

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



**To:** Chairman and Planning Board Members

**Through:** Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

**From:** Carlene Smith, LEED Green Associate, Planner II

**Meeting Date:** March 19, 2015

**Agenda Item:** **Exception for Outdoor Merchandise Display – 803 Whitehead Street, Unit 2 (RE # 00017050-000000; AK # 1017469)** - A request for exception for outdoor merchandise display on property located within the Historic Neighborhood Commercial District (HNC-3) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** The applicant is requesting an Exception for Outdoor Merchandise Display to allow the display of merchandise sold in-store within a covered front porch on the exterior entranceway of the business structure.

**Applicant:** Angela Gilligan, dba Crystals and Coconuts

**Property Owner:** 803 Whitehead, LLC

**Location:** 803 Whitehead Street, Unit 2 (RE # 00017050-000000; AK # 1017469)

**Zoning:** Historic Neighborhood - Bahama Village Commercial Core District (HNC-3)

**Background:**

The subject property is located on Petronia and Whitehead Street. The commercial retail use is an allowed use in the HNC-3 Zoning District. The store currently sells handmade jewelry, hand painted coconuts, wind chimes and souvenirs. The applicant is seeking to display merchandise in an approximately 111 square foot area of the front porch of the structure, for the maximum allowed timeframe (sixty months).



**Process:**

<b>Development Review Committee Meeting:</b>	February 26, 2015
<b>Planning Board Meeting:</b>	March 19, 2015
<b>Local Appeal Period:</b>	10 days
<b>DEO Review Period:</b>	up to 45 days

**Analysis – Evaluation for Compliance with the Land Development Regulations:**

The outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board, as provided in Section 106-52 of the City Code. Pursuant to Section 106-51 of the City Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Granting or denying on a case-by-case basis a proposed Exception gives the Planning Board the discretion to approve or deny proposed displays based on the following criteria:

**(1) Factors favoring the Exception are as follows:**

- a. The location of the proposed Exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.*

The proposed Exception is not located in an interior courtyard, but is located within a covered porch on the exterior entranceway of the business structure. The applicant is requesting to display merchandise sold in-store on the front porch of the structure, which is the entranceway of the business.

- b. The Exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.*

The Exception for the type of merchandise and the type of display is compatible with the character of the neighborhood. The Exception is proposed in the HNC-3 zoning district. Pursuant to Section 122-776 of the City Code, the intent of the HNC zoning districts are to accommodate both residential and neighborhood commercial uses typically located along major thoroughfares which lead into or are adjacent to the central core commercial area of the city.

- c. The Exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.*

The proposed display of merchandise would be confined to the front porch. The porch where the proposed Exception would be located is visible from the public right-of-way; however, it is not located in the public right-of-way.

**(2) Factors disfavoring the Exception are as follows:**

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the Exception.*

When reviewing this specific request, the Planning Department coordinated with the City's Historic Preservation Planner, and determined that the proposed Exception should not obscure architectural elements of the building or the historic character of the neighborhood. The applicant has proposed to display merchandise on a front porch area; specifically on shelf space along the top railing (as depicted on the proposed display).

- b. *The location of the proposed Exception abuts, with minimal setback, a street of the historic district, thus the Exception is visible from heavily used public places and rights-of-way.***

The location of the porch where the merchandise is proposed to be displayed is minimally setback from the street. The Exception will be visible from public areas and the right-of-way.

- c. *The Exception presents a hazard to public safety.***

The Fire Marshall has determined that the proposed Exception does not present a hazard to public safety as long as ingress and egress are maintained.

- (3) *Exceptions to Section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months, and may be granted subject to terms and conditions specified by the Board in order to protect the architectural heritage and visual character of the district. Applications for Exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the City of processing the application and investigating the applicant.***

Exceptions for Outdoor Merchandise Display do not run with the land, but instead, have very specific terms of expiration established upon approval by the Planning Board. The applicant has requested an Exception for Outdoor Merchandise Display for the maximum amount of time allowed under the Code for Exceptions to Outdoor Merchandise Display, or for sixty (60) consecutive months. It is important to note that the Planning Board has the authority to choose to approve the proposed Exception for a lesser term than the maximum amount of time that has been requested.

- (4) *Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:***
  - a. *The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;***
  - b. *The Exception was granted pursuant to mistaken or misleading information; or***
  - c. *The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of this Exception.***

If the Exception for an Outdoor Display is approved by the Planning Board, and if at any time during the display of merchandise the applicant is out of compliance with any conditions of approval, the approval can be revoked by the Planning Board under Section 106-52(4) of the City Code.

