

**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: February 28, 2013

Agenda Item: **Transient License Transfer – 1800 Atlantic Boulevard, Unit 112-A (RE# 00063560-001300) to 516 Louisa Street (RE# 000288600-000000)**
– A request for a Transient License Transfer from property in the MDR-C zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

SITE DATA

Sender Site

License Owner: Jones, Richard Payne Revocable Trust
Agent: Norman Wood Jr.
Location: 1800 Atlantic Boulevard, Unit 112-A (RE# 00063560-001300)
Zoning: Medium Density Residential - Conservation (MDR-C)
Existing Use: Transient residential apartment

Receiver Site

Owner: Lori A. Young
Agent: Norman Wood Jr.
Location: 516 Louisa Street (RE#00028860-000000)
Zoning: Historic Residential Commercial Core Duval Street Oceanside (HRCC-3)
Existing Use: Single Family Residential
Proposed Use: Single Occupancy Transient Rental

BACKGROUND

The sender site is located in a residential zoning district that does not permit transient rental use. That unit is now a non-transient residential dwelling as a result of this action. The receiver site is in a zoning district that permits transient residential use.

RELEVANT CODE SECTIONS

The purpose of the ordinance outlined in Section 122-1336 is to:

- Provide for the transfer of existing transient units and transient licenses in order to reduce non-complying density, structures and uses;
- Remove legal nonconforming transient uses from zoning districts that now prohibit them;
- Encourage permanent residential housing by relocating transient licenses;
- Provide for the conversion of transient units to single-family dwellings by the transfer of units;
- Allow for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services;
- Protect environmentally sensitive lands; and
- Encourage redevelopment under the Building Permit Allocation System (BPAS) that limits the allowable number of residential and transient units.

Section 122-1339(a) states that a business tax receipt for transient use of a unit may itself be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit.

Section 122-1339(b) states that where a license alone is transferred, the Planning Board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants.

ANALYSIS

The sender site is a property for which this ordinance was written so as to eliminate potential nonconformities. The potential transient capability will be eliminated through the transfer of the license. The receiver site is a property that can support transient rental use. The sender site license is from a two bedroom and one bathroom unit. The receiver site is a single-family residence, to achieve parity with regard to relative size of units, the number of bedrooms will be considered.

TABLE

Criteria	Proposal	Complies Yes or No
Sender Site		
Has 1 associated transient license	License for transfer #13-00019625	Yes
The unit is lawful and has been counted in BPAS	N/A, license transfer only	
Remaining # of rooms to remain the same / does not increase BPAS count	The transfer does not increase the BPAS count	Yes
Final use conforms with LDRs	Transfer of license to conforming location	Yes
Development review process required for proposed construction / redevelopment	N/A, this is an existing unit	Yes

Receiver Site	Proposal	Complies Yes or No
Transient use is allowed or the use is residential	Transient use is allowed in the HRCC-3 zoning district	Yes
Complies with density	Existing single family with an ESFU of 1.0	Yes
The transient units retain BPAS (ROGO) equivalency	N/A, license transfer only	
New construction is not located in the "V" zone	N/A	
Homeowners or Condo Assoc. has approved	N/A, single family residence	Yes
General		
BPAS equivalency is maintained between sender and receiver sites and throughout the properties	Only the license is being transferred	Yes
Transient license equivalency is maintained between sender and receiver sites and throughout the properties	Sender site and receiver site have two bedrooms each	Yes
Complies with general intent	Meets intent of Sections 122-1338 & 122-1339	Yes

RECOMMENDATION

The Planning Department recommends **Approval** of the transfer of one transient rental license originally located at 1800 Atlantic Boulevard, Unit 112-A to 516 Louisa Street.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING ONE TRANSIENT BUSINESS TAX RECEIPT TRANSFER FROM PROPERTY LOCATED AT 1800 ATLANTIC BOULEVARD, UNIT 112-A (RE# 00063560-001300) TO PROPERTY LOCATED AT 516 LOUISA STREET (RE#00028860-000000), PURSUANT TO SECTIONS 122-1339 OF THE CODE OF ORDINANCES OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-1339 (a) of the Code of Ordinances allows a transient business tax receipt to be transferred from an area where transient uses are restricted or prohibited to a receiver site where transient residential use is permitted without the accompanying transfer of the unit; and

WHEREAS, Section 122-1339 (b) requires that the Planning Board consider the relative size of the unit from which the license is transferred and the room configuration of both sites to maintain approximately the same or less net number of occupants; and

WHEREAS, the transient use at the sender site is a legal non-conforming use and a permitted use at the receiving site; and

_____ Chairman

_____ Planning Director

WHEREAS, the sender site is a two bedroom single-family dwelling; and

WHEREAS, the receiving site is a two bedroom single-family dwelling; and

WHEREAS, the applicant proposed to operate the receiving site as one, two-bedroom transient unit; and

WHEREAS, the applicant proposed a transfer of one business tax receipt in order to maintain approximately the same or less net number of occupants.

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

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

Section 2. That a transfer of transient business tax receipt, pursuant to Section 122-1339 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF ONE TRANSIENT BUSINESS TAX RECEIPT FROM ONE TWO-BEDROOM DWELLING-UNIT AT PROPERTY LOCATED AT 1800 ATLANTIC BOULEVARD, UNIT 112-A (RE# 00063560-001300) TO ONE TWO-BEDROOM DWELLING-UNIT AT PROPERTY LOCATED AT 516 LOUISA STREET (RE#00028860-

_____ Chairman

_____ Planning Director

000000), PER THE ATTACHED PLANS.

Section 3. Full, complete, and final application for all licenses and 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 transfer of one transient business tax receipt 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 will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the 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 DCA can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or

_____ Chairman

_____ Planning Director

order.

Read and passed on first reading at a regularly scheduled meeting held this 28th day of February, 2013.

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

**City of Key West Planning Department
P. O. Box 1409, Key West, FL 33041-1409
(305) 809-3720**

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There is also **separate fees** of **\$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 604 Simonton Street. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site

1800 Atlantic Blvd
UNIT 112-A

Address of Site

516 LOUISA ST

RE# 00063560-001300

RE# 00028860-000000

Name(s) of Owner(s):

JONES RICHARD PAYNE

Name(s) of Owner(s):

LORI YOUNG

REV TR 05/31/02

Name of Agent or Person to Contact:

NORMAN WOOD JR

Name of Agent or Person to Contact:

Address:

138 SIMONTON ST
KEY WEST FL 33040

Address:

Telephone

Telephone

Email

NORMAN@NORMANWOODJR.COM

Email



For Sender Site:

"Local name" of property 1800 Atlantic Blvd Zoning district MDR-C
UNIT 112A

Legal description _____
UNIT A-112 1800 ATLANTIC CONDOMINIUM UNIT

Current use: TRANSIENT UNIT

Number of existing transient units: 1

Size of site N/A CONDO Number of existing city transient rental licenses: 1

What is being removed from the sender site? 1 Transient Licensee

What are your plans for the sender site? SINGLE FAMILY USE

For Receiver Site:

"Local name" of property N/A Zoning district HROC-3

Legal description KWP PT LOT 33 SQR 8 TR 11 H2-478

Current use SINGLE FAMILY

Size of site: 35.29x96 Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1 res

Existing non-residential floor area N/A

What will be transferred to the receiver site? 1 Transient Licensee

What are your plans for the receiver site? TRANSIENT RENTAL

**Sender Site
Information**

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME JONES RICHARD PAGNE 2. NAME _____
 ADDRESS REV TR 05/31/82 ADDRESS _____
1800 ATLANTIC BLVD ADDRESS _____
UNIT A-112 ADDRESS _____
 TELEPHONE(1) 954-545-9407 TELEPHONE(1) _____
 (2) _____ (2) _____
 FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____
 B. STATE/COUNTRY OF INCORPORATION _____
 C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
 D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
 B. STATE OF REGISTRATION: _____
 C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

 TELEPHONE(S) _____ FAX _____

REQUIRED ATTACHMENTS

Sender Site

- ✓ 1. Current survey *N/A CONDO*
- ✓ 2. Current floor plans
- ✓ 3. Copies of current occupational license(s) for transient rental use
OR Letter from City Licensing Official verifying number of licenses and date
- ✓ 4. Copy of last recorded deed to show ownership as listed on application
- ✓ 5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property *NO MORTGAGE*
- ✓ 6. Proposed site plan if changed for future use *N/A*
- ✓ 7. Proposed floor plans if changed for future use *N/A*
- ✓ 8. Detailed description of how use of transient rental units will be extinguished. *SEE ATTACHED AGREEMENT*
- 9. Other _____ *RICHARD JONES & LORI YOUNG*

Receiver Site

- ✓ 1. Current survey
- ✓ 2. Current floor plans
- ✓ 3. Copies of current occupational license(s).
- ✓ 4. Copy of last recorded deed to show ownership as listed on application
- ✓ 5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.) *N/A*
- ✓ 6. Proposed site plan if changed for future use *N/A*
- ✓ 7. Proposed floor plans if changed for future use *SEE DRAWINGS & PHOTOS*
- 8. Other _____

~ NOTE: The above items constitute one complete application package. Two signed & sealed surveys and site plans are required ~

Sender Site Verification

Signature Page and Verification Form for Sender Site

I (We) Richard P. Jones

owner(s) or authorized agent of the owner(s) of the real property located at 1800 Atlantic Blvd, Unit 112, in the City of Key

West, Florida, RE# 00063560-001300 state that all of the

information contained in this application and all of the answers to the above

questions are true and correct to the best of my knowledge and belief.

Signature [Handwritten Signature] Date: Jan 2, 2013

Richard P. Jones
print name designation

Signature _____ Date: _____

_____ print name designation

Subscribed and sworn to or affirmed before me on 2nd day of January ²⁰¹³ by Richard P. Jones, personally known to me or presenting _____ to me as identification.

[Handwritten Signature]
Notary Public Signature, Seal

Name printed Linda Wheeler Title _____

Commission, Date _____

COMMISSION Expires 4/20/16



**Sender Site
Authorization**

Agency Authorization Form for Owner of *Sender Site*

Please complete this form if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

(I/We), Richard Payne Jones, owner(s) of property located at 1800 Atlantic Blvd Unit 112A, Key West, Florida, RE# 00063560-001300, hereby authorize

Norman Wood, Jr., of 1021 Washington St. / KW 33040 to represent me/us and act as agent in all matters regarding the processing of this application for the transfer of transient units and/or licenses.

Richard P. Jones
Signature

Richard Jones
Type or Print Name

Date 2/26/13

Subscribed and sworn to (or affirmed) before me on 2/28/13 (date) by Richard P. Jones, personally known to me or presenting FL Drivers License as identification.

Notary Public Signature and Seal
[Signature]

Printed Name of Notary E. Mercer



Commission Number, State, and Expiration #EE028001, FL
Exp. 10/3/14

**Sender Site
Deed**

THIS INSTRUMENT PREPARED BY:

Record and Return to:
LINDA B. WHEELER, ESQ.
ATTORNEY AT LAW
FBN 513288
1213 WHITE STREET
KEY WEST, FLORIDA 33040
(305) 294-0683

Doc# 1564851 02/06/2006 2:35PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1564851
Bk# 2184 Pg# 2361

MEMORANDUM OF TRUST

THIS MEMORANDUM, by RICHARD P. JONES, a/k/a RICHARD PAYNE JONES, Trustee/Settlor of the RICHARD PAYNE JONES REVOCABLE TRUST, DATED MAY 31, 2002, as amended and restated:

WITNESSETH

WHEREAS the Trustee/Settlor by Agreement dated May 31, 2002, as amended and restated, created the RICHARD PAYNE JONES REVOCABLE LIVING TRUST (the Trust) and named RICHARD PAYNE JONES as Trustee, to serve and administer the Trust, and

WHEREAS the Trustee has been granted the power and authority under said trust document to create, grant and/or designate a beneficial interest for life in trust property as that term is used in Section 196.041 Florida Statutes for purposes of homestead exemption.

