

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



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: February 21, 2013

Application: **Exception for Outdoor Merchandise Display – 628 Duval Street (RE# 00012480-000000)** - A request to allow the display of merchandise sold in-store 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.

Request: To allow for an Exception for Outdoor Merchandise Display of queen conch shells and maracas through a 60 month time span.

Applicant: FMH Builders, Inc.

Property Owner: Historic Tours of America, Inc; dba Tropical Shell & Gift

Location: 628 Duval Street - RE# 00012480-000000

Zoning: Historic Residential Commercial Core (HRCC-1)

BACKGROUND

Tropical Shell and Gift is a retail shop that features souvenir items and other sundries.

REQUEST

The applicant is requesting that the Planning Board grant approval for the outdoor display of conch shells and maracas located in front of the open doors in two barrels and on a model-cart shelf unit. The applicant seeks the maximum time exception of 60 months.

ANALYSIS-EVALUATION- COMPLIANCE WITH CITY OF KEY WEST LAND DEVELOPMENT REGULATIONS

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

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

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

The location of the proposed Exception would be in front of open shop doors and within a model cart/shelf unit. The display will be on private property approximately one foot off the public right-of-way.

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

The type of merchandise and the type of display is compatible with the character of the neighborhood. The HRCC-1 Duval Street gulf-side district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations.

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

The proposed Exception is visible from the public right-of-way; however it is not located in the public right-of-way. The proposed location is approximately one foot from the front property line.

(2) Factors disfavoring the Exception are as follows:

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

As proposed, the Exception will not obscure the surrounding architecture contributing to the historic fabric or visual character of the neighborhood.

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

The proposed location of the Exception is conforming to the front yard setback requirement. The minimum front yard setback in the HRCC-1 zoning district is zero feet. The visible display will be setback from the sidewalk one foot so that the applicant will conduct business on private property.

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

The applicant has provided photos that show a clear path to the proposed location. As of the date of this report, the Department is not aware of any life safety violations.

Exceptions to Section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months, and may be granted subject to terms and conditions specified by the Board in order to protect the architectural heritage and visual character of the district.

The merchandise is visible from the public right-of-way. The shop is a relatively small part of the building thus limiting the extent of the visual impact to the character of the district.

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

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;**
- b. The Exception was granted pursuant to mistaken or misleading information; or**
- c. The Exception is not compatible or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.**

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

RECOMMENDATION

The Planning Department, based on criteria in the City Code, recommends the request for Exception to Outdoor Merchandise Display be approved per the proposed plan to allow merchandise as currently displayed with the following conditions:

1. The Exception for the Outdoor Merchandise Display is limited to the open doors of the shop and the model cart/shelf unit, and will not be placed in the City right-of-way.
2. The Exception for the Outdoor Merchandise Display will only be present during hours of operation.
3. The Exception for the Outdoor Merchandise Display is specific to the current tenant Historic Tours of America, Inc.; dba Tropical Shell and Gift, and granted for 60 months.
4. The Exception will provide for clear access for ADA and fire accessibility, with a minimum pathway of thirty-six inches around each display.
5. The Exception is limited to two (2) barrels in front of two (2) open doors and one (1) model cart/shelf unit.

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION No. 2013-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY TO ALLOW THE DISPLAY OF MERCHANDISE SOLD IN-STORE IN HRCC-1 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 628 DUVAL STREET (RE# 00012480-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core Zoning District (HRCC-1); and

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

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

WHEREAS, a request was submitted for Planning Board consideration for the outdoor display of queen conch shells and maracas located in front of open doors and within a model cart/shelf unit; and

WHEREAS, the Planning Board met on February 21, 2013 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

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

_____ Chairman

_____ Planning Director

West, Florida:

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

Section 2. That an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing the outdoor display of queen conch shells and maracas in two (2) barrels in front of two open doors and within a model cart/shelf unit located at 628 Duval Street (RE# 00012480-000000), with the following conditions, and per the attached site survey and site photos received October 4, 2012:

1. The Exception for the Outdoor Merchandise Display is limited to two barrels in front of two open doors of the shop and the model cart/shelf unit, and will not be placed in the City right-of-way.
2. The Exception for the Outdoor Merchandise Display will only be present during hours of operation.
3. The Exception for the Outdoor Merchandise Display is specific to the current tenant, Tropical Shell and Gift, and granted for 60 months.
4. The Exception will provide for clear access for ADA and fire accessibility, with a minimum pathway of thirty-six inches around each display.
5. The Exception is limited to two (2) barrels in front of two (2) open doors and one (1) model cart/shelf unit.

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

- a. The applicant has failed to comply with terms and conditions specified

pursuant to the grant of an Exception in this section.

- b. The Exception was granted pursuant to mistaken or misleading information;
or
- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

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

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

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

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period

_____ Chairman

_____ Planning Director

the DEO 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.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of February, 2013.

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

Richard Klitenick, Chairman
Key West Planning Board
Date

Attest:

Donald Leland Craig, AICP
Planning Director
Date

Filed with the Clerk:

Cheryl Smith, City Clerk
Date

_____ Chairman

_____ Planning Director

Application

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



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

Applicant's Name FMH Builders INC

Address of Proposed Display 628 DUVAL ST

RE# of Property _____

Business Name TROPICAL shell & GIFT

Business Address 201 FRONT ST SUITE 224

Applicant's Mailing Address PO Box 4801 KW ; FL-33041

Telephone 879-9704 Email _____

Name of Property Owner HISTORIC TOURS OF AMERICA, INC

Mailing Address 201 FRONT ST SUITE 310

Telephone (305) 294-4142 Email _____



Located in or on:

a porch, patio, or other attached portion of an adjacent permanent structure.

an arcade, gazebo, or other temporary structure.

a cart or movable booth. (Must have received or obtained HARC approval)

a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

Queen CONCHS , MARACAS



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



Describe the structure and equipment used in the display in detail, including any seating.

HAIF CART-

BARRALS

How far is the display from the street? 19'

How far is the display from the sidewalk? 8'

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

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

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

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

Signature

A handwritten signature in blue ink, appearing to read "Randy H...".

Date

90-2-12

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



Sec. 106-51. - Prohibited.

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

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

Sec. 106-52. - Exceptions.

