

February 27, 2015

Kevin Bond, AICP, Acting Planning Director
City of Key West
3140 Flagler Avenue
Key West, FL 33040



**RE: 801-807 Fleming St.
Future Land Use Map and Zoning Map Amendments**

Dear Mr. Bond:

Please accept this letter as an official request to initiate legislative procedures in accordance with the Land Development Regulations, Chapter 90, Article VI- Amendments.

Included herein are application materials to support the following requests:

1. Amend the Comprehensive Plan Future Land Use Map category for the above referenced property from Historic Residential to Historic Commercial.
2. Amend the Zoning Map category for the above referenced property from Historic Medium Density Residential to Historic Neighborhood Commercial-2.

The application materials address the relevant criteria for approving the amendment to the Comprehensive Plan Future Land Use map in accordance with Chapter 90, Article VI, Division 3 and for approving the amendment to the Official Zoning map in accordance with Chapter 90, Article VI, Division 2 of the City of Key West Land Development Regulations.

Thank you in advance for your consideration.

Best Regards,



Kevin Sullivan, AICP

FLUM
Future Land Use Map



Site Specific Comprehensive Plan Future Land Use Map Amendment

Pursuant to Chapter 90, Article VI, Division 3
City of Key West Land Development Regulations.

801-807 Fleming Street.
(RE No. 00005930-000000)

Project Description (Sec. 90-551):

Trepanier & Associates, Inc., on behalf of the property owner, 801 Fleming Street, LLC, seeks a site specific future land use map amendment for property known as 801-807 Fleming Street. This property is currently zoned Historic Medium Density Residential ("HMDR") and has a Future Land Use Map designation of Historic Residential ("HR"). One side of the property is adjacent to HMDR zoning & HR future land use; the other side is adjacent to Historic Neighborhood Commercial ("HNC") zoning and Historic Commercial ("HC") future land use district. There are currently two (2) existing "Snow Bird" dwelling units on site.



The character of the surrounding community is residential with corner HNC-zoned commercial properties. The corners in the vicinity have historically and currently been comprised of mixed residential-commercial uses. The four corners of the William and Fleming Streets intersection specifically have historically all had commercial uses at various points in time¹. Over the years the building at 801 Fleming has been converted from residential to commercial and vice versa many times. The property has been mixed use as recently as the 1982².



The property has historically operated as mixed use property (commercial and residential) dating as far back as 1912³. The cycle of use between residential and commercial continued into the "recessional" years of the '70's & 80's when it cycled into residential use. It just

¹ 1912, 1926, 1942 and 1962 Sanborn maps

² Polk City Directory 1981-82

³ 1912 Sanborn fire insurance map

happened to be residential at the time the first comprehensive plan was drafted and the property was identified and captured by the plan as, the then use, residential. Many of the cross streets along Fleming and Eaton Streets in this neighborhood are Historical Commercial. The surrounding cross streets for Fleming and Eaton Streets in this neighborhood have all been Historic Commercial in the past with a Historic Commercial FLUM.

Application and Fee (Sec. 90-554): \$6,000.00

(1) Property Description:

Legal Description: On the Island of Key West, known as all that Part of Lot Four (4) Square Thirty-Four (34) according to diagram of William A. Whitehead delineated in February, 1829, described as follows: Commencing at the corner of William and Fleming Streets, and runs thence in a Northeasterly direction on Fleming Street 95 feet; thence at right angles in a Northwesterly direction parallel with William Street 44 feet; thence at right angles in a Southwesterly direction 95 feet out to William Street; thence at right angles in a Southeasterly direction along William Street 44 feet to the Point of Beginning⁴.

Site Address: 801-807 Fleming St. (NW corner of Fleming and William St.)

Real Estate (RE): 00005930-000000

Alternate Key: 1006157

Total Land Area: 4,180 sq. ft.

Flood zone: X-zone

Historic Resources: The property is located within the Historic Medium Residential District and is listed as a contributing historic structure within the Historic Resources Survey of the City of Key West.

Encumbrances: The owner and applicant are unaware of any variances, easements, deed restrictions or other encumbrances on the property.

(2) Comprehensive Plan Land Use:

- Current: Historic Residential Future Land Use District ("HR")
- Proposed: Historic Commercial Future land Use District ("HC")

(3) Zoning District:

- Current: Historic Medium Density Residential ("HMDR")
- Proposed: Historic Neighborhood Commercial ("HNC-2")

⁴ Exhibit A- Warranty Deed

1 **(4) Land Use:**

- 2
- 3 • Past:
- 4 i. 1912 Sanborn: Mixed Use
- 5 ii. 1926 Sanborn: Mixed Use
- 6 iii. 1942 Sanborn: Mixed Use
- 7 iv. 1970 Polk County Directory: Mixed Use
- 8 • Current: Residential
- 9 • Proposed: Mixed Use

10

11 **(5) Disclosure of ownership**

12

13 Name of Applicant: Trepanier and Associates, Inc.

14 Owen Trepanier, President

15 Richard Puente, Vice President

16 Address of Applicant: 1421 1st Street, Unit 101, Key West, FL 33040

17 Agent Phone #: 305-293-8983 Fax: 305-293-8748

18 Email Address: kevin@owentrepanier.com

19

20 Name of Owner: 801 Fleming Street, LLC⁵

21 Tom Talomaa, Managing Member

22 Address of Owner: 520 Southard St., Key West, FL 33040

23 Agent Phone #: C/o 305-293-8983 Fax: C/o 305-293-8748

24 Email Address: C/o kevin@owentrepanier.com

25

26 **(6) Justification**

27

28 **a. Comprehensive plan consistency.**

29

30 No increase in density is associated with the proposed change; residential density

31 of Historic Residential and Historic Commercial are both 16 units per acre. The

32 proposed change is consistent with Goal 1-1 as it represents an orderly extension

33 of the adjacent and existing node of Historic Commercial future land use to the

34 intersection of Williams and Fleming streets; more adequately ensuring

35 availability of a mixed use commercial node at this intersection, and furthering the

36 pedestrian-oriented goals of the community's Comprehensive Plan, the Strategic

37 Plan, and the Sustainability Plan. The proposed change will be consistent with the

38 historic use of the property; accommodating both residential and neighborhood

39 commercial uses along this major pedestrian and vehicular thoroughfare. The

40 proposed change is consistent with the Comprehensive Plan's policy of promoting

41 compact infill development.

42

43 The full Comprehensive Plan consistency analysis is presented under the criteria

44 for approval in Section 90-555(1) below.

45

46 **b. Impact on surrounding properties and infrastructure.**

47

48 The subject property is 4,180 square feet, if the application is approved this will

49 represent a 6% increase in area to the existing, adjacent Historic Commercial

⁵ Exhibit B

district (68,602 square feet). Compatibility with adjacent residential property to the North will be insured in accordance with design principles and criteria in Comprehensive Plan Policy 1-1.2.1, Policy 1-1.2.2 and Policy 1-1.9.5. No impact is anticipated on other adjacent properties as they are currently designated Historic Commercial.

Surrounding Properties			
Adjacency	Existing Use	Future Land Use	Zoning
North	Residential	Historic Residential	HMDR
South	Public Right of Way	NA	NA
East	Residential	Historic Commercial	HNC-2
West	Public Right of Way	NA	NA

Levels of Service – Based on the evaluation criteria of Sec. 90-555(5) the impacts of the proposed changes are generally summarized as follows:

- The proposed change is expected to increase demand on the surrounding transportation system (188 trips/1k sq. ft./day)..
- The proposed change is expected to increase demand for Potable Water (403 gallons/ day).
- The proposed change is expected to decrease Wastewater supply (63 gal/capita/day).
- The proposed change is expected to increase Solid Waste supply (61.4 lbs/capita/day).
- The proposed change is not expected to impact Stormwater LOS.
- The proposed change is not expected to impact Recreation LOS.

As demonstrated in Section 90-555(5) (below) adequate public facilities are available to provide service to the development and the request is consistent with adopted infrastructure minimum levels of service standards.

c. Avoidance of special treatment.

1. Single out a small piece of land and confer special and privileged treatment not provided to abutting properties with similar characteristics and land use relationships;

No special or privileged treatment will be conferred through approval of the request. If the request is granted, the property's mixed use nature will be restored and it will share the same obligations and privileges as other Historic Commercial/ HNC-2 properties abutting it and as found elsewhere in the City of Key West.

2. Provide for land use activities which are not in the overall public interest but only for the benefit of the landowner;

As mentioned above, no singling out will be conferred through approval of the request. The change will act to recognize the historic mixed-use nature of the property, and further the pedestrian-oriented goals of the City of Key West. The request does not confer any land use activities not already provided to the Historic Commercial future land use district as

adopted in the Comprehensive Plan. Detailed analysis is provided in criteria for approval, Section 90-555, below.

- d. **Undeveloped land with similar comprehensive plan future land use map designation. The amount of undeveloped land in the general area and in the city having the same zoning classification as that requested shall be stated.**

Of the 130 parcels located within 300 feet⁶ two (2) are undeveloped⁷.

FLUM	RE. No.	Zoning	Size (sq.ft.)
HR	00008760-000000	HMDR	6,691
HC	00005970-000000	HNC-2	3,317

Criteria for Approval (Section 90-555)

- (1) Consistency with plan. Whether the proposal is consistent with the overall purpose of the comprehensive plan and relevant policies within the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program**

a. Consistency with Comprehensive Plan.

Policy 1-1.1.9: Allowed Uses in Historic Neighborhood Commercial:

- Approval of the request will be more consistent with the historic use of the property; accommodating both residential and neighborhood commercial uses along this major thoroughfare.

Policy 1-1.3.2: Designate Various Types of Mixed Use Commercial Nodes to Accommodate Diverse Commercial Uses.

- Approval of the request will more adequately ensure availability of a mixed use commercial node at the intersection of Fleming St. and William St.

Policy 2-1.1.3: Dense Urban Land Area.

- The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

b. Consistency with adopted infrastructure minimum levels of service standards

Levels of Service – Based on the evaluation criteria of Sec. 90-555(5) the impacts of the proposed changes are generally summarized as follows:

⁶ 300 ft radius report-MCPA

⁷ Categorized as 'vacant' by Monroe County Property Appraiser

- The proposed change is expected to increase demand on the surrounding transportation system (188 trips/1k sq. ft./day)..
- The proposed change is expected to increase demand for Potable Water (403 gallons/ day).
- The proposed change is expected to decrease Wastewater supply (63 gal/capita/day).
- The proposed change is expected to increase Solid Waste supply (61.4 lbs/capita/day).
- The proposed change is not expected to impact Stormwater LOS.
- The proposed change is not expected to impact Recreation LOS.

As demonstrated in Section 90-555(5) (below) adequate public facilities are available to provide service to the development and the request is consistent with adopted infrastructure minimum levels of service standards.

c. Concurrency management program.

The request is consistent with the concurrency management program of Objective 9-1.5. Specific concurrency applications in accordance with Section 94-32 may be required for specific future development plans. No Plans are proposed as part of this application. At this time, no system improvements are anticipated as a result of the proposed change as evidenced in the findings of Section 90-555(5), below.

(2) Conformance with ordinances. Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.

The proposal is in conformance with the procedures for amending the Comprehensive Plan as demonstrated herein. The proposal is in conformance with the procedures for amending the Land Development Regulations as demonstrated in the accompanying Zoning map amendment application.

(3) Changed conditions. Whether, and the extent to which, land use and development conditions have changed since the comprehensive plan's effective date and whether such conditions support or work against the proposed change.

The effective date of the Land Development Regulations is July 3, 1997. The Comprehensive Plan was adopted on March 5, 2013. Both the comp plan and the LDRs are "Living Documents" that are, by their very nature, designed to evolve and change with the community's goals.