- (5) *The City Manager or the Planning Board upon written petition by any City resident may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.*

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for Exception to the Outdoor Merchandise Display at 803 Whitehead Street, Unit 2 (RE # 00017050-000000; AK # 1017469) be **approved** per the proposed plan with the following conditions:

**General Condition:**

1. The Exception is specific to the current tenant, Angela Gilligan, dba Crystals and Coconuts, and granted for 60 months.
2. The Exception is limited to the 111 square foot area of the front porch as shown on the proposed plan dated March 13, 2015, and will not be placed in the city right-of-way.
3. The Exception will comply with the number of items as shown on the Proposed Plan dated March 13, 2015, which is no greater than 7 total items:
  - a. Two book shelves (84" x 23")
  - b. Two free standing racks (42" x 8" ; 36" x 12")
  - c. Three jewelry displaysSeating furniture are not outdoor displays and shall not be counted as such. Display items can be rotated but cannot be increased.
4. The Exception will only be present during hours of operation.
5. All outdoor merchandise displayed shall also be for sale inside the building.
6. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2015-\_\_**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY TO ALLOW THE DISPLAY OF MERCHANDISE SOLD IN-STORE IN HNC-3 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 803 WHITEHEAD STREET, UNIT 2 (RE # 00017050-000000; AK # 1017469), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Historic Neighborhood Commercial District (HNC-3); and

**WHEREAS**, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

**WHEREAS**, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

**WHEREAS**, a request was submitted for Planning Board consideration to clarify that merchandise can be displayed within the approved Exception area; and

**WHEREAS**, the Planning Board met on March 19, 2015 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the City of Key

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

West, Florida:

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

**Section 2.** That an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted for the outdoor display of merchandise within the 111 square foot area of the front porch located at 803 Whitehead Street, Unit 2 (RE # 00017050-000000; AK # 1017469), with the following conditions:

**General Conditions:**

1. The Exception is specific to the current tenant, Angela Gilligan, dba Crystals and Coconuts, and granted for 60 months.
2. The Exception is limited to the 111 square foot area of the front porch as shown on the proposed plan dated March 13, 2015, and will not be placed in the city right-of-way.
3. The Exception will comply with the number of items as shown on the Proposed Plan dated March 13, 2015, which is no greater than 7 total items:
  - a. Two book shelves (84"x 23")
  - b. Two free standing racks (42" x 8" ; 36" x 12")
  - c. Three jewelry displaysSeating furniture are not outdoor displays and shall not be counted as such. Display items can be rotated but cannot be increased.
4. The Exception will only be present during hours of operation.
5. All outdoor merchandise displayed shall also be for sale inside the building.
6. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches.

**Section 3.** Exceptions to 106-51 may be revoked by the Planning Board after notice and hearing on grounds:

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section.
- b. The Exception was granted pursuant to mistaken or misleading information;

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

or

- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

**Section 4.** The City Manager or the Planning Board, upon any written petition by any city resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

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

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

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, 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.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director



Read and passed on first reading at a regularly scheduled meeting held this 19th day of March 2015.

Authenticated by the Chairman of the Planning Board and the Acting Planning Director;

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Richard Klitenick, Planning Board Chairman

Date

**Attest:**

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Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# Application

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

Applicant's Name Angela Gilligan

Address of Proposed Display 803 Whitehead St. Unit 2 **RECEIVED**

RE# of Property \_\_\_\_\_ **FEB 05 2015**

Business Name Crystals and Coconuts **CITY OF KEY WEST**

Business Address 135 Simonton St. **PLANNING DEPT.**

Applicant's Mailing Address 135 Simonton St.

Telephone 281-536-2580 Email crystalsandcoconuts@gmail.com

Name of Property Owner Bonita Burke

Mailing Address 1500 Atlantic Blvd # 310

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth. (Must have received or obtained HARC approval)
- a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

Handmade jewelry, hand painted coconuts. Southernmost boys.  
Antique or handmade signs. Windchimes. Souvenirs. Artwork.  
Local Handicrafts.

X

Application for Exception for Outdoor Merchandise Display  
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Describe the structure and equipment used in the display in detail, including any seating.

Metal racks for painted coconuts. Artists easel for jewelry display. Possible a shelf that locks at night. Rocking chair for customers. Possible grid work for jewelry display. Everything is portable.

How far is the display from the street? 11ft ~ 9 ft,

How far is the display from the sidewalk? ~ 2 ft

Length of time exception will be needed (no more than 60 months) 60 months.

**PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:**

1. Provide fee of \$100.00. There are additional fees of \$50.00 for fire department review and \$100.00 for advertising and noticing. **For a total of \$250.00.** Please, make check payable to the City of Key West.
2. **Photographs** of the existing area and proposed display
3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way
4. Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
6. Recent Property Boundary **Survey**
7. **Property Appraisers** information ([www.mcpafl.org](http://www.mcpafl.org))

*The information furnished above is true and accurate to the best of my knowledge.*

Signature \_\_\_\_\_

Date 2/4/15

**Application for Exception for Outdoor Merchandise Display**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade, outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

(Ord. No. 97-10, § 1(3-16.1(C)(1)), 7-3-1997; Ord. No. 08-04, § 16, 5-20-2008)

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the Planning Board as follows:

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
- c. The exception presents a hazard to public safety.

