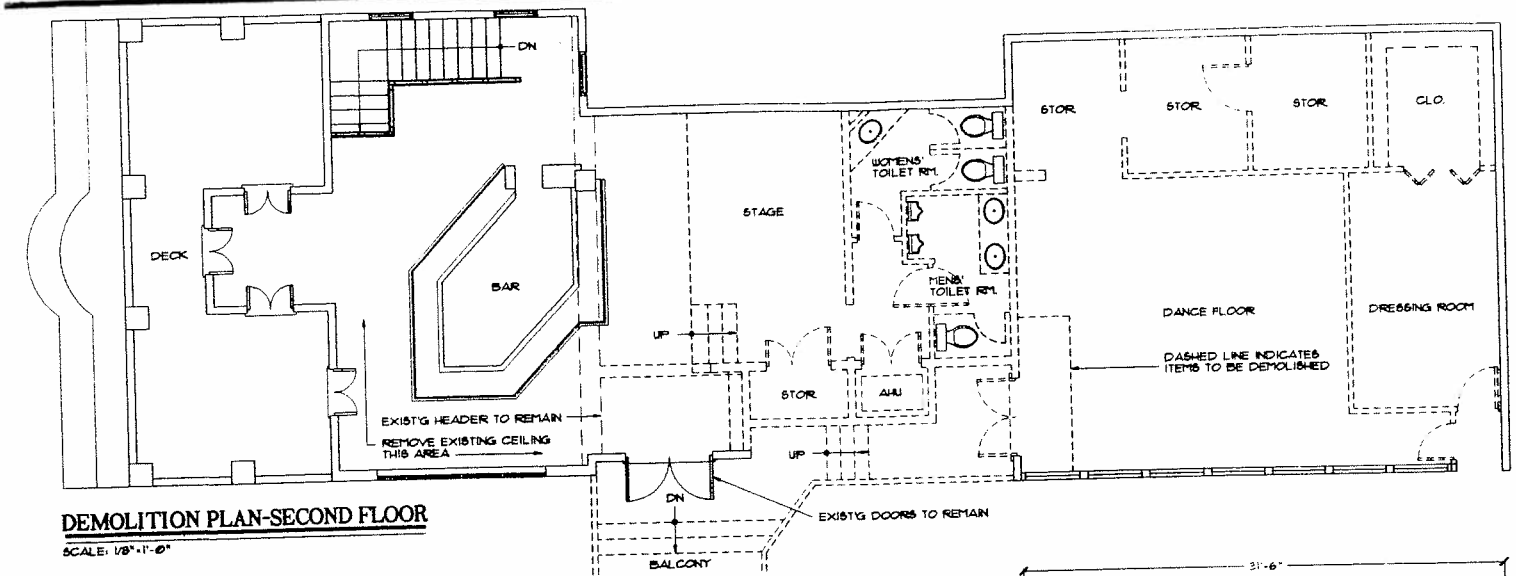
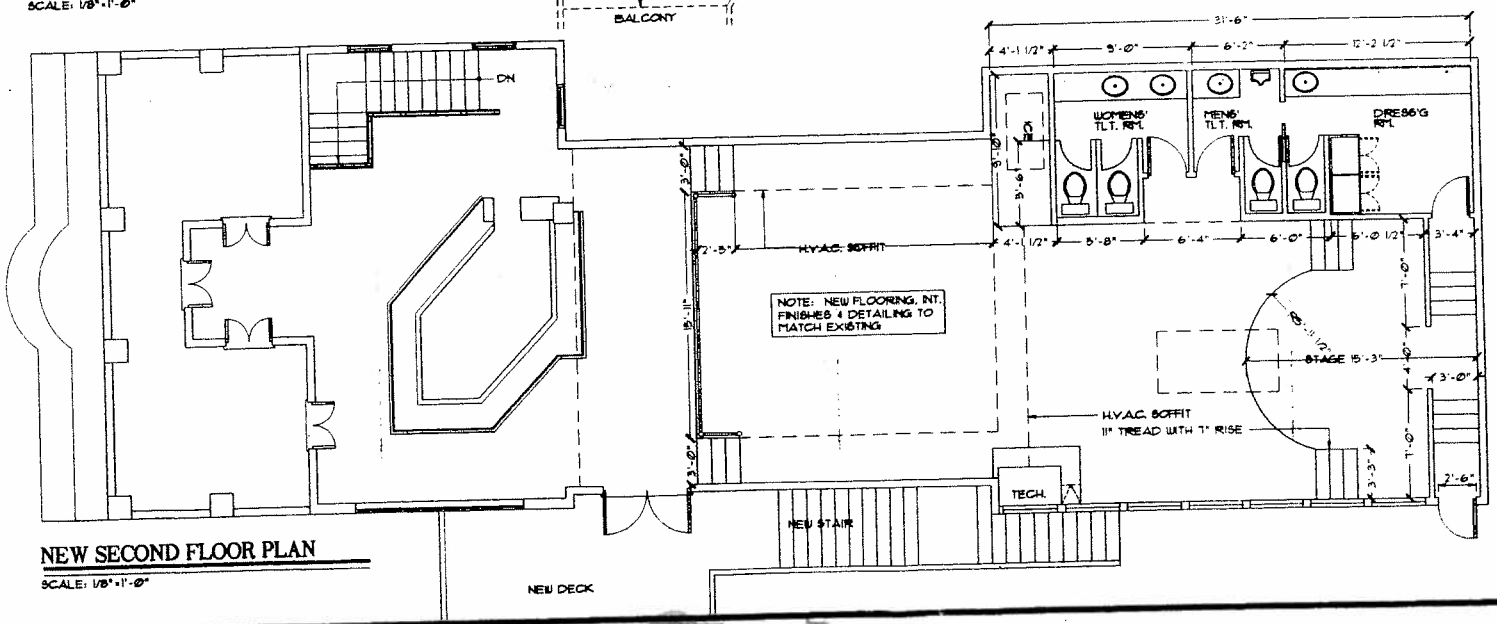