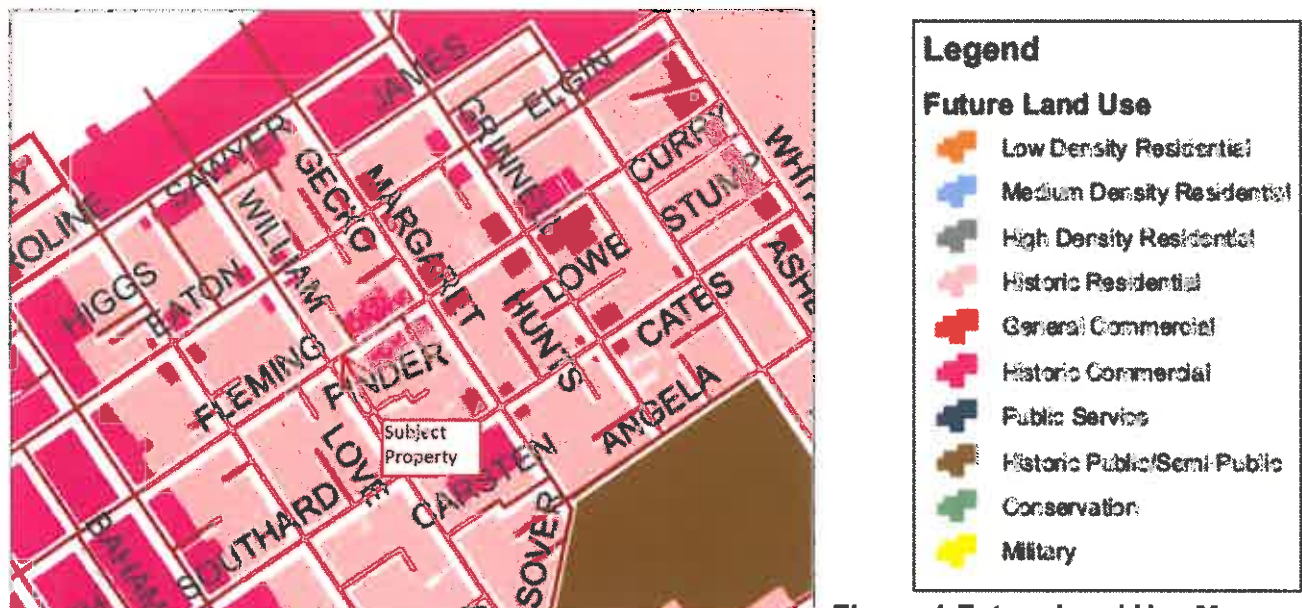
In this case, the community has experienced wild fluctuations in the economy and a concerted shift back to more historical and sustainable sidewalk- & pedestrian-oriented development. The subject site has historically been a sidewalk-oriented mixed-use property. The property owner seeks to restore the historic nature and further the community's related goals.

1 (4) **Land use compatibility. Whether, and the extent to which, the proposal would**
2 **result in any incompatible land uses, considering the type and location of uses**
3 **involved.**

4
5 The proposed map amendment would serve to extend the adjacent Historic
6 Commercial District to the intersection of Williams and Fleming St. The proposed
7 map amendment would serve to extend the adjacent Historic Commercial District
8 to the intersection of William and Fleming and restore the historic mixed-use
9 nature of the property for neighborhood-oriented commercial uses. Within this
10 district, similar historic neighborhood commercial corners exist throughout the
11 immediate vicinity and compatibility is demonstrated by the success of this "New
12 Urbanist" approach to community development.

13
14 The entire of the New Urbanist - Andrés Duany type pedestrian-oriented
15 community development patterns are heavily modeled after the autochthonous
16 Old Town Key West development. The proposed change is not a creation of
17 something new to be tested for compatibility, but it is recognition of the
18 successful historic development pattern that is now the model for superior
19 community development world-wide.

20
21 The request restores the historic potential for neighborhood commercial uses on
22 the property. Similar circumstances exist throughout the immediate vicinity and
23 compatibility is normally addressed in accordance with Comprehensive Plan
24 Policy 1-1.2.1, Policy 1-1.2.2 and Policy 1-1.9.5. Therefore, the proposal will not
25 result in any incompatible land uses because existing instances of Historic
26 Commercial abutting Historic Residential can be found throughout the City and
27 existing design regulations in the Land Development Regulations specifically
28 address compatibility via the implementing language in the Comprehensive Plan.
29
30



Zoning Map Amendment



Site Specific Zoning Map Amendment

Pursuant to Chapter 90, Article VI, Division 2
 City of Key West Land Development Regulations.

801-807 Fleming Street.
 (RE No. 00005930-000000)

Project Description (Sec. 90-518):

Trepanier & Associates, Inc., on behalf of the property owner, 801 Fleming Street, LLC, seeks a site specific Zoning map amendment for property known as 801-807 Fleming Street. This property is currently zoned Historic Medium Density Residential ("HMDR") and has a Future Land Use Map designation of Historic Residential ("HR"). One side of the property is adjacent to HMDR zoning & HR future land use; the other side is adjacent to Historic Neighborhood Commercial ("HNC") zoning and Historic Commercial ("HC") future land use district. There are currently two (2) existing "Snow Bird" dwelling units on site.



The character of the surrounding community is residential with corner HNC-zoned commercial properties. The corners in the vicinity have historically and currently been comprised of mixed residential-commercial uses. The four corners of the William and Fleming Streets intersection specifically have historically all had commercial uses at various points in time¹. Over the years the building at 801 Fleming has been converted from residential to commercial and vice versa many times. The property has been mixed use as recently as the 1982².



The property has historically operated as mixed use property (commercial and residential) dating as far back as 1912³. The cycle of use between residential and commercial continued into the "recessional" years of the '70's & 80's when it cycled into residential use. It just happened to be residential at the time the first comprehensive plan was drafted and the property was identified and captured by the plan as, the then use, residential. Many of the cross streets

¹ 1912, 1926, 1942 and 1962 Sanborn maps

² Polk City Directory 1981-82

³ 1912 Sanborn fire insurance map

1 along Fleming and Eaton Streets in this neighborhood are zoned HNC-2. The surrounding cross
2 streets for Fleming and Eaton Streets in this neighborhood have all been zoned HNC-2 in the
3 past with a Historic Commercial FLUM.
4

5 **Application and Fee (Sec. 90-519):** \$6,000.00
6

7 **(1) Property Description:**

8 **Legal Description:** On the Island of Key West, known as all that Part of Lot Four
9 (4) Square Thirty-Four (34) according to diagram of William A.
10 Whitehead delineated in February, 1829, described as follows:
11 Commencing at the corner of William and Fleming Streets,
12 and runs thence in a Northeasterly direction on Fleming Street
13 95 feet; thence at right angles in a Northwesterly direction
14 parallel with William Street 44 feet; thence at right angles in a
15 Southwesterly direction 95 feet out to William Street; thence at
16 right angles in a Southeasterly direction along William Street
17 44 feet to the Point of Beginning⁴.
18

19 **Site Address:** 801-807 Fleming St. (NW corner of Fleming and William St.)
20

21 **Real Estate (RE):** 00005930-000000
22

23 **Alternate Key:** 1006157
24

25 **Total Land Area:** 4,180 sq. ft.
26

27 **Flood zone:** X-zone
28

29 **Historic Resources:** The property is located within the Historic Medium Residential
30 District and is listed as a contributing historic structure within
31 the Historic Resources Survey of the City of Key West.

32 **Encumbrances:** The owner and applicant are unaware of any variances,
33 easements, deed restrictions or other encumbrances on the
34 property
35

36 **(2) Comprehensive Plan Land Use:**
37

- 38 • Current: Historic Residential Future Land Use District
- 39 • Proposed: Historic Commercial Future land Use District
- 40 •

41 **(3) Zoning District:**
42

- 43 • Current: Historic Medium Density Residential (HMDR)
 - 44 • Proposed: Historic Neighborhood Commercial (HNC-2)
- 45
46
47
48

1 **(4) Land Use:**

- 2
- 3 • Past:
- 4 i. 1912 Sanborn: Mixed Use
- 5 ii. 1926 Sanborn: Mixed Use
- 6 iii. 1942 Sanborn: Mixed Use
- 7 iv. 1970 Polk County Directory: Mixed Use
- 8 • Current: Residential
- 9 • Proposed: Mixed Use

10

11 **(5) Disclosure of ownership**

12

13 Name of Applicant: Trepanier and Associates, Inc.

14 Owen Trepanier, President

15 Richard Puente, Vice President

16 Address of Applicant: 1421 1st Street, Unit 101. Key West, FL 33040

17 Agent Phone #: 305-293-8983 Fax: 305-293-8748

18 Email Address: kevin@owentrepanier.com

19

20 Name of Owner: 801 Fleming Street, LLC⁵

21 Tom Talomaa, Managing Member

22 Address of Owner: 520 Southard St., Key West, FL 33040

23 Agent Phone #: C/o 305-293-8983 Fax: C/o 305-293-8748

24 Email Address: C/o kevin@owentrepanier.com

25

26 **(6) Justification**

27

28 **a. Comprehensive plan consistency.**

29

30 No increase in density is associated with the proposed change; residential

31 density of Historic Residential and Historic Commercial are both 16 units per

32 acre. The proposed change is consistent with Goal 1-1 as it represents an

33 orderly extension of the adjacent and existing node of Historic Commercial

34 future land use to the intersection of Williams and Fleming streets; more

35 adequately ensuring availability of a mixed use commercial node at this

36 intersection, and furthering the pedestrian-oriented goals of the community's

37 Comprehensive Plan, the Strategic Plan, and the Sustainability Plan. The

38 proposed change will be consistent with the historic use of the property;

39 accommodating both residential and neighborhood commercial uses along this

40 major pedestrian and vehicular thoroughfare. The proposed change is

41 consistent with the Comprehensive Plan's policy of promoting compact infill

42 development.

43

44 The full Comprehensive Plan consistency analysis is presented under the

45 criteria for approval in Section 90-521(1) below.

46

47 **b. Impact on surrounding properties and infrastructure.**

48

⁵ Exhibit B

The subject property is 4,180 square feet, if the application is approved this will represent a 6% increase in area to the existing, adjacent HNC-2 district (68,602 square feet). Compatibility with adjacent residential property to the North will be insured in accordance with design principles and criteria in Comprehensive Plan Policy 1-1.2.1, Policy 1-1.2.2 and Policy 1-1.9.5. No impact is anticipated on other adjacent properties as they are currently designated HNC-2.

Surrounding Properties			
Adjacency	Existing Use	Future Land Use	Zoning
North	Residential	Historic Residential	HMDR
South	Public Right of Way	NA	NA
East	Residential	Historic Commercial	HNC-2
West	Public Right of Way	NA	NA

Levels of Service – Based on the evaluation criteria of Sec. 90-521(5) the impacts of the proposed changes are generally summarized as follows:

- The proposed change is expected to increase demand on the surrounding transportation system (188 trips/1k sq. ft./day)..
- The proposed change is expected to increase demand for Potable Water (403 gallons/ day).
- The proposed change is expected to decrease Wastewater supply (63 gal/capita/day).
- The proposed change is expected to increase Solid Waste supply (61.4 lbs/capita/day).
- The proposed change is not expected to impact Stormwater LOS.
- The proposed change is not expected to impact Recreation LOS.

As demonstrated in Section 90-521(5) (below) adequate public facilities are available to provide service to the development and the request is consistent with adopted infrastructure minimum levels of service standards.

c. Avoidance of spot zoning.

1. A small parcel of land is singled out for special and privileged treatment

No special or privileged treatment will be conferred through approval of the request. If the request is granted, the property's mixed use nature will be restored and it will share the same obligations and privileges as other Historic Commercial/ HNC-2 properties abutting it and as found elsewhere in the City of Key West.

2. The singling out is not in the public interest but only for the benefit of the landowner; and;

As mentioned above, no singling out will be conferred through approval of the request. The request does not confer any land use activities not already provided to the HNC-2 zoning district as adopted in the Land Development Regulations. The request is therefore found to be in the public interest. Additional discussion is provided in criteria for approval- Section 90-521, below.

