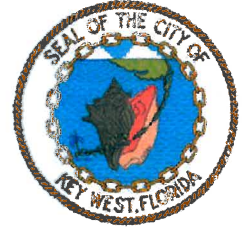


**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham, Senior Planner

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** June 19, 2014

**Agenda Item:** **Transient License Transfer – 807 Washington Street (RE# 00037807-000101, AK#9090033) to 1224 Duval Street (RE# 00028970-000000, AK#9085140) – A request for a Transient License Transfer from property in the HMDR zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West**

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**SITE DATA**

**Sender Site**

**License Owner:** Saddle-Up Investments, LLC  
**Agent:** Gregory S. Oropeza  
**Location:** 807 Washington Street (RE#00037807-000101, AK#9090033)  
**Zoning:** Historic Medium Density Residential (HMDR)  
**Existing Use:** Non-transient residential

**Receiver Site**

**Owner:** 4MINKIDS Realty, LLC  
**Agent:** Gregory S. Oropeza  
**Location:** 1224 Duval Street (RE#00028970-000000, AK#9085140)  
**Zoning:** Historic Residential Commercial Core Duval Street Oceanside (HRCC-3)  
**Existing Use:** Non-transient residential  
**Proposed Use:** Single Occupancy Transient Rental

**BACKGROUND**

The sender site is located in a residential zoning district that does not permit transient rental use. That unit is now a non-transient residential dwelling. The receiver site is in a zoning district that permits transient residential use.

**RELEVANT CODE SECTIONS**

The purpose of the ordinance outlined in Section 122-1336 is to:

- Provide for the transfer of existing transient units and transient licenses in order to reduce non-complying density, structures and uses;
- Remove legal nonconforming transient uses from zoning districts that now prohibit them;
- Encourage permanent residential housing by relocating transient licenses;
- Provide for the conversion of transient units to single-family dwellings by the transfer of units;
- Allow for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services;
- Protect environmentally sensitive lands; and
- Encourage redevelopment under the Building Permit Allocation System (BPAS) that limits the allowable number of residential and transient units.

Section 122-1339(a) states that a business tax receipt for transient use of a unit may itself be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit. In addition, licenses may be transferred from the HNC-1 and HNC-3 zoning districts. A transfer of a license under this section does not allow a loss of affordable housing at the receiver site.

Section 122-1339(b) states that where a license alone is transferred, the Planning Board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants.

ANALYSIS

The sender site is a property for which this ordinance was written so as to eliminate potential nonconformities. The potential transient capability will be eliminated through the transfer of the license. The receiver site is a property that can support transient rental use. The sender site license is from a two bedroom and one bathroom unit, currently in unassigned status. The receiver site is a two bedroom one bath apartment, to achieve parity with regard to relative size of units, the number of bedrooms will be considered.

TABLE

<b>Criteria</b>	<b>Proposal</b>	<b>Complies Yes or No</b>
<b>Sender Site</b>		
Has 9 units associated with the transient license in unassigned status	License for transfer from: #13-00004050	Yes
The unit is lawful and has been counted in BPAS	N/A, license transfer only	
Remaining # of rooms to remain the same / does not increase BPAS count	The transfer does not increase the BPAS count	Yes
Final use conforms with LDRs	Transfer of license to conforming location	Yes

Development review process required for proposed construction / redevelopment	N/A, this is an existing unit to unit transfer	Yes
<b>Receiver Site</b>	<b>Proposal</b>	<b>Complies?</b>
Transient use is allowed or the use is residential	Transient use is allowed in the HRCC-1 zoning district	Yes
Complies with density	Existing single family with an ESFU of 1.0	Yes
The transient units retain BPAS (ROGO) equivalency	N/A, license transfer only	
New construction is not located in the “V” zone	N/A	
Homeowners or Condo Assoc. has approved		Yes
<b>General</b>		
BPAS equivalency is maintained between sender and receiver sites and throughout the properties	Only the license is being transferred	Yes
Transient license equivalency is maintained between sender and receiver sites and throughout the properties	Sender site and receiver site have two bedrooms each	Yes
Complies with general intent	Meets intent of Sections 122-1338 & 122-1339	Yes

**RECOMMENDATION**

The Planning Department recommends **Approval** of the transient transfer of one license originally located at 807 Washington Street to 1224 Duval Street, with the following condition:

**General Condition:**

1. Property smoke detectors shall be interconnected with the main home and applicant will require a final inspection from the Fire Marshall’s office.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2014-\_\_**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING ONE TRANSIENT BUSINESS TAX RECEIPT TRANSFER FROM PROPERTY LOCATED AT 807 WASHINGTON STREET (RE# 00037807-000101, AK#9090033) TO PROPERTY LOCATED AT 1224 DUVAL STREET (RE# 00028970-000000, AK#9085140), PURSUANT TO SECTION 122-1339 OF THE CODE OF ORDINANCES OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 122-1339 (b) of the Code of Ordinances requires that the Planning Board, when a license alone is transferred, to consider the relative size of the unit from which the license is transferred and the room configuration of both sites to maintain approximately the same or less net number of occupants; and

**WHEREAS**, the transient use at the sender site is a legal non-conforming use and a permitted use at the receiving site; and

**WHEREAS**, the sender site is a two bedroom and one bathroom unit, currently in unassigned status; and

**WHEREAS**, the receiving site is a two bedroom one bath apartment; and

\_\_\_\_\_ Chairman

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

**WHEREAS**, the applicant proposed a transfer of one business tax receipt in order to maintain approximately the same or less net number of occupants.

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

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

**Section 2.** That a transfer of transient business tax receipt, pursuant to Section 122-1339 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF ONE TRANSIENT BUSINESS TAX RECEIPT FROM A TWO BEDROOM AND ONE BATHROOM UNIT AT PROPERTY LOCATED AT 807 WASHINGTON STREET (RE# 00037807-000101, AK#9090033) TO A TWO BEDROOM ONE BATH APARTMENT AT PROPERTY LOCATED AT 1224 DUVAL STREET (RE# 00028970-000000, AK#9085140), PER THE ATTACHED PLANS with the following condition:

**General Condition:**

1. Property smoke detectors shall be interconnected with the main home and applicant will require a final inspection from the Fire Marshall's office.

**Section 3.** Full, complete, and final application for all licenses and permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12

\_\_\_\_\_ Chairman

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

months after the date hereof.

**Section 4.** This transfer of one transient business tax receipt 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 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19<sup>th</sup> day of June, 2014.

\_\_\_\_\_ Chairman

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

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

---

Richard Klitenick, Chairman  
Key West Planning Board

Date

**Attest:**

---

Donald Leland Craig, AICP  
Planning Director

Date

**Filed with the Clerk:**

---

Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

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



# Application

**City of Key West Planning Department  
P. O. Box 1409, Key West, FL 33041-1409  
(305) 809-3720**

**Application for Transfer of Transient Units and / or Licenses**

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There are also **separate fees** of **\$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 3140 Flagler Avenue. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:  
Development Review Committee (DRC)  
Planning Board

**A. Fill in the following information.**

***Sender Site***

Address of Site  
807 Washington Street, Key West FL 33040

RE# 00037807-000000

Name(s) of Owner(s):  
SADDLE-UP INVESTMENTS, LLC

Name of Agent or Person to Contact:

Gregory Oropeza

Address: 138 - 142 Simonton Street

Key West, Florida 33040

Telephone (305) 296 - 7227

Email Greg@smithoropeza.com

***Receiver Site***

Address of Site  
1224 Duval Street, Key West, FL 33040

RE# 00028970-000000

Name(s) of Owner(s):  
4 MINKIDS REALTY, LLC

Name of Agent or Person to Contact:

Gregory Oropeza

Address: 138 - 142 Simonton Street

Key West, FL 33040

Telephone (305) 296 - 7227

Email Greg@smithoropeza.com

***For Sender Site:***

"Local name" of property 807 Washington Street Zoning district HMDR

Legal description Property Appraiser Short Legal

Current use: Residential Townhomes

Number of existing transient units: N/A

Size of site N/A Number of existing city transient rental licenses:     

What is being removed from the sender site? Transient License Only

What are your plans for the sender site? Residential Townhomes

***For Receiver Site:***

"Local name" of property 1224 Duval Street Zoning district HRCC-3

Legal description Property Appraiser Short Legal

Current use Transient Rental Property

Size of site: 1900 sq. ft. Number of existing city transient rental licenses: 1

Number of existing transient and/or residential units: 1

Existing non-residential floor area 1 sq. ft.

What will be transferred to the receiver site? 1 Transient License

What are your plans for the receiver site? Transient Rental Use

**Sender Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME \_\_\_\_\_ 2. NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
TELEPHONE(1) \_\_\_\_\_ TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS**

A. CORPORATE NAME SADDLE-UP INVESTMENTS, LLC  
B. STATE/COUNTRY OF INCORPORATION Florida  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS  
Mazouz Fattom Managing Member  
\_\_\_\_\_

**FOR PARTNERSHIPS**

A. NAME OF PARTNERSHIP: \_\_\_\_\_  
B. STATE OF REGISTRATION: \_\_\_\_\_  
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:  
\_\_\_\_\_

**FOR CORPORATIONS AND PARTNERSHIPS**

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

\_\_\_\_\_

Gregory Oropeza 138 - 142 Simonton Street, Key West, Florida 33040  
\_\_\_\_\_

TELEPHONE(S) (305) 296 - 7227 FAX (305) 296 - 8448

**Receiver Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME \_\_\_\_\_ 2. NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
TELEPHONE(1) \_\_\_\_\_ TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS**

A. CORPORATE NAME 4 MINKIDS REALTY, LLC  
B. STATE/COUNTRY OF INCORPORATION FLORIDA  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS  
Bruce Mineroff Manager  
Sharon Mineroff Manager

**FOR PARTNERSHIPS**

A. NAME OF PARTNERSHIP: \_\_\_\_\_  
B. STATE OF REGISTRATION: \_\_\_\_\_  
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:  
\_\_\_\_\_

**FOR CORPORATIONS AND PARTNERSHIPS**

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

Gregory Oropeza 138 - 142 Simonton Street, Key West, Florida 33040  
TELEPHONE(S) (305) 296 - 7227 FAX (305) 296 - 8448

**Sender Site  
Information**

**richard@smithoropeza.com**

---

**From:** Carolyn Walker <cwalker@keywestcity.com>  
**Sent:** Friday, February 28, 2014 8:23 AM  
**To:** richard@smithoropeza.com  
**Subject:** RE: Transient License Transfer

Business control . . . . 22724 Updated: 01/14/14 by KEYWCAW  
Business name & address Mailing address  
SADDLE-UP INVESTMENTS LLC FATTOM, MAZOUZ  
UNASSIGNED 17384 SW CONSTANCE ST  
KEY WEST FL 33040 BEAVERTON OR 97007  
License number . . . . : 14 00028053  
Appl, issue, expir . . . 82013 82013 93014  
License status (F4) . . AC ACTIVE  
Classification (F4) . . 10E RENTAL-GUESTHOUSE/BED & BREAKFAST  
Exemption (F4) . . . . .  
License comments . . . . 2 GUESTHOUSE UNITS  
License restrictions . . ORIGINALLY HELD 807 WASHINGTON ST (2663)  
Gross receipts . . . . .  
Reprint this license . N Y=Yes, N=No  
Additional charges . . N \* Y=Yes, N=No Miscellaneous . . N Y=Yes, N=No  
Extra requirements . . N \* Y=Yes, N=No Sub codes . . . . N Y=Yes, N=No  
More...

---

**From:** [richard@smithoropeza.com](mailto:richard@smithoropeza.com) [<mailto:richard@smithoropeza.com>]  
**Sent:** Thursday, February 27, 2014 2:18 PM  
**To:** [cwalker@keywestcity.com](mailto:cwalker@keywestcity.com)  
**Subject:** Transient License Transfer

Good Afternoon Carolyn,

I need a copy of an occupational license or letter verifying a transient license owned by Saddle-Up Investments, LLC. The license was previously associated with 807 Washington Street but is now unassigned. Would it be possible to provide this to me similar to the last one I requested? Please let me know if you need any additional information for this.

Thank you,

Richard J. McChesney, Esq.

SMITH | OROPEZA, P.L.  
138-142 Simonton St.  
Key West, FL 33040  
Tel: 305-296-7227  
Fax: 305-296-8448  
[Richard@smithoropeza.com](mailto:Richard@smithoropeza.com)  
[www.SmithOropeza.com](http://www.SmithOropeza.com)

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise

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Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting debt.





**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: 9090033 Parcel ID: 00037807-000101

### Ownership Details

**Mailing Address:**

CASA VACATIONS LLC  
1419 REYNOLDS ST  
KEY WEST, FL 33040-4782

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable  
Housing:** No

**Section-  
Township-Range:** 05-68-25

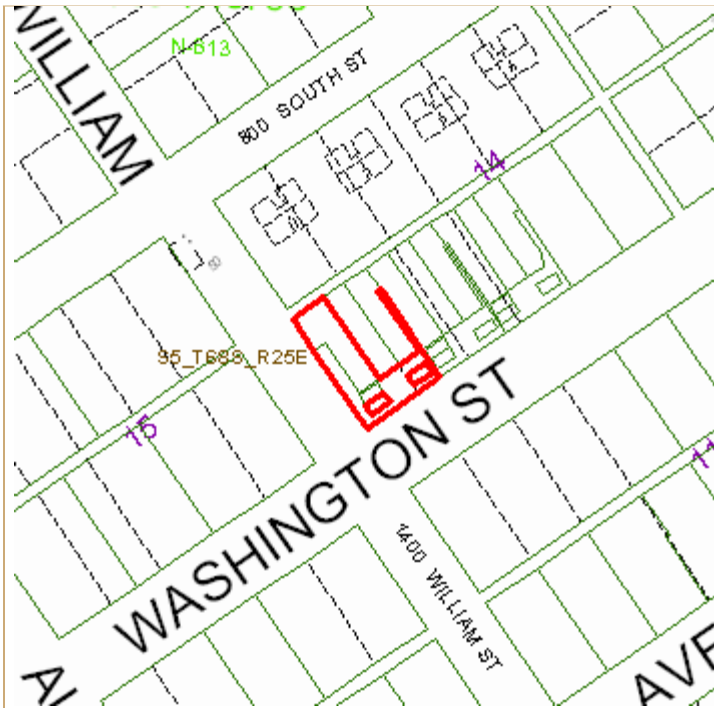
**Property  
Location:** 807 WASHINGTON ST UNIT: 101 KEY WEST

**Subdivision:** Key West Investment Co's Sub

**Legal** UNIT 101 807 WASHINGTON ST - CASA MARINA ESTATES AND PARKING SPACE PS-1( KW PT LT 11 SQR 14 TR 17

**Description:** KW INVESTMENT COS PLAT PB1-69 ) AND 1/3 INT IN COMMON AREA OR2139-1522/1566DEC  
OR2281-557/569AMD OR2440-157/59 OR2605-720/24

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			1,875.91 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1360  
**Year Built:** 2007