NOW THEREFORE, in consideration of the premises and other valuable considerations the Trustee hereby executes this Memorandum of Trust and further authorizes and directs that said Memorandum shall be evidence of:

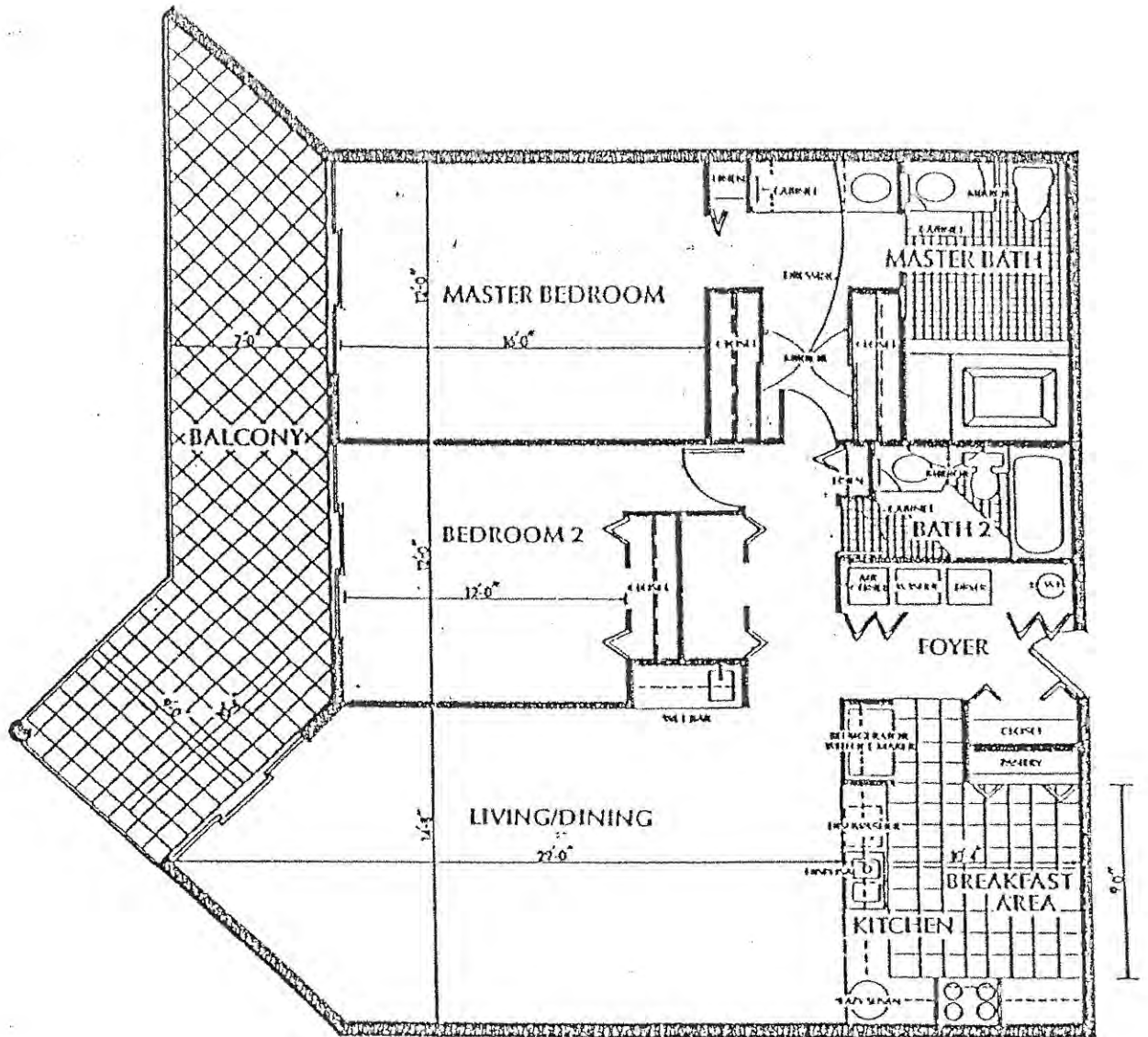
1. Settlor created the trust as provided above and the trust corpus includes real property located in Monroe County, Florida, being 1800 Atlantic Boulevard, Unit 112-A, Key West, Florida 33040, and more particularly described as:

Condominium Unit 112-A, 1800 ATLANTIC CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 899, Page 728, as amended from time to time, of the Public Records of Monroe County, Florida.
Parcel Identification No. 00063560-001300 / Alt. Key No. 8675372

2. The Trustee has authority pursuant to the terms of the Trust to grant a beneficial interest for life and a right of possession sufficient for homestead exemption to the successor trustee/named beneficiary for the remainder of their life according to Section 196.041, Florida Statutes, and that the Trustee has, in fact, made such a designation and created such a possessory interest and by this document does hereby create said interest and that interest is in effect according to the terms of said trust instrument and until terminated, shall remain in effect during the remainder of the named successor trustee's/beneficiary's lifetime.



**Sender Site
Site Plans**



1800
Atlantic
KEY WEST, FLORIDA



TWO BEDROOM/TWO BATH UNIT "A"

DIMENSIONS ARE APPROXIMATE. PLANS ARE SUBJECT TO ARCHITECTURAL, STRUCTURAL, AND OTHER REVISIONS WITHOUT NOTICE. AS SAME ARE DEEMED ADVISABLE BY THE DEVELOPER, BUILDER OR ARCHITECT. LIP AS SAME MAY BE REQUIRED BY LAW. PRICES SUBJECT TO CHANGE WITHOUT NOTICE.

**Sender Site
Additional Information**

**PURCHASE AGREEMENT
(Transient License)**

JD

THIS PURCHASE AGREEMENT ("Agreement") is entered into this 18th Day of December, 2012 by and between **RICHARD JONES**, having an address of 451 Heritage Drive #700, Pompano Beach, Florida 33060 ("Seller") and **LORI YOUNG**, having an address of 1508 Juno Isles Blvd. W ("Buyer").

N.P.B., FL 33408

WITNESSETH:

WHEREAS, Seller owns the property located at 1800 Atlantic Blvd., A112, Key West, Florida ("Sender Site"); and,

WHEREAS, Buyer owns the property located at 516 Louisa Street, Key West, Florida (collectively "Receiver Site"); and,

WHEREAS, Seller owns a 2 bedroom Transient License, Transient License # 13-00019625 (the "License") that is associated with the Sender Site, a copy of the License is attached hereto as Exhibit A; and,

WHEREAS, Seller desires to sell and Buyer desires to purchase the License pursuant to the terms of this Agreement; and,

WHEREAS, Seller and Buyer acknowledge that transfers of License requires application to and approval by the City of Key West of the "receiver site" (as that term is defined in Sec. 122-1337 of the Code of Ordinances for the City of Key West.

NOW, THEREFORE, in consideration of the foregoing promises and the mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Buyer and Seller hereby agree as follows:

1. **Recitals.** The recitals contained herein are true and correct and incorporated herein by reference.

2. **Purchase.** Buyer hereby agrees to purchase from Seller and Seller hereby agrees to sell to Buyer the 2 bedroom transient license # 13-00019625 as set forth in this Agreement.

3. **Purchase Price.** Buyer agrees to pay to Seller a purchase price of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000), with TEN THOUSAND AND NO/100 DOLLARS (\$10,000) being payable to Spottswood, Spottswood & Spottswood ("Escrow Agent") upon the signing of this Agreement as a deposit



("Deposit") and the balance payable upon approval by the City of Key West and closing of this transaction.

The initial Deposit may be made by personal check (subject to clearance). The remainder of the funds shall be made by wire to the Escrow Agent's account at closing. The funds paid by Buyer pursuant to this Section 3 of this Agreement will be paid to the Spottswood Trust Account for distribution pursuant to the terms of this Agreement. The Escrow Agent shall hold in escrow the Deposit pending approval of the transfer of the License by the City of Key West and closing of this transaction. Buyer and Seller agree that Escrow Agent may: (i) act in reliance upon any writing or instrument or signature which it, in good faith, believes to be genuine; (ii) assume the validity and accuracy of any statements or assertions contained in any such writing or instrument; and (iii) assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. The Escrow Agent shall not be liable in any manner for the sufficiency or correctness as to form, manner of execution or validity of any written instruction delivered to it nor as to the identity, authority or rights of any person executing the same. The Escrow Agent's duties shall be limited to the safekeeping of the Escrowed Funds and disbursing same in accordance herewith. The Escrow Agent undertakes to perform only such duties as are expressly set forth herein. No implied duties or obligations shall be read into this Agreement.

4. **Processing of Transfer.** Buyer and Seller understand and agree that this is a binding agreement. Buyer shall submit a complete and fully executed application to the City of Key West Planning Department and any other necessary governmental agency for the transfer of the License. Seller agrees to execute such documents as reasonably may be requested by Buyer which are necessary to accomplish the conveyance and transfer of the License to the Buyer, as contemplated in this Agreement. Buyer agrees to apply for and diligently pursue all approvals. Buyer shall ~~share~~ all fees and processing costs (including, without limitation, application fees and publication costs) imposed by the City of Key West and to the taxing authorities required to effectuate the transfer of the License, as well as any settlement fee and fee to prepare the assignment of the License. Buyer covenants to use its best efforts in good faith to successfully process the application with the City and to secure the approvals contemplated by this Agreement. In the event approval by the City of Key West is not obtained by February 15, 2013 or the City denies the application for transfer of the License for any reason, either party may terminate this Agreement with written notice to the other, and Buyer shall receive a refund of the Deposit, and both parties shall be released from any and all further obligations.

5. **Closing.** The closing date for this transaction shall be within ten (10) days of the date that the transfer of the License is approved by the Planning Board and/or the City of Key West. Buyer and Seller acknowledge that the transfer process with the City of Key West includes public hearings by the Development Review Committee and Planning Board for the City of Key West. Buyer and Seller agree to cooperate with each other in completing the transfer process with the City of Key West.

Handwritten initials
PAY

The Escrow Agent shall deliver the escrowed funds for the Purchase Price to Seller at closing. Spottswood, Spottswood and Spottswood, as the Closing Agent, shall collect all proceeds from buyer, at which time all closing proceeds from Buyer shall be delivered to Seller. At closing, Seller shall deliver to Buyer an assignment of or Bill of Sale for the License as contemplated in this Agreement.

6. **Survival of Covenants.** The terms, conditions and provisions of this Agreement shall not survive the closing of this transaction unless specifically provided to the contrary in this Agreement.

7. **Notices.** Any notice, communication, request, approval or consent that may be given or is required to be given under the terms of this agreement may be given orally but shall be conclusive only if in writing, hand delivered or by certified mail, return receipt requested, to the address of the relevant party shown on the face of this Agreement.

8. **Captions.** The captions of this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope of intent of this Agreement or the intent of any of its provisions.

9. **Entire Agreement.** This Agreement constitutes the entire agreement of the parties and may not be amended or modified, except in writing signed by both parties. All prior understandings and agreements between the parties are merged in this Agreement, which alone fully and completely express their understanding.

10. **Successors.** This Agreement shall be binding on and inure to the benefit of the parties and their respective successors, assignees and personal representatives.

11. **Further Assurance.** The parties agree to execute any and all further instruments and documents and take all actions as may be reasonably required by either party to effect fully the terms and provisions of this Agreement and the transactions contemplated in it before or after closing.

12. **Governing Law.** This Agreement shall be governed in its enforcement, construction and interpretation by the laws of the State of Florida.

13. **Time.** Time is of the essence with respect to all matters contained in this Agreement.

14. **Invalidity of Provisions.** The unenforceability, for any reason, of any term, condition, covenant or provision of this Agreement shall neither limit nor impair the operation, enforceability or validity of any other terms, conditions, provisions or covenants of this Agreement.

15. **Litigation.** If default is made in the performance of or compliance with any of the obligations herein by either party and legal proceedings become necessary for the enforcement thereof, then in that event, the defaulting party shall be responsible to the non-defaulting party for reimbursement of all reasonable attorney's fees and costs incurred by such party in such legal proceedings.

16. **Good Faith Efforts.** The Seller and Buyer each covenant to use their best efforts in good faith to comply with the provisions of this Agreement.

17. **Construction.** The Agreement shall not be construed against either party regardless of who is responsible for its drafting.

18. **Brokerage Representation.** By signing this Agreement, Buyer and Seller are representing and warranting that neither have consulted or dealt with any broker, salesperson, agent or finder, and no real estate commission or finder's fee is due or owing.

19. **Default.** In the event the sale of the License is not closed due to any default or failure on the part of Buyer, Seller's sole remedy shall be to retain the deposit paid by Buyer as full settlement of any claims. In the event the sale of the License is not closed due to default or failure on the part of Seller, Buyer shall be entitled to specific performance, or damages.

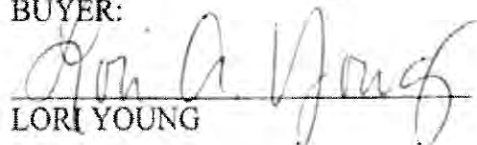
20. **Assignability.** This Agreement is not assignable without the prior written notice of the Seller, which consent may not be unreasonably withheld.

IN WITNESS WHEREOF, the parties have affixed their hands and seals the date first above written.

SELLER:


RICHARD JONES

BUYER:


LORI YOUNG



**Sender Site
Licensing**

Type information, press Enter.

Last activity:

Business control 2509

Created: 07/10/12 by KEYWKGP

Business name & address

JONES, RICHARD

1800 ATLANTIC BLVD A112

KEY WEST FL 33040

License number : 13 00019625

Appl, issue, expir 71012 71012 93013

License status (F4) AC ACTIVE

Classification (F4) 10C RENTAL-TRANSIENT RESIDENTIAL

Exemption (F4)

License comments ONE TRANSIENT RENTAL

License restrictions

Gross receipts

Reprint this license . . N Y=Yes, N=No

Additional charges . . N * Y=Yes, N=No

Extra requirements . . N * Y=Yes, N=No

Miscellaneous . . N Y=Yes, N=No

Sub codes N Y=Yes, N=No

More...

F3=Exit F5=Code description

F9=Applicant/Qualifier

F10=Business maintenance

F12=Cancel

F24=More keys

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name JONES, RICHARD CtlNbr:0002509
Location Addr 1800 ATLANTIC BLVD A112
Lic NBR/Class 11-00019625 RENTAL-TRANSIENT RESIDENTIAL
Issue Date: July 13, 2010 Expiration Date:September 30, 2011
License Fee \$27.30
Add. Charges \$27.30
Penalty \$0.00
Total \$27.30
Comments: ONE TRANSIENT RENTAL

This document must be prominently displayed.