1 **3. The action is not consistent with the adopted comprehensive plan**

2
3 The action is found to be consistent with the Comprehensive Plan as
4 presented in the associated Comprehensive Plan Amendment application
5 materials.

6
7 **d. Undeveloped land with similar zoning. The amount of undeveloped land in the**
8 **general area and in the city having the same zoning classification as that**
9 **requested shall be stated.**

10 **e.**

11 Of the 130 parcels located within 300 feet⁶ two (2) are undeveloped⁷.

FLUM	RE. No.	Zoning	Size (sq.ft.)
HR	00008760-000000	HMDR	6,691
HC	00005970-000000	HNC-2	3,317

12
13 **Criteria for Approval (Section 90-521)**

14
15 **(1) Consistency with plan. Whether the proposal is consistent with the overall**
16 **purpose of the comprehensive plan and relevant policies within the**
17 **comprehensive plan, including the adopted infrastructure minimum levels of**
18 **service standards and the concurrency management program**

19
20 **a. Consistency with Comprehensive Plan.**

21
22 Policy 1-1.1.9: Allowed Uses in Historic Neighborhood Commercial:

- 23 ○ Approval of the request will be more consistent with the historic use of the
24 property; accommodating both residential and neighborhood commercial
25 uses along this major thoroughfare.

26
27 Policy 1-1.3.2: Designate Various Types of Mixed Use Commercial Nodes to
28 Accommodate Diverse Commercial Uses.

- 29 ○ Approval of the request will more adequately ensure availability of a
30 mixed use commercial node at the intersection of Fleming St. and William
31 St.

32 Policy 2-1.1.3: Dense Urban Land Area.

- 33 ○ The City of Key West is a substantially developed dense urban land area
34 and is thereby exempted from transportation concurrency requirements
35 for roadways. The City recognizes that its development characteristics
36 make substantive expansion of capacity of the roadway system
37 prohibitive. The City will therefore prioritize improving the safety and
38 function of existing roads and multi-modal transportation improvements
39 (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as
40 its primary strategies for addressing current and projected transportation
41 needs.

42
43 **b. Consistency with adopted infrastructure minimum levels of service standards**

44 Levels of Service – Based on the evaluation criteria of Sec. 90-521(5) the impacts
45 of the proposed changes are generally summarized as follows:

⁶ 300 ft radius report- MCPA

⁷ Categorized as 'vacant' by Monroe County Property Appraiser

- The proposed change is expected to increase demand on the surrounding transportation system (188 trips/1k sq. ft./day)..
- The proposed change is expected to increase demand for Potable Water (403 gallons/ day).
- The proposed change is expected to decrease Wastewater supply (63 gal/capita/day).
- The proposed change is expected to increase Solid Waste supply (61.4 lbs/capita/day).
- The proposed change is not expected to impact Stormwater LOS.
- The proposed change is not expected to impact Recreation LOS.

As demonstrated in Section 90-521(5) (below) adequate public facilities are available to provide service to the development and the request is consistent with adopted infrastructure minimum levels of service standards.

c. Concurrency management program.

The request is consistent with the concurrency management program of Objective 9-1.5. Specific concurrency applications in accordance with Section 94-32 may be required for specific future development plans. No Plans are proposed as part of this application. At this time, no system improvements are anticipated as a result of the proposed change as evidenced in the findings of Section 90-521(5), below.

(2) Conformance with ordinances. Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances.

The proposal is in conformance with the procedures for amending the Land Development Regulations as demonstrated herein.

Dimensional Requirements Comparison	Section 122-600 HMDR	Section 122-840 HNC-2
Maximum density (dwelling units per acre)	16	16
Maximum floor area ratio	1.0	1.0
Maximum height (feet)	30	30
Maximum lot coverage		
Maximum building coverage	40%	40%
Maximum impervious surface ratio	60%	60%
Minimum lot size (square feet.)	4,000	5,000
Minimum lot width (feet)	40	50
Minimum lot depth (feet)	90	100
Minimum setbacks (feet)		
Front	10	10
Side	5	5
Rear	15	15
Street side	7.5	7.5

1 The existing parcel is 43' (William St. frontage) x 95' (Fleming St. frontage). The
2 proposed change will result in non-conforming minimum lot size, width and depth
3 for the subject property. However, of the current 18 HNC-2 properties located
4 along Fleming, between William St. and Margaret St., 83% are less than the
5 minimum required lot size, minimum lot width and/ or depth.

6 The applicant requests that consideration of this nonconformity to lot dimensional
7 requirements not hinder the current application, primarily due to the historic
8 platting date of this property as pre-dating the Land Development Regulations.
9

10
11 **(3) Changed conditions. Whether, and the extent to which, land use and development**
12 **conditions have changed since the comprehensive plan's effective date and**
13 **whether such conditions support or work against the proposed change.**
14

15 The effective date of the Land Development Regulations is July 3, 1997. The
16 Comprehensive Plan was adopted on March 5, 2013. Both the comp plan and
17 the LDRs are "Living Documents" that are, by their very nature, designed to
18 evolve and change with the community's goals.

19 In this case, the community has experienced wild fluctuations in the economy
20 and a concerted shift back to more historical and sustainable sidewalk- &
21 pedestrian-oriented development. The subject site has historically been a
22 sidewalk-oriented mixed-use property. The property owner seeks to restore the
23 historic nature and further the community's related goals.
24

25 **(4) Land use compatibility. Whether, and the extent to which, the proposal would**
26 **result in any incompatible land uses, considering the type and location of uses**
27 **involved.**
28

29 The proposed map amendment would serve to extend the adjacent HNC-2
30 District to the intersection of Williams and Fleming St. The proposed map
31 amendment would serve to extend the adjacent HNC-2 District to the intersection
32 of William and Fleming and restore the historic mixed-use nature of the property
33 for neighborhood-oriented commercial uses. Within this district, similar historic
34 neighborhood commercial corners exist throughout the immediate vicinity and
35 compatibility is demonstrated by the success of this "New Urbanist" approach to
36 community development.
37

38 The entire of the New Urbanist - Andrés Duany type pedestrian-oriented
39 community development patterns are heavily modeled after the autochthonous
40 Old Town Key West development. The proposed change is not a creation of
41 something new to be tested for compatibility, but it is recognition of the
42 successful historic development pattern that is now the model for superior
43 community development world-wide.
44

45 The request restores the historic potential for neighborhood commercial uses on
46 the property. Similar circumstances exist throughout the immediate vicinity and
47 compatibility is normally addressed in accordance with Comprehensive Plan
48 Policy 1-1.2.1, Policy 1-1.2.2 and Policy 1-1.9.5. Therefore, the proposal will not
49 result in any incompatible land uses because existing instances of Historic
50 Commercial abutting Historic Residential can be found throughout the City and

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existing design regulations in the Land Development Regulations specifically address compatibility via the implementing language in the Comprehensive Plan.

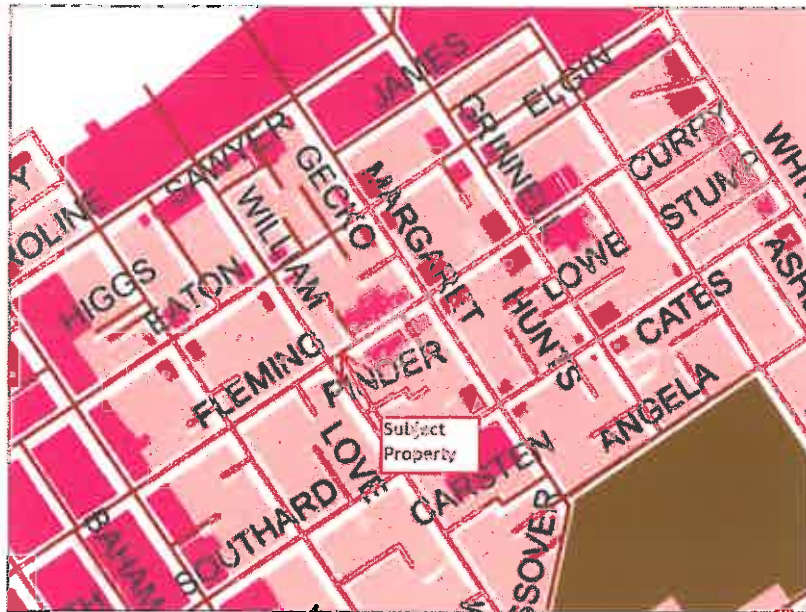


Figure 1 Future Land Use Map

4

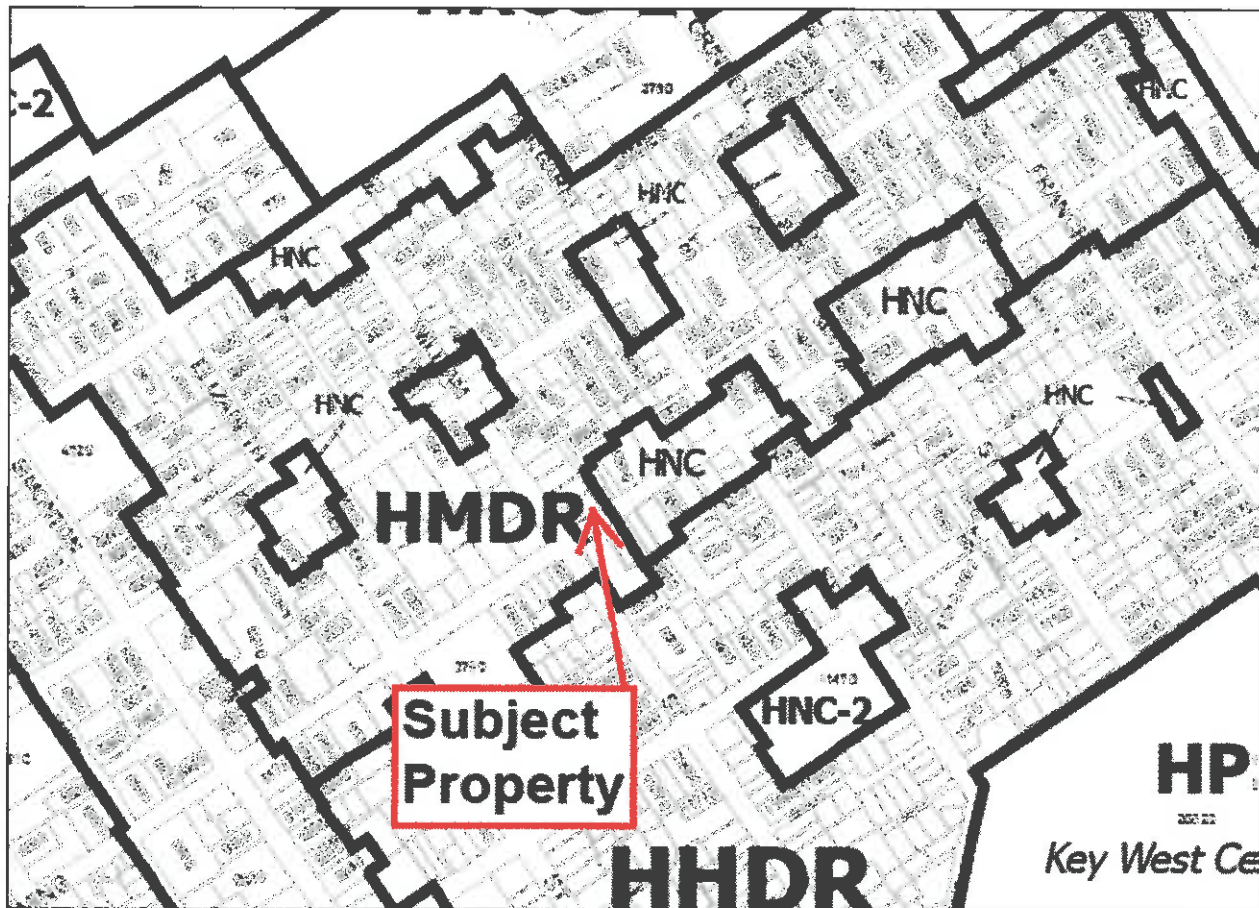


Figure 1. Zoning Map

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2
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Comprehensive Plan- Future Land Use Comparison	
Existing	Proposed
Historic Residential	Historic Commercial
Maximum Density 16 dwelling units per acre	Maximum Density 16 dwelling units per acre
Maximum F.A.R. 0.0	Maximum F.A.R. 0.9
Allowable uses in areas designated Historic Residential are single family, duplex and multi-family residential that preserve the historic character and quality of the Historic Preservation District central residential community. Accessory uses, including approved home occupations and customary community facilities are also allowed. Transient uses are not permitted	<p>Areas zoned Historic Neighborhood Commercial within the Historic Commercial Future Land Use District are intended to accommodate both residential and neighborhood commercial uses typically located along major thoroughfares which lead into or are adjacent to the central core commercial area of the City of Key West. Residential activities within this designated area include single family and duplex structures and multiple-family structures. Commercial uses generally permitted in the area include:</p> <ol style="list-style-type: none"> 1. Professional Offices 2. Restaurants 3. Banking and financial institutions 4. Personal and Service shops 5. Specialty shops 6. Retail sales and service, excluding automotive sales

and services as well as drive-in or drive-through restaurants, theaters or other drive-in facilities which potentially generate similar traffic flow problems

7. Transient living accommodations

8.

