

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



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: November 21, 2013

Agenda Item: **Conditional Use - 1102 Truman Avenue (RE# 00033290-000100; AK# 9032222)**- A request to allow a community outreach and counseling center in the HNC-1 zoning district per Section 122-808 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow a community outreach and counseling center to be located at 1102 Truman Avenue

Applicant: Florida Keys Children's Shelter, Project Lighthouse

Property Owner: Sonlight Investments, Inc.

Location: 1102 Truman Avenue (RE# 00033290-000100; AK#9032222)

Zoning: Historic Neighborhood Commercial (HNC-1) zoning district

Background:

Project Lighthouse is a non-profit outreach and counseling service designed for at risk youth. Its aim is to provide selective services and connections to other social service networks. It has operated in Key West for approximately eight years in various locations throughout the downtown area.

Request:

This request is for conditional use approval to run the daily operations out of this property. They will offer access to a food pantry, used clothing, bathroom facilities, the internet and guidance. There will not be any sleeping accommodations of any kind. The hours of operation are proposed to be from 8 am until 5 pm Monday to Friday.

Surrounding Zoning and Uses:

North: HNC-1: Historic Neighborhood Commercial, restaurant and bar

South: HMDR: Historic Medium Density Residential, single-family residential

East: HNC-1: Commercial retail

West: HNC-1: Commercial retail

Process:

Development Review Committee Meeting:

August 22, 2013

Planning Board Meeting:

November 21, 2013

Conditional Use Review:

Code Sec.122-62 (a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during review of the respective application in order to ensure compliance with the Comprehensive Plan and Land Development Regulations. The same section also specifies that “a conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

Conditional Use Criteria Per Code Sec. 122-62:

(a) **Findings:** The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.” The following criteria form the basis for a finding of compliance.

(b) **Characteristics of Use Described:**

This request is for conditional use approval to run the daily operations out of this property. They will offer access to a food pantry, used clothing, bathroom facilities, the internet and guidance. There will not be any sleeping accommodations of any kind. The hours of operation are proposed to be from 8 am until 5 pm Monday to Friday. No additional square footage is proposed.

1) **Scale and Intensity:**

a. **Floor Area Ratio:**

No changes are being proposed to F.A.R with this conditional use application.

b. **Traffic Generation:**

The proposed conditional use compared to the previous uses on the site should produce similar traffic generation although peak traffic trips may increase from the previous use. In reality most patrons will be pedestrians.

c. **Square Feet of Enclosed Building for Each Specific Use:**

The lease area is approximately 600 square feet.

d. Proposed Employment

There will be approximately two employees working at one time.

e. Proposed Number of Service Vehicles:

The applicant is expecting no additional service vehicles to be making trips to the area.

f. Off-Street Parking:

Not applicable: the use does not require an expansion of the existing footprint.

2) On or Off site Improvements Required and Not Listed in Subsection (b)(1)

a. Utilities:

No utility changes are expected as a result of the proposed conditional use. Additionally, Keys Energy Services and Florida Keys Aqueduct Authority have no objections to the proposed conditional use.

b. Public facilities:

No changes to public facilities are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. There are no expected changes regarding level of service for potable water, sanitary sewer, or drainage. Additionally, it is anticipated that the proposed change in use would not have an adverse impact on roadway capacity or trip generation.

c. Roadway or Signal Improvements:

No changes are required or proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

No accessory structures or facilities are generated by the proposed conditional use.

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

The proposed project does not include unique facilities or structures.

3) On-Site Amenities Proposed to Enhance the Site and Planned Improvements.

The applicant is not proposing any exterior changes to the site.

a. Open Space:

The applicant is not proposing any changes to open space on the site.

b. Setbacks from Adjacent Properties:

No changes are proposed that would alter structural setbacks.

c. Screening and Buffers:

No additional screening or buffers are proposed.

d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:

No landscaped berms are proposed. This is an existing facility.

e. Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:

Not applicable. The applicant is not proposing any use that generates noxious impacts.

c) Criteria for Conditional Use Review and Approval. Applications for a Conditional Use review shall clearly demonstrate the following:

1) Land Use Compatibility:

The proposed location of the center is in an existing commercial corridor. There are other low impact uses in the immediate area.

2) Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are proposed.

3) Proper Use of Mitigative Techniques:

The applicant will have access to existing waste handling and recycling services associated with the existing hotel operations. Additional adverse impacts detrimental to the general public health, safety and welfare are not anticipated.

4) Hazardous Waste:

Not applicable; no hazardous waste will be generated by the proposed conditional use.

5) Compliance with Applicable Laws and Ordinances:

The applicant will have an ADA accessible restroom.

6) Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

a. Land Uses Within a Conservation Area:

Not applicable; the site is not located in a conservation area.

b. Residential Development:

Not applicable; no residential development is proposed.

c. Commercial or Mixed Use Development:

Not applicable; no further commercial or mixed use development is proposed.

d. Development Within or Adjacent to Historic Districts:

The proposed site is within the City's Historic District. The applicant must apply to HARC for any signage, paint or exterior modifications.

e. Public Facilities or Institutional Development:

Not applicable; no public facilities or institutional development are being proposed.

f. Commercial Structures, Uses and Related Activities Within Tidal Waters:

Not applicable; this site is not located within tidal waters.

g. Adult Entertainment Establishments:

Not applicable; no adult entertainment is being proposed.

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

Concurrency management has been previously addressed in this report. The proposed site is in compliance with Chapter 94 of the City Code of Ordinances.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use be **approved with the following conditions:**

1. There shall be no overnight accommodations.
2. The bathroom shall be ADA compliant.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTIONS 122-62 AND 122-63 OF THE CODE OF ORDINANCES FOR A COMMUNITY OUTREACH AND COUNSELING CENTER LOCATED AT 1102 TRUMAN AVENUE (RE# 00033290-000100, AK# 9032222) IN THE HISTORIC NEIGHBORHOOD (HNC-1) ZONING DISTRICT, PURSUANT TO SECTION 122-808 (2) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Neighborhood Commercial (HNC-1) zoning district; and

WHEREAS, per Section 122-808 (2), the applicant filed a conditional use application for a community outreach and counseling center addressed at 1102 Truman Avenue; and

WHEREAS, Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 21, 2013; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in

_____ Chairman
_____ Planning Director

Section 122-62 and 122-63; and

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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 fully set forth herein.

