

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



To: Chairman and Planning Board Members

From: Nicole Malo, Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: September 15, 2011

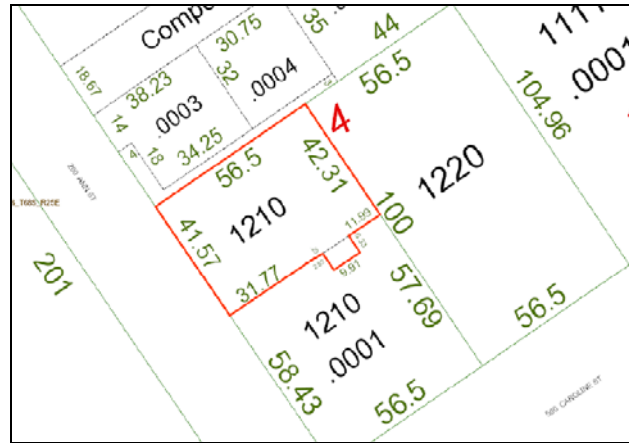
Agenda Item: Transfer of One Transient Business Tax Receipt (Licenses), from property located at 1800 Atlantic Boulevard Unit 109-A (RE#00063560-001000) located in the MDR-C zoning district to property located at 223 Ann Street (RE#00001210-00000) located in the HRCC-1 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

SITE DATA

Sender Site: 1800 Atlantic Boulevard Unit 109-A
License Owner: 223 Ann Street, LLC.
Authorized Agent: Trepanier and Associates, Inc.
Zoning: Coastal Medium Density Residential (MDR-C)
Existing Use: Condominium with a transient license
Proposed Use: Single Family Residential



Receiver Site : 223 Ann Street
Owner: 223 Ann Street, LLC.
Authorized Agent: Trepanier and Associates, Inc.
Zoning: Historic Residential Commercial Core (HRCC-1)
Existing Use: Non-transient residential
Proposed Use: Transient rental



BACKGROUND

The sender site for the proposed transient license transfer is associated with Unit 109-A in a condominium complex known as 1800 Atlantic located in the Coastal Medium Density Residential zoning district that does not permit transient rentals. On December 8, 2010 the owners of 1800 Atlantic Unit 109-A sold the associated transient license to 223 Ann St., LLC., converting the once transient unit into a single family non-transient residential unit within a multi family complex. At that time the new owner of the unit chose not to transfer the license immediately and the license was held in the City’s “unassigned” pool until now. Therefore, for the purpose of transferring the license the dimensional characteristics of 1800 Atlantic Boulevard Unit 109-A is pertinent to this application, although the ownership related to that unit is not.

The proposed receiver site is located in the heart of the Historic Residential Commercial Core at 223 Ann Street, a half block from Duval Street in a mixed use district that allows transient rentals. The surrounding uses include other transient rentals on Caroline and Ann Streets and a few mixed multi family residential units on the adjacent property on Ann Street. Just down the block are numerous parking lots associated with the commercial uses on Greene Street.

Although a survey is typically required with applications of this nature the previous Planning Director waived the requirement for this particular application in lieu of site plans because no changes are proposed to either property. The current Planning Director has agreed with this determination. Please see the attached emails.

On June 23, 2011 this application was reviewed by the Development Review Committee and there were no comments or concerns raised by City Staff.

ANALYSIS

Section 122-1339(b) of the code 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.

This application is a request for the transfer of one transient license from 1800 Atlantic Boulevard 109-A, to allow for the transient use of a single family residential unit located at 223 Ann Street. The sender site has been converted to single family non-transient licensing status and the receiver site is a property that can support transient rental uses. The transfer site Unit 109-A previously had one transient unit (now in the City's "unassigned" pool) and is approximately 1,512 square feet with a kitchen, living room, two bathrooms and two bedrooms. The receiver site is a mixed use site, approximately 850 square feet of floor area is related to the existing non-transient unit that consists of a living room, kitchen, two bedrooms and two bathrooms. The total size of the relevant room equivalencies for the living room and two bed rooms is approximately 550 square feet for the sender site and approximately 598 square feet for the receiver site (please see the attached occupancy memo provided by the applicant). According to the occupancy chart provided by the applicant the receiver site will accommodate a maximum of five persons; or one less than the sender site (six) creating no net increase in the number of occupants that the receiver site can accommodate. Therefore, the request for the transient license transfer appears to be for a site that is relatively equivalent in size and configuration of the original site location.

As required of any single family residential property in the HRCC-1 zoning district, the applicant has provided one parking space and two solid waste receptacles. Please see attached site plan.

Please note that for a transient license transfer full, complete, and final application for all licenses and permits required for which this resolution is wholly or partly necessary, shall be submitted in their entirety within 12 months after the date of approval.

RECOMMENDATION

The Planning Department recommends **approval** of the transient transfer of one license from 1800 Atlantic Boulevard unit 109-A, to 223 Ann Street.

**Draft
Resolution**

**PLANNING BOARD RESOLUTION
NUMBER 2011-xx**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING ONE TRANSIENT BUSINESS TAX RECEIPT TRANSFER FROM PROPERTY LOCATED AT 1800 ATLANTIC BOULEVARD #109-A (RE#00063560-001000) TO PROPERTY LOCATED AT 223 ANN STREET (RE#00001210-00000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 122-1336 through 122-1339 of the Code of Ordinances provide for the transfer of transient units and business tax receipts; and

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 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 combined sender sites and the receiver site achieve equivalency regarding the number of bedrooms; and

WHEREAS, the Planning Board determined that the requirements for parking have been met on site; and

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

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

Section 2. That a transfer of transient business tax receipts, 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 property located at 1800 Atlantic Boulevard #109-A (RE#00063560-001000) to one unit at property located at 223 Ann Street (RE#00001210-00000), per the attached site plans dated June 20, 2011.

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 their entirety within 12 months after the date hereof.

Section 4. This transfer of one transient business tax receipt does not constitute a finding

_____ Chairman
_____ Planning Director

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 Community Affairs. 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 DCA 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 order.

_____ Chairman

_____ Planning Director

Read and passed on first reading at a regular meeting held this 15th day of September, 2011.

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. 109-A

Address of Site
223 Ann St.

RE# 00063560-001000
"previous"

RE# 00001210-000000

Name(s) of License Owner(s)¹

Name(s) of Owner(s):
223 Ann St. LLC

Steve & Cindy May

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

c/o Curtis Skomp

Trepanier & Associates, Inc.

Address: 1442 Kennedy Dr.

Address: 402 Appelrouth Ln.

Key West, FL 33040

Key West, FL 33040

Telephone 305-292-7441

Telephone 305-293-8983

Email _____

Email mchenkatar@owentrepanier.com

¹ Steve and Cindy May have sold their rights for this license to 223 Ann St. LLC. Please see the attached Bill of Sale.

For Sender Site:

"Local name" of property 1800 Atlantic Zoning district MDR-C

Legal description UNIT A109 1800 ATLANTIC CONDOMINIUM

Current use: Non-transient residential

Number of existing transient units: 0

Size of site 1,512 sq.ft Number of existing city transient rental licenses: 0

What is being removed from the sender site? 1 transient license¹

What are your plans for the sender site? Will be used as non-transient rental. The property is currently licensed for 1 non-transient rental unit

For Receiver Site:

"Local name" of property 223 Ann St. Zoning district HRCC-1

Legal description KW PT LOT 4 SQR 13

Current use Non-transient residential

Size of site: 2,354 sq.ft. Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1 non-transient

Existing non-residential floor area 462 sq.ft.

What will be transferred to the receiver site? 1 transient license

What are your plans for the receiver site? To rent a transient unit

¹ Transient license has already been separated from the site and is currently unassigned.

07/07/11

Ms. Nicole Malo, Planner
City Of Key West
3140 Flagler Ave.
Key West, FL 33040

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

**RE: Transient Transfer
1800 Atlantic Boulevard Unit 109-A to 223 Ann Street**

Dear Ms. Malo:

We submitted an application to transfer a transient license from 1800 Atlantic on June 20th. Included with that application was an occupancy memo that contained an error. Please see the revised analysis below.

Thank you for your assistance. Please let me know if you have any questions or need additional information.

Sender Site Occupancy		
Room	Accommodation	Occupancy
Master Suite	King Bed	2
Bedroom	Queen Bed	2
Living Room	Sofa Bed	2
Existing Net Occupancy		6

Receiver Site Occupancy		
Room	Accommodation	Occupancy
Master Suite	King Bed	2
Guest Suite	Twin Bed	1
Living Room	Sofa Bed	2
Proposed Net Occupancy		5

Best Regards,

Owen Trepanier

Nicole Malo

Subject: FW: 223 ann st site plans

From: Patrick Wright [mailto:patrick@owentrepanier.com]

Sent: Tuesday, September 06, 2011 9:58 AM

To: Nicole Malo

Subject: RE: 223 ann st site plans

Nicole,

Sorry for that confusion I was unaware of the guest suite. The guest suite square footage is 152.11 sq ft. This is the total square footage of the two rooms on either side of the entrance labeled bed room and walk in closet on the revision that make up the guest suite. So here are the total square footage numbers for the receiver site to clarify.

Living room - 248.80 sq ft

Master bedroom - 197.08 sq ft

Guest suite – 152.11 sq ft

Total = 598 sq ft

Thanks.

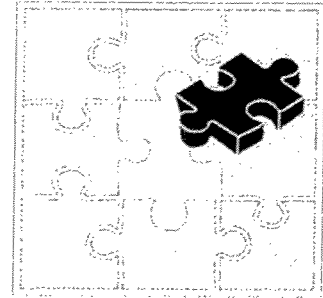
Patrick Wright
Planner
Trepanier & Associates, Inc.
402 Appelrouth Lane
Key West, FL 33045-2155
Tel: 305-293-8983
Fax: 305-293-8748

5/23/11

Mr. Brendon Cunningham
City Of Key West
3140 Flagler Ave.
Key West, FL 33040



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

RE: Transient Transfer 1800 Atlantic Blvd./223 Ann St.

Dear Mr. Cunningham,

Please find attached a transient license transfer application from 1800 Atlantic Blvd. to 223 Ann St. The transfer involves 1 transient license alone (no unit). The owner of the license for the sender site, 223 Ann St., LLC., is also the owner of the receiver site¹. The occupancy analysis below illustrates the appropriateness of the transfer. If you have any questions or concerns, please feel free to reach me at 305-293-8983.

SENDER SITE

OCCUPANCY AT 1800 ATLANTIC BLVD.

Address	Room	Size (sq. ft.)	Accommodation	Occupancy
1800 Atlantic Blvd.	Master Bedroom	180	King Bed	2
1800 Atlantic Blvd.	Middle Bedroom	150	Queen Bed	2
1800 Atlantic Blvd.	Living Room	220	Sofa Bed	2

RECEIVER SITE

OCCUPANCY AT 223 ANN ST.

Address	Room	Size (sq. ft.)	Accommodation	Occupancy
223 Ann St.	Master Bedroom, 2 nd floor	197.08	King Bed	2
223 Ann St.	Living Room, 1 st floor	248.80	Sofa Bed	2

Sincerely,

Mehdi Benkhatar
Trepanier & Associates, Inc.

¹ Please see the attached Bill of Sale and its related license which is being transferred.
402 Appelrouth Lane • P.O. Box 2155 • Key West, FL • 33045-2155
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: mail@owentrepanier.com

Planning Director Determination

From: Amy Kimball-Murley
Sent: Wednesday, October 06, 2010 6:34 PM
To: Patrick T. Wright
Subject: FW: Transfer of Transient License packets

Can you please save this email in the GEO files for the addresses below? Thanks, Amy

Amy Kimball-Murley, AICP
Planning Director
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
(305) 809-3728

From: Susan Cardenas [mailto:susan@keyslaw.net]
Sent: Wednesday, October 06, 2010 3:55 PM
To: Amy Kimball-Murley
Subject: RE: Transfer of Transient License packets

Amy:

The receiver properties on the applications I am working on are 223 Ann Street and 525 Caroline Street.

Thank you,

Susan M. Cardenas, Esq.
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
Telephone: 305.294.0252
Facsimile: 305.292.5442
E-mail: susan@keyslaw.net

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From: Amy Kimball-Murley [mailto:akimball@keywestcity.com]
Sent: Wednesday, October 06, 2010 3:45 PM
To: susan
Subject: RE: Transfer of Transient License packets

Can you let me know the addresses so I can file this email appropriately? Thanks, Amy

Amy Kimball-Murley, AICP
Planning Director
City of Key West

3140 Flagler Avenue
Key West, Florida 33040
(305) 809-3728

From: Susan Cardenas [mailto:susan@keyslaw.net]
Sent: Wednesday, October 06, 2010 2:01 PM
To: Amy Kimball-Murley
Subject: RE: Transfer of Transient License packets

Thank you Amy.

I will include dimensional site plans for each property in my packets, and, if you determine that a boundary survey is required, will obtain and forward one for each property.

Susan M. Cardenas, Esq.
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
Telephone: 305.294.0252
Facsimile: 305.292.5442
E-mail: susan@keyslaw.net

From: Amy Kimball-Murley [mailto:akimball@keywestcity.com]
Sent: Wednesday, October 06, 2010 1:43 PM
To: susan
Subject: RE: Transfer of Transient License packets

Dear Susan, I believe that Ginny is correct, but that we always have required a dimensioned site plan since when a license alone is transferred the relative size and potential occupancy of the units is typically reviewed. I would like to know a little more about the project before actually waiving the requirement. Thanks, Amy

Amy Kimball-Murley, AICP
Planning Director
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
(305) 809-3728

From: Susan Cardenas [mailto:susan@keyslaw.net]
Sent: Wednesday, October 06, 2010 1:11 PM
To: Amy Kimball-Murley

Subject: Transfer of Transient License packets

Amy:

It was nice to see you last night. I hope you got home at a reasonable hour.

I am working on two application packets for transfer of transient licenses. The "required attachments" section of the application indicates that a current survey is required for both the sender site and the receiver site. Ginny advises that this requirement has been waived in the past on some of her applications, for properties where there are no structural changes proposed to existing buildings in connection with the transfer.

Are you requiring current surveys from both the sending and receiving sites with all applications, or are there some instances where a survey is not required?

Thank you kindly,

Susan M. Cardenas, Esq.
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
Telephone: 305.294.0252
Facsimile: 305.292.5442
E-mail: susan@keyslaw.net

**Sender Site
Information**



Required Attachments Sender Site

1. Current survey:

N/A - This license is unassigned and not physically associated with any location. It was previously associated with 1800 Atlantic, Unit A109 (floor plans attached).