The HNC zoned areas may also accommodate community facilities.

Within HNC areas redevelopment or conversion of permanent housing structures to transient residential (excepting HNC-2 areas which do not allow transient uses), office, or other allowable commercial uses shall be permitted only if no on-site reduction in housing units for permanent residents occurs. The allowable maximum residential density shall be sixteen (16) units per acre. The maximum intensity for nonresidential activities shall not exceed a floor area ratio of 1.0 as stratified above (.8, .9, or 1.0) considering floor area allocated to all such uses. Performance standards shall be included in the Land Development Regulations which restrict the allowable neighborhood commercial uses to very limited square footage in order to maintain land use compatibility with residential uses in the vicinity. In addition, the performance standards shall incorporate other qualitative and quantitative standards which protect residential properties.

1
2
3

Land Use Compatibility Analysis	HR / HMDR	HC / HNC-2
Permitted Uses		
Single-family and two-family residential dwellings.	X	X
Multiple-family residential dwellings.	X	X
Group homes with less than or equal to six residents (section 122-1246).	X	X
Places of worship.		X
Business and professional offices.		X
Commercial retail low intensity less than or equal to 2,500 square feet.		X
Medical services.		X
Parking lots and facilities.		X
Veterinary medical services, without outside kennels.		X
Parks and recreation, active and passive on the Truman Waterfront parcel, only		X
Conditional Uses		
Group homes with seven to 14 residents (section 122-1246).	X	X
Cultural and civic activities.	X	X
Educational institutions and day care.	X	X
Nursing homes/rest homes and convalescent homes.	X	X
Parks and recreation active and passive.	X	X
Places of worship.	X	
Protective services.	X	X
Public and private utilities.	X	X
Parking lots and facilities.	X	
Commercial retail low intensity 2,500 to 5,000 square feet.		X
Restaurants, excluding drive-through.		X

(5) **Adequate public facilities. Whether, and the extent to which, the proposal would result in demands on public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including**

• **Section 94-72- Transportation**

The maximum predicted potential trip generation of the current land use is less than the maximum predicted potential trip generation from the proposed land use. Transportation impacts are expected to rise with an increase in potential for neighborhood commercial activity. It is expected that the impact will be offset by non-vehicular means of transportation based largely in part to the location of the property in the Historic downtown.

- The LOS analysis concludes that overall trip generation from the site will be expected to increase as part of the proposal; however, it should not result in a substandard LOS for any affected City roads.

Designation	Residential		Commercial		Total
	Rate	Trips	Rate	Trips	
HMDR	10 trips/unit	10 trips/unit x 2 units = 20 trips	N/A	0.0	20 Trips
HNC-2	10 trips/unit	10 trips/unit x 2 units = 20 trips	50 trips/1k sq.ft./day	50 trips/1k sq. ft./day x 3,762 sq.ft. = 188 trips	208 trips

Policy 2-1.1.1	
Roadway Facilities	Min LOS Standard Peak Hour
City Urban Collectors	D

• **Section 94-68 – Water**

Summary Response: The Potable Water Level of Service is identical for the current and the proposed land use category; therefore, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Capacity ⁸	Rate	Capacity	
HMDR	100 gal/capita/day	4.03 capita x 100 gal = 403 gal	N/A	0.0	403 gal
HNC-2	100 gal/capita/day	4.03 capita x 100 gal = 403 gal	100 gal/capita/day	4.03 capita x 100 gal = 403 gal	403 gal

⁸ For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

1 • **Section 94-67- Sanitary Sewage**

2 Summary Response: The expected impact of the current land use is greater than
 3 the expected impact from the proposed land use; therefore, it is not expected that
 4 the proposal will result in excess capacity on this public facility.

5

Designation	Residential		Commercial		Total
	LOS	Capacity ⁹	Rate	Capacity	
HMDR	100 gal/capita/day	4.03 capita x 100 gal = 403 gal	N/A	0.0	403 gal
HNC-2	100 gal/capita/day	4.03 capita x 100 gal = 403 gal	660 gal/acre/day	0.095 acres x 660 gal = 63 gal	466 gal

6

7 • **Section 94-71- Solid Waste**

8 Summary Response: The expected impact of the current land use is less than
 9 the expected impact from the proposed land use. The LOS analysis concludes
 10 that overall solid waste disposal will be expected to increase as part of the
 11 proposal; however, it should not result in a substandard LOS.

12

Designation	Residential		Commercial		Total
	LOS	Capacity ¹⁰	Rate	Capacity	
HMDR	2.66 lbs/capita/day	4.03 capita x 2.66 lbs = 10.7 lbs	N/A	0.0	10.7 lbs
HNC-2	2.66 lbs/capita/day	4.03 capita x 2.66 lbs = 10.7 lbs	6.37 lbs/capita/day	9.64 ¹¹ x 6.37 lbs=61.4lbs	72.1 lbs

- 13
- 14
- 15 ○ Policy 4-1.1.2.D- Recyclable Waste Generation Level of Service has
 16 changed with the adoption of the new Comprehensive Plan.

17

Designation	Residential		Commercial		Total
	LOS	Capacity ¹²	Rate	Capacity ¹³	
HMDR	0.05 lbs/capita/day	4.03 capita x 0.5 lbs = 2.01 lbs	N/A	0.0	2.01 lbs
HNC-2	0.05 lbs/capita/day	4.03 capita x 0.5 lbs = 2.01 lbs	0.25 lbs/capita/day	8.06x 0.25 lbs=2.01lbs	4.02 lbs

18

19 • **Section 94-69- Drainage**

20

21 Summary Response: Stormwater concurrency will be insured as part of any
 22 future development order in accordance with Chapter 94.

23

24 Policy 4-1.1.2. E- Drainage Facilities Level of Service has not changed with the
 25 adoption of the new Comprehensive Plan.

⁹ For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁰ For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹¹ Adopted LOS 6.37/Adopted LOS 2.66= 2.39 multiplier; 4.03*2.39=9.64

¹² For the purposes of LOS, "capita" was calculated as *maximum density x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹³ Adopted LOS 0.5/Adopted LOS 0.25= 2.00 multiplier; 4.03*2.00=8.06

- The Drainage level of service standard below will be applicable to all types of development. Where two or more standards impact a specific development, the most restrictive standard shall apply:
 1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration.
 2. Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Stormwater facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
 3. Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

- **Recreation**

Policy 7-1.1.9- The proposed change is not expected to have any adverse effect on availability of recreation services.

- **Education**

No level of service currently exists in Comprehensive Plan but the proposed change is not expected to have an adverse effect on availability education services.

- **Emergency services**

No level of service currently exists in Comprehensive Plan for emergency services but the proposed change is not expected to have an adverse on availability emergency services.

- **Similar necessary facilities and services-**

No level of service currently exists in Comprehensive Plan for similar or necessary facilities but the proposed change is not expected to have an adverse effect on availability of such services.

- **Approval of a plan amendment does not constitute a concurrency determination, and the applicant will be required to a concurrency determination pursuant to chapter 94.**

Applicant understands and concurs with this criterion. Concurrency determination will be made at the time specific development order(s) are proposed

1 **(6) *Natural environment.* Whether, and to the extent to which, the proposal would**
2 **result in adverse impacts on the natural environment, including consideration of**
3 **wetlands protection, preservation of groundwater aquifer, wildlife habitats, and**
4 **vegetative communities.**

5
6 The site is currently developed in the urban downtown. No wetlands, aquifer
7 recharge area, protected habitats or sensitive vegetative communities exist on
8 site. No quantifiable impacts can be directly correlated or associated with the
9 proposed change; therefore, no foreseeable adverse impacts are expected.

10
11 **(7) *Economic effects.* Whether, and the extent to which, the proposal would adversely**
12 **affect the property values in the area or the general welfare.**

13
14 Assuming mixed-use properties have a higher median sales value than
15 residential properties in the general area, no foreseeable adverse impacts on
16 property values would be expected as part of this request. Increased potential for
17 mixed use development associated with the request would result in increased
18 appraisal values for the property; this should not adversely affect surrounding
19 property values. Typically, properties with higher value yield more in tax revenue.
20 In addition, the applicant is coordinating with the Monroe County Property
21 Appraiser on this matter.

22
23 **(8) *Orderly development.* Whether the proposal would result in an orderly and**
24 **compatible land use pattern. Any negative effects on such pattern shall be**
25 **identified.**

26
27 The proposed map amendment would serve to extend the adjacent Historic
28 Commercial District in an orderly and logical manner to the intersection of
29 Williams and Fleming St. Current patterns of Historic Commercial land use along
30 Fleming St. are consistent with the request: Other Historic Commercial areas are
31 currently centered round the intersections of Margaret and Grinnell St. Similar
32 patterns of Historic Commercial District 'mixed-use hubs' can be seen along
33 Eaton St. at the intersections of Elizabeth, William, Margaret and Grinnell streets.
34 The current and proposed land use pattern is therefore substantially similar and
35 spatially consistent in pattern and scope and is compatible with current (and
36 historical) surrounding patterns of urban land use. No new negative effects are
37 expected.

38
39 **(9) *Public interest; enabling act.* Whether the proposal would be in conflict with the**
40 **public interest, and whether it is in harmony with the purpose and interest of this**
41 **subpart B and its enabling legislation.**

42
43 The proposal is not in conflict with the public interest and is in harmony with the
44 purpose and intent of the Land Development Regulations and the
45 Comprehensive Plan as demonstrated in the above findings of the criteria for
46 approval. Moreover, the request is hypothesized to provide increased opportunity
47 for the Historic downtown: restoring the historic use of this property while
48 providing for mixed –use development opportunities in the form of neighborhood
49 commercial and compact infill as promoted by the current Comprehensive Plan.
50

- 1 **(10) *Other matters.* Other matters which the planning board and the city**
2 **commission may deem appropriate.**
3 At the time of application submittal, no other matters are deemed appropriate.
4
5

Attachment B

Attachment C

Attachment 4

Attachment 5

Attachment 6

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as President/ Owner
(print name) (print position; president, managing member)
of Trepanier & Associates, 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:

801-807 Fleming St. Key West, FL 33040

Street Address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Feb 27, 2015 by
date
Mr. Owen Trepanier
Name of Authorized Representative

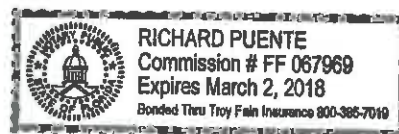
~~He~~/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped

FF 067969

Commission Number, if any



Authorization

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, Tom Talomaa as
Please Print Name of person with authority to execute documents on behalf of entity

Tom Talomaa of 801 Fleming Street, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, 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

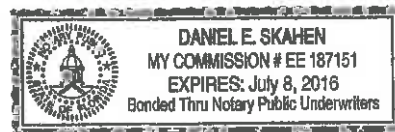
Subscribed and sworn to (or affirmed) before me on this 2/26/15 by
date

Daniel Skahen Tom Talomaa
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

Ownership Disclosure 801 FLEMING STREET, LLC 801 FLEMING STREET, KEY WEST, FL 33040	
Name and Address	% Ownership
NAME, ADDRESS	??%

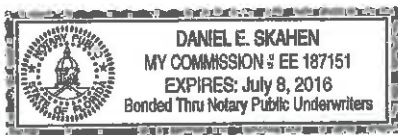
By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: [Signature]

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 26 day of Feb, 2015, by Tom Saloman. He/she is personally known to me or has produced as identification.