JONES, RICHARD

JONES, RICHARD
451 HERITAGE DR #700

POMPANO BEACH FL 33060

City of Key West
Business Tax Receipt
License No: 11-00019625
Issue Date: 07/13/2010
Expiration Date: 09/30/2011
License Fee: \$27.30
Add. Charges: \$27.30
Penalty: \$0.00
Total: \$54.60

**Sender Site
Property Appraiser**

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 -
Map portion under construction.**

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

Alternate Key: 8675372 Parcel ID: 00063560-001300

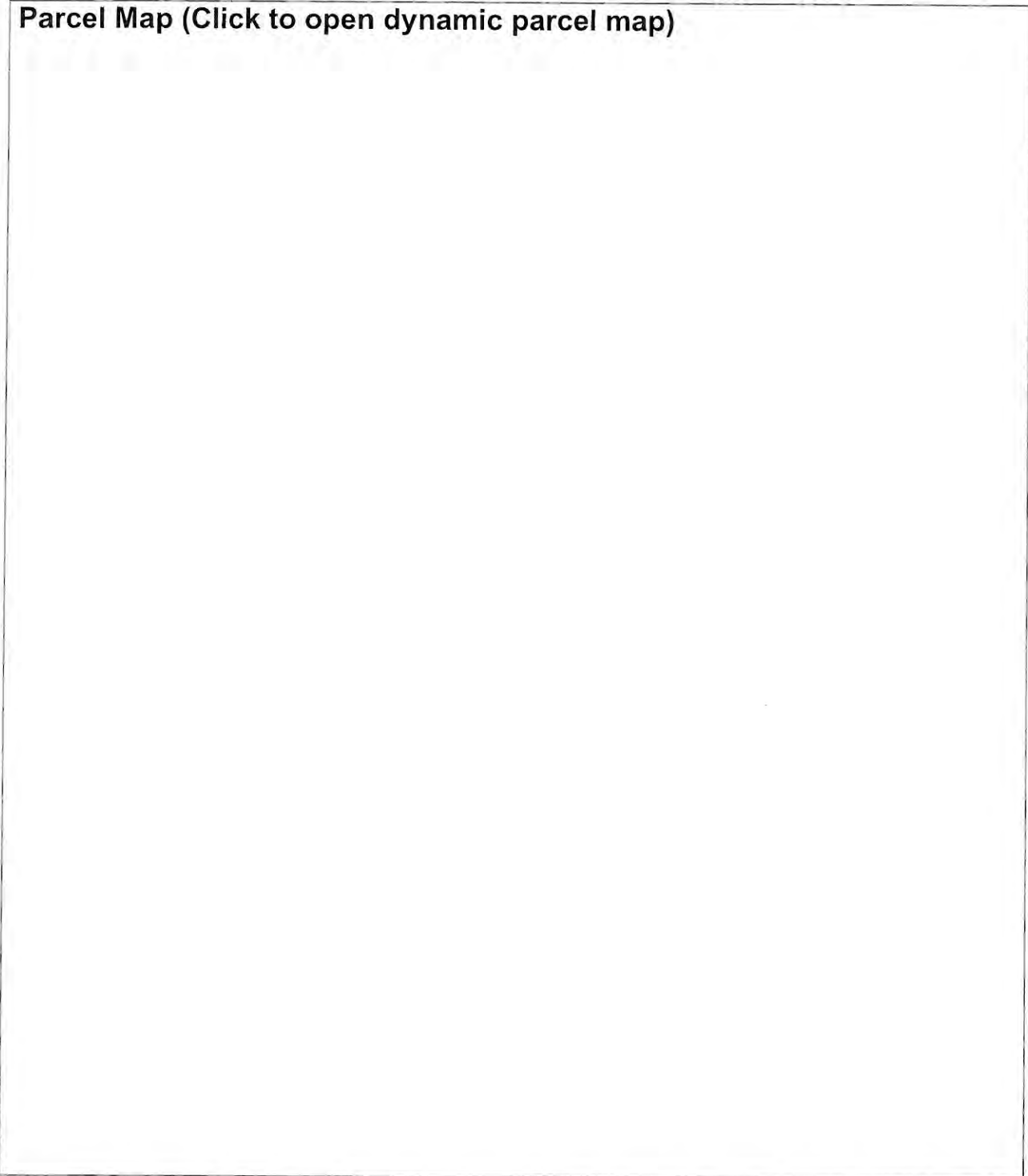
Ownership Details

Mailing Address:
JONES RICHARD PAYNE REV TR 05/31/02
1800 ATLANTIC BLVD APT A112
KEY WEST, FL 33040-5389

Property Details

PC Code: 04 - CONDOMINIUM
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 04-68-25
Property Location: 1800 ATLANTIC BLVD UNIT: 112A KEY WEST
Legal Description: UNIT A-112 1800 ATLANTIC CONDOMINIUM UNIT OR1159-2058/59C/T OR1228-1665 OR1645-2198/99 OR1662-508/09C OR1894-1228 OR1968-1699/700 OR2003-510/511 OR2127-402/03 OR2184-2361M/T

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Condominium Details

Condo Name: 1800 ATLANTIC

Footage: 1316 Year Built: 1984

Appraiser Notes

14-1 2002-12-23-041 1 TRANSIENT RENTAL UNIT

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	343,742	0	0	343,742	302,655	25,000	277,655
2011	295,442	0	0	295,442	293,840	25,000	268,840
2010	295,936	0	0	295,936	289,498	25,000	264,498
2009	281,887	0	0	281,887	281,887	25,000	256,887
2008	400,623	0	0	400,623	400,623	25,000	375,623
2007	562,817	0	0	562,817	562,817	25,000	537,817
2006	0	651,184	1	651,185	641,006	25,000	616,006
2005	0	542,653	1	542,654	542,654	0	542,654
2004	0	374,243	1	374,244	374,244	0	374,244
2003	0	297,018	1	297,019	243,317	25,000	218,317
2002	0	237,614	1	237,615	237,615	25,000	212,615
2001	0	222,069	1	222,070	222,070	0	222,070
2000	0	174,857	1	174,858	174,858	0	174,858
1999	0	160,419	1	160,420	160,420	0	160,420
1998	151,339	0	1	151,340	151,340	0	151,340
1997	147,391	0	1	147,392	147,392	0	147,392
1996	142,004	0	1	142,005	142,005	0	142,005
1995	142,004	0	1	142,005	142,005	0	142,005
1994	135,241	0	1	135,242	135,242	0	135,242
1993	153,683	0	1	153,684	153,684	0	153,684
1992	153,683	0	1	153,684	153,684	0	153,684
1991	153,683	0	1	153,684	153,684	0	153,684
1990	180,803	0	1	180,804	180,804	0	180,804
1989	180,803	0	1	180,804	180,804	0	180,804
1988	156,539	0	1	156,540	156,540	0	156,540
1987	148,238	0	1	148,239	148,239	0	148,239
1986	141,179	0	1	141,180	141,180	0	141,180
1985	112,944	0	28,236	141,180	141,180	0	141,180

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/16/2005	2127 / 402	794,000	WD	Q
5/7/2004	2003 / 0510	635,000	WD	Q
5/20/2003	1894 / 1228	465,000	WD	Q
7/25/2000	1645 / 2198	315,000	WD	Q
9/1/1992	1228 / 1665	150,000	WD	U
2/1/1991	1159 / 2058	1	WD	M

This page has been visited 275,235 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

**Receiver Site
Information**

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME LORI YOUNG 2. NAME _____
 ADDRESS 516 LOUISA ST ADDRESS _____
KEY WEST FL 33040
 TELEPHONE(1) 561-324-6809 TELEPHONE(1) _____
 (2) _____ (2) _____
 FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____
 B. STATE/COUNTRY OF INCORPORATION _____
 C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
 D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
 B. STATE OF REGISTRATION: _____
 C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

 TELEPHONE(S) _____ FAX _____

**Receiver Site
Verification**

Signature Page and Verification Form for Receiver Site

I (We) Lori A. Young

owner(s) or authorized agent of the owner(s) of the real property located at
516 Louisa Street in the City of Key

West, Florida, RE# 00028860 - 000000 state that all of the
information contained in this application and all of the answers to the above
questions are true and correct to the best of my(our) knowledge and belief.

Signature Lori A. Young Date: 12/17/2012
Lori A. Young Owner
print name designation

Signature _____ Date: _____
_____ _____
print name designation

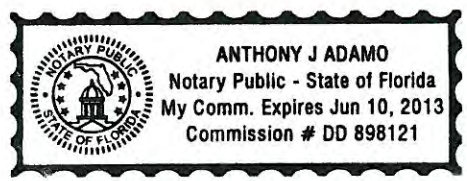
Subscribed and sworn to or affirmed before me on 12/17/12 by
Lori A. Young, personally known to me or

presenting FLDL 4520-521-71-757-0 to me as identification.

Anthony J. Adamo
Notary Public Signature, Seal

Name printed Anthony J. Adamo Title Notary

Commission, Date DD 898121, 6/10/2013



**Receiver Site
Authorization**

Agency Authorization Form for Owner of Receiver Site

Please complete this form if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

(I / We), Lori A. Young, owner(s) of
property located at 516 Louisa Street, Key West,
Florida, RE# 00078860-000000, hereby authorize

Norman Wood, of _____,
to represent me/us and act as agent in all matters regarding the processing of

this application for the transfer of transient units and/or licenses.

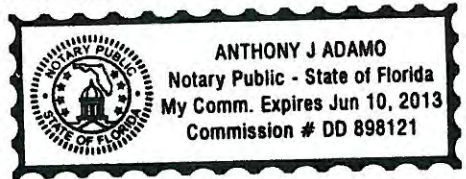
Lori A. Young
Signature

Lori A. Young
Type or Print Name

Date 12/17/2012

Subscribed and sworn to (or affirmed) before me on 12/17/12 (date)
by Lori A. Young, personally known to me or presenting
FDL# Y520-521-71-757-0 as identification.

Notary Public Signature and Seal
Anthony J. Adamo



Printed Name of Notary Anthony J. Adamo

Commission Number, State, and Expiration DD898121, FL, 6/10/2013



**Receiver Site
Deed**

505,000

Doc# 1900231 09/21/2012 1:04PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 12-328-EJ
Will Call No.:

09/21/2012 1:04PM
DEED DOC STAMP CL: DS \$3,535.00

Doc# 1900231
BKH 2590 Pg# 238

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of September, 2012 between Robert P. Nickel and Maryanne Nickel, husband and wife whose post office address is 713 Emma Street, Unit #1, Key West, FL 33040, grantor, and Lori A. Young, a single woman whose post office address is 516 Louisa Street, Key West, FL 33040 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

SEE EXHIBIT "A" ATTACHED

Parcel Identification Number: 00028860-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2012 and subsequent years.

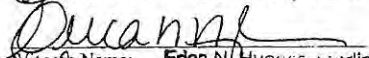
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

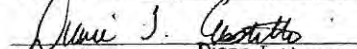
To Have and to Hold, the same in fee simple forever.

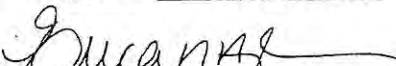
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

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

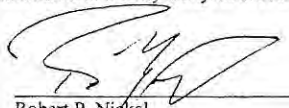
Signed, sealed and delivered in our presence:

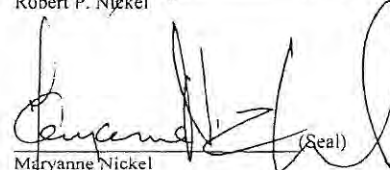

Witness Name: Erica N. Hughes-Sterling


Witness Name: Diane T. Casullo


Witness Name: Erica N. Hughes-Sterling


Witness Name: Diane T. Casullo


Robert P. Nickel (Seal)


Maryanne Nickel (Seal)



State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 14th day of September, 2012 by Robert Nickel and Maryanne Nickel, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Diane T. Castillo
Notary Public
Printed Name: Diane T. Castillo
My Commission Expires: _____



EXHIBIT "A"

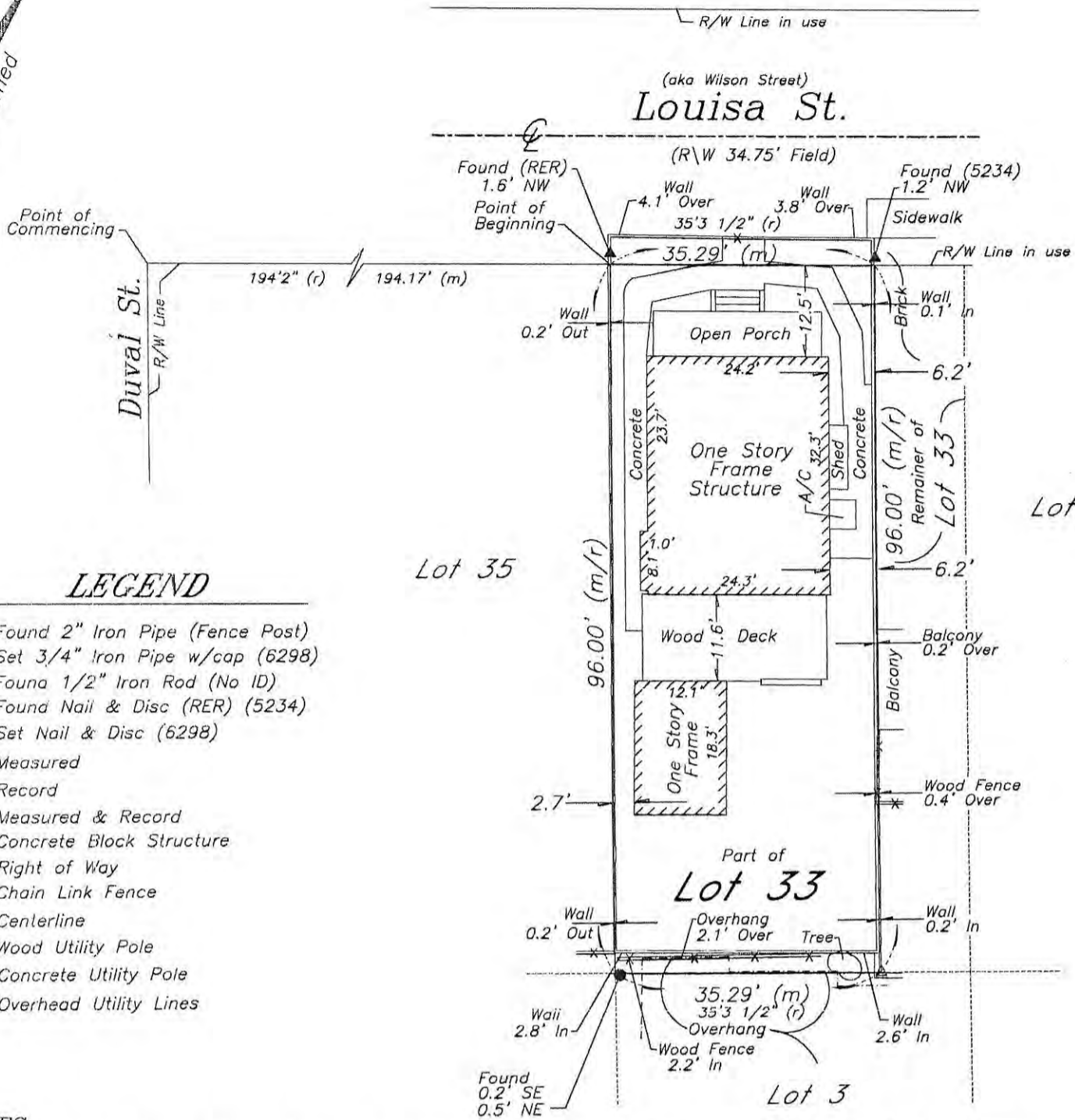
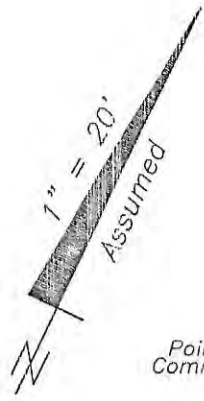
Doc# 1900231
Bk# 2590 Pg# 240