## Building 0 Details

**Building Type** R1  
**Effective Age** 6  
**Year Built** 2007  
**Functional Obs** 0

**Condition** G  
**Perimeter** 216  
**Special Arch** SCW  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 4  
**Grnd Floor Area** 1,360

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

**Roof Type**  
**Heat 1**  
**Heat Src 1**

**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 0  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 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
0	FLA	10:CUSTOM/HARDIE BD	1	2007	Y			680
1	FLA	10:CUSTOM/HARDIE BD	1	2007	Y			680
3	OPF		1	2007				100
4	OPF		1	2007				100
5	OUF		1	2007				100
6	OUF		1	2007	Y			100
7	FAT	10:CUSTOM/HARDIE BD	1	2007	Y			100
8	FAT	10:CUSTOM/HARDIE BD	1	2007	Y			100

9	FHS	10:CUSTOM/HARDIE BD	1	2007	Y	680
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## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	104 SF	13	8	2007	2008	5	50
2	WF2:WATER FEATURE	1 UT	0	0	2007	2008	1	20
3	FN2:FENCES	320 SF	40	8	2007	2008	2	30
4	FN2:FENCES	180 SF	30	6	2007	2008	2	30
5	PT2:BRICK PATIO	163 SF	0	0	2007	2008	2	50

## Appraiser Notes

2007 CUT OUT DONE CREATING PARCEL, BEING SPLIT OUT OF AK 1038598

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-5140	11/21/2007	3,700	Residential	REPLACE 400 SF OF DECK AT FRONT AND REAR PORCHES

## 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	228,469	14,655	273,903	517,027	517,027	0	517,027
2012	230,824	15,135	273,903	519,862	519,862	0	519,862
2011	230,824	15,597	355,059	601,480	601,480	0	601,480
2010	259,348	16,061	439,597	715,006	715,006	0	715,006
2009	287,876	16,539	510,248	814,663	814,663	0	814,663
2008	269,557	17,003	1,181,988	1,468,548	1,468,548	0	1,468,548
2007	0	0	224,170	224,170	224,170	0	224,170

## 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
12/19/2012	2605 / 720	100	QC	11
10/25/2009	2440 / 157	100	WD	11



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**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: 9090034 Parcel ID: 00037807-000102

### Ownership Details

**Mailing Address:**

HOGAN MICHAEL T  
PO BOX 121  
GEORGES MILLS, NH 03751-0121

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable  
Housing:** No

**Section-  
Township-Range:** 05-68-25

**Property  
Location:** 807 WASHINGTON ST UNIT: 102 KEY WEST

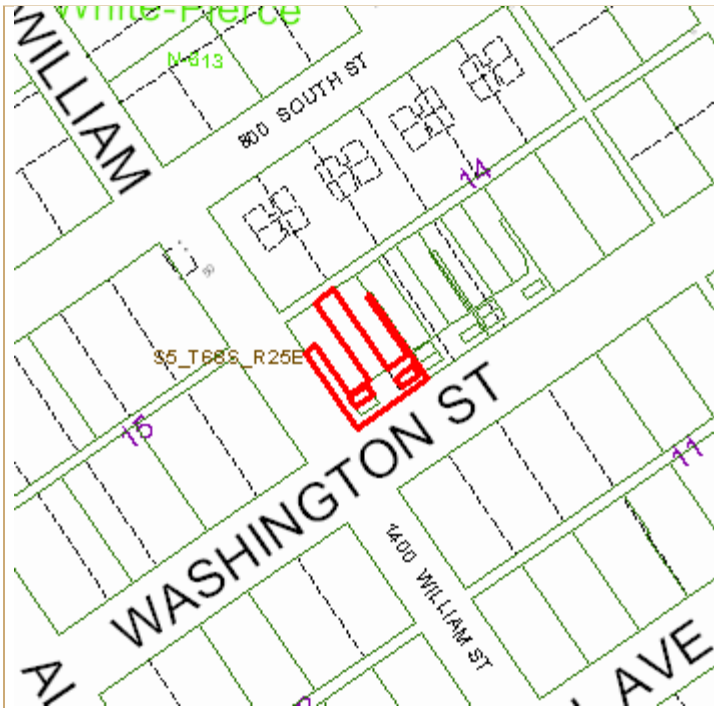
**Subdivision:** Key West Investment Co's Sub

**Legal** UNIT 102 807 WASHINGTON ST CASA MARINA ESTATES AND PARKING SPACE PS-2 KW PT LT 11 SQR 14 TR 17

**Description:** KW INVESTMENT COS PLAT PB1-69 1/3 INT IN COMMON AREA OR2139-1522/66DEC OR2281-557/569AMD  
OR2331-980/82 OR2530-310/13C/T OR2533-1207/11

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	19	80	1,535.15 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1360  
**Year Built:** 2007

## Building 0 Details

**Building Type** R1  
**Effective Age** 6  
**Year Built** 2007  
**Functional Obs** 0

**Condition** G  
**Perimeter** 216  
**Special Arch** DCW  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 4  
**Grnd Floor Area** 1,360

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

**Roof Type**  
**Heat 1**  
**Heat Src 1**

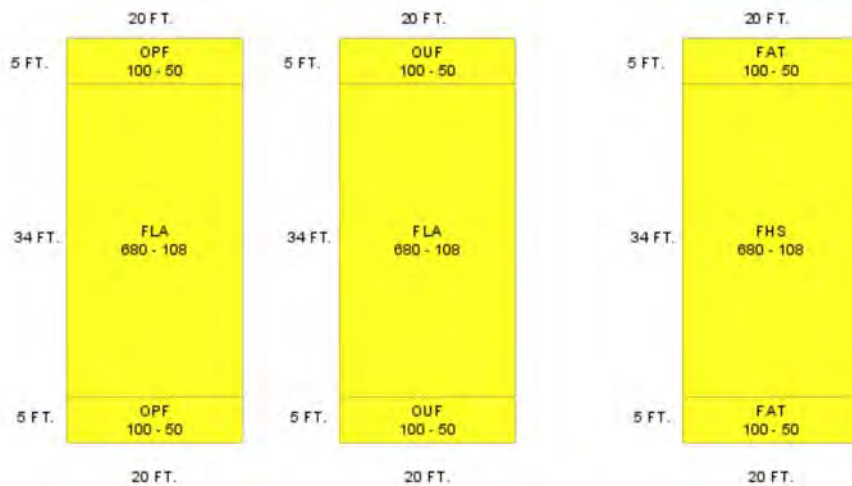
**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 0  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 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
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9	FHS	10:CUSTOM/HARDIE BD	1	2007	Y	680
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3	WF2:WATER FEATURE	1 UT	0	0	2007	2008	1	20
4	PT2:BRICK PATIO	163 SF	0	0	2007	2008	2	50
5	FN2:FENCES	120 SF	20	6	2007	2008	2	30

## Appraiser Notes

2007 CUT OUT DONE CREATING PARCEL, BEING SPLIT OUT OF AK 1038598

## Building Permits

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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	215,776	14,481	250,087	480,344	480,344	0	480,344
2012	230,824	14,952	250,062	495,838	495,838	0	495,838
2011	230,824	15,408	324,187	570,419	570,419	0	570,419
2010	259,348	15,866	399,139	674,353	674,353	0	674,353
2009	287,876	16,335	491,248	795,459	795,459	0	795,459
2008	269,557	16,793	984,347	1,270,697	1,270,697	0	1,270,697
2007	0	0	186,687	186,687	186,687	0	186,687

## 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
9/2/2011	2533 / 1207	630,000	WD	02
8/11/2011	2530 / 310	100	CT	12





**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: 9090035 Parcel ID: 00037807-000103

### Ownership Details

**Mailing Address:**

KOONTZ BONNIE W TRUST 7/24/2013  
8407 BROECKER BLVD  
LOUISVILLE, KY 40241-6101

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable  
Housing:** No

**Section-**

**Township-** 05-68-25

**Range:**

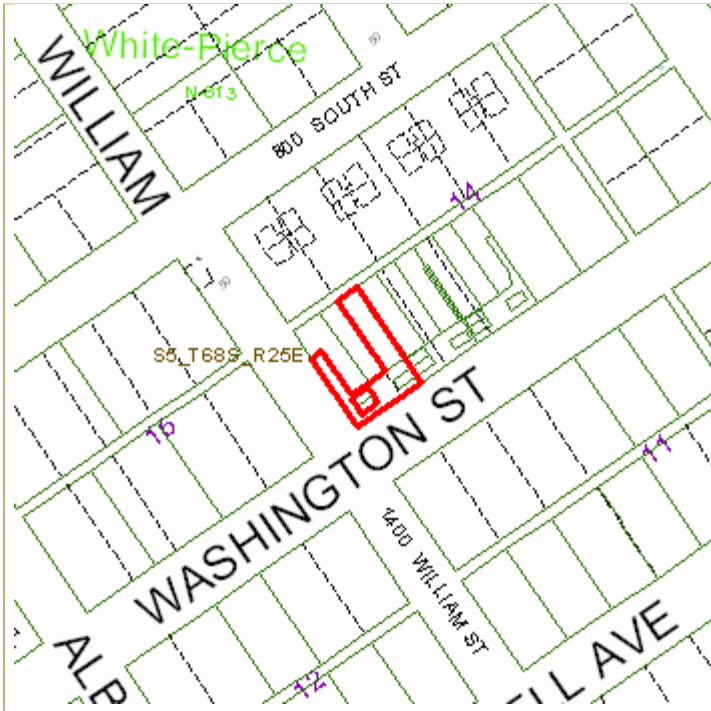
**Property  
Location:** 807 WASHINGTON ST UNIT: 103 KEY WEST

**Subdivision:** Key West Investment Co's Sub

**Legal** KW KW INVESTMENT CO SUB PB1-69 PT LTS 11 AND 12 SQR 14 TR 17 (A/K/A UNIT 103 807 WASHINGTON ST -

**Description:** CASA MARINA ESTATES AND PARKING SPACE PS-3 AND 1/3 INT IN COMMON AREA) OR2139-1522/66DEC  
OR2281-557/69AMD OR2324-338/40 OR2498-514/17 OR2498-518/21 OR2504-2280/84 OR2641-1782/86

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			1,585.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1360  
**Year Built:** 2007

## Building 0 Details

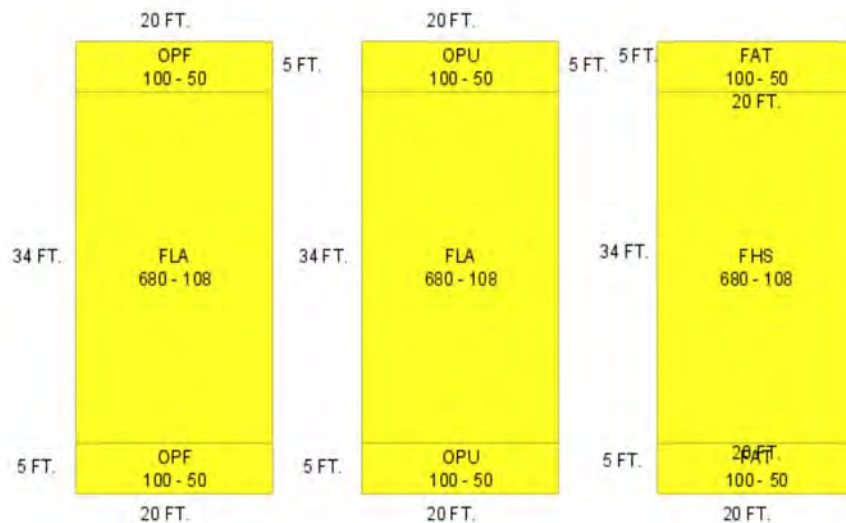
<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 550
<b>Effective Age</b> 6	<b>Perimeter</b> 216	<b>Depreciation %</b> 4
<b>Year Built</b> 2007	<b>Special Arch</b> DCW	<b>Grnd Floor Area</b> 1,360
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> IRR/CUSTOM	<b>Roof Cover</b> METAL	<b>Foundation</b> CONC PILINGS
<b>Heat 1</b> FCD/AIR DUCTED	<b>Heat 2</b>	<b>Bedrooms</b> 3
<b>Heat Src 1</b> ELECTRIC	<b>Heat Src 2</b>	

**Extra Features:**

<b>2 Fix Bath</b> 1	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 2	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 1
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	10:CUSTOM/HARDIE BD	1	2007	Y			680
1	OPF		1	2007				100
2	OPF		1	2007				100
4	FLA	10:CUSTOM/HARDIE BD	1	2007	Y			680
5	OPU		1	2007				100
6	OPU		1	2007				100
12	FAT	10:CUSTOM/HARDIE BD	1	2007	Y			100
13	FAT	10:CUSTOM/HARDIE BD	1	2007	Y			100

14	FHS	10:CUSTOM/HARDIE BD	1	2007	Y	680
----	-----	---------------------	---	------	---	-----

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	104 SF	13	8	2007	2008	5	50
2	WF2:WATER FEATURE	1 UT	0	0	2007	2008	1	20
3	FN2:FENCES	452 SF	0	0	2007	2008	2	30
4	PT2:BRICK PATIO	163 SF	0	0	2007	2008	3	50

## Appraiser Notes

2007 SALE AT PRE CONSTRUCTION PRICE.

2007 CUT OUT DONE CREATING PARCEL, BEING SPLIT OUT OF AK 1038598

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	07-5142	11/21/2007	3,700	Residential	REPLACE 400 SF OF DECK AT FRONT AND REAR PORCHES

## 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	224,817	14,809	256,950	496,576	496,576	0	496,576
2012	240,495	15,289	256,924	512,708	512,708	0	512,708
2011	240,495	15,753	333,083	589,331	589,331	0	589,331
2010	270,214	16,217	412,100	698,531	698,531	0	698,531
2009	299,937	16,697	507,200	823,834	823,834	0	823,834
2008	280,851	17,161	1,013,260	1,311,272	1,311,272	0	1,311,272
2007	0	0	192,170	192,170	192,170	0	192,170

## 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
7/24/2013	2641 / 1782	100	WD	11
2/15/2011	2504 / 2280	556,900	WD	02
12/9/2010	2498 / 514	695,500	WD	02
12/8/2010	2498 / 518	0	WD	11

# **Sender Site Verification**



**APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES**

City of Key West Planning Department  
604 Simonton Street, Key West, FL 33040  
305.809.3720  
www.keywestcity.com

**Signature Page and Verification Form for Sender Site**

I (We), Gregory S. Oropeza, being duly sworn, depose and say  
Name of Owner(s) or Agent

that I am the (check one) \_\_\_\_\_ Owner(s) or Authorized Agent X of owner(s) of the real property which is the subject matter of this Application and located at N/A, Key West Florida and having RE # N/A. All of the answers to the above questions, drawings, plans and any other attached data to this Application are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Gregory S. Oropeza Signature of Owner/Authorized Agent 2/19/14 Date

Gregory S. Oropeza Print Name \_\_\_\_\_ Designation

Subscribed and sworn to (or affirmed) before me on this day 19<sup>th</sup> of Feb. 2014 by Gregory S. Oropeza He/She is personally known to me OR has presented \_\_\_\_\_ as identification.