DEMOLITION PLAN-SECOND FLOOR

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



NEW SECOND FLOOR PLAN

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

EXISTING & NEW SECOND FLOOR PLAN

LA-TE-DA
1125 DUVAL ST. KEY WEST, FL

GRIFFIN MOORE DESIGN & CONSULTING

DRAWN BY GMC

DATE 5.5.00

REVISION DATE

A-1

8/14/00

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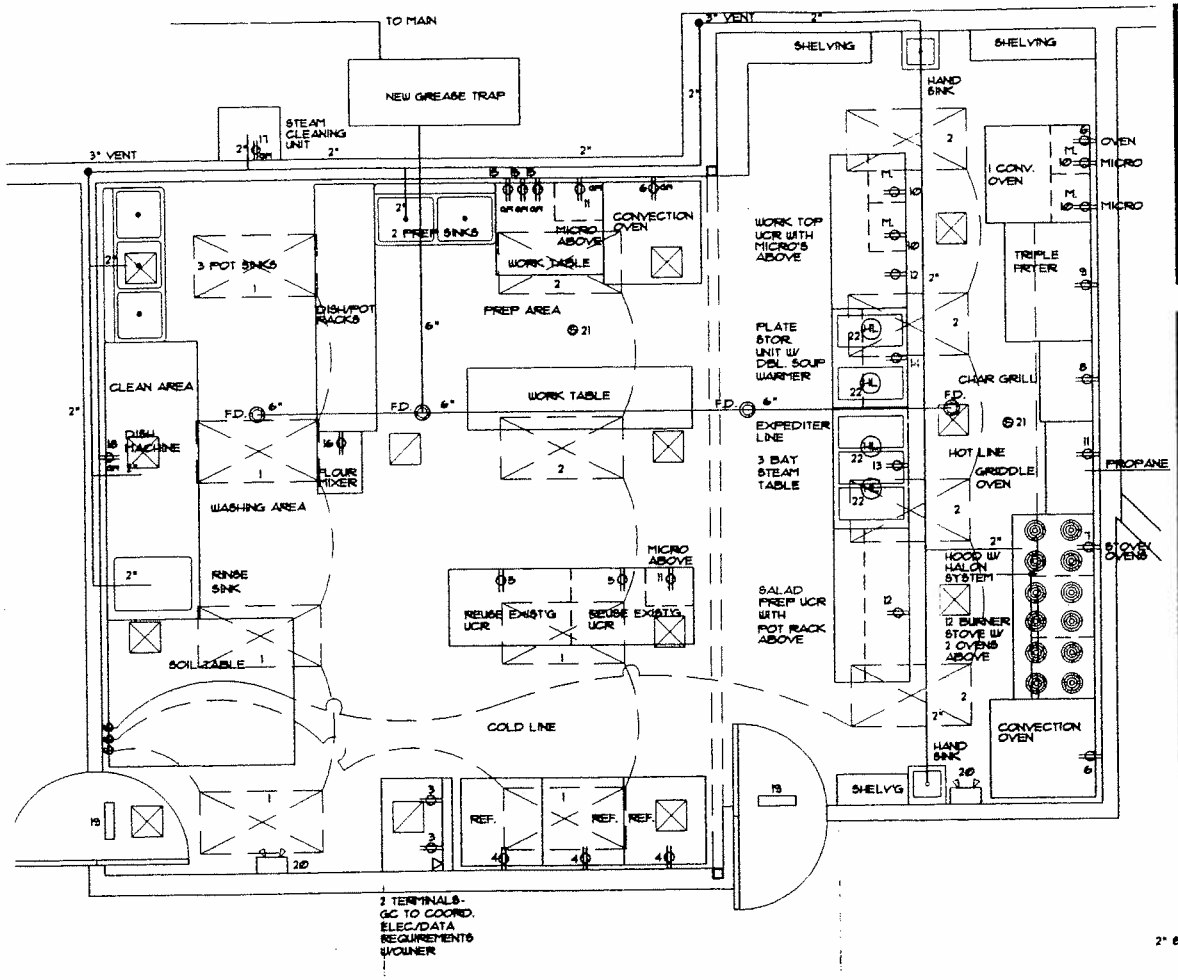