[Signature: Daniel E. Skahen]
Notary Public
My Commission Expires



Deed

10.00
\$5,250.00

Doc# 1856782 11/01/2011 9:16AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return to:
Feldman Koenig Highsmith & Van Loon, P.A.
David Van Loon, Esquire
3158 Northside Drive
Key West, FL 33040
305-296-8851

11/01/2011 9:16AM
DEED DOC STAMP CL: DS \$5,250.00

Consideration \$750,000.00
Parcel ID Number: 00005930-000000

Doc# 1856782
Bk# 2540 Pg# 639

Warranty Deed

This Indenture, Made this 26th day of October, 2011 A.D., Between Justine Trubey, a married woman

of the County of Kings, State of New York, grantor, and 801 Fleming Street, LLC, a Florida limited liability company

whose address is: 520 Southard Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of MONROE State of Florida to wit:


On the Island of Key West, known as all that Part of Lot 4, in Square 34, according to diagram of William A. Whitehead delineated in February, 1829, described as follows:

Commencing at the corner of William and Fleming Streets, and runs thence in a Northeasterly direction on Fleming Street 95 feet; thence at right angles in a Northwesterly direction parallel with William Street 44 feet; thence at right angles in a Southwesterly direction 95 feet out to William Street; thence at right angles in a Southeasterly direction along William Street 44 feet to the place of beginning.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:


Printed Name: Madeline McIntosh
Witness


Justine Trubey (Seal)
P.O. Address: 759 President Street, Apartment 41
Brooklyn, NY 11215



Printed Name: Melanie O. Greco
Witness

STATE OF New York
COUNTY OF Kings

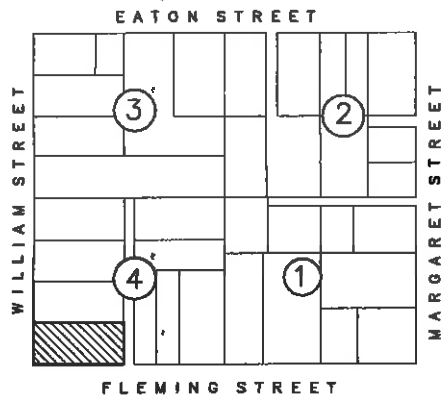
The foregoing instrument was acknowledged before me this 26th day of October, 2011 by Justine Trubey, a married woman

she is personally known to me or she has produced her New York driver's license as identification.

KENNETH E. COEN, Notary Public
State of New York 01CO5070788
Qualified in Suffolk County
Certificate Filed in Suffolk County
Commission Expires Dec. 23, 2014


Printed Name: Kenneth E. Coen
Notary Public
My Commission Expires: December 23, 2014

Survey



LOCATION MAP

Square 33, City of Key West

LEGAL DESCRIPTION:

On the Island of Key West, known as all that Part of Lot Four (4) in Square Thirty-Four (34) according to diagram of William A. Whitehead delineated in February, 1829, described as follows:
Commencing at the corner of William and Fleming Streets, and runs thence in a Northeasterly direction on Fleming Street 95 feet; thence at right angles in a Northwesterly direction parallel with William Street 44 feet; thence at right angles in a Southwesterly direction 95 feet out to William Street; thence at right angles in a Southeasterly direction along William Street 44 feet to the Point of Beginning.

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation
B.M. = Bench Mark

o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
C.U.P. = Concrete Utility Pole

P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
wd. = Wood
Bal. = Balcony
Pl. = Planter
A/C = Air Conditioner

Field Work performed on: 10/7/11

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute, Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:

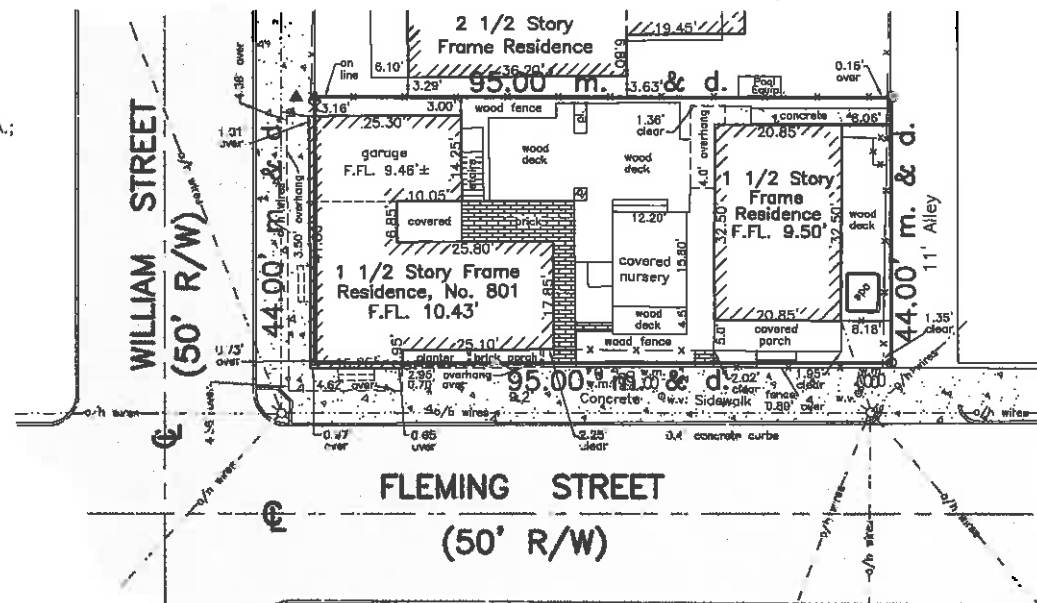
North arrow based on assumed median
Reference Bearing: R/W Fleming Street
denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

MONUMENTATION:

⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Bar
△ = Set P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail

CERTIFICATION MADE TO:

Tom Talomaa
The Smith Law Firm;
Feldman, Koenig, Highsmith & VanLoon, P.A.;
Fidelity National Title;
Chicago Title



NOTE: All angles are
90° unless otherwise
specified.

Tom Talomaa
801 Fleming Street, Key West, Florida 33040

BOUNDARY SURVEY

Scale: 1"=20'

Ref. 204-88

Flood panel No. 1516 K

Flood Zone: X

Date: 10/10/11

Flood Elev. -

REVISIONS AND/OR ADDITIONS

fred/kw/blk29/801fleming

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

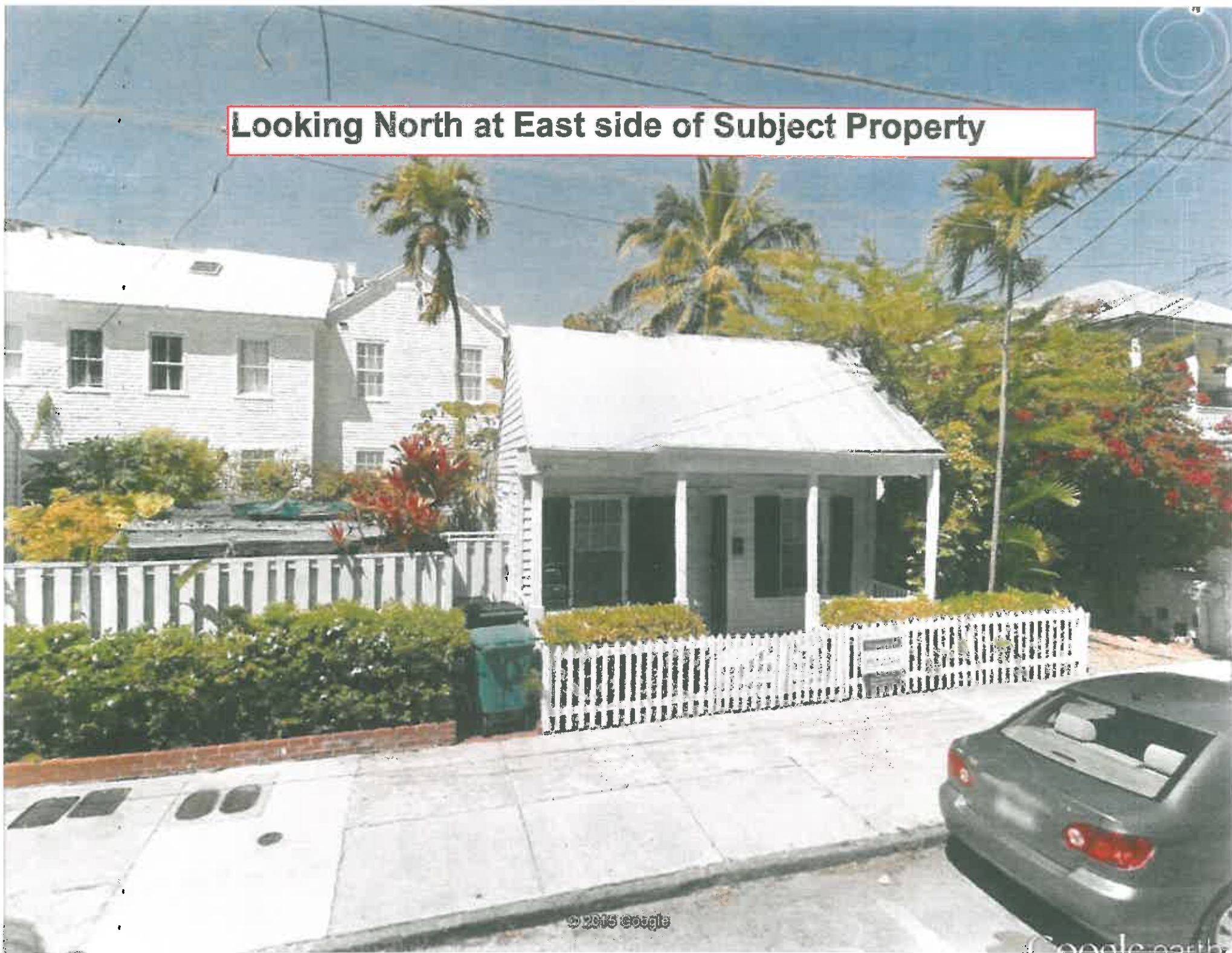
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Site Photos

