



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

To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: January 20, 2011

Agenda Item: An application for a variance to the impervious surface ratio in the Historic Neighborhood Commercial (HNC-2) zoning district for property located at 816-818 White Street (RE#00022250-000000), per Section 122-810 (4)b. as required of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To consider a variance to the required impervious surface ratio to replace a brick patio with a swimming pool and composite decking.

Applicant: Donald Whitehead, Managing Member, 816 White Street, LLC

Property Owner: 816 White Street, LLC

Location: 816 White Street, RE# 00022250-000000

Zoning: Historic Neighborhood Commercial (HNC-2) Zoning District



Background:

The property is located in the Historic Neighborhood Commercial (HNC-2) zoning district. It is operated as a five room guest house with ancillary commercial office space.

Request:

The applicant would like to replace an existing impervious brick patio with a swimming pool. The change will positively affect the non-conforming impervious surface ratio as there would be a seven percent reduction of impervious surface.

	Allowed/Required	Existing	Proposed
Impervious Surface	60%	91.6%	84.4%

Process:

Development Review Committee Meeting:

September 23, 2010

HARC, Approval H#10-01-562

October 25, 2010

Planning Board Meeting:

January 20, 2011

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, building or structure involved and which are not applicable to other land, buildings or structures in the same zoning district.**

Numerous properties in the historic districts have legal non-conforming coverages. This particular property, like numerous others in this zoning district, does not meet the impervious surface ratio requirement outlined in Section 122-810 (4)b. As such, special conditions do not exist that are not applicable to other land, buildings or structures within this zoning district.

- 2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

The owner purchased the property in its current non-conforming configuration. However, the applicant proposes a project that will not reduce the impervious surface ratio in excess of the 60% required by code. The scope of the project is a condition created by the applicant.

- 3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, structures or structures in the same zoning district.**

Granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, buildings or structures in the same zoning district.

- 4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

While the code limits the improvements that can be made to a property without seeking variances, there is no evidence that the applicant would be deprived of reasonable use of the land without the proposed project.

- 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variance requested appears to be the minimum variance needed to make the desired improvements.

- 6. Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

The installation of a swimming pool does not appear injurious to the public welfare.

- 7. Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or structures in the same district, and no permitted use of lands, structures or structures in other districts shall be considered grounds for the issuance of a variance.**

This request is not based on existing conditions on surrounding properties.

The Planning Board shall make factual findings regarding the following:

- 1. That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance request.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The Planning Department has not received any public input to date.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

The applicant intends to make improvements to drainage through best management practices.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**.

**Draft
Resolution**

RESOLUTION NO- 2011-xxx

A RESOLUTION OF THE KEY WEST PLANNING BOARD FOR THE REPLACEMENT OF AN EXISTING PATIO WITH A SWIMMING POOL FOR PROPERTY WHICH EXCEEDS THE REQUIRED 60% IMPERVIOUS SURFACE RATIO FOR PROPERTY LOCATED AT 816-818 WHITE STREET (RE#00022250-000000), PURSUANT TO SECTION 122-810 (4)b. UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-810(4) b, of the Code of Ordinances provides that the maximum impervious surface ratio is 60% in the HNC-2 zoning district; and

WHEREAS, the applicant requested a variance to the required impervious surface ratio to replace an existing patio with a swimming pool and composite decking ; and

WHEREAS, the applicant proposes to reduce the amount of impervious surface by seven percent from the existing 91.6% to 84.4%; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 20, 2011; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other

_____Chairman

_____Interim Planning Director

land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that the literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

_____Chairman

_____Interim Planning Director

WHEREAS, the Planning Board finds that no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

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 variance to the required impervious surface ratio for a project in the Historic Neighborhood Commercial (HNC-2) zoning district for property located at 816-818 White Street (RE # 00022250-000000), per Sections 122-810 (4) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached plan set .