NEW KITCHEN PLAN

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

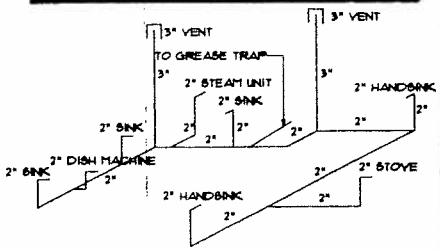
NOTE: TIE INTO EXISTING HVAC SA/RA & PLUMBING LINES

ELECTRICAL LEGEND

- SWITCH
- 120V OUTLET, 110V OUTLET & MICROWAVE & COMPUTER TERMINALS
- 120V DUPLEX W/GFI
- TELEPHONE OUTLET
- EMERGENCY LIGHT
- EXIT SIGN
- INCANDESCENT FIXTURE
- SURFACE MOUNT FIXTURE
- 2x4 FLUORESCENT FIXTURE
- HEAT LAMP
- SMOKE DETECTOR
- SUPPLY AIR REGISTER
- RETURN AIR REGISTER

PANEL SCHEDULE

CIRCUIT	AMP	VOLTS	DESCRIPTION
1	20		LIGHTING
2	20		LIGHTING
3	15		DEDICATED OUTLETS
4	20		REFRIGERATORS
5	9		EXIST'G UCR'S
6	9		CONVECT'N OVENS
7			12 BURNER STOVE
8	13		CHAR GRILL
9			TRIPLE FRYER
10	20		MICROWAVES
11	20		MICROWAVES
12	8		SALAD PREP/WK. TOP UCR'S
13			STEAM TABLE
14			SOUP WELL
15	15		PREP AREA OUTLETS
16			FLOUR MIXER
17	20		STEAM CL. UNIT
18	20		DISH MACHINE
19	20		EXIT SIGNS
20	20		EMERGENCY LIGHTS
21	20		SMOKE DETECTORS
22	20		HEAT LAMPS
23			SPARE
24			SPARE



PLUMBING RISER

NTS

NEW KITCHEN PLAN

LA-TE-DA
1125 DUVAL ST. KEY WEST, FL

GRIFFIN MOORE DESIGN & CONSULTING

DRAWN BY GK
DATE 5.25.00
REVISION DATE

A-2

3/1/00

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CITY OF KEY WEST
PLANNING DEPT

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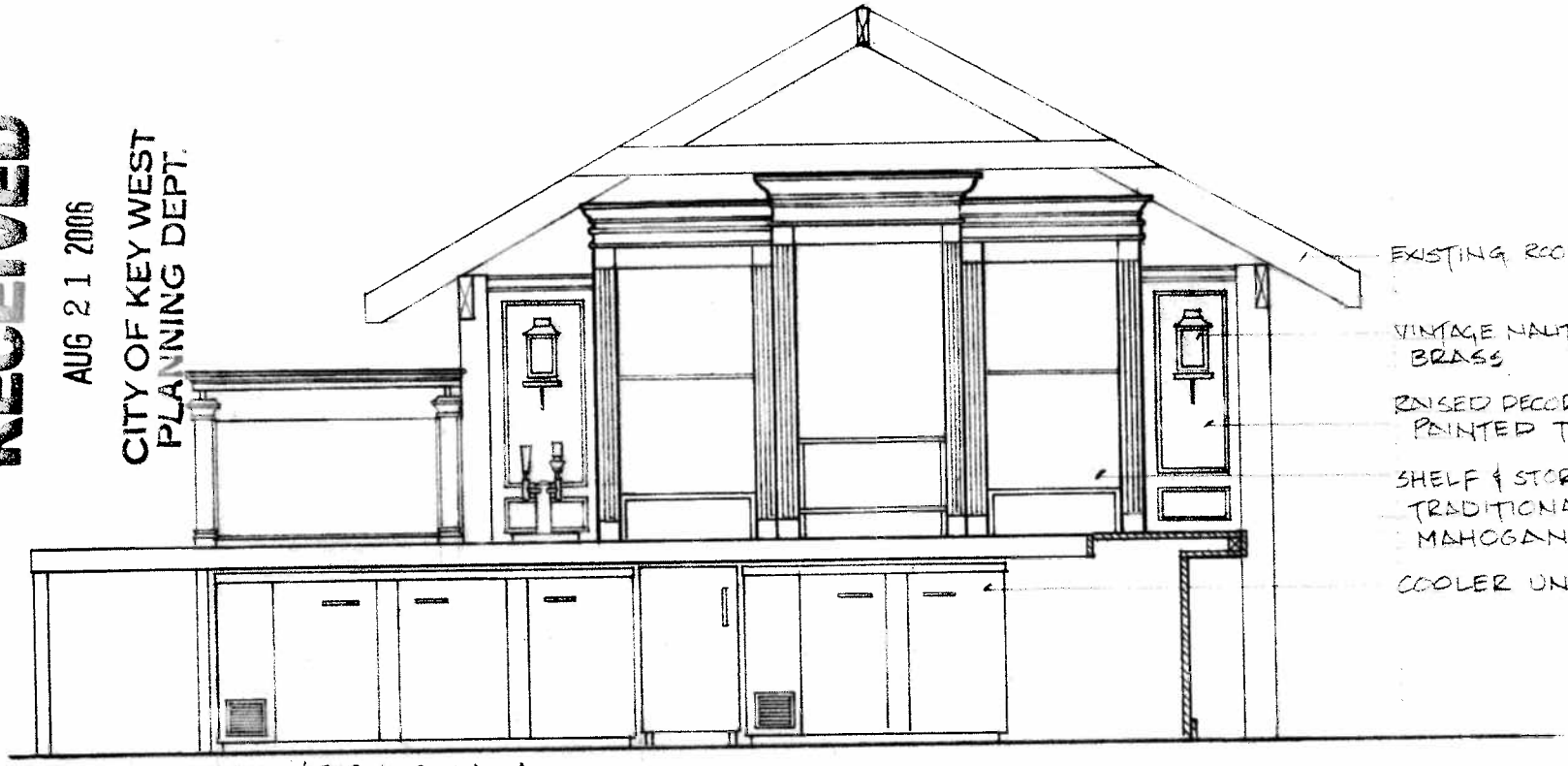
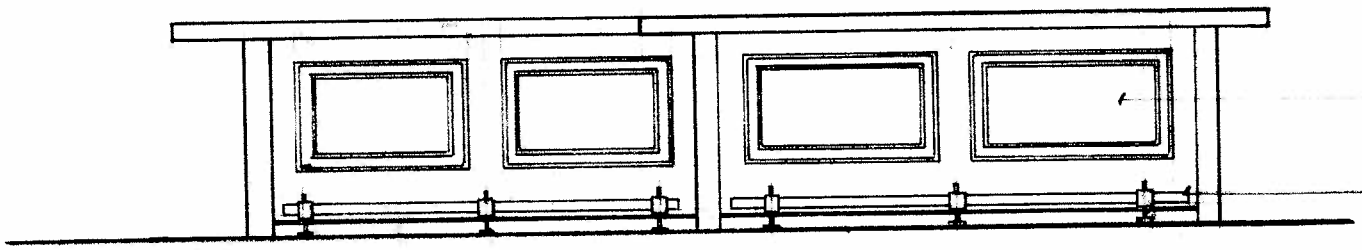
CITY OF KEY WEST
PLANNING DEPT.