2. Current floor plans:

Please see attached.

3. Copies of current occupational license(s) for transient rental use OR Letter from City Licensing Official verifying number of licenses and date:

Occupational License attached.

4. Copy of last recorded deed to show ownership as listed on application:

N/A - This license is unassigned and not physically associated with any location. Please see attached bill of sale.

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:

N/A - This license is unassigned and not associated with any location or mortgage.

6. Proposed site plan if changed for future use:

No changes proposed.

7. Proposed floor plans if changed for future use

No changes proposed.

8. Detailed description of how use of transient rental units will be extinguished.

Transient license has already been separated from the property and is currently unassigned. The property currently has a non-transient license and is rented as a non-transient rental unit.

9. Other _____

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME <u>Steve May¹</u>	2. NAME <u>Cindy May¹</u>
ADDRESS <u>12387 Lakeview Ln.</u> <u>Merrifield, MN 56465</u>	ADDRESS <u>12387 Lakeview Ln.</u> <u>Merrifield, MN 56465</u>
TELEPHONE(1) _____	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 _____

1 Steve and Cindy May have sold their rights for this license to 223 Ann St. LLC. Please see the attached Bill of Sale.

Sender Site Verification

Signature Page and Verification Form for Sender Site

I (We) Trepanier & Associates, Inc.
transient license formerly
owner(s) or authorized agent of the owner(s) of the real property located at
1800 Atlantic Blvd, Unit 109A in the City of Key
West, Florida, RE# 00063560-001000 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 Mehdi Benkhatar for OTAI Date: 4/29/11

Mehdi Benkhatar Agent
print name designation

Signature _____ Date: _____

_____ print name designation

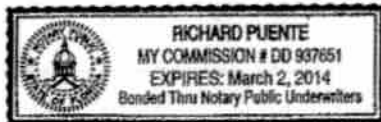


Subscribed and sworn to or affirmed before me on 4-29-2011 by
Mehdi Benkhatar, personally known to me or
presenting _____ to me as identification.

Richard Puente
Notary Public Signature, Seal

Name printed Richard Puente Title Notary

Commission, Date March 02, 2014



**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), 223 Ann St., LLC, owner(s) of a transient license previously ^{print name of owner} property located at 1800 Atlantic Blvd, Unit 109A, Key West, Florida, RE# 00063560-004000, hereby authorize

Trepnier and Associates, Inc, of 402 Appalroath Ln, KW, FL, ^{print name of agent} _{address}

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.

Signature

Curtis A. Skomp

Type or Print Name

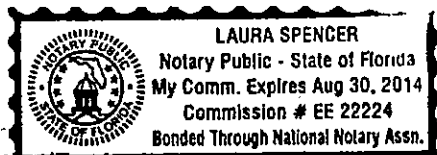
Date 9/7/11

Subscribed and sworn to (or affirmed) before me on 9/7/11 (date) by Curtis Skomp, personally known to me or presenting FDL SS1010164670 as identification.

Notary Public Signature and Seal

Printed Name of Notary Laura Spencer

Commission Number, State, and Expiration 8/30/14



FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



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Entity Name Search

No Events No Name History

Detail by Entity Name

Florida Limited Liability Company

223 ANN STREET, LLC

Filing Information

Document Number L07000018662
FEI/EIN Number N/A
Date Filed 02/19/2007
State FL
Status ACTIVE



Principal Address

C/O CURTIS SKOMP-COLDWELL BANKER COMM.
1442 KENNEDY DRIVE
KEY WEST FL 33040

Changed 04/26/2011

Mailing Address

C/O CURTIS SKOMP-COLDWELL BANKER COMM.
1442 KENNEDY DRIVE
KEY WEST FL 33040

Changed 04/26/2011

Registered Agent Name & Address

SKOMP, CURTIS
1442 KENNEDY DRIVE
KEY WEST FL 33040 US

Name Changed: 04/26/2011

Address Changed: 04/26/2011

Manager/Member Detail

Name & Address

Title MGRM

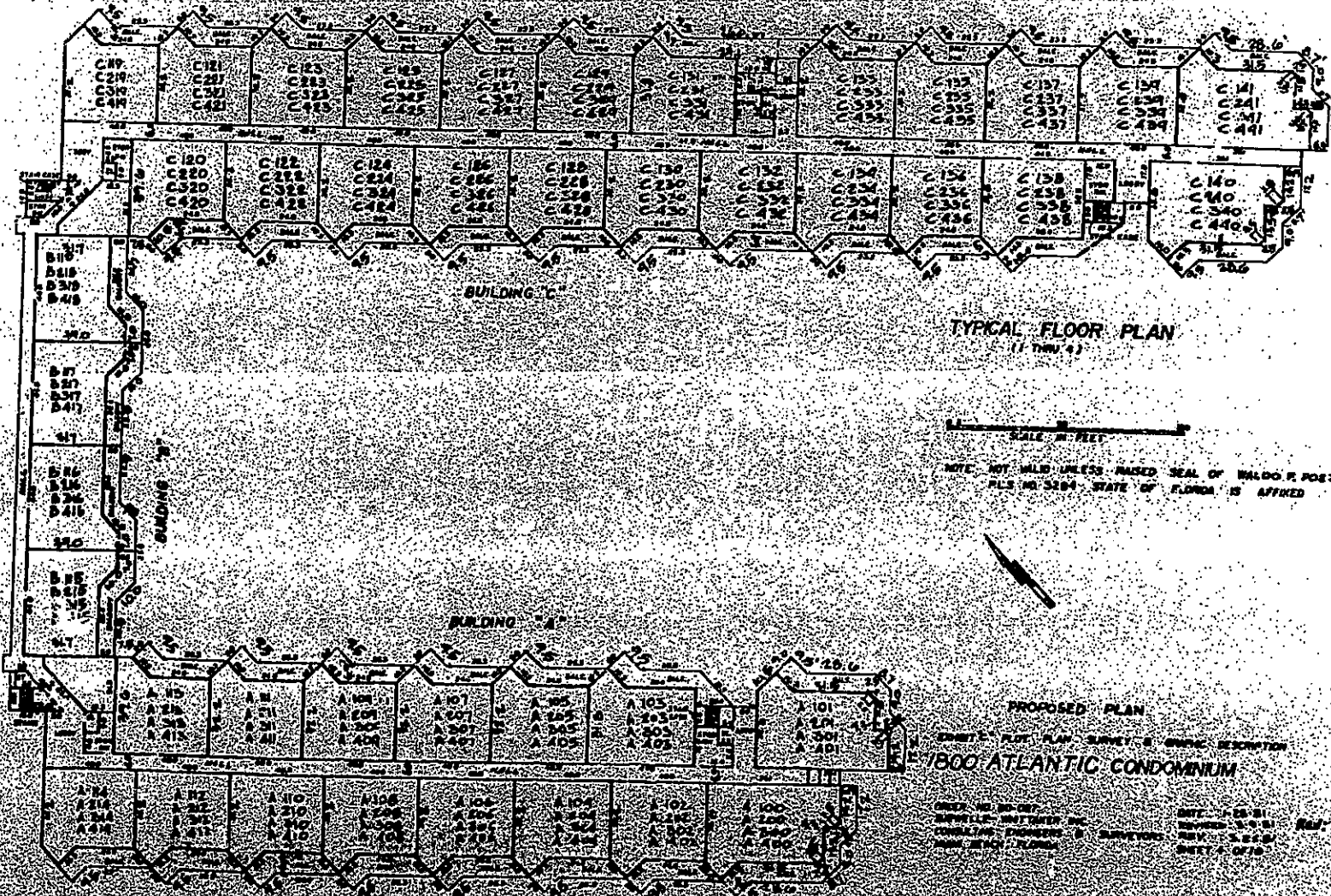
BRAWN, PETER N
1442 KENNEDY DRIVE
KEY WEST FL 33040

Annual Reports

Report Year	Filed Date
2009	03/08/2009
2010	04/04/2010
2011	04/26/2011

**Sender Site
Site Plans**

DEF REC 899 PAGE 746



TYPICAL FLOOR PLAN
(1 THRU 4)

SCALE 1" = 10'-0"

NOTE: NOT VALID UNLESS RAISED SEAL OF WALDO R. POSEY
PLS. NO. 3284 - STATE OF FLORIDA IS AFFIXED

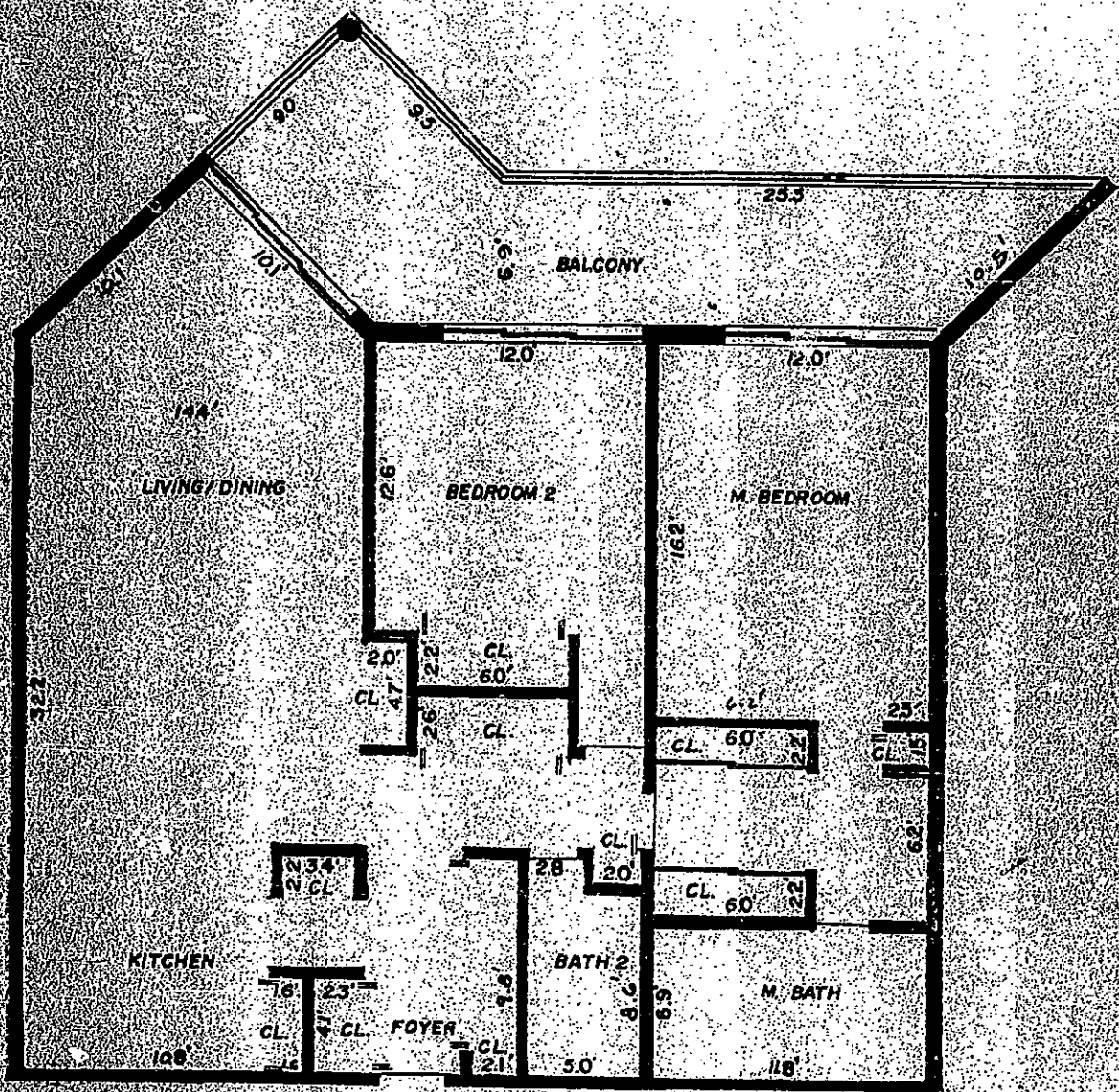
PROPOSED PLAN

SHEET'S PLAN PLAN SURVEY & BASIC DESCRIPTION
1800 ATLANTIC CONDOMINIUM

DATE: 7-15-01
 DRAWN: S.S.S.
 CHECKED: S.S.S.
 REVISED: 8-1-01
 REVISED: 8-1-01
 SHEET 4 OF 10



RECEIVED
 August 4, 2011
 KW Planning Dept



TYPE "A"
 UNIT NOS. A-102, A-104 THRU A-114, C-119 THRU C-132,
 A-202, A-204 THRU A-214, C-219 THRU C-232,
 A-302, A-304 THRU A-314, C-319 THRU C-332,
 A-402, A-404 THRU A-414, C-419 THRU C-432.

PROPOSED PLAN

EXHIBIT "C"

1800 ATLANTIC CONDOMINIUM

ORDER NO. 80-022
 ZURWELLE - WHITTAKER INC.
 CONSULTING ENGINEERS & SURVEYORS
 MIAMI BEACH, FLORIDA

DATE: 1-28-81
 Revised: 3-9-81
 Revised: 3-26-81
 Revised: 6-9-81

Transient License Document and Bill of Sale

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 MAY, STEVEN AND CINDY CtlNbr:0002925
Location Addr UNASSIGNED - TRANSIENT
Lic NBR/Class 10-00024643 RENTAL-TRANSIENT RESIDENTIAL
Issue Date: April 29, 2010 Expiration Date: September 30, 2010
License Fee \$3.00
Add. Charges \$0.00
Penalty \$0.00
Total \$3.00

Comments: ONE TRANSIENT RENTAL UNIT

Oper: CMAKER Type: OC Drawer: 1
Date: 4/29/10 51 Receipt no: 67353
2010 24643

DR LIC OCCUPATIO 1	\$3.00
CASH	\$3.00
Total Tenders	\$3.00
Total payment	\$3.00

This document must be prominently displayed.

MAY, STEVEN AND CINDY
12387 LAKEVIEW LN

MAY, STEVEN AND CINDY

Trans date: 4/29/10 Time: 10:39:31

MERRIFIELD MN 56465



CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

TRANSIENT LICENSE
City of Key West

Post Office Box 1409, Key West, FL 33041 (305) 809-3955

Business Name MAY, STEVEN AND CINDY (TRANS) CtlNbr:0017651
Location Addr UNASSIGNED - TRANSIENT
Lic NBR/Class 10-00021627 TRANSIENT RENTAL UNIT (MEDALLION)
Issue Date: April 29, 2010 Expiration Date: September 30, 2010
License Fee \$125.00
Add. Charges \$125.00
Penalty \$0.00
Total \$0.00

Comments: ONE TRANSIENT RENTAL UNIT
MEDALLION #682

This document must be prominently displayed.