Section 3. It is a condition of this variance that full, complete, and final application for all

_____Chairman

_____Interim Planning Director

permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which this variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

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

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

_____Chairman

_____Interim Planning Director

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order 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 specially scheduled meeting held this 20th day of January, 2011.

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

_____Chairman

_____Interim Planning Director

Richard Klitenick, Chairman
Key West Planning Board
Attest:

Date

Donald Leland Craig, AICP
Interim Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Draft

_____Chairman

_____Interim Planning Director

Application

VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD OF ADJUSTMENT MEMBER ABOUT THE VARIANCE OUTSIDE THE HEARING

Variance Application

City of Key West
Planning Department

Please print or type a response to the following:

1. Site Address 816 WHITE STREET, KEY WEST, FL
2. Name of Applicant 816 WHITE STREET, LLC / DONALD E. WHITEHEAD
3. Applicant is: Owner X Authorized Representative RICK MILELLI
(attached Authorization Form must be completed)
4. Address of Applicant 913 DUVAL STREET
KEY WEST, FL 33040
5. Phone # of Applicant 296-4275 Mobile# 393-7269 Fax# 294-7240
6. E-Mail Address INFO@WICKER GUESTHOUSE.COM
7. Name of Owner, if different than above -
8. Address of Owner 913 DUVAL STREET
KEY WEST, FL 33040
9. Phone Number of Owner 296-4275 Fax# 294-7240
10. Email Address INFO@WICKER GUESTHOUSE.COM
11. Zoning District of Parcel HNC-2 RE# 00022250-000000
12. Description of Proposed Construction, Development, and Use
Remove existing brick patio. install new pool and deck

MANAGING MEMBER
RM



13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10	0	-
Side Setback	5	0	-
Side Setback	5	0	-
Rear Setback	15	21	7
Building Coverage	40	44	-
Open Space Requirements	20%	10%	9%
Impervious Surface	60	90	91

14. Is Subject Property located within the Historic District? Yes No
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting. *WAITING UNTIL AFTER DRC TO APPLY*

Date _____ HARC # _____

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes No If Yes, please describe and attach relevant documents. _____

16. Will the work be within the dripline (canopy) of any tree on or off the property?

YES _____ NO _____ *NOT SURE*

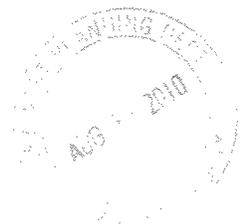
If yes, provide date of landscape approval, and attach a copy of such approval.

Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
<i>[Signature]</i>	<input checked="" type="checkbox"/>	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<i>[Signature]</i>	<input checked="" type="checkbox"/>	Application Fee (to be determined according to fee schedule)
<i>[Signature]</i>	<input checked="" type="checkbox"/>	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
N/A	<input checked="" type="checkbox"/>	Floor Plans of existing and proposed development (8.5 x 11)
<i>[Signature]</i>	<input checked="" type="checkbox"/>	Copy of the most recent survey of the subject property
N/A	<input checked="" type="checkbox"/>	Elevation drawings as measured from crown of road
<i>[Signature]</i>	<input checked="" type="checkbox"/>	Stormwater management plan
—	<input checked="" type="checkbox"/>	HARC Approval (if applicable)
<i>[Signature]</i>	<input checked="" type="checkbox"/>	Notarized Verification Form
<i>[Signature]</i>	<input checked="" type="checkbox"/>	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.



Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The project involves the replacement of an existing brick patio w/ a pool and concrete deck.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The special conditions and circumstances do not result from the action or negligence of the applicant

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges will be conferred

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The lack of a pool is a hardship for the Owner b/c he is at a disadvantage with other neighboring guesthouses that have a pools



5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Minimum variance is proposed. An existing brick courtyard will be removed to accommodate the pool.

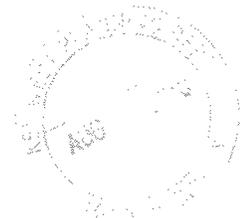
6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Addition of a pool is not injurious to the public welfare. A small pool is a typical amenity for guesthouses in Key West

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.