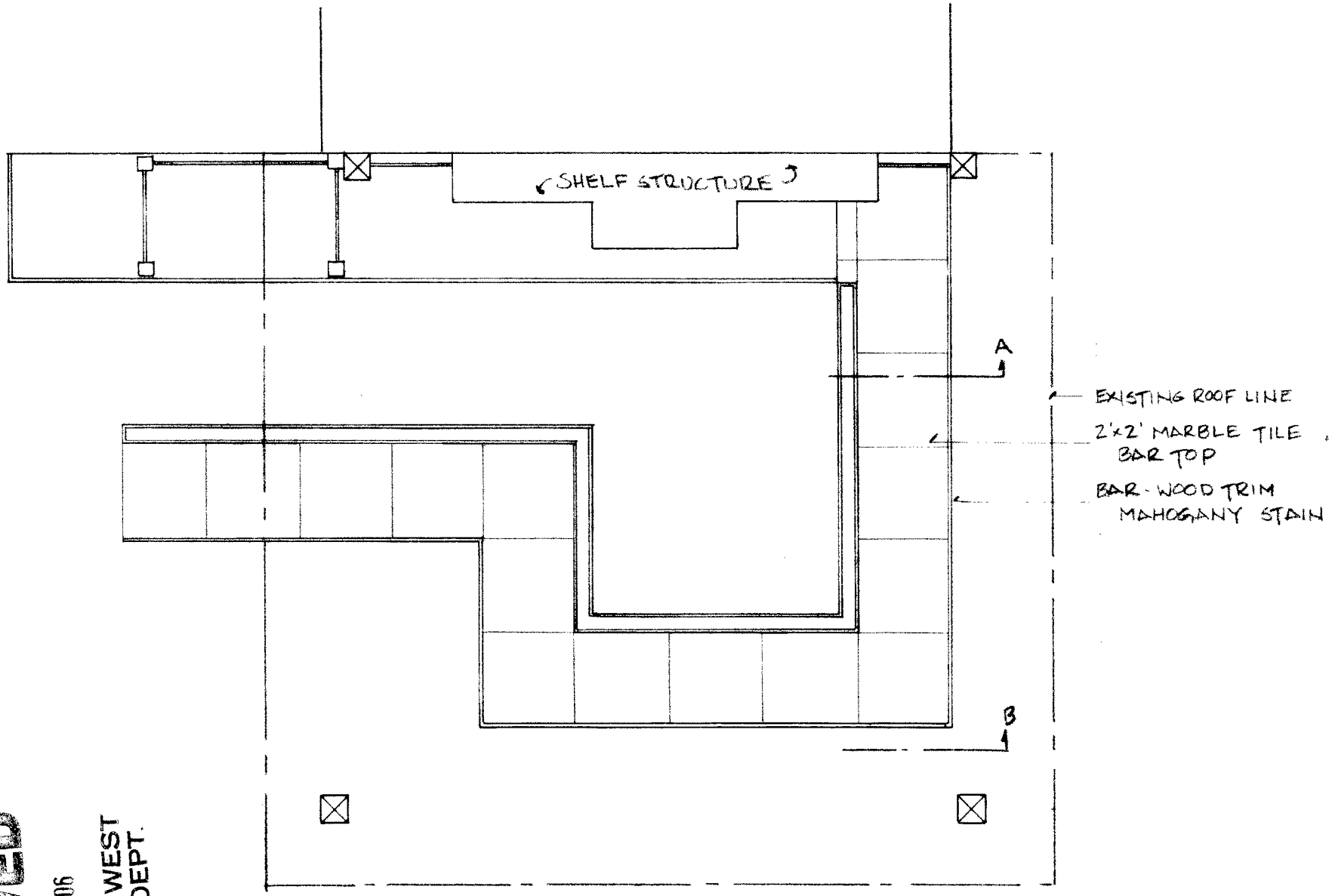
A SECTION/ELEVATION A



B ELEVATION B

LATEDA TERRACE BAR ELEVATIONS

SCALE 1/2 = 1'-0"



LATEDA TERRACE BAR PLAN BARTOP

SCALE 1/2 = 1'-0"

RECEIVED
AUG 21 2006
CITY OF KEY WEST
PLANNING DEPT.

Florida Keys Aqueduct Authority
Key West, Florida
MEMORANDUM

To: Wendy Tucker, Development Review Administrator
From: Ed Nicolle, Distribution Design Manager EJN
Subject: Development Review Committee Meeting September 21, 2006
Date: September 14, 2006

A representative of the FKAA will not be able to attend the DRC meeting scheduled for September 21, 2006. Comments on the projects are as follows:

Variances Agenda Items 4 thru 10 The FKAA has no objections to the granting of variances for the projects however all projects that will add water using fixtures will require a set of plans for review.

Conditional Use 500 Truman Ave. No objection to the continued use for the operation of a commercial activity.

510 South Street -Atlantic Shores This site has a 12' water main located on South Street and it is adequate to serve this project. A complete set of plans will be required for review in order to determine meter requirements and System Development Fees if applicable.

715 Seminole Ave The units facing Alberta Ave. and Seminole Ave. will require a water main extension of 550 lineal feet of 6" C-900 PVC. The developer will be responsible for the construction of the water main. A complete set of Civil Plans will be required for the water main. A complete set of Architectural Plans will be required for review to determine System Development Fees.

CC: Margaret Gil, Customer Service Manager KW

RECEIVED
SEP 14 2006
CITY OF KEY WEST
PLANNING DEPT.