(3) Exceptions to section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions

**Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720**



specified by the board in order to protect the architectural heritage and visual character of the district. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.

- (4) Exceptions to section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an exception in this section;
  - b. The exception was granted pursuant to mistaken or misleading information; or
  - c. The exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.
- (5) The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an exception, which notice shall be issued by the city clerk.

(Ord. No. 97-10, § 1(3-16.1(C)(2)), 7-3-1997; Ord. No. 06-09, § 1, 5-2-2006; Ord. No. 08-04, § 17, 5-20-2008)

# Verification

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Angela Gilligan, 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:

803 Whitehead St. #2 Key West, FL 33040  
*Street address of subject property*

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.

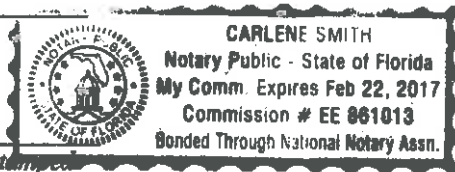
[Signature]  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 2/26/15 by \_\_\_\_\_  
*date*

Angela Gilligan  
*Name of Authorized Representative*

He/She is personally known to me or has presented Drives license TX 19668000 as identification.

[Signature]  
*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  
(Individual or Joint Owner)  
Entity

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

I, Bonita R. Burke <sup>Member</sup> B03Whithead LLC authorize  
Please Print Name(s) of Owner(s) as appears on the deed

Angela Gilligan  
Please Print Name of Representative

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

X [Signature] Signature of Owner  
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 2/20/15  
Date

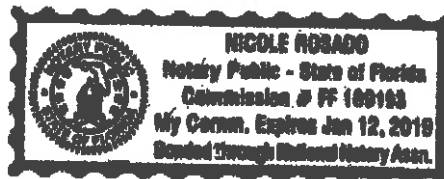
by X [Signature]  
Name of Owner

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

[Signature]  
Notary's Signature and Seal

Nicole Rosado  
Name of Acknowledger typed, printed or stamped

FF-189193  
Commission Number, if any





## Detail by Entity Name

### Florida Limited Liability Company

803 WHITEHEAD L.L.C.

### Filing Information

<b>Document Number</b>	L14000091014
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	06/06/2014
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

803 WHITEHEAD ST.  
KEY WEST, FL 33040

### Mailing Address

803 WHITEHEAD ST.  
KEY WEST, FL 33040

### Registered Agent Name & Address

UNITED STATES CORPORATION AGENTS, INC.  
13302 WINDING OAK COURT  
A  
TAMPA, FL 33612

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

BURKE, BONITA  
803 WHITEHEAD ST.  
KEY WEST, FL 33040

### Annual Reports

**No Annual Reports Filed**

### Document Images

[06/06/2014 -- Florida Limited Liability](#)

[View image in PDF format](#)

<p><u>Entity Name</u>   <u>Subdiv</u>   <u>Srct</u>   <u>Inv</u></p> <p><u>Vch</u>   <u>Cr</u>   <u>Ud</u>   <u>HS</u>   <u>Cl</u>   <u>Wp</u>   <u>Hq</u>   <u>W</u>   <u>Ch</u></p>
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**Deed**

PREPARED BY AND RETURN TO:  
RICHARD M. KLITENICK, ESQ.  
RICHARD M. KLITENICK, P.A.  
1009 SIMONTON STREET  
KEY WEST, FL 33040  
305-292-4101  
RECORDING FEE: \$18.50  
DOCUMENTARY STAMPS PAID: \$0.70