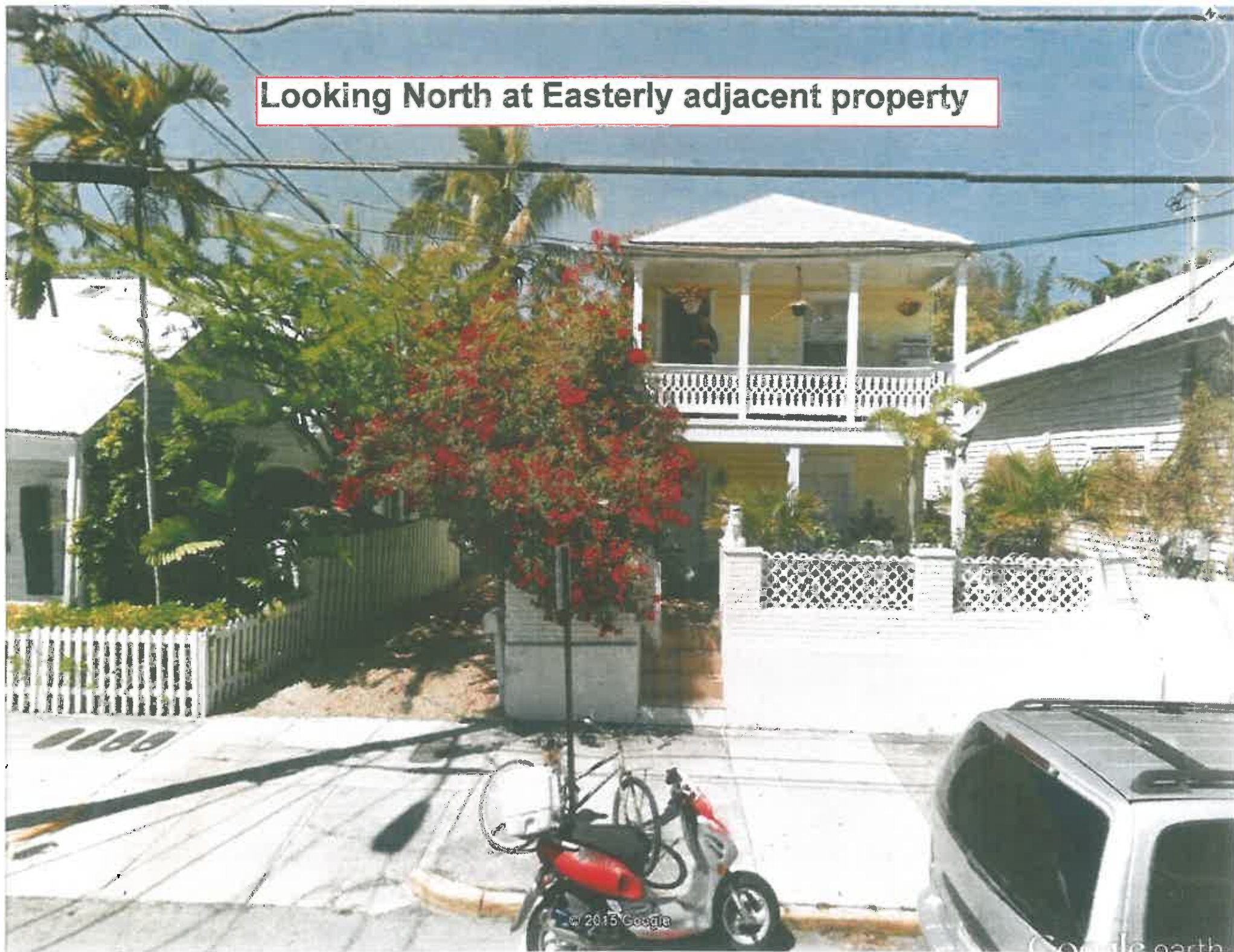




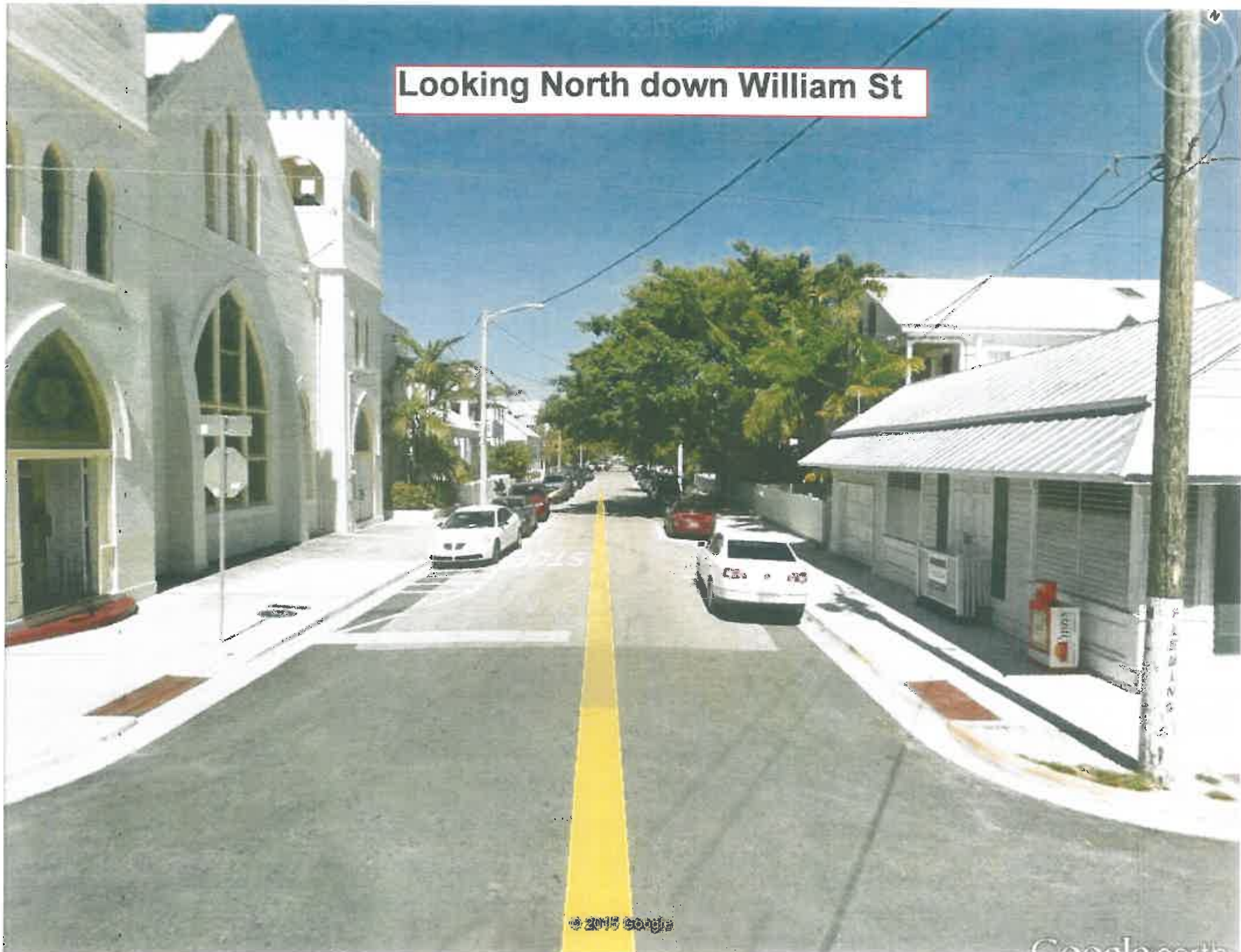
Looking North at East side of Subject Property



Looking North at Easterly adjacent property



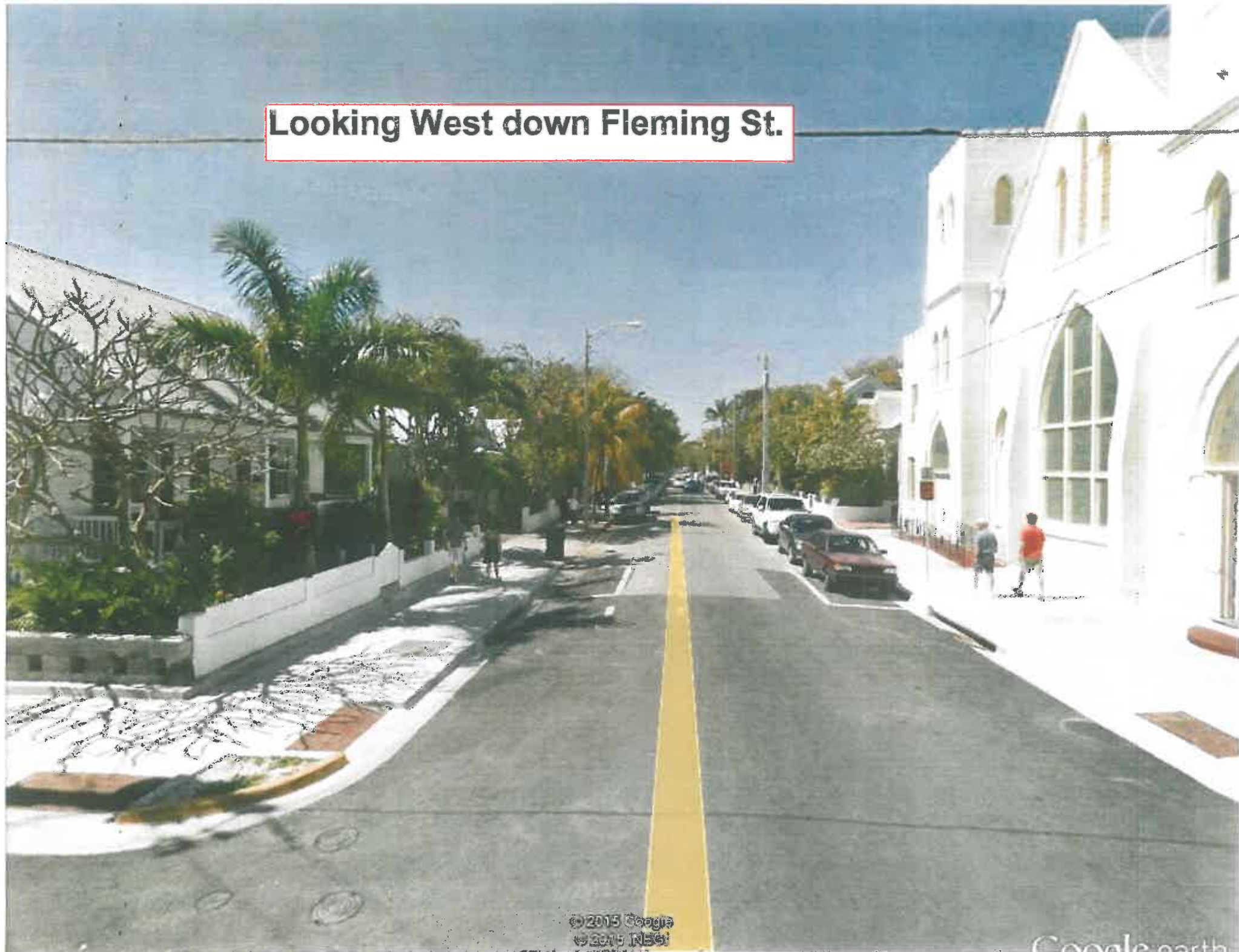
Looking North down William St



Looking South down William St



Looking West down Fleming St.





Looking East down Fleming St.