THOMPSON WILLIAM G

34 SANDPIPER LN
GREENPORT, NY 11944-3111

BOOTH DONALD R &
STROTHER PAMELA A (H&W)
411 CATHERINE STREET
KEY WEST, FL 33040

LAMERE RUTH GARDNER

P O BOX 342 SNUG HARBOR
DUXBURY, MA 02116

EYE - EYE - EYE INC

301 E 46 ST
SAVANNAH, GA 31405

SMITH THOMAS E & DEBORAH L

8300 YANKEE STREET
DAYTON, OH 45458

LACRONE RICHARD E & ERIN G

3153 GARVERS FERRY RD
APOLLO, PA 15613

KENNEDY PETER C AND LORI D

29W715 HAWTHORNE LN
WEST CHICAGO, IL 60185

THIBAULT MICHAEL J &
THIBAULT JAMES M R/S
38782 HAMPTON CT
HARRISON TWP, MI 48045

JAMES NORICE Z

414 VIRGINIA ST
KEY WEST, FL 33040

SUAREZ CAMELIA L/E

414 AMELIA ST
KEY WEST, FL 33040

FERREL WADE

PO BOX 4623
KEY WEST, FL 33041

CAHILL RANDALL

418 AMELIA ST #2
KEY WEST, FL 33040

FRANKE LOUI G TRUSTEE
(LOUI G FRANKE TRUST AGREEMENT 05
927 SEMINARY ST
KEY WEST, FL 33040

SALINERO DENNIS N

2400 SEIDENBERG AVENUE
KEY WEST, FL 33040

SAVIANO DENNIS P

11498 HEATHERWOOD CT
SHELBY TOWNSHIP, MI 48315-1179

DONALDSON MARY

1901 S ROOSEVELT BLVD UNIT 403N
KEY WEST, FL 33040

CASTLEBERRY LARRY G & JACQUELINE

1904 MEREDITH RD
VIRGINIA BEACH, VA 23455-2627

DOUGLAS HOUSE INC

419 AMELIA ST
KEY WEST, FL 33040

DOUGLAS HOUSE INC

419 AMELIA ST
KEY WEST, FL 33040

HENSLEY TIFFANY L

415 CATHERINE ST
KEY WEST, FL 33040

KOEHN GEORGE W ESTATE
C/O KOEHN GOERGE W JR
1024 16TH TERR
KEY WEST, FL 33040

KOHEN JOY EMANUEL & SHLOMO

3200 RIVIERA DR
KEY WEST, FL 33040-4662

NANNIE MIXSELL'S INC

3750 SUNRISE LANE
KEY WEST, FL 33040

SMITH THOMAS E & DEBORAH L

8300 YANKEE STREET
DAYTON, OH 45458

BRUCCOLERI DOMINICK & ELIZABETH H

16 TOOKER PLACE
SPRINGFIELD, NJ 07081

KEDLER ROBERT

PO BOX 10
DAYTON, OH 45405

DOUGLAS HOUSE INC

419 AMELIA ST
KEY WEST, FL 33040

DOUGLAS HOUSE INC

419 AMELIA ST
KEY WEST, FL 33040

CARILLO VICTORIA

415 AMELIA ST
KEY WEST, FL 33040

DOUGLAS HOUSE INC

419 AMELIA ST
KEY WEST, FL 33040

Monroe County Administrative Office

5800 Junior College Road
Stock Island, FL 33040

SEASHELL INVESTMENTS LLC

400 WISCONSIN ST
RACINE, WI 53401

FAVELLI THOMAS & GEORGEANN