Verification Form

Verification Form

Please note, Planning Board meetings and Board of Adjustment hearings are quasi-judicial proceedings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Rick Milelli, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

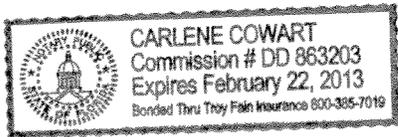
201 Front St, Ste 207, Key West FL 33040
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up 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/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 10-21-10 (date) by
Rick Milelli (name) He/She is personally known to me or has
presented as identification.

Notary's Signature and Seal



Carlene Cowart Name of Acknowledger typed, printed or stamped
Development Review Administrator Title or Rank 863203 Commission Number (if any)

Authorization Form

Authorization Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

I, 816 WHITE STREET, LLC / DONALD E. WHITEHEAD authorize
Please Print Name(s) of Owner(s)

RICK MCELLEI
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

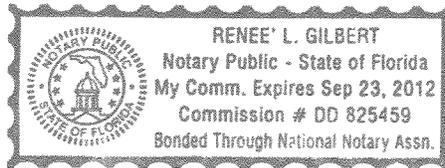
Donald E. Whitehead
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 8/31/2010 (date) by
Donald E. Whitehead
Please Print Name of Affiant

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

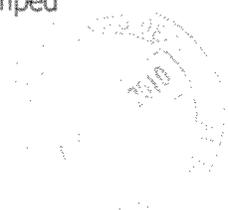
Renee' L. Gilbert
Notary's Signature and Seal



Renee' L. Gilbert Name of Acknowledger printed or stamped

AVP / Bldg Mgr Title or Rank

Commission Number (if any)



Deed

Prepared by and return to:
Wayne LaRue Smith
Attorney at Law
The Smith Law Firm
333 Fleming Street
Key West, FL 33040

Doc# 1537709 08/23/2005 4:16PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

08/23/2005 4:16PM
DEED DOC STAMP CL: PU \$12,250.00

Parcel Identification No. 1023019

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18th day of August, 2005 between Barroso Enterprises, LLC., a Florida limited liability company whose post office address is 1014 White Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Gonzon Key West Ventures, LLC, a Florida limited liability company whose post office address is 1002 Fleming Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

On the Island of Key West, Monroe County, Florida and being a portion of Tract 6, according to William A. Whitehead's map of said Island of Key West, delineated in February A.D., 1829, but now better known as part of Lot 2 and part of Lot 5 in Square 3 of said Tract 6, according to George G. Watson's diagram of part of Tract 6 as recorded in Deed Book N, at Page 49 of the Public Records of Monroe County, Florida and being more particularly described as follows: Commence at the intersection of the Southwesterly right-of-way line of White Street and the Southeasterly right-of-way line of Petronia Street, thence in a Southeasterly direction along the said Southwesterly right-of-way line White Street for 107.50 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Southwesterly right-of-way line of White Street for 65.28 feet; thence at a right angle and in a Southwesterly direction for 91.05 feet; thence at a right angle and in a Northwesterly direction for 1.28 feet; thence at a right angle and in a Southwesterly direction for 24.95 feet; thence at a right angle and in a Northwesterly direction for 44.00 feet; thence at a right angle and in a Northeasterly direction for 16.00 feet; thence at a right angle and in a Northwesterly direction for 20.00 feet; thence at a right angle and in a Northeasterly direction for 100.00 feet to the said Southwesterly right-of-way line of White Street and the Point of Beginning.