OWNER

MAY, STEVEN AND CINDY (TRANS)
12387 LAKEVIEW LN

MERRIFIELD MN 56465



BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS,

That STEVEN MAY and CINDY MAY, party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, lawful money of the United States, to it/him/her/them in hand paid by 223 ANN STREET, LLC, a Florida limited liability company, party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the said party of the second part, the following goods and/or chattel,

One (1) City of Key West Transient Rental License currently "UNASSIGNED" Control No. 0017651 and Medallion, Control No. 682

TO HAVE AND TO HOLD the same unto the said party of the second part forever.

And it/he does covenant to and with the said party of the second part that it/he is the lawful owner of the said goods and chattels; that said goods and chattels are free from all encumbrances; that it/he has good right to sell the same as aforesaid, and that it/he will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said party of the second part, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of September, 2011

Signed, sealed and delivered
in the presence of:

Darcy Ann Janssen
Signature of Witness

Darcy Ann Janssen
Printed Name of Witness

Cindy Cressman
Signature of Witness

Cindy Cressman
Printed Name of Witness

Steven May
STEVEN MAY

Nancy Ann Janssen
Signature of Witness

Nancy Ann Janssen
Printed Name of Witness

Cindy May
CINDY MAY

Cindy Cressman
Signature of Witness

Cindy Cressman
Printed Name of Witness

STATE OF MINNESOTA:
COUNTY OF CROW WING:

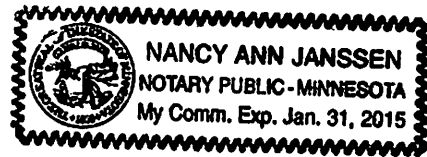
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, STEVEN MAY and CINDY MAY, husband and wife, who is / are personally known to me to be the individual described in and who executed the foregoing or who produced Driver's license as identification, and he/she/they acknowledged before me that he/she/they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Cross Lake, County of Crow Wing and State of Minnesota, this 07th day of September, 2011.

Nancy Ann Janssen
Printed Name of Notary

Nancy Ann Janssen
NOTARY PUBLIC

My Commission Expires: 1-31-2015



This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Mehdi Benkhatar

From: Carolyn Walker [cwalker@keywestcity.com]
Sent: Friday, April 29, 2011 12:36 PM
To: Mehdi Benkhatar
Subject: RE: Licensing for 1800 Atlantic Blvd., Unit A109

Business name & address	Mailing address
STARR, JEROME AND SHERRY	ALL FLA KEYS PROPERTY MGMT.
1800 ATLANTIC BLVD A109	1223 WHITE ST 102
KEY WEST FL 33040	KEY WEST FL 33040

License number : 11 00025634
Appl, issue, expir . . . 32411 32411 93011
License status (F4) . . AC ACTIVE
Classification (F4) . . 10B RENTAL-NON-TRANSIENT RESIDENTIAL
Exemption (F4)
License comments ONE NON-TRANSIENT RENTAL UNIT
License restrictions . . .
Gross receipts
Reprint this license . N Y=Yes, N=No
Additional charges . . N * Y=Yes, N=No Miscellaneous . . N Y=Yes, N=No
Extra requirements . . N * Y=Yes, N=No Sub codes N Y=Yes, N=No
More...



From: Mehdi Benkhatar [mailto:mehdi@owentrepanier.com]
Sent: Friday, April 29, 2011 12:27 PM
To: Carolyn Walker
Subject: Licensing for 1800 Atlantic Blvd., Unit A109

Hi Carolyn,

Could you tell me the licensing for 1800 Atlantic Blvd., Unit A109?

Thanks so much,

Mehdi Benkhatar
Planner/Development Specialist
Trepanier & Associates, Inc.
305-293-8983

Receiver Site Information

Required Attachments Receiver Site

1. Current survey

N/A- Per correspondence with Ms. Amy Kimball-Murley the Survey may be waived on properties where there are no structural changes proposed to existing buildings in connection with the transient license transfer.

2. Current floor plans

Please see attached.

3. Copies of current occupational license(s).

Please see attached.

4. Copy of last recorded deed to show ownership as listed on application

Please see attached.

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- no homeowner's or condominium association at receiver site.

6. Proposed site plan if changed for future use

N/A- no proposed changes to site plan.

7. Proposed floor plans if changed for future use

N/A- no proposed changes to site plan.

8. Other N/A



Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME 223 Ann St. LLC
B. STATE/COUNTRY OF INCORPORATION FL
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS

Peter N Brawn, MGRM
Curtis Skomp, Agent

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) Trepanier & Associates, Inc.

owner(s) or authorized agent of the owner(s) of the real property located at
223 Ann St. in the City of Key

West, Florida, RE# 00001210-000000 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 Mehdi Benkhatar for OTAI Date: 4/29/11

Mehdi Benkhatar print name Agent designation

Signature _____ Date: _____

print name

designation



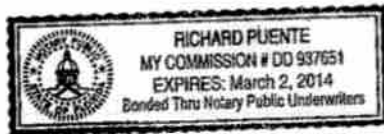
Subscribed and sworn to or affirmed before me on 4-29-2011 by
Mehdi Benkhatar, personally known to me or

presenting _____ to me as identification.

Richard Puente
Notary Public Signature, Seal

Name printed Richard Puente Title Notary

Commission, Date DD937651 3-2-2014



**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), 223 Ann St., LLC, owner(s) of property located at 223 Ann St., Key West, Florida, RE# 00001210-000000, hereby authorize

Trepanier & Associates, Inc., of 402 Appelrouth Ln. KW, FL 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.

[Signature] Registered Agent

Signature Curtis A. Skomp for 223 Ann St. LLC

Type or Print Name

Date 5/16/11



Subscribed and sworn to (or affirmed) before me on 5/16/11 (date)

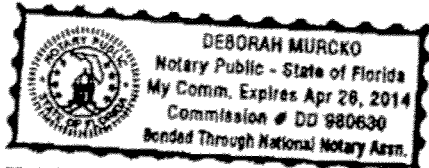
by Curtis A. Skomp personally known to me or presenting

FDL as identification.

Notary Public Signature and Seal

Printed Name of Notary Deborah Murcko

Commission Number, State, and Expiration 4/26/14



**Receiver Site
Deed**

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 1722171 12/08/2008 12:30PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 1722171
Bk# 2391 Pg# 646

WARRANTY DEED

THIS INDENTURE made this 5th day of December, 2008, by and between Sylvia S. Carmosino, a single woman, as to an undivided one-half (1/2) interest, whose address is 5 McCoy Circle, Key West, FL 33040, as Grantor, and Peter Brawn, a single man, whose address is 525 Caroline Street, Key West, FL 33040, as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to-wit:

On the Island of Key West, known on William A. Whitehead's map delineated in February A.D. 1829, as part of Lot Three (3) in Square Thirteen (13). Commencing at the corner of Greene and Ann Streets on the Northeasterly side of Ann Street on the Southeasterly side of Greene Street and running thence along Greene Street in a Northeasterly direction Ninety-three (93) feet and Three (3) inches; thence at right angles in a Southeasterly direction One hundred and five (105) feet and Six (6) inches; thence at right angles in a Southwesterly direction Ninety-three (93) feet and three (3) inches to Ann Street; thence at right angles in a Northwesterly direction along Ann Street One hundred and five (105) feet and Six (6) inches to the point of beginning.

Reference being had to deed recorded in Deed Book "A-4", Page 571, and deeds recorded in Book "G-21", Pages 98 - 103, in the office of the Clerk of the Circuit Court, in and for Monroe County, Florida.

Parcel Identification Number: 00001170-000000

SUBJECT TO: Taxes for the year 2008 and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.

* "Grantor" and "Grantee" are used for singular or plural, as context requires


TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

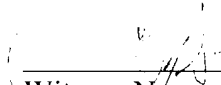
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

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: Susan M. Cardenas

Sylvia S. Carmosino
SYLVIA S. CARMOSINO


Witness Name: Pamela S. Gaxiola

Doc# 1722171
BK# 2391 Pg# 647

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 5th of December, 2008 by Sylvia S. Carmosino, who is personally known or has produced driver's license as identification.

[Notary Seal]



Amber N. Stoia
Notary Public

Printed Name: Amber N. Stoia

My Commission Expires: Aug. 2, 2009

**MONROE COUNTY
OFFICIAL RECORDS**

Doc# 1742442 05/15/2009 8:41AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Please return this instrument to:
Susan M. Cardenas
Stones & Cardenas
221 Simonton Street
Key West, FL 33040

05/15/2009 8:41AM
DEED DOC STAMP CL: TRINA \$0.70

This Instrument Prepared By: Ward&Meyers, LLC
3201 Flagler Ave. Suite 506
Key West, FL 33040

Doc# 1742442
Bk# 2412 Pg# 245B

Corrective Quit Claim Deed

THIS QUIT CLAIM DEED Made this 4th day of May, A.D. 2009, by, Peter Nelson Brawn, a single man, hereinafter called the grantor, to 223 Ann Street, L.L.C. whose post office address is 1413 South St., Key West, FL 33040, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the legal representatives and assigns of individuals, and the successors deed assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

See Exhibit "A" for Legal Description

A/K/A 223 Ann Street, Key West, FL 33040

SUBJECT TO TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Property Appraiser's Parcel Number: 00001210-000000

To Have and to Hold the same with all singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said grantee forever.

And the grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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, 2008.

THIS CORRECTIVE DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN BOOK 2274 PAGE 357 PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.



In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of

Frederick C. Doran III
Witness Signature

Frederick C. Doran III
Printed Name

Kelly E. Craig
Witness Signature

Kelly E. Craig
Printed Name

Peter Nelson Brawn L.S.

Peter Nelson Brawn
Address:
1413 South St.
Key West, FL 33040

Doc# 1742442
Bk# 2412 Pg# 2459

Country of: REPUBLIC OF ARGENTINA
CITY OF BUENOS AIRES
EMBASSY OF THE UNITED STATES OF AMERICA
State/Province of: STATES OF AMERICA

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Peter Nelson Brawn, as grantor who is personally known to me to be the individual described in and who executed the foregoing deed or who produced US Passport as identification and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal this 9th day of May 2009.

HEATHER M. SMITH
Vice Consul of the
United States of America

Printed name of Notary

Heather M. Smith
NOTARY PUBLIC

My Commission Expires: **INDEFINITELY**

Doc# 1742442
Bk# 2412 Pg# 2460

EXHIBIT "A"

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1828, as part of Lot 4, Square 13, and being more particularly described as follows:

Commence at the Northeastly corner of Caroline Street and Ann Street; thence N 45 degrees 01 minutes 42 seconds W along the Easterly Right-of-Way of Ann Street for 58.43 feet to the Point of Beginning; thence continue N 45 degrees 01 minutes 42 seconds W for 41.57 feet thence N 45 degrees 00 minutes 00 seconds E for 58.50 feet; thence S 45 degrees 01 minutes 42 seconds E for 42.31 feet; thence S 45 degrees 31 minutes 02 seconds W for 11.99 feet to the exterior wall of an existing 2-1/2 story frame dwelling; thence continue S 45 degrees 31 minutes 02 seconds W along the centerline of an existing wall for 12.75 feet; thence N 44 degrees 28 minutes 58 seconds W for 0.23 feet along the centerline of an existing interior wall to the exterior of the said 2-1/2 story frame dwelling and an attached two story frame dwelling; thence S 45 degrees 31 minutes 02 seconds W for 11.75 feet along a rear portion of a 2-1/2 story frame dwelling; thence continue S 45 degrees 31 minutes 02 seconds W for 20.02 feet to the Point of Beginning.

Also:

An existing second floor bathroom on the Northeast corner of a 2-1/2 story frame dwelling; said bathroom being more particularly described as follows:

Commence at the Northeastly corner of Caroline Street and Ann Street; thence N 45 degrees 00 minutes 00 seconds E along the Northerly Right-of-Way of Caroline Street for 58.50 feet; thence N 45 degrees 01 minutes 42 seconds W for 57.69 feet; thence S 45 degrees 31 minutes 02 seconds W for 11.99 feet to the exterior wall of a 2-1/2 story frame dwelling and the Point of Beginning; thence continue S 45 degrees 31 minutes 02 seconds W along the centerline of an existing wall of the said 2-1/2 story frame dwelling and also being the existing wall of a 2 story frame dwelling for 9.91 feet to the centerline of another existing interior wall; thence S 44 degrees 28 minutes 58 seconds E along the centerline of said interior wall for 6.33 feet to the centerline of another existing interior wall; thence N 45 degrees 31 minutes 02 seconds E along the centerline of the said interior wall for 9.91 feet to the exterior of the said 2-1/2 story frame dwelling; thence N 44 degrees 28 minutes 58 seconds W for 6.33 feet along the exterior of the said 2-1/2 story frame dwelling to the Point of Beginning; all of the above being on the second floor of the said 2-1/2 story frame dwelling and being an existing second floor bathroom for the use of the attached 2 story frame dwelling.



[Previous on List](#) [Next on List](#) [Return To List](#)

Entity Name Search

No Events No Name History

Detail by Entity Name

Florida Limited Liability Company

223 ANN STREET, LLC

Filing Information

Document Number L07000018662
FEI/EIN Number N/A
Date Filed 02/19/2007
State FL
Status ACTIVE

Principal Address

C/O CURTIS SKOMP-COLDWELL BANKER COMM.
1442 KENNEDY DRIVE
KEY WEST FL 33040

Changed 04/26/2011

Mailing Address

C/O CURTIS SKOMP-COLDWELL BANKER COMM.
1442 KENNEDY DRIVE
KEY WEST FL 33040

Changed 04/26/2011

Registered Agent Name & Address

SKOMP, CURTIS
1442 KENNEDY DRIVE
KEY WEST FL 33040 US

Name Changed: 04/26/2011

Address Changed: 04/26/2011

Manager/Member Detail

Name & Address

Title MGRM

BRAWN, PETER N
1442 KENNEDY DRIVE
KEY WEST FL 33040

Annual Reports

Report Year Filed Date

2009	03/08/2009
2010	04/04/2010
2011	04/26/2011



Mehdi Benkhatar

To: Carolyn Walker
Subject: RE: 525 Caroline St./223 Ann St.

From: Carolyn Walker [<mailto:cwalker@keywestcity.com>]
Sent: Monday, March 07, 2011 12:45 PM
To: Mehdi Benkhatar
Subject: RE: 525 Caroline St./223 Ann St.

