

Jonathan Williams



Philadelphia born-and-raised Jonathan Williams has been a fixture of the city's cover band scene for over 10 years, lending his talents to many notable area groups such as Jumper, The Rockets, The Interns, The Exceptions, The Heartbeats, popShop and Runamuk.

These days, you can find him performing without a band, putting his own spin on the solo acoustic show. The song list is diverse, spanning 60 years of popular music's most-loved hits. Whether it's in a local pub at home in "The City of Neighborhoods" or on world-famous Duval Street in Key West, Florida, Jonathan's exuberance is undeniable and you'll be hard-pressed to leave a show without enjoying yourself.

You can catch Jonathan at Willie T's, Capt. Tony's, Rick's, Lazy Grecko and many more any day of the week.

What is a Buyer Representation Agreement?

If you've started looking for a home—and a real estate professional to assist you—your buyer's representative may ask you to sign a *Buyer Representation Agreement*. What is this form? Why should you sign it?

A Buyer Representation Agreement is a legal document that formalizes your working relationship with a particular buyer's representative, detailing what services you are entitled to and what your buyer's rep expects from you in return. View it as an important and helpful tool for clarifying expectations, developing mutual loyalty, and most importantly, elevating the services you will receive.

1. Receive a higher level of service. If you've formalized an agency relationship with a buyer's rep, you can expect to be treated like a client instead of a customer. What's the difference? Clients are entitled to superior services, relative to customers. While the details vary from state to state, and from one buyer's agent to another.
2. Get more without paying more. In almost every case, home sellers have already agreed to pay a buyer's agent's commission. If they haven't, you can ask your buyer's rep to avoid showing you any such homes.
3. Avoid misunderstandings. A Buyer's Representation Agreement clarifies expectations, helping you understand what you should and shouldn't expect from your buyer's rep, and what they will expect from you, which usually centers on loyalty.
4. Agency relationships are based on mutual consent. While most representation agreements specify a time period, they can be terminated early if both parties consent. Most buyer's reps are willing to end the agreement early if the working relationship isn't going well. Some buyer's reps also offer representation agreements for as little as one day, for the purpose of giving both parties a brief trial period to explore working together.
5. Strength as a team. When you and your buyer's rep work together within a formalized agency relationship, you have created a team dedicated to helping you achieve the best possible home-buying experience.



\$879,000
307 Elizabeth Key West
 PRIME LOCATION—best street in Old Town
 3 units with a pool and off street parking.



1213 Georgia Key West
 Great Home with Artist Cottage, prime location in Gallery District near Beach. 3 Bedrooms, 2 Baths in main house plus a cottage! Room for a pool. Plenty of parking. Owner is retiring to the Caribbean and says "Bring all offers!"

BAR
 Barbara Anderson, REALTOR®

"Any property, any time"



Cell: **305-896-8821**
 Office **305-294-6008**
 521 Simonton Street
 Key West FL 33040

Fall 2012



Key West City Planning Department FAQs

DEFINITIONS

LDRs: Land Development Regulations, including zoning districts, allowed and conditional uses, as part of the Code of Ordinances, Volume II.

Zoning Districts: The land use and associated dimensional allowances provided within the LDRs.

Planning Board: The acting body, selected by the Mayor and City Commissioners, to review and oversee the implementation of the LDRs regarding land development of any type.

Development: The carrying out of any building activity, including the making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels.

Allowed Use: Any land use that is allowed, as of right and is clearly outlined in the LDRs. Any of these uses do not require review by the Planning Board.

Conditional Use: Any land use that is allowed conditionally and clearly outlined in the LDRs. These uses require review by the Planning Board at a regularly scheduled meeting.

Conditional Use Permit: Land uses that are approved conditionally by the Planning Board and require annual review for compliance with the original approval per Section 18-610.

Variations: Relaxation of the requirements of the LDRs where, due to conditions peculiar to the property and not the result of the actions of the owner, a literal enforcement of the LDRs would result in an unnecessary hardship to the property owner.

Subdivision: The division and recording in accordance with the city's LDRs of a parcel of land into two or more lots or blocks for the purpose of transfer of ownership or development for development, sale or lease.