Section 2. That a conditional use request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-808 is hereby approved as follows: allowing a community outreach and counseling center at 1102 Truman Avenue (RE# 00033290-000100, AK#9032222), Key West, Florida, as shown in the attached survey interior diagram received , 2013 with the following conditions:

1. There shall be no overnight accommodations.
2. The bathroom shall be ADA compliant.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the

date hereof.

Section 4. This conditional use approval 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.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regular meeting held this 21st day of November, 2013.

_____ Chairman
_____ Planning Director

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman
_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____
Minor _____

Conditional Use

Historic District

Yes _____
No _____

Please print or type:

- 1) Site Address 1107 Truman Ave Key West
- 2) Name of Applicant FLORIDA KEYS CHILDREN'S SHELTER / Project Lighthouse
- 3) Applicant is: Owner _____ Authorized Representative
(attached Authorization and Verification Forms must be completed)

- 4) Address of Applicant FLORIDA KEYS CHILDREN'S SHELTER
73 1/2 High Point Rd, Tavernier FL 33040

- 5) Applicant's Phone # 305 852 4246 x236 Email Schoerre@FKCS.org

- 6) Email Address: Bmann@FKCS.org

- 7) Name of Owner, if different than above Sonlight Investments

- 8) Address of Owner 145 S. Ocean Ave, #716, Palm Beach Shores, FL 33404

- 9) Owner Phone # 561-523-0626 Email FRANKVAWVWELLER@gmail.com

- 10) Zoning District of Parcel HNCL RE# 00033290-000100

- 11) Is Subject Property located within the Historic District? Yes No _____

If Yes: Date of approval _____ HARC approval # _____

OR: Date of meeting _____ *not required per Gary & Joe*

- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
See attached 1/1

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No

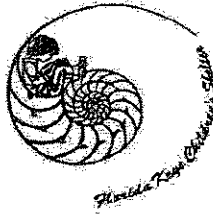
If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.



ATTACHMENT A

Question 12 – Description of Proposed Development and Use

Project Lighthouse, a program offered by the Florida Keys Children's Shelter (FKCS) is located at 1102 Truman Ave. Project Lighthouse (PLH) occupies 1/3 of the first floor of a leased building, or approximately 600 sf. The overall building footprint is about 1400. The approximate land area is 2700 sf.

The building is on public record as 1100 Truman. Per public record, the original building was constructed in 1928 and therefore does not generate a new land use impact. PLH does not generate hazardous waste or use hazardous materials. This existing building is not located in a conservation area nor is it located in a residential development. The approximate land area is 2700 sf.

FKCS is the only organization in Monroe County that offers outreach services to runaway, homeless, and at-risk street youth (RHY) up to age 21. When necessary we assist youth up to age 18 to secure emergency shelter at our facility located in Tavernier, FL. The hours of operation are 8-5, Monday through Friday.

Our mission is to prepare our clientele to become productive citizens of the community for which they will reside.

Project Lighthouse is a day use drop in center. Our services include assistance to reconnect with family, secure employment, obtain computer access, obtain a snack, access laundry facilities, receive personal hygiene items, receive minor medical supplies such as aspirin, band-aids, etc. We provide health and life skills counseling and education. We offer resources for GED completion. We provide art supplies and musical instruments for clientele use. We encourage and engage our clientele in community service activities such as beach clean ups, animal shelter and when becoming established have returned to PLH offering their volunteer efforts.

In 2 1/2 years, PLH served 410 individuals. Including repeat visits, the traffic count was 3165, or on average about 10 youth/young adults per week.

The lease does not provide for parking. Our clientele traverse by foot. Therefore we do not create an increase in area vehicular traffic. Our staff access off-site free street parking.

PLH is staffed with 1 paid full time program coordinator, 2 part time counselors and 1 part time office assistant. PLH also staffs 1-3 volunteers a month averaging about 5 hours of service each per week.

The Project Lighthouse program offers a much needed service to the youth in Key West but does not create an elevated traffic impact or a consumptive land use.

This request will not generate any on site or off-site improvements as outlined in Sec122-62, (b), (2 a-d)

PLH has applied for a sign permit and a plumbing permit to include:

- 1 laundry tub
- 1 Washer Hookup
- 1 Outdoor Shower
- 1 Hose Bib

There are no on-site amenities proposed as outlined in Sec122-62, (b) (3 a-e)

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, William Mann, in my capacity as CHIEF OPERATING OFFICER
(print name) (print position; president, managing member)
of FLORIDA KEYS CHILDRENS SHELTER / PROJECT LIGHTHOUSE
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1100 TRUMAN AVE, KEY WEST, FL 33040 on DEED
Street Address of subject property
TENANT address = 1102 Truman Ave, Key West, FL 33040

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

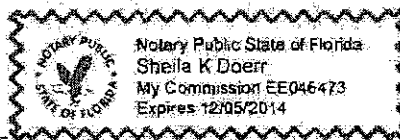
William Mann
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 22 day of July 2013 by
date

William Mann
Name of Authorized Representative

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

Sheila K Doerr
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization

City of Key West Planning Department



Authorization Form (Where Owner is a Business Entity)

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

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

Secretary of SONLIANT INVESTMENTS, Inc
Name of office (President, Managing Member) Name of owner from deed

authorize FLORIDA KEYS CHILDREN'S SHELTER / PROJECT LIGHTHOUSE
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner FLOL VERIFIED

Subscribed and sworn to (or affirmed) before me on this 7/22/13 by
date

FRANK WALLMUELER
Name of Authorized Representative

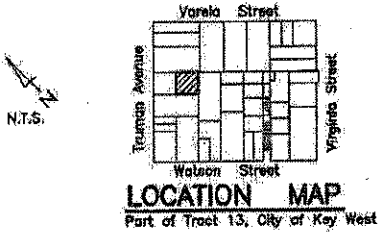
He/She is personally known to me or has presented FLOL VERIFIED as identification.