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

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

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

Signed, sealed and delivered in our presence:

Christina Ortiz
Witness Name: Christina Ortiz

Lisa P. Delio
Witness Name: LISA P DELIO

Christina Ortiz
Witness Name: Christina Ortiz

Lisa P. Delio
Witness Name: LISA P DELIO

Christina Ortiz
Witness Name: Christina Ortiz

Lisa P. Delio
Witness Name: LISA P DELIO

Barroso Enterprises, LLC

as power of attorney
By: *Jason L. Barroso* for *Barry L. Barroso, Jr.*
Barry L. Barroso, Jr.
Managing Member

By: *Jason L. Barroso*
Jason L. Barroso
Managing Member

By: *Brian L. Barroso*
Brian L. Barroso
Managing Member

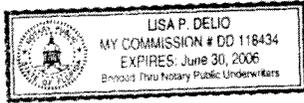
Doc# 1537709
BK# 2145 Pg# 2137

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 18 day of August, 2005 by Barry L. Barroso, Jr., Managing Member, who is personally known or has produced a driver's license as identification.

[Notary Seal]



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

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 18 day of August, 2005 by Jason L. Barroso, Managing Member, who is personally known or has produced a driver's license as identification.

[Notary Seal]

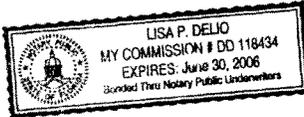


Lisa P. Delio
Notary Public
Printed Name: _____
My Commission Expires: _____

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 18 day of August, 2005 by Brian L. Barroso, Managing Member, who is personally known or has produced a driver's license as identification.

[Notary Seal]



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

Doc# 1537709
Bk# 2145 Pg# 2138

MONROE COUNTY
OFFICIAL RECORDS

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: GONZON KEY WEST VENTURES, LLC
(Name of Limited Liability Company)

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Adele V. Stones
(Name of Person)

Stones & Cardenas
(Firm/Company)

221 Simonton Street
(Address)

Key West, FL 33040
(City/State and Zip Code)

For further information concerning this matter, please call:

Adele V. Stones at (305) 294-0252
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- \$25.00 Filing Fee
- \$30.00 Filing Fee & Certificate of Status
- \$55.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

Gonzon Key West Ventures, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on August 9, 2005 and assigned Florida document number L05000078411.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

816 White Street, LLC

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

913 Duval Street

Key West, FL 33040

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

913 Duval Street

(Enter Florida street address)

Key West

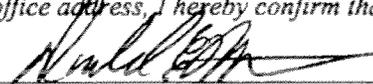
(City)

Florida 33040

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.


(If Changing Registered Agent, Signature of New Registered Agent)

If amending the Managers or Managing Members on our records, enter the title, name, and address of each Manager or Managing Member being added or removed from our records:

MGR = Manager
MGRM = Managing Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
MGR	Donald E. Whitehead	625 South Street Key West, FL 33040	<input type="checkbox"/> Add <input checked="" type="checkbox"/> Remove
MGR	Donald E. Whitehead	913 Duval Street Key West, FL 33040	<input checked="" type="checkbox"/> Add <input type="checkbox"/> Remove
			<input type="checkbox"/> Add <input type="checkbox"/> Remove
			<input type="checkbox"/> Add <input type="checkbox"/> Remove
			<input type="checkbox"/> Add <input type="checkbox"/> Remove
			<input type="checkbox"/> Add <input type="checkbox"/> Remove

08 DEC 22 PM 1:16
 FILED

D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

Dated December 18, 2008



Signature of a member or authorized representative of a member

Donald E. Whitehead

Typed or printed name of signee

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



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Entity Name Search

Detail by Entity Name

Florida Limited Liability Company

816 WHITE STREET, LLC

Filing Information

Document Number	L05000078411
FEI/EIN Number	061754260
Date Filed	08/09/2005
State	FL
Status	ACTIVE
Effective Date	08/09/2005
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	12/22/2008
Event Effective Date	NONE

Principal Address

818 WHITE STREET
KEY WEST FL 33040 US

Changed 03/23/2009

Mailing Address

913 DUVAL STREET
KEY WEST FL 33040

Changed 12/22/2008

Registered Agent Name & Address

WHITEHEAD, DONALD E
913 DUVAL STREET
KEY WEST FL 33040 US

Name Changed: 09/19/2007

Address Changed: 12/22/2008

Manager/Member Detail

Name & Address

Title MGRM

WHITEHEAD, DONALD E
913 DUVAL STREET
KEY WEST FL 33040 US

Annual Reports

Report Year Filed Date

2008 05/04/2008
2009 03/23/2009
2010 04/27/2010

Document Images

- [View image in PDF format](#)

Note: This is not official record. See documents if question or conflict.

