

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



To: Chairman and Planning Board Members

From: Ginny Haller, Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: August 30, 2012

Application: **Exception for Outdoor Merchandise Display - 1120 Duval Street (RE# 00027930-000000)** – A request to allow the display of merchandise in the HRCC-3 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 small signs, sea shells, post cards, and various souvenir gift items through a 60 month time span.

Applicant: Ronen Teshouva

Property Owner Peter Dalton

Location 1120 Duval Street (aka Cubbyhole) RE# 00027930-000000

Zoning Historic Residential Commercial Core (HRCC-3)



BACKGROUND

This request was tabled from the July 19th meeting to allow more time for the applicant to reach out to the concerned neighbors.

The Cubbyhole is a new retail shop that features an array of merchandise including, but not limited to small signs, sea shells, post cards, and various souvenir gift items. The applicant received after-the-fact HARC approval for the two (2) signs for the business.

PROCESS

Development Review Committee meeting:

May 24, 2012

HARC:

June 19, 2012

Planning Board:

July 19, 2012, Postponed

August 30, 2012

REQUEST

The applicant is requesting that the Planning Board grant approval for the outdoor display of small signs, sea shells, post cards and various souvenir gift items located on an existing porch. The applicant seeks the maximum time exception of 60 months.

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

According to Section 106-52 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. 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 on an existing front porch of an historic contributing structure.

- 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 Exception is located in the HRCC-3 zoning district. Pursuant to Section 122-746 of the City Code, the HRCC-3 Duval Street oceanside zoning district serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations. Structures within this corridor generally have retained a front facade which is much less commercialized relative to the entertainment center on the

gulf side of Duval Street. The front facades generally have much smaller storefront windows and frequently incorporate a residential vernacular characterized by wood frame windows, equipped with mullions, and wood clapboard siding. The existing cottage is in keeping with this description.

- 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 eight feet 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-3 zoning district is five feet. The visible display will be setback from the sidewalk eight feet so that the applicant will conduct business on private property.

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

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

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

Visibility from the public right-of-way will be limited to the existing front porch, therefore, the visual impact to the character of the district is lessened than it would be if the entire site was being used.

- (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.**

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 request for the Exception for Outdoor Merchandise Display meets the criteria in the City Code. If the Planning Board chooses to approve the Outdoor Display application, the Planning Department recommends the following conditions:

1. The Exception for the Outdoor Merchandise Display is limited to the existing front porch, 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, Ronen Teshuva, and granted for 60 months.
4. The Exception will not be attached to any column or shutter, or obscure any architectural features on the front porch.
5. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six inches around each display.
6. The Exception is limited to three (3) display racks, one (1) tiered basket display stand, and two (2) chairs.

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION No. 2012-____**

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-3 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 1120 DUVAL STREET (RE# 00027930-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core District-3 Zoning District (HRCC-3); and

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

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

WHEREAS, a request was submitted for Planning Board consideration to clarify that small signs, sea shells, post cards, and various souvenir gift items can be displayed within the approved Exception area; and

WHEREAS, the Planning Board met on July 19, 2012 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

_____ Chairman

_____ Planning Director

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 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 merchandise on the front porch located at 1120 Duval Street (RE# 00027930-000000), with the following conditions, and per the attached site survey, location sketch with site photos received May 1, 2012:

1. The Exception for the Outdoor Merchandise Display is limited to the existing front porch, 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, Ronen Teshuva, and granted for 60 months.
4. The Exception will not be attached to any column or shutter, or obscure any architectural features on the front porch.
5. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six inches around each display.
6. The Exception is limited to three (3) display racks, one (1) tiered basket display stand, and two (2) chairs.

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

_____ Chairman

_____ Planning Director

- 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 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

_____ Chairman

_____ Planning Director

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 30th day of August, 2012.

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 Ronen Teshova

Address of Proposed Display 1120 Duval St

RE# of Property _____

Business Name Cubbyhole

Business Address 1120 Duval St

Applicant's Mailing Address _____

Telephone 305 8964453 Email djkeywest@yahoo.com

Name of Property Owner Peter O. Dalton century 21

Mailing Address 211 simonton st

Telephone 305-7975652 Email _____

451-3377

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.

Souvenir, small signs sea shells

post cards



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

small Rack Display holding postcards
and sea shells
+ Hanging signs

How far is the display from the street? 14 F

How far is the display from the sidewalk? 8 F

Length of time exception will be needed (no more than 60 months) 36 m

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 _____

Date 5-20-12



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 individual)

I, Ronen Teshova, 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:

1120 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 5-14-12 by
date

Ronen Teshova
Name of Authorized Representative

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

[Signature] 5-14-2012
Notary's Signature and Seal

Garrett J McAdams
Name of Acknowledger typed, printed or stamped

NOTARY PUBLIC-STATE OF FLORIDA
Garrett J. McAdams
Commission # EE085940
Expires: APR. 20, 2015
BONDED THROUGH ATLANTIC BONDING CO., INC.