Business control 20313 Updated: 01/04/11 by KEYWCAW
Business name & address Mailing address
BRAWN, PETER 525 CAROLINE ST
223 ANN ST KEY WEST FL 33040
KEY WEST FL 33040
License number : 11 00025018
Appl, issue, expir . . . 92010 92010 93011
License status (F4) . . AC ACTIVE
Classification (F4) . . 10B RENTAL-NON-TRANSIENT RESIDENTIAL
Exemption (F4)
License comments ONE NONTRANSIENT RENTAL UNIT
License restrictions . .
Gross receipts
Reprint this license . N Y=Yes, N=No
Additional charges . . N * Y=Yes, N=No Miscellaneous . . N Y=Yes, N=No
Extra requirements . . N * Y=Yes, N=No Sub codes N Y=Yes, N=No
More...
3=Exit F5=Code description F9=Applicant/Qualifier



From: Mehdi Benkhatar [<mailto:mehdi@owentrepanier.com>]
Sent: Monday, March 07, 2011 11:49 AM
To: Carolyn Walker
Cc: Owen Trepanier
Subject: 525 Caroline St./223 Ann St.

Good morning Ms. Walker,

Would you be able to send me a list of all licenses associated with 525 Caroline St. and 223 Ann St.?

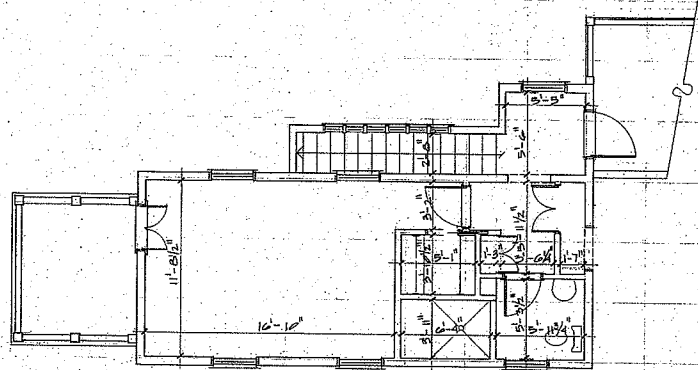
Thanks very much,

Mehdi Benkhatar
Planner/Development Specialist
Trepanier & Associates, Inc.
305-293-8983

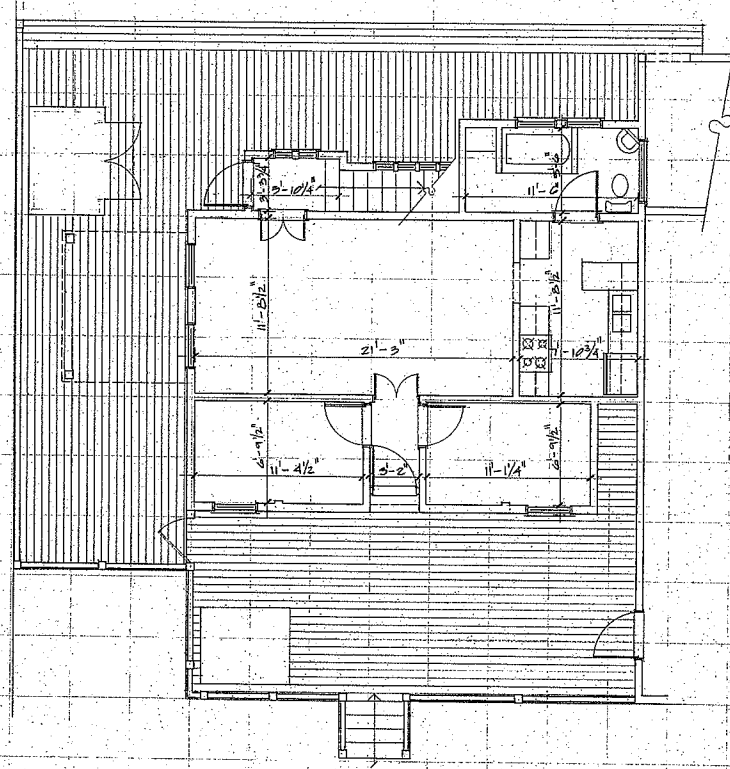
**Receiver Site
Site Plan**

223 ANN STREET KEY WEST - FLORIDA

THOMAS KELLY ENTERPRISES, INC.
1941 ROCKY ROAD - SUGARLOAF KEY
• DESIGN CONCEPTS
• CONSTRUCTION MANAGEMENT
(305) 745-1100



SECOND FLOOR PLAN $\frac{1}{4}'' = 1' - 0''$



FIRST FLOOR PLAN $\frac{1}{4}'' = 1' - 0''$



RECEIVED
June 20, 2011
KW Planning Dept

223 ANN STREET
FIRST and SECOND FLOOR PLANS

DRAWN: TCK
DATE: 11/28/10

SHEET NUMBER
D-1
of
1

PROJECT NO.

Auto Parking



Recycling/ Trash Handling Area

Ann Street

Caroline St.

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS
305-293-8983

DRC
Minutes & Comments

4. **Exception for Outdoor Merchandise Display - 205 Elizabeth Street (Lazy Way Lane), Unit D (RE Number 00072082-003903) - An application for Exception for Outdoor Merchandise Display, to allow the display of merchandise sold in-store, for the Key West pretzel Company LLC., located on Lazy Way Lane, Unit D in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

Nicole Malo presented the project.

Mr. Averette, Mr. Torrence, Ms. Ignaffo, and Mr. Woodson had no comments.

Ms. Nicklaus and Keys Energy had no comments.

Mr. Craig asked if the sandwich sign was part of the application.

Mrs. Torregrosa stated that sandwich signs are not allowed in the historic district and the sign needs to be removed.

Mr. Craig wanted to clarify for the record that the applicant, Jan Nelson (Key West by the Sea 113-C), had indicated that the sign would be removed.

Ms. Malo asked the applicant to resubmit new photos without the sign in them.

Mrs. Torregrosa suggested the applicant meet with her to discuss signage guidelines.

5. **Exception for Outdoor Merchandise Display - 205 Elizabeth Street (Lazy Way Lane), Unit D (RE Number 00072082-003903) - An application for Exception for Outdoor Merchandise Display, to allow the display of merchandise sold in-store, for the Key West pretzel Company LLC., located on Lazy Way Lane, Unit D in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

Nicole Malo presented the project.

DRC members had no comments.

Ms. Nicklaus and Keys Energy had no comments.

6. **Transient License Transfer - 223 Ann Street (RE Number 00001210-000000) Transfer of One Transient Business Tax Receipt (Licenses), from property located at 1800 Atlantic Boulevard Unit 109-A located in the MDR-C zoning district to property located at 233 Ann Street located in the HRCC-1 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

Nicole Malo presented the project.

Mr. Averette, Mr. Torrence, Ms. Ignaffo, Mrs. Torregrosa and Mr. Woodson had no comments.

Ms. Nicklaus and Keys Energy had no comments.

Mr. Craig wanted to clarify that the unit is currently unassigned.

Ms. Malo confirmed that the unit is in the unassigned pool.



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

July 28, 2011

Mr. Don Craig
City of Key West
PO Box 1409
Key West, Florida 33040



RECEIVED

July 28, 2011

KW Planning Dpt

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF JULY 28, 2011.

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for July 28, 2011. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 205 Elizabeth St, Unit C – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
2. LOCATION: 205 Elizabeth St, Unit D – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
3. LOCATION: 205 Elizabeth St, Unit G – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to the Exception for Outdoor Merchandise Display.
4. LOCATION: 1800 Atlantic Blvd to 223 Ann Street – Transient License Transfer
COMMENT: KEYS has no objections to the Transient License Transfer.
5. LOCATION: 3216 Flagler Ave – Conditional Use
COMMENT: KEYS has no objections to the Conditional Use. Customer to submit a Project Review Form for loads.
6. LOCATION: Higgs Beach – Major Development Plan
COMMENT: Keys Energy has reviewed the above site plans. KEYS will need to remove and/or relocate high voltage primary to accommodate the shift in the road. KEYS has power running to West Martello Towers and the existing restaurant that will need to be maintained. KEYS will also need to have truck access to all poles. If this design is approved, KEYS will require 8 to 12 months for budgeting and designing of this project.
7. LOCATION: 3800 N. Roosevelt Blvd – Conditional Use
COMMENT: KEYS has no objections to the Conditional Use.
8. LOCATION: 2801 Venetian Dr – Variances
COMMENT: KEYS has no objections to the Variances.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely:

Matthew Alfonso

Matthew Alfonso

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

C:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering/Control Center
A. Tejada, Director of Customer Service
File: PLI-132

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1001236 Parcel ID: 00001210-000000

Ownership Details

Mailing Address:
223 ANN STREET LLC
525 CAROLINE ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 223 ANN ST KEY WEST
Legal Description: KW PT LOT 4 SQR 13 G29-147/48 BOOK OF WILLS-C-456/57 BOOK OF WILLS-D-247/48 OR470-38 OR756-601 OR930-210M/L OR1231-910Q/C OR1314-1258/59 OR1322-2174/5C OR1323-375/77C OR1402-1993/1994 OR2274-357/358Q/C OR2412-2458/59C-Q/C

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	42	57	2,354.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1101
Year Built: 1938

Building 1 Details

Building Type <u>R1</u>	Condition <u>A</u>	Quality Grade 550
Effective Age 30	Perimeter 265	Depreciation % 36
Year Built 1938	Special Arch 0	Grnd Floor Area 1,101
Functional Obs 0	Economic Obs 0	

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

Roof Type IRR/CUSTOM

Roof Cover WOOD SHINGLE

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

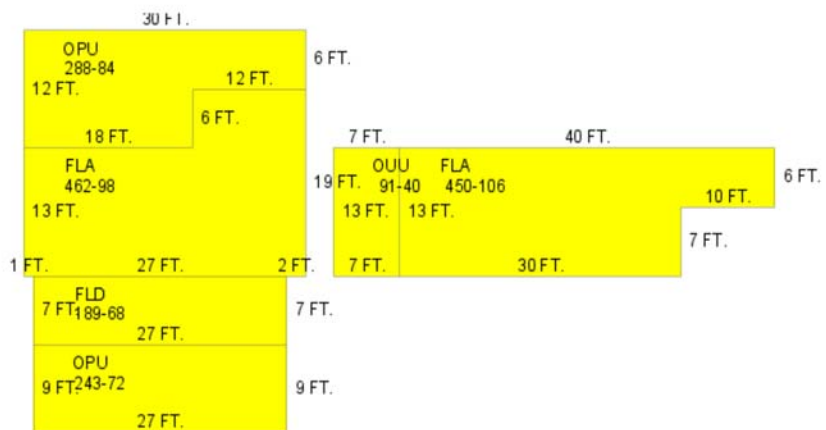
Bedrooms 2

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath	1	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	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	1990	N N	0.00	0.00	462

2	FLD	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	189
3	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	450
4	OUU	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	91
5	OPU	12:ABOVE AVERAGE WOOD	1	1990	N	N	0.00	0.00	288
6	OPU		1	1990	N	N	0.00	0.00	243

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN3:WROUGHT IRON	258 SF	43	6	1969	1970	2	60
2	PT2:BRICK PATIO	380 SF	0	0	1959	1960	2	50
3	WD2:WOOD DECK	384 SF	0	0	1993	1994	1	40
4	UB2:UTILITY BLDG	50 SF	0	0	1993	1994	3	50
5	CA2:CARPORT	180 SF	18	10	1993	1994	4	50
6	AC2:WALL AIR COND	1 UT	0	0	1993	1994	3	20
7	CL2:CH LINK FENCE	336 SF	0	0	1964	1965	1	30

Appraiser Notes

COMBINED 63SF FROM AK 8569858 TO THIS PARCEL PER OR2412-2455, ADJ LAND SIZE TO 2417 TO REFLECT INCREASE. DONE FOR THE 2009 TAX ROLL.

223 ANN ST PT OF HSE ON 121-001

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B942587	08/01/1994	10/01/1994	200		PAINT INT & EXT HOS & FEN
	E950754	03/01/1995	11/01/1995	500		ALARM SYSTEM
	B950011	01/01/1995	11/01/1995	8,000		REBLD FRT PCH/ENCL STAIRS

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
2010	130,582	6,906	245,687	383,175	383,175	0	383,175
2009	145,704	7,062	373,444	526,210	526,210	0	526,210
2008	134,465	7,192	411,950	553,607	553,607	0	553,607
2007	191,061	6,442	314,259	511,762	265,403	25,000	240,403
2006	292,935	6,546	223,630	523,111	258,930	25,000	233,930
2005	228,398	6,763	223,630	458,791	251,388	25,000	226,388
2004	163,896	6,926	117,700	288,522	244,066	25,000	219,066
2003	197,964	7,143	69,443	274,550	239,516	25,000	214,516
2002	181,446	7,334	69,443	258,223	233,903	25,000	208,903
2001	187,577	7,522	69,443	264,542	230,220	25,000	205,220
2000	191,051	10,907	51,788	253,745	223,515	25,000	198,515
1999	156,240	9,612	51,788	217,639	217,639	25,000	192,639
1998	132,970	8,376	51,788	193,134	193,134	0	193,134
1997	132,970	8,622	47,080	188,672	188,672	0	188,672
1996	65,773	5,443	47,080	118,296	118,296	25,000	93,296
1995	64,447	5,418	47,080	116,945	116,945	0	116,945
1994	48,569	1,407	47,080	97,056	97,056	25,000	72,056
1993	48,569	1,441	47,080	97,090	97,090	0	97,090
1992	48,569	1,458	47,080	97,107	97,107	0	97,107
1991	48,569	1,492	47,080	97,141	97,141	0	97,141
1990	28,631	1,420	41,195	71,246	71,246	0	71,246
1989	26,028	1,291	40,607	67,926	67,926	0	67,926
1988	23,050	1,291	37,664	62,005	62,005	0	62,005
1987	22,794	1,291	28,837	52,922	52,922	0	52,922
1986	22,923	1,291	28,248	52,462	52,462	0	52,462
1985	22,302	1,291	21,654	45,247	45,247	25,000	20,247
1984	20,933	1,291	21,654	43,878	43,878	25,000	18,878

1983	20,933	1,291	10,286	32,510	32,510	25,000	7,510
1982	21,294	1,291	10,286	32,871	32,871	25,000	7,871