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

(1) Factors favoring the exception are as follows:

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

(2) Factors disfavoring the exception are as follows:

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

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

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



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

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

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

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, FRANK Herrada, in my capacity as President
(print name) (print position; president, managing member)

of FMH Builders, INC
(print name of entity serving as Authorized Representative)

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

628 DUVAL ST

Street Address of subject property

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

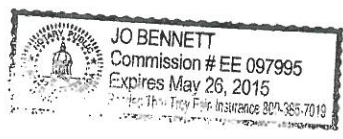
[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this October 4 by

Frank Herrada
Name of Authorized Representative

He/She is personally known to me or ~~has presented~~ [redacted] as identification.

[Signature]
Notary's Signature and Seal



Jo Bennett
Name of Acknowledger typed, printed or stamped

EE097995
Commission Number, if any

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No Events **No Name History**

Entity Name Search

Detail by Entity Name

Florida Profit Corporation

F.M.H. BUILDERS, INC.

Filing Information

Document Number P09000084978
FEI/EIN Number 271155741
Date Filed 10/14/2009
State FL
Status ACTIVE

Principal Address

G-58 MIRIAM ST
KEY WEST FL 33040 US
Changed 01/09/2012

Mailing Address

PO BOX 4801
KEY WEST FL 33041 US

Registered Agent Name & Address

HERRADA, FRANK
G-58 MIRIAM ST
KEY WEST FL 33040 US

Address Changed: 01/09/2012

Officer/Director Detail

Name & Address

Title P

HERRADA, FRANK
PO BOX 4801
KEY WEST FL 33041 US

Title VP

HERRADA, MERCY M
PO BOX 4801
KEY WEST FL 33041 US

Annual Reports

Report Year Filed Date

2010	04/28/2010
2011	01/14/2011
2012	01/09/2012

Document Images

- [01/09/2012 -- ANNUAL REPORT](#)
- [01/14/2011 -- ANNUAL REPORT](#)
- [04/28/2010 -- ANNUAL REPORT](#)
- [10/14/2009 -- Domestic Profit](#)

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No Name History

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State of Florida, Department of State

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Benjamin N. McPherson as
Please Print Name of person with authority to execute documents on behalf of entity

Treasurer/C.F.O. of Historic Tours of America, Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize FMH Builders, Inc.
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 10/1/12 by
date

Benjamin McPherson
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

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Entity Name Search

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Detail by Entity Name

Florida Profit Corporation

HISTORIC TOURS OF AMERICA, INC.

Filing Information

Document Number G83640
FEI/EIN Number 592512154
Date Filed 02/07/1984
State FL
Status ACTIVE
Last Event AMENDED AND RESTATED ARTICLES
Event Date Filed 04/22/1994
Event Effective Date NONE

Principal Address

201 FRONT ST
STE 224
KEY WEST FL 33040 US

Changed 03/26/2002

Mailing Address

201 FRONT ST
STE 224
KEY WEST FL 33040 US

Changed 03/26/2002

Registered Agent Name & Address

SWIFT, EDWIN O III
201 FRONT ST
STE 224
KEY WEST FL 33040 US

Name Changed: 02/23/1998

Address Changed: 03/26/2002

Officer/Director Detail

Name & Address

Title PD

SWIFT, EDWIN O III
201 FRONT STREET SUITE 224
KEY WEST FL

Title SVPD

BELLAND, CHRISTOPHER C
201 FRONT STREET SUITE 224
KEY WEST FL

Title VPD

MOSHER, GERALD R
201 FRONT ST, STE. 310
KEY WEST FL

Title T

MCPHERSON, BENJAMIN
201 FRONT STREET SUITE 107
KEY WEST FL 33040

Title D

DOLAN-HEITLINGER, JOHN
201 FRONT STREET SUITE 224
KEY WEST FL 33040

Title D

COHEN, RONALD MD
201 FRONT STREET SUITE 224
KEY WEST FL 33040

Annual Reports

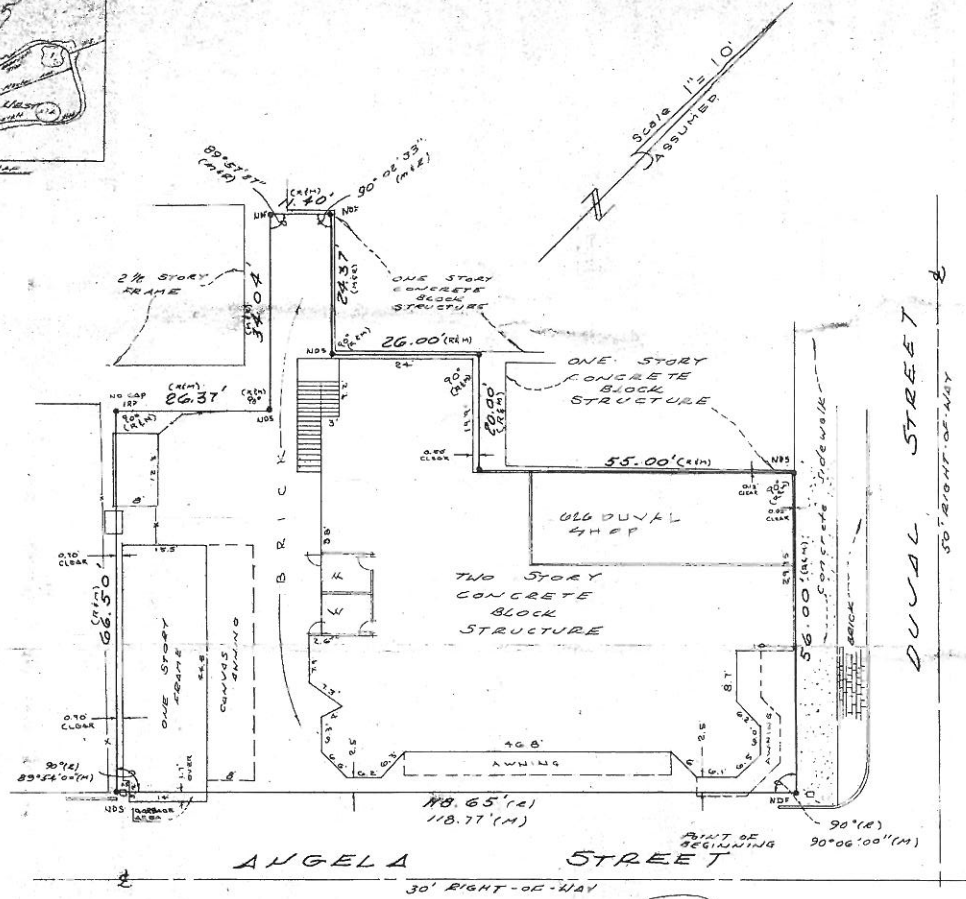
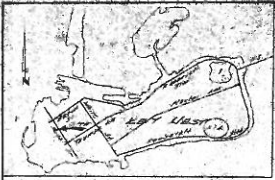
Report Year Filed Date