Property Appraiser Information

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS	
Home	Contact Us
E-Filing Services	Document Searches
Forms	Help

Detail by Entity Name

Florida Limited Liability Company

801 FLEMING STREET, LLC

Filing Information

Document Number	L11000109225
FEI/EIN Number	611662984
Date Filed	09/23/2011
State	FL
Status	ACTIVE
Effective Date	09/23/2011

Principal Address

801 FLEMING STREET
KEY WEST, FL 33040

Mailing Address

C/O DANIEL SKAHEN, P.A. PREFERRED PROPERTY
520 SOUTHARD STREET
KEY WEST, FL 33040

Registered Agent Name & Address

THE SMITH LAW FIRM
333 FLEMING STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

TALOMAA, TOM
520 SOUTHARD STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2012	02/10/2012
2013	03/15/2013
2014	02/21/2014

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State of Florida, Department of State

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Exhibit B



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1006157 Parcel ID: 00005930-000000

Ownership Details

Mailing Address:

801 FLEMING STREET LLC
520 SOUTHARD ST
KEY WEST, FL 33040-6895

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

**Section-Township-
Range:** 06-68-25

Property Location: 801 FLEMING ST KEY WEST
807 FLEMING ST KEY WEST

Legal Description: KW PT LT 4 SQR 34 OR230-278/87 OR418-812/14 OR857-2055D/C OR1103-931TR OR1284-2030/31M/T
OR2521-1192 OR2540-639

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	44	95	4,180.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0
 Total Living Area: 1931
 Year Built: 1944

Building 1 Details

Building Type R1
Effective Age 9
Year Built 1944
Functional Obs 0

Condition G
Perimeter 216
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 7
Grnd Floor Area 1,238

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0

Vacuum 0

3 Fix Bath 1

Garbage Disposal 0

4 Fix Bath 0

Compactor 0

5 Fix Bath 0

Security 0

6 Fix Bath 0

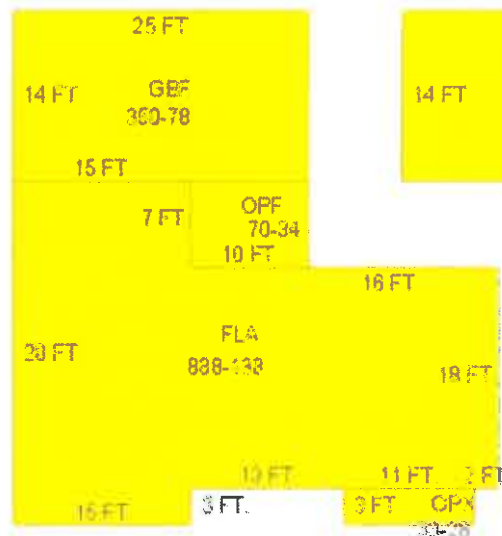
Intercom 0

7 Fix Bath 0

Fireplaces 0

Extra Fix 0

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	GBF		1	1987	N N	0.00	0.00	350
2	OPF		1	1987	N N	0.00	0.00	70
3	FLA	12:ABOVE AVERAGE WOOD	1	1987	N Y	0.00	0.00	888
4	OPX		1	1987	N N	0.00	0.00	33
5	FLA	12:ABOVE AVERAGE WOOD	1	1987	N Y	0.00	0.00	350

Building 2 Details

Building Type R1
Effective Age 9
Year Built 1944
Functional Obs 0

Condition G
Perimeter 108
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 7
Grnd Floor Area 693

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

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

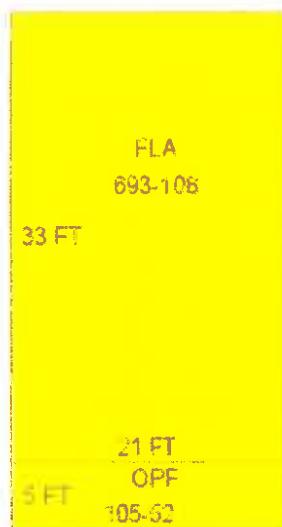
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 2

Extra Features:

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

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

**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1943	N Y	0.00	0.00	693
2	OPF		1	1943	N N	0.00	0.00	105

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
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0	FN2:FENCES	570 SF	95	6	2006	2007	2	30
0	PO4:RES POOL	320 SF	20	16	2012	2013	4	50
0	WF2:WATER FEATURE	1 UT	0	0	2012	2013	4	20
0	WD2:WOOD DECK	742 SF	0	0	2012	2013	3	40
2	FN2:FENCES	546 SF	0	0	1979	1980	2	30
5	PT2:BRICK PATIO	212 SF	0	0	1969	1970	4	50
6	FN2:FENCES	114 SF	19	6	2012	2013	5	30

Appraiser Notes

2014-02-19 MLS \$1,695,000 5/3 TWO HOUSES IN OLD TOWN! THIS EXTENSIVELY RENOVATED PRIME OLD TOWN PROPERTY CONSISTS OF 2 HISTORIC HOMES THAT EACH HAVE 2BR/1BA PLUS AN APARTMENT OVER THE ENCLOSED GARAGE. ADDED FEATURES INCLUDE A LARGE POOL WITH WATERFALL LOCATED BETWEEN BOTH HOMES ALONG WITH OUTDOOR SHOWER, MODERNIZED BATHROOMS AND STAINLESS STEEL APPLIANCES. IF PEOPLE WATCHING IS YOUR CUP OF TEA, THERE ARE PORCHES OFF EACH HOME THAT OVERLOOK THE POPULAR FLEMING STREET. WITHIN WALKING DISTANCE TO FAMED DUVAL STREET, SHOPS, RESTAURANTS, AND BARS.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
6	07-5340	12/13/2007	02/29/2008	1,800 Residential	REPLACE APPROX. 40 SF OF WOOD SIDING & 10 LF OF WOD TRIM, 40 SF OF WOOD TRIM
7	07-5341	12/14/2007	02/29/2008	5,500 Residential	REPLACE APPROX. 400 SF OF V-CRIMP, REPLACE APPROX. 400 SF OF DRYWALL IN BACK ROOM, REPLACE 60 SF OF WOOD SIDING AND 200 LF OF TRIM
08-0200	01/25/2008	02/29/2008	3,200	Residential	INSTALL 2500 SF SILVER COAT TO ROOF, 90 LF OF DRIP EDGE
11-4710	12/28/2011	08/09/2012	25,000		INTERIOR KITCHEN & BATH REPAIRS,
12-0166	01/19/2012	08/09/2012	5,000		UPGRADE SERVICE, SMOKE DETECTORS
12-0242	01/25/2012	08/09/2012	5,000		REPLACE PLUMBING FIXTURES & MINOR REPAIRS
12-0325	01/30/2012	08/09/2012	18,000		INSTALL 2 DUCTLESS MINI SPLITS
11-4710	02/13/2012	08/09/2012	153,000		MISC EXTERIOR SIDING REPAIR AS PER PLANS
12-0114	01/17/2012	08/09/2012	20,000		INTERIOR WORK ONLY, REPAIRS TO BATHROOM, KITCH, NEW CABINETS, COUNTER TOPS, BATH TILE REPLACEMENT
12-0114	01/27/2012	08/09/2012	24,500		REVISION: STABILIZE KITCHEN FLOOR FRAMING PER PLANS. INSTALL NEW SUB FLOORING, NEW FINISHED FLOORING, RETILE BATHROOM
12-0326	01/30/2012	08/09/2012	8,000		INSTALL ONE 2 TON DUCTLESS MINI SPLIT
12-0243	02/09/2012	08/09/2012	4,800		REVISION PLUMB SEWER & WATER LINES FOR KITCH, BATH, LAUNDRY
12-0114	02/13/2012	08/09/2012	71,500		REVISION#2, MISC EXTERIOR SIDING REPAIRS
12-0724	02/28/2012	08/09/2012	40,000		BUILD SWIMMING POOL 16x20
12-0466	02/17/2012	08/09/2012	5,788		MAINT & PAINT EXISTING VCRIMP ROOF
12-0467	02/17/2012	08/09/2012	8,795		INSTALL 500sf OF VCRIMP METAL ROOF
12-0114	03/12/2012	08/09/2012	74,000		REVISION#3 APPLY 3/4 ROOF PLY SHEATHING TO 500sf OF ROOF IN REAR OF BLDG
11-4710	03/15/2012	08/09/2012	154,800		INSTALL GARAGE DOOR WEST SIDE OF BLDG
1	9701014	04/01/1997	11/01/1997	1,000 Residential	INCREASE FAT TO FLA
2	9901357	04/23/1999	08/13/1999	2,500 Residential	PAINT BUILDING

3	9901302	04/22/1999	08/13/1999	1,300	Residential	REPAIRS
4	0003491	10/20/2000	11/06/2000	700	Residential	ROOFING
5	05-4284	10/03/2005	08/07/2006	1,500	Residential	REPAIR DAMAGED FENCE

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
2013	261,472	4,390	463,177	729,039	685,120	0	729,039
2012	218,579	6,960	396,261	621,800	621,800	0	621,800
2011	221,245	7,040	182,871	411,156	366,162	25,500	345,683
2010	223,910	7,150	130,041	361,101	349,865	25,500	324,365
2009	251,914	7,259	347,697	606,870	432,562	25,500	407,062
2008	231,676	7,389	418,000	657,065	450,418	25,500	424,918
2007	340,413	7,499	689,700	1,037,612	583,239	25,500	557,739
2006	609,345	6,352	397,100	1,012,797	526,863	25,500	501,363
2005	648,657	6,402	313,500	968,559	544,506	25,500	519,006
2004	364,219	6,452	292,600	663,271	395,527	25,500	370,027
2003	390,436	6,562	146,300	543,298	342,957	25,500	317,457
2002	383,502	6,905	146,300	536,707	337,499	25,500	311,999
2001	303,831	6,393	146,300	456,524	302,057	25,500	276,557
2000	297,000	8,451	79,420	384,871	268,749	25,500	243,249
1999	259,626	5,783	79,420	344,829	249,115	25,500	223,615
1998	203,628	4,742	79,420	287,790	223,516	25,500	198,016
1997	157,838	4,451	71,060	233,350	198,936	25,500	173,436
1996	105,889	3,541	71,060	180,490	173,796	25,500	148,296
1995	96,476	3,363	71,060	170,899	167,378	25,500	141,878
1994	86,280	3,156	71,060	160,496	160,496	25,500	134,996
1993	86,419	3,295	71,060	160,774	160,774	25,500	135,274
1992	86,419	3,442	71,060	160,921	160,921	25,500	135,421
1991	86,419	3,563	71,060	161,042	161,042	25,500	135,542
1990	51,730	3,728	58,520	113,978	113,978	25,500	88,478
1989	42,752	3,499	57,475	103,726	103,726	25,500	78,226
1988	37,315	2,937	52,250	92,502	92,502	25,500	67,002
1987	41,001	498	31,141	72,640	72,640	25,500	47,140
1986	35,159	0	30,096	65,255	65,255	25,500	39,755
1985	34,173	0	18,183	52,356	52,356	25,500	26,856
1984	32,129	0	18,183	50,312	50,312	25,500	24,812
1983	32,129	0	18,183	50,312	50,312	25,500	24,812
1982	32,701	0	18,183	50,884	50,884	25,500	25,384

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
10/24/2011	2540 / 639	750,000	WD	02
5/27/2011	2521 / 1192	100	WD	11
2/1/1969	418 / 812	8,000	00	Q