1523 PATRICIA STREET
KEY WEST, FL 33040-5034

CANALEJO ELBA CECILIA

510 AMELIA ST
KEY WEST, FL 33040

CANALEJO IDA

512 AMELIA ST
KEY WEST, FL 33040

HARTFIEL JACQUELINE L & BENDER DE

4172 EMERALD BLVD
RICHFIELD, OH 44286

SARATOGA DESIGN INC

1117 DUVAL STREET
KEY WEST, FL 33040

LA TE DA REDUX INC

1125 DUVAL STREET
KEY WEST, FL 33040

1111 DUVAL STREET LLC

1111 DUVAL ST
KEY WEST, FL 33040

KELLNER BARBARA

503 AMELIA STREET
KEY WEST, FL 33040

HENSHAW TIMOTHY ROGER TRUSTEE
(TIMOTHY ROGER HENSHAW DEC OF TR
1109 DUVAL STREET
KEY WEST, FL 33040

O'NEIL BRIAN AND SUZANNE

P O BOX 199
TAVERNIER, FL 33070

MC CONNELL DANIEL E & ELEANOR F

1107 DUVAL STREET
KEY WEST, FL 33040

MCCONNELL DANIEL E & ELEANOR F

1107 DUVAL STREET
KEY WEST, FL 33040

MC CONNELL DANIEL E & ELEANOR F

1107 DUVAL STREET
KEY WEST, FL 33040

MC CONNELL DANIEL E & ELEANOR F

1107 DUVAL STREET
KEY WEST, FL 33040

RODRIGUEZ GEORGINA

507 AMELIA STREET
KEY WEST, FL 33040

GEHRING KURT N AND LINDA S H/W

11505 FAIRCHILDS GARDENS AVE STE 2
PALM BEACH GARDENS, FL 33410

IRWIN MICHAEL SCOTT

521 AMELIA ST
KEY WEST, FL 33040

HAYES PAUL N &
CARLSON DEAN A R/S
1107 TRUMAN AVE
KEY WEST, FL 33040

POWELL BARBARA

508 VIRGINIA ST
KEY WEST, FL 33040

STEWART RAMONA

526 LOUISA STREET
KEY WEST, FL 33040

CARRUTHERS HEATHER & LEONELLI LE

525 UNITED ST
KEY WEST, FL 33040

HOENSCHEIDT JOHNATHAN

810 DUVAL ST
KEY WEST, FL 33040

POU E LYNNE

25 BROAD ST
ASHEVILLE, NC 28801

NICKEL ROBERT P & MARYANNE

516 LOUISA ST
KEY WEST, FL 33040

LARSEN VICTOR O JR

2804 EAST ROBINSON RD
PLANT CITY, FL 33565

ROGERS MICHAEL L AND MADELINE J

1932 OAK KNOLL DR
BELMONT, CA 94002

ANDREWS JERRY

1780 MOUNTAIN MAPLE AVE
LITTLETON, CO 80129-5444

HIRSHMAN INVESTMENTS LLC

1503 GOVERNMENT RD
KEY WEST, FL 33040

CATALFOMO ANTHONY J

506 LOUISA ST
KEY WEST, FL 33040

DOUCETTE PAUL H

508 LOUISA ST UNIT 1
KEY WEST, FL 33040

IRWIN JOSEPH H AND CAROL D

132 HAWS LN
FLOURTOWN, PA 19031

ELWELL CHRISTOPHER R

508 LOUISA ST UNIT 3
KEY WEST, FL 33040

DEUTSCH DANIEL AND JUDITH

8023 FENWAY RD
BETHESDA, MD 20817