On the Island of Key West and is the Southwest 1/2 of Lot 33 of Square 8 of Tract 11 according to a diagram of said Square made by D. P. Sweeny and recorded in Book "L", Deeds, Page 215 of Monroe County Records. COMMENCING at a point on Wilson Street (now known as Louisa Street) 194 feet, 2 inches from Duval Street and runs thence in a Northeasterly direction 35 feet, 3 1/2 inches; thence at right angles in a Southeasterly direction 96 feet; thence at right angles in a Southwesterly direction 35 feet, 3 1/2 inches; thence at right angles in a Northwesterly direction 96 feet to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

**Receiver Site
Survey**

Boundary Survey Map of the part of Lot 33, Square 8 Tract 11, Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (RER) (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 516 Louisa Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 10, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Metes and bounds description and occupation under walls are greater than the "Southwest 1/2 of Lot 33" as described in preamble (See below).

BOUNDARY SURVEY OF: On the Island of Key West and is the Southwest 1/2 of Lot 33 of Square 8 of Tract 11 according to a diagram of said Square made by D.P. Sweeny and recorded in Book "L", Deeds, Page 215 of Monroe County Records. COMMENCING at a point on Wilson Street (now known as Louisa Street) 194 feet, 2 inches from Duval Street and runs thence in a Northeasterly direction 35 feet, 3 1/2 inches; thence at right angles in a Southeasterly direction 96 feet; thence at right angles in a Southwesterly direction 35 feet, 3 1/2 inches; thence at right angles in a Northwesterly direction 96 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Lori Young;
First Equity Mortgage Bankers, Inc.;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Company;

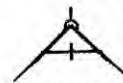
J. LYNN O'FLYNN, INC.

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

September 14, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



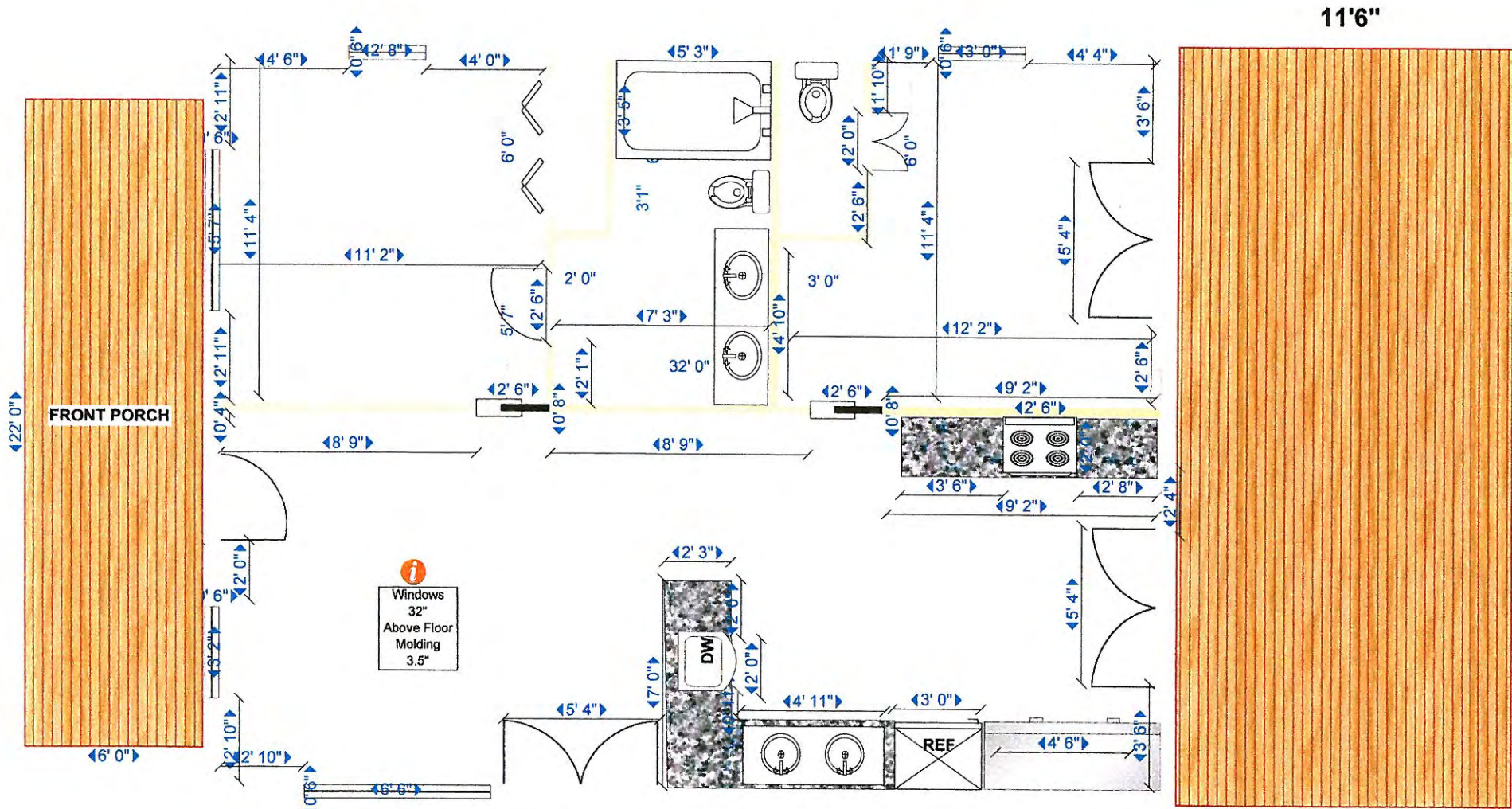
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



0-6270

**Receiver Site
Site Plan**



SCHEMATIC DIAGRAM 516 LOUISA STREET	DRAWN BY Stephen Almeda		DATE 10/09/2012
	CHECKED KeysVirtual.com	SCALE 1"=4'	SHEET NO. LOUISA516



Receiver Site Licensing

**Receiver Site
Property Appraiser**

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 -
Map portion under construction.

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

Alternate Key: 1029645 Parcel ID: 00028860-000000

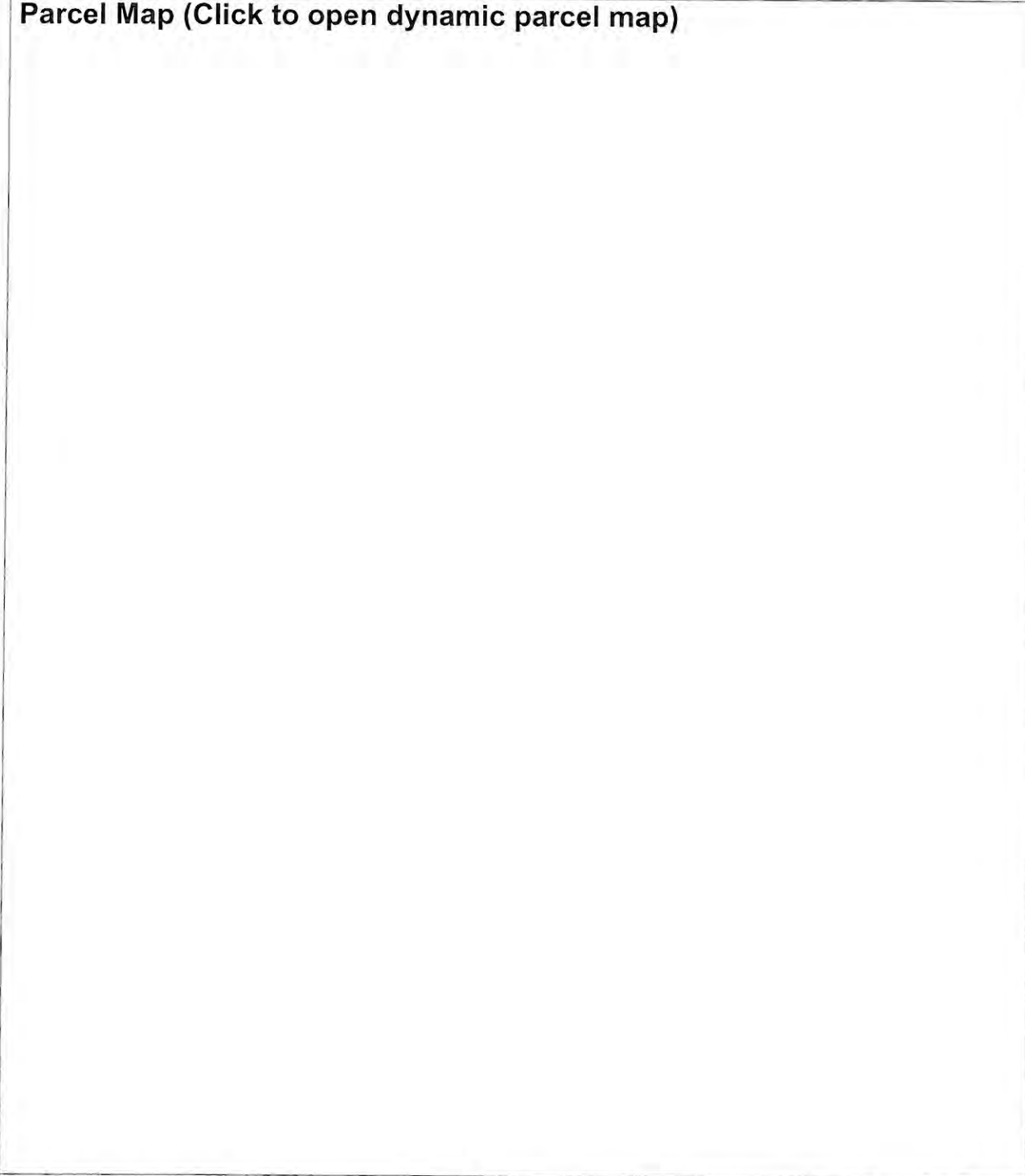
Ownership Details

Mailing Address:
YOUNG LORI A
516 LOUISA ST
KEY WEST, FL 33040-3106

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 516 LOUISA ST KEY WEST
Legal Description: KW PT LT 33 SQR 8 TR 11 H2-478 OR387-684/85 OR566-45 OR827-1896D/C OR1627-968 OR1700-478 OR2590-238/40

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,388.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 768
Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 19
 Year Built 1938
 Functional Obs 0

Condition A
 Perimeter 112
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 26
 Grnd Floor Area 768

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

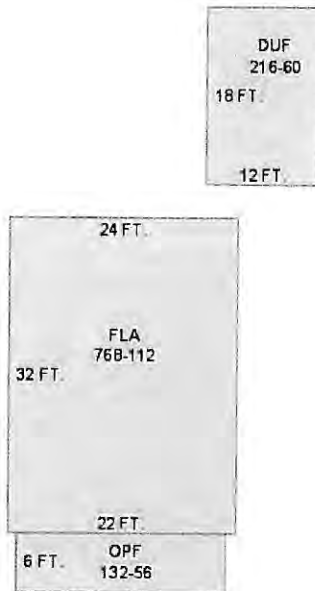
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 2

Extra Features:

2 Fix Bath 1
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1991	N Y	0.00	0.00	768
2	OPF	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	132
4	DUF	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	216

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	288 SF	0	0	1991	1992	2	40
1	FN2:FENCES	872 SF	0	0	1991	1992	4	30

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	74,472	5,186	259,347	339,005	285,274	25,000	260,274
2011	88,303	5,298	252,445	346,046	276,965	25,000	251,965
2010	89,366	5,373	316,032	410,771	272,872	25,000	247,872
2009	100,543	5,734	480,368	586,645	265,698	25,000	240,698
2008	98,141	3,893	592,200	694,234	265,433	25,000	240,433
2007	143,769	4,142	451,764	599,675	257,702	25,000	232,702
2006	280,339	4,391	270,720	555,450	251,417	25,000	226,417
2005	201,243	4,722	287,640	493,605	244,094	25,000	219,094
2004	158,860	4,970	209,808	373,638	236,984	25,000	211,984
2003	149,515	5,219	77,832	232,566	232,566	25,000	207,566
2002	126,698	5,550	77,832	210,080	210,080	0	210,080
2001	113,960	5,799	77,832	197,591	197,591	0	197,591
2000	107,283	2,966	54,144	164,393	105,668	25,500	80,168
1999	73,722	2,552	54,144	130,418	102,890	25,500	77,390
1998	77,602	2,790	54,144	134,536	101,270	25,500	75,770
1997	62,082	2,317	47,376	111,774	99,578	25,500	74,078
1996	47,725	1,866	47,376	96,967	96,678	25,500	71,178
1995	47,725	1,931	47,376	97,032	94,320	25,500	68,820
1994	42,681	1,784	47,376	91,841	91,841	25,500	66,341
1993	43,049	0	47,376	90,425	90,425	25,500	64,925
1992	43,049	0	47,376	90,425	90,425	25,500	64,925
1991	43,705	0	47,376	91,081	91,081	25,500	65,581
1990	36,526	0	39,762	76,288	76,288	25,000	51,288
1989	23,394	0	38,916	62,310	62,310	25,000	37,310
1988	19,249	0	33,840	53,089	53,089	25,000	28,089
1987	19,053	0	21,150	40,203	40,203	25,000	15,203
1986	19,142	0	20,304	39,446	39,446	25,000	14,446
1985	18,669	0	18,042	36,711	36,711	25,000	11,711
1984	17,535	0	18,042	35,577	35,577	25,000	10,577
1983	17,535	0	12,182	29,717	29,717	0	29,717
1982	17,811	0	10,524	28,335	28,335	0	28,335