Madison Fallon Signature and Seal of Notary Public



\_\_\_\_\_  
Name of Acknowledger typed, printed or stamped

\_\_\_\_\_  
Commission Number and Expiration Date

**Sender Site  
Authorization**



**APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES**

City of Key West Planning Department  
604 Simonton Street, Key West, FL 33040  
305.809.3720  
www.keywestcity.com

**Agency Authorization Form for Owner of Sender Site**

This form **MUST** be completed if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

I (We), Saddle-Up Investments LLC, owner(s) of property located at  
N/A, Key West, Florida and having

RE: N/A, hereby authorize:

Gregory S Oropeza, of Smith Oropeza P.L.  
Name of Agent Name and Address of Company or Address of Agent

to represent me/us and act as agent in all matters regarding the processing of this application for the:  
**"Transfer of Transient Units and/or Licenses"**

[Signature]  
Signature of Owner

2/20/2014  
Date

MARUZ FATHOM  
Print Name

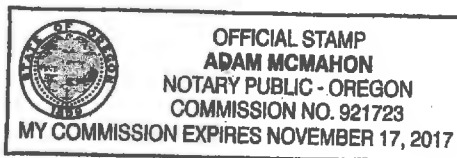
MANAGER MEMBER  
Designation

Subscribed and sworn to (or affirmed) before me on this day 20<sup>th</sup> of February 2014 by  
MARUZ FATHOM, He/She is personally known to me OR has presented Oregon DL as  
identification.

[Signature]  
Notary's Signature and Seal

Adam McMahon  
Name of Acknowledger typed, printed or stamped

921723 Expires 11/17/2017  
Commission Number and Expiration Date







## Detail by Entity Name

### Florida Limited Liability Company

SADDLE-UP INVESTMENTS, LLC

### Filing Information

<b>Document Number</b>	L06000115592
<b>FEI/EIN Number</b>	205980563
<b>Date Filed</b>	12/04/2006
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	04/18/2013
<b>Event Effective Date</b>	NONE

### Principal Address

17384 SW CONSTANCE STREET  
BEAVERTON, OR 97007

Changed: 04/18/2013

### Mailing Address

17384 SW CONSTANCE STREET  
BEAVERTON, OR 97007

Changed: 04/18/2013

### Registered Agent Name & Address

FOHRMAN, DARRYL  
322 ELIZABETH STREET  
KEY WEST, FL 33040

Name Changed: 04/18/2013

Address Changed: 04/18/2013

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

FATTOM, MAZOUZ  
17384 CONSTANCE STREET  
BEAVERTON, OR 97007

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2007	03/23/2007
2014	03/05/2014

**Document Images**[03/05/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/18/2013 -- REINSTATEMENT](#)[View image in PDF format](#)[10/16/2008 -- Reg. Agent Resignation](#)[View image in PDF format](#)[03/23/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[12/04/2006 -- Florida Limited Liability](#)[View image in PDF format](#)

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State of Florida, Department of State

**Sender Site  
Deed**

Prepared by: John M. Spottswood, Jr.  
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD  
500 Fleming Street, Key West, FL 33040  
Return to:

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1111381  
BK#1563 PG#1983

RCD Mar 04 1999 08:58AM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS, 1385.00  
03/04/1999 DEP CLK

Parcel ID Number:

# Warranty Deed

This Indenture, Made this 1st day of March, 1999 A.D. Between  
PSPS, INC., a corporation existing under the laws of the State of  
Florida  
of the County of Monroe, State of Florida, grantor, and  
TRANSITIRE, INC., a corporation existing under the laws of the State of  
Florida  
whose address is: 807 Washington 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 GRANTEES heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Monroe, State of Florida to wit:  
Lot 11 in Block 14 of Tract 17 according to the Plat of the Key West  
Investment Company duly recorded in Plat Book 1, Page 69, of Monroe  
County, Florida, records, and more particularly described as follows:  
COMMENCING at the corner of William and Washington Streets and  
running thence along Washington Street in a Northeasterly direction  
50 feet; thence at right angles in a Northwesterly direction 106 feet  
to an alley; thence at right angles in a Southwesterly direction  
along said alley 50 feet to William Street; thence at right angles  
along William Street 106 feet to the point of beginning.

AND

Lot 12 in Block 14 of Tract 17 according to the Plat of the Key West  
Investment Company duly recorded in Plat Book 1, Page 69, of Monroe  
County, Florida, records, and more particularly described as follows:  
COMMENCING at a point on the Northwesterly side of Washington Street  
distant 50 feet from the corner of Washington and William Streets;  
thence run at right angles in a Northwesterly direction 106 feet to  
an alley; thence at right angles in a Northeasterly direction along  
said alley 50 feet; thence at right angles in a Southeasterly  
direction 106 feet to Washington Street; thence at right angles in a  
Southwesterly direction along Washington Street 50 feet to the point  
of beginning.

(Continued on Attached)

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 its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PSPS, INC.

Printed Name: JOHN M. SPOTTSWOOD, JR.  
Witness

By: PAMELA L. PARKER, President (Seal)  
P.O. Address:

Printed Name: Jo Polston Tickle  
Witness

By: BRYAN L. STEVENS, Secretary (Seal)  
P.O. Address:

RECEIVED

OCT 21 2004 STATE OF Florida  
COUNTY OF Monroe

CITY OF KEY WEST  
PLANNING DEPT.

The foregoing instrument was acknowledged before me this 1st day of March, 1999 by  
PAMELA L. PARKER, President and BRYAN L. STEVENS, Secretary of PSPS,  
INC., a Florida Corporation, on behalf of the corporation  
who are personally known to me or who have produced their Florida driver's license as identification.



Jo Polston Tickle  
MY COMMISSION # CC/79400 EXPIRES  
December 7, 2002  
BONDED THRU FARM INSURANCE INC

Printed Name: Jo Polston Tickle  
Notary Public  
My Commission Expires:

Waranty Deed - Page 2

Parcel ID Number:

FILE #1111381  
BK#1563 PG#1984

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1998.

**RECEIVED**

OCT 21 2004

CITY OF KEY WEST  
PLANNING DEPT.

MONROE COUNTY  
OFFICIAL RECORDS

This Warranty Deed

Made this 29th day of April A.D. 2002 by Craig R. Fazio and Joyce P. Moore, husband and wife

hereinafter called the grantor, to ZENWEST, INC.

whose post office address is: 207 Washington St. Key West, FL 33040

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 \$ 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF\*\*

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

MONROE COUNTY OFFICIAL RECORDS FILE 11298052 BK11781 PG1492

RCD May 02 2002 02:58PM DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 10500.00 05/02/2002 DEP CLK

Parcel Identification Number: 0003784-000000

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, 01

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:

Witness Susan M. Cardenas

Craig R. Fazio

Witness MONICA HORNYAK

Joyce P. Moore

Witness Susan M. Cardenas

Witness MONICA HORNYAK

State of Florida County of Monroe

The foregoing instrument was acknowledged before me this 29th day of April, 2002, by Craig R. Fazio and Joyce P. Moore, husband and wife

who is personally known to me or who has produced My Commission Expires as identification.



Notary Public

Print Name:

My Commission Expires:

PREPARED BY: Monica Hornyak RECORD & RETURN TO: First American Title Insurance Company 2409 North Roosevelt Blvd., Suite 2 Key West, Florida 33040 File No: 1064-13110

WD-1 593

RECEIVED

OCT 21 2004

CITY OF KEY WEST PLANNING DEPT

FILE # 1298052  
BK# 1781 PG# 1493

## Schedule A

### Legal Description

On the Island of Key West, Monroe County, Florida and known as Lots 13 and 14, of Square 14, Tract 17, according to Key West Investments Company's Plat of Subdivision as recorded in Plat Book 1 Page 69, of the Public Records of Monroe County, Florida.

MONROE COUNTY  
OFFICIAL RECORDS

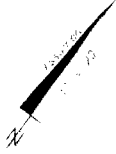
**RECEIVED**

OCT 21 2004

CITY OF KEY WEST  
PLANNING DEPT.

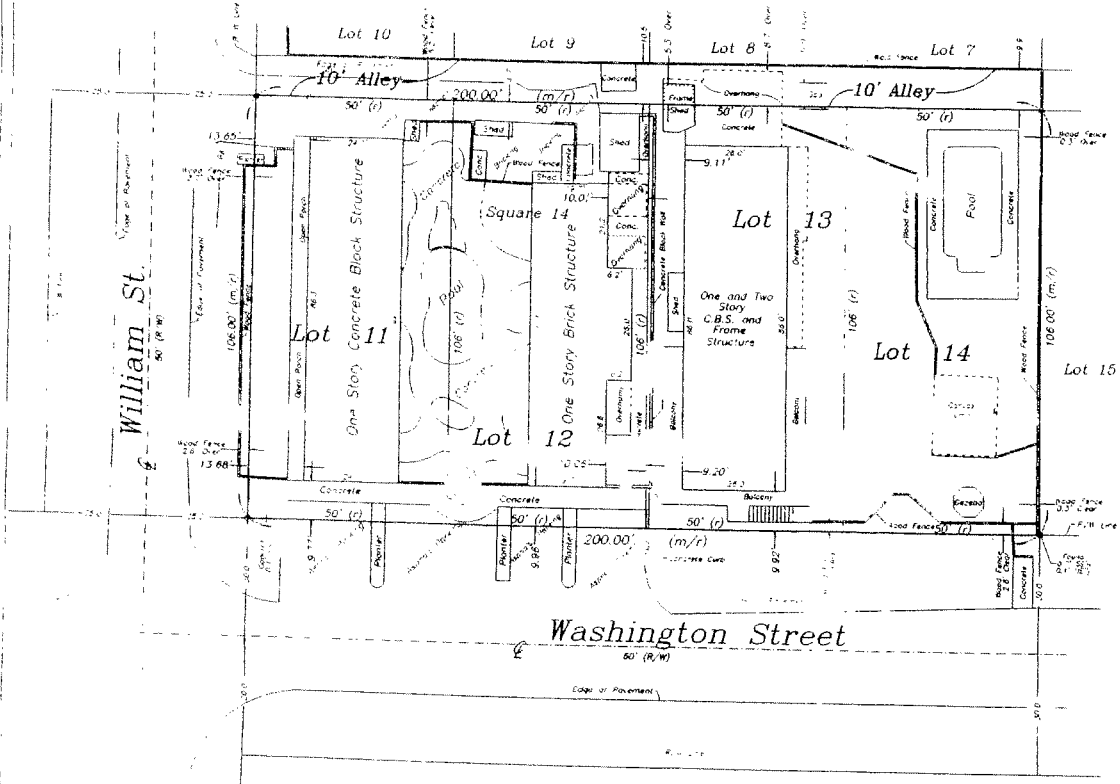
# **Sender Site Survey**





**LEGEND**

- Set  $\frac{1}{2}$ " Rebar Cap (LB 7131)
- Found  $1\frac{1}{2}$ " Rod (No. 40)
- Set Nail & Dis (LB 7131)
- ▲ Found Nail & Dis (Norty)
- Wood Utility Pin
- C.B.S. Concrete Block Structure
- Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R/W Right of Way
- ⊕ Centerline



- NOTES:**
1. The legal descriptions shown hereon was furnished by the client
  2. Underground foundations and utilities were not located
  3. All angles are 90° (Measured & Record) unless otherwise noted
  4. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and the original Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record
  5. Error of closure exceeds one part in 10,000
  6. North arrow was derived from Plat Book 1, at Page 69
  7. Date of field work May 3, 2004
  8. Street address 807-811 Washington Street, Key West, Florida
  9. The ownership of fences are undeterminable unless otherwise noted.
  10. All interior bricking is not shown

**BOUNDARY SURVEY OF:** On the Island of Key West, Monroe County Florida and known as Lots 11, 12, 13 and 14 of Square 14, Tract 17, according to KEY WEST INVESTMENT COMPANY'S plat of Subdivision as recorded in Plat Book 1 at Page 69, of the Public Records of Monroe County, Florida

**BOUNDARY SURVEY FOR:** Joe Gleghorn.

**NORBY & O'FLYNN SURVEYING, INC.**  
*John O'Flynn, PSM*  
 Florida Reg. #6228  
 May 11, 2004

Loop 2010 X  
 120168  
 17164  
 33147

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper

**NORBY & O'FLYNN**  
 Surveying, Inc.  
 Professional Land Surveyors  
 (LB 7131)

3430 Duck Islands Pk., West. Ft. 33446 • 305-291-7422

**Boundary Survey for:**  
**Joseph Gleghorn;**  
**Lots 11-14, KEY WEST INVESTMENT COMPANY'S PLAT.**

DATE	PERSONS	DATE	SHEET
May 11, 2004	MPB		1
	JLO		1

DWG - INC

# **Receiver Site Information**

**richard@smithoropeza.com**

---

**From:** Carolyn Walker <cwalker@keywestcity.com>  
**Sent:** Wednesday, February 26, 2014 8:14 AM  
**To:** richard@smithoropeza.com  
**Subject:** RE: 1224 Duval - Transient License

Here you are.

Business control . . . . 864 Updated: 01/28/14 by KEYWKGP  
Business name & address Mailing address  
4 MINKIDS REALTY, LLC 522 ROUTE 9 UNIT 196  
1224 DUVAL ST MANALAPAN NJ 07726  
KEY WEST FL 33040  
License number . . . . : 14 00028032  
Appl, issue, expir . . . 71813 71813 93014  
License status (F4) . . AC ACTIVE  
Classification (F4) . . 10C RENTAL-TRANSIENT RESIDENTIAL  
Exemption (F4) . . . . .  
License comments . . . . ONE TRANSIENT RENTAL UNIT  
License restrictions . .  
Gross receipts . . . . .  
Reprint this license . N Y=Yes, N=No  
Additional charges . . N \* Y=Yes, N=No Miscellaneous . . N Y=Yes, N=No  
Extra requirements . . N \* Y=Yes, N=No Sub codes . . . . N Y=Yes, N=No  
More...

---

**From:** [richard@smithoropeza.com](mailto:richard@smithoropeza.com) [<mailto:richard@smithoropeza.com>]  
**Sent:** Tuesday, February 25, 2014 5:11 PM  
**To:** [cwalker@keywestcity.com](mailto:cwalker@keywestcity.com)  
**Subject:** 1224 Duval - Transient License

Good Afternoon Carolyn,

I will be submitting a transient license transfer application for the above property. The above property will be receiving an additional transient license if the transfer is approved. The application requires a copy of the receiver sites occupational license for transient rental use. Is this something that the city would have a copy of? If so, would you mind emailing me a copy? If a different office or department has this, would you mind pointing me in their direction?

Thank you,

Richard J. McChesney, Esq.

SMITH | OROPEZA, P.L  
138-142 Simonton St.  
Key West, FL 33040  
Tel: [305-296-7227](tel:305-296-7227)  
Fax: [305-296-8448](tel:305-296-8448)  
[Richard@smithoropeza.com](mailto:Richard@smithoropeza.com)  
[www.SmithOropeza.com](http://www.SmithOropeza.com)

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting debt.