EE085940 Expires 5-20-2015
Commission Number, if any



Authorization Form

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, Peter O. Dalton authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Ronen Teshouva
Please Print Name of Representative

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

Peter Dalton
Signature of Owner

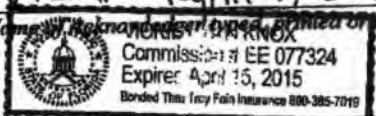
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 5/14/2012 by
date

Peter O. Dalton
Name of Authorized Representative

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

Vickie Lynn Knox
Notary's Signature and Seal

Vickie Lynn Knox
Name of Notary and Seal (typed, printed or stamped)

Commission Number, if any



Deed

Prepared by
Penny J. Webb
Dennis L. Pratt, P.A.
12276 San Jose Blvd., Suite 429
Jacksonville, Florida 32223

File Number: 05-107

General Warranty Deed

Made this October 7, 2005 A.D. By **Michael S. Sullivan**, a ^{SINGLE MS} ~~married~~ man, 1800 Atlantic Blvd, #A102, Key West, FL 33040, hereinafter called the grantor, to **Peter O. Dalton**, a married man, whose post office address is: 1401 Kingsley Avenue, Orange Park, FL 32073, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: 00027930-000000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered in our presence:

Lisa P. Delio
Witness Printed Name LISA P. DELIO

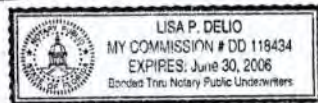
msullivan (Seal)
Michael S. Sullivan
Address: 1800 Atlantic Blvd, #A102, Key West, FL 33040

Michelle Avertt-Mongelli
Witness Printed Name Michelle Avertt-Mongelli

____ (Seal)
Address:

State of Florida
County of Monroe

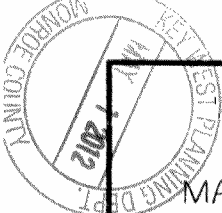
The foregoing instrument was acknowledged before me this 7 day of October, 2005, by Michael S. Sullivan, a ^{SINGLE MS} ~~married~~ man, who is/are personally known to me or who has produced _____ as identification.



Lisa P. Delio
Notary Public
Print Name: _____
My Commission Expires: _____

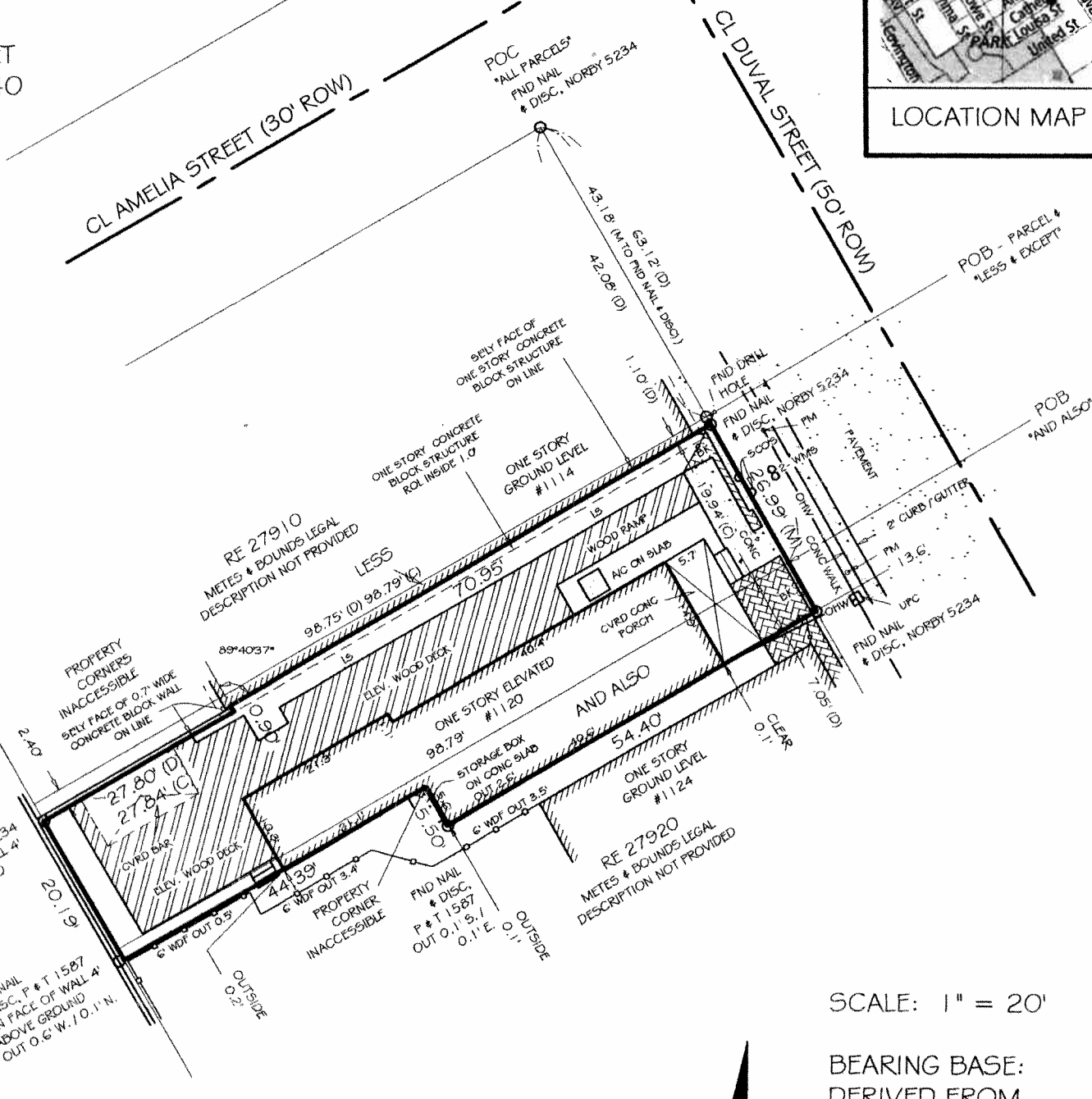
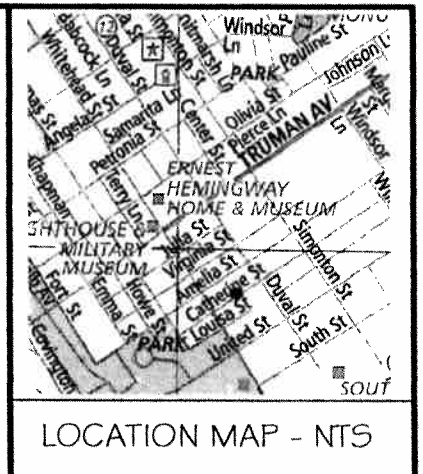