DEMIER CAL T AND MILAGROS H/W

1219 DUVAL ST
KEY WEST, FL 33040

WAGNER PETER F

1207 DUVAL STREET
KEY WEST, FL 33040

WAGNER PETER F

1207 DUVAL STREET
KEY WEST, FL 33040

WAGNER PETER F

1207 DUVAL STREET
KEY WEST, FL 33040

WAGNER PETER F

1207 DUVAL STREET
KEY WEST, FL 33040

SALINERO IDILIO MANUEL JR &
BIRN JEFFREY IRWIN T/C
649 QUINCE CIRCLE
BOULDER, CO 80304

SALINERO IDILIO MANUEL JR &
BIRN JEFFREY IRWIN T/C
649 QUINCE CIRCLE
BOULDER, CO 80304

SANCHEZ PEDRO ESTATE
C/O MARTINEZ AMPARO P/R
509 LOUISA ST
KEY WEST, FL 33040

MARTINEZ AMPARO L &
SELLERS AIDA M R/S
509 LOUISA ST
KEY WEST, FL 33040

MARTINEZ AMPARO L

509 LOUISA ST
KEY WEST, FL 33040

MOLANDER DOUGLAS R TRUSTEE
(DOUGLAS R MOLANDER REVOCABLE T
3200 NE 36TH ST #1215
FORT LAUDERDALE, FL 33308-6766

ABBONDANZA INC

1007 SIMONTON STREET
KEY WEST, FL 33040

MARIGOLD INC

1202 SIMONTON ST
KEY WEST, FL 33040

KEY HUGH

1204 SIMONTON ST
KEY WEST, FL 33040

GUEST SERVICES INC

1007 SIMONTON ST
KEY WEST, FL 33040

SHIREY EDMA I

1007 WILLOWOOD AVENUE
GOOSE CREEK, SC 29445

KEAR REBECCA L & WOLINE RICHARD
% MANAGER'S APT SARANOR APTS
169 PLATT ST
MILFORD, CT 08460

HAYES PAUL N &
CARLSON DEAN A R/S
523 LOUISA ST
KEY WEST, FL 33040

VAN WIEREN ALAN W &
HOFFMAN LLOYD O III R/S
PO BOX 1321
KEY WEST, FL 33041

SCOTT JOHN M

70 LENOX WAY
SAN FRANCISCO, CA 94127

KIRKMAN C G JR

521 LOUISA STREET
KEY WEST, FL 33040

CHARLTON RICHARD M

1804 WHITEOAKS DR
ALEXANDRIA, VA 22306

MATHYS STEPHEN & NANCY

516 CATHERINE ST
KEY WEST, FL 33040

RETTIG RICHARD L REV LIVING TRUST

PO BOX 6044
KEY WEST, FL 33041

KLEINMAN LAWRENCE C AND DANIELLE

237 RAVENSCLIFF RD
ST DAVIDS, PA 19087

1122 SIMONTON RESIDENCES LLC
C/O CATALFOMO & FARRELLY
506 LOUISA ST
KEY WEST, FL 33040

CATHERINE SIMONTON CORPORATION

1128 SIMONTON ST
KEY WEST, FL 33040

Monroe County Administrative Office

5800 Junior College Road
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BROWN JAMES F AND KATHERINE H

603A MAID MARION HILL
ANNAPOLIS, MD 21405

HERNANDEZ RIGOBERTO AND TOMASA

515 CATHERINE ST
KEY WEST, FL 33040