[Signature]

FRANK BRONKHORST
NOTARY PUBLIC
STATE OF FLORIDA
Comm# 8540242
Name of Notary Public and Commission Number or stamped

Commission Number, if any

Survey



LEGAL DESCRIPTION, Parcel "B":

Prepared by undersigned:
A parcel of land located on the island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map or Plan of the City of Key West, delineated in February 1829, as part of Tract 13, and being more particularly described as follows:
Commence at the intersection of the Southeastery Right-of-Way Line of Truman Avenue and the Southwestery Right-of-Way Line of Varela Street; thence in a Southwestery direction along the said Southeastery Right-of-Way Line of Truman Avenue for 110.87 feet; thence in a Southeastery direction and leaving the said Southwestery Right-of-Way Line of Truman Avenue for 54.00 feet to the Point of Beginning; thence continue in a Southeastery direction for 46.00 feet; thence at a right angle and in a Southwestery direction for 50.00 feet; thence at a right angle and in a Northwestery direction for 46.00 feet; thence at a right angle and in a Northeastery direction for 50.00 feet to the Point of Beginning.
Containing 2300.00 Square Feet.

LEGAL DESCRIPTION, Access Easement:

Prepared by undersigned:
A parcel of land located on the island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map or Plan of the City of Key West, delineated in February 1829, as part of Tract 13, and being more particularly described as follows:
Commence at the intersection of the Southeastery Right-of-Way Line of Truman Avenue and the Southwestery Right-of-Way Line of Varela Street; thence in a Southwestery direction along the said Southeastery Right-of-Way Line of Truman Avenue for 113.87 feet to the Point of Beginning; thence continue in a Southwestery direction along the said Southwestery Right-of-Way Line of Truman Avenue for 3.00 feet; thence in a Southeastery direction and leaving the said Southeastery Right-of-Way Line of Truman Avenue and at a right angle for 51.00 feet; thence at a right angle and in a Southwestery direction for 6.00 feet; thence at a right angle and in a Southeastery direction for 3.00 feet; thence at a right angle and in a Northeastery direction for 9.00 feet; thence at a right angle and in a Northwestery direction for 54.00 feet to the said Southeastery Right-of-Way Line of Truman Avenue and the Point of Beginning.
Containing 180.00 Square Feet.

SURVEYOR'S NOTES:

North arrow based on assumed meridian.
Reference Bearing: R/W Truman Avenue.
3.4' denotes existing elevation.
Elevations based on N.G.V.D. 1929 Datum.
Bench Mark No.: Basic Elevation: 14.324.

Sly. = Story
R/W = Right-of-Way
f.d. = Found
p. = Plat
F.W. = Fire Wall
A/C = Air Conditioner
w.m. = Water Meter
Bal. = Balcony

Abbreviations:
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation
B.M. = Bench Mark
wd. = Wood
o/h. = Overhead
u/g. = Underground

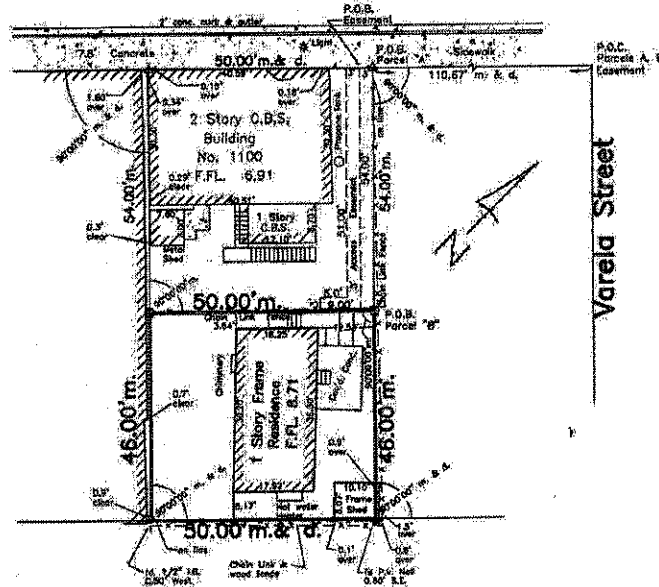
Monumentation:

⊙ = Set 1/2" Iron Pipe, P.L.S. No. 2748
* = Found 1/2" Iron Pipe
⊠ = Found 1/2" Iron Bar
▲ = Set P.K. Nail, P.L.S. No. 2749

m. = Measured
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
con. = concrete
I.P. = Iron Pipe
F.F.L. = Finish Floor Elevation
C.B.S. = Concrete Block Structure
cov d. = Covered

Field Work performed on: 2/28/02

Truman Avenue (Division St.) (50' R/W)



CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61C17-6, Florida Statute Section 472.027, and the American Land Title Association; and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

Simon B. Voljan
100 Truman Avenue, Rear, Key West, Florida 33040

BOUNDARY SURVEY		Den. No. 02-158
Scale: 1"=20'	Ref. 165-45	Flood Panel No. 2718-N Flood Zone: N Flood Elev.:
Date: 5/12/02	REVISIONS AND/OR ADDITIONS	
4/A.W./block 132		

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Rockledge Drive
Suite 101
Key West, FL 33010
(305) 293-9490
Fax: (305) 293-0237

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Site Photos



NO PARKING
8:00 AM
5:00 PM
←

2









Prior Approvals

RESOLUTION NO. 13-183

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AUTHORIZING A WAIVER OF THE CONDITIONAL USE APPLICATION FEE FOR THE FLORIDA KEYS CHILDREN'S SHELTER/PROJECT LIGHTHOUSE, LOCATED AT 1102 TRUMAN AVENUE, IN AN AMOUNT NOT TO EXCEED \$2,150.00; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Florida Keys Children's Shelter/Project Lighthouse intends to submit an application for Conditional Use to the City of Key West; and

WHEREAS, the City Commission finds that the non-profit organization serves homeless and at-risk youth up to age 21, and thereby benefits the residents and visitors of the City of Key West; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That a waiver of the Conditional Use Application Fee for the Florida Keys Children's Shelter/Project Lighthouse, in an amount not to exceed \$2,150.00, is hereby authorized.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

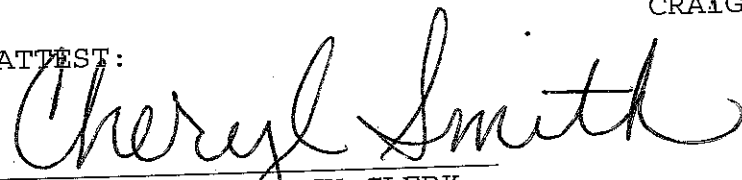
Passed and adopted by the City Commission at a meeting held this 6th day of August, 2013.