2010	02/10/2010
2011	02/15/2011
2012	02/22/2012

Document Images

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02/13/1996 -- ANNUAL REPORT	View image in PDF format
04/26/1995 -- ANNUAL REPORT	View image in PDF format

Survey



SURVEYORS CERTIFICATE
 This survey is made for the benefit of REPUBLIC BANK, a Florida banking corporation, HISTORIC TOURS OF AMERICA, INC., a Florida corporation, JOHNSON, BLAKELY, POPE, BOKOR, RUIPEL & BURNS, P.A., FIRST AMERICAN TITLE INSURANCE COMPANY.

- I hereby certify that this survey:
- (1) was made on the ground as per the field notes shown hereon, and correctly shows the boundary lines and dimensions, area of the property indicated hereon and each individual parcel indicated hereon;
 - (2) delineates all lot lines, shows the location and dimension of all buildings, structures, improvements, parking areas, and any other matters on the Property;
 - (3) correctly shows the location and dimensions of all alleys, streets, roads, right-of-way, easements, and other matters of record, or which are visible, of which the undersigned has been advised or as indicated in that certain Title Insurance Commitment published by (unknown) as Commitment No. (unknown), affecting the Property according to the legal description in such easements and other matters and except as shown, there are no encroachments, right-of-way, party walls, or conflicts, and there are no encroachments on adjoining premises, streets, or alleys by any said buildings, structures, or other improvements, and there are no encroachments on the Property by buildings, structures, or other improvements situated on adjoining premises; and the distance of the nearest intersecting street and road is as shown hereon;
 - (4) shows the means of access and location of all adjoining streets; and that ingress and egress to the Property is provided by Duval & Angela streets upon which the Property fronts, the same being paved and dedicated public rights-of-way maintained by The City of Key West.
 - (5) The zoning and land use designation of the Property: HRCC-1 High Density Residential Commercial Corb-1.
 - (6) The flood zone designation of the Property and the boundaries of each, and the community name and parcel number where the information was obtained: Flood Map dated March 3, 1997, Community # 120168, Panel 1716; Suffix X; Zone X.
 - (7) shows the location of the coastal construction control line and seasonal high-water line, as defined in Florida Statute 161.052 (1985), if applicable. N/A.
 - (8) shows the location of any wetlands by which the Department of Environmental Regulation of the State of Florida and/or the Army Corps of Engineers has or may exercise jurisdiction pursuant to the Warren S. Henderson Wetlands Protection Act of 1984, the Federal Water Pollution Control Act Amendments of 1972 and the Clean Water Act. N/A.

- I do further certify that:
- (A) the Property does not serve any adjoining property for drainage, ingress, and egress, or any other purpose;
 - (B) the street address of the property is: 626 & 628 Duval St.
 - (C) the Property and all improvements located thereon comply with all dimensional and other requirements of the applicable zoning district; and the use upon the Property is permitted by the zoning and land use designations;
 - (D) the total square-foot area of the Property is 7,956 sq. ft.
 - (E) that the survey represented hereon meets the requirements of the Florida Statutes 472.027 and the minimum requirements under Florida Administrative Code, Rule No. 21HH-6.

- This symbol is used to indicate a geodetic monument, and its description will be one of the following:
- IRS = Iron rod (1/2" in diameter) set by P&T'S SURVY on a property corner with a yellow plastic cap affixed and inscribed: "PHILLIPS TRICE SURVY"
- IRKX = Iron rod (1/2" in diameter) set by P&T'S SURVY on a property corner with a red plastic cap affixed and inscribed: "WITNESS PT LB 1587"
- NDS = PK nail, securing a brass disc, set by P&T'S SURVY at a property corner, disc is inscribed: "P&T'S LB 1587"
- NDSX = PK nail, securing a brass disc, set by P&T'S SURVY at a property corner, disc is inscribed: "P&T'S LB 1587"
- RPF = Iron rod (1/2" in diameter), found on a property corner, plastic cap, if any, inscribed as follows: "312.6"
- RPFK = Iron rod (1/2" in diameter), found on a property corner, plastic cap, if any, inscribed as follows: "312.6"
- IPCK = Iron pipe (1/2" in diameter), found on a property corner, plastic cap, if any, inscribed as follows:
- NDF = Nail and disc found ON a property corner, disc inscribed, if any, as follows: "312.6"
- NDFK = Nail and disc found NOT on a property corner, disc inscribed, if any, as follows: "312.6"

- ABBREVIATIONS & SYMBOLS THAT MAY HAVE BEEN USED IN THE PRODUCTION OF THIS SURVEY:**
- P&T'S = Phillips & Trice Surveying, Inc.
 - C = Control Line
 - PL = Property Line
 - AMSL = above Mean High Water Line
 - MVD = National Vertical Datum Plane - 1929
 - OR = Official Record Book Filed in Monroe County
 - FB = Flag Book
 - CA = Central Meridian Angle
 - PT = Point of Tangency
 - C = Calculated
 - PK = Mark-Kalene Nail type only
 - BLK = Block
 - PDC = Point of Commencement
 - E = Recorded distance
 - FF = Finished Floor Elevation
 - CONC = Concrete
 - SM = Concrete
 - CS = Concrete Slab
 - COV = Covered
 - STY = Stony
 - O = Old Sign Post
 - N/A = Not applicable
 - RO = Roof Overhang
 - PLSM = Professional Land Surveyor & Mapper
 - SA = Surveyor's set line
 - BM = Bench Mark
 - EI = Elevation
 - RG = Page
 - RD = Right of Way
 - PC = Point of Curvature
 - PCC = Point of Reverse Curve
 - POB = Point of Beginning
 - D = Deed of Record
 - M = Measured distance
 - WM = Water Meter
 - CB = Concrete
 - EP = Edge Pavement
 - WO = Wood
 - CSB = Concrete Block Structure
 - CL = Chain Link Fence
 - OU = Overhead Utility Wire
 - OP = Old Sign Post
 - OP = Open Porch