02/03/2015 1:43PM  
DEED DOC STAMP CL: Krys \$0.70

Doc# 2014366  
Bk# 2723 Pg# 64

\_\_\_\_\_ [Space above this line for recording data] \_\_\_\_\_

## WARRANTY DEED

THIS WARRANTY DEED is made on this 3<sup>rd</sup> day of February, 2015, between BONITA R. BURKE, a single woman, whose mailing address is 1500 Atlantic Blvd., Unit 310, Key West, FL 33040 (hereinafter referred to as "Grantor"), and 803 WHITEHEAD L.L.C., a Florida limited liability company, whose address is 803 Whitehead Street, Key West, FL 33040 (hereinafter collectively referred to as "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 & 00/100<sup>ths</sup> DOLLARS (\$10.00) and other good and valuable consideration 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, with the street address 803 Whitehead Street, Key West, FL 33040, and more particularly described as:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF KEY WEST, COUNTY OF MONROE, STATE OF FLORIDA, KNOWN ON WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, AS A PART OF TRACT FOUR (4) BUT NOW BETTER KNOWN AS A PART OF LOT TWO (2) IN SQUARE SIX (6), OF SAID TRACT FOUR (4) ACCORDING TO SIMONTON AND WALL'S ADDITION TO THE CITY OF KEY WEST, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF WHITEHEAD STREET TWENTY-ONE (21) FEET AND EIGHT (8) INCHES DISTANT SOUTHEASTERLY FROM THE CORNER OF WHITEHEAD AND PETRONIA STREETS, FROM SAID POINT OF BEGINNING CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY SIDE OF WHITEHEAD STREET A DISTANCE OF THIRTY-FIVE (35) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION A DISTANCE OF FIFTY-THREE (53) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION A DISTANCE OF THIRTY-FIVE (35) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN SOUTHWESTERLY DIRECTION A DISTANCE OF FIFTY-THREE (53) FEET AND SIX (6) INCHES OUT TO WHITEHEAD STREET AND THE POINT OF BEGINNING.

PARCEL ID NUMBER: 00017050-000000; ALTERNATE KEY ("AK") NUMBER: 1017469

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS

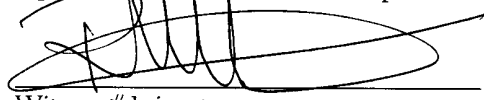
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

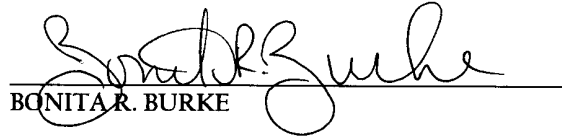
**To Have and to Hold**, the same in fee simple forever.

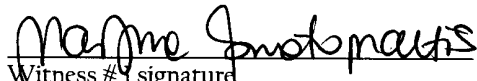
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014, and those items listed above.

In Witness Whereof, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness # 1 signature  
Print name: RICHARD M KLITENICK

  
BONITA R. BURKE

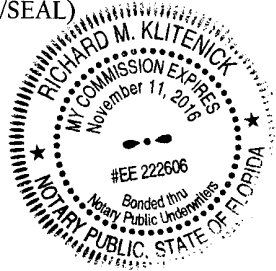
  
Witness # 1 signature  
Print name: MARJORIE PROTOPSALTIS

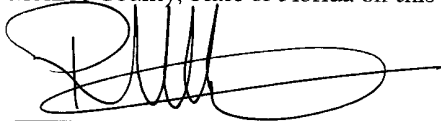
STATE OF FLORIDA  
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements BONITA R. BURKE, who is ~~personally known to me; or~~ who produced N/A, as identification, to be the same person who is the named Grantor described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and Official Seal at Key West, Monroe County, State of Florida on this 3<sup>rd</sup> day of February, 2015.

(STAMP/SEAL)



  
Notary Public-State of FL  
Commission Expires: 11/11/16

MONROE COUNTY  
OFFICIAL RECORDS

# Survey





**Existing & Proposed  
Outdoor Display**

# Existing Outdoor Display



# Existing Outdoor Display



# Proposed Outdoor Display



# Proposed Outdoor Display



- A. Two book shelves (84"x 23")
- B. Two free standing racks (42" x 8" ; 36" x 12")
- C. Three jewelry displays

Proposed Outdoor Display  
(view from across the street)



**DRC**  
**Minutes & Comments**



DRC Meeting – Thursday, February 26, 2015  
Engineering Services – Review Comments (Rev. 2/25/15)  
Gary Volenec, P.E.

- 1 Easement - 1011 Whitehead Street (RE # 00027330-000200; AK # 8682425) - A request for an easement on the Whitehead Street right-of-way and on the Julia Street right-of-way

Response: No Comment

- 2 Variance - 718 Olivia Street (RE # 00020440-000000; AK # 1021199) -A request for variance to side yard setbacks in order to renovate a 140 sf portion of an existing residential structure on property located in the Historic High Density Residential (HHDR) zoning district

Response: No Comment

- 3 **Exception for Outdoor Merchandise Display** - 803 Whitehead Street, Unit 2 (RE # 00017050-000000; AK # 1017469) - A request for exception for outdoor merchandise display on property located within the Historic Neighborhood Commercial District (HNC-3) Zoning District

Response: No Comment

- 4 Variance - 1112 Elgin Lane (RE # 00004920-000000; AK # 1005100) - A request for variance to rear yard setback for placement of pool equipment and maximum impervious surface ratio in order to construct a pool at the rear of the property located within the Historic Medium Density Residential (HMDR) zoning district

Response: No Comment

- 5 Special Exception Request - 417 Eaton Street (AK # 9102622 , RE# 00004380-000200)- A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HRCC-1 zoning district

Response: No Comment

- 6 Special Exception Request - 500 Duval Street (AK # 1010111, RE# 00009850-000000)- A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HRCC-1 zoning district

Response: No Comment



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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Development Review Committee  
February 26, 2015  
Utilities Comments

**1011 Whitehead Street  
Easement**

No comments.