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

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

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

The offices of the Property Appraiser will be closed Monday, February 17th in observance of Presidents' Day. Our offices will re-open Tuesday at 8am.

---

**Property Record Card -**  
**Maps are now launching the new map application version.**

Alternate Key: 1029751 Parcel ID: 00028970-000000

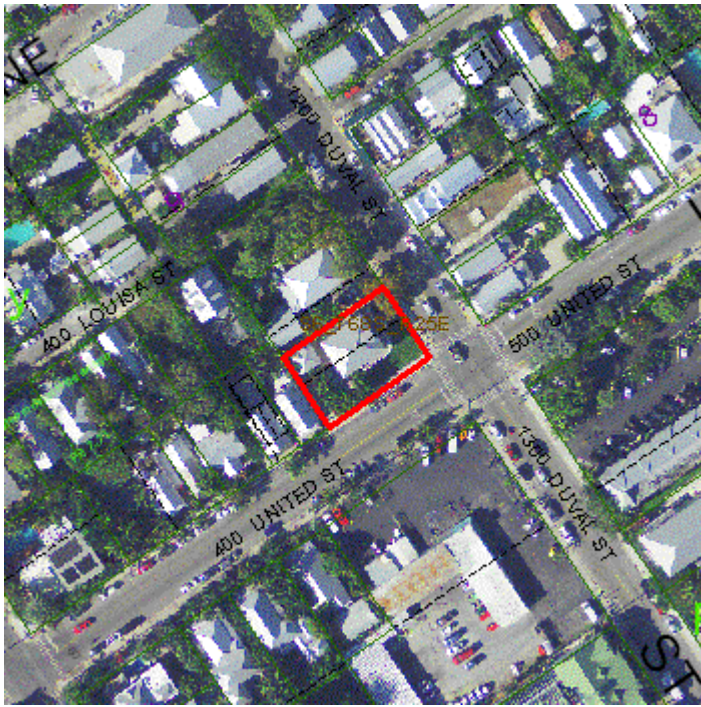
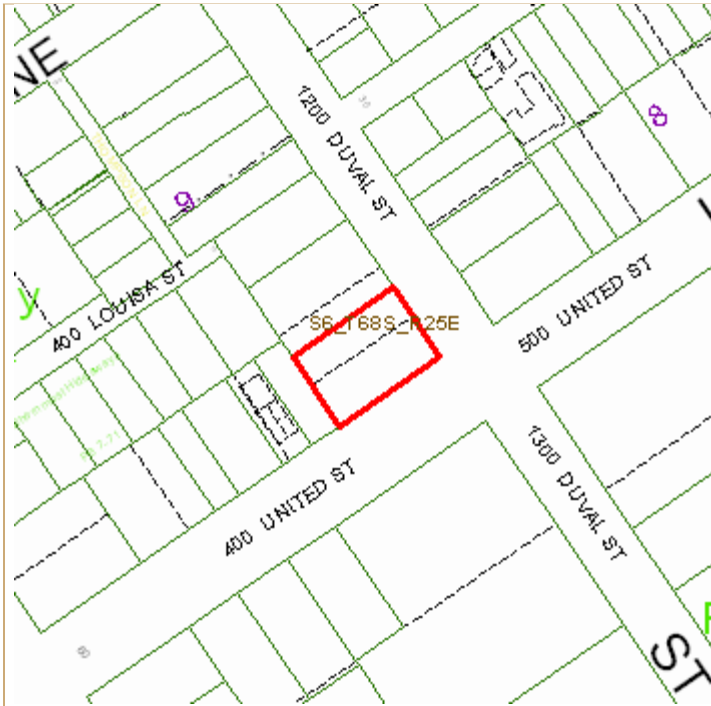
**Ownership Details**

**Mailing Address:**  
MINKIDS REALTY LLC  
522 ROUTE 9 UNIT 196  
MANALAPAN, NJ 07726-8241

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 1224 DUVAL ST KEY WEST  
**Legal Description:** KW PT SUB 3 AND ALL SUB 4 PT LOT 1 SQR 9 TR 11 G5-164 OR2049-2377D/C OR693-735/736 OR2049-2378D/C OR1879-930/931R/S OR1937-2002/04 OR2051-37D/C OR2338-613/12R/S OR2598-4/5

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	68	100	6,783.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 2543  
**Year Built:** 1935

## Building 1 Details

**Building Type** R1  
**Effective Age** 8  
**Year Built** 1935  
**Functional Obs** 0

**Condition** G  
**Perimeter** 340  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 600  
**Depreciation %** 6  
**Grnd Floor Area** 2,543

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

**Roof Type** IRR/CUSTOM

**Roof Cover** METAL

**Foundation** WD CONC PADS

**Heat 1** FCD/AIR DUCTED

**Heat 2** NONE

**Bedrooms** 3

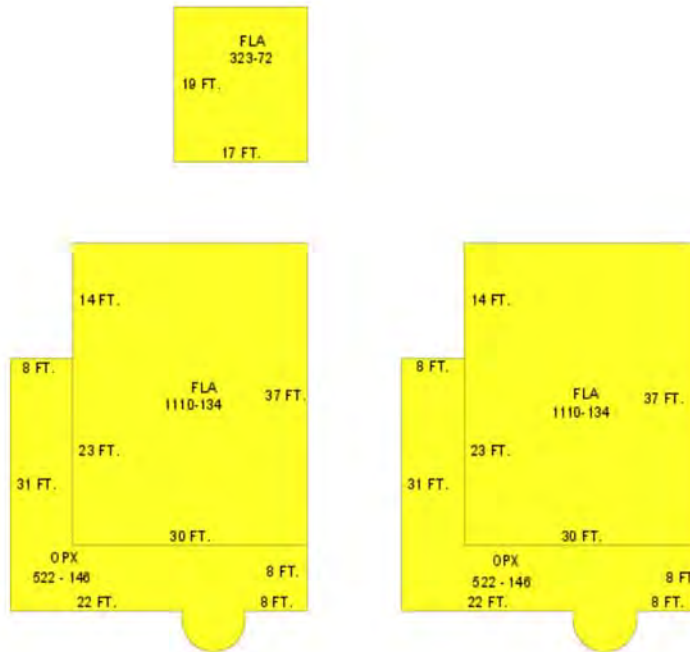
**Heat Src 1** ELECTRIC

**Heat Src 2** NONE

**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** 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
0	FLA	12:ABOVE AVERAGE WOOD	1	2007	Y			323
1	FLA	12:ABOVE AVERAGE WOOD	1	1935	N Y	0.00	0.00	1,110
3	OPX		1	2006		0.00	0.00	522
4	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	1,110
5	OPX		1	2006				522

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	288 SF	24	12	2007	2008	4	50
1	RW2:RETAINING WALL	336 SF	168	2	1932	1933	1	50
2	FN2:FENCES	672 SF	4	168	1964	1965	2	30

## Appraiser Notes

2007-04-16 - VACATION RENTAL/GUESTHOUSE. VIVAONDUVAL.COM - JEN

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-4545	12/21/2012	7,500	Residential	CONSTRUCT 140 LN FT OF PICKET FENCE 48" H W/2 GATES AS HIGHLIGHTED IN SPECIFIED IN PLANS. PAINT WHITE UPON COMPLETION. (4' H PICKET 45 ANGLE ON CORNER. 6' H WHERE HOUSE ENDS - TOWARDS UNITED STREET. WOOD WHITE PICKET 50% OPEN)
1	12-4545	01/09/2013	7,500	Residential	REVISION: REPAIR CRACKS IN RETAINING WALL AND STUCCO ENTIRE WALL WITH WHITE STUCCO
1	12-4614	01/10/2013	160,500	Residential	CHANGE LAYOUT OF BEDROOM, ADD POWDER ROOM 1ST FLOOR, 2ND FLOOR: RE-ARRANGE WALLS, REMODEL 1 BATHROOM, CONSTRUCT 2 NEW BATHROOMS, ADD 2 SETS OF FRENCH DOORS IN BACK, REPAIR & REPAINT DECKS, REPAINT EXTERIOR & INTERIOR OF HOUSE WHITE
1	13-1654	04/23/2013	10,000	Residential	ELECTRICAL RENOVATIONS AS PER ATTACHED PLANS. 5 CEILING FANS, 6 SMOKE DETECTROS, 40 LIGHTS & OUTLETS.
1	13-1602	04/24/2013	2,500	Residential	REPLACE FIXTURE TWO BATHROOMS ADDING THREE BATHROOMS THREE TOILET THREE LAV THREE SHOWERS
1	13-2209	05/22/2013	4,450	Residential	MOVE 1ST FLOOR AIR HANDLER TO NEW A/C CLOSET. RELOCATE CONDENSER (2) TO NEW LOCATION AND REPLACE 2ND FLOOR DUCTWORK.
1	0002544	08/29/2000	1,000	Residential	ELECTRICAL
1	04-1920	06/16/2004	12,300	Residential	ROOFING
1	04-1920	06/14/2004	10,000	Residential	REPLACE ROTTED ROOF
1	04-1920	08/05/2004	400	Residential	INSTALL TEMPORARY ELECTRIC
1	04-2682	08/31/2004	9,000	Residential	REPLACE SIDING & TRIM, DEMO CISTERN
1	04-2682	09/16/2004	30,000	Residential	BUILD NEW WOOD PORCH & PAINT
1	04-3869	12/29/2004	2,150	Residential	RUN NEW SEWER LINE
1	04-3645	01/05/2005	1,000	Residential	INSTALL UNDER GROUND 200AMP ELECTRIC
1	06-1514	03/13/2006	1,944	Residential	STORM REPAIRS DEMO SLAB & POUR NEW 6" SLAB
1	06-5259	09/27/2006	2,200	Residential	ROUGH DRAIN VENTS AND WATERLINES FOR ADA BATHROOM
1	06-5979	10/31/2006	0	Residential	EXTEND 04-2682 COMPLETE CONCRETE DRIVEWAY RUNNERS AND SLAB
1	06-6359	12/20/2006	30,600	Residential	SWIMMING POOL 12 X 24
1	06-1689	03/22/2006	25,000	Residential	INTERIOR WORK-FIREBLOCKING IN WALLS, SHEETROCK, TWO INTERIOR WALLS, NEW KITCHEN CABINETS
1	06-3877	06/26/2006	28,000	Residential	HISTORIC GARAGE RESTORATION/REBUILD



1	06-3878	06/26/2006	12/21/2006	10,000	Residential	INSTALL MARVIN WOOD WINDOWS
1	05-3022	07/21/2005	12/21/2006	20,000	Residential	INSTALL ELECTRICAL SYSTEMS
1	05-0427	02/10/2005	12/21/2006	5,000	Residential	REMOVE CONCRETE TERRAZZO PORCH ON 1ST FLR CONSTRUCT NEW WOOD PORCH 2ND FLR CONSTRUCT NEW WOOD PORCH
1	05-4688	11/30/2005	12/21/2006	8,500	Residential	INSTALL TWO 4 TON AC'S W/15 DROPS
1	06-3855	06/23/2006	12/21/2006	1,200	Residential	INSTALL KITCHEN CIRCUITS
1	06-5165	09/08/2006	12/21/2006	8,000	Residential	ROUGH & DRAIN VENT AND WATER LINES
1	06-5256	09/27/2006	12/21/2006	4,000	Residential	BUILD INTERIOR OFFICE SPACE
1	07-1095	03/02/2007	03/02/2007	800	Residential	ELECTRIC FOR TWO A/C'

## 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	377,622	24,358	780,791	1,182,771	1,182,771	0	1,182,771
2012	522,962	24,863	765,631	1,313,456	1,313,456	0	1,313,456
2011	540,015	25,369	765,631	1,331,015	1,296,233	0	1,331,015
2010	540,015	25,874	612,505	1,178,394	1,178,394	0	1,178,394
2009	551,384	26,380	876,703	1,454,467	1,454,467	0	1,454,467
2008	551,384	26,885	1,288,770	1,867,039	1,867,039	0	1,867,039
2007	438,228	1,613	1,458,345	1,898,186	1,898,186	0	1,898,186
2006	306,006	2,242	547,727	855,975	855,975	0	855,975
2005	280,032	2,242	474,810	757,084	757,084	0	757,084
2004	207,432	2,242	339,150	548,824	271,114	25,500	245,614
2003	248,918	2,242	142,443	393,603	266,059	25,500	240,559
2002	219,202	2,242	142,443	363,888	259,824	25,500	234,324
2001	206,050	2,242	142,443	350,735	255,733	25,500	230,233
2000	179,982	4,554	144,139	328,675	248,285	25,500	222,785
1999	164,664	4,167	144,139	312,970	241,758	25,500	216,258
1998	130,200	3,295	144,139	277,633	237,951	25,500	212,451
1997	122,541	3,101	130,573	256,215	233,974	25,500	208,474
1996	94,203	2,384	130,573	227,160	227,160	25,500	201,660
1995	94,203	2,384	130,573	227,160	222,809	25,500	197,309
1994	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1993	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1992	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1991	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1990	67,062	2,438	77,724	147,223	147,223	25,500	121,723
1989	61,116	2,216	76,528	139,860	139,860	25,500	114,360
1988	57,026	2,216	71,745	130,987	130,987	25,500	105,487
1987	56,328	2,216	50,819	109,363	109,363	25,500	83,863

<b>1986</b>	56,634	2,216	48,787	107,637	107,637	25,500	82,137
<b>1985</b>	54,892	2,216	47,940	105,048	105,048	25,500	79,548
<b>1984</b>	63,844	2,216	27,072	93,132	93,132	25,500	67,632
<b>1983</b>	63,844	2,216	24,300	90,360	90,360	25,500	64,860
<b>1982</b>	65,180	2,216	20,565	87,961	87,961	25,500	62,461

## 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
11/8/2012	2598 / 4	1,400,000	<u>WD</u>	<u>01</u>

This page has been visited 153,581 times.

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

# **Receiver Site Verification**



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

Signature Page and Verification Form for Receiver Site

I (We), Smith Oropeza P.L., being duly sworn, depose and say
Name of Owner(s) or Agent

that I am the (check one) Owner(s) or Authorized Agent X of owner(s) of the real property which is
the subject matter of this Application and located at 1224 Duval Street, Key
West Florida and having RE # 00028970-000000. All of the answers to the above
questions, drawings, plans and any other attached data to this Application are true and correct to the best of
my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said
information.

Signature of Owner/Authorized Agent

Date 3-3-14

Print Name Gregory S. Oropeza

Designation Authorized Agent

Subscribed and sworn to (or affirmed) before me on this day 3rd of March 2014 by
Gregory S. Oropeza He/She is personally known to me OR has presented as
identification.