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
5/4/2009	2412 / 2458	100	<u>QC</u>	<u>11</u>
4/1/1996	1402 / 1993	250,000	<u>WD</u>	<u>Q</u>
7/1/1994	1314 / 1258	185,000	<u>WD</u>	<u>E</u>
2/1/1971	470 / 38	24,000	00	<u>Q</u>

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Monroe County Property Appraiser
 Karl Borglum
 P.O. Box 1176
 Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 8675232 Parcel ID: 00063560-001000

Ownership Details

Mailing Address:

STARR SHERRY TR AG 9/25/2009
14032 W OLD SCHOOL RD
LIBERTYVILLE, IL 60048-9623

Property Details

PC Code: 04 - CONDOMINIUM

Millage Group: 10KW

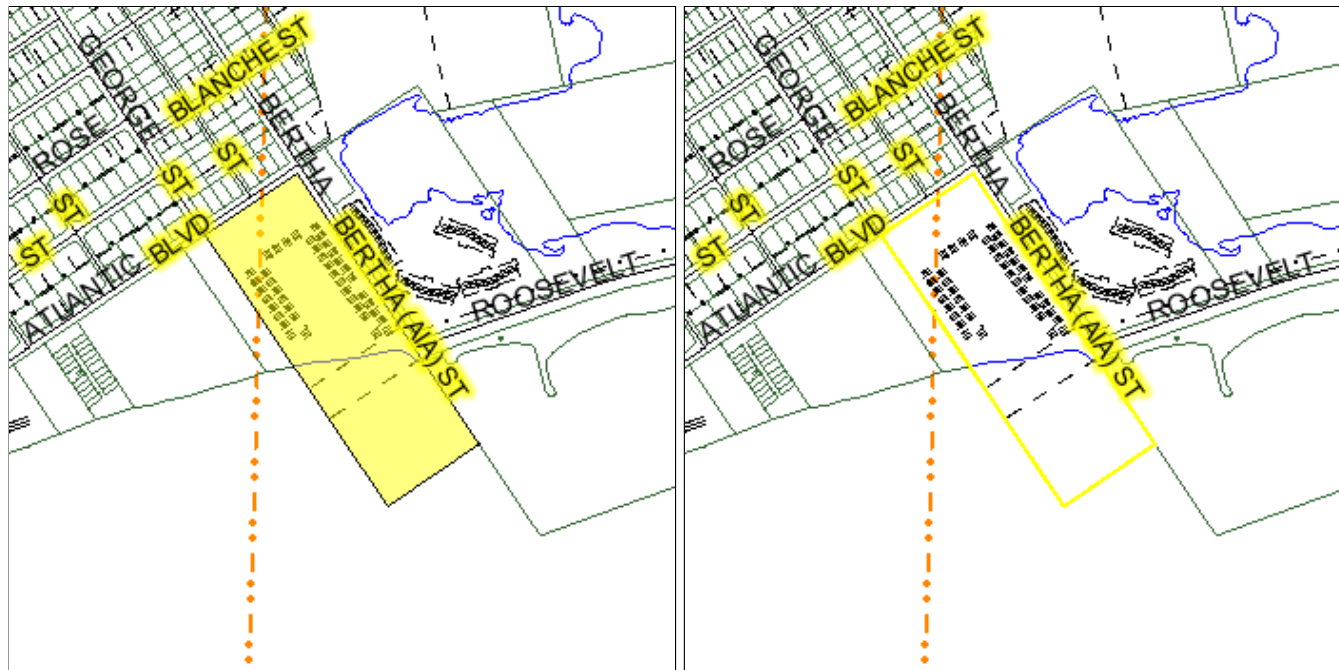
Affordable Housing: No

**Section-Township-
Range:** 04-68-25

Property Location: 1800 ATLANTIC BLVD UNIT: 109A KEY WEST

Legal Description: UNIT A109 1800 ATLANTIC CONDOMINIUM OR932-274 OR1467-535/36 OR1686-1476/78 OR1848-1435/36 OR2463-2040/41C/T OR2479-1903/06AMDC/T OR2480-2410/11ORD OR2490-2465/67

Parcel Map



Condominium Details

Condo Name: 1800 ATLANTIC
 Footage: 1314 Year Built: 1984

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	05-00005220	11/18/2005		4,000		REPLACE 4 TON AIR CONDENSER
	03-0301	02/10/2003		15,000		TILE & PAINT

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
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2010	311,657	0	0	311,657	311,657	0	311,657
2009	296,863	0	0	296,863	296,863	0	296,863
2008	533,759	0	0	533,759	533,759	0	533,759
2007	625,352	0	0	625,352	625,352	0	625,352
2006	0	707,094	1	696,916	696,916	0	696,916
2005	0	589,245	1	589,246	589,246	0	589,246
2004	0	357,118	1	357,119	357,119	0	357,119
2003	0	302,642	1	302,643	271,847	25,000	246,847
2002	0	265,475	1	265,476	265,476	25,000	240,476
2001	0	248,107	1	248,108	248,108	0	248,108
2000	0	195,360	1	195,361	195,361	0	195,361
1999	0	179,229	1	179,230	179,230	0	179,230
1998	162,935	0	1	162,936	162,936	0	162,936
1997	152,423	0	1	152,424	152,424	0	152,424
1996	146,710	0	1	146,711	146,711	0	146,711
1995	146,710	0	1	146,711	146,711	0	146,711
1994	139,723	0	1	139,724	139,724	0	139,724
1993	158,776	0	1	158,777	158,777	0	158,777
1992	158,776	0	1	158,777	158,777	0	158,777
1991	158,776	0	1	158,777	158,777	0	158,777
1990	186,794	0	1	186,795	186,795	0	186,795
1989	186,794	0	1	186,795	186,795	0	186,795
1988	161,728	0	1	161,729	161,729	0	161,729
1987	153,152	0	1	153,153	153,153	0	153,153
1986	145,859	0	1	145,860	145,860	0	145,860
1985	116,688	0	29,172	145,860	145,860	0	145,860

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
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10/15/2010	2490 / 2465	337,000	<u>WD</u>	<u>02</u>
8/17/2010	2479 / 1903	0	<u>CT</u>	<u>11</u>
4/30/2010	2463 / 2040	251,000	<u>CT</u>	<u>12</u>
1/6/2003	1848 / 1435	415,000	<u>WD</u>	<u>Q</u>
3/30/2001	1686 / 1476	310,000	<u>WD</u>	<u>Q</u>
7/1/1997	1467 / 0535	200,000	<u>WD</u>	<u>Q</u>
1/1/1985	932 / 274	196,600	<u>WD</u>	<u>Q</u>

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Monroe County Property Appraiser
Karl Borglum
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., September 15, 2011 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 – from 1800 Atlantic Blvd Unit 109-A (RE# 00063560-001000) to 223 Ann Street (RE# 00001210-000000) - Transfer of One Transient Business Tax Receipt (Licenses) from property located at 1800 Atlantic Boulevard Unit 109-A located in the MDR-C zoning district to property at 223 Ann Street located in the HRCC-1 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 – from 1800 Atlantic Blvd Unit 109-A (RE# 00063560-001000) to 223 Ann Street (RE# 00001210-000000) - Transfer of One Transient Business Tax Receipt (Licenses) from property located at 1800 Atlantic Boulevard Unit 109-A located in the MDR-C zoning district to property at 223 Ann Street located in the HRCC-1 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Trepanier & Associates, Inc. **Project Location:** 1800 Atlantic, 109-A / 223 Ann
Owners: 1800 Atlantic, Unit 109-A / Steve & Cindy May 223 Ann Street / 223 Ann Street, LLC
Date of Hearing: Thursday, September 15, 2011 **Time of Hearing:** 6:00 PM
Location of Hearing: Old City Hall, City Commission Chambers 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@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: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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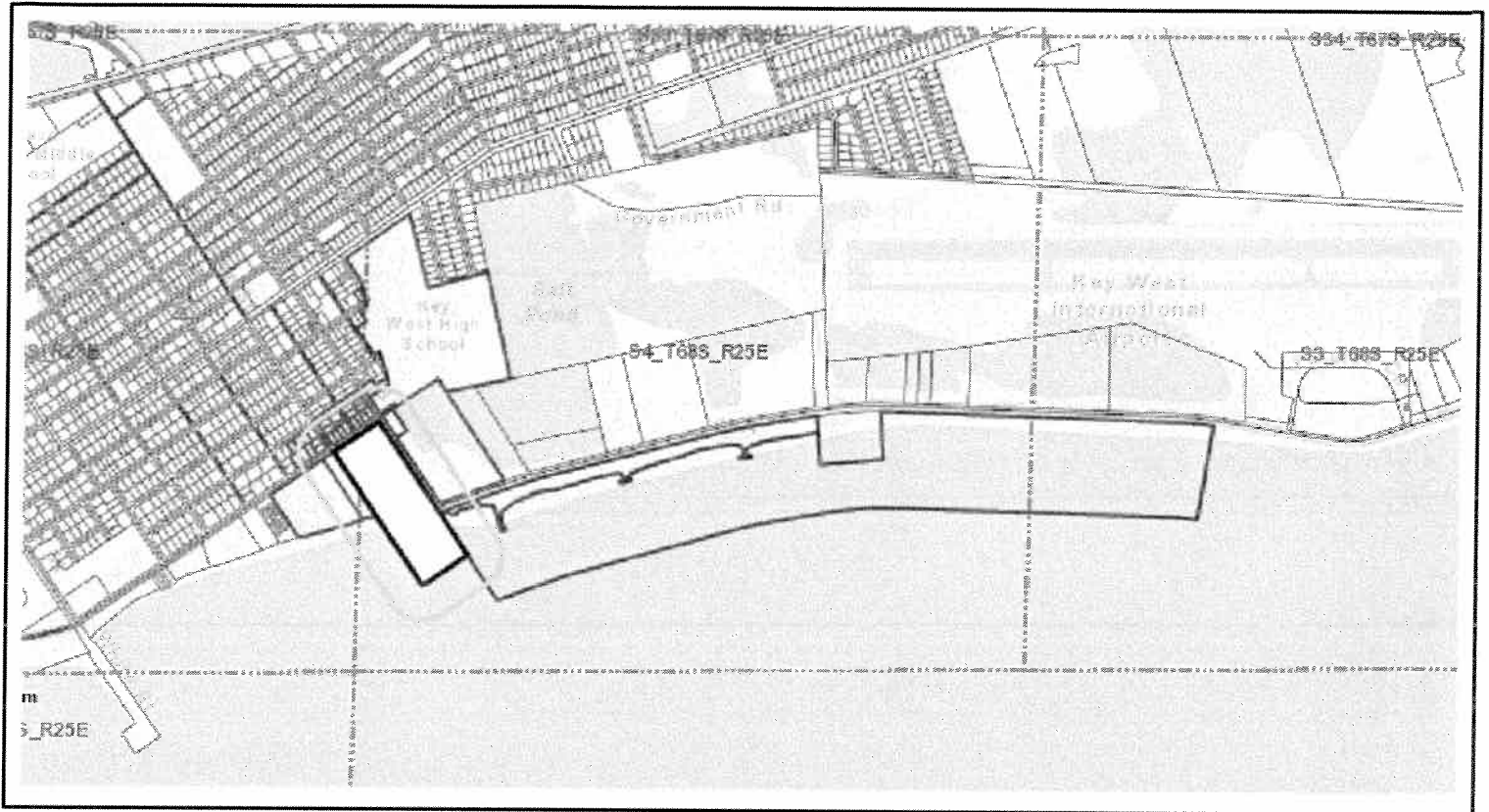
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Monroe County, Florida

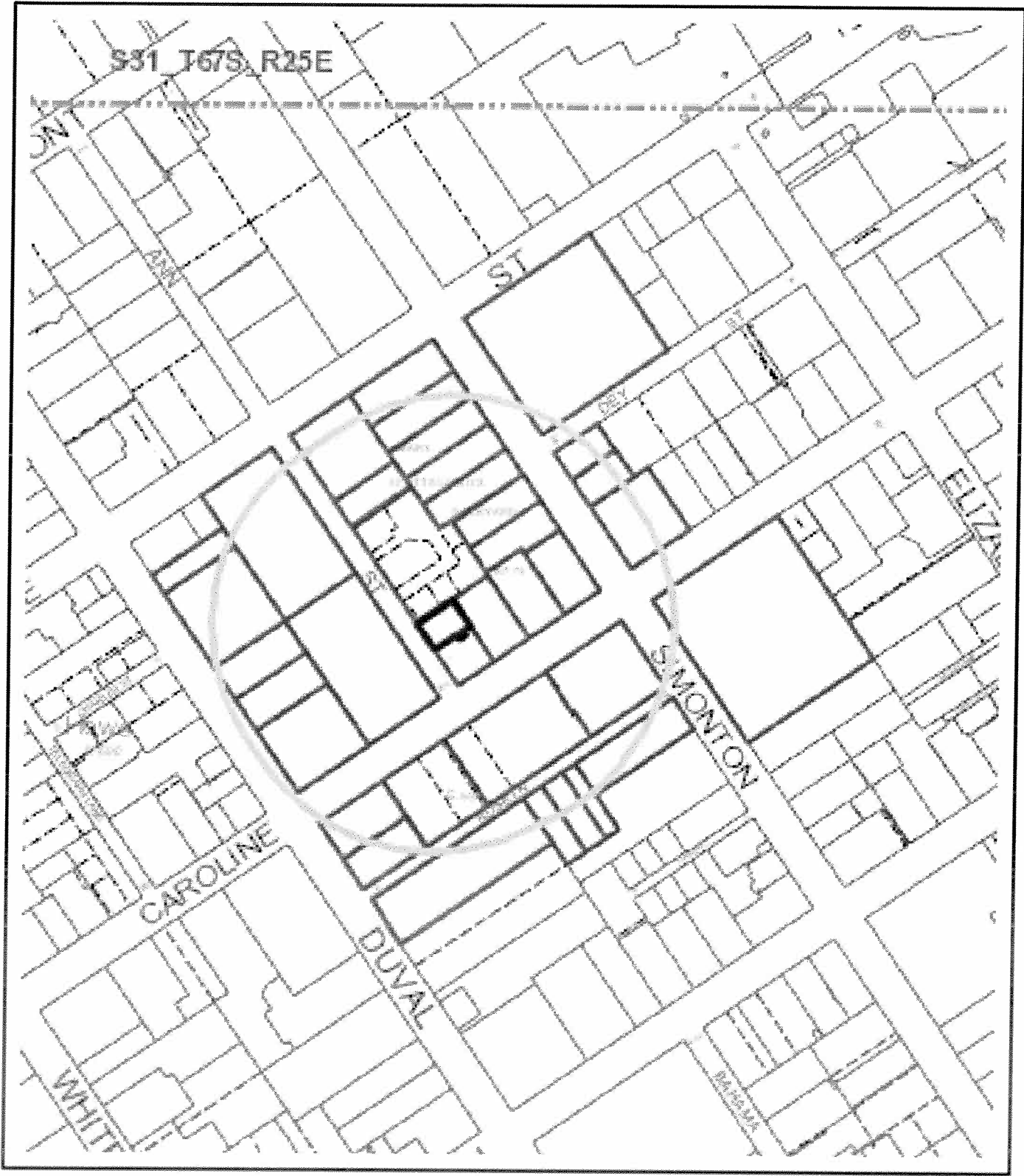
1800 Atlantic

Printed: Sep 02, 2011

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.