Entity Name Search

Survey

DRC
Minutes & Comments

Variance - 818 White Street (RE# 00022250-000000) - An application for a variance to impervious surface ratio requirements in the Historic Neighborhood Commercial (HNC-2) zoning district per Section 122-840(4)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham reviewed the project. He stated that the applicant is proposing to replace a patio with brick pavers with a swimming pool and a concrete patio which will result in a 1% increase in impervious surface.

Rick Milleli presented the project.

Ms. Ignaffo stated that the grading for the deck should be toward the planters in all directions. She added that it appeared the pool would displace parking spaces.

Mrs. Torregrosa stated that the project would need HARC approval.

Mrs. Kimball-Murley noted that the code prohibits loss of parking spaces.

Mr. Cunningham stated that he did not believe the plans would impact parking.

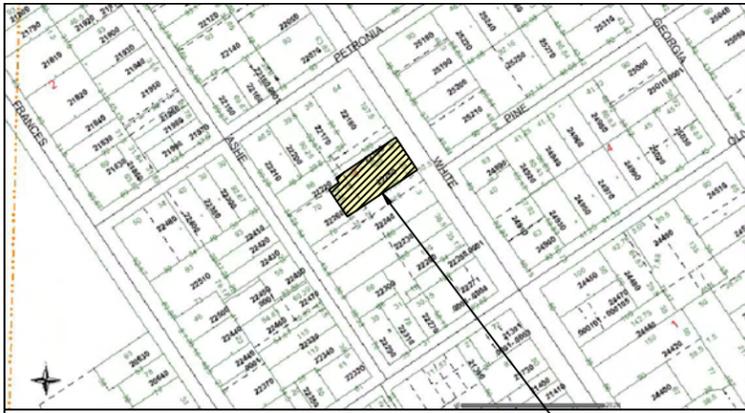
Mrs. Domenech-Coogle stated that a landscape plan is necessary as well as invasive species removed from the area and possible replaced with native species.

Mrs. Kimball-Murley stated that all requests from DRC members should be addressed before application for a building permit.

No public comment.



Site Plans



SITE LOCATION PLAN
(NOT TO SCALE)



SITE DATA

OWNER: 816 White Street LLC
 RE NO: 00022250-000000
 ZONING: HNC-2
 RANGE: 25
 TOWNSHIP: 68
 SECTION: 5
 LOT AREA: 7,220 SF
 SCOPE OF WORK: CONSTRUCT A NEW SWIM SPA AND DECKING AND STORMWATER RETENTION IMPROVEMENTS

Site Data Table			
	Required	Existing	Requested
Front Setback	10	0	—
Side Setback	5	0	—
Rear Setback	5	21	7
Building Coverage	40	44	—
Open Space	20	10	10
Impervious Surface	60%	91.6%	84.4%

DRAINAGE CALCULATIONS

PRE-DEVELOPMENT
 LOT AREA = 7,220 SF (0.166 Ac.)
 PERVIOUS AREA = 608 SF (0.014 Ac.)
 PLANTERS, DIRT AREAS AND DECKS LESS THAN 30" ABOVE GRADE
 IMPERVIOUS AREA = 6,612 SF (0.152 Ac.)
 BUILDING, ASPHALT, PAVERS, CONCRETE, DECKS 30" ABOVE GRADE
 % IMPERVIOUS = 91.6%