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/19/2012	2590 / 238	505,000	WD	02
5/25/2001	1700 / 0478	250,000	WD	Q
4/7/2000	1627 / 0968	235,000	WD	Q
2/1/1974	566 / 45	15,000	00	Q

This page has been visited 275,272 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., February 28, 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:

Transient License Transfer – 1800 Atlantic Boulevard, Unit 112-A (RE# 00063560-001300) to 516 Louisa Street (RE# 00028860-000000) – A request for a Transient License Transfer from property in the MDR zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Transient License Transfer – 1800 Atlantic Boulevard, Unit 112-A (RE# 00063560-001300) to 516 Louisa Street (RE# 00028860-000000) – A request for a Transient License Transfer from property in the MDR zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Norman Wood **Owner Sender Site:** Jones Richard Payne / **Owner Receiver Site:** Lori Young
Project Location: 1800 Atlantic Blvd Unit 112-A and 516 Louisa Street
Date of Hearing: Thursday, February 28, 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 Karen de Berjeois at kdeberje@keywestcity.com .

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

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 lan-

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

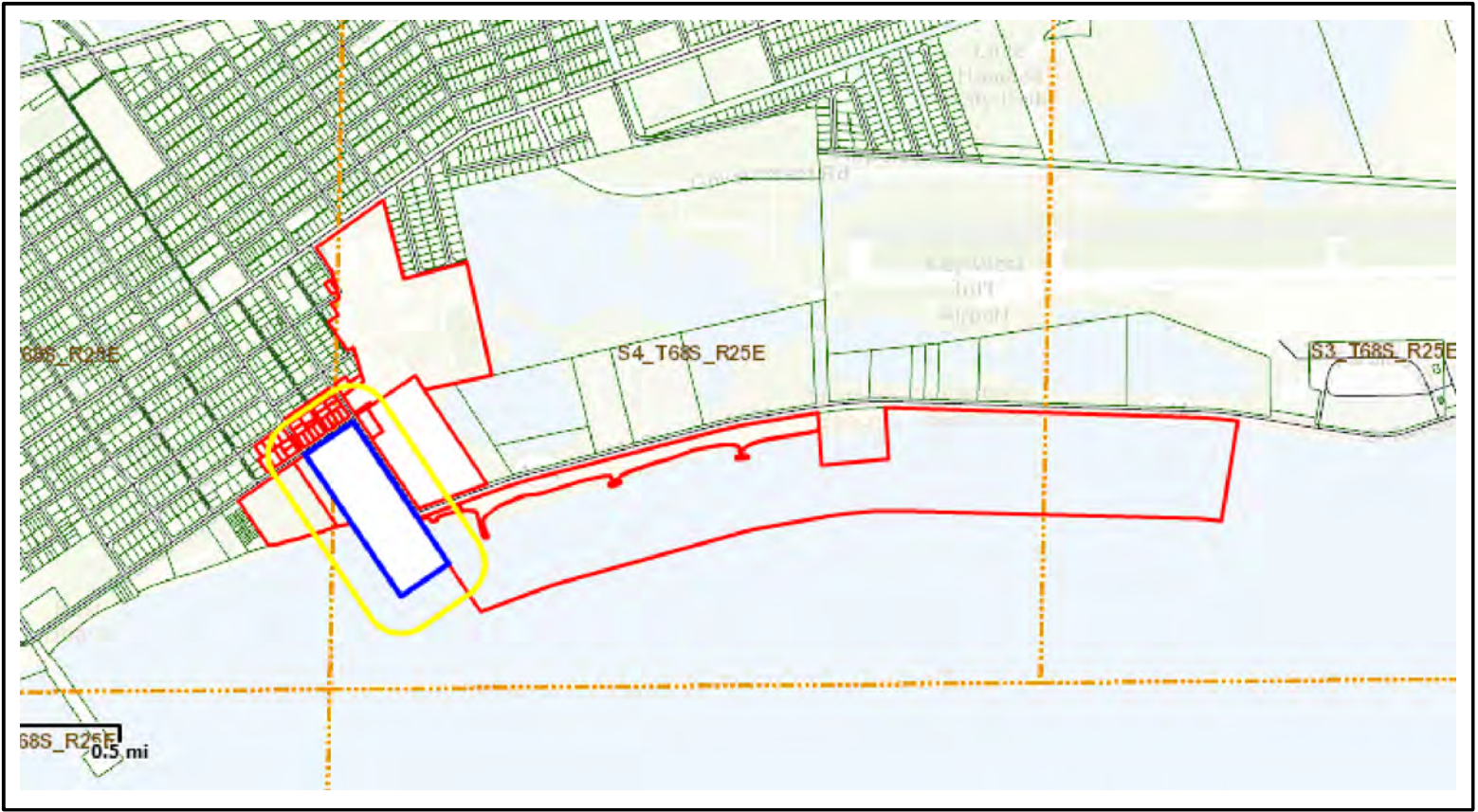
Transient License Transfer – 1800 Atlantic Boulevard, Unit 112-A (RE# 00063560-001300) to 516 Louisa Street (RE# 00028860-000000) – A request for a Transient License Transfer from property in the MDR zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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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 Karen de Berjeois at kdeberje@keywestcity.com .