Authenticated by the presiding officer and Clerk of the Commission on August 7, 2013.

Filed with the Clerk August 7, 2013.


CRAIG CATES, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK

Additional Information

Commercial Lease

This lease is made between SUNLIGHT Investments Inc
of 4101 Manor Forest Trail Bayonet Beach, FL 32436 herein called Lessor, and
Florida Keys Children's Shelter, Inc. of 73 High Point
Kd Tavernier, FL 33070 herein called Lessee. Lessor hereby offers to lease from Lessor the
premises situated in the City of Key West, County of Monroe
State of Florida, described as 1102 Truman Ave, Key West,
FL 33040

upon the following TERMS and CONDITIONS:

1. **Term and Rent.** Lessor demises the above premises for a term of 4 Months Monthly years, commencing June 1, 2013
and terminating on September 30, 2013, or sooner as provided herein at the annual rental
of One thousand one hundred dollars (\$1,150.00) payable in equal installments in advance on the first day
of each month for that month's rental, during the term of this lease. All rental payments shall be made to Lessor, at the address
specified above.

2. **Use.** Lessee shall use and occupy the premises for primary business purposes. The premises shall
be used for no other purpose. Lessor represents that the premises may lawfully be used for such purpose. Lessee shall not use
the premises for the purposes of storing, manufacturing or selling any explosives, flammables, or other inherently dangerous
substance, chemical, thing, or device.

3. **Care and Maintenance of Premises.** Lessee acknowledges that the premises are in good order and repair, unless
otherwise indicated herein. Lessee shall, at his own expense and at all times, maintain the premises in good and safe condition,
including plate glass, electrical wiring, plumbing and heating installations and any other system or equipment upon the premises
and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Lessee
shall be responsible for all repairs required, excepting the roof, exterior walls, structural foundations, and: NONE

which shall be maintained by Lessor. Lessee shall also maintain in good condition such portions adjacent to the premises, such
as sidewalks, driveways, lawns and shrubbery, which would otherwise be required to be maintained by Lessor.

4. **Alterations.** Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or
improvements, in, to or about the premises.

5. **Ordinances and Statutes.** Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and
federal authorities now in force, or which may hereafter be in force, pertaining to the premises, occasioned by or affecting the
use thereof by Lessee.

6. **Assignment and Subletting.** Lessee shall not assign this lease or sublet any portion of the premises without prior written
consent of the Lessor, which shall not be unreasonably withheld. Any such assignment or subletting without consent shall be
void and, at the option of the Lessor, may terminate this lease.

7. **Utilities.** All applications and connections for necessary utility services on the demised premises shall be made in the name
of Lessee only, and Lessee shall be solely liable for utility charges as they become due, including those for sewer, water, gas,
electricity, and telephone services. In the event that any utility or service provided to the premises is not separately metered,
Lessor shall pay the amount due and separately invoice Lessee for Lessee's pro rata share of the charges. Tenant shall pay such
amounts within fifteen (15) days of invoice. Lessee acknowledges that the leased premises are designed to provide standard of-
fice use electrical facilities and standard office lighting. Lessee shall not use any equipment or devices that utilize excessive elec-
trical energy or that may, in Lessee's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

8. **Entry and Inspection.** Lessee shall permit Lessor or Lessor's agents to enter upon the premises at reasonable times and
upon reasonable notice, for the purpose of inspecting the same, and will permit Lessor at any time within sixty (60) days prior to
the expiration of this lease, to place upon the premises any usual "To Let" or "For Lease" signs, and permit persons desiring to



lease the same to inspect the premises thereafter.

9. **Parking.** During the term of this lease, Lessee shall have the nonexclusive use in common with Lessor, other tenants of the building, their guests and invitees, of the nonreserved common automobile parking areas, driveways, and foot ways, subject to rules and regulations for the use thereof as prescribed from time to time by Lessor. Lessor reserves the right to designate parking areas within the building or in a reasonable proximity thereto, for Lessee and Lessee's agents and employees. Lessee shall provide Lessor with a list of all license numbers for the cars owned by Lessee, its agents and employees. Separated structured parking, if any, located about the building is reserved for Lessees of the building who rent such parking spaces. Lessee hereby leases from Lessor 0 spaces in such a structural parking area, such spaces to be on a first-come first-served basis. In consideration of the leasing to Lessee of such spaces, Lessee shall pay a monthly rental 0 Dollars (\$ 0) per space throughout the term of the lease. Such rent shall be due and payable each month without demand at the time herein set for the payment of other monthly rentals, in addition to such other rentals.

10. **Possession.** If Lessor is unable to deliver possession of the premises at the commencement hereof, Lessor shall not be liable for any damage caused thereby, nor shall this lease be void or voidable, but Lessee shall not be liable for any rent until possession is delivered. Lessee may terminate this lease if possession is not delivered within 15 days of the commencement of the term hereof.

11. **Indemnification of Lessor.** To the extent of the law, Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the demised premises or any part thereof. Lessee agrees to indemnify and hold Lessor harmless from any claims for damages which arise in connection with any such occurrence. Said indemnification shall include indemnity from any costs or fee which Lessor may incur in defending said claim.