POST-DEVELOPMENT
 LOT AREA = 7,220 SF (0.166 Ac.)
 PERVIOUS AREA = 1,121 SF (0.026 Ac.)
 PLANTERS, DIRT AREAS AND DECKS LESS THAN 30" ABOVE GRADE
 IMPERVIOUS AREA = 6,099 SF (0.140 Ac.)
 BUILDING, ASPHALT, PAVERS, CONCRETE, DECKS 30" ABOVE GRADE
 % IMPERVIOUS = 84.4%

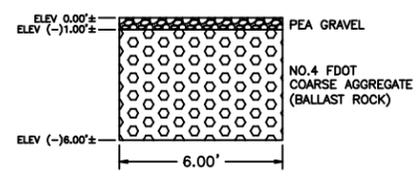
INDEX OF DRAWINGS	
C-1.0	SITE AND DRAINAGE PLAN
L-1.0	LANDSCAPE PLAN

SWALE VOLUMES
 6 FT WIDE SWALE = 1.5 CF/FT * 20 FT = 30 CF
 3 FT WIDE SWALE = 0.5 CF/FT * 89 FT = 44.5 CF

SEEPAGE TRENCH VOLUME
 ASSUMES 0.35 POROSITY FOR WELL SORTED GRAVEL
 VOLUME = 5' * 6' * 16' = 480 CF * 0.35 = 168 CF

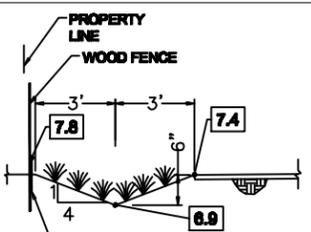
TOTAL RETENTION VOLUME
 VOLUME = 168 + 30 + 44.5 = 242.5 CF

NOTE: THE STORMWATER PLAN IS A SIGNIFICANT IMPROVEMENT OVER THE CURRENT SITE LAYOUT. THE EXISTING PLANTERS SHALL BE CONVERTED TO SWALES AND RE-PLANTED WITH NATIVE TREES; A NEW SWALE SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF THE POOL AND THE PLANTER AT THE END OF THE PARKING LOT SHALL BE CONVERTED TO A SWALE AND WIDENED TO 6 FT. IN ADDITION A 2 X 12 BOARD SHALL BE INSTALLED ALONG THE PROPERTY LINE TO PREVENT STORMWATER RUNOFF FROM MIGRATING TO THE NEIGHBORING PROPERTY.