**718 Olivia Street  
Side Yard Setback Variances**

No comments.

**803 Whitehead Street**

**Outdoor Merchandise Display**

No comments.

**1112 Elgin Lane  
Rear Yard Setback Variances**

No comments.

**2503 Fogarty Avenue  
Off-street Parking Variance**

No comments.

**417 Eaton Street  
Alcohol Exception**

No comments.

**500 Duval Street  
Alcohol Exception**

No comments.

**101 Duval Street  
Parking Space Requirement Variance**

No comments.

## Carlene Smith

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**From:** Karen DeMaria  
**Sent:** Wednesday, February 25, 2015 4:43 PM  
**To:** Venetia A. Flowers  
**Cc:** Kevin Bond  
**Subject:** RE: DRC Agenda - 2/26/15

I will not be able to attend the February 26 DRC meeting due to my current work load and deadlines. Below are my comments:

1. 1011 Whitehead St: There appears to be existing vegetation in the proposed easement area. Recommend any proposed easement also cover maintenance of vegetation within the easement area. Please note that some of this vegetation might be regulated if a decision is made to remove any of it. If construction work is to occur in the area, these trees need to be protected.
2. 718 Olivia St: No comment.
3. 803 Whitehead St: No comment.
4. 1112 Elgin Lane: Any demo and/or construction work must avoid any impacts to regulated trees in the area, including roots and branches hanging over the potential work area. All trees on the property and neighboring property must be protected from any demolition or construction work.
5. 2503 Fogarty Ave: No comment regarding variance. Do have an issue with the alley in the rear of the property and the fact that there appears to be a deck, fence, and shed on City property. This is a problem not only on this lot but the entire area. Community Services is not able to maintain vegetation in these areas due to encroachments and it is causing continual problems. Also, any demo and/or construction work must avoid any impacts to regulated trees in the area, including roots and branches hanging over the potential work area. All trees on the property and neighboring property must be protected from any demolition or construction work.
6. 417 Eaton St: No comment.
7. 500 Duval St: No comment.
8. 101 Duval St: no comment regarding variance. Property and project has already been reviewed by the Tree Commission.

Sincerely,

Karen

Karen DeMaria  
Urban Forestry Manager/Tree Commission  
Certified Arborist  
305-809-3768

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**From:** Venetia A. Flowers  
**Sent:** Wednesday, February 11, 2015 1:20 PM

# **Property Appraiser Information**



**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.**

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

Alternate Key: **1017469** Parcel ID: **00017050-000000**

### Ownership Details

**Mailing Address:**  
803 WHITEHEAD LLC  
803 WHITEHEAD ST  
KEY WEST, FL 33040-7421

### Property Details

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 11KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 803 WHITEHEAD ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 6 TR 4 H3-123 B OF W C-402/05 OR611-130 OR715-69 OR842-973 OR962-852R/S OR1560-1840/41 OR1910-1948/49 OR2715-2011/13 OR2723-62/63 OR2723-64/65

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	36	54	1,899.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1

Total Living Area: 1570  
Year Built: 1913

### Building 1 Details

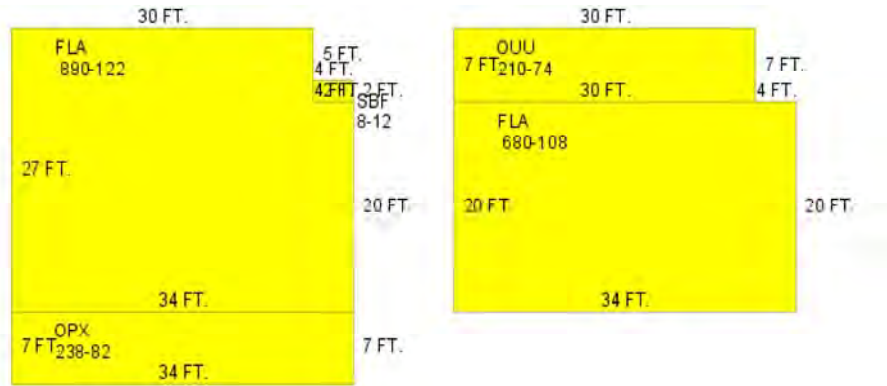
<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade 450</b>
<b>Effective Age 14</b>	<b>Perimeter 230</b>	<b>Depreciation % 18</b>
<b>Year Built 1913</b>	<b>Special Arch 0</b>	<b>Grnd Floor Area 1,570</b>
<b>Functional Obs 0</b>	<b>Economic Obs 0</b>	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 2
Heat Src 1	Heat Src 2	

**Extra Features:**

2 Fix Bath 1	Vacuum 0
3 Fix Bath 2	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 8	Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1988					890
2	OPX		1	1988					238
3	SBF		1	1988					8
4	FLA		1	1988					680
5	OUU		1	1988					210