Signature and Seal of Notary Public



Name of Acknowledger typed, printed or stamped

Commission Number and Expiration Date

**Receiver Site  
Authorization**



**APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES**

City of Key West Planning Department  
604 Simonton Street, Key West, FL 33040  
305.809.3720  
www.keywestcity.com

**Agency Authorization Form for Owner of Receiver Site**

This form **MUST** be completed if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

I (We), 4MINKIDS Realty, LLC, owner(s) of property located at  
122 Duval Street, Key West, Florida and having

RE# 00028970-000000, hereby authorize:

Gregory S. Oropeza, of Smith Oropeza, P.L.  
Name of Agent Name and Address of Company or Address of Agent

to represent me/us and act as agent in all matters regarding the processing of this application for the:  
**"Transfer of Transient Units and/or Licenses"**

B MM 2/25/14  
Signature of Owner Date  
Bruce Mineroff  
Print Name Designation

Subscribed and sworn to (or affirmed) before me on this day 25<sup>th</sup> of Feb. 2014 by  
Bruce Mineroff. He/She is personally known to me OR has presented \_\_\_\_\_ as  
Identification.

Madison Fallon  
Notary's Signature and Seal



\_\_\_\_\_  
Name of Acknowledger typed, printed or stamped  
\_\_\_\_\_  
Commission Number and Expiration Date



## Detail by Entity Name

### Florida Limited Liability Company

4 MINKIDS REALTY, LLC

### Filing Information

<b>Document Number</b>	L12000140544
<b>FEI/EIN Number</b>	46-1371817
<b>Date Filed</b>	11/06/2012
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Effective Date</b>	11/06/2012

### Principal Address

1224 DUVAL STREET  
KEY WEST, FL 33040

### Mailing Address

20 MOLLY PITCHER DRIVE  
ENGLISHTOWN, NJ 07726

### Registered Agent Name & Address

OROPEZA, GREGORY SESQ.  
624 WHITEHEAD STREET  
KEY WEST,, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

MINEROFF, BRUCE  
20 MOLLY PITCHER DRIVE  
ENGLISHTOWN, NJ 07726

Title MGRM

MINEROFF, SHARON  
20 MOLLY PITCHER DRIVE  
ENGLISHTOWN, NJ 07726

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2013                    06/11/2013  
2014                    01/09/2014

**Document Images**

[01/09/2014 -- ANNUAL REPORT](#)

View image in PDF format

[06/11/2013 -- ANNUAL REPORT](#)

View image in PDF format

[11/06/2012 -- Florida Limited Liability](#)

View image in PDF format



**Receiver Site  
Deed**

Prepared by  
Mendy Walden, an employee of  
First American Title Insurance Company  
3132 Northside Drive, Suite 101, Building C  
Key West, Florida 33040  
(877)727-5927

11/13/2012 8:46AM  
DEED DOC STAMP CL: DS \$9,800.00

Doc# 1906920  
Bk# 2598 Pg# 4

Return to: Grantee

File No.: 1064-2808921

*1,400,000*

## WARRANTY DEED

This indenture made on **November 08, 2012** A.D., by

**Joseph A. Valdes, Jr. and Robert A. Valdes, as joint tenants with right of survivorship**

whose address is: **2604 Seidenberg Avenue, Key West, FL 33040**  
hereinafter called the "grantor", to

**4 Minkids Realty, LLC., a Florida Limited Liability Corporation**

whose address is: **522 Rt. 9 North, Manalapan, NJ 07726**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Part of Lot One (1) in Square Nine (9) in Tract Eleven (11) according to CHARLES W. TIFT'S MAP OF THE ISLAND OF KEY WEST, and commencing at the corner of Duval and United Streets, and running thence along said Duval Street in a Northwesterly direction 67 feet, 10 inches; thence at right angles in a Southwest direction 100 feet; thence at right angles in a Southeast direction 67 feet, 10 inches; thence at right angles along United Street 100 feet to the point of beginning, also known by address as 1224 Duval Street, Key West, Monroe County, Florida.

Parcel Identification Number: **1029751** / RE# 00028970000000066825

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.


**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.


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

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

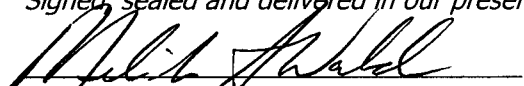
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2012.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


  
\_\_\_\_\_  
Joseph A. Valdes Jr.

  
\_\_\_\_\_  
Robert A. Valdes

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Signature

Print Name: MELINDA A. WALDEN

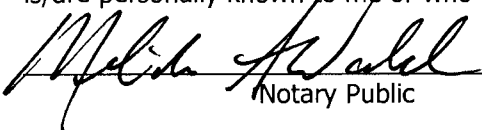
  
\_\_\_\_\_  
Witness Signature

Print Name: CLIFFORD P. PRICE

State of **FL**

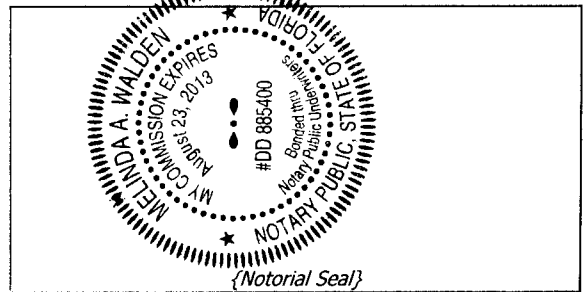
County of **Monroe**

**The Foregoing Instrument Was Acknowledged** before me on **November 8, 2012**, by **Joseph A. Valdes, Jr. and Robert A. Valdes, as joint tenants with right of survivorship** who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Printed Name)

My Commission expires: \_\_\_\_\_



# **Receiver Site Survey**

# MAP OF BOUNDARY SURVEY PART LOT 1, SQUARE 9, TRACT 11 ON THE ISLAND OF KEY WEST

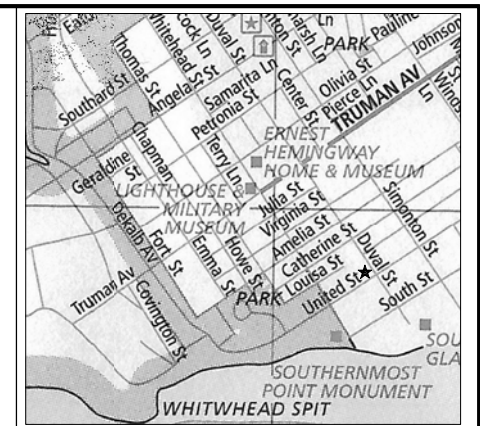
NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION

SCALE: 1" = 10'

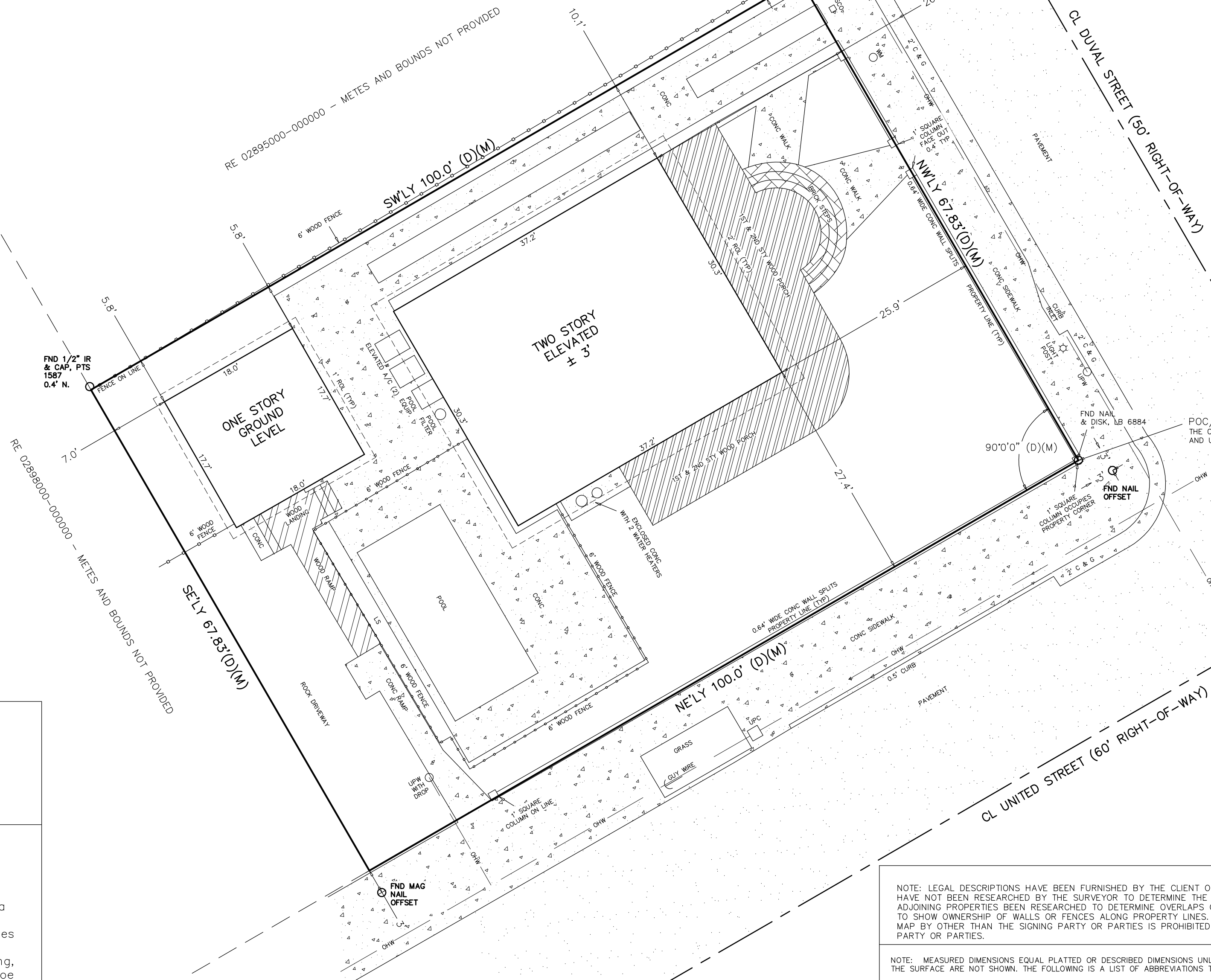
BEARING BASE:  
90° LOT PER LEGAL DESCRIPTION

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
1224 DUVAL STREET  
KEY WEST, FL 33040



LOCATION MAP - NTS



**CERTIFIED TO -**  
Bruce Mineroff and Sharon Mineroff  
First American Title Insurance Company

**LEGAL DESCRIPTION -**  
Part of Lot One (1) in Square Nine (9) in Tract Eleven (11) according to the Charles W. Tiff's Map of the Island of Key West, and commencing at the corner of Duval and United Streets, and running thence along the said Duval Street in a Northwesterly direction 67 feet, 10 inches; thence at right angles in Southwest direction 100 feet; thence at right angles in a Southeast direction 67 feet 10 inches; thence at right angles along United Street 100 feet to the point of beginning, also know by address as 1224 Duval Street, Key West, Monroe County, Florida.

SCALE: 1"=10'  
FIELD WORK DATE: 10/03/12  
REVISION DATE: -/-/  
SHEET 1 OF 1  
DRAWN BY: KB  
CHECKED BY: RW  
INVOICE #: 12091202

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 5J-17, 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.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED  
JOE ROBERT WHITE, LS 6688, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & WHITE**  
LAND SURVEYING, INC.  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

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. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- |                                      |  |                                    |                                      |
|--------------------------------------|--|------------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER            | FI = FENCE INSIDE                              | PCP = PERMANENT CONTROL POINT      | TS = TRAFFIC SIGN                    |
| BO = BLOW OUT                        | FO = FENCE OUTSIDE                             | PI = POINT OF INTERSECTION         | UEASE = UTILITY EASEMENT             |
| C = CALCULATED                       | FOL = FENCE ON LINE                            | PM = PARKING METER                 | UPC = CONCRETE UTILITY POLE          |
| C&G = 2" CONCRETE CURB & GUTTER      | GI = GRATE INLET                               | POB = POINT OF BEGINNING           | UPW = WOOD UTILITY POLE              |
| CB = CONCRETE BLOCK                  | GW = GUY WIRE                                  | POC = POINT OF COMMENCEMENT        | WB = WOOD BOX                        |
| CBW = CONCRETE BLOCK WALL            | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE       | WD = WOOD DECK                       |
| CBRW = CONCRETE BLOCK RETAINING WALL | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT | WF = WOOD FENCE                      |
| CI = CURB INLET                      | IR = IRON ROD                                  | PT = POINT OF TANGENT              | WL = WOOD LANDING                    |
| CL = CENTERLINE                      | LE = LOWER ENCLOSURE                           | R = RADIUS                         | WM = WATER METER                     |
| CLF = CHAINLINK FENCE                | LS = LANDSCAPING                               | ROL = ROOF OVERHANG LINE           | WRACK LINE = LINE OF DEBRIS ON SHORE |
| CM = CONCRETE MONUMENT               | M = MEASURING                                  | ROWL = RIGHT OF WAY LINE           |                                      |
| CONC = CONCRETE                      | MTL = METAL FENCE                              | R/W = RIGHT OF WAY                 |                                      |
| C/S = CONCRETE SLAB                  | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | SOD = SANITARY CLEAN-OUT           |                                      |
| CVRD = COVERED                       | NTS = NOT TO SCALE                             | SMH = SANITARY MANHOLE             |                                      |
| D = DEED                             | ELEV = ELEVATION                               | SV = SEWER VALVE                   |                                      |
| EL = ELEVATION                       | ELEV = ELEVATED                                |                                    |                                      |
| EM = ELECTRIC METER                  | EM = ELECTRIC METER                            |                                    |                                      |
| FH = FIRE HYDRANT                    | PH = PLAT                                      |                                    |                                      |

**Receiver Site  
Site Plan**

# HABITABLE ACCESSORY STRUCTURE

EXISTING RESIDENCE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

## SHEET INDEX

SHEET	CONTENT
A - 1	SITE INFORMATION & LOCATION PLAN
A - 2	SITE PLAN & SITE DATA
A - 3	ACCESSORY STRUCTURE PLANS & ELEVATIONS

## LDR REQUIREMENTS - CITY OF KEY WEST, FLORIDA

LAND USE ZONE	HRCC-3	FRONT SETBACK	5'-0"
FLOOR LOADS	40/10	REAR SETBACK	15'-0"
ROOF LOADS	20/10	SIDE SETBACK	5'-0"
CATEGORY	D	HEIGHT LIMIT	35'-0"; (+5'-0")
WIND ZONE	180 MPH (ULTIMATE)	STREET SETBACK	7'-6"
FLOOD ZONE	AE (ELEVATION 11)	BUILDING COVERAGE	50%
DENSITY	22 / ACRE	IMPERVIOUS SURFACE	60%
F. A. R.	1.0		