12. **Insurance.** Lessee, at his expense, shall maintain plate glass and public liability insurance including bodily injury and property damage insuring Lessee and Lessor with minimum coverage as follows:

Lessee shall provide Lessor with a Certificate of Insurance showing Lessor as additional insured. The Certificate shall provide for a ten-day written notice to Lessor in the event of cancellation or material change of coverage. To the maximum extent permitted by insurance policies which may be owned by Lessor or Lessee, Lessee and Lessor, for the benefit of each other, waive any and all rights of subrogation which might otherwise exist.

If the leased premises or any other part of the building is damaged by fire or other casualty resulting from any act of negligence of Lessee or any of Lessee's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Lessee shall be responsible for the costs of repair not covered by insurance.

13. **Eminent Domain.** If the premises or any part thereof or any estate therein, or any other part of the building materially affecting Lessee's use of the premises, shall be taken by eminent domain, this lease shall terminate on the date when title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of the termination date, and any rent paid for any period beyond that date shall be repaid to Lessee. Lessee shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but Lessee may file a claim for any taking of fixtures and improvements owned by Lessee, and for moving expenses.

14. **Destruction of Premises.** In the event of a partial destruction of the premises during the term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations, but such partial destruction shall not terminate this lease, except that Lessee shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Lessee on the premises. If such repairs cannot be made within said sixty (60) days, Lessor, at his option, may make the same within a reasonable time, this lease continuing in effect with the rent proportionately abated as aforesaid, and in the event that Lessor shall not elect to make such repairs which cannot be made within sixty (60) days, this lease may be terminated at the option of either party. In the event that the building in which the demised premises may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Lessor may elect to terminate this lease whether the demised premises be injured or not. A total destruction of the building in which the premises may be situated shall terminate this lease.

15. **Lessor's Remedies on Default.** If Lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within 10 days, after the giving of such notice (or if such other default is of such nature that it cannot be completely cured within such period, if Lessee does not commence such curing within such 10 days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this lease on not less than 10 days' notice to Lessee. On the date specified in such notice the term of this lease shall terminate, and Lessee shall then quit and surrender the premises to Lessor, without extinguishing Lessee's liability. If this lease



shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the premises by any lawful means and remove Lessee or other occupants and their effects. No failure to enforce any term shall be deemed a waiver.
16. Security Deposit. Lessee shall deposit with Lessor on the signing of this lease the sum of ~~Five thousand Dollars~~ Dollars (\$ 2,500.00) as security for the performance of Lessee's obligations under this lease, including without limitation the surrender of possession of the premises to Lessor as herein provided. If Lessor applies any part of the deposit to cure any default of Lessee, Lessee shall on demand deposit with Lessor the amount so applied so that Lessor shall have the full deposit on hand at all times during the term of this lease.

17. Tax Increase. In the event there is any increase during any year of the term of this lease in the City, County or State real estate taxes over and above the amount of such taxes assessed for the tax year during which the term of this lease commences, whether because of increased rate or valuation, Lessee shall pay to Lessor upon presentation of paid tax bills an amount equal to 25 % of the increase in taxes upon the land and building in which the leased premises are situated. In the event that such taxes are assessed for a tax year extending beyond the term of the lease, the obligation of Lessee shall be proportionate to the portion of the lease term included in such year.

18. Common Area Expenses. In the event the demised premises are situated in a shopping center or in a commercial building in which there are common areas, Lessee agrees to pay his prorata share of maintenance, taxes, and insurance for the common area.

19. Attorney's Fees. In case suit should be brought for recovery of the premises, or for any sum due hereunder, or because of any act which may arise out of the possession of the premises, by either party, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

20. Waiver. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

21. Notices. Any notice which either party may or is required to give, shall be given by mailing the same, postage prepaid, to Lessee at the premises, or Lessor at the address specified above, or at such other places as may be designated by the parties from time to time.

22. Heirs, Assigns, Successors. This lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

23. Option to Renew. Provided that Lessee is not in default in the performance of this lease, Lessee shall have the option to renew the lease for an additional term of 12 months commencing at the expiration of the initial lease term. All of the terms and conditions of the lease shall apply during the renewal term except that the monthly rent shall be the sum of \$ 1,150.00. The option shall be exercised by written notice given to Lessor not less than 30 days prior to the expiration of the initial lease term. If notice is not given in the manner provided herein within the time specified, this option shall expire.

24. Subordination. This lease is and shall be subordinated to all existing and future liens and encumbrances against the property.

25. Radon Gas Disclosure. As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Un Known. Additional information regarding radon and radon testing may be obtained from your county public health unit.

26. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made a part of this lease before the parties' execution hereof.

Signed this 10th day of May, 2013 *(in kind for each month's rent)

* A charitable donation of \$100.00 from Sonlight Investments, Inc to the Florida Keys Children's Shelter is part of this agreement.

Lessor: Steve Wallmuer

5-10-13

Date

X Lessee: [Signature]

X 5-10-13

Date

DRC
Minutes & Comments

Minutes of the Development Review Committee

August 22, 2013

Approved on September 26, 2013

SUSTAINABILITY COORDINATOR

Get a free home energy audit from Keys energy.

KEYS ENERGY:

No comments

3. **Conditional Use - 1102 Truman Avenue (RE# 00033290-000100, AK#9032222) - A request for a Conditional Use to convert a commercial retail space to a community center in the HNC-1 zoning district per Section 122-808(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

The applicant gave members an overview of the request.

DRC Member Comments:

POLICE DEPARTMENT:

No comments

HARC PLANNER:

No comments

ENGINEERING:

Please design and permit the proposed exterior shower to exclude rainwater from entering the sanitary sewer system.

Please construct storm water retention swales in the rear yard, to collect storm water runoff. Swales shall be planted with sod or groundcover to prevent erosion.

FIRE DEPARTMENT:

Mr. Barroso had issues with fire safety equipment. He asked the applicant to meet with the fire department with the applicant's site plans

BUILDING OFFICIAL:

Mr. Wampler had issues with change of use. It is not a community center but an adult daycare. This would change requirements to include ADA requirements.

SUSTAINABILITY COORDINATOR

Get a free home energy audit from Keys energy.