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3079	1 STY STORE-A	100	Y	Y
	3080	OPX	100	N	N
	3081	SBF	100	N	N
	3082	APTS-A	100	Y	Y
	3083	OUU	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
805	AB AVE WOOD SIDING	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO6:COMM POOL	72 SF	12	6	1987	1988	4	50
3	WD2:WOOD DECK	465 SF	0	0	2011	2012	2	40
4	FN2:FENCES	496 SF	0	0	1987	1988	2	30
5	AC2:WALL AIR COND	1 UT	0	0	1985	1986	1	20
6	AC2:WALL AIR COND	1 UT	0	0	1991	1992	1	20

**Appraiser Notes**

2003-05-20 ASKING \$500,000, THE BROCHURE STATES THAT THERE ARE TWO 1/1 AND A OFFICE SPACE 15X26

TPP8804661- RENTAL,

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-3077	09/17/2010	03/04/2011	4,000	INSTALL SHEETROCK CEILING, REMOVE PARTITION AND PAINT IN DINING ROOM AREA	
10-2717	08/20/2010	03/04/2011	4,000	REPLACE 465sf OF EXISTING BACK DECK WITH PRESSURE TREATED WOOD	
B94876	03/01/1994	07/01/1994	500		DRYWALL
9602935	07/01/1996	07/01/1997	12,432		ROOF
04/0006	01/15/2004	12/31/2003	16,500		INSIDE REPAIRS CON PILING
04/0277	02/04/2004	12/31/2003	5,800		ELECTRICAL
03-4298	12/29/2003	12/31/2003	1,000		INTERIOR FLOOR REPAIR
03-4299	01/06/2004	11/23/2004	4,500		REPLACE DECKING

**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
2014	230,832	10,116	239,137	480,085	466,337	0	480,085
2013	230,832	10,437	182,674	423,943	423,943	0	423,943
2012	236,263	10,698	182,674	429,635	429,635	0	429,635
2011	236,263	8,705	243,566	488,534	488,534	0	488,534
2010	244,410	9,003	212,860	466,273	466,273	0	466,273
2009	244,410	9,335	272,048	525,793	525,793	0	525,793
2008	249,841	5,435	237,375	492,651	492,651	0	492,651
2007	179,267	5,626	237,375	422,268	422,268	0	422,268
2006	185,113	5,785	170,910	400,000	400,000	0	400,000
2005	185,113	6,028	142,425	354,450	354,450	0	354,450
2004	154,884	10,745	142,425	354,450	354,450	0	354,450
2003	154,884	11,140	56,970	234,525	234,525	0	234,525
2002	154,884	11,503	56,970	223,357	223,357	0	223,357
2001	154,884	11,916	56,970	223,770	223,770	0	223,770
2000	154,884	5,785	47,475	208,144	208,144	0	208,144
1999	122,645	5,970	47,475	176,090	176,090	0	176,090
1998	81,763	6,149	47,475	135,387	135,387	0	135,387
1997	73,659	6,354	43,677	123,690	123,690	0	123,690
1996	66,963	6,547	43,677	117,187	117,187	0	117,187
1995	66,963	6,759	43,677	117,399	117,399	0	117,399
1994	51,837	6,952	28,485	93,153	93,153	0	93,153
1993	51,837	6,776	28,485	92,959	92,959	0	92,959
1992	51,837	6,956	28,485	93,157	93,157	0	93,157
1991	51,837	7,141	28,485	93,361	93,361	0	93,361
1990	46,651	7,314	23,263	82,625	82,625	0	82,625
1989	46,651	7,505	22,788	76,944	76,944	0	76,944
1988	36,754	0	18,990	55,744	55,744	0	55,744
1987	26,128	0	14,243	40,371	40,371	0	40,371
1986	26,228	0	13,673	39,901	39,901	0	39,901
1985	25,775	0	12,533	38,308	38,308	0	38,308
1984	11,129	0	12,533	23,662	23,662	0	23,662
1983	11,129	0	7,912	19,041	19,041	0	19,041
1982	6,770	0	5,851	12,621	12,621	0	12,621

## 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
2/3/2015	2723 / 64	100	WD	11

2/3/2015	2723 / 62	100	QC	11
12/2/2014	2715 / 2011	33,500	QC	16
7/12/2003	1910 / 1948	417,000	WD	Q
12/1/1985	962 / 852	66,000	WD	U
10/1/1981	842 / 973	55,000	WD	U
2/1/1977	715 / 69	28,000	00	Q

This page has been visited 39,372 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 PM on March 19, 2015 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:

**Exception for Outdoor Merchandise Display – 803 Whitehead Street, Unit 2 (RE # 00017050-000000; AK # 1017469) -**  
A request for exception for outdoor merchandise display on property located within the Historic Neighborhood Commercial District (HNC-3) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at [www.keywestcity.com](http://www.keywestcity.com). Written responses must be submitted before the hearing to the contact person below.