'LAND DESCRIPTION'
 On the Island of Key West, and described on Part of Lot 1, in Square 62, according to WFD Plan A, the plat of the City of Key West, dated and filed February 1829 A.D., and being more particularly described as follows: Beginning at the intersection of the Southwesterly right-of-way line of Duval Street and the Northwesterly right-of-way line of Angela Street, thence in a Northwesterly direction along the said Southwesterly right-of-way line of Duval Street for 55.00 feet; thence at a right angle and in a Southwesterly direction for 20.00 feet; thence at a right angle and in a Southwesterly direction for 26.00 feet; thence at a right angle and in a Northwesterly direction for 24.37 feet; thence at an angle of 90° 02' 33" to the right and in a Southwesterly direction for 11.40 feet; thence at an angle of 69° 57' 27" to the right and in a Southwesterly direction for 54.04 feet; thence at a right angle and in a Southwesterly direction for 26.37 feet; thence at a right angle and in a Southwesterly direction for 66.50 feet to the said Northwesterly right-of-way line of Angela Street; thence at a right angle and in a Northwesterly direction along the said Northwesterly right-of-way line of Angela Street for 118.65 feet to the said Southwesterly right-of-way line of Duval Street and the Point of Beginning.

PHILLIPS & TRICE SURVEYING, INC.
 Joe M. Trice, Professional Land Surveyor and Mapper
 Florida Registration Certificate No. 2110

Photos and Sketch



62

SHELLS & MORE
625 Duval St

WEST
CONCH REPUBLIC
1982
"HERE OTHERS HAVE FAILED"

WEST
CONCH REPUBLIC
1982
"HERE OTHERS HAVE FAILED"

on 3
Call Space
-8982



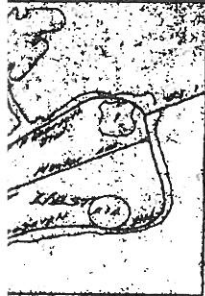
Google earth

feet
meters

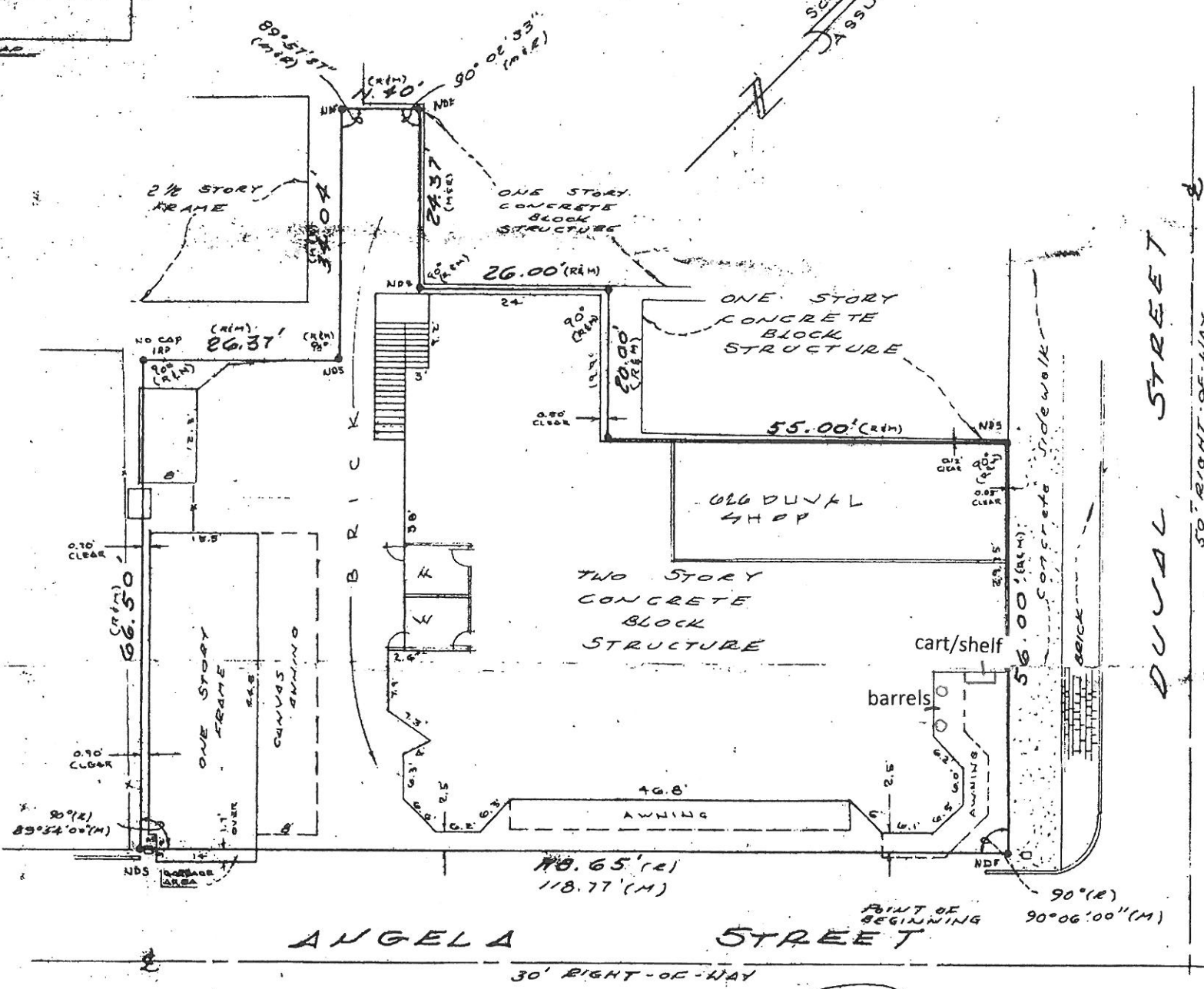


Google earth





Scale 1" = 10'
ASSUMED



ANGELA STREET

30' RIGHT-OF-WAY

DUVAL STREET
50' RIGHT-OF-WAY

Survey
628 Duval St.