S31 T67S R25E



Monroe County, Florida

223 Ann

Printed: Sep 02, 2011



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	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1	BARALDI JOHN AND VERONICA	1 INDEPENDENCE CT	APT 415	HOBOKEN	NJ	07030-6762	
2	STOERBACK MICHELLE AND JOHN	1 WICKS LN		SAINT JAMES	NY	11780-1360	
3	MAKAS ELAINE	10 SHEFFIELD AVE		LEWISTON	ME	04240	
4	KASPER KENNARD B AND LAURA M	1012 18TH TER		KEY WEST	FL	33040-4211	
5	SCHUPP MARK AND CATHERINE	10141 SPIRIT OAK LN		CINCINNATI	OH	45252	
6	REDLER BRUCE H AND LESLIE P	102 CROSSTREE NORTH		HILTON HEAD ISL	SC	29926	
7	ZOCKI RONALD D AND CLAUDIA C	1024 CAPSTAN DR		FORKED RIVER	NJ	08731	
8	HANNING PATRICK J	103 SHADELAND AVE		MEDIA	PA	19063-4028	
9	HAYES PAUL N	1075 DUVAL ST	STE C-11	KEY WEST	FL	33040	
10	HUNTER BRUCE	1075 DUVAL ST	UNIT C-11	KEY WEST	FL	33040	
11	PAUL BORIS	11 SUMMIT DR		STROUDSBURG	PA	18360	
12	GRAMMER JEFFREY A AND MARIANNE S	1107 KEY PLAZA	UNIT 293	KEY WEST	FL	33040	
13	CORMORANT CORP OF THE KEYS	1109 DUVAL ST		KEY WEST	FL	33040	
14	HAMMERSCHMIDT WILLIAM E AND MARLA B	111 BECKETT CT		SOUDENTON	PA	18964	
15	FORMICA STEVEN AND CHARLOTTE	111 LANTOGA RD		WAYNE	PA	19087	
16	MONSON WARREN AND SUSAN	1119 JOHNSON ST		KEY WEST	FL	33040	
17	BEER DIANA D	115 HAWK LANE		BOULDER	CO	80304	
18	A1A ATLANTIC KEYS LLC	115 LAZELL ST		HINGHAM	MA	02043	
19	CANTER TERESA L AND ROY G	1150 NW 184TH PL		PEMBROKE PINE	FL	33029	
20	DOUMOURAS TERESA L	1150 NW 184TH PL		PEMBROKE PINE	FL	33029-3636	
21	SURGENT JAMES H AND KAREN	1173 LAWRENCE AVE		WESTFIELD	NJ	07090	
22	WOLSZCZAK ANDREW AND PATRICIA	120 PIRATES COVE DR		MARATHON	FL	33050	
23	BATTA JOHN PHILLIP	122 EDISON RD		LAKE HOPATCON	NJ	07849	
24	GUERDAN BRUCE R	122 EVERGREEN CIR		BEAVER	PA	15009	
25	WRIGHT JAMES W	1220 SUGARLOAF BLVD		SUMMERLAND KI	FL	33042	
26	WILLIAMS RONALD R AND BEVERLY A	12265 BALSAM DR		SAND LAKE	MI	49343	
27	WIMMER SARAH D L/E	1230 N WESTERN AVE	UNIT 112	LAKE FOREST	IL	60045	
28	LOWE PEARLA R	124 CANTERBURY RD		WILSON	NC	27896	
29	CASTON LANEY W JR AND STEPHANIE	12620 AMBER TER		RICHMOND	VA	23233	
30	MILELLI RICHARD AND JOYCE	13 BAMBOO TER		KEY WEST	FL	33040-6240	
31	MILLER DOUGLAS H & CORCORAN REGINA E R/S	1300 SOUTH ROOSEVELT BLVD		KEY WEST	FL	33040	
32	PEREZ ERASTO AND HORTENSIA	1317 6TH ST		KEY WEST	FL	33040-3858	
33	SMITH ROBERT W AND KATHLYN H/W	1330 ROBINHOOD DR		ELGIN	IL	60120	
34	AMERICAN NATIONAL BANK TRUST COMPANY OF CHICAGO	13462 DOEDE LN		LOCKPORT	IL	60441	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35	GARZA 1996 REV TRUST 07/11/1996	135 HAWKEN RD		RENO	NV	89509	
36	BELL JAMES L	13759 FOX HILL DR		NOVELTY	OH	44072	
37	COLEMAN DALE W AND DENISE P	138 RAILROAD AVE		WASHINGTON	NJ	07882	
38	STARR SHERRY TRUST 9/25/09	14032 OLD SCHOOL RD		METTAWA	IL	60048	
39	STARR SHERRY TR AG 9/25/2009	14032 W OLD SCHOOL RD		LIBERTYVILLE	IL	60048-9623	
40	ROESE FRANKLIN D	1412 WASBASH DR		BEL AIR	MD	21015	
41	220 SIMONTON STREET LLC	1413 SOUTH ST		KEY WEST	FL	33040	
42	CORBITT AND CORBITT	142 JFK DRIVE		ATLANTIS	FL	33462	
43	PFAHL FAMILY LLC	1427 ROXBURY RD APT C		COLUMBUS	OH	43212-3212	
44	POTOCHNY JOHN D AND TRACY T	1429 STONECUTTER CIR		HUMMELSTOWN	PA	17403	
45	M P A OF KEY WEST LIMITED	1433 12TH ST		KEY WEST	FL	33040	
46	BURNETT JAMES A AND TONI B	15 MARTINIQUE		MYRTLE BEACH	SC	29572	
47	RUE JOHN F AND BEVERLY J	15 SEAVIEW DR		LONGPORT	NJ	08403	
48	ASELIN LINDA K	1500 WHITE ST		KEY WEST	FL	33040-4836	
49	SPURGEON HELEN C & SPURGEON CHESTER C TRS	1503 N EDISON STREET		ARLINGTON	VA	22205	
50	MUSMANNO VICTOR H II	1507 FLORIDA ST		KEY WEST	FL	33040	
51	TRUST AGR DTD 12-29-97	1515 MARKET ST	STE 808	PHILADELPHIA	PA	19102	
52	J AIS WOLFGANG	1515 SOUTH FEDERAL HIGHWAY-SUITE 300		BOCA RATON	FL	33432	
53	FAIBISCH RUSSELL M	1575 NW 14TH ST		MIAMI	FL	33125	
54	R W REAL ESTATE TRUST DEC TR 3/10/2010	16 HILLSIDE AVE		PEABODY	MA	01960-6513	
55	POOLE DONALD WHITMAN JR&POOLE DONALD W III & PO	162 KIRBY LANE		RYE	NY	10580	
56	TYCOLIZ WILLIAM L JR	1623 ATLANTIC BLVD		KEY WEST	FL	33040	
57	COX STANLEY A & BARBARA BALDWIN (H&W)	1648 RICHMOND ROAD		LEXINGTON	KY	40502	
58	DRAPER JOHN R	1704 ROSE ST		KEY WEST	FL	33040	
59	BOROS BRUCE L AND CHRIS TINA	1709 ATLANTIC BLVD		KEY WEST	FL	33040	
60	KELLOGG CRAIG	1709 BERTHA ST		KEY WEST	FL	33040	
61	ARMAN ROBERT C	1709 GEORGE ST		KEY WEST	FL	33040	
62	DEJA DANIEL R AND SHARON K	1710 JOSEPHINE ST		KEY WEST	FL	33040	
63	SANDERSON BARBARA	1710 PATRICIA ST		KEY WEST	FL	33040	
64	PITA VIOLET	1712 GEORGE ST		KEY WEST	FL	33040	
65	GONZALEZ MARIA R	1713 GEORGE ST		KEY WEST	FL	33040	
66	COOKE RONALD R AND SUSAN S	1716 PATRICIA ST		KEY WEST	FL	33040	
67	ELENKOV DETELIN S AND KALINA K	1717 ATLANTIC BLVD		KEY WEST	FL	33040	
68	FRANK NANCY S	1717 GEORGE ST		KEY WEST	FL	33040	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69	BUTLER ANDREW R AND KIMBERLY J	1724 PATRICIA ST		KEY WEST	FL	33040	
70	PAWLAK ROBERT	173 W 22ND ST		BAYONNE	NJ	07002	
71	COOPER MARK S AND GAIL	17818 COLLINS RD		WOODSTOCK	IL	60098	
72	FOTE JOHN J JR AND CHRISTINE L	18 SHAWNEE CT		MEDFORD	NJ	08055	
73	SANDERS JERRY D	1800 ATLANTIC AVE	UNIT 422C	KEY WEST	FL	33040	
74	1800 ATLANTIC CONDOMINIUM	1800 ATLANTIC BLVD		KEY WEST	FL	33040	
75	ANDERSON RAY M AND HARUMI	1800 ATLANTIC BLVD	UNIT C121	KEY WEST	FL	33040	
76	APPEL DANIEL L AND MARY A REV TRUST 9/7/95	1800 ATLANTIC BLVD	UNIT A101	KEY WEST	FL	33040	
77	BHAVSAR CHINU P	1800 ATLANTIC BLVD	UNIT C237	KEY WEST	FL	33040	
78	BLITZ WILLIAM REV LIV TR	1800 ATLANTIC BLVD	UNIT C338	KEY WEST	FL	33040	
79	BUTLER VIRGINIA B	1800 ATLANTIC BLVD	UNIT C-32	KEY WEST	FL	33040	
80	COLLINS GLENN G	1800 ATLANTIC BLVD	UNIT A207	KEY WEST	FL	33040	
81	COMMINS DOLORES	1800 ATLANTIC BLVD		KEY WEST	FL	33040	
82	DICKERSON O D AND ANNETTE H	1800 ATLANTIC BLVD	UNIT 119C	KEY WEST	FL	33040	
83	DONELY LIVING TRUST 05/20/1999	1800 ATLANTIC BLVD	UNIT C129	KEY WEST	FL	33040	
84	GRIMSLEY SUSAN M	1800 ATLANTIC BLVD	UNIT C123	KEY WEST	FL	33040	
85	HADLEY FRANCIS D AND JUDITH M	1800 ATLANTIC BLVD	UNIT C-32	KEY WEST	FL	33040	
86	JONES RICHARD PAYNE REV TR 05/31/02	1800 ATLANTIC BLVD	UNIT 112-A	KEY WEST	FL	33040	
87	LAVAGNA RICHARD AND DANA	1800 ATLANTIC BLVD	UNIT B318	KEY WEST	FL	33040	
88	LEROUX KEVIN P AND BARBARA W	1800 ATLANTIC BLVD	UNIT C125	KEY WEST	FL	33040	
89	LINDER JOSEPH AMD AND RESTD DEC OF TR 11/4/99	1800 ATLANTIC BLVD	UNIT 418	KEY WEST	FL	33040	
90	MCDONNELL PETER F	1800 ATLANTIC BLVD	UNIT 118B	KEY WEST	FL	33040	
91	MCINTOSH GORDON N AND MERIDYTH A	1800 ATLANTIC BLVD	UNIT C236	KEY WEST	FL	33040	
92	MEYERS THEODORE J DEC OF TR DT 6-4-03	1800 ATLANTIC BLVD	UNIT B316	KEY WEST	FL	33040	
93	PEKAREK MARY ANN	1800 ATLANTIC BLVD	UNIT C-33	KEY WEST	FL	33040	
94	RECHSTEINER THOMAS	1800 ATLANTIC BLVD	UNIT C-24	KEY WEST	FL	33040	
95	REIF JOSEFINA	1800 ATLANTIC BLVD	UNIT A302	KEY WEST	FL	33040	
96	RISPOLI ROMA	1800 ATLANTIC BLVD	UNIT C229	KEY WEST	FL	33040	
97	RONAN JOHN C & NANCY V TR'S	1800 ATLANTIC BLVD	UNIT C-43	KEY WEST	FL	33040	
98	SCHLESINGER CARYN I	1800 ATLANTIC BLVD	UNIT C319	KEY WEST	FL	33040	
99	STRAVINSKY RONALD M AND DONNA L	1800 ATLANTIC BLVD	UNIT A-31	KEY WEST	FL	33040	
100	STUDDARD BRYANT K	1800 ATLANTIC BLVD	UNIT C325	KEY WEST	FL	33040	
101	STUPEK KATHLEEN REV TR UTD 6/4/99	1800 ATLANTIC BLVD	UNIT 400	KEY WEST	FL	33040	
102	SULLIVAN MICHAEL SEAN	1800 ATLANTIC BLVD	UNIT 102A	KEY WEST	FL	33040	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103	TOWNSEND GENEVA M REV TR UNDER TR AGR 9/28/05	1800 ATLANTIC BLVD	UNIT 408-	KEY WEST	FL	33040	
104	WEINSTOCK ELIZABETH J AND JEFFREY B	1800 ATLANTIC BLVD	APT C-227	KEY WEST	FL	33040	
105	NALL MICHAEL B AND LYNN S	1800 ATLANTIC BLVD A-202		KEY WEST	FL	33040	
106	MILLER DAVID M AND NANETTE L	1800 ATLANTIC BLVD A-308		KEY WEST	FL	33040	
107	BRASUELL WILLIAM C JR TRUSTEE	1800 ATLANTIC BLVD A402		KEY WEST	FL	33040	
108	HANS ROBERT J AND HAZEL J	1800 ATLANTIC BLVD A-412	UNIT A-41	KEY WEST	FL	33040	
109	ALDRICH JEFFREY W AND JEAN P	1800 ATLANTIC BLVD APT A100		KEY WEST	FL	33040	
110	ROBINSON ROBIN	1800 ATLANTIC BLVD APT A405		KEY WEST	FL	33040	
111	WILKS PHILLIP H AND CAROL J	1800 ATLANTIC BLVD APT A410		KEY WEST	FL	33040	
112	PESCE RICHARD L	1800 ATLANTIC BLVD APT C429		KEY WEST	FL	33040	
113	IRETON LILIANE	1800 ATLANTIC BLVD C220		KEY WEST	FL	33040	
114	MISSERT LINDA A	1800 ATLANTIC BLVD C233		KEY WEST	FL	33040	
115	MARKS ROBERTA B	1800 ATLANTIC BLVD C440		KEY WEST	FL	33040	
116	MAY PHYLLIS A	1800 ATLANTIC BLVD UNIT A-312		KEY WEST	FL	33040	
117	TSCHANZ FAMILY LIVING TRUST DTD 7-18-97	1800 ATLANTIC BOULEVARD	UNIT C433	KEY WEST	FL	33040	
118	BUZBE BRAD	1800 ATLANTICE BLVD	UNIT B-31	KEY WEST	FL	33040	
119	OLIN ROBERT W	1803 ATLANTIC BLVD	UNIT 1	KEY WEST	FL	33040	
120	BROWN LUCINDA J	190 LUXURY PL	UNIT 1	PAGOSA SPRING	CO	81147	
121	HUNT LIVING TRUST 7/29/1999	1901 S ROOEVELT BLVD	UNIT 202E	KEY WEST	FL	33040	
122	ARKIN JEANNE E	1901 S ROOSEVELT BLVD	UNIT E204	KEY WEST	FL	33040	
123	BARABARA JS WOLF DEC OF TR DTD 11/3/2009	1901 S ROOSEVELT BLVD	UNIT 201-F	KEY WEST	FL	33040	
124	BEKAVAC PAUL E	1901 S ROOSEVELT BLVD	UNIT 307 V	KEY WEST	FL	33040	
125	BENNETT JESSICA HEATH AND BRIAN MARK	1901 S ROOSEVELT BLVD	UNIT 107N	KEY WEST	FL	33040	
126	CHOLAK DANIEL L	1901 S ROOSEVELT BLVD	UNIT 202S	KEY WEST	FL	33040	
127	DIAMOND JILL K	1901 S ROOSEVELT BLVD	UNIT 406M	KEY WEST	FL	33040	
128	DREYFUSS JOAN	1901 S ROOSEVELT BLVD	UNIT W20	KEY WEST	FL	33040	
129	EATON ALLEN T III LIV TR 4/11/2006	1901 S ROOSEVELT BLVD	UNIT 105	KEY WEST	FL	33040	
130	FINLAY DOUGLAS W AND MARY ANN	1901 S ROOSEVELT BLVD	APT 210W	KEY WEST	FL	33040	
131	GREEN SANDRA S DEC OF TRUST 10/1/1999	1901 S ROOSEVELT BLVD	APT 208N	KEY WEST	FL	33040	
132	HAMILTON HENRY S JR	1901 S ROOSEVELT BLVD	APT 307E	KEY WEST	FL	33040	
133	HILDEBRANDT FREDERICK H AND SUSAN D	1901 S ROOSEVELT BLVD	UNIT 401-F	KEY WEST	FL	33040	
134	HULBERT JOHN C AND CATHLEEN A	1901 S ROOSEVELT BLVD	UNIT 203V	KEY WEST	FL	33040	
135	KAWALER JUSTIN REV TR AMEN AND RESTATED REV TR	1901 S ROOSEVELT BLVD	UNIT 308-F	KEY WEST	FL	33040	
136	KRAMER WILLIAM J AND LINDA J	1901 S ROOSEVELT BLVD	UNIT 110V	KEY WEST	FL	33040	