Survey



MAP OF BOUNDARY SURVEY
PART OF TRACT 11, SQUARE 6
WM. A. WHITEHEAD'S MAP
ON THE ISLAND OF KEY WEST

ADDRESS:
1120 DUVAL STREET
KEY WEST, FL 33040



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM
LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED



LEGAL DESCRIPTION -

On the Island of Key West, and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as Part of Tract Eleven (11), but now better known and described in a diagram of Lots One (1) and Two (2) in Square Six (6G), drawn by Stephen Austin, and recorded in Deed Book "L", Page 433 of Monroe County, Florida records, COMMENCING at a point on Duval Street forty-two (42) feet and One (1) inch from the corner of Duval and Amelia Streets, and running thence along the Southwest side of Duval Street in a Southeasterly direction Twenty-one (21) feet and one-half (1/2) inch;

thence at right angles in a Southwesterly direction Ninety-eight (98) feet and nine and one-half (9 1/2) inches;

thence at right angles in a Northwesterly direction Twenty-one (21) feet and one-half (1/2) inch;

thence at right angles in a Northeasterly direction Ninety-eight (98) feet, nine and one-half (9 1/2) inches to the Point of Beginning on Duval Street.

The above described parcel of land being in Subdivision No. Two (2) of said diagram above referred to.

AND ALSO:

In the City of Key West, County of Monroe and State of Florida, in Tract Eleven (11), Square Six (6), but better known and described in a diagram of Lots One (1) and Two (2) in said Square Six (6) made by Stephen Austin, recorded in Book "L", page 433 of the Public Records of Monroe County, Florida, said parcel being described by metes and bounds as follows:

COMMENCE at the intersection of the Southeastery right of way boundary line of the Amelia Street with the Southwesterly right of way boundary line of Duval Street and run thence in a Southeastery direction along the said right of way line of Duval Street for a distance of 63.12 feet to the Point of Beginning;

thence continue in a Southeastery direction along the said Duval Street for a distance of 7.05 feet;

thence at right angles in a Southwesterly direction for a distance of 54.4 feet;

thence at right angles in a Northwesterly direction for a distance of 5.5 feet;

thence at right angles in a Southwesterly direction for a distance of 44.39 feet;

thence at right angles in a Northwesterly direction for a distance of 1.55 feet;

thence at right angles in a Northeasterly direction for a distance of 98.79 feet back to the Point of Beginning.

CERTIFIED TO -
PETER O. DALTON


NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|--------------------------------|--|------------------------------------|
| BK = BRICK | IP = IRON PIPE | PRC = POINT OF REVERSE CURVE |
| CL = CENTERLINE | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| CLP = CHAINLINK FENCE | L = ARC LENGTH | PT = POINT OF TANGENT |
| CM = CONCRETE MONUMENT | LS = LANDSCAPING | R = RADIUS |
| CONC = CONCRETE | MB = MAILBOX | RES = RESIDENCE |
| CVRD = COVERED | M = MEASURED | ROL = ROOF OVERHANG LINE |
| D = DEED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | ROW = RIGHT OF WAY |
| DEASE = DRAINAGE EASEMENT | | ROWL = RIGHT OF WAY LINE |
| EL = ELEVATION | | SCO = SANITARY CLEAN-OUT |
| ENCL = ENCLOSURE | NTS = NOT TO SCALE | TBM = TEMPORARY BENCHMARK |
| ENCR = ENCROACHMENT | OHW = OVERHEAD WIRES | TS = TRAFFIC SIGN |
| EOP = EDGE OF PAVEMENT | PC = POINT OF CURVE | TYP = TYPICAL |
| FFE = FINISHED FLOOR ELEVATION | PM = PARKING METER | UEASE = UTILITY EASEMENT |
| FH = FIRE HYDRANT | PCC = POINT OF COMPOUND CURVE | UPC = CONCRETE UTILITY POLE |
| FI = FENCE INSIDE | PCP = PERMANENT CONTROL POINT | UPW = WOOD UTILITY POLE |
| FND = FOUND | PK = PARKER KALON NAIL | WDF = WOOD FENCE |
| FO = FENCE OUTSIDE | PL = PROPERTY LINE | WM = WATER METER |
| FOL = FENCE ON LINE | POB = POINT OF BEGINNING | WV = WATER VALVE |
| GW = GUY WIRE | PI = POINT OF INTERSECTION | |
| | POC = POINT OF COMMENCEMENT | |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