- This symbol is used to indicate a monument. See description will be one of the following:
- Iron rod (1/2" in diameter) set by P.E. & S. on a property corner with a yellow plastic cap affixed and inscribed: "PHILLIPS TRUCK SUR."
- Iron rod (1/2" in diameter) set by P.E. & S. on a property corner with a red plastic cap affixed and inscribed: "WITNESS PL 18-1887"

PHILLIPS & SONS SURVEYING, INC.
 PLSM = Professional Land Surveyor's Stamp
 CL = Center Line
 PL = Property Line
 AMHW = Approx. Mean High Water Line
 NGVD = National Vertical Datum Plane - 1929
 OR = Official Record Book Filed in Official County

'LAND DESCRIPTION'
 On the Island of Key West, Florida described on part of L. ...
 ... and being more particularly describe ...
 ... at the intersection of the Southwesterly right-of-way ...
 ... and the Northeasterly right-of-way ... of Angela ...

DRC
Minutes & Comments

Minutes of the Development Review Committee

November 16, 2012

Approved December 21, 2012

space, which meets ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) Sec. 4.6 parking requirements for standard vehicle ADA accessible parking space.

Ms. Nicklaus stated she would reserve her comments until the Building permit process. She noted that the parking space that has always been adjacent to the Sexton's office is being converted and widened enough to be ADA accessible.

Mr. Craig asked Ms. Olson the construction schedule once it is approved. Ms. Olson anticipates construction in late Spring.

Ms. Olson stated that a provision has been made for temporary Sexton activity while the building is under construction and that community services will handle. She stated that parking is limited due to the nature of the site.

Keys Energy had no objections. The applicant will need to provide a full set of plans and a project review form. This will ensure the applicant and the surrounding customer have adequate power.

- 4. Variances – 701 Passover Lane (RE# 00020620-000000) – Request for front yard setback and street side setback, landscape buffer, landscape waiver, and parking waiver in the HPS zoning district as per Sections 122-960(6) a, 122-960(6) d, 108-346(b), 108-413, and 108-572(15) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item heard with item 3, please see comments above.

- 5. Exception for Outdoor Merchandise Display – 628 Duval Street (RE# 00012480-000000) – A request to allow the display of merchandise sold in-store, for Tropical Shell and Gift, 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.**

Brendon Cunningham gave members an overview of the Outdoor Merchandise Display request.

The applicant's representative, Frank Herrada, was available for questions.

Mr. Craig requested the applicant submit a sketch to show barrel and display for the record.

Mrs. Torregrosa stated that if the display is attached to the property, it will require HARC approval

Remaining DRC members had no comments.

Keys Energy had no objections.

- 6. Easement – 1114 Watson Street (RE# 00031790-000000) – Easement request for approximately 20 square feet of City right of way abutting the front lot line for property in the HMDR zoning district per Section 2-938 of the Code of Ordinances of the City of Key West.**

Brendon Cunningham gave members an overview of the Easement request. He requested the application be modified to include the eaves and that they are within or over the city's right of way.

Ms. Nicklaus requested the wording in the easement be adjusted for the right of way steps.

Remaining DRC members had no comments.

Property Appraiser Information

**Karl D. Borglum
Property Appraiser
Monroe County, Florida**

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

The offices of the Property Appraiser will be closed Monday, October 8, 2012, in observance of Columbus Day.

Web site tested on IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

**Property Record Card -
Map portion under construction.**

Alternate Key: 1012858 Parcel ID: 00012480-000000

Ownership Details

Mailing Address:
HISTORIC TOURS OF AMERICA INC
201 FRONT ST
STE 310
KEY WEST, FL 33040

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 626 DUVAL ST KEY WEST
628 DUVAL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 62 YY-25 OR552-68/69 OR552-72/73 OR552-71 OR582-473/74 OR638-640/641 OR638-645/646 OR1291-1603/04



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	58	119	7,829.00 SF

Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 2
 Total Living Area: 8457
 Year Built: 1976

Building 1 Details

Building Type
 Effective Age 16
 Year Built 1976
 Functional Obs 0

Condition E
 Perimeter 907
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 19
 Grnd Floor Area 7,721

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

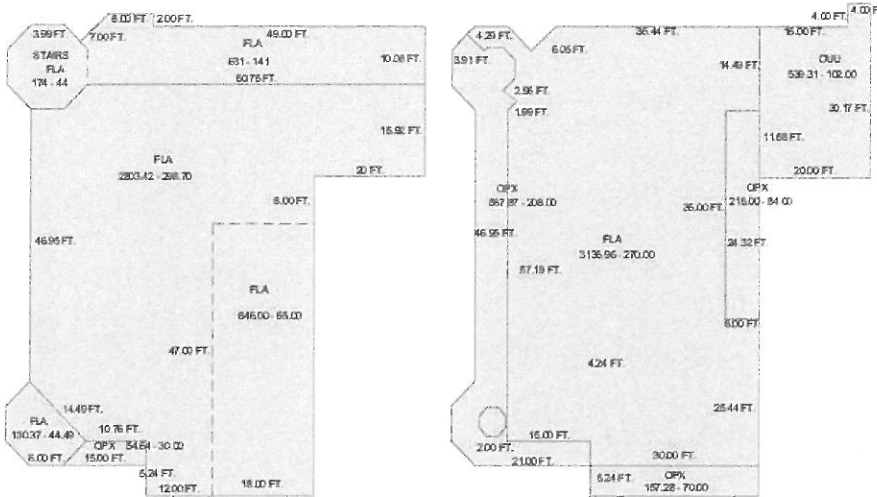
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					846
2	FLA		1	1995		Y			2,803
3	OPX		1	1995					55
4	FLA		1	1995					130
5	FLA		1	1995					3,137

6	OPX	1	1995		588
7	OJU	1	1995		539
8	OPX	1	1995		216
9	OPX	1	1995		157
10	FLA	1	1995	Y	631
11	FLA	1	1995		174

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OPEN STORAGE-A-	100	Y	Y
		1 STY STORE-A	100	Y	Y
		1 STY STORE-B	100	N	N
		APTS-A	100	N	N
	2425	1 STY STORE-A	100	Y	Y
	2429	APTS-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	5
629	CUSTOM	95

Building 2 Details

Building Type
 Effective Age 20
 Year Built 1976
 Functional Obs 0

Condition A
 Perimeter 162
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 736