**Contact:** Carlene Smith, Planner II; E-mail: [cesmith@cityofkeywest-fl.gov](mailto:cesmith@cityofkeywest-fl.gov); Phone: 305-809-3722; Fax 305-809-3978; **Mail:** PO Box 1409, Key West FL 33041-1409

**THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.**

**YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY**

**The City of Key West Planning Board will hold a Public Hearing to consider the following request:**

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**Applicant:** Angela Gilligan                      **Owner:** Bonita Burke  
**Location:** 803 Whitehead Street, Unit 2 (RE # 00017050-000000; AK # 1017469)  
**Date of Hearing:** March 19, 2015    **Time of Hearing:** 6:00 PM  
**Location of Hearing:** Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://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:** Carlene Smith, Planner II; **E-mail:** [cesmith@cityofkeywest-fl.gov](mailto:cesmith@cityofkeywest-fl.gov);  
Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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300' Radius Noticing  
List Generated 03/08/15

803 Whitehead

Page 1 of 6

NAME	ADDRESS	UNIT	CITY	STATE
1 411-413-415 PETRONIA ST LLC		728 DUVAL ST STE 203	KEY WEST	FL
2 418-422 PETRONIA ST LLC		728 DUVAL ST STE 206	KEY WEST	FL
3 722-726 DUVAL STREET REALTY TRUST 10/30/12	C/O SCHROEDE	728 DUVAL ST STE 203	KEY WEST	FL
4 803 WHITEHEAD LLC		803 WHITEHEAD ST	KEY WEST	FL
5 809 WHITEHEAD STREET REALTY TR 1/14/10	C/O ASH KEITH	50 LELAND RD	BREWSTER	MA
6 810 KW LLC		PO BOX 21182	SARASOTA	FL
7 907 WHITEHEAD STREET CORP		907 WHITEHEAD ST	KEY WEST	FL
8 BACON ROBERT S JR		PO BOX 423	POINT CLEAR	AL
9 BASCOM RICHARD N 2008 REVOCABLE LIVING TR 8/17/08		105 KEYES RD	SUNAPEE	NH
10 BEAVER DENNIS A LIVING TRUST 6/6/2003		1207 WHITEHEAD ST	KEY WEST	FL
11 BLUE PETRONIA LLC		PO BOX 306	KEY WEST	FL
12 BOYER BRIAN K LIVING TRUST 6/2/2004		PO BOX 527	KEY WEST	FL
13 BRICE WILLIAM L		823 TERRY LN	KEY WEST	FL
14 BUCKHEIM TYLER		900 JOHNSON ST	KEY WEST	FL
15 CALABRO DANIEL J	C/O HERZOG A	PO BOX 1857 STE H	BRIDGEHAMPTON	NY
16 CAREY MARGARET L		PO BOX 645	GREENVILLE	MS
17 CLARKE CAMILLA		11215 SW 138TH ST	MIAMI	FL
18 CLEMENS KAREN		225 PETRONIA ST	KEY WEST	FL
19 CLINE RANDALL W AND DAWN R		4201 COLLIER RD	FAIRFAX	VA
20 COIRA STANLEY MD TRUST AGR 4/23/2001	C/O SEGEL SHE	4140 BONITA AVE	MIAMI	FL
21 COLLINS KEVIN		410 PETRONIA ST	KEY WEST	FL
22 DALTON KEVIN AND LESLIE		340 SUNSET DR APT 1510	FORT LAUDERDALE	FL
23 DAVIS GEORGE P		720 SAMARITAN LN	KEY WEST	FL
24 DEANE-ALBURY SONJA		808 TERRY LN	KEY WEST	FL
25 DENOBILE JOHN W		5052 35TH RD N	ARLINGTON	VA
26 EDGAR LLC		816 DUVAL ST	KEY WEST	FL
27 FALCON VIEW LLC		PO BOX 2259	GRIFFIN	GA
28 FEDERAL NATIONAL MORTGAGE ASSOCIATION		3900 WISCONSIN AVE NW	WASHINGTON	DC
29 FENG XIXI		21624 TRASK PL	ASHBURN	VA
30 FLINT RIVER INVESTMENTS LLC		2785 NE 183RD ST STE 600	AVENTURA	FL
31 FORBES ELOISE EGGLESTON		PO BOX 449	KEY WEST	FL
32 FURLANE MARK E		2229 N LINCOLN AVE	CHICAGO	IL
33 GALLAGHER WILLIAM E AND PATRICIA A		708 WHITEHEAD ST	KEY WEST	FL
34 GEORGE LISA V		23 DEER HOLLOW RD	MARSTONS MILLS	MA