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



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:1,189

Date: 7/21/2014



00005710-000000	JONES WHITE STREET LLC	11 CYPRESS AVE	KEY WEST	FL	33040-6236
00005730-000000	NYAH KEY WEST LLC	307 NE 1ST ST	MIAMI	FL	33132-2505
00005770-000000	DOUGLAS LAWRENCE H AND BARBARA P	74 SCHOOL ST	BRISTOL	NH	03222-3264
00005940-000000	CARDENAS ROBERT H JR AND DEBORAH S	809 FLEMING ST	KEY WEST	FL	33040-6903
00005980-000000	SHARPE AL C/O SHARPE ROBERT F JR TRUSTEE	723 FLEMING ST	KEY WEST	FL	33040-6827
00008340-000000	ROMO ALBINA C	810 FLEMING ST	KEY WEST	FL	33040-6904
00005680-000000	NYAH KEY WEST LLC	307 NE 1ST ST	MIAMI	FL	33132-2505
00005800-000000	DICKSTEIN ERIC	19 CYPRESS AVE	KEY WEST	FL	33040-6236
00005990-000000	SHARPE ROBERT F AND MARIA R	723 FLEMING ST	KEY WEST	FL	33040-6827
00008270-000000	BREADY DANIEL L	1717 15TH ST NW	WASHINGTON	DC	20009-3813
00008390-000000	MONSON WARREN A AND SUSAN M	806 FLEMING ST	KEY WEST	FL	33040-6904
00008500-000000	DARBY CHRISTOPHER A. R. AND KIMBERLEY R	PO BOX 808	JACKSON	NH	03846-0808
00008750-000000	KEY WEST LITERARY SEMINAR INC	717 LOVE LN	KEY WEST	FL	33040-6830
00008760-000000	MONROE COUNTY FLORIDA	500 WHITEHEAD ST	KEY WEST	FL	33040-6581
00005950-000000	811 FLEMING C/O MEYERS AND ASSOCIATE CPA PA	4540 PGA BLVD STE 216	PALM BEACH GARDENS	FL	33418-3945
00006040-000000	FREEMAN SHIRLEY VAN METER	724 EATON ST	KEY WEST	FL	33040-6844
00006060-000000	THAYER EDGAR L	5458 S EVERETT AVE APT 3	CHICAGO	IL	60615-5962
00005690-000000	NYAH KEY WEST LLC	307 NE 1ST ST	MIAMI	FL	33132-2505
00005710-000100	KEMP PATRICIA ANNE AND JAMES E	PO BOX 159	EDWARDS	CO	81632-0159
00005720-000000	NYAH KEY WEST LLC	307 NE 1ST ST	MIAMI	FL	33132-2505
00005790-000000	6 LOPEZ LANE LLC	1360 E 9TH ST STE 1100	CLEVELAND	OH	44114-1717
00006000-000000	SOUTHERNMOST CHURCH OF GOD IN CHRIST INC	PO BOX 1452	KEY WEST	FL	33041-1452
00008220-000000	MANLY ROBERT W IV	200 COMMERCE ST	SMITHFIELD	VA	23430-1204
00008570-000000	KEYS KATIE HOLDINGS LLC	526 ANGELA ST	KEY WEST	FL	33040-7433
00006090-000000	LANE LEONARD B JR QUAL PER RES TRUST	510 E NASA BLVD	MELBOURNE	FL	32901-1987
00005690-000100	PHILLIPS MARK AND BROOKS	809 FLEMING ST	KEY WEST	FL	33040-6903
00005900-000000	POPULAR HOUSE INC THE	415 WILLIAM ST	KEY WEST	FL	33040-6853
00006070-000000	CSS OF THE KEYS INC	724 EATON ST	KEY WEST	FL	33040-6844
00006010-000000	GRIFFITH RICHARD P AND KERSTIN ELISABETH ROOS	717 FLEMING ST	KEY WEST	FL	33040-6827
00008260-000100	MULLINS SHEILA K	1075 DUVAL ST STE C21 101	KEY WEST	FL	33040-3188
00006190-000000	HATZENBUHLER FERN K	1436 WATSONS PL	LAWRENCEVILLE	GA	30043-5123
00005810-000000	KEMP JAMES AND PATRICIA	P O BOX 159	EDWARDS	CO	81632-0159
00005830-000000	MATHEWS DEVELOPMENT COMPANY INC	3320 W COUNTY HIGHWAY 30A	SANTA ROSA BEACH	FL	32459-4593
00006020-000000	GREEN JEFFREY B AND MICHELE B	PO BOX 98	RACINE	WI	53401-0098
00006030-000000	CSS OF THE KEYS INC	724 EATON ST	KEY WEST	FL	33040-6844
00008420-000000	CONGREGATIONAL CHURCH	527 WILLIAM ST	KEY WEST	FL	33040-6876
00005820-000000	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00006080-000000	408 WILLIAM C/O MEYERS AND ASSOCIATE CPA PA	4540 PGA BLVD STE 216	PALM BEACH GARDENS	FL	33418-3945
00005970-000000	WHITNEY BROOKS	809 FLEMING ST	KEY WEST	FL	33040-6903
00008640-000000	516 WILLIAM C/O MACFARLANE FERGUSON & MCMULLEN	PO BOX 1531	TAMPA	FL	33601-1531
00008200-000000	ALEXANDER MARGO N	15 E 26TH ST APT 10A	NEW YORK	NY	10010-1424
00008330-000000	NYSTROM FRANCES H REV TR 9/14/2009	3417 RIVIERA DR	KEY WEST	FL	33040-4612
00005840-000000	MATHEWS DEVELOPMENT COMPANY INC	3320 W COUNTY HIGHWAY 30A	SANTA ROSA BEACH	FL	32459-4593
00005890-000000	WHITNEY BROOKS	809 FLEMING ST REAR	KEY WEST	FL	33040-6903
00008250-000000	RICHARDSON ROBERT D	508 MARGARET ST	KEY WEST	FL	33040-7134
00008660-000000	512 WILLIAM C/O MACFARLANE FERGUSON & MCMULLEN	PO BOX 1531	TAMPA	FL	33601-1531
00005700-000000	NYAH KEY WEST LLC	307 NE 1ST ST	MIAMI	FL	33132-2505
00005860-000000	HOWER DANIEL LAMAR AND MISSY K	12504 16TH AVE SE	EVERETT	WA	98208-6518
00008400-000000	ETHER JAMES B REV LIV TRUST 09/16/2004	821 WOODLAND CT	KNOXVILLE	TN	37919-6682
00008650-000000	NORRIS CARTER N REV TR 1/27/2009	11745 SW 70TH AVE	MIAMI	FL	33156-4772
00008740-000000	711 LOVE L C/O MACFARLANE FERGUSON & MCMULLEN	PO BOX 1531	TAMPA	FL	33601-1531
00008700-000000	718 LOVE L C/O MACFARLANE FERGUSON & MCMULLEN	PO BOX 1531	TAMPA	FL	33601-1531
00005670-000000	829 FLEMING STREET LLC	829 FLEMING ST	KEY WEST	FL	33040-6903
00006200-000000	PHILLIPS LEWIS PHILIPPE SKAIFE	4516 AV MARCIL	MONTREAL	QUEBEC	H4A 3A1 CANADA
00008790-000000	MONROE COUNTY	500 WHITEHEAD ST	KEY WEST	FL	33040-6581
00005850-000107	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000112	MAJOR JUDITH LEE QTIP TRUST 9/22/08	72 VINTAGE RD	TRYON	NC	28782
00005850-000113	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000101	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000104	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00008290-000000	ROCKWELL PROPERTY INC	818 FLEMING ST	KEY WEST	FL	33040-6904
00008690-000000	STEVENS JANIS J	1001 18TH ST	KEY WEST	FL	33040-4205
00008720-000000	LINDQUIST KARL R AND CAROL K	4112 TIVOLI CT	LAKE WORTH	FL	33467-4205
00005880-000000	MOY EDWARD J AND MARIA B	409 WILLIAM ST	KEY WEST	FL	33040-6853
00005910-000105	LEONARD LAURANCE A AND KATHRYN	1756 SEVERN FOREST DR	ANNAPOLIS	MD	21401
00008320-000106	AMENDT DAVID	532 RIVERFRONT WAY	KNOXVILLE	TN	37915-2577
00008320-000110	STAIR FAM C/O STAIR LYNNE D TRUSTEE	1107 KEY PLZ PMB 296	KEY WEST	FL	33040-4086
00008690-000100	FESSLER RICHARD E	724 FLEMING STREET	KEY WEST	FL	33040
00005850-000119	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000102	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00006050-000000	KEMP JAMES AND PATRICIA	P O BOX 159	EDWARDS	CO	81632-0159
00008360-000103	BANKS LYNN P	800 FLEMING ST APT 1C	KEY WEST	FL	33040-6949
00008360-000109	EBERHARDT DIANE LOUISE FREY REV TR 4/4/1974	10 COLUMBINE LN	RIVERWOODS	IL	60015-3546
00008360-000108	DICKERMAN SIDNEY	300 E 62ND ST APT 2304	NEW YORK	NY	10065-8249
00008360-000101	BASLINE SOLUTIONS LLC	PO BOX 286	WARREN	VT	05674-0286
00005850-000110	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00008360-000104	VPZ INVESTMENT COMPANY LLC	800 FLEMING ST APT 2A	KEY WEST	FL	33040-6949
00008320-000104	812 FLEMING STREET SUITE 2 LLC	812 FLEMING ST STE 2	KEY WEST	FL	33040-6904
00005850-000121	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674

00005910-000104	INSITE KEY WEST (WILLIAMS) LLC	1400 16TH ST STE 300	OAK BROOK	IL	60523-8854
00005850-000124	HOULIHAN F ROBERT	95 SELWYN UNIT 1	ROSLINDALE	MA	2131
00005850-000109	HONEYCUTT BRUCE M AND CARMEN F	2410 ANDERSON DR	RALEIGH	NC	27608
00008360-000106	GROSE WILLIAM R REVOCABLE TRUST 11/21/2013	800 FLEMING ST	KEY WEST	FL	33040-6942
00008360-000107	SANGER KARA E	759 POTTER PASS	VERONA	WI	53593-2258
00005850-000120	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005910-000106	BUCKLEY BRADFORD P	419 WILLIAM ST APT 6	KEY WEST	FL	33040-8607
00005850-000108	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000111	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000115	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00008360-000102	RUITER MICHAEL H	800 FLEMING ST APT 1B	KEY WEST	FL	33040-6949
00005780-000000	DICKSON STEPHEN M AND JANICE E	1103 N HIGHLAND AVE NE	ATLANTA	GA	30306-3435
00008670-000000	TAYLOR ALAN	445 SARATOGA DR	AURORA	IL	60502-9467
00008690-000200	OAKLAND PARK 13 LLC	2531 NE 8TH ST	FORT LAUDERDALE	FL	33304-3521
00005850-000105	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000116	LILLY HILL IC/O FOREMAN WILLIAM H	19 LWRIDGE HEIGHTS	LUDLOW	VT	5149
00005850-000106	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000122	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000103	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000117	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00008320-000109	JURKOWSKI JOHN	PO BOX 1397	KEY WEST	FL	33041-1397
00008380-000000	ETHIER JAMES B REV LIV TRUST 9/16/2004	821 WOODLAND CT	KNOXVILLE	TN	37919-6682
00008360-000105	LAPKE CARL E AND ANN E	800 OCEAN RD	PT PLEASANT BEACH	NJ	8742
00005910-000101	INSITE KEY WEST (WILLIAMS) LLC	1400 16TH ST STE 300	OAK BROOK	IL	60523-8854
00005850-000202	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000114	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005850-000123	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00006010-000100	POLATZ JOHN J AND SUSAN E	719 FLEMING ST	KEY WEST	FL	33040
00008320-000102	VIERS ROBERT TIMOTHY AND BEETS MARY JANICE	99351 MC LEAN STREET	BIG PINE KEY	FL	33043-6218
00008320-000103	DALTON PETER O	1401 KINSLEY AVE	ORANGE PARK	FL	32073
00008320-000108	LOUNDY JAMES AND JOANNE	PO BOX 1	SEASIDE HEIGHTS	NJ	08751-0001
00005930-000000	801 FLEMING STREET LLC	520 SOUTHWARD ST	KEY WEST	FL	33040-6895
00005920-000000	KEY WEST C/O MASIMORE CHARLES	29 CAYUGA RD	SEA RANCH LAKES	FL	33308-2928
00008240-000000	MANLY ROBERT W IV	200 COMMERCE ST	SMITHFIELD	VA	23430-1204
00008260-000000	WALKER STEPHEN ROSS	502 MARGARET ST	KEY WEST	FL	33040-7134
00005910-000103	INSITE KEY WEST (WILLIAMS) LLC	1400 16TH ST STE 300	OAK BROOK	IL	60523-8854
00008460-000000	MELNICK EUNICE M	901 NAVESINK RIVER RD	LOCUST	NJ	07760-2329
00008320-000105	BOYLE ALICE CHERYL	236 11TH AVE NE UNIT 1	SAINT PETERSBURG	FL	33701-1949
00008320-000101	STOTT DAVID	26 THE PROMENADE PEACEHAVEN	EAST SUSSEX	UK	BN10 8PR ENGLAND
00008750-000100	KEY WEST LITERARY SEMINAR INC	717 LOVE LN	KEY WEST	FL	33040-6830
00005850-000118	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674
00005740-000100	P A KEMP LLC	PO BOX 159	EDWARDS	CO	81632
00008320-000107	GOSSETT DENNIS H JR AND MARGARET L	PO BOX 166	CAPON BRIDGE	WV	26711-0166
00005910-000102	INSITE KEY WEST (WILLIAMS) LLC	1400 16TH ST STE 300	OAK BROOK	IL	60523-8854
00005850-000201	ICH KEY WEST LLC	387 MEDINA RD STE 600	MEDINA	OH	44256-9674