Where can I find the City's Code of Ordinances and Land Development Regulations (LDRs)?

The Code of Ordinances can be found at www.municode.com, then search Key West. The LDRs can be found within that document from Chapters 86 through 122. Zoning is found under Chapter 122.

In what zoning district is my property located?

The zoning map is also available on the City's website under the Planning Department's heading "In This Department."

What can I do with my property?

The use of your property is determined by the zoning district's Permitted and Conditional Uses. Once you have identified the zoning district of the property, zoning regulations can be found under Section 122 of the LDRs.

Can I rent my property?

Property can be rented so long as an occupational license is obtained for non-transient rental use.

How can I rent my property transiently?

Your property can be rented transiently if it is in a zoning district that allows for this use. Those districts are HRCC-1, HRCC-3, HCT, HNC-1 and HNC-3. Redevelopment or conversion of permanent housing to transient or other commercial uses shall be permitted only if no onsite reduction of permanent housing occurs within the HNC-1&3 districts.

Please contact our Department for further clarification - 305-809-3720

How many dwelling units are associated with my property?

Each zoning district has a density calculation for the number of units allowed per acre. Please contact our Licensing Department at 305-809-3957 to determine the number of legal units associated with your property.

Can I subdivide my property to create a new lot?

A property may be subdivided so long as the lots created through the subdivision meet the minimum lot size per the zoning district requirements. Additional information can be found in the LDRs under Chapter 118.

What is required to build an addition on my house?

The addition shall meet the zoning district's dimensional requirements to building coverage, impervious surface ratio and setbacks, will require building and site plans prepared by a registered engineer and be approved and permitted by the Building Department.

Do I need a building permit or other permits to erect a fence, shed or other accessory structure?

Yes, please see Section 122-1181 through 122-1187.

Do I need a permit to cut down a tree?

Yes. Urban Forester can be reached at 305-809-3764.

What are the sign regulations for my business?

Sign regulations vary depending upon location within a particular zoning district. The sign regulations for the Historic District are on pages 49, 50 and 51 of the HARC Guidelines.

Can I operate a business out of my house?

A home based business is allowed so long as the use does not exceed 20% of the existing floor area and that there is no customer traffic to the property.

m. stralton
ARCHITECTURE

KEY WEST
phone 305.923.9670
1403 Catherine Street
Florida License #AR92090

The Closing Department, Inc.



Wendy Gonzalez
3432 Duck Avenue
Key West, FL 33040
305.293.9925
305.293.9924
wendy.closing@comcast.net

Signature Spaces



1118A White Street
Key West FL 33040
305-294-4420
signaturespaces@att.net

Key West
Healthy Home inc.

Cleaning Service & Property Management
COMMERCIAL • RESIDENTIAL • BOAT/YACHT DETAILING

Think Globally...
Clean Locally

FREE ESTIMATES
305-849-4523
Licensed & Insured

REAL ESTATE RAMBLINGS

Knowledge and information about Key West Real Estate.

Fall 2012



Stone Soup Gallery
and Frame Shop
802 White Street
Key West
305-296-2080

A locals gallery.

This intimate gallery features the art of Kevin Peterson, Sean Callahan, **Marlene Koenig**, William Welch and Elizabeth St. Hillaire Nelson.

Monthly shows and the White Street Gallery Walks (3rd Thursdays) allow artists to present their new works.

Come on by and say "Hi."



My name is **Marlene Koenig**, and painting is my artistic medium. I have been making art for over 20 years, and for the last 9 years or so my work has been involved with the use of

Encaustics. The pieces I make are created in layers – basically, I create an oil painting and then adhere a water color painting to it (usually the figures in my pieces). And then a layer of encaustic medium is then placed on top of that. Then I proceed to alternate between oil paint and encaustic pigments to create a multidimensional effect in my work.

And so, by layering the spiritual and the decorative throughout all of my work, it is my hope that the viewer of my art will take away something to enhance their own journey and make a little more beautiful the path they have chosen, and the world we live in. www.marlenekoenig.com



\$449,000

617 Fleming, #2

2 bedrooms, 2 baths Condo in Old Town. Off-street parking, pool, gated, Unit # 2 of 9-units. Easy to show. Tropical setting, lush landscaping, furnished.