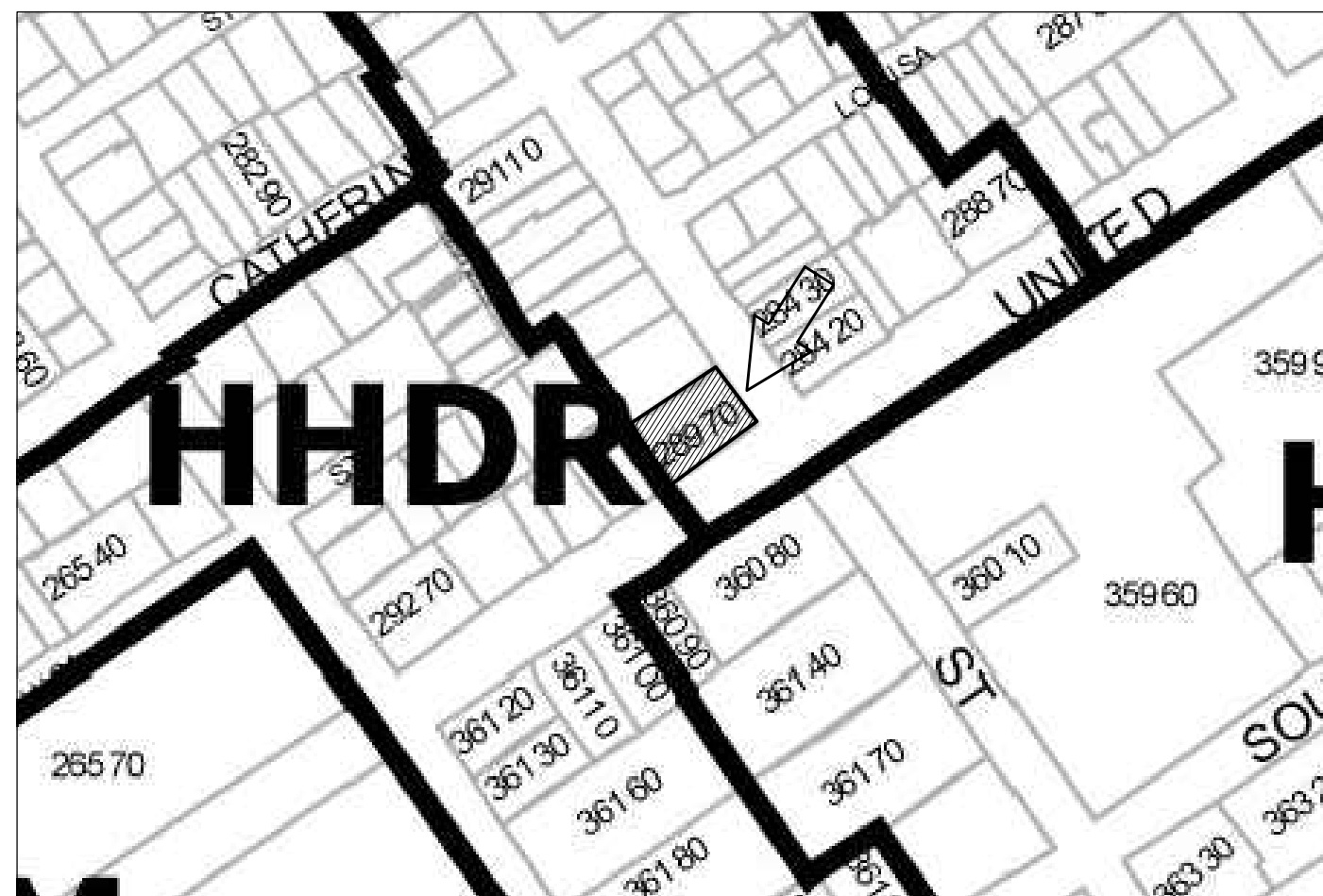
## SITE CONDITIONS - 1224 DUVAL STREET

### EXISTING SITE CONDITIONS:

LAND AREA	6783 SF
BUILDING (TOTAL)	2543 SF
PRIMARY	2220 SF
ACCESSORY	323 SF
FRONT SETBACK	9'-8"
REAR SETBACK	8'-0"
SIDE SETBACK	6'-0"
STREET SETBACK	10'-7"
BUILDING COVERAGE	37.5%
IMPERVIOUS SURFACE	54.5%

### COMPLIANCE:

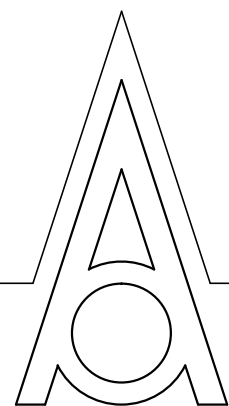
YES (NO CHANGES)
NOT APPLICABLE
NOT APPLICABLE
NOT APPLICABLE
YES (NO CHANGES)
NO (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)



## SCOPE OF WORK:

THIS PROJECT ENGAGES THE NECESSARY VARIANCE REQUESTS IN ORDER TO BRING THE EXISTING SITE CONDITIONS INTO COMPLIANCE (ACKNOWLEDGEMENT), PER THE REQUIREMENTS OF THE CITY OF KEY WEST, FLORIDA. THOSE VARIANCES REQUESTED ARE:

- 1) USE OF EXISTING ACCESSORY STRUCTURE AS HABITABLE SPACE
- 2) REAR YARD SETBACK OF 8'-0" (EXISTING; 15'-0" PER LDR)



305.797.2309

## VARIANCE REQUEST

EXISTING ACCESSORY STRUCTURE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

## SITE INFORMATION AND LOCATION PLAN

SCALE: NOT TO SCALE

## NOTES:

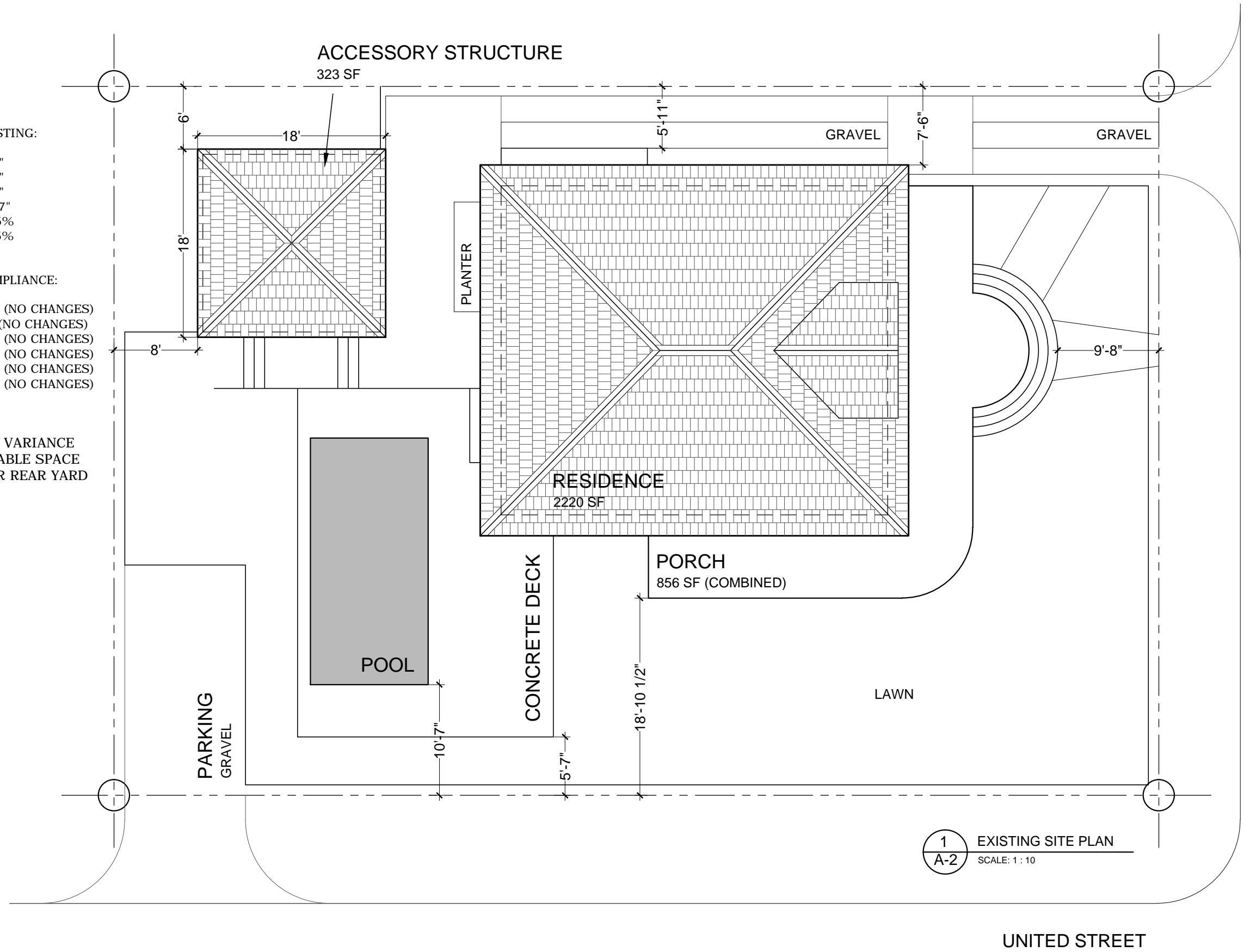
08.27.2013

A-1

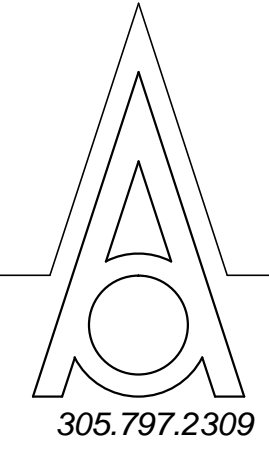
# SITE CONDITIONS

EXISTING SITE CONDITIONS:	LDR:	EXISTING:
FRONT SETBACK	5'-0"	9'-8"
REAR SETBACK	15'-0"	8'-0"
SIDE SETBACK	5'-0"	6'-0"
STREET SETBACK	7'-6"	10'-7"
BUILDING COVERAGE	50%	37.5%
IMPERVIOUS SURFACE	60%	54.5%
PROPOSED SITE CONDITIONS:		COMPLIANCE:
FRONT SETBACK	10'-4"	YES (NO CHANGES)
REAR SETBACK	8'-0"	NO (NO CHANGES)
SIDE SETBACK	6'-0"	YES (NO CHANGES)
STREET SETBACK	10'-7"	YES (NO CHANGES)
BUILDING COVERAGE	37.5%	YES (NO CHANGES)
IMPERVIOUS SURFACE	54.5%	YES (NO CHANGES)

NOTE: ALL STRUCTURES SHOWN ARE EXISTING. VARIANCE REQUEST IS FOR ACKNOWLEDGEMENT OF HABITABLE SPACE FOR EXISTING ACCESSORY STRUCTURE, AND FOR REAR YARD SETBACK REQUIREMENTS ONLY.



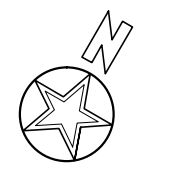
1 EXISTING SITE PLAN  
A-2 SCALE: 1 : 10



**VARIANCE REQUEST**  
EXISTING ACCESSORY STRUCTURE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

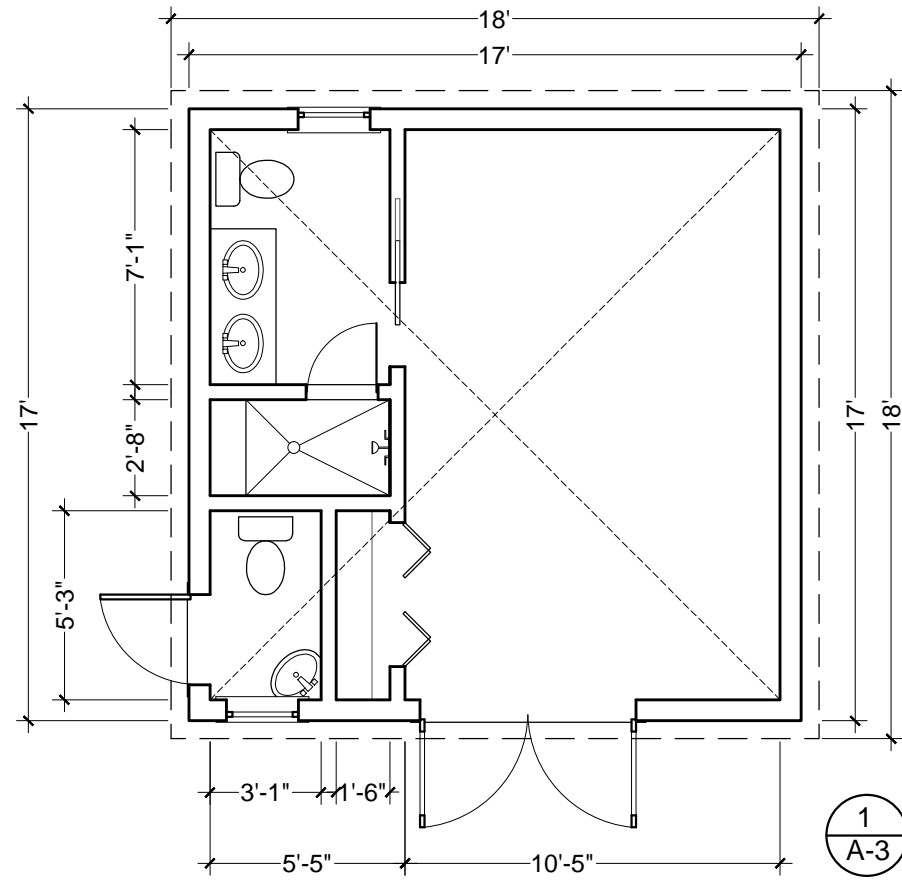
**SITE PLAN AND SITE DATA**  
SCALE: AS INDICATED