KEYS ENERGY:

No comments

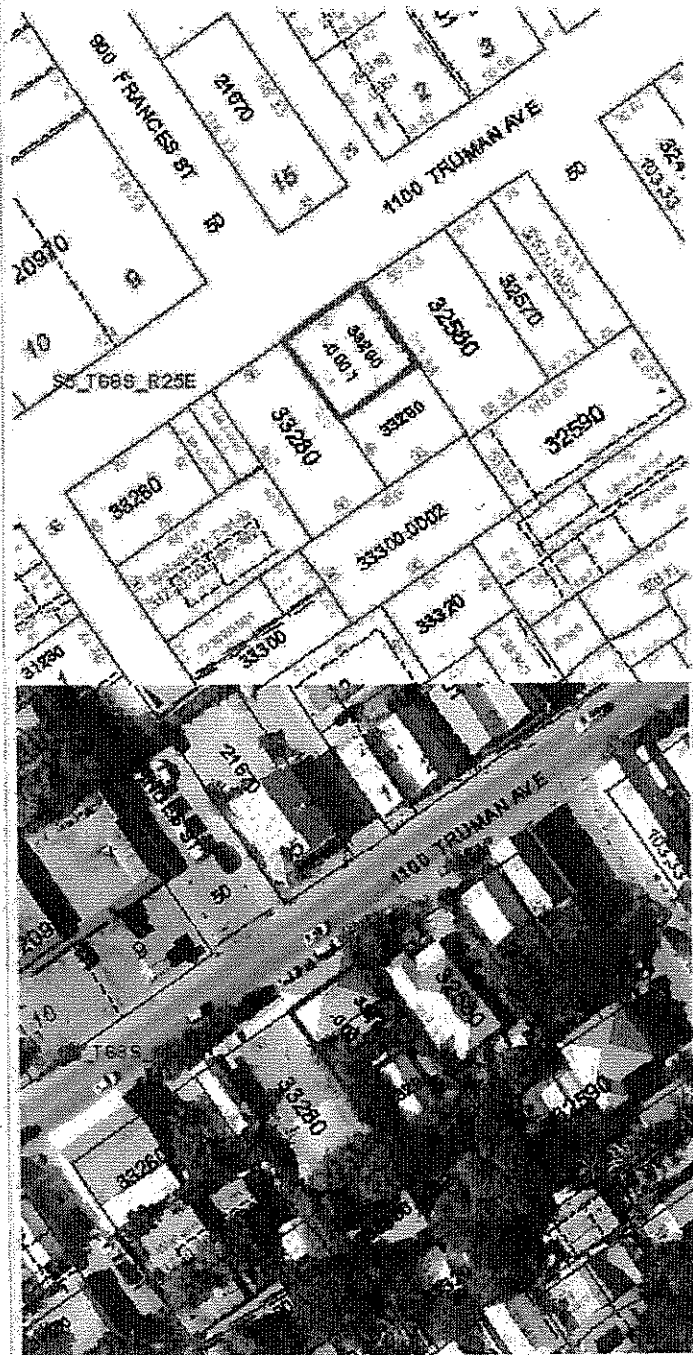
ADJOURNMENT

Meeting adjourned at 10:50 AM.

Respectfully submitted by,

Property Appraiser Information

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
1000 - COMMERCIAL DRY	50	54	2,700.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

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

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

Property Record Card -
Maps are now launching the new map application version 1.0.0

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

Alternate Key: 9032222 Parcel ID: 00033290-000100

Ownership Details

Mailing Address:
SONLIGHT INVESTMENTS INC
4101 MANOR FOREST TRL
BOYNTON BEACH, FL 33436-8852

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1100 TRUMAN AVE KEY WEST
Legal Description: KW GWYNN SUB PT OF TR 13 OR1848-1468/70

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., November 21, 2013 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:

Conditional Use - 1102 Truman Avenue (RE#00033290-000100; AK#9032222)- A request to allow a community center in the HNC-1 zoning district per Section 122-808 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Conditional Use - 1102 Truman Avenue (RE#00033290-000100; AK#9032222)- A request to allow a community outreach and counseling center in the HNC-1 zoning district per Section 122-808 (2)of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Florida Keys Children's Shelter/Project Lighthouse

Owner: Sonlight Investments

Project Location: 1102 Truman Avenue (RE#00033290-000100; AK#9032222)