HASKELL LEWIS C AND SUSAN M

339 LONGDEN LN
SOLANA BEACH, CA 92075-2379

BERRIS WILLIAM M

4350 STRATHDALE CT
WEST BLOOMFIELD, MI 48323

LIPPI ANDREW F AND DEBORAH E

32 DRIFTWOOD DR
KEY WEST, FL 33040

BREWER LLOYD P JR & LETA P TRUSTE
(LLOYD P & LETA P BREWER JR REVOC
3340 N ROOSEVELT BLVD - STE 6
KEY WEST, FL 33040

LACRONE RICHARD AND ERIN

8485 HIGHWAY 441 SE LOT 43
OKEECHOBEE, FL 34974

DONALDSON MARY

1901 S ROOEVELT BLVD UNIT 403-N
KEY WEST, FL 33040

J WOODS DEVELOPMENT LLC

1075 DUVAL ST C21 NBR 206
KEY WEST, FL 33040

LACASA LLC

419 AMELIA ST
KEY WEST, FL 33040

LACASA LLC

419 AMELIA ST
KEY WEST, FL 33040

LACASA LLC

419 AMELIA ST
KEY WEST, FL 33040

DONALDSON MARY A

1901 S ROOSEVELT BLVD #403N
KEY WEST, FL 33040

DALTON PETER O

1401 KINGSLEY AVE
ORANGE PARK, FL 32073

KUNZLER PETER

3 ROCKY TOP CT
HOLMDEL, NJ 07733-1828

PAZO ALBERT & OTILIA

13 THOMPSON LANE
KEY WEST, FL 33040

KUNZLER PETER T/C

3 ROCKY TOP CT
HOLMDEL, NJ 07733

GROOMS BASCOM LOVIC IV

1102 WHITE ST
KEY WEST, FL 33040

VALLADARES FAMILY LIMITED
PARTNERSHIP THE
1200 DUVAL STREET
KEY WEST, FL 33040

DE LA CRUZ JOSE ET UX

1214 DUVAL STREET
KEY WEST, FL 33040

WAGNER PETER F

1207 DUVAL STREET
KEY WEST, FL 33040

LEON ALBERT JR ETAL

1807 GREYSTONE HEIGHTS DR
VALRICO, FL 33594

LEON ALBERT JR AND MARGARET R

1807 GREYSTONE HEIGHTS DR
VALRICO, FL 33594

TRIPPNER GUENTHER A

411 LOUISA STREET
KEY WEST, FL 33040

1210 DUVAL INC

1210 DUVAL STREET
KEY WEST, FL 33040

AMES MARY E

1218 DUVAL ST # B
KEY WEST, FL 33040

WAGNER PETER F

1207 DUVAL STREET
KEY WEST, FL 33040

GREUNKE CHESTER A T & KRISTEN K

410 CATHERINE STREET
KEY WEST, FL 33040

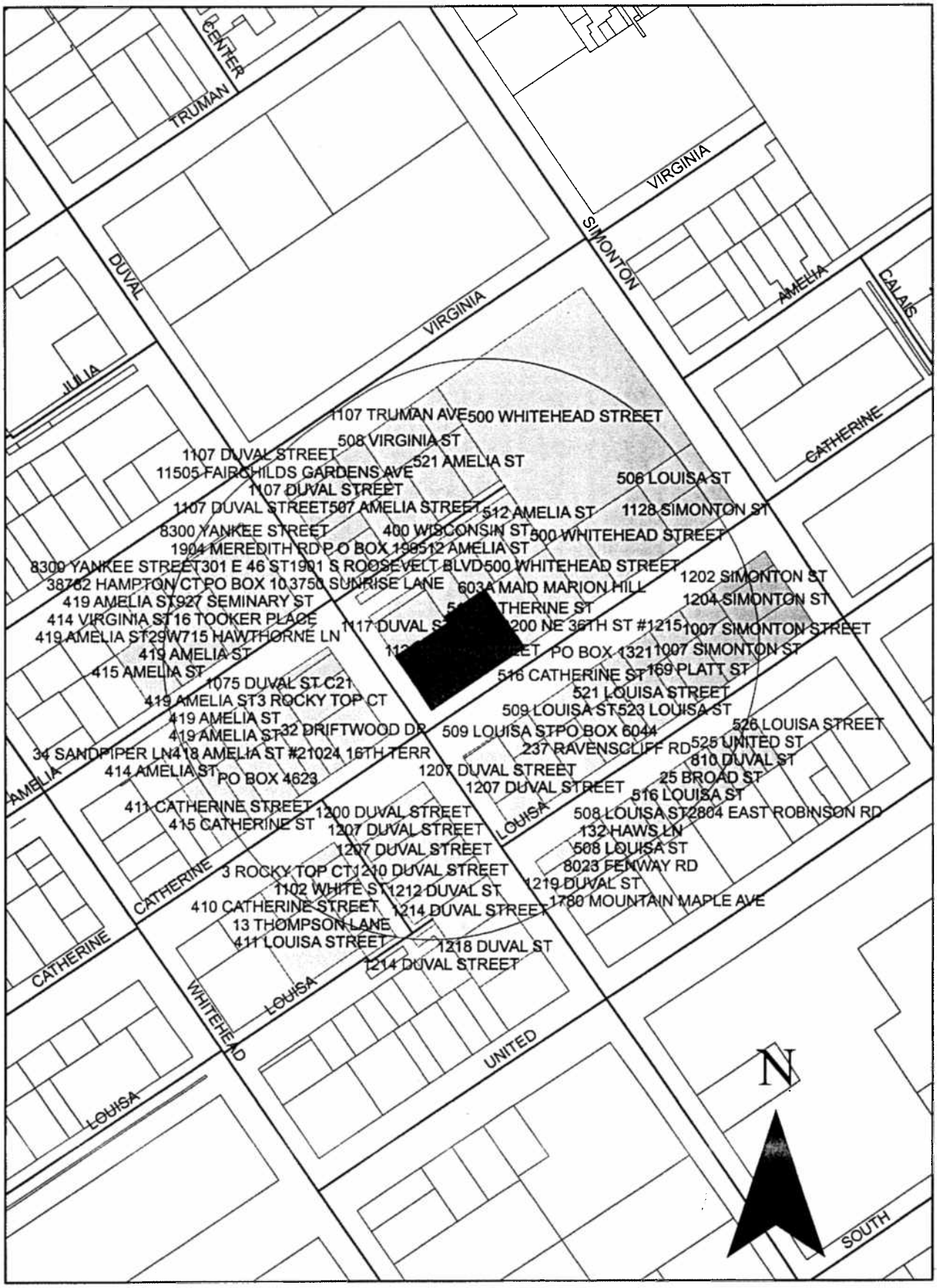
ROTH DE ROTH RICHARD ESTATE
C/O LEON ALBERT JR AND MARGARET R
1807 GREYSTONE HEIGHTS DR
VALRICO, FL 33594

ROTH DE ROTH RICHARD ESTATE
% BASCOM LOVIC GROOMS IV
1102 WHITE ST
KEY WEST, FL 33040

LOWE MAYNARD V JR AND MARCIE S

1212 DUVAL ST
KEY WEST, FL 33040

DE LA CRUZ JOSE & ESTELA R

1214 DUVAL STREET
KEY WEST, FL 33040

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