**NOTES:**

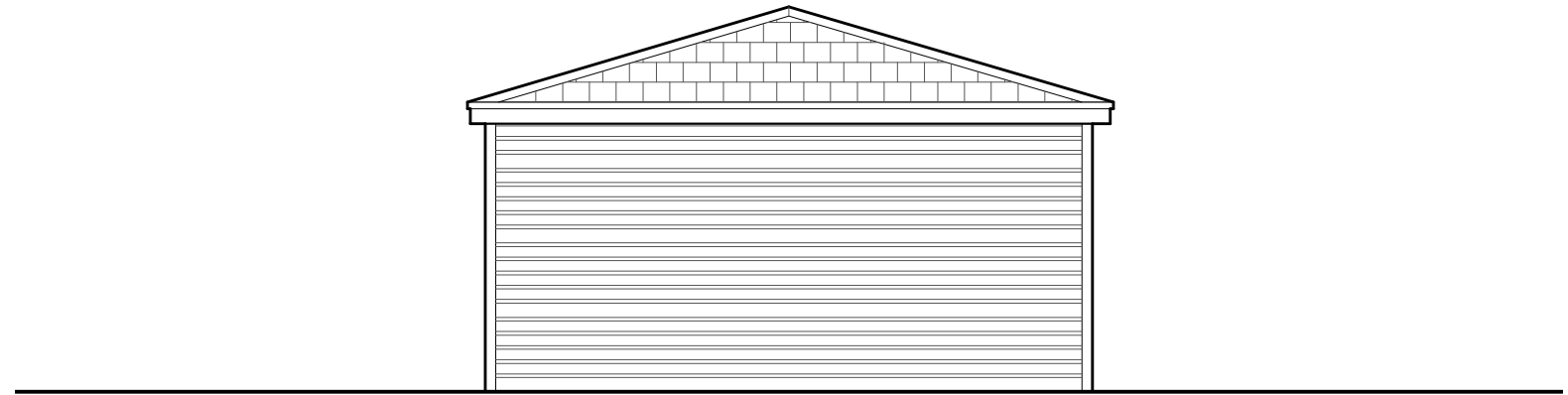


08.27.2013  
**A-2**

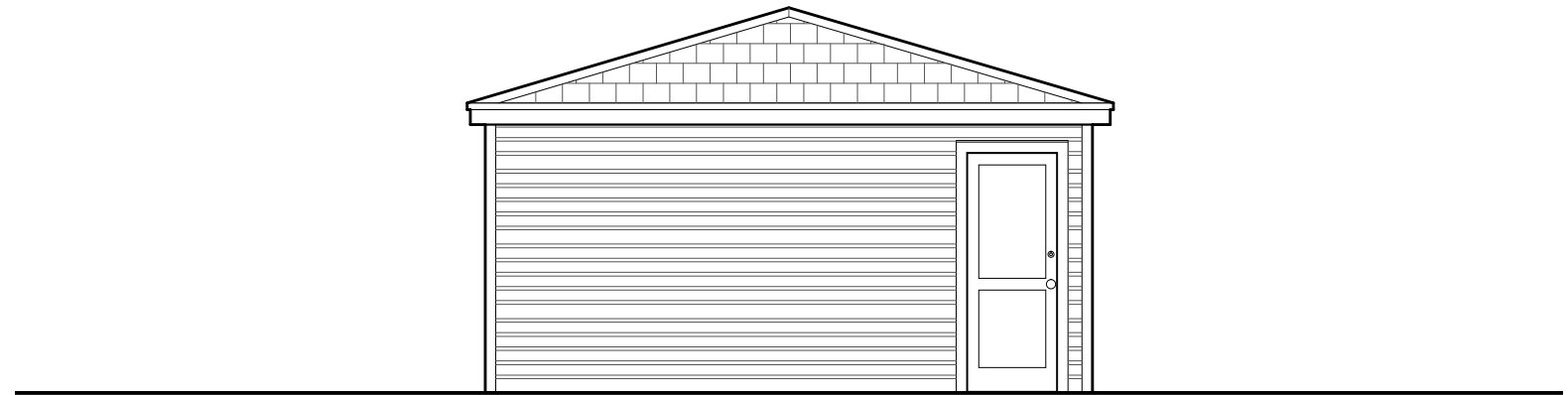




1 FLOOR PLAN  
A-3 SCALE: 3/16" = 1'-0"



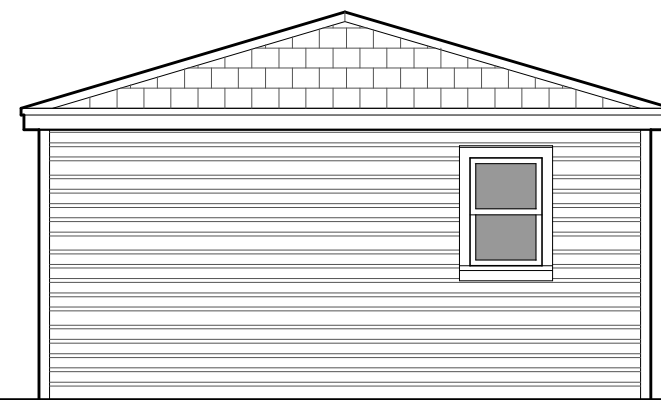
3 EAST ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



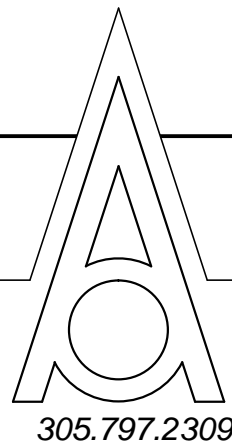
4 WEST ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



5 NORTH ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



**VARIANCE REQUEST**

EXISTING ACCESSORY STRUCTURE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

**ACCESSORY STRUCTURE  
PLANS & ELEVATIONS**

SCALE: NOT TO SCALE

**NOTES:**

08.27.2013

A-3

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

## Minutes of the Development Review Committee

Approved April 24, 2014

Ms. DeMaria reminded property owners of the requirement to protect any trees near and within the project area during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

### **POLICE DEPARTMENT:**

No comments.

### **HARC PLANNER:**

Ms. Torregrosa stated that this project already went in front of HARC; approved in September of 2012. She explained the HARC approval time length and if the two years expires before building permits are pulled, an extension would be required.

### **PLANNING DIRECTOR:**

Mr. Craig stated that it may be necessary to amend the original easement to recognize the removal of the larger encroachment. It would need to be discussed with staff and legal.

### **ENGINEERING:**

No comments.

### **FIRE DEPARTMENT:**

Mr. Barroso stated that the owner is cleaning up an existing setback problem with the side setback. Providing an improvement for accessibility for emergency responders  
Will need to maintain proposed new setbacks throughout the property free & clear of any obstructions as per plans. No other fire concerns at this time.

4. **Transient License Transfer - 807 Washington Street, Unit 102 (RE#00037807-000102; AK#9090034) to 1224 Duval Street (RE#00028970-000000; AK#1029751)** – A request for a Transient License Transfer of one license from property located in the HMDR zoning district to property located in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the transient license transfer request.

The applicant, Mr. Patrick Flanigan of Smith Oropeza, P.L. gave members an overview of the transient license transfer request

### **DRC Member Comments:**

### **ART IN PUBLIC PLACES:**

No comments.

### **URBAN FORESTRY MANAGER:**

No comments.

### **POLICE DEPARTMENT:**

No comments.

# Minutes of the Development Review Committee

Approved April 24, 2014

## **HARC PLANNER:**

No comments.

## **PLANNING DIRECTOR:**

No comments.

## **ENGINEERING:**

No comments.

## **FIRE DEPARTMENT:**

Mr. Barroso stated the detached residential structure located at the back of the property smoke detectors shall be interconnected with the main home. This will provide notifications for all the residents in the event of activation. Shall come into compliance with transient life safety codes prior to C/O. Applicant will need a final inspection from fire marshal's office.

5. **Major Development Plan & Conditional Use – 1512 Dennis Street & 1515-1525 Bertha Street (RE # 00063400-000000; AK # 1063835)** - A request for major development plan and conditional use approval for the phased redevelopment of an existing nursing/convalescent home with the addition of 7 new living units and office and rehabilitation space on property located within the CL zoning district – pursuant to Sections 108-91.B.2.a.&b., 122-62 and 122-388(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the major development plan and conditional use request.

The applicant, Mr. Patrick Wright, of Trepanier & Associates, gave members an overview of the major development plan and conditional use request.

The applicant, Brian Green, President of AIDS Help, gave an overview of the background of the request.

## **DRC Member Comments:**

### **ART IN PUBLIC PLACES:**

Mr. Moody stated that AIDS Help has always been a significant contributor to the arts community.

### **URBAN FORESTRY MANAGER:**

Ms. DeMaria stated there is an existing, open tree removal permit for this property for the removal of a coconut palm. The tree has been removed but the file is still open because a replacement has not been verified as being planted. Property owner should discuss this issue with the Urban She stated nice plant palette on the landscape plan. She would like to remind property owners of the requirement to protect any trees near and within the project area during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 PM on June 19, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Transient License Transfer – 807 Washington Street Unit 102 (RE # 00037807-000102; AK # 9090034) to 1224 Duval Street (RE # 00028970-000000; AK # 1029751)** – A request for a Transient License Transfer of one license from property located in the Historic Medium Density Residential (HMDR) Zoning District to property located in the Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3) Zoning District per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

**Contact:** Brendon Cunningham, Senior Planner II; [bcunning@keywestcity.com](mailto:bcunning@keywestcity.com); 305-809-3724  
Planning Department: Fax: 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

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

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

**Transient License Transfer – 807 Washington Street Unit 102 (RE # 00037807-000102; AK # 9090034) to 1224 Duval Street (RE # 00028970-000000; AK # 1029751)** – A request for a Transient License Transfer of one license from property located in the Historic Medium Density Residential (HMDR) Zoning District to property located in the Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3) Zoning District per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Applicant:** Gregory S. Oropeza, Smith | Oropeza, P.L. **Owners:** Saddle-Up Investments LLC (sender site)  
4 Minkids Realty LLC (receiver site)

**Project Locations:** Sender site: 807 Washington Street Unit 102 (RE # 00037807-000102; AK # 9090034)  
Receiver site: 1224 Duval Street (RE # 00028970-000000; AK # 1029751)

**Date of Hearing:** Thursday, June 19, 2014 **Time of Hearing:** 6:00 PM

**Location of Hearing:** Old City Hall, 510 Greene Street, City Commission Chambers

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

**Please provide written comments to:** Brendon Cunningham, Senior Planner II, [bcunning@keywestcity.com](mailto:bcunning@keywestcity.com); 305-809-3724  
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Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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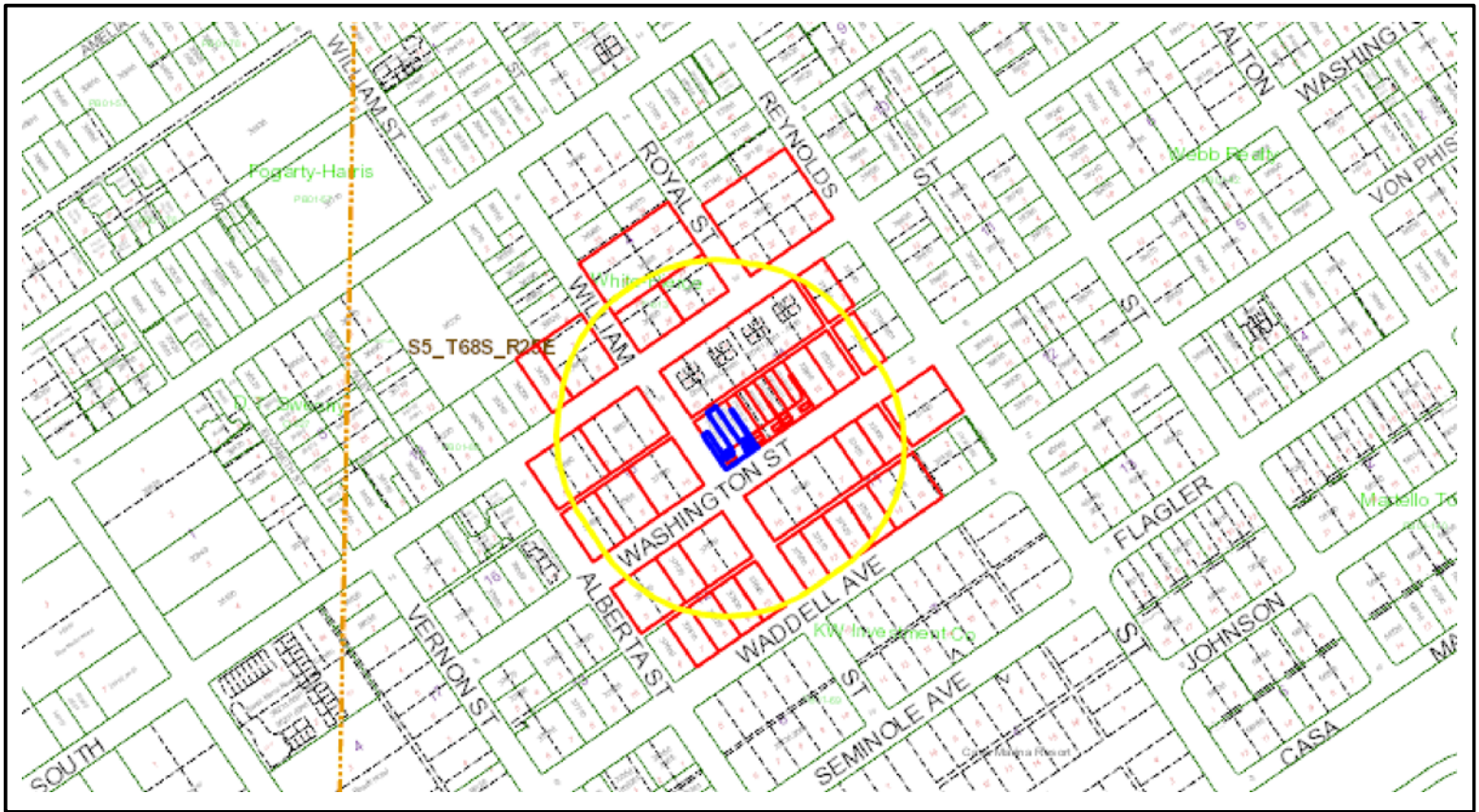
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# Monroe County, Florida

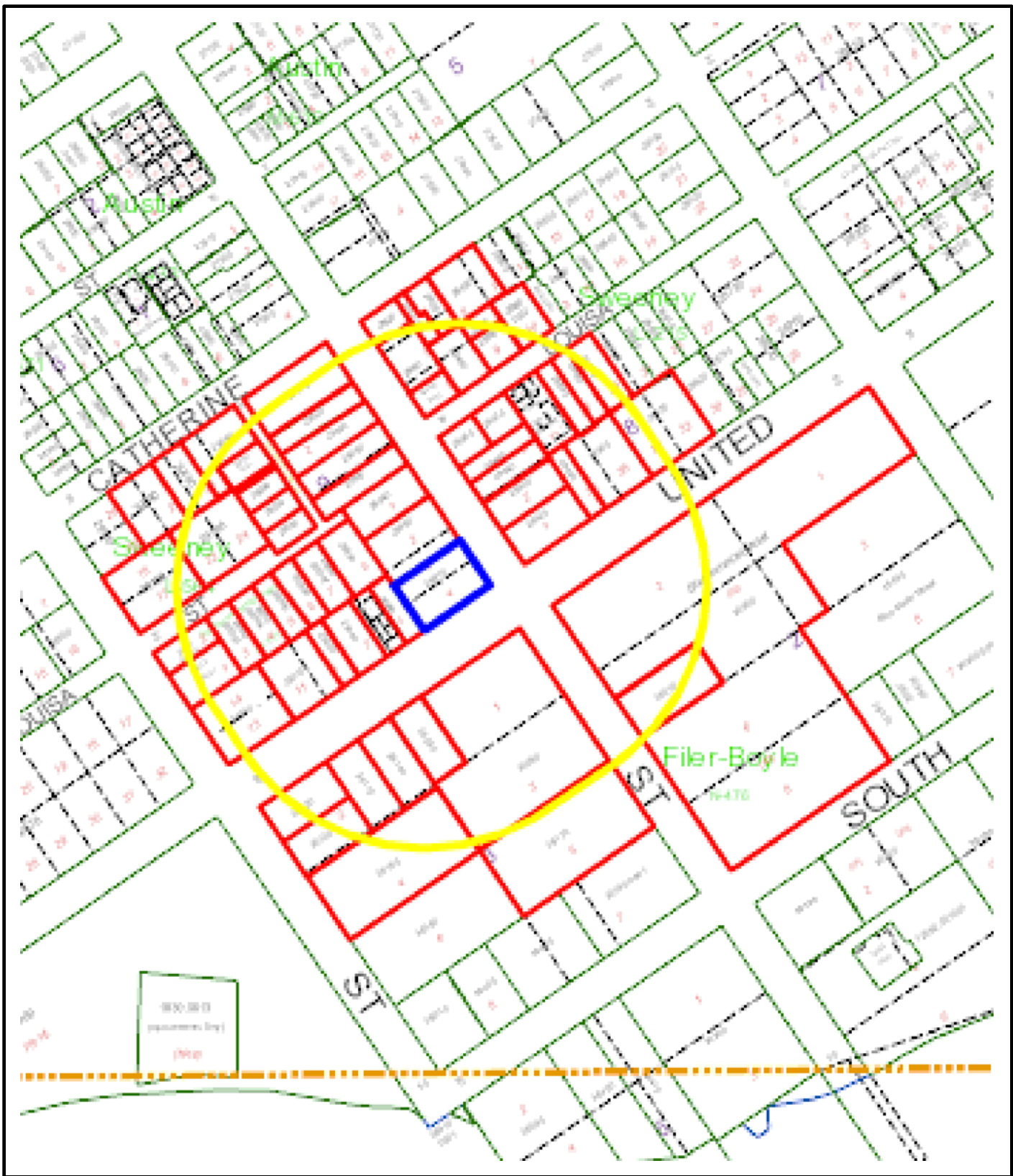
## 807 Washington

Printed: Jun 10, 2014

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.