Date of Hearing: Thursday, November 21, 2013

Time of Hearing: 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Stacy Gibson at sgibson@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: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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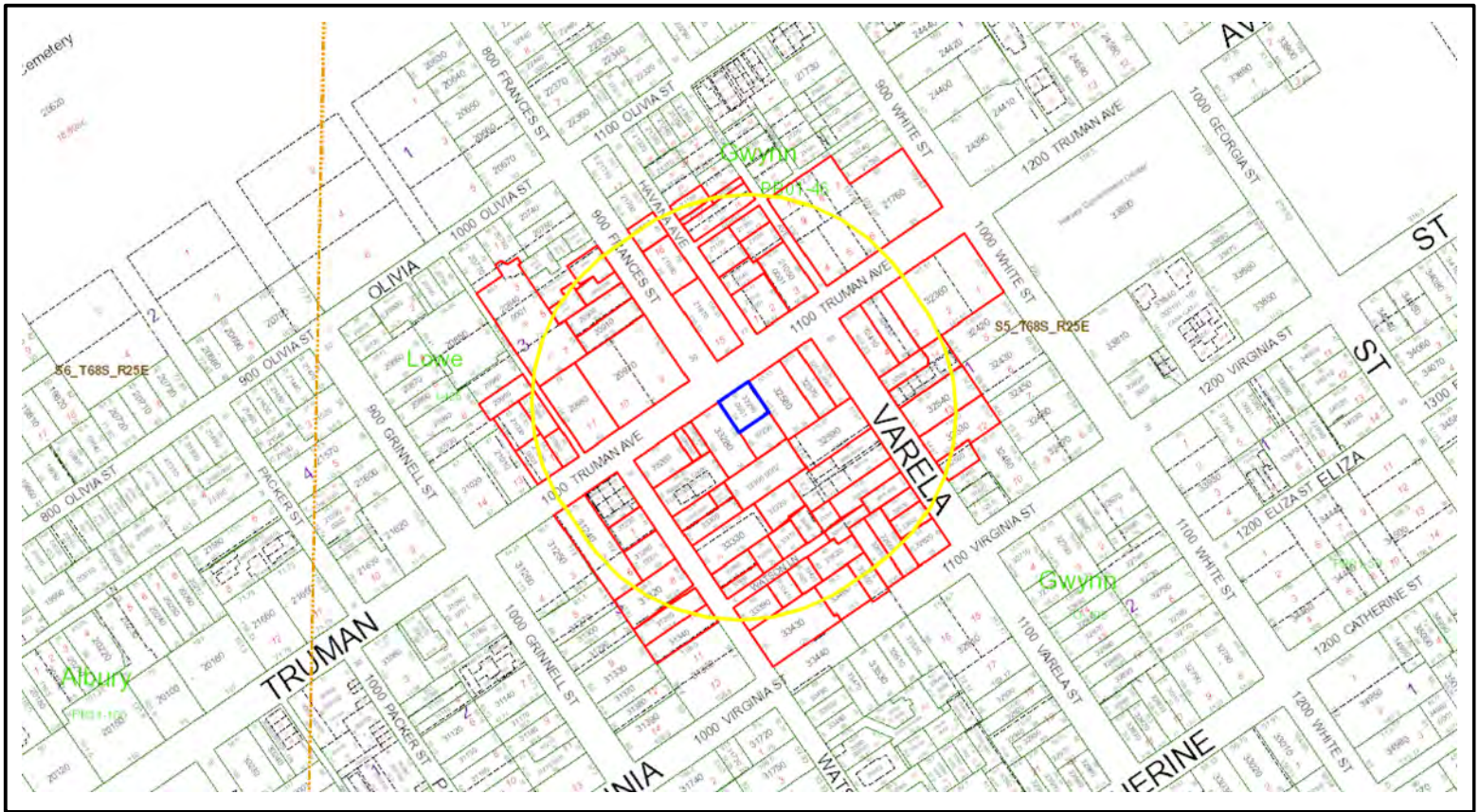
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Monroe County, Florida