SCALE:	1" = 20'
FIELD WORK DATE	02/11/08
REVISION DATE	--
SHEET	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RR
INVOICE NO.:	8011502

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED 

ROBERT E. REECE, PSM #5632, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

Site Plans





1120 Duval



mark

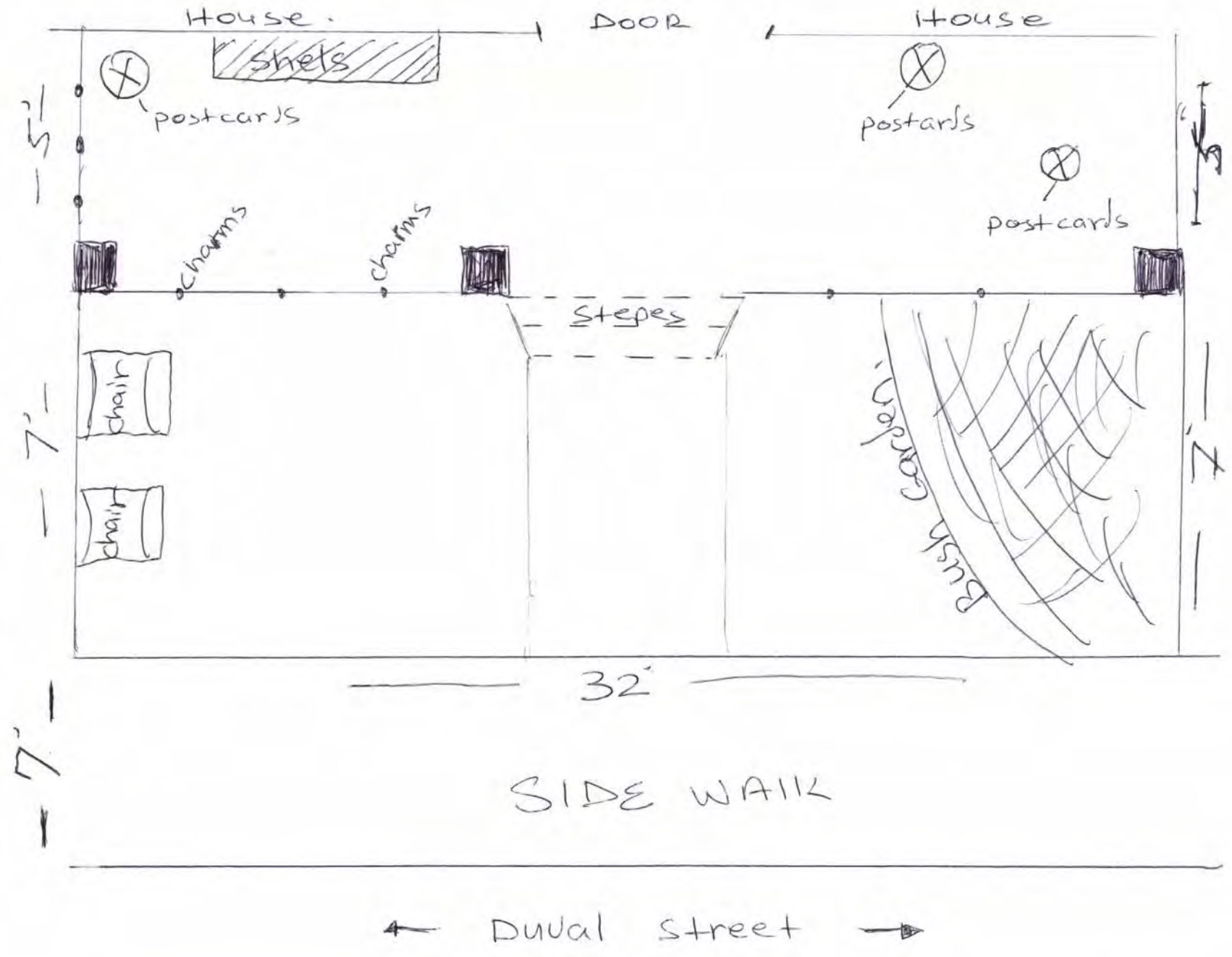
cubbyhole

Window



 - SHELS STEND
  - post cards stand
 - CHAIMS

 - COLUMNS
 - CHAIRS



**Existing
Site Photo**



END

cubbyhole

David Sloan

64 06490

KEY WEST
MAY 1 2011
MONROE COUNTY

**Proposed
Site Photo**



DRC
Minutes & Comments

Minutes of the Development Review Committee

May 24, 2012

Approved June 28, 2012

Senior Planner Brendon Cunningham called the Development Review Committee Meeting of May 24, 2012 to order at 10:00 am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Chairman Brendon Cunningham, HARC Planner Enid Torregrosa, General Services Elizabeth Ignaffo, Police Department Steve Torrence, Fire Inspectors Alan Averette and Jason Barroso, Urban Forestry Manager Paul Williams, ADA Coordinator-Written Comments, Sustainability Coordinator-Written Comments.

Also in attendance were: Planning Department staff: Lindsey Ballard, Carlene Smith, Ginny Haller and Scott Fraser.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion to approve the agenda was made by Ms. Enid Torregrosa and seconded by Ms. Elizabeth Ignaffo.