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



Monroe County, Florida

1800 Atlantic

Printed: Feb 22, 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
1 SCIMONE FRANCIS S DR AND MARILYN J A	20 JOYCE RD		WAYLAND	MA	01778	
2 BARRY JEFFREY S	41 BALDPATE RD		GEORGETOWN	MA	01833	
3 A1A ATLANTIC KEYS LLC	115 LAZELL ST		HINGHAM	MA	02043	
4 MAKAS ELAINE	10 SHEFFIELD AVE		LEWISTON	ME	04240	
5 PAWLAK ROBERT	173 W 22ND ST		BAYONNE	NJ	07002	
6 LEAYCRAFT FREDERICK	418 GORGE RD		CLIFFSIDE PARK	NJ	07010	
7 ALCOBER ELDA	380 MOUNTAIN RD	APT 812	UNION CITY	NJ	07087	
8 SURGENT JAMES H AND KAREN	1173 LAWRENCE AVE		WESTFIELD	NJ	07090	
9 SURGENT JAMES H AND KAREN NEROD	1173 LAWRENCE AVE		WESTFIELD	NJ	07090	
10 JANNER THEODORE C AND CAROLYN A	34 POPLAR AVE		POMPTON PLAIN	NJ	07444	
11 TOTINO CAROLE	913 MAIN ST		PATERSON	NJ	07503	
12 DOTZAUER MARY V AND LIEBERMAN C LIV TRUST 8/5/200	407 5TH AVE		BELMAR	NJ	07719	
13 BATTI JOHN PHILLIP	122 EDISON RD		LAKE HOPATCON	NJ	07849	
14 COLEMAN DALE W AND DENISE P	138 RAILROAD AVE		WASHINGTON	NJ	07882	
15 FOTE JOHN J JR AND CHRISTINE L	18 SHAWNEE CT		MEDFORD	NJ	08055	
16 GOLDSTEIN ERIC S AND FRANCES J	2188 WEST AVE		LINWOOD	NJ	08221	
17 RUE JOHN F AND BEVERLY J	15 SEAVIEW DR		LONGPORT	NJ	08403	
18 WINANT JOHN G AND KATHLEEN S	549 GREAT RD		PRINCETON	NJ	08540	
19 ZOCCI RONALD D AND CLAUDIA C	1024 CAPSTAN DR		FORKED RIVER	NJ	08731	
20 JAGASIA RENU	40 TALL OAKS DR		EAST BRUNSWIC	NJ	08816	
21 TROST GEORGE D & MARIE &	350 E 77TH ST 4H		NEW YORK	NY	10021	
22 SEARCY JUDITH E	41 W 86TH ST	APT 14J	NEW YORK	NY	10024	
23 POOLE DONALD WHITMAN JR&POOLE DONALD W III & PO	162 KIRBY LANE		RYE	NY	10580	
24 TOMERIC REALTY CORPORATION	75-17 COOPER AVE		GLENDALE	NY	11385	
25 TOMERIC REALTY CORP	75-17 COOPER AVENUE		FLUSHING	NY	11385	
26 CARRELLO SAMUEL A ESTATE	P O BOX 344		PT LOOKOUT	NY	11569	
27 SCHWARTZ STEVEN W	61 S BAY AVE		MASSAPEQUA	NY	11758	
28 COMMINS DOLORES	PO BOX 652		SMITHTOWN	NY	11787	
29 COMMINS DOLORES	P O BOX 888		SMITHTOWN	NY	11787	
30 GUERDAN BRUCE R	122 EVERGREEN CIR		BEAVER	PA	15009	
31 SALVATORE HARRY J	290 SALS LN PO BOX 1030		CLEARFIELD	PA	16830	
32 SALVATORE HARRY J	P O BOX 1030		CLEARFIELD	PA	16830	
33 POTOCHNY JOHN D AND TRACY T	1429 STONECUTTER CIR		HUMMELSTOWN	PA	17403	
34 ROSATI GERALD B	601 WATEREDGE RD		LITITZ	PA	17543	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 YEXT WALTER F AND DONNA A	2830 BRENTWOOD DR		COOPERSBURG	PA	18036	
36 YEXT WALTER AND DONNA	2830 BRENTWOOD DR		COOPERSBURG	PA	18036	
37 PAUL BORIS	11 SUMMIT DR		STROUDSBURG	PA	18360	
38 HAMMERSCHMIDT WILLIAM E AND MARLA B	111 BECKETT CT		SOUDENTON	PA	18964	
39 BURNS JOHN F	518 WATERS EDGE		NEWTOWN SQUA	PA	19073	
40 TRUST AGR DTD 12-29-97	1515 MARKET ST	STE 808	PHILADELPHIA	PA	19102	
41 RDK ATLANTIC HOLDINGS LLC	TENTH AND KING STREETS	FL 10	WILMINGTON	DE	19801	
42 DAMICH EDWARD J	2220 20TH ST NW	UNIT 46	WASHINGTON	DC	20009	
43 MILLS GARY D AND VAL MARIE	505 CEDAR HILL CT		BEL AIR	MD	21015	
44 ROESE FRANKLIN D	1412 WASBASH DR		BEL AIR	MD	21015	
45 SALVATORE WILLIAM L	1927 MARLIN DR		OCEAN CITY	MD	21842	
46 MURPHY CORNELIUS J III AND DIANE M	3052 CEDARWOOD LN		FALLS CHURCH	VA	22042	
47 SPURGEON HELEN C & SPURGEON CHESTER C TRS	1503 N EDISON STREET		ARLINGTON	VA	22205	
48 KAZLAUSKY JAMES AND MARINA	4340 CEDAR LK CT		ALEXANDRIA	VA	22309	
49 CASTON LANEY W JR AND STEPHANIE	12620 AMBER TER		RICHMOND	VA	23233	
50 GOODE SUSAN S	7301 WOODWAY LN		NORFOLK	VA	23505	
51 SMITH STEPHEN L AND DEBRA	232 DIGH CIR		MOORESVILLE	NC	28115	
52 BURNETT JAMES A AND TONI B	15 MARTINIQUE		MYRTLE BEACH	SC	29572	
53 REDLER BRUCE H AND LESLIE P	102 CROSSTREE NORTH		HILTON HEAD ISL	SC	29926	
54 FITZGERALD WILLIAM A AND BEVERLY J	6595 MILLWOOD RD		CUMMING	GA	30041	
55 VISCONTI FAMILY LIMITED PARTNERSHIP	2928 WELLINGTON CIR SOUTH		TALLAHASSEE	FL	32308	
56 TIITF/CITY OF KEY WEST SMATHERS BCH	%DNR DOUGLAS BLDG		TALLAHASSEE	FL	32399	
57 FRAZIER RUFUS J AND NANCY M REV LIV TR 6/20/2007	3750 FRINGETREE LANE		MELBOURNE	FL	32940	
58 CANTER TERESA L AND ROY G	1150 NW 184TH PL		PEMBROKE PINE	FL	33029	
59 BUTLER ANDREW R AND KIMBERLY J	1724 PATRICIA ST		KEY WEST	FL	33040	
60 CORMORANT CORP OF THE KEYS INC	1109 DUVAL ST		KEY WEST	FL	33040	
61 SANDERSON BARBARA	1710 PATRICIA ST		KEY WEST	FL	33040	
62 CORMORANT CORP OF THE KEYS INC	1109 DUVAL ST		KEY WEST	FL	33040	
63 ARMAN ROBERT C	1709 GEORGE ST		KEY WEST	FL	33040	
64 BOROS BRUCE L AND CHRISTINA	1709 ATLANTIC BLVD		KEY WEST	FL	33040	
65 CORMORANT CORPORATION OF THE KEYS INC	1109 DUVAL ST		KEY WEST	FL	33040	
66 COOKE RONALD R AND SUSAN S	1716 PATRICIA ST		KEY WEST	FL	33040	
67 BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY F	241 TRUMBO RD		KEY WEST	FL	33040	
68 CORMORANT CORP OF THE KEYS	1109 DUVAL ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 ANDERSON RAY M AND HARUMI	1800 ATLANTIC BLVD	UNIT C121	KEY WEST	FL	33040	
70 MISSERT LINDA A	1800 ATLANTIC BLVD C233		KEY WEST	FL	33040	
71 BHAVSAR CHINU P	1800 ATLANTIC BLVD	UNIT C237	KEY WEST	FL	33040	
72 CORMORANT CORP OF THE KEYS INC	1109 DUVAL ST		KEY WEST	FL	33040	
73 KNIBILT CORPORATION INC	336 DUVAL ST		KEY WEST	FL	33040	
74 DRAPER JOHN R	1704 ROSE ST		KEY WEST	FL	33040	
75 RONAN JOHN C & NANCY V TR'S	1800 ATLANTIC BLVD	UNIT C-43	KEY WEST	FL	33040	
76 MAY PHYLLIS A	1800 ATLANTIC BLVD UNIT A-312		KEY WEST	FL	33040	
77 CORMORANT CORPORATION OF THE	1109 DUVAL ST		KEY WEST	FL	33040	
78 PERKINS MARK T &	2828 STAPLES AVE		KEY WEST	FL	33040	
79 OROPEZA CARLEEN A TRUSTEE	224 KEY HAVEN ROAD		KEY WEST	FL	33040	
80 PITA VIOLET	1712 GEORGE ST		KEY WEST	FL	33040	
81 APPEL DANIEL L AND MARY A REV TRUST 9/7/95	1800 ATLANTIC BLVD	UNIT A101	KEY WEST	FL	33040	
82 MONSON WARREN AND SUSAN	1119 JOHNSON ST		KEY WEST	FL	33040	
83 TEDESCHI LOUIS J AND JOYCE C	1901 S ROOSEVELT BLVD	APT 107S	KEY WEST	FL	33040	
84 SHIMP RICHARD L AND CAROL M	1901 S ROOSEVELT BLVD - UNIT 103N		KEY WEST	FL	33040	
85 MAGEE JAMES E	1901 S ROOSEVELT BLVD	UNIT 302V	KEY WEST	FL	33040	
86 MUSMANNO VICTOR H II	1507 FLORIDA ST		KEY WEST	FL	33040	
87 HUNT LIVING TRUST 7/29/1999	1901 S ROOSEVELT BLVD	UNIT 202E	KEY WEST	FL	33040	
88 LEMOS ANTHONY M AND JONELL W	1901 S ROOSEVELT BLVD 302N		KEY WEST	FL	33040	
89 DICKERSON O D AND ANNETTE H	1800 ATLANTIC BLVD	UNIT 119C	KEY WEST	FL	33040	
90 MILLER DAVID M AND NANETTE L	1800 ATLANTIC BLVD A-308		KEY WEST	FL	33040	
91 HANS ROBERT J AND HAZEL J	1800 ATLANTIC BLVD A-412		KEY WEST	FL	33040	
92 SHELDON KATHLEEN L	1901 S ROOSEVELT BLVD 106N		KEY WEST	FL	33040	
93 GRANT RENADE A	1901 S ROOSEVELT BLVD N	UNIT 108	KEY WEST	FL	33040	
94 SCALES EDWIN A III	1901 S ROOSEVELT BLVD UNIT 307-N		KEY WEST	FL	33040	
95 BRASUELL WILLIAM C JR TRUSTEE	1800 ATLANTIC BLVD A402		KEY WEST	FL	33040	
96 NALL MICHAEL B AND LYNN S	1800 ATLANTIC BLVD A-202		KEY WEST	FL	33040	
97 FINLAY DOUGLAS W AND MARY ANN	1901 S ROOSEVELT BLVD	APT 210W	KEY WEST	FL	33040	
98 BUZBE BRAD	1800 ATLANTICE BLVD	UNIT B-31	KEY WEST	FL	33040	
99 TYCOLIZ WILLIAM L JR	1623 ATLANTIC BLVD		KEY WEST	FL	33040	
100 WEINSTOCK ELIZABETH J AND JEFFREY B	1800 ATLANTIC BLVD	APT C-227	KEY WEST	FL	33040	
101 RUTSKIN DEBORAH	24 FLORAL AVE		KEY WEST	FL	33040	
102 DELUCA VIRGINIA M DEC TRUST 3/4/03	2605 PATTERSON AVE		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103 CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041	
104 GAFFNEY TIMOTHY J REVOCABLE TRUST DATED 12/22/91	PO BOX 165		KEY WEST	FL	33041	
105 KNIGHT SYLVIA B TR DTD 07/23/01	P O BOX 385		KEY WEST	FL	33041	
106 WRIGHT JAMES W	1220 SUGARLOAF BLVD		SUMMERLAND KI	FL	33042	
107 VOIGT MANFRED H REV TR 9/20/2000	P O BOX 2863		KEY WEST	FL	33045	
108 HELMERICH MATTHEW G LIV TR 1/17/2005	P O BOX 5507		KEY WEST	FL	33045	
109 WOLSZCZAK ANDREW AND PATRICIA	120 PIRATES COVE DR		MARATHON	FL	33050	
110 BUNYAN PATRICK J	7201 GULF OF MEXICO		MARATHON	FL	33050	
111 FAIBISCH RUSSELL M	1575 NW 14TH ST		MIAMI	FL	33125	
112 GALLWEY WILLIAM J III	201 S BISCAYNE BLVD	STE 1500	MIAMI	FL	33131	
113 KARP HENRY	757 SE 17TH ST	UNIT 176	FT LAUDERDALE	FL	33316	
114 LORICCHIO INVESTMENTS LLC	2623 NW 23 WAY		BOCA RATON	FL	33431	
115 RINEHART DONALD AND SUSAN	253 BIRD KEY DR		SARASOTA	FL	34236	
116 COOK BARRY W	5025 HILL PLACE DR		NASHVILLE	TN	37205	
117 DAUB WAYNE C	600 W MAIN ST	STE 300	LOUISVILLE	KY	40202	
118 CARLTON HOUSE INC	PO BOX 626		BURLINGTON	KY	41005	
119 BELL JAMES L	13759 FOX HILL DR		NOVELTY	OH	44072	
120 GIELTY JAMES E	900 ADAMS CROSSING	UNIT 9700	CINCINNATI	OH	45202	
121 SCHUPP MARK AND CATHERINE	10141 SPIRIT OAK LN		CINCINNATI	OH	45252	
122 COLEMAN DEAN A	448 NORTH DAVIDSON	UNIT 2	INDIANAPOLIS	IN	46208	
123 CENTURY VILLA CONDO CORPORATION	705 N MERIDIAN ST		GREENTOWN	IN	46936	
124 SCHULER JOEL & DOUGLAS JEAN A (1/2 EACH)	49670 KEYCOVE COURT		NEW BALTIMORE	MI	48047	
125 UPPAL IQBAL S	2502 LAKE LANSING RD	STE C	LANSING	MI	48912	
126 WILLIAMS JIMMY L AND KIMBERLY M	6724 WILDWOOD CREEK		BELMONT	MI	49306	
127 BENNETT BILL A	HC 01 BOX 87		LANSE	MI	49946	
128 KRILE JEFFREY A AND MICHELLE L	5609 POMMEL PL		WEST DES MOIN	IA	50266	
129 CHANDLER WILLIAM G AND MARY P	933 MENOMONIE LN		MADISON	WI	53704	
130 MOODY GARY ALVIN AND SHARON K	8505 KEATS AVE S		COTTAGE GROVIMN		55016	
131 WATSON EDGAR JR AND MARIE A (H/W)	82 S LAKE ST		GRAYSLAKE	IL	60030	
132 WIMMER SARAH D L/E	1230 N WESTERN AVE	UNIT 112	LAKE FOREST	IL	60045	
133 STARR SHERRY TRUST 9/25/09	14032 OLD SCHOOL RD		METTAWA	IL	60048	
134 LEE KAUFMAN AND JAN	2955 CRABTREE LN		NORTHBROOK	IL	60062	
135 SMITH WALTER J	310 BUSSE HWY	UNIT 292	PARK RIDGE	IL	60068	
136 COOPER MARK S AND GAIL	17818 COLLINS RD		WOODSTOCK	IL	60098	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
137 SMITH ROBERT W AND KATHLYN H/W	1330 ROBINHOOD DR		ELGIN	IL	60120	
138 KLING BEVERLY	19809 EAST GRANT HWY		MARENGO	IL	60152	
139 DEERY PAMELA J REV TR 10/23/2007	28101 SOUTH YATES		BEECHER	IL	60401	
140 COHEN EDWARD P AND TOBA J	4737 SOUTH KIMBARK ST		CHICAGO	IL	60615	
141 TRENCHARD ROBERT JR	P O BOX 799		KERMIT	TX	79745	
142 BEER DIANA D	115 HAWK LANE		BOULDER	CO	80304	
143 ISHLEY DAVID J AND JACQUELYN L	PO BOX 25055		COLORADO SPRING	CO	80936	
144 BLANKE PAUL S	PO BOX 6995		INCLINE VILLAGE	NV	89450	
145 OKEON MELVIN DR & MCKOWN CHARLES H DR	BOX 169		HANFORD	CA	93232	
146 LEROUX KEVIN P AND BARBARA W	PO BOX 1695		LENOX	MA	01240-1695	
147 CULVER FRANK Z JR AND PRISCILLA G	56 VALLEY RD		NAHANT	MA	01908-1351	
148 MILLETT TANYA P AND CHARLES T	PO BOX 997		MIDDLETON	MA	01949-2997	
149 R W REAL ESTATE TRUST DEC TR 3/10/2010	16 HILLSIDE AVE		PEABODY	MA	01960-6513	
150 MALLEY EDWARD W III	67 BORDER ST		SCITUATE	MA	02066-1201	
151 TRACY ROBERT L REV TR	7 CARVER ST		PROVINCETOWN	MA	02657-2111	
152 CYR ROGER J JR AND ANNE T	PO BOX 416		MADISON	NH	03849-0416	
153 KULLSON RICHARD L AND WENDY	28 BROOKS AVE		LEWISTON	ME	04240-5902	
154 1800 ATLANTIC BOULEVARD LLC	339 WASHINGTON AVE		NORTH HAVEN	CT	06473-1305	
155 KOVACS ROBERT G	4 RIDGEWOOD ST		DANBURY	CT	06811-4550	
156 BARALDI JOHN AND VERONICA	1 INDEPENDENCE CT	APT 415	HOBOKEN	NJ	07030-6762	
157 TOTINO TRACI	24 TAYLOR CT		PARSIPPANY	NJ	07054-2354	
158 ADAMS DAVID R	410 STATION AVE		HADDONFIELD	NJ	08033-4017	
159 HERRICK RUSSELL F AND JUDITH W	48 ROSS WAY		MARLTON	NJ	08053-5572	
160 MCCUTCHEON CURTIS A III	50 NORTH RD		MOUNT HOLLY	NJ	08060-9694	
161 HEIMLICH KENNETH R AND CAROL L	909 DENSTON RD		WEST DEPTFORD	NJ	08086-3831	
162 LEE ROBERT E JR AND BEVERLY B	26 N HILLSIDE AVE FLOOR 2		VENTNOR CITY	NJ	08406-2441	
163 FALLONE LINDA M	3 BREARLEY LN		NESHANIC STATI	NJ	08853-4303	
164 SOPOTI ZHULJETA	52 SAGAMORE HILL DR		PORT WASHINGT	NY	11050-2037	
165 AZZOPARDI JOSEPHINE	78 BEACON HILL RD		PORT WASHINGT	NY	11050-3034	
166 TOMERIC REALTY CORP	7517 COOPER AVE		RIDGEWOOD	NY	11385-8215	
167 CAPETOLA SUSAN	TWO HILLSIDE AVE	BLDG C	WILLISTON PARK	NY	11596-2335	
168 DUNNIGAN GEORGE A JR AND CAROL A	56 5TH AVE		SARATOGA SPRI	NY	12866-3610	
169 CLEMENT PATRICK J	423 BUCKINGHAM AVE		SYRACUSE	NY	13210-3315	
170 GREEN ROBERT ALAN JR	2 CEDARWOOD CIR		PITTSFORD	NY	14534-3246	