NAME	ADDRESS	UNIT	CITY	STATE
35 GEORGIA/CAROLINA I AND D LLC		1215 VARELA ST	KEY WEST	FL
36 GRALIN LLLP		1515 N COAL RD BOX 249	COLCHESTER	IL
37 GRICCO ANTHONY L		806 SHAVERS LN	KEY WEST	FL
38 HARRISON CHARLES W		2151 JAMIESON AVE	ALEXANDRIA	VA
39 HEMBLING JOHN J AND JUDITH B	C/O ACCT DEPT	508 N OAK PARK AVE	OAK PARK	IL
40 HEPBURN EMILY B ESTATE		821 SHAVERS LN	KEY WEST	FL
41 HISTORIC TOURS OF AMERICA INC		201 FRONT ST	KEY WEST	FL
42 HOUSING AUTHORITY OF THE CITY OF KW FL		PO BOX 2476	KEY WEST	FL
43 JOHNSON LEONARD A		29 6TH AVE	KEY WEST	FL
44 JOHNSON SEAN E AND CARRI A		12165 224TH AVE	BRISTOL	WI
45 JOSEPH J SCHROEDER LLC		728 DUVAL ST	KEY WEST	FL
46 JUSTEN RALPH J LIVING TRUST 6/14/2011		812 TERRY LN	KEY WEST	FL
47 KNOWLES STEVE JR		813 SHAVERS LN	KEY WEST	FL
48 KWF PROPERTIES LLC		101 MAIN ST	FRANKLIN	IL
49 LA BARGE JUNE M		818 WHITEHEAD ST APT 1	KEY WEST	FL
50 LENNOX GEORGE H III		817 TERRY LN	KEY WEST	FL
51 MARINO MICHAEL		PO BOX 1706	KEY WEST	FL
52 MIN KHIN MICHAEL		1624 SIRUGO AVE	KEY WEST	FL
53 MUMFORD DENISE		6740 WESTLAKE BLVD	ORLANDO	FL
54 MURPHY RITA		PO BOX 4191	KEY WEST	FL
55 NEWMAN-MARINE KEY WEST LLC		109 DUVAL ST	KEY WEST	FL
56 OCEAN BLUE COMMERCIAL HOLDINGS		PO BOX 1512	KEY WEST	FL
57 OHLINGER BIRCHARD HAYES REVOCABLE LIVING TRUST		PO BOX 1902	KEY WEST	FL
58 OLD TOWN KEY WEST DEVELOPMENT LTD		PO BOX 1237	KEY WEST	FL
59 PALLAS GEORGE T AND LEONOR E		1999 SW 27TH AVE	MIAMI	FL
60 PEDRAZA DIEGO		416 PETRONIA ST APT 5	KEY WEST	FL
61 PLA STEPHEN E ESTATE		415 OLIVIA ST	KEY WEST	FL
62 QUICKSALL ROBERT PRESCOTT AND BRENDA		5855 JOHN ANDERSON HWY	FLAGLER BEACH	FL
63 RIVAS MARJORIE D		817 WHITEHEAD ST	KEY WEST	FL
64 SAENKO ALEXEI		406 PETRONIA ST	KEY WEST	FL
65 SAMARITAN LANE LAND VENTURES LLC		105 KEYES RD	SUNAPEE	NH
66 SAWYER ELVIRA V		818 SHAVERS LN	KEY WEST	FL
67 SEIBERT JON K AND JANINIE R		808 SHAVERS LN	KEY WEST	FL
68 SEPULVEDA ZAIRA		PO BOX 1614	KEY WEST	FL



<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>
69 SHADY CAT LLC		PO BOX 87	EGG HARBOR	WI
70 SNYDER PAUL P AND LISA V		8602 HURON CT UNIT 52	TAMPA	FL
71 SUAREZ ANTONIA E		813 WHITEHEAD ST	KEY WEST	FL
72 SUMMERWIND PROPERTIES OF NEWPORT LLC		54 DIXON ST	NEWPORT	RI
73 TODD REAMER DAVID JR		818 WHITEHEAD ST APT 3	KEY WEST	FL
74 WALL WENDELL ALAN		1613 JAMAICA DR	KEY WEST	FL
75 WHITE COMMUNICATIONS INC		685 E LONG LAKE RD	BLOOMFIELD HILLS	MI
76 WHITE GRACE NAOMI		709 WHITEHEAD ST	KEY WEST	FL
77 WHITE J LARRY		685 E LONG LAKE RD	BLOOMFIELD HILLS	MI
78 WIK SANDRA COLETTE		810 WHITEHEAD ST	KEY WEST	FL
79 WILBUR WRIGHT 725 LLC		1331 DUNCAN ST	KEY WEST	FL
80 WILSON EVGUENIA		416 PETRONIA ST APT 3	KEY WEST	FL
81 WISSMANN KENNETH AND CHRISITNE		3635 SOUTHSEAS ST	BIG PINE KEY	FL
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