APPROVAL OF MINUTES

1. March 22, 2012

A motion to approve the March 22, 2012 minutes was made by Ms. Enid Torregrosa and seconded by Mr. Paul Williams.

2. April 24, 2012

A motion to approve the April 24, 2012 minutes was made by Ms. Enid Torregrosa and seconded by Mr. Paul Williams.

DISCUSSION ITEMS

3. **Exception for Outdoor Merchandise Display - 1120 Duval Street (RE# 00027930-000000) – A request to allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ginny Haller gave members an overview of the project.

Mr. Alan Averette requested that nothing block the front and back doors at anytime.

Mrs. Enid Torregrosa requested that nothing be displayed on the shutters and/or columns.

Ms. Diane Nicklaus commented that there needs to be a 36” clear space around the display at all times.

Landscaping, General Services, Sustainability and Police Department had no comments.

4. **Exception for Outdoor Merchandise Display - 408 Greene Street (RE# 00001500-000000) – A request to allow the display of merchandise in the HRO zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Additional Information



Certificate of Registration

DR-11
R. 10/11

Issued Pursuant to Chapter 212, Florida Statutes

54-8015804087-4	01/23/12	02/01/12	MONTHLY
Certificate Number	Registration Effective Date	Opening Date	Filing Frequency

This certifies that

CUBBYHOLE
ISLAND LIFE OF KEY WEST, INC.
1120 DUVAL ST
KEY WEST FL 33040-3157

has met the sales and use tax registration requirements for the business location stated above and is authorized to collect and remit tax as required by Florida law. This certificate is non-transferable.

POST THIS CERTIFICATE IN A CONSPICUOUS PLACE

THIS IS YOUR SALES & USE TAX CERTIFICATE OF REGISTRATION
(DETACH AND POST IN A CONSPICUOUS PLACE)



**REFER TO THE BACK OF THIS SECTION FOR
SPECIFIC INFORMATION REGARDING YOUR
COUNTY'S TAX RATES.**

THIS IS YOUR ANNUAL RESALE CERTIFICATE FOR SALES TAX
Note: New dealers who register after mid-October are issued annual resale certificates that expire on December 31 of the following year.
These certificates are valid immediately.



DR-11R, R. 10/11



2012 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/11

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2012

<u>Business Name and Location Address</u>	<u>Registration Effective Date</u>	<u>Certificate Number</u>
CUBBYHOLE ISLAND LIFE OF KEY WEST, INC. 1120 DUVAL ST KEY WEST FL 33040-3157	01/23/12	54-8015804087-4

This is to certify that all tangible personal property purchased or rented, real property rented, or services purchased on or after the above Registration Effective Date by the above business are being purchased or rented for one of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.
- Re-rental as real property.
- Incorporation into and sale as part of the repair of tangible personal property by a repair dealer.
- Re-rental as transient rental property.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

This certificate cannot be reassigned or transferred. This certificate can only be used by the active registered dealer or its authorized employees. Misuse of this *Annual Resale Certificate* will subject the user to penalties as provided by law. **Use signed photocopy for resale purposes.**

Presented to:

Presented by:



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

Property Record View

Website tested on
 Internet Explorer.
 Requires Adobe Flash
 10.3 or higher

Alternate Key: 1028703 Parcel ID: 00027930-000000

Ownership Details

Mailing Address:
 DALTON PETER O
 1401 KINGSLEY AVE
 ORANGE PARK, FL 32073-4574

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 1120 DUVAL ST KEY WEST
 Legal Description: KW PT SUB 2 PT LOT 1 SQR 6 TR 11 G28-220/21 OR1128-2162/68(AGREE) OR1132-99/100 OR1342-2228/29L/E OR1391-1162/63L/E OR1621-1272D/C OR1629-1701/02 OR1650-2399D/C OR1684-1622/23 OR1929-16/18 OR2158-2005/06

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	20	71	2,371.40 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 810
 Year Built: 1933

Building 1 Details

Building Type	Condition E	Quality Grade 400
Effective Age 10	Perimeter 164	Depreciation % 13
Year Built 1933	Special Arch 0	Grnd Floor Area 810
Functional Obs 0	Economic Obs 0	

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

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					600
2	OPX		1	1990					90
3	OPU		1	2003					723
4	FLA		1	1990					210

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3932	OFF BLDG 1 STY-A	100	Y	Y
	3933	APTS-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1043	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	32 SF	8	4	1974	1975	3	30
2	PT3:PATIO	16 SF	0	0	1974	1975	2	50

Appraiser Notes

2004-05-25 - CONVERTED TO PC 12. 2000-11-02 - FOR SALE \$599,000.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
0101219	03/19/2001	12/31/2001	1,200		200 AMP SERVICE
02-2853	11/06/2002	03/18/2003	30,500		RENOVATE BUILDING
03-0344	02/05/2003	03/18/2003	2,200		NEW AWNINGS