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

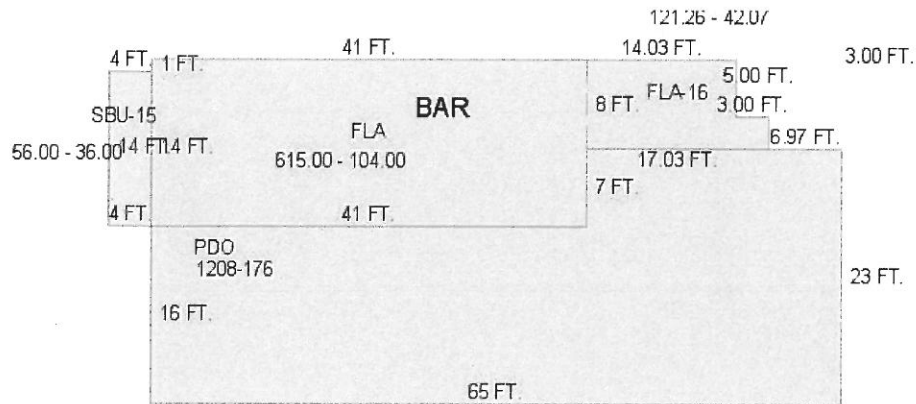
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					615
2	PDO		1	1996					1,208
3	SBU		1	1990					56
4	FLA		1	1990					121

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STORY STORES	100	N	N
	2434	NIGHT CLUB, BARS B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	NO VALUE	70
2	MIN WOOD SIDING	30

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	36 SF	0	0	1975	1976	1	30
2	AC2:WALL AIR COND	1 UT	0	0	1994	1995	1	20
3	PT4:PATIO	770 SF	0	0	1994	1995	4	50
4	FN2:FENCES	98 SF	14	7	1995	1996	2	30

5	UB2:UTILITY BLDG	32 SF	8	4	1995	1996	1	50
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Appraiser Notes

2002-09-16 - BLDG #1 = HISTORIC TOUR BLDG & 4 RESIDENTIAL UNITS. BLDG #2 = RESTAURANT BEHIND TOUR BLDG. BLDG #3 = BESIDE RESTAURANT USED FOR STORAGE.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
10	07-5191	11/27/2007	12/13/2007	2,225	Commercial	INSTALL TWO SMOKE DETECTORS, 2 EXIT LIGHTS, 1 EXIT LIGHT
11	10-00000144	01/26/2010		678	Commercial	STOREFRONT AWNING
12	09-00004452	01/06/2010		400	Commercial	INSTALLATION OF SIGN POST
9	99-1918	06/08/1999	11/03/1999	6,800	Commercial	ROOF REPAIRS
8	00-0519	03/01/2000	11/01/2000	1,200	Commercial	ATM RENOVATION
6	01-3089	09/11/2001	11/16/2001	2,000	Commercial	NEW AWNINGS
7	01-3433	10/16/2001	11/16/2001	300	Commercial	ELECTRICAL
4	04-0414	02/12/2004	10/10/2004	750	Commercial	NEW AWNING
5	04-0484	02/20/2004	10/10/2004	1,300	Commercial	GREASE TRAP
2	06-4787	08/11/2006	09/18/2006	4,000	Commercial	REPLACE DAMAGED ROOF
3	06-5041	09/05/2006	09/18/2006	4,000	Commercial	REMOVE & REINSTALL PLUMBING
1	06-5092	10/11/2006	03/08/2007	4,500	Commercial	EXTEND FRAME AND AWNING 60FT TO CONNECT BLDG ON OTHER SIDE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	1,220,967	5,631	659,867	1,886,465	1,886,465	0	1,886,465
2011	1,220,967	5,801	659,867	1,886,635	1,886,635	0	1,886,635
2010	1,276,547	5,970	659,045	1,941,562	1,941,562	0	1,941,562
2009	1,276,547	6,143	1,158,495	2,441,185	2,441,185	0	2,441,185
2008	1,280,266	6,311	1,495,126	2,781,703	2,781,703	0	2,781,703
2007	900,772	6,480	1,996,395	2,614,108	2,614,108	0	2,614,108
2006	902,651	6,673	704,610	2,614,108	2,614,108	0	2,614,108
2005	911,666	6,862	587,175	2,241,339	2,241,339	0	2,241,339
2004	906,636	7,051	414,937	2,241,339	2,241,339	0	2,241,339
2003	906,636	7,243	407,108	2,241,339	2,241,339	0	2,241,339
2002	906,636	7,432	407,108	2,241,339	2,241,339	0	2,241,339
2001	964,903	7,622	407,108	1,730,276	1,730,276	0	1,730,276

2000	964,903	4,896	360,134	1,685,599	1,685,599	0	1,685,599
1999	1,167,864	5,018	360,134	1,685,599	1,685,599	0	1,685,599
1998	778,585	5,141	360,134	1,060,314	1,060,314	0	1,060,314
1997	778,585	5,264	344,476	1,060,314	1,060,314	0	1,060,314
1996	692,025	12,532	344,476	918,675	918,675	0	918,675
1995	162,955	2,927	344,476	464,365	464,365	0	464,365
1994	162,955	3,010	344,476	439,924	439,924	0	439,924
1993	162,955	1,652	390,940	326,891	326,891	0	326,891
1992	162,955	1,699	390,940	326,891	326,891	0	326,891
1991	162,955	1,745	390,940	326,891	326,891	0	326,891
1990	100,225	9,129	322,081	326,891	326,891	0	326,891
1989	83,521	9,129	319,860	326,891	326,891	0	326,891
1988	76,924	9,129	220,348	306,401	306,401	0	306,401
1987	75,328	9,129	136,052	220,509	220,509	0	220,509
1986	75,473	9,129	133,275	225,926	225,926	0	225,926
1985	72,608	9,129	84,078	222,180	222,180	0	222,180
1984	84,927	9,129	95,958	190,014	190,014	0	190,014
1983	84,927	9,129	63,617	157,673	157,673	0	157,673
1982	70,310	9,129	63,617	143,056	143,056	0	143,056

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
1/1/1994	1291 / 1603	1,195,000	WD	M
2/1/1975	638 / 645	44,300	00	Q

This page has been visited 93,952 times.