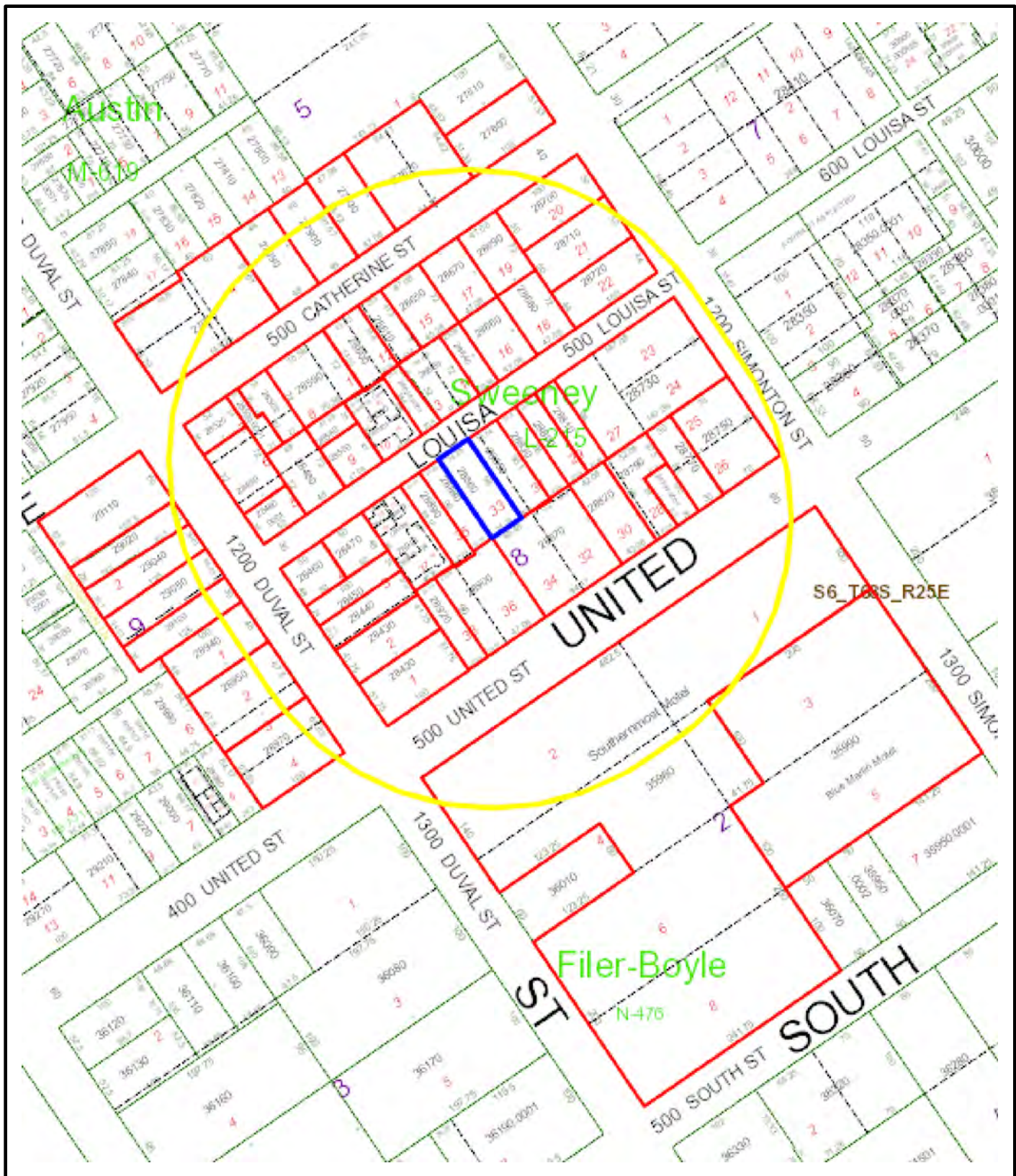
NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
171 ROGERS BRIEN B AND JOAN C	4990 ROUTE 89		ROMULUS	NY	14541-9779	
172 SALVATORE HARRY J	PO BOX 1030		CLEARFIELD	PA	16830-5030	
173 DECK DAVID AND CHERYL	551 BLOSSOM TRL		MOUNT JOY	PA	17552-3140	
174 HANNING PATRICK J	103 SHADELAND AVE		MEDIA	PA	19063-4028	
175 HERDAN ANDREW C AND MARY D	319 S CAMAC ST		PHILADELPHIA	PA	19107-5926	
176 NEWSOME FRANCES E	71304 DELAIRE LANDING RD		PHILADELPHIA	PA	19114-5432	
177 KLASS ALVINA A	5229 CHESTNUT ST		PHILADELPHIA	PA	19139-3415	
178 JORDAN ALFRED C	4 PENNS LNDG S		PHILADELPHIA	PA	19147-4351	
179 DEMARIE GEORGIA LEE	PO BOX 181		BETHANY BEACH	DE	19930-0181	
180 FARMER SAMUEL	463 M ST NW		WASHINGTON	DC	20001-4607	
181 DONELY LIVING TRUST 05/20/1999	22880 OLD MANOR LN		LEXINGTON PARK	MD	20653-2146	
182 SKOCZ PAUL	263 WAY CROSS WAY		ARNOLD	MD	21012-2261	
183 SAUNDERS WESLEY W	306 KYLE RD		CROWNSVILLE	MD	21036-1843	
184 SHANK SARA P AND ADRIAN J	2038 BRIGADIER BLVD		ODENTON	MD	21113-1038	
185 PAYNE JOHN W REV TRUST	4100 N CHARLES ST	APT 301	BALTIMORE	MD	21218-1058	
186 SALVATORE WILLIAM L AND DEBRA L R/S	1927 MARLIN DR		OCEAN CITY	MD	21842-5541	
187 ROGERS ROBERT W AND REBECCA A	1475 N HIGHVIEW LN APT 310		ALEXANDRIA	VA	22311-2331	
188 FROST FREE LLC	PO BOX 595		IRVINGTON	VA	22480-0595	
189 BURKETT TERESA K AND RICHARD A U/A DTD 11-18-98	72 STONY RDG		ASHEVILLE	NC	28804-1854	
190 1800 ATLANTIC KEY WEST LLC	671 GOLDEN BEAR DR UNIT A		PAWLEYS ISLAND	SC	29585-8601	
191 NICHOLS JOHN W AND KAREN B	450 LANGSTON PLACE DR		FORT MILL	SC	29708-6991	
192 COLLIER KENDALL	PO BOX 1733		NORCROSS	GA	30091-1733	
193 LA BRISA ASSOCIATION INC	2901 SW 149TH AVE		MIRAMAR	FL	33027-4151	
194 DOUMOURAS TERESA L	1150 NW 184TH PL		PEMBROKE PINE	FL	33029-3636	
195 CORMORANT CORPORATION OF THE KEYS	1109 DUVAL ST		KEY WEST	FL	33040-3127	
196 MYERS CHRISTOPHER C AND BARBARA A	1206 MARGARET ST		KEY WEST	FL	33040-3214	
197 HECHT BERNARD R	913 WHITE ST		KEY WEST	FL	33040-3355	
198 PEREZ ERASTO AND HORTENSIA	1317 6TH ST		KEY WEST	FL	33040-3858	
199 ANKEN CHARLES A AND SANDRA S OLIVIERI LVG TRST	1113 17TH ST		KEY WEST	FL	33040-4276	
200 MILLER DOUGLAS H	1300 S ROOSEVELT BLVD		KEY WEST	FL	33040-4537	
201 ASELIN LINDA K	1500 WHITE ST		KEY WEST	FL	33040-4836	
202 SELLIER DOMINIQUE	2601 S ROOSEVELT BLVD APT 105B		KEY WEST	FL	33040-5120	
203 GIDWANI RESHMA	1901 S ROOSEVELT BLVD APT 305S		KEY WEST	FL	33040-5213	
204 WOODRUFF ANITA D DEC TRUST 3/25/2004	1901 S ROOSEVELT BLVD APT 101N		KEY WEST	FL	33040-5237	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
205 CHAMBERLAIN MATTHEW LAIRD	1901 S ROOSEVELT BLVD APT 202N		KEY WEST	FL	33040-5238	
206 BARBARA J S WOLF DEC TR 11/3/2009	1901 S ROOSEVELT BLVD APT 201N		KEY WEST	FL	33040-5238	
207 FREEDMAN MARLENE A	1901 S ROOSEVELT BLVD APT 301N		KEY WEST	FL	33040-5239	
208 RAMIREZ REYNALDO L	1901 S ROOSEVELT BLVD	APT 402N	KEY WEST	FL	33040-5240	
209 HILDEBRANDT FREDERICK H AND SUSAN D	1901 S ROOSEVELT BLVD APT 401E		KEY WEST	FL	33040-5249	
210 KAWALER JUSTIN REV TR AMEN AND RESTATED REV TR	1901 S ROOSEVELT BLVD APT 308E		KEY WEST	FL	33040-5249	
211 LISZT CLARA	1901 S ROOSEVELT BLVD APT 303E		KEY WEST	FL	33040-5250	
212 ARKIN JEANNE E	1901 S ROOSEVELT BLVD APT 204E		KEY WEST	FL	33040-5256	
213 SCHWARTZ HOWARD A REV TR 11/12/1997	1901 S ROOSEVELT BLVD APT 404E		KEY WEST	FL	33040-5257	
214 TAYLOR SHEILA MARY	1901 S ROOSEVELT BLVD APT 406E		KEY WEST	FL	33040-5257	
215 GREEN SANDRA S DEC OF TRUST 10/1/1999	1901 S ROOSEVELT BLVD	APT 208N	KEY WEST	FL	33040-5258	
216 COLEY ROY W	1901 S ROOSEVELT BLVD APT 206N		KEY WEST	FL	33040-5258	
217 HARRIS NATHANIEL BALDWIN AND LYLE NAFTAEL	1901 S ROOSEVELT BLVD APT 407N		KEY WEST	FL	33040-5259	
218 SOLOMON ALAN R AND LINDA M	1901 S ROOSEVELT BLVD APT 105S		KEY WEST	FL	33040-5265	
219 HANNUM DANIEL O	1901 S ROOSEVELT BLVD APT 104S		KEY WEST	FL	33040-5265	
220 CHOLAK DANIEL L	1901 S ROOSEVELT BLVD APT 202S		KEY WEST	FL	33040-5266	
221 ROBERTS CATHERINE A LIVING TRUST 1/13/1994	1901 S ROOSEVELT BLVD APT 207S		KEY WEST	FL	33040-5267	
222 MCDONALD BELVA B	1901 S ROOSEVELT BLVD APT 206S		KEY WEST	FL	33040-5267	
223 ADAMCZYK WILLIAM J AND RUTH A	1901 S ROOSEVELT BLVD APT 308S		KEY WEST	FL	33040-5268	
224 MONDO FAMILY REV LIV TR 05/29/03	1901 S ROOSEVELT BLVD APT 402S		KEY WEST	FL	33040-5268	
225 PANIAGUA JOSE G	1901 S ROOSEVELT BLVD APT 101W		KEY WEST	FL	33040-5270	
226 HULBERT JOHN C AND CATHLEEN A	1901 S ROOSEVELT BLVD APT 203W		KEY WEST	FL	33040-5271	
227 SMAHA WILLIAM C	1901 S ROOSEVELT BLVD APT 201W		KEY WEST	FL	33040-5271	
228 KRAMER WILLIAM J AND LINDA J	1901 S ROOSEVELT BLVD APT 110W		KEY WEST	FL	33040-5271	
229 MONAGHAN WILLIAM E AND TERRI L	1901 S ROOSEVELT BLVD APT 204W		KEY WEST	FL	33040-5272	
230 CHANGO ROBERTA M	1901 S ROOSEVELT BLVD APT 207W		KEY WEST	FL	33040-5272	
231 CORCORAN REGINA E	1901 S ROOSEVELT BLVD APT 209W		KEY WEST	FL	33040-5273	
232 BEKAVAC PAUL E	1901 S ROOSEVELT BLVD APT 307W		KEY WEST	FL	33040-5274	
233 MCKEAGE ROBERT L	1901 S ROOSEVELT BLVD APT 308W		KEY WEST	FL	33040-5275	
234 DUNLEAVY KEVIN	1901 S ROOSEVELT BLVD APT 310W		KEY WEST	FL	33040-5275	
235 MILLER GERALD A	1901 S ROOSEVELT BLVD APT 407W		KEY WEST	FL	33040-5276	
236 DIAMOND JILL K	1901 S ROOSEVELT BLVD APT 406W		KEY WEST	FL	33040-5276	
237 ELENKOV DETELIN S AND KALINA K	1717 ATLANTIC BLVD		KEY WEST	FL	33040-5303	
238 OLIN ROBERT W	1803 ATLANTIC BLVD UNIT 1		KEY WEST	FL	33040-5323	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
239 DEJA DANIEL R AND SHARON K	1710 JOSEPHINE ST		KEY WEST	FL	33040-5339	
240 ALDRICH JEFFREY W AND JEAN P	1800 ATLANTIC BLVD APT A100		KEY WEST	FL	33040-5377	
241 SULLIVAN MICHAEL SEAN	1800 ATLANTIC BLVD APT A102		KEY WEST	FL	33040-5377	
242 RISPOLI ROMA	1800 ATLANTIC BLVD APT C229		KEY WEST	FL	33040-5378	
243 MITZNER SHERYLL E	1800 ATLANTIC BLVD APT C224		KEY WEST	FL	33040-5378	
244 BUTLER VIRGINIA B	1800 ATLANTIC BLVD APT C323		KEY WEST	FL	33040-5379	
245 COMMINS DOLORES	1800 ATLANTIC BLVD APT C430		KEY WEST	FL	33040-5381	
246 PESCE RICHARD L	1800 ATLANTIC BLVD APT C429		KEY WEST	FL	33040-5381	
247 SANCHEZ WINONA A	1800 ATLANTIC BLVD APT A304		KEY WEST	FL	33040-5382	
248 REIF JOSEFINA	1800 ATLANTIC BLVD APT A302		KEY WEST	FL	33040-5382	
249 MCDONNELL PETER F	1800 ATLANTIC BLVD APT B118		KEY WEST	FL	33040-5384	
250 GRIMSLEY SUSAN M	1800 ATLANTIC BLVD APT C123		KEY WEST	FL	33040-5385	
251 WILKS PHILLIP H AND CAROL J	1800 ATLANTIC BLVD APT A410		KEY WEST	FL	33040-5388	
252 JONES RICHARD PAYNE REV TR 05/31/02	1800 ATLANTIC BLVD APT A112		KEY WEST	FL	33040-5389	
253 COLLINS GLENN G	1800 ATLANTIC BLVD APT A207		KEY WEST	FL	33040-5390	
254 MCINTOSH GORDON N AND MERIDYTH A	1800 ATLANTIC BLVD APT C236		KEY WEST	FL	33040-5392	
255 APARTMENT A-403 1800 ATLANTIC BOULEVARD LLC	1800 ATLANTIC BLVD APT C241		KEY WEST	FL	33040-5393	
256 RECHSTEINER THOMAS	1800 ATLANTIC BLVD APT C241		KEY WEST	FL	33040-5393	
257 SCHLESINGER CARYN I	1800 ATLANTIC BLVD APT C319		KEY WEST	FL	33040-5394	
258 PEKAREK MARY ANN	1800 ATLANTIC BLVD APT C334		KEY WEST	FL	33040-5395	
259 BLITZ WILLIAM REV LIV TR	1800 ATLANTIC BLVD APT C338		KEY WEST	FL	33040-5395	
260 MARKS ROBERTA B REV TR AG 8/11/2011	1800 ATLANTIC BLVD APT C440		KEY WEST	FL	33040-5398	
261 STRAVINSKY RONALD M AND DONNA L	1800 ATLANTIC BLVD APT A314		KEY WEST	FL	33040-5399	
262 TOWNSEND GENEVA M REV TR UNDER TR AGR 9/28/2005	1800 ATLANTIC BLVD APT A408		KEY WEST	FL	33040-5708	
263 ROBINSON ROBIN	1800 ATLANTIC BLVD APT A405		KEY WEST	FL	33040-5708	
264 STUPEK KATHLEEN REV TR 6/4/1999	1800 ATLANTIC BLVD APT A400		KEY WEST	FL	33040-5708	
265 OLMSTED JAMES W	1800 ATLANTIC BLVD APT B416		KEY WEST	FL	33040-5736	
266 MEYERS LOIS DECLARATION OF TRUST 6/4/2003	1800 ATLANTIC BLVD APT B316		KEY WEST	FL	33040-5755	
267 LAVAGNA RICHARD AND DANA	1800 ATLANTIC BLVD APT B318		KEY WEST	FL	33040-5755	
268 HAMILTON DANIEL H	22 EVERGREEN AVE		KEY WEST	FL	33040-6244	
269 CRIPPEN CLARK D	75 SPOONBILL WAY		KEY WEST	FL	33040-7916	
270 CABRERA SEBASTIAN III AND ROSEMARY E	PO BOX 1177		KEY WEST	FL	33041-1177	
271 SCOTIA INC	PO BOX 1232		KEY WEST	FL	33041-1232	
272 CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041-1409	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
273 BRADFORD CHARLES A JR AND DEBRA L	P O BOX 4185		KEY WEST	FL	33041-4185	
274 SHIP N SHORE II LLC	7800 GULFSTREAM BLVD		MARATHON	FL	33050-2895	
275 MARKS STEVEN C TRUSTEE	25 W FLAGLER ST STE 800		MIAMI	FL	33130-1780	
276 JAIS WOLFGANG	33 SE 5TH ST STE 100		BOCA RATON	FL	33432-6000	
277 CORBITT AND CORBITT	142 JOHN F KENNEDY DR		LAKE WORTH	FL	33462-1159	
278 ILCHUK PETER K	445 S 12TH ST UNIT 1503		TAMPA	FL	33602-3691	
279 WASSER ROBERT R AND BONNIE L	5400 BETHLEHEM RD		MULBERRY	FL	33860-9024	
280 MILLER DORIS M	7775 SAVANNAH CT		NAPLES	FL	34104-6413	
281 MILLONIG PAUL A	7205 BELLINI WAY		NAPLES	FL	34114-2732	
282 EATON ALLEN T III LIV TR 4/11/2006	7130 RIVER CLUB BLVD		BRADENTON	FL	34202-4015	
283 CARR CAROL A R/S	5420 EAGLES POINT CIR APT 105		SARASOTA	FL	34231-9116	
284 BROWN LUCINDA J	1066 PHILLIPPE PKWY APT 1		SAFETY HARBOR	FL	34695-2626	
285 FRANKLIN LARRY B	2531 RANDELL AVE		LOUISVILLE	KY	40204-2114	
286 COX STANLEY A AND BARBARA BALDWIN	1648 RICHMOND RD		LEXINGTON	KY	40502-1620	
287 KNOX JAMES M AND LISA K	6587 MEADOW GLEN DR S		WESTERVILLE	OH	43082-8284	
288 CHERACCI UGO	PO BOX 347060		CLEVELAND	OH	44134-7060	
289 ORLANDO KATHLEEN MARIE	4016 W 160TH ST		CLEVELAND	OH	44135-1236	
290 TSCHANZ FAMILY LIVING TRUST 7/18/1997	8368 INNSBROOK LN		SPRINGBORO	OH	45066-9628	
291 GETTLER DELIAAN A AS TRUSTEE FOR BENJAMIN GETTLER	30 GARFIELD PL	STE 1040	CINCINNATI	OH	45202-4322	
292 DEVER DISTRIBUTING CO, INC	925 N FRUIT RIDGE AVE		TERRE HAUTE	IN	47803-1124	
293 MITCHELL NANCY L REVOCABLE LIVING TRUST 10/19/1998	3076 BETSY ROSS DR		BLOOMFIELD HILLS	MI	48304-2008	
294 COHEN BARRY S AND CAROLE S	4000 OAK GROVE DR		ORCHARD LAKE	MI	48323-1636	
295 KAPP JEFFREY	1330 WICKHAM DR		LANSING	MI	48906-5585	
296 WILLIAMS RONALD R AND BEVERLY A	5960 LINKSIDE LN NE		BELMONT	MI	49306-8926	
297 AUGUSTINE CHARLES P AND STACI A	1970 FALCON RDG		WATERLOO	IA	50701-9343	
298 MALEC DENNIS J	2562 N JADE AVE		ARLINGTON HEIGHTS	IL	60004-8433	
299 STARR SHERRY TR AG 9/25/2009	14032 W OLD SCHOOL RD		LIBERTYVILLE	IL	60048-9623	
300 BULT LAWRENCE E	P O BOX 102		THORNTON	IL	60476-0102	
301 GOLOM EDWARD S AND ANGIE	13462 W DOEDE LN		HOMER GLEN	IL	60491-8221	
302 GARDNER JANE K	641 W WILLOW ST APT 113		CHICAGO	IL	60614-5170	
303 CHAMBRO LLC	1922 BOSCOBEL CT		ROCKFORD	IL	61107-1250	
304 SMALL MARILYN J TRUST 10/3/2011	19494 E 1000 RD		MOUNT CARMEL	IL	62863-4171	
305 COMPTON KERRY L REV LIV TRUST AGREE 10/28/1993	PO BOX 282		DE SOTO	MO	63020-0282	
306 NIXON JAMES D AND REGINA L	901 E BATTLEFIELD ST		SPRINGFIELD	MO	65807-4811	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
307 GHAHREMANZADEH MAHMOUD	206 BRIARWOOD LN		HILLSBORO	KS	67063-1911	
308 MCMANUS JUDITH	650 E MUSIQUE RD		CARENCRO	LA	70520-5908	
309 HADLEY FRANCIS D AND JUDITH M	1113 - A RIDGE RD		DUSON	LA	70529-4327	
310 MCMAHAN PHILIP W LIV TR 6/1/2007	328 VAL VERDE ST		ALTUS	OK	73521-1122	
311 MONTGOMERY CARL T AND JANIE B	28860 S 595 CIR		GROVE	OK	74344-7752	
312 SPATZ HAL A	12526 WILLOW BREEZE DR		TOMBALL	TX	77377-8192	
313 RIGGLE DAVID AND DEBORAH	620 S SHERMAN ST		DENVER	CO	80209-4035	
314 MITCHEK LAVANDA C	PO BOX 369		CHEYENNE WELI	CO	80810-0369	
315 PALMER BRADLEY C AND DEE ANN	764 NORTHRIDGE CT		FARMINGTON	UT	84025-4116	
316 EDDY THE FAMILY TRUST 3/11/2011	227 27TH ST		SAN FRANCISCO	CA	94131-2009	
317 MILELLI FAMILY REV TR	6183 CORTE SANTIAGO		PLEASANTON	CA	94566-5743	
318 DINGMAN ALLAN C AND CATHERINE R	PO BOX 710		WESTWOOD	CA	96137-0710	
319 RITCHIE MICHAEL T	6178 QUINPOOL RD		HALIFAX	NS	B3L 1A3	CANADA
320 MAY JOHN D AND PATTI D	PO BOX 617 STN MAIN		MANOTICK	ON	K4M 1A6	CANADA
321 VAHAMAKI BORJE	25040 MAPLE BEACH RD RR 1		BEAVERTON	ON	L0K 1A0	CANADA
322 1005-B UNITED LLC	4A LITTLE CLOISTERS		WESTMINSTER A	LOND	SWIP3PL	ENGLAND
323 1800 ATLANTIC CONDOMINIUM	1800 ATLANTIC BLVD		KEY WEST	FL	33040	
324 LA BRISA NORTH A CONDOMINIUM	1901 S ROOSEVELT BLVD		KEY WEST	FL	33040	
325 LA BRISA WEST CONDOMINIUM	1901 S ROOSEVELT BLVD		KEY WEST	FL	33040	
326 LA BRISA EAST A CONDOMINIUM	1901 S ROOSEVELT BLVD		KEY WEST	FL	33040	