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137	LA BRISA CONDOMINIUM (East, North, West)	1901 S ROOSEVELT BLVD		KEY WEST	FL	33040
138	LISZT CLARA	1901 S ROOSEVELT BLVD	UNIT 303E	KEY WEST	FL	33040
139	MAGEE JAMES E	1901 S ROOSEVELT BLVD	UNIT 302V	KEY WEST	FL	33040
140	MCDONALD BELVA B	1901 S ROOSEVELT BLVD	UNIT 206S	KEY WEST	FL	33040
141	MILLER DORIS M	1901 S ROOSEVELT BLVD	UNIT 107E	KEY WEST	FL	33041
142	MILLER GERALD A	1901 S ROOSEVELT BLVD	UNIT 407V	KEY WEST	FL	33040
143	MONDO FAMILY REV LIV TR 05/29/03	1901 S ROOSEVELT BLVD	UNIT 402S	KEY WEST	FL	33040
144	MYERS CHRISTOPHER C AND BARBARA A	1901 S ROOSEVELT BLVD	UNIT 106V	KEY WEST	FL	33040
145	NEWSOME LOIS J	1901 S ROOSEVELT BLVD	UNIT 401S	KEY WEST	FL	33040
146	PANIAGUA JOSE G	1901 S ROOSEVELT BLVD	UNIT 101V	KEY WEST	FL	33040
147	RAMIREZ REYNALDO L	1901 S ROOSEVELT BLVD	APT 402N	KEY WEST	FL	33040
148	ROBERTS CATHERINE A LIVING TRUST 1/13/1994	1901 S ROOSEVELT BLVD	UNIT 207S	KEY WEST	FL	33040
149	SCHWARTZ HOWARD A REV TR 11/12/1997	1901 S ROOSEVELT BLVD	UNIT 404E	KEY WEST	FL	33040
150	TAYLOR SHEILA MARY L/E	1901 S ROOSEVELT BLVD	UNIT 406E	KEY WEST	FL	33040
151	TEDESCHI LOUIS J AND JOYCE C	1901 S ROOSEVELT BLVD	APT 107S	KEY WEST	FL	33040
152	WOODRUFF ANITA D DEC OF TR DTD 3/25/04	1901 S ROOSEVELT BLVD	UNIT 101N	KEY WEST	FL	33040
153	SHIMP RICHARD L AND CAROL M	1901 S ROOSEVELT BLVD - UNIT 103N		KEY WEST	FL	33040
154	SHELDON KATHLEEN L	1901 S ROOSEVELT BLVD 106N		KEY WEST	FL	33040
155	FORRESTJANE W TRUSTEE	1901 S ROOSEVELT BLVD 203E		KEY WEST	FL	33040
156	LEMON ANTHONY M AND JONELL W	1901 S ROOSEVELT BLVD 302N		KEY WEST	FL	33040
157	CHAMBERLAIN MATTHEW LAIRD	1901 S ROOSEVELT BLVD APT 202N		KEY WEST	FL	33040
158	MONAGHAN WILLIAM E AND TERRI L	1901 S ROOSEVELT BLVD APT 204W		KEY WEST	FL	33040
159	CORCORAN REGINA E	1901 S ROOSEVELT BLVD APT 209W		KEY WEST	FL	33040
160	FREEDMAN MARLENE A	1901 S ROOSEVELT BLVD APT 301N		KEY WEST	FL	33040
161	GIDWANI RESHMA	1901 S ROOSEVELT BLVD APT 305S		KEY WEST	FL	33040
162	GRANT RENADE A	1901 S ROOSEVELT BLVD N	UNIT 108	KEY WEST	FL	33040
163	SCALES EDWIN A III	1901 S ROOSEVELT BLVD UNIT 307-N		KEY WEST	FL	33040
164	SOLOMON ALAN R AND LINDA M	1901 S ROOSEVELT BLVD UNIT105S		KEY WEST	FL	33040
165	CHANGO ROBERTA M	1901 S ROOSEVLET BLVD	UNIT 207V	KEY WEST	FL	33040
166	MCKEAGE ROBERT L	1901 SOUTH ROOSEVELT BLVD	UNIT 308V	KEY WEST	FL	33040
167	RAY LAWRENCE	1901 SOUTH ROOSEVELT BLVD	UNIT 310V	KEY WEST	FL	33040
168	KAPP JEFFREY	1912 DILLOWAY DR		MIDLAND	MI	48640-6772
169	DEBES PHYLLIS R TRUSTEE	1922 BOSCOBEE CT		ROCKFORD	IL	61107
170	SALVATORE WILLIAM L	1927 MARLIN DR		OCEAN CITY	MD	21842

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171	SMALL MARILYN J	19494 E 1000TH RD		MT CARMEL	IL	62863	
172	KLING BEVERLY	19809 EAST GRANT HWY		MARENGO	IL	60152	
173	GREEN ROBERT ALAN JR	2 CEDARWOOD CIR		PITTSFORD	NY	14534-3246	
174	SCIMONE FRANCIS S DR AND MARILYN J A	20 JOYCE RD		WAYLAND	MA	01778	
175	KEISSER KEITH A ESTATE	20 N SAINT CLAIR ST FL 2		TOLEDO	OH	43604-1074	
176	KEY WEST HAND PRINT FABRICS LTD	201 FRONT ST STE 310		KEY WEST	FL	33040-8346	
177	GALLWEY WILLIAM J III	201 S BISCAYNE BLVD	STE 1500	MIAMI	FL	33131	
178	GARDNER JANE K	2011 N MOHAWK ST		CHICAGO	IL	60614-4514	
179	BENDER DEANNE ECTON REV TR DTD 11/18/99	2036 LANGHAM LN		RALEIGH	NC	27615	
180	RAMLO CONSTRUCTION CORPORATION	209 DUVAL STREET		KEY WEST	FL	33040	
181	GUTHRIE JOHN R TR 4/25/2007	2104 BROWNSTONE LN		CHARLOTTESVIL	VA	22901-6213	
182	DODGE HODA A SHUKRI REV LIV TR - 2000	212 TESORO DR		LAS VEGAS	NV	89144	
183	GOLDSTEIN ERIC S AND FRANCES J	2188 WEST AVE		LINWOOD	NJ	08221	
184	CARLSON 1989 TRUST DTD 10/26/89 TRUST A	219 ANN ST	REAR	KEY WEST	FL	33040	
185	CARLSON DOREEN V TRUSTEE	219 R ANN ST		KEY WEST	FL	33040	
186	SCHULTZ KENNETH H AND ANGEL-SCHULTZ DEBORAH L	219 SIMONTON ST		KEY WEST	FL	33040	
187	HAMILTON DANIEL H	22 EVERGREEN AVE		KEY WEST	FL	33040-6244	
188	221 SIMONTON LLC	221 SIMONTON STREET		KEY WEST	FL	33040	
189	DAMICH EDWARD J	2220 20TH ST NW	UNIT 46	WASHINGTON	DC	20009	
190	OROPEZA CARLEEN A TRUSTEE	224 KEY HAVEN ROAD		KEY WEST	FL	33040	
191	EDDY THE FAMILY TRUST 3/11/2011	227 27TH ST		SAN FRANCISCO	CA	94131-2009	
192	SMITH STEPHEN L AND DEBRA	232 DIGH CIR		MOORESVILLE	NC	28115	
193	RUTSKIN DEBORAH	24 FLORAL AVE		KEY WEST	FL	33040	
194	TOTINO TRACI	24 TAYLOR CT		PARSIPPANY	NJ	07054-2354	
195	BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY F	241 TRUMBO RD		KEY WEST	FL	33040	
196	RASKIND STEVEN L	25 ARGYLE DR		EATONS NECK	NY	11768	
197	MARKS STEVEN C TRUSTEE	25 WEST FLAGLER STREET SUITE 800		MIAMI	FL	33130	
198	UPPAL IQBAL S	2502 LAKE LANSING RD	STE C	LANSING	MI	48912	
199	VAHAMAKI BORJE	25040 MAPLE BEACH RD RR 1		BEAVERTON	ON	L0K 1A0	CANADA
200	RINEHART DONALD AND SUSAN	253 BIRD KEY DR		SARASOTA	FL	34236	
201	FRANKLIN LARRY B	2531 RANSDALL AVE		LOUISVILLE	KY	40204-2114	
202	MALEC DENNIS	2562 N JADE AVE		ARLINGTON HEIG	IL	60004	
203	MALEC DENNIS J &	25665 N KYLE COURT		HAWTHORN WOOD	IL	60047	
204	LEE ROBERT E JR AND BEVERLY B	26 N HILLSIDE AVE FLOOR 2		VENTNOR CITY	NJ	08406-2441	

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205	SELLIER DOMINIQUE	2601 S ROOSEVELT BLVD APT 105B		KEY WEST	FL	33040-5120	
206	DELUCA VIRGINIA M DEC TRUST 3/4/03	2605 PATTERSON AVE		KEY WEST	FL	33040	
207	LORICCHIO INVESTMENTS LLC	2623 NW 23 WAY		BOCA RATON	FL	33431	
208	DEERY PAMELA J REV TR 10/23/2007	28101 SOUTH YATES		BEECHER	IL	60401	
209	PERKINS MARK T &	2828 STAPLES AVE		KEY WEST	FL	33040	
210	YEXT WALTER AND DONNA	2830 BRENTWOOD DR		COOPERSBURG	PA	18036	
211	SALVATORE HARRY J	290 SALS LN PO BOX 1030		CLEARFIELD	PA	16830	
212	VISCONTI FAMILY LIMITED PARTNERSHIP	2928 WELLINGTON CIR SOUTH		TALLAHASSEE	FL	32308	
213	LEE KAUFMAN AND JAN	2955 CRABTREE LN		NORTHBROOK	IL	60062	
214	FALLONE ALAN J AND LINDA M	3 BREARLEY LANE		NESHANIC STAT	NJ	08853	
215	GETTLER DELIAAN A AS TRUSTEE FOR BENJAMIN GETTL	30 GARFIELD PL	STE 1040	CINCINNATI	OH	45202-4322	
216	WHELEN RONALD L	302 LITTLE MISS MUFFETT LN		KEY LARGO	FL	33037	
217	MURPHY CORNELIUS J III AND DIANE M	3052 CEDARWOOD LN		FALLS CHURCH	VA	22042	
218	SAUNDERS WESLEY W	306 KYLE RD		CROWNSVILLE	MD	21036-1843	
219	MITCHELL NANCY L REV LIV TR AG THE	3076 BETSY ROSS DRIVE		BLOOMFIELD HIL	MI	48013	
220	SMITH WALTER J	310 BUSSE HWY	UNIT 292	PARK RIDGE	IL	60068	
221	WORTH MARY ANN L/E	314 SIMONTON ST		KEY WEST	FL	33040-6813	
222	HERDAN ANDREW C AND MARY D	319 S CAMAC ST		PHILADELPHIA	PA	19107-5926	
223	305 DUVAL KW LLC	3200 RIVIERA DR		KEY WEST	FL	33040	
224	MCMAHAN PHILIP W LIV TR 6/1/2007	328 VAL VERDE ST		ALTUS	OK	73521-1122	
225	KNIBILT CORPORATION INC	336 DUVAL ST		KEY WEST	FL	33040	
226	1800 ATLANTIC BOULEVARD LLC	339 WASHINGTON AVE		NORTH HAVEN	CT	06473-1305	
227	JANNER THEODORE C AND CAROLYN A	34 POPLAR AVE		POMPTON PLAIN	NJ	07444	
228	TROST GEORGE D & MARIE &	350 E 77TH ST 4H		NEW YORK	NY	10021	
229	TEMECULA ENTERPRISES LLC	3624 SUNRISE DR		KEY WEST	FL	33040	
230	FRAZIER RUFUS J AND NANCY M REV LIV TR 6/20/2007	3750 FRINGETREE LANE		MELBOURNE	FL	32940	
231	ALCOBER ELDA	380 MOUNTAIN RD	APT 812	UNION CITY	NJ	07087	
232	DUNNIGAN GEORGE A JR AND CAROL A	38-15 ARDSLEY RD		DOUGLASTON	NY	11363	
233	TIITF	3900 COMMONWEALTH BLVD	MLSTN 11	TALLAHASSEE	FL	32399-3000	
234	JORDAN ALFRED C & BORRELL SUZANNE M (H/W)	4 PENNS LANDINGS SOUTH		PHILADELPHIA	PA	19147	
235	KOVACS ROBERT G	4 RIDGEWOOD ST		DANBURY	CT	06810	
236	JAGASIA RENU	40 TALL OAKS DR		EAST BRUNSWIC	NJ	08816	
237	DOTZAUER MARY V AND LIEBERMAN C LIV TRUST 8/5/200	407 5TH AVE		BELMAR	NJ	07719	
238	BARRY JEFFREY S	41 BALDPATE RD		GEORGETOWN	MA	01833	