Monroe County Property Appraiser
Karl D. 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., February 21, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Exception for Outdoor Merchandise Display – 628 Duval Street (aka 626 Duval Street RE# 00012480-000000) - A request to allow the display of merchandise sold in-store 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.

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:

Exception for Outdoor Merchandise Display – 628 Duval Street (aka 626 Duval Street RE# 00012480-000000) - A request to allow the display of merchandise sold in-store 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.

Applicant	FMH Builders On behalf of Tropical Shell & Gift	Owner:	Historic Tours of America, Inc.
Project Location:	628 Duval Street	Date of Hearing:	Thursday, February 21, 2013
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

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

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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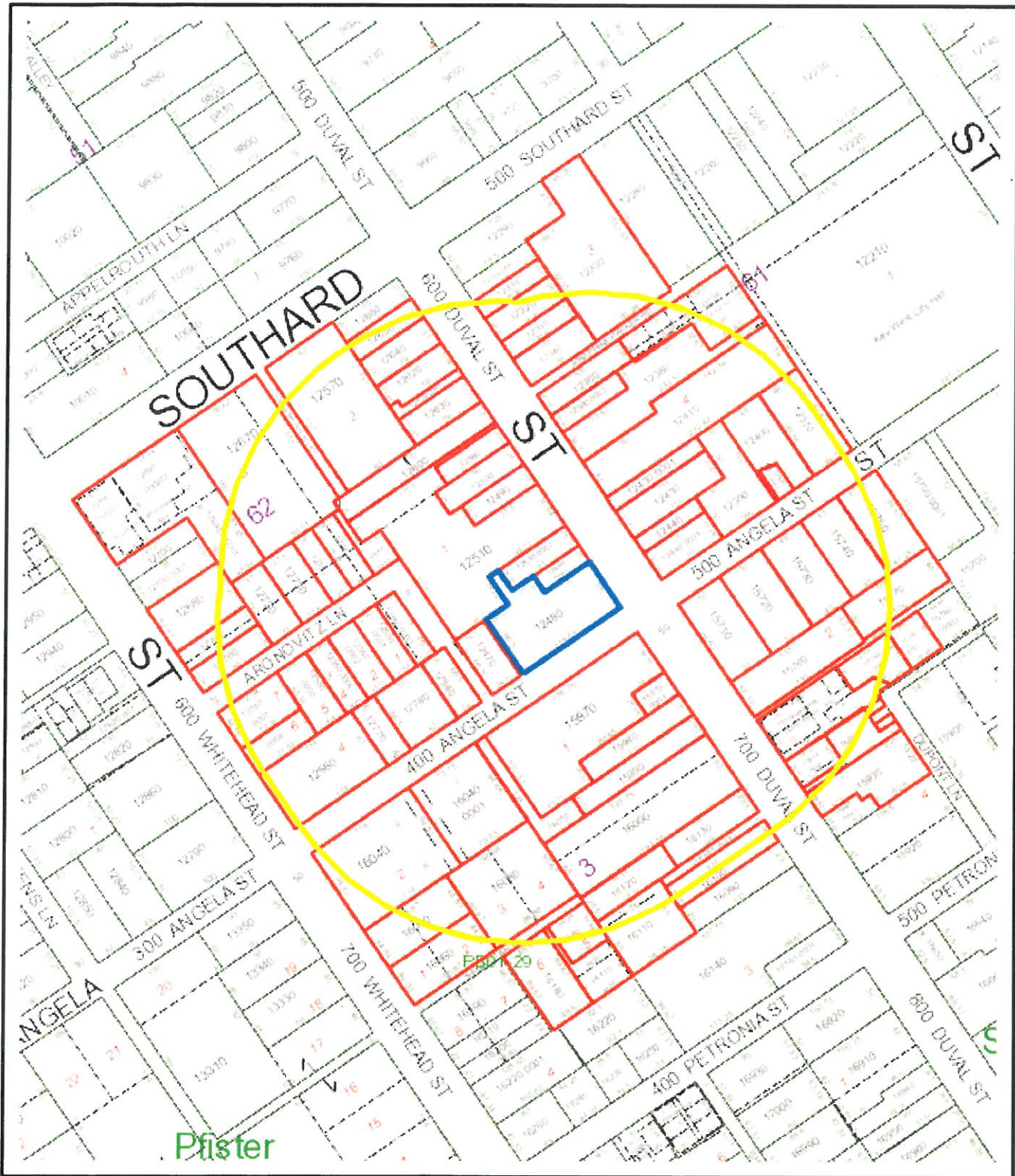
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Monroe County, Florida