Monroe County, Florida

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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
1 522 CATHERINE ST LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
2 HARBORSIDE MOTEL AND MARINA INC	903 EISENHOWER DR		KEY WEST	FL	33040	
3 WEBB WILLIAM AND LINDA	2995 FRIENDS RD		ANNAPOLIS	MD	21401-7221	
4 MINKIDS REALTY LLC	522 US HIGHWAY 9		NORTH MANALAPAN	NJ	07726-8299	
5 MONROE COUNTY FLORIDA	500 WHITEHEAD ST		KEY WEST	FL	33040	
6 DEMIER CAL T AND MILAGROS	825 DUVAL ST STE 3		KEY WEST	FL	33040-7624	
7 CATALFOMO ANTHONY J	506 LOUISA ST		KEY WEST	FL	33040	
8 MONROE COUNTY FLORIDA	500 WHITEHEAD ST		KEY WEST	FL	33040	
9 BENAVIDES JAMIE M REV TRUST	1205 CALAIS LN		KEY WEST	FL	33040	
10 LA TE DA REDUX INC	1125 DUVAL ST		KEY WEST	FL	33040	
11 HERNANDEZ RIGOBERTO AND TOMASA	515 CATHERINE ST		KEY WEST	FL	33040	
12 1227 DUVAL STREET LLC	520 SOUTHARD ST		KEY WEST	FL	33040-6895	
13 ANDREWS JERRY AND YULIYA	8311 BRIER CREEK PKWY STE 105-353		RALEIGH	NC	27617-7328	
14 ILANE LLC	1215 DUVAL ST		KEY WEST	FL	33040	
15 MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040	
16 POU E LYNNE	302 SOUTHARD ST	STE 102	KEY WEST	FL	33040	
17 AMES MARY E	31537 ROYAL OAKS DR		TEMECULA	CA	92591	
18 BUCCELLO DAVID AND PATRICIA	87 MILL BROOK RD		BAR HARBOR	ME	04609-7375	
19 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
20 1200 DUVAL STREET LLC	5 BIRCHWOOD DR		KEY WEST	FL	33040-6209	
21 SOUTHERNMOST BEACH MOTELS LIMITED PARTNERSHIP	1319 DUVAL ST		KEY WEST	FL	33040	
22 WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
23 HILLS AMY L	526 LOUISIA ST		KEY WEST	FL	33040	
24 BLUE MARLIN MOTEL INC	121 US HWY 1	STE 101	KEY WEST	FL	33040	
25 KEAR REBECCA L	169 PLATT ST		MILFORD	CT	06460	
26 HUKWEEM LLC	2231 SAINT JOHNS AVE		JACKSONVILLE	FL	32204-4621	
27 BENAVIDES JAMIE M REV TRUST	1205 CALAIS LN		KEY WEST	FL	33040	
28 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
29 1201 DUVAL LLC	33830 RIVIERA DR		FRASER	MI	48026	
30 SANCHEZ PEDRO ESTATE	509 LOUISA ST		KEY WEST	FL	33040	
31 YOUNG LORI A	516 LOUISA ST		KEY WEST	FL	33040-3106	
32 WINTER KEVIN M	516 CATHERINE ST		KEY WEST	FL	33040-3104	
33 KIRKMAN C G JR	521 LOUISA ST		KEY WEST	FL	33040-3105	
34 KEY HUGH	1616 ATLANTIC BLVD APT 3		KEY WEST	FL	33040-5350	

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35 LARSEN VICTOR O JR	514 LOUISA ST		KEY WEST	FL	33040	
36 BELLIN XAVIER	529 UNITED ST		KEY WEST	FL	33040-3144	
37 GUEST SERVICES INC	1007 SIMONTON ST		KEY WEST	FL	33040	
38 HUKWEEM LLC	2231 SAINT JOHNS AVE		JACKSONVILLE	FL	32204-4621	
39 HAYES PAUL N	1075 DUVAL ST STE C11		KEY WEST	FL	33040-3195	
40 1210 DUVAL INC	1210 DUVAL ST		KEY WEST	FL	33040	
41 515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
42 515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
43 517 LOUISA TRUST	PO BOX 6448		ALEXANDRIA	VA	22306	
44 WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
45 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
46 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
47 BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
48 MARIGOLD INC	1202 SIMONTON ST		KEY WEST	FL	33040	
49 PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
50 RIVET ENTERPRISES INC	17188 FLYING FISH LN WEST		SUMMERLAND KI	FL	33042-3630	
51 508 LOUISA CONDOMINIUM	508 LOUISA ST		KEY WEST	FL	33040	
52 LOUISA STREET CONDOMINIUM	515 LOUISA ST		KEY WEST	FL	33040	
53 MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040-3105	
54 ROGERS MICHAEL L AND MADELINE J	1932 OAK KNOLL DR		BELMONT	CA	94002-1755	
55 SHIREY EDMA I	1007 WILLOWOOD AVE		GOOSE CREEK	SC	29445	