Call listing agent for details:
Barbara Anderson
305-896-8821



\$635,000

Ridgeland, SC Lowland Estate

Located on Boyd Creek. On deep water with private dock, lift, floating dock. Home has 4358 ft of living area + 2 Car Garage w 2 additional garages in back. New A/C, 3 Bedrooms, 4.5 baths, office/den, 100-year-old mantle on gas fireplace, 2 master suites, 2nd floor opens to balcony. Not just a home, but a **low-country estate**.

\$000



KEY WEST BIGHT MARINA
Phone (305) 809-3983 Fax (305) 293-8369
Dockmaster (305) 809-3984
keywestbightmarina@keywestcity.com
Key West Bight is located at:
24-33.743 N 081-48.065W

Key West Bight Marina is nestled in the middle of the City of Key West's Seaport properties located in the Historic District. The Bight is a 20 acre facility that has become a major destination for those wishing to experience the ways of the old waterfront of Key West. A visitor to the "Bight" can enjoy a blend of the old with the new. You can go sailing on a historic schooner one day and go diving, fishing, parasailing or take a catamaran trip to the reef the next.

Key West Bight Marina has quickly become the most sought-after marina facility in the City of Key West. Liveaboards enjoy its affordable rates and nearby location to "Old Town." This also is a great benefit to the marina's commercial tenants. The Harbor Walk is lined with restaurants, shops, attractions and other businesses which attract tourists and locals alike.

Showers, laundry and pump-out facilities are on premise.

The Key West Bight Ferry Terminal began operation January 1, 2002 and offers service to Fort Myers Beach and seasonal service to Marco Island. The ferry website is www.seakeywest.com

933 Fleming



305-600-7269

Fall 2012

53rd Anniversary House Tours 2012-2013



322 Duval Street
Key West, FL 33041
Tel: 305.294.9501
Fax: 305.294.4509

The annual Key West House Tours are sponsored by the Old Island Restoration Foundation and funded in part by the Monroe County Tourist Development Council. Each tour features lovely homes and gardens reflecting the varied tastes and originality of their owners. You will be enchanted by exquisite restorations and creative renovations, and delightful interiors featuring art collections, antiques, and much more.

The 2012 - 2013 tour dates are:

December 27 & 28

January 18 & 19

February 15 & 16

March 15 & 16

<http://www.oirf.org>



A vote YES on Amendment 6 would:

- Mean that Florida's constitutional right to privacy is not applicable to abortion-related issues
- Allow more restrictive abortion laws to be found constitutional by Florida courts
- Restate in the Florida Constitution federal and state law that prohibits public funds from being used for abortion or health insurance coverage of abortion

A vote NO on Amendment 6 would:

- Continue to allow Florida's constitutional right to privacy to include abortion-related issues
- Continue to extend Florida's constitutional right to privacy to any future attempts to restrict abortion
- Not place language in the Florida Constitution that prohibits public funding of abortion where it would be difficult to modify or remove



**Find current
traffic info:**

FL511.com/map

You'll find traffic reports, construction info, emergency info and many links plus cameras.

Combined Water and Sewer Bills as of Oct. 1



Beginning October 1, citizens of Key West will no longer be getting two separate bills for water and sewer.

According to City of Key West website (www.keywestcity.com), the reason behind the combination is more convenience for their customers. All customers currently receiving a water bill from FKA (Florida Keys Aqueduct Authority) will see their sewer charges from the City included as of October 1.

Some folks may have questions about how this will affect them. The website answers many questions.

www.keywestcity.com/egov/



Key West is a bird-lover's paradise; the entire island is a bird sanctuary.



521 Simonton Street
Key West FL 33040
Real Estate Ramblings
is brought to you by:
Paradise Real Estate in Key West
Publisher: Barbara Anderson
Send all inquiries and articles to:
Real Estate Ramblings
PO Box 1634
Key West FL 33040