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
2011	134,705	147	396,866	531,718	497,579	0	531,718
2010	134,705	147	317,493	452,345	452,345	0	452,345
2009	137,698	147	361,398	499,243	499,243	0	499,243
2008	137,698	147	693,782	620,000	620,000	0	620,000
2007	112,861	147	509,851	622,859	622,859	0	622,859
2006	112,861	147	201,569	314,577	314,577	0	314,577
2005	116,727	147	165,998	282,872	282,872	0	282,872
2004	116,727	150	142,284	259,161	259,161	0	259,161
2003	188,115	152	66,787	255,054	255,054	0	255,054
2002	184,352	155	52,475	236,982	236,982	0	236,982
2001	215,319	157	52,475	267,951	267,951	0	267,951
2000	101,539	52	53,763	155,354	94,380	25,000	69,380
1999	65,760	47	53,763	119,570	91,899	25,000	66,899
1998	51,996	37	53,763	105,797	90,452	25,000	65,452
1997	48,938	35	48,703	97,676	88,941	25,000	63,941
1996	37,621	27	48,703	86,351	86,351	25,000	61,351
1995	37,621	27	48,703	86,351	84,596	25,000	59,596
1994	33,645	24	48,703	82,372	82,372	25,000	57,372
1993	28,037	24	48,703	76,764	76,764	25,000	51,764
1992	28,037	26	48,703	76,766	76,766	25,000	51,766

1991	28,037	29	48,703	76,768	76,768	25,000	51,768
1990	18,582	0	41,113	59,695	59,695	25,000	34,695
1989	16,387	0	33,328	49,715	49,715	25,000	24,715
1988	13,518	0	33,328	46,846	46,846	25,000	21,846
1987	13,354	0	26,038	39,392	39,392	25,000	14,392
1986	13,430	0	24,996	38,426	38,426	25,000	13,426
1985	13,031	0	24,725	37,756	37,756	25,000	12,756
1984	15,220	0	13,962	29,182	29,182	25,000	4,182
1983	15,220	0	11,113	26,333	26,333	25,000	1,333
1982	15,514	0	9,384	24,898	24,898	24,898	0

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
10/7/2005	2158 / 2005	1,164,000	<u>WD</u>	<u>Q</u>
8/22/2003	1929 / 0016	550,000	<u>WD</u>	<u>Q</u>
3/23/2001	1684 / 1622	300,000	<u>WD</u>	<u>Q</u>

This page has been visited 10,700 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., July 19, 2012 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 - 1120 Duval Street (RE# 00027930-000000) – A request to allow the display of merchandise in the HRCC-3 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:

Request: **Exception for Outdoor Merchandise Display - 1120 Duval Street (RE# 00027930-000000)** – A request to allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Ronen Teshowa	Owner:	Peter O. Dalton, Century 21
Project Location:	1120 Duval	Date of Hearing:	Thursday, July 19, 2012
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(s) 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 Carlene Smith at cesmith@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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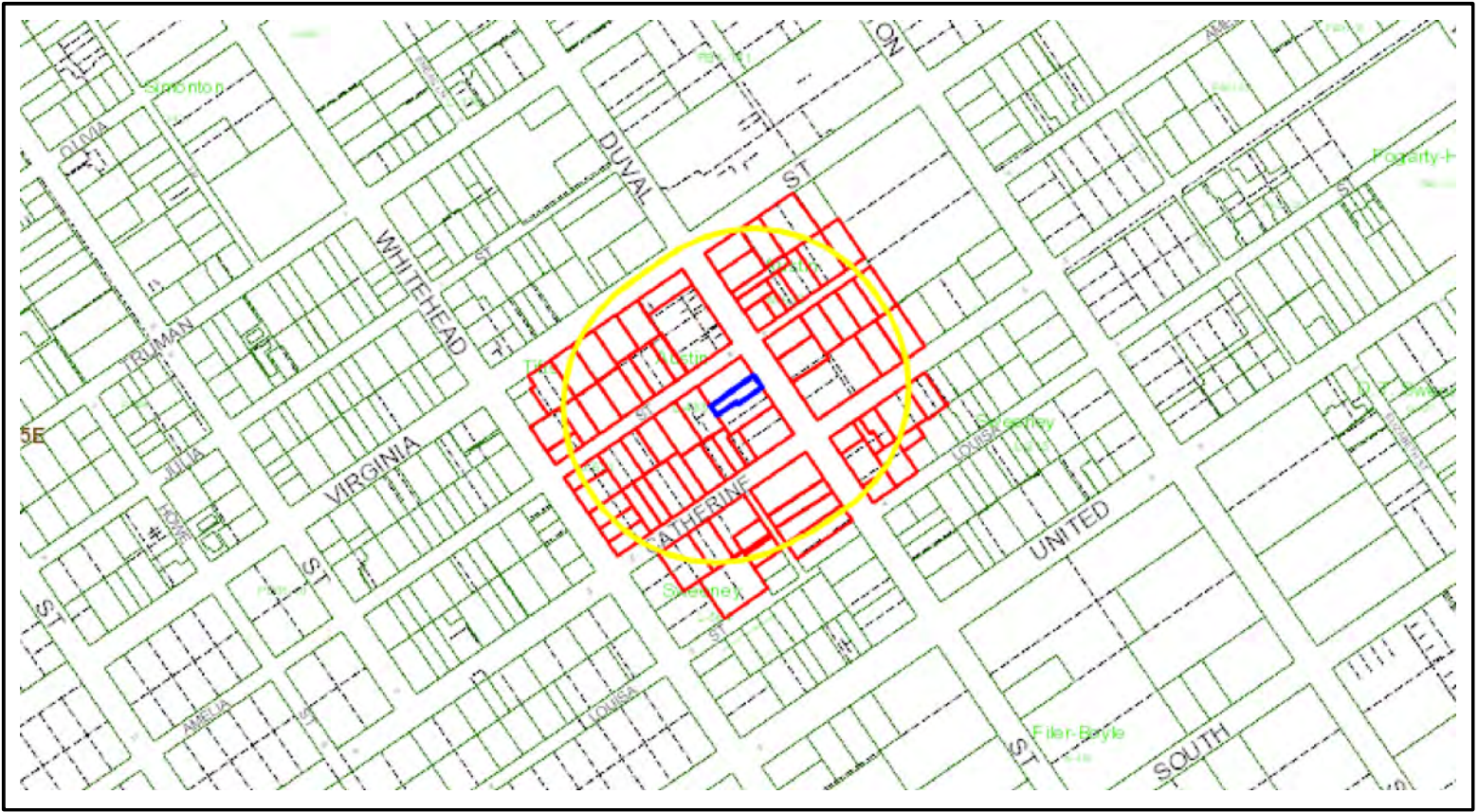
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Monroe County, Florida