1102 Truman

Printed: Oct 30, 2013

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
KOOK JUDY ANN	P O BOX 310900		JAMAICA	NY	11431	
CREEL ROBERT AND ROXANNA L	3411 STEARNS RD		VALRICO	FL	33596-6450	
MICHAUD DONALD M	908-C FRANCES ST		KEY WEST	FL	33040	
MACLEAR DOUGLAS G	308 CORNELL DR		LAKE WORTH	FL	33460	
LORD CHARLES W	1016 VARELA ST		KEY WEST	FL	33040	
LAPIERRE RENE O	1017 WATSON LANE		KEY WEST	FL	33040	
STEFANACCI MARCIA J	605 DEY ST		KEY WEST	FL	33040-6608	
ROBERTS IDA H	917 FRANCES ST		KEY WEST	FL	33040	
LETO PENNY AND DAVE W/H	916 POHALSKI ST		KEY WEST	FL	33040	
KRINITT DENNIS	PO BOX 4235		KEY WEST	FL	33041-4235	
EVANS JAMES A	22 INMAN ST APT 1		CAMBRIDGE	MA	02139-2431	
RODRIGUEZ JOSE F JR	1105 VIRGINIA ST		KEY WEST	FL	33040-3380	
AKERS ROGER W	HCR 62 BOX 42		RATON	NM	87740	
ARENCIBIA SIMON AND TESSIE	1026 VARELA ST		KEY WEST	FL	33040	
SCHECK THOMAS L	6815 WESTLAWN DR		FALLS CHURCH	VA	22042	
RUPPRECHT CLAUS	915 WATSON ST		KEY WEST	FL	33040	
VOGUE LAUNDRY AND DRY CLEANERS OF KEY WEST INC	2042 W ORGANSVILLE RD		CLARKSVILLE	VA	23927	
BLATT CHRISTOPHER CHANCE AND ELIZA A	1029 TRUMAN AVE		KEY WEST	FL	33040-3372	
LESKO NICOLE	144 S HAMMOCK RD		ISLAMORADA	FL	33036-3509	
MAYBERRY DOUGLAS G LIVING TRUST 2/3/2004	1010 VARELA ST APT 1		KEY WEST	FL	33040-4858	
ILE VIE LLC	640 CORTLANDT ST		HOUSTON	TX	77007-2636	
NAUGLER FREDERICK S	PO BOX 303		KEY WEST	FL	33041-0303	
MESA ROBERT N	1017 WATSON ST		KEY WEST	FL	33040-3317	
ONEAL ROBERT L	819 PEACOCK PLZ 182		KEY WEST	FL	33040-4293	
TRUMAN AND WHITE CHEVERON INC	1126 TRUMAN AVE		KEY WEST	FL	33040	
KUTCHER THEODORE AND ALISON	24 CEDAR ST		NARRAGANSETT	RI	02882-3930	
MORRIS AMY L/E	PO BOX 2		NORTH CHATHAM	MA	02650-0002	
FELGER SARAH KATHLEEN	318 KENTUCKY AVE SE		WASHINGTON	DC	20003-2322	
GAY NATHAN J	1016 WATSON LN		KEY WEST	FL	33040	
MESA ARMANDO AND KELLI S	1015 WATSON ST		KEY WEST	FL	33040-3317	
LRU LLC	PO BOX 990		KEY WEST	FL	33041	
HARRINGTON PAMELA J	1013 VARELA ST		KEY WEST	FL	33040-3309	
MARTINET LOUIS D AND PATRICIA A	1022 VARELA ST		KEY WEST	FL	33040-3310	
VALDEZ NILO L/E	1018 WATSON LN		KEY WEST	FL	33040-3323	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
HENLEY MARILYN	4524 W 225 ST		FAIRVIEW PK	OH	44126	
STEINER LOUIS F	6826 64TH ST		RIDGEWOOD	NY	11385-5246	
CAIN DIANE M AND RICHARD K	1103 VIRGINIA ST		KEY WEST	FL	33040	
GREEN BRYAN C E LIVING TRUST 06/11/2007	910 WATSON ST		KEY WEST	FL	33040-3354	
ROBERTS M EMIL	2617 SEIDENBERG AVE		KEY WEST	FL	33040	
BROOKS BRIAN M	1012 TRUMAN AVE APT 203		KEY WEST	FL	33040-6480	
HYNES JON	PO BOX 70231		NEW ORLEANS	LA	70172-0231	
BORDELON MELISSA	1107 KEY PLZ PMB 321		KEY WEST	FL	33040-4086	
ROBERTS GAIL	2617 SEIDENBERG AVE		KEY WEST	FL	33040	
PFENT DAVID J AND EVELYN C	512 NOAH LANE		KEY WEST	FL	33040	
KILLIAN OWEN G	1014 VARELA ST APT 2		KEY WEST	FL	33040-3333	
STATE OF FLORIDA	% DNR DOUGLAS BLDG		TALLAHASSEE	FL	32399	
MCLANE TIMOTHY G	913 WHITE ST		KEY WEST	FL	33040-3355	
LUJAN WAYNE	1010 KENNEDY DR STE 300		KEY WEST	FL	33040-4133	
FUGINA LOUIS	PO BOX 609131		ORLANDO	FL	32860-9131	
KEENAN TERANCE E AND GWEN L	5008 BRILL POINT RD		TALLAHASSEE	FL	32312	
TALLEY STEPHEN M	4173 S FOUR MILE RUN DR UNIT C		ARLINGTON	VA	22204-4087	
KW CONCHS LLC	201 FRONT ST STE 107		KEY WEST	FL	33040-8346	
SMITH MITCHELL	640 RAVEN AVE		MIAMI SPRINGS	FL	33166-3953	
WATSON STREET PROPERTIES LLC	PO BOX 278		KANNAPOLIS	NC	28082-0278	
BORREGO DON R AND GINA M	74 BAY DR		KEY WEST	FL	33040-6115	
MCCOWN ALLEN L	1521 W ST		SACRAMENTO	CA	95818	
MONEY PITT INVESTMENT TRUST 6/15/2012	728 DUVAL ST		KEY WEST	FL	33040-7400	
SAVIANO DENNIS P TRUST AGR 5/18/93	PO BOX 2025		KEY WEST	FL	33045-2025	
HANKINS COREY	1022 WATSON ST		KEY WEST	FL	33040	
DUMIGAN GEORGE GEMMELL TRUSTEE	182 NEWTON RD		WOODBIDGE	CT	6525	
SELANDER JEANNE WELCH	1012 VARELA ST UNIT 3		KEY WEST	FL	33040-3310	
MARSTON JOHN	1011 TRUMAN AVE		KEY WEST	FL	33040-3384	
WIDENER ROBERT L	409 FLEMING ST		KEY WEST	FL	33040	
SONLIGHT INVESTMENTS INC	4101 MANOR FOREST TRL		BOYNTON BEACH	FL	33436-8852	
MASON STEPHEN E L/E	1018 WATSON ST		KEY WEST	FL	33040	
SCHRULL ROBERT E	PO BOX 691		BRATTLEBORO	VT	05302-0691	
TRIBBEY CLARA M NUNEZ T/C	153 FORE AVE		COLUMBIA	SC	29229-4361	
1018 TRUMAN LLC	521 SIMONTON ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
COOPER PETER G AND DIANE M	1108 TRUMAN AVE		KEY WEST	FL	33040	
MJT DUVAL GROUP LLC	28720 W 14 MILE RD		WEST BLOOMFIE	MI	48322-4225	
MORRIS JOHN CLYDE III	2705 OAK DR		MONROE	LA	71201-2432	
MEALUS ERIC D	640 CORTLANDT ST		HOUSTON	TX	77007-2636	
MANSMAN ROBERT	1200 STEUART ST UNIT 312		BALTIMORE	MD	21230-5351	
TIPTON DARREN LEE	1014 VARELA ST APT 1		KEY WEST	FL	33040-3333	
FAGAN THOMAS	212 LORING AVE		SALEM	MA	01970-4353	
WEBSTER TODD R	3724 SUNRISE LN		KEY WEST	FL	33040-4540	
ALFONSO RAYMOND C	1014-3 VARELA ST		KEY WEST	FL	33040	
RHOADES SHIRREL AND DIANE L	914 GRINNELL ST		KEY WEST	FL	33040	
GOLDSMITH JAMES B AND RUTH N	586 CLEARVIEW DR		CHARLESTON	SC	29412	
POHALSKI LLC	2432 FLAGLER AVE		KEY WEST	FL	33040-3844	
DION COMMERCIAL PROPERTIES LLC	638 UNITED ST		KEY WEST	FL	33040	
SMITH LEW GORDON JR AND PAULETTE K	1110 TRUMAN AVE		KEY WEST	FL	33040	
VOLPIAN SIMON B AND JAN S	3022 FLAGLER AVE		KEY WEST	FL	33040	
O'NEAL TRACY	411 80TH STREET		HOLMES BEACH	FL	34217	
SHORT GINNI A	PO BOX 333		KEY WEST	FL	33041-0333	
BEEBE DENNIS A	920 POHALSKI ST		KEY WEST	FL	33040	
COULTER DAVID WILLIAM LIVING TRUST 02/12/2008	708 WILLIAM ST		KEY WEST	FL	33040-6429	
COYNE PATRICIA K	6 HAVANA LN		KEY WEST	FL	33040-3362	
PHILLIPS LUNA E AND STEPHEN T	902 SE 8TH ST		FORT LAUDERDA	FL	33316-1304	
FROST JEFF R	1005 WATSON ST UNIT 2		KEY WEST	FL	33040-3317	
CUSTER HELEN K	1075 DUVAL ST STE C21		KEY WEST	FL	33040-3188	
TIITF/ST.OF FL PUBLIC LANDS	DOUGLAS BLDG		TALLAHASSEE	FL	32399-3000	
HUGHES SYLVIA	1018 VARELA ST		KEY WEST	FL	33040-3310	