# Monroe County, Florida

1224 Duval

Printed: Jun 10, 2014

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OWNER1	OWNER2	ADDRESS	CITY	STATE	ZIP	COUNTRY
1 RYAN TIMOTHY J		1007 SIMONTON ST	KEY WEST	FL	33040	
2 PP KW LLC		101 GULFVIEW DR	ISLAMORADA	FL	33036-4139	
3 ROBINSON SOLITA		1012 JOHNSON ST	KEY WEST	FL	33040-4826	
4 ROTH DE ROTH RICHARD ESTATE	% BASCOM LOVIC GRO	1102 WHITE ST	KEY WEST	FL	33040	
5 RAGUSO REBECCA		111 HOLIDAY LN	CANANDAIGUA	NY	14424-1427	
6 SALERNO GARY L L/E		114 SINCLAIR DR	NORTON SHORES	MI	49441-5545	
7 DICKERSON ONNIE D III		1203 CALAIS LN	KEY WEST	FL	33040	
8 BENAVIDES JAMIE M REV TRUST		1205 CALAIS LN	KEY WEST	FL	33040	
9 WAGNER PETER F		1207 DUVAL ST	KEY WEST	FL	33040	
10 BEAVER DENNIS LIVING TRUST 6/6/2003		1207 WHITEHEAD ST	KEY WEST	FL	33040	
11 1210 DUVAL INC		1210 DUVAL ST	KEY WEST	FL	33040	
12 DEVAULT DARLENE AND KENNETH E JR		1212 SE 2ND CT APT	FORT LAUDERDALI	FL	33301-3941	
13 DE LA CRUZ JOSE		1214 DUVAL ST	KEY WEST	FL	33040-3130	
14 ILANE LLC		1215 DUVAL ST	KEY WEST	FL	33040	
15 SPRIGGS LECIA E		127 CLAIBORNE CV	RIDGELAND	MS	39157-9707	
16 PAZO OTILIA L/E		13 THOMPSON LN	KEY WEST	FL	33040-3139	
17 RAMEY ROBERT	C/O TROPICAL MOTORS	1300 DUVAL ST	KEY WEST	FL	33040-3132	
18 WINGS OF IMAGINATION INC		1316 DUVAL ST	KEY WEST	FL	33040-3132	
19 GUEST SERVICES INC		1317 DUVAL ST	KEY WEST	FL	33040	
20 HOSPICE OF THE FLORIDA KEYS INC		1319 WILLIAM ST	KEY WEST	FL	33040-4736	
21 NEEDLEMAN DIANE T/C		1320 ROYAL ST	KEY WEST	FL	33040	
22 INFOTECH INC		1320 ROYAL ST APT	KEY WEST	FL	33040-4766	
23 HOUSING AUTHORITY OF THE CITY OF KEY WEST FLORIDA		1400 KENNEDY DR	KEY WEST	FL	33040-4055	
24 EDWARDS RAY FRANKLIN	C/O EDWARDS DOROTH	1400 REYNOLDS ST	KEY WEST	FL	33040-4711	
25 HOLST LESLIE K AND ELLEN R		1415 ALBERTA ST	KEY WEST	FL	33040-4757	
26 CASA VACATIONS LLC		1419 REYNOLDS ST	KEY WEST	FL	33040-4782	
27 YOUNG LORI A		1508 JUNO ISLES BL	NORTH PALM BEA	FL	33408-2415	
28 CORNFIELD NEIL		17 BEVERLY RD	PORT WASHINGTC	NY	11050-3017	
29 GROOMS BASCOM LOVIC IV		1716 N ROOSEVELT I	KEY WEST	FL	33040	
30 DEDRICK WARREN WILLIAM	C/O MCCANN MICHELL	180 SUGARLOAF DR	SUMMERLAND KE	FL	33042-3673	
31 POTTER MARY SUE QPRT 02/05/08		1801 GULF SHORE B	NAPLES	FL	34102-4915	
32 ROTH DE ROTH RICHARD ESTATE	C/O LEON ALBERT JR AN	1807 GREYSTONE HE	VALRICO	FL	33594	
33 ROGERS MICHAEL L AND MADELINE J		1932 OAK KNOLL DR	BELMONT	CA	94002-1755	
34 CUNNINGHAM DAVID A ESTATE	C/O CUNNINGHAM JON	2150 VICKI LN	CUMMING	GA	30041	

OWNER1	OWNER2	ADDRESS	CITY	STATE	ZIP	COUNTRY
35 HUKWEEM LLC		2231 SAINT JOHNS A	JACKSONVILLE	FL	32204-4621	
36 PRUETT RANDY B AND CINDY C		2383 NICOLE DR	SHREVEPORT	LA	71107	
37 GONZALEZ ANGEL T JR AND TRACEY TOPPER		240 E 55TH ST APT 1	NEW YORK	NY	10022-4021	
38 BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY		242 WHITE ST	KEY WEST	FL	33040	
39 DOERING DANIEL K		259 CORNELL AVE	DES PLAINES	IL	60016-2130	
40 POUPARD GARY		259 CORNELL AVE	DES PLAINES	IL	60016-2130	
41 MCMANE DAVID AND ARALYNN		259 RUE DU FAUBOU	PARIS		75011	FRANCE
42 SUNSET CITY LLC	C/O LASALLE HOTEL PR	3 BETHESDA METRO	BETHESDA	MD	20814-6358	
43 UNITED STREET TRUST LLC		307 NE 1ST ST	MIAMI	FL	33132-2505	
44 JURKOWSKI JOSEPH T JR		315 W 70TH ST APT	NEW YORK	NY	10023-3577	
45 AMES MARY E		31537 ROYAL OAKS I	TEMECULA	CA	92591	
46 CANNON ROGER F TRUST AGREEMENT 9/6/2005		3240 HAVENWOOD	PALATINE	IL	60067-9054	
47 1201 DUVAL LLC		33830 RIVIERA DR	FRASER	MI	48026	
48 LUKEN CLAIRE S LIVING TRUST 4/26/2000		3400 N LAKE SHORE	CHICAGO	IL	60657-2801	
49 1-3 LLC		341 KILMAYNE DR S	CARY	NC	27511-4490	
50 MOSTYN JOHN STEVEN AND AMBER		3810 W ALABAMA S	HOUSTON	TX	77027-5294	
51 HSBC BANK USA NA	C/O SELECT PORTFOLIO	3815 S WEST TEMPL	SALT LAKE CITY	UT	84115-4412	
52 DIGBY STEVEN JAMES AND LISA		4 MOUNT VIEW	ILFRACOMBE	DEVON	EX34PD	ENGLAND
53 MCKISSICK ANTHONY M		401 UNITED ST	KEY WEST	FL	33040	
54 WADDELL PROPERTIES LLC		403 RUTH RD	SYRACUSE	NY	13212-1942	
55 MORGAN HUGH J		404 SOUTH ST	KEY WEST	FL	33040	
56 POITIER JUDITH WHEELER		408 CATHERINE ST	KEY WEST	FL	33040-3124	
57 SHEPANZYK DEREK AND KRISTINA		410 CANADA ST	LAKE GEORGE	NY	12845-1129	
58 DEKEYSER SUSAN AND RICHARD T		410 LOUISA ST	KEY WEST	FL	33040	
59 WATERS CLARENCE LEO		411 LOUISA ST	KEY WEST	FL	33040-3135	
60 DUGAS KENNETH J AND MARGARET P		412 LOUISA ST	KEY WEST	FL	33040-3136	
61 OSHEA KATHERINE A REV TRUST		414 LOUISA ST	KEY WEST	FL	33040	
62 DYER FAMILY REVOCABLE TRUST 11/16/2012		41567 KNIGHT RD	LEONARDTOWN	MD	20650-2226	
63 UNITED STREET CONDOMINIUM		419 UNITED ST	KEY WEST	FL	33040	
64 PHILLIPS ALFRED R AND DONNA M		419 UNITED ST APT	KEY WEST	FL	33040-3178	
65 BRYANT PAUL		421 UNITED ST	KEY WEST	FL	33040-3142	
66 515 LOUISA STREET LLC	C/O FRASER JIM	4412 HICKORY LAKE	GLEN ALLEN	VA	23059-2606	
67 1200 DUVAL STREET LLC		5 BIRCHWOOD DR	KEY WEST	FL	33040-6209	
68 GULFSTREAM APARTMENTS OF KEY WEST LLC		500 FLEMING ST	KEY WEST	FL	33040-6891	

OWNER1	OWNER2	ADDRESS	CITY	STATE	ZIP	COUNTRY
69 GULFSTREAM APARTMENTS OF KEY WEST LLC		500 FLEMING ST	KEY WEST	FL	33040-6891	
70 CATALFOMO ANTHONY J		506 LOUISA ST	KEY WEST	FL	33040	
71 508 LOUISA CONDOMINIUM		508 LOUISA ST	KEY WEST	FL	33040	
72 ELWELL CHRISTOPHER R		508 LOUISA ST UNIT	KEY WEST	FL	33040	
73 CLARISSA JANICE		508 LOUISA ST APT 1	KEY WEST	FL	33040-3179	
74 RIZZO ANTHONY		508 LOUISA ST APT 2	KEY WEST	FL	33040-3179	
75 MARTINEZ AMPARO L		509 LOUISA ST	KEY WEST	FL	33040-3105	
76 SANCHEZ PEDRO ESTATE	C/O MARTINEZ AMPARO	509 LOUISA ST	KEY WEST	FL	33040	
77 LARSEN VICTOR O JR		514 LOUISA ST	KEY WEST	FL	33040	
78 HOTTMANN JAMES A		516 CATHERINE ST	KEY WEST	FL	33040-3104	
79 1227 DUVAL STREET LLC	C/O SKAHEN DANIEL PA	520 SOUTHARD ST	KEY WEST	FL	33040-6895	
80 SCHOOLER RHONDA E		521 EMERICK ST	YPSILANTI	MI	48198	
81 MINKIDS REALTY LLC		522 ROUTE 9 UNIT 1	MANALAPAN	NJ	07726-8241	
82 WHERTY JAMES		5511 WINCHESTER A	VENTNOR CITY	NJ	08406-2351	
83 DEUTSCH FAMILY LOUISA LLC		6712 VENDOME TER	BETHESDA	MD	20817-4027	
84 LOWE MAYNARD V JR AND MARCIE S		6876 MOLAKAI CIR	BOYNTON BEACH	FL	33437-7027	
85 FREEMAN PETER R		706 ORIENT LN	ORIENTAL	NC	28571	
86 714 SOUTH STREET LLC		714 SOUTH ST	KEY WEST	FL	33040	
87 GROOMS MARY LOUISA P		719 WASHINGTON S	KEY WEST	FL	33040-4777	
88 BRUGMAN FAMILY LIMITED PARTNERSHIP		721 SOUTH ST	KEY WEST	FL	33040	
89 KAUFMAN STUART M REVOCABLE INTER-VIVOS TR 10/4/88		760 WASHINGTON S	KEY WEST	FL	33040-4778	
90 JANKER PETER S AND DIXIE L		7688 OAK FIELD CT	SPRINGFIELD	VA	22153-3506	
91 NORMAC INC		800 WASHINGTON S	KEY WEST	FL	33040-4799	
92 SOUTHPARK CONDOMINIUM		804 SOUTH ST	KEY WEST	FL	33040	
93 DIBIASIO JAMES AND LINDA		804 SOUTH ST APT 3	KEY WEST	FL	33040-4762	
94 BAHLKE WILLIAM P AND ALMEDA ALLEN		804 SOUTH ST APT 4	KEY WEST	FL	33040-4762	
95 KELLER JANINE C AND DAVID M		8048 PRESTBURY DR	ORLANDO	FL	32832-6306	
96 CHAPUIS RALPH A		812 SOUTH ST APT 1	KEY WEST	FL	33040-4764	
97 VALENZUELA STACE V		812 SOUTH ST APT 2	KEY WEST	FL	33040-4764	
98 REINKING ANDREW J		812 SOUTH ST APT 3	KEY WEST	FL	33040-4764	
99 TEPE VICKI L		816 SOUTH ST APT 3	KEY WEST	FL	33040-4765	
100 CORTINAS ANGELICA MARIE		816 SOUTH ST APT 4	KEY WEST	FL	33040-4765	
101 KINZER BERNARD H 1997 TRUST 12/14/1997		822 WASHINGTON S	KEY WEST	FL	33040-4735	
102 DEMIER CAL T AND MILAGROS		825 DUVAL ST STE 3	KEY WEST	FL	33040-7624	

<b>OWNER1</b>	<b>OWNER2</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
103 KUNZLER PETER		829 EATON ST	KEY WEST	FL	33040-6920	
104 SOUTH STREET HOSPITALITY LLC		830 TRUMAN AVE	KEY WEST	FL	33040-6426	
105 ANDREWS JERRY AND YULIYA		8311 BRIER CREEK P	RALEIGH	NC	27617-7328	
106 KOONTZ BONNIE W TRUST 7/24/2013		8407 BROECKER BLV	LOUISVILLE	KY	40241-6101	
107 DART ROBERT J AND JUDY L		925 HILL HOLLOW LN	MILFORD	MI	48381-4722	
108 MARCUS BARBARA		927 S WINDSOR BLV	LOS ANGELES	CA	90019	
109 JANKER PAUL LEON		CMR 415 BOX 7995	APO	AE	09114-0080	
110 SCHOLL DIANE E		PO BOX 29	LAKE PLACID	NY	12946-0029	
111 MMR PROPERTIES OF KEY WEST LLC		PO BOX 4125	KEY WEST	FL	33041-4125	