1120 Duval



Printed: Jul 03, 2012

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 1130 DUVAL ST LLC	1130 DUVAL ST		KEY WEST	FL	33040-3157	
2 1200 DUVAL STREET LLC	5 BIRCHWOOD DR		KEY WEST	FL	33040-6209	
3 1201 DUVAL LLC	33830 RIVIERA DR		FRASER	MI	48026	
4 1210 DUVAL INC	1210 DUVAL ST		KEY WEST	FL	33040	
5 422 AMELIA TRUST	PO BOX 6448		ALEXANDRIA	VA	22306	
6 ALBURY SAMUEL EST ALBURY	729 NW 43RD STREET		MIAMI	FL	33127	
7 ALLIONE JOAN E	PO BOX 3250		PAGOSA SPRING CO		81147-3250	
8 AMELIA STREET CONDOMINIUM	416-418 AMELIA ST		KEY WEST	FL	33040	
9 AMLIN MARTIN D	505 COLUMBUS AVE APT 1		BOSTON	MA	02118-3160	
10 ANCHORS AWEIGH CLUB INC	404 VIRGINIA ST		KEY WEST	FL	33040	
11 ARTISTS OF DUVAL LLC	451 WEST END AVE	APT 11-E	NEW YORK	NY	10024	
12 AYRES ANDREA T/C	1121 WHITEHEAD ST		KEY WEST	FL	33040-7562	
13 BOOTH DONALD R	411 CATHERINE ST		KEY WEST	FL	33040	
14 BOZA GILDA	512 AMELIA ST		KEY WEST	FL	33040-3123	
15 BREWER LLOYD AND LETA REV TR 1/25/86	3340 N ROOSEVELT BLVD	STE 6	KEY WEST	FL	33040	
16 BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
17 BRUCCOLERI DOMINICK AND ELIZABETH H	56 GREEN WAY WEST		NEW HYDE PARK NY		11040	
18 CAHILL RANDALL	418 AMELIA ST	UNIT 2	KEY WEST	FL	33040	
19 CANALEJO ELBA CECILIA	510 AMELIA ST		KEY WEST	FL	33040	
20 CASTLEBERRY LARRY & JACQUELINE LACRONE	1904 MEREDITH RD		VIRGINIA BEACH VA		23455-2627	
21 CORAL CITY ELKS LODGE 610 & TEMPLE 400	1107 OR 1109 WHITEHEAD ST		KEY WEST	FL	33040	
22 CUBAN CLUB CONDOMINIUM	1102 & 1108 DUVAL ST		KEY WEST	FL	33040	
23 DALTON PETER O	1401 KINGSLEY AVE		ORANGE PARK	FL	32073-4574	
24 DEGRAEF JOHAN P	1119 WHITEHEAD ST		KEY WEST	FL	33040-7562	
25 DENNY CARL AND LAUREL	421 CATHERINE ST		KEY WEST	FL	33040	
26 DOUGLAS HOUSE INC	419 AMELIA ST		KEY WEST	FL	33040	
27 FAVELLI THOMAS AND GEORGEANN	1523 PATRICIA ST		KEY WEST	FL	33040-5034	
28 FELLING MICHAEL J	11199 OVERSEAS HWY		MARATHON	FL	33050-3460	
29 FERREL WADE	PO BOX 4623		KEY WEST	FL	33041	
30 FRANGIPANI LLC	600 ELIZABETH ST		KEY WEST	FL	33040	
31 FRANKE LOUI G TRUST AGREEMENT 05/28/04	4140 BONITA AVE		MIAMI	FL	33133	
32 GEHRING KURT N AND LINDA S	11505 FAIRCHILDS GARDENS A\ STE 202		PALM BEACH GA	FL	33410	
33 GROOMS BASCOM LOVIC IV	1716 N ROOSEVELT BLVD		KEY WEST	FL	33040	
34 HARTFIEL JACQUELINE L	4172 EMERALD BLVD		RICHFIELD	OH	44286-9588	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 HASKELL LEWIS C AND SUSAN M	339 LONGDEN LN		SOLANA BEACH	CA	92075-2379	
36 HENSHAW TIMOTHY ROGER DEC TR 1/29/1999	1109 DUVAL ST		KEY WEST	FL	33040-3127	
37 HENSLEY TIFFANY L	415 CATHERINE ST		KEY WEST	FL	33040	
38 HERNANDEZ RIGOBERTO AND TOMASA	515 CATHERINE ST		KEY WEST	FL	33040	
39 HUKWEEM LLC	2231 SAINT JOHNS AVE		JACKSONVILLE	FL	32204-4621	
40 IRWIN MICHAEL SCOTT	1014 SEMINARY ST		KEY WEST	FL	33040-4803	
41 IRWIN MICHAEL SCOTT REV LIV TR 8/8/2008	1008 SEMINARY ST		KEY WEST	FL	33040	