628 Duval

Printed: Feb 08, 2013

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 715 DUVAL ST REALTY LLC	18 LORRAIN TER		MARBLEHEAD	MA	01945	
2 SEPTEMBER PROPERTIES LLC	212 ROSE LANE		HAVERFORD	PA	19041	
3 MCALHANY JAMES G AND PAMELA D	8120 US HIGHWAY 1		VERO BEACH	FL	32967	
4 HISTORIC TOURS OF AMERICA INC	201 FRONT ST	STE 310	KEY WEST	FL	33040	
5 EMANUEL EYAL	1016 18TH TER		KEY WEST	FL	33040	
6 NASET INC	612 DUVAL ST		KEY WEST	FL	33040	
7 619 DUVAL COMPANY	423 FRONT ST	FL 2ND	KEY WEST	FL	33040	
8 WESCHLER KENNETH	915 VON PHISTER ST		KEY WEST	FL	33040	
9 WHITE GRACE NAOMI	709 WHITEHEAD ST		KEY WEST	FL	33040	
10 GLASER TIMOTHY	615 WHITEHEAD ST		KEY WEST	FL	33040	
11 MARMOE LLC	1701 ASHBY ST		KEY WEST	FL	33040	
12 MARELY LLC	46 KEY HAVEN RD		KEY WEST	FL	33040	
13 OLD TOWN KEY WEST DEVELOPMENT LTD	PO BOX 1237		KEY WEST	FL	33040	
14 715 DUVAL CONDOMINIUM	715 DUVAL ST		KEY WEST	FL	33040	
15 DEEGAN MICHAEL R REVOCABLE TRUST 4/20/2010	729 OLIVIA ST		KEY WEST	FL	33040	
16 FJ INVESTORS LLC	2318 ROOSEVELT BLVD		KEY WEST	FL	33040	
17 717 DUVAL ST LLC	717 DUVAL ST		KEY WEST	FL	33040	
18 GARCIA ANITA MARIA	2 ARONOVITZ LN		KEY WEST	FL	33040	
19 WOLKOWSKY DAVID W LIVING TRUST	P O BOX 1429		KEY WEST	FL	33040	
20 4SIBS INC	1616 ATLANTIC BLVD	UNIT 2	KEY WEST	FL	33040	
21 615 DUVAL STREET CONDOMINIUM	620 JOSEPHINE PARKER RD		KEY WEST	FL	33040	
22 KEY WEST OFFICE MANAGEMENT INC	501 SOUTHARD ST		KEY WEST	FL	33040	
23 JLC DUVAL LLC	1501 FLORIDA ST		KEY WEST	FL	33040	
24 OLD TOWN KEY WEST DEVELOPMENT LTD	201 FRONT ST	STE 310	KEY WEST	FL	33040	
25 GUILD HALL ARTISTS INC	614 DUVAL ST		KEY WEST	FL	33040	
26 TODD DOROTHY A	P O BOX 4706		KEY WEST	FL	33041	
27 GILL DANIEL K JR	PO BOX 5205		KEY WEST	FL	33045	
28 LEESFIELD CYNTHIA W	2350 SOUTH DIXIE HWY		MIAMI	FL	33133	
29 610 DUVAL STREET LLC	7301 SW 57TH COURT	STE 560	MIAMI	FL	33143	
30 ROBERTS DANIEL K AND MARIA M	17902 SW 88 PL		PALMETTO BAY	FL	33157	
31 LITTMAN DARREN AND MICHELLE	22197 MARTELLA AVE		BOCA RATON	FL	33433	
32 BACON ROBERT S JR	P O BOX 423		POINT CLEAR	AL	36564	
33 WHITE COMMUNICATIONS CORP INC	685 EAST LONG LAKE		BLOOMFIELD HIL	MI	48304	
34 WHITE J LARRY	685 EAST LONG LAKE		BLOOMFIELD HIL	MI	48304	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 700 DUVAL ST LLC	100 PARK ST		TRAVERSE CITY	MI	49684	
36 623 DUVAL STREET LLC	100 PARK ST		TRAVERSE CITY	MI	49684	
37 SKURDAL DAVID N AND CARMELITA P	4828 HWY 85		WILLISTON	ND	58801	
38 KO LILY SHEN	7705 SE 34TH ST		MERCER ISLAND	WA	98040	
39 SAMARITAN LANE LAND VENTURES LLC	105 KEYES RD		SUNAPEE	NH	03782-3304	
40 AUSTIN TERRY J	6514 NIGHTINGALE CT		NEW MARKET	MD	21774-6620	
41 GAMBLE RONALD ANDREW TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
42 NEWHOUSE GREGORY LEE	4208 SUNNY BROOK WAY APT 100		WINTER SPRING	FL	32708-6602	
43 MANCUSI JOSEPH A	214 NE 2ND PL		DANIA	FL	33004-4816	
44 MARINO VICKI L	1075 DUVAL ST STE C21		KEY WEST	FL	33040-3188	
45 HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040-3206	
46 ALONZO GRACE L/E	1519 UNITED ST		KEY WEST	FL	33040-3519	
47 BUDAKIAN ROBERT	1815 SEIDENBERG AVE		KEY WEST	FL	33040-3621	
48 PEREZ ROSA LEE DEC OF TRUST 12/8/1997	3746 PAULA AVE		KEY WEST	FL	33040-4417	
49 DUVAL LOT LLC	1312 REYNOLDS ST		KEY WEST	FL	33040-4709	
50 C C RYDER'S PIANO BAR INC	1409 REYNOLDS ST		KEY WEST	FL	33040-4710	
51 MENDOLA CHARLES	2601 S ROOSEVELT BLVD APT 210A		KEY WEST	FL	33040-5115	
52 ANA KINO LLC	107 FITZPATRICK ST		KEY WEST	FL	33040-6514	
53 POLKINGHORN JAMES C	406 ARONOVITZ LN		KEY WEST	FL	33040-6525	
54 701 WHITEHEAD STREET INC	410 ANGELA ST		KEY WEST	FL	33040-6535	
55 SOUTHARD VENTURES LLC	404 SOUTHARD ST		KEY WEST	FL	33040-6539	
56 WHITEHEAD VENTURES LLC	601 WHITEHEAD ST		KEY WEST	FL	33040-6548	
57 HEGARTY PATRICK	615 DUVAL ST		KEY WEST	FL	33040-6554	
58 KUTNER MURIEL	617 DUVAL ST		KEY WEST	FL	33040-6554	
59 HARPER JONATHAN A	625 WHITEHEAD ST		KEY WEST	FL	33040-6570	
60 SM DUVAL INC	704 DUVAL ST		KEY WEST	FL	33040-7404	
61 DAVIS GEORGE P	720 SAMARITAN LN		KEY WEST	FL	33040-7414	
62 516 ANGELA LLC	512 ANGELA ST		KEY WEST	FL	33040-7433	
63 512 ANGELA LLC	512 ANGELA ST		KEY WEST	FL	33040-7433	
64 DAVIDSON JUDITH H	P O BOX 4210		KEY WEST	FL	33041-4210	
65 GLENN JOSEPH P RESTATED DEC TR 12/12/2008	PO BOX 4333		KEY WEST	FL	33041-4333	
66 604 BUILDING LLC	999 PONCE DE LEON BLVD STE 625		CORAL GABLES	FL	33134-3054	
67 PERKINS WILLIAM A III	811 VENETIA AVE		CORAL GABLES	FL	33134-3625	
68 C AND K PROPERTY INC	9150 S DADELAND BLVD STE 1400		MIAMI	FL	33156-7855	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 FONDA GEORGE A REV TR 5/1/2000	1690 ORLEANS CT		MARCO ISLAND	FL	34145-5123	
70 BERNDT-HANSON REBECCA	4404 N TAMIAMI TRL		SARASOTA	FL	34234-3864	
71 CENTENNIAL BANK	719 HARKRIDER ST		CONWAY	AR	72032-5606	
72 ROSSI PAULETTE K IRREV TR 9/16/2002	1380 GREEN MEADOW RD		CARBONDALE	CO	81623-9593	