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239	SEARCY JUDITH E	41 W 86TH ST	APT 14J	NEW YORK	NY	10024	
240	ADAMS DAVID R	410 STATION AVE		HADDONFIELD	NJ	08033	
241	PAYNE JOHN W REV TRUST	4100 N CHARLES ST	APT 301	BALTIMORE	MD	21218-1058	
242	LEAYCRAFT FREDERICK	418 GORGE RD		CLIFFSIDE PARK	NJ	07010	
243	211 DUVAL COMPANY	423 FRONT ST	FL 2ND	KEY WEST	FL	33040	
244	HARRIS NATHANIEL BALDWIN AND LYLE NAFTAEL	431 SE VOLKERTS TER		PORT ST LUCIE	FL	34983	
245	KAZLAUSKY JAMES AND MARINA	4340 CEDAR LK CT		ALEXANDRIA	VA	22309	
246	ILCHUK PETER K	445 S 12TH ST UNIT 1503		TAMPA	FL	33602-3691	
247	COLEMAN DEAN A	448 NORTH DAVIDSON	UNIT 2	INDIANAPOLIS	IN	46208	
248	KAYE JAMES H AND JACQUELINE M	45 SANDPIPER DR		ST AUGUSTINE	FL	32080-6987	
249	NICHOLS JOHN W AND KAREN B	450 LANGSTON PLACE DR		FORT MILL	SC	29708-6991	
250	ROMA BRENDA M	4545 248TH ST		LITTLE NECK	NY	11362-1251	
251	COHEN EDWARD P AND TOBA J	4737 SOUTH KIMBARK ST		CHICAGO	IL	60615	
252	ANN STREET LLC	4750 CAMP ROOSEVELT DR		CHESAPEAKE BE	MD	20732	
253	SCHULER JOEL & DOUGLAS JEAN A (1/2 EACH)	49670 KEYCOVE COURT		NEW BALTIMORE	MI	48047	
254	ROGERS BRIEN B AND JOAN C	4990 ROUTE 89		ROMULUS	NY	14541-9779	
255	SANCHEZ WINONA A	5 MCCOY CIR		KEY WEST	FL	33040-3913	
256	SPOTTSWOOD JOHN M JR	500 FLEMING ST		KEY WEST	FL	33040	
257	SPOTTSWOOD ROBERT A	500 FLEMING ST		KEY WEST	FL	33040	
258	SK LAND COMPANY	500 FLEMING STREET		KEY WEST	FL	33040	
259	COOK BARRY W	5025 HILL PLACE DR		NASHVILLE	TN	37205	
260	FOSTER WILLIAM AND BARBARA	504 S LAKE DRIVE		LANTANA	FL	33462	
261	MILLS GARY D AND VAL MARIE	505 CEDAR HILL CT		BEL AIR	MD	21015	
262	SPOTTSWOOD PARTNER II LTD	506 FLEMING ST		KEY WEST	FL	33040	
263	SPOTTSWOOD PARTNERS LTD	506 FLEMING ST		KEY WEST	FL	33040	
264	ROGERS ROBERT W AND REBECCA A	5098 DONOVAN DR		ALEXANDRIA	VA	22304-8655	
265	AMSTERDAM EDITH REV TR 3/14/94	511 CAROLINE ST		KEY WEST	FL	33040	
266	BURNS JOHN F	518 WATERS EDGE		NEWTOWN SQUA	PA	19073	
267	KLASS ALVINA A	5229 CHESTNUT STREET		PHILADELPHIA	PA	19139	
268	WEAVER W TIMOTHY	526 ROSE LN		KEY WEST	FL	33040	
269	COLLIER KENDALL	539 N PEACHTREE ST		NORCROSS	GA	30071-2142	
270	WASSER ROBERT R AND BONNIE L	5400 BETHLEHEM RD		MULBERRY	FL	33860-9024	
271	WINANT JOHN G AND KATHLEEN S	549 GREAT RD		PRINCETON	NJ	08540	
272	CULVER FRANK Z JR AND PRISCILLA G	56 VALLEY RD		NAHANT	MA	01908-1351	

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273	KRILE JEFFREY A AND MICHELLE L	5609 POMMEL PL		WEST DES MOIN	IA	50266
274	ELWER KEVIN J AND CINDY L	5642 CONNIE JEAN RD		JACKSONVILLE	FL	32222
275	MAGGIANO THOMAS J AND MICHAELINE M	575 GATES ST		PHILADELPHIA	PA	19128
276	DAUB WAYNE C	600 W MAIN ST	STE 300	LOUISVILLE	KY	40202
277	CYPRESS HOUSE INC	601 CAROLINE STREET		KEY WEST	FL	33040
278	ROSATI GERALD B	601 WATEREDGE RD		LITITZ	PA	17543
279	SCHWARTZ STEVEN W	61 S BAY AVE		MASSAPEQUA	NY	11758
280	MILELLI FAMILY REV TR	6183 CORTE SANTIAGO		PLEASANTON	CA	94566-5743
281	SAIDA EMILIO SALVATORI-EYAL	6226 VILLA DE PICASSCO AVE		LAS VEGAS	NV	89131
282	MCMANUS JUDITH	650 EAST MUSIQUE RD		CARENCRO	LA	70520
283	KNOX JAMES M AND LISA K	6587 MEADOW GLEN DR S		WESTERVILLE	OH	43082-8284
284	FITZGERALD WILLIAM A AND BEVERLY J	6595 MILLWOOD RD		CUMMING	GA	30041
285	MALLEY EDWARD W III	67 BORDER ST		SCITUATE	MA	02066-1201
286	LATTA SUSAN B	671 GOLDEN BEAR DR	UNIT A	PAWLEYS ISLAND	SC	29585
287	WILLIAMS JIMMY L AND KIMBERLY M	6724 WILDWOOD CREEK		BELMONT	MI	49306
288	TRACY ROBERT L REV TR	7 CARVER ST		PROVINCETOWN	MA	02657-2111
289	COHEN BARRY S AND CAROLE S	7013 ORCHARD LAKE RD	STE 115	WEST BLOOMFIELD	MI	48322
290	CENTURY VILLA CONDO CORPORATION	705 N MERIDIAN ST		GREENTOWN	IN	46936
291	BUNYAN PATRICK J	7201 GULF OF MEXICO		MARATHON	FL	33050
292	GOODE SUSAN S	7301 WOODWAY LN		NORFOLK	VA	23505
293	STRIKER MARALEE PALM THOMPSON	7405 ALBERVAN ST		SHAWNEE	KS	66216
294	TOMERIC REALTY CORP	75-17 COOPER AVENUE		FLUSHING	NY	11385
295	KARP HENRY	757 SE 17TH ST	UNIT 176	FT LAUDERDALE	FL	33316
296	PALMER BRADLEY C AND DEE ANN	764 NORTHRIDGE CT		FARMINGTON	UT	84025-4116
297	UNITED STATES	77 FORSYTH ST	STE 400	ATLANTA	GA	30303
298	221 DUVAL STREET LLC	7705 SE 34TH ST		MERCER ISLAND	WA	98040-3426
299	AZZOPARDI JOSEPHINE	78 BEACON HILL RD		PORT WASHINGTON	NY	11050-3034
300	SHIP N SHORE II LLC	7800 GULFSTREAM BLVD		MARATHON	FL	33050-2895
301	WATSON EDGAR JR AND MARIE A (H/W)	82 S LAKE ST		GRAYSLAKE	IL	60030
302	MOODY GARY ALVIN AND SHARON K	8505 KEATS AVE S		COTTAGE GROVE	MN	55016
303	BURKETT TERESA K AND RICHARD A U/A DTD 11-18-98	9 RIDGE TER		ASHEVILLE	NC	28804-2757
304	GIELTY JAMES E	900 ADAMS CROSSING	UNIT 9700	CINCINNATI	OH	45202
305	CONCH SHELL PROPERTIES INC	905 VON PHISTER ST		KEY WEST	FL	33040
306	HEIMLICH KENNETH R AND CAROL L	909 DENSTON RD		WEST DEPTFORD	NJ	08086-3831

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
307	TOTINO CAROLE	913 MAIN ST		PATERSON	NJ	07503
308	DEVER DISTRIBUTING CO, INC	925 N FRUIT RIDGE AVE		TERRE HAUTE	IN	47803-1124
309	CHANDLER WILLIAM G AND MARY P	933 MENOMONIE LN		MADISON	WI	53704
310	BUEHLER CHARLES & WELLS BARBARA L (H/W)	978 FARM HAVEN DR		ROCKVILLE	MD	20852
311	OKEON MELVIN DR & MCKOWN CHARLES H DR	BOX 169		HANFORD	CA	93232
312	BENNETT BILL A	HC 01 BOX 87		LANSE	MI	49946
313	BULT LAWRENCE E	P O BOX 102		THORNTON	IL	60476-0102
314	SALVATORE HARRY J	P O BOX 1030		CLEARFIELD	PA	16830
315	OLMSTED JAMES W	P O BOX 1569		OGUNQUIT	ME	03907
316	VOIGT MANFRED H REV TR 9/20/2000	P O BOX 2863		KEY WEST	FL	33045
317	CARRELLO SAMUEL A ESTATE	P O BOX 344		PT LOOKOUT	NY	11569
318	KNIGHT SYLVIA B TR DTD 07/23/01	P O BOX 385		KEY WEST	FL	33041
319	BRADFORD CHARLES A JR AND DEBRA L	P O BOX 4185		KEY WEST	FL	33041-4185
320	WONG SONG ENTERPRISES INC	P O BOX 4870		KEY WEST	FL	33040
321	HELMERICH MATTHEW G LIV TR 1/17/2005	P O BOX 5507		KEY WEST	FL	33045
322	GIANNI NINA A REV LIV TR 3/27/03 AS AMENDED	P O BOX 579		MILTON	NH	03851
323	TRENCHARD ROBERT JR	P O BOX 799		KERMIT	TX	79745
324	COMMINS DOLORES	P O BOX 888		SMITHTOWN	NY	11787
325	SALVATORE HARRY	PO BOX 1030		CLEARFIELD	PA	16830
326	CABRERA SEBASTIAN III AND ROSEMARY E	PO BOX 1177		KEY WEST	FL	33041-1177
327	SCOTIA INC	PO BOX 1232		KEY WEST	FL	33041-1232
328	GEMINI NORTH LLC	PO BOX 1397		KEY WEST	FL	33041-1397
329	MAJOR PATRICIA T	PO BOX 14		KEY WEST	FL	33041-0014
330	220 SIMONTON STREET LLC	PO BOX 1486		KEY WEST	FL	33041-1486
331	223 ANN STREET LLC	PO BOX 1486		KEY WEST	FL	33041-1486
332	512 GREENE STREET LLC	PO BOX 1486		KEY WEST	FL	33041-1486
333	525 CAROLINE STREET LLC	PO BOX 1486		KEY WEST	FL	33041-1486
334	SPOTTSWOOD PARTNER II LTD	PO BOX 1486		KEY WEST	FL	33041-1486
335	DEMARIE GEORGIA LEE	PO BOX 163		OCEAN VIEW	DE	19970-0163
336	GAFFNEY TIMOTHY J REVOCABLE TRUST DATED 12/22/9	PO BOX 165		KEY WEST	FL	33041
337	ISHLEY DAVID J AND JACQUELYN L	PO BOX 25055		COLORADO SPR	CO	80936
338	COMPTON KERRY L REV LIV TRUST AGREE DTD 10/28/93	PO BOX 282		DESOTO	MO	63020
339	CHERACCI UGO	PO BOX 347060		PARMA	OH	44134
340	MITCHEK LAVANDA C	PO BOX 369		CHEYENNE WELI	CO	80810-0369

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
341	CYR ROGER J JR AND ANNE T	PO BOX 416		MADISON	NH	03849-0416	
342	REVELLE GERTRUDE	PO BOX 448		MURFREESBORO	NC	27855	
343	MAY JOHN D AND PATTI D	PO BOX 617 STN MAIN		MANOTICK	ON	K4M 1A6	CANADA
344	CARLTON HOUSE INC	PO BOX 626		BURLINGTON	KY	41005	
345	COMMINS MICHAEL AND DOLORES	PO BOX 652		SMITHTOWN	NY	11787	
346	BLANKE PAUL S	PO BOX 6995		INCLINE VILLAGE	NV	89450	
347	DINGMAN ALLAN C AND CATHERINE R	PO BOX 710		WESTWOOD	CA	96137-0710	
348	MYERS LLOYD A AND SANDRA E	PO BOX 9		ELLWOOD CITY	PA	16117-0009	
349	NIXON JAMES D AND REGINA L	PSC 500 BOX 10		FPO	AP	96515-1000	
350	RDK ATLANTIC HOLDINGS LLC	TENTH AND KING STREETS	FL 10	WILMINGTON	DE	19801	
351	CAPETOLA SUSAN	TWO HILLSIDE AVE	BLDG C	WILLISTON PARK	NY	11596-2335	