42 JAMES NORICE Z	414 VIRGINIA ST		KEY WEST	FL	33040	
43 JOHNSON SANDRA GOLDSMITH BRIGHT	11 LANSMERE PL		BLUFFTON	SC	29910-7947	
44 KAVANAUGH EMMETT P	1117 WHITEHEAD ST		KEY WEST	FL	33040	
45 KEDLER ROBERT	PO BOX 10		DAYTON	OH	45405	
46 KELLNER BARBARA	503 AMELIA ST		KEY WEST	FL	33040	
47 KOHEN JOY EMANUEL AND SHLOMO	3200 RIVIERA DR		KEY WEST	FL	33040	
48 KRAUSE HANS F P	1023 JOHNSON ST		KEY WEST	FL	33040	
49 KUNZLER PETER	3 ROCKY TOP CT		HOLMDEL	NJ	07733-1828	
50 LA CASA DE LUCES CONDOMINIUM	422 AMELIA ST		KEY WEST	FL	33040	
51 LA TE DA REDUX INC	1125 DUVAL ST		KEY WEST	FL	33040	
52 LACASA LLC	419 AMELIA ST		KEY WEST	FL	33040	
53 LACRONE RICHARD AND ERIN	3153 GARVERS FERRY RD		APOLLO	PA	15613	
54 LAMERE RUTH GARDNER	P O BOX 342 SNUG HARBOR		DUXBURY	MA	02331	
55 LEON ALBERT JR AND MARGARET R	1807 GREYSTONE HEIGHTS DR		VALRICO	FL	33594	
56 MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040-3105	
57 MAY DIANE REVOCABLE TRUST 11/26/2008	1936 UPPER LAKE DR		RESTON	VA	20191-3620	
58 MC CONNELL DANIEL E AND ELEANOR F	1107 DUVAL ST		KEY WEST	FL	33040	
59 MCGEOUGH PETER	41 SECOND ST		NEWPORT	RI	02840	
60 MILLER SCOTT T AND JUDY B	PO BOX 1866		MIDLAND	MI	48641-1866	
61 OLESKE MICHAEL M AND MARY E	59 THE NCK		MANHASSET	NY	11030-1315	
62 O'NEIL BRIAN AND SUZANNE	P O BOX 199		TAVERNIER	FL	33070	
63 PIENCZKOWSKI ANTHONY	20 SAPHIRE DR		KEY WEST	FL	33040	
64 POITIER JUDITH WHEELER	408 CATHERINE ST		KEY WEST	FL	33040	
65 POLAKOFF PHILLIP MARC & LORIANN VIRGINIA	5626 LONG CORNER RD		WHITE HALL	MD	21161	
66 PORCARO ROBERT	425 CATHERINE ST		KEY WEST	FL	33040-3160	
67 POWELL BARBARA QUAL PERS RES DTD 2/16/07	508 VIRGINIA ST		KEY WEST	FL	33040	
68 RAMAEKERS EILEEN M TRUST 9/22/92	2700 N OCEAN DR	UNIT 1052 WEST PALM BEA	FL		33404	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 ROTH DE ROTH RICHARD ESTATE	1102 WHITE ST		KEY WEST	FL	33040	
70 SALERNO GARY L	114 SINCLAIR DR		NORTON SHORE MI		49441-5545	
71 SALINERO DENNIS N	356 BOCA CHICA RD		KEY WEST	FL	33040	
72 SANCHEZ PEDRO ESTATE	509 LOUISA ST		KEY WEST	FL	33040	
73 SARATOGA DESIGN INC	1117 DUVAL ST		KEY WEST	FL	33040	
74 SMITH ALEJANDRO PAUL	1801 VENETIA ST		KEY WEST	FL	33040-5340	
75 SMITH THOMAS E AND DEBORAH L	8300 YANKEE ST		DAYTON	OH	45458	
76 STIMETS RICHARD R JR	9 MAPLE ST		PAXTON	MA	01612-1132	
77 SUAREZ CAMELIA L/E	414 AMELIA ST		KEY WEST	FL	33040-3121	
78 TATA LIMITED SA	221 SIMONTON ST		KEY WEST	FL	33040	
79 TEPPER STEVEN	409 AMELIA ST		KEY WEST	FL	33040	
80 WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
81 WD FLORIDA PROPERTIES LLC	3521 NE 26TH AVE		LIGHTHOUSE PO FL		33064-8105	
82 WINTER KEVIN M	516 CATHERINE ST		KEY WEST	FL	33040-3104	
83 YOAKAM JOHN A AND LAUREN R	5316 MILLS CREEK LN		NORTH RIDGEVIL OH		44039-2337	
84 ZIELINSKI MICHAEL	407 AMELIA ST		KEY WEST	FL	33040	