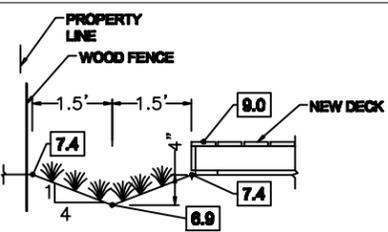


SEEPAGE TRENCH (TYP)
NTS

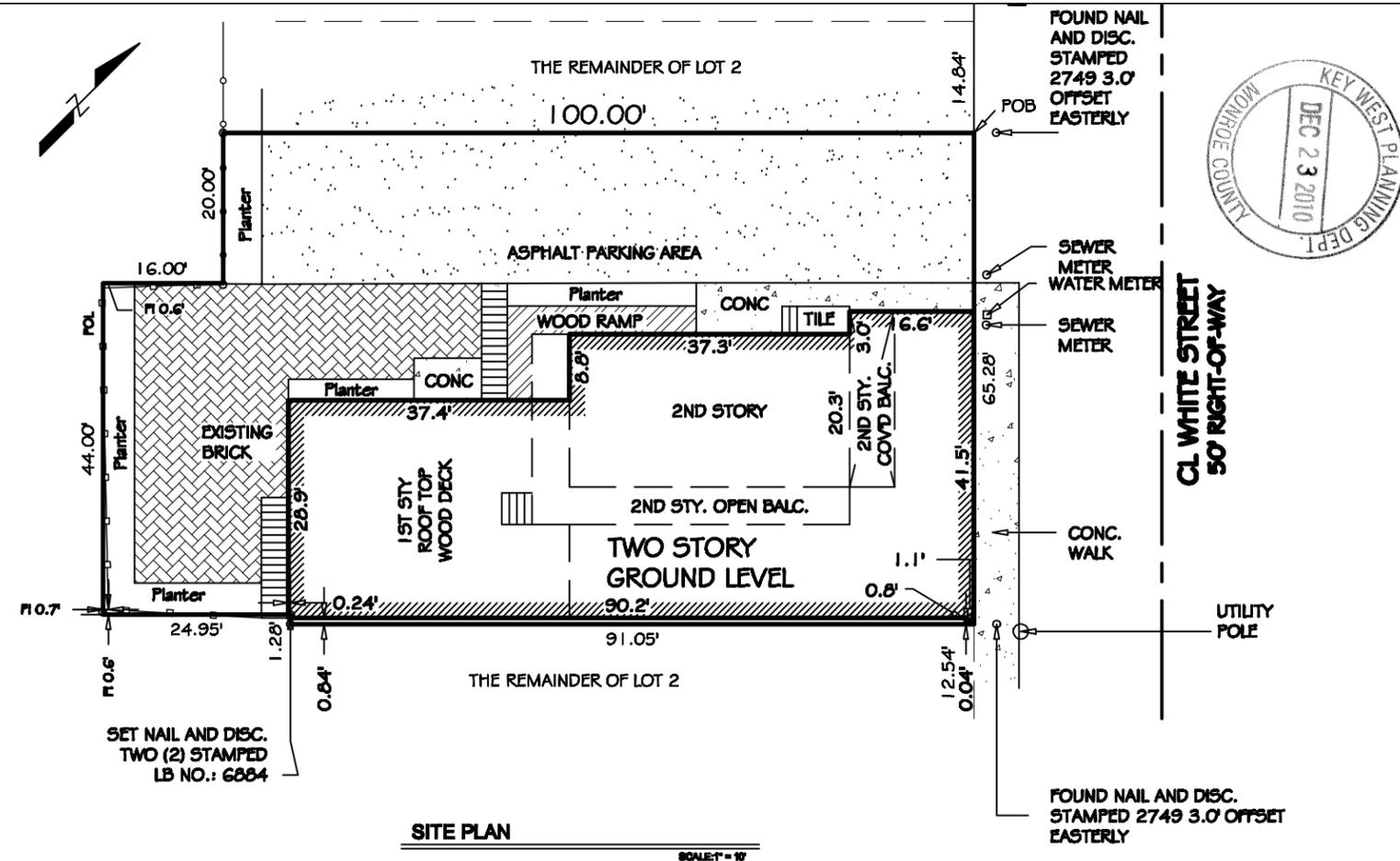
DRAINAGE DETAILS



SECTION A
N.T.S.
VOLUME = 1.5 CF/LF

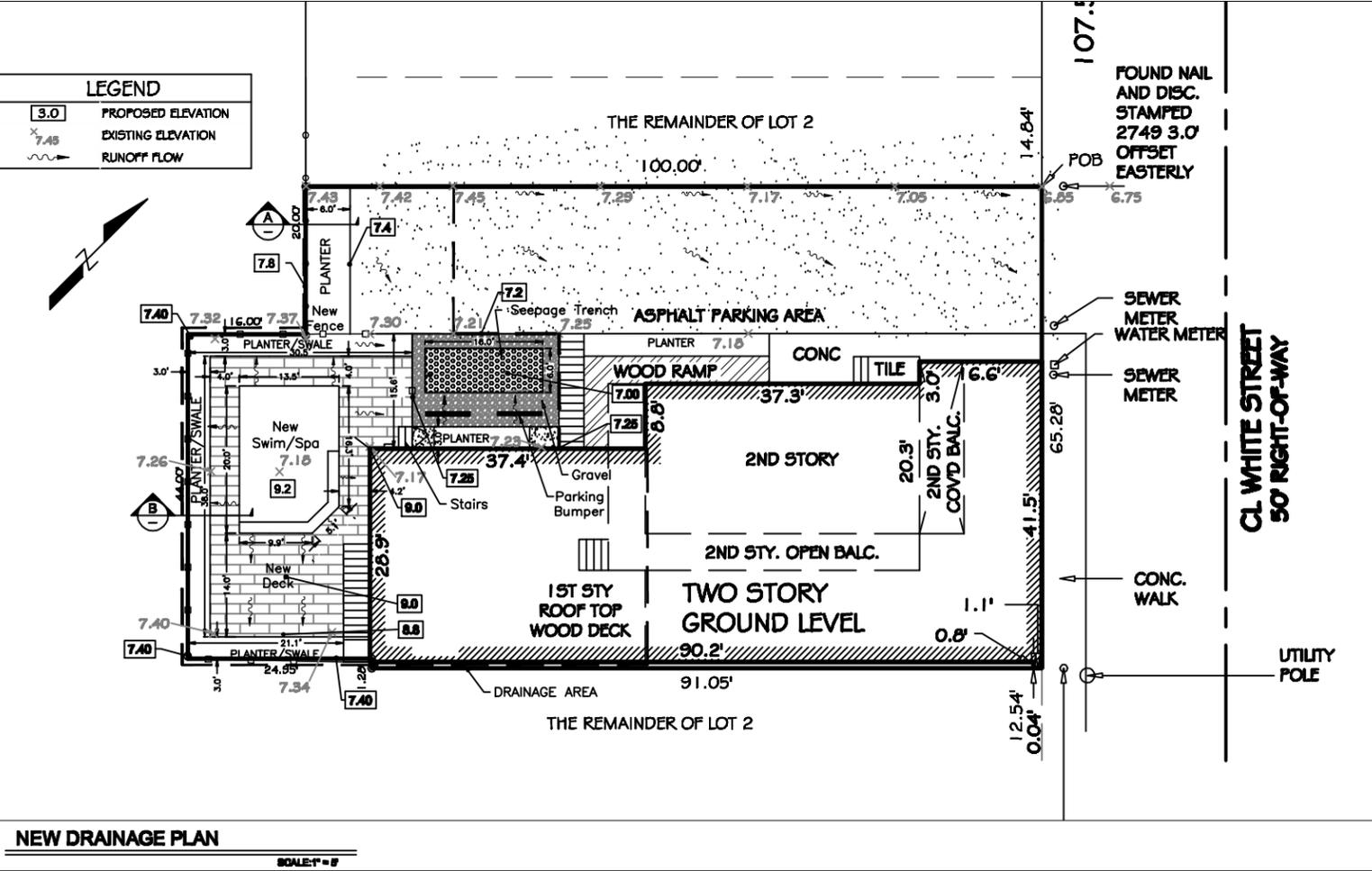


SECTION B
N.T.S.
VOLUME = 0.5 CF/LF

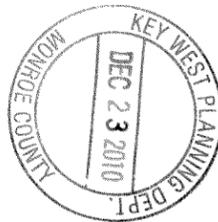


SITE PLAN
SCALE: 1" = 10'

LEGEND	
3.0	PROPOSED ELEVATION
7.45	EXISTING ELEVATION
~>	RUNOFF FLOW



NEW DRAINAGE PLAN
SCALE: 1" = 8'



Historic Tours of America
 201 Front Street, Suite 207
 Key West, Florida 33040
 AUTHORIZATION 000120
 phone 305-854-3434

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED IN THE BLOCK
 RICHARD J. MELLI
 PE #88916

818 WHITE STREET
 STORMWATER IMPROVEMENTS
 918 WHITE STREET, KEY WEST
 MONROE COUNTY, FLORIDA

Drawn By: PLM
 Project No: 88988
 HTA AutoCAD File No: 8/28/10
 Checked By: PLM
 Scale: AS NOTED

Print Date: 06/28/10

Title:
 SITE AND DRAINAGE PLAN

Sheet Number:
 C-1

Date: JUNE 28, 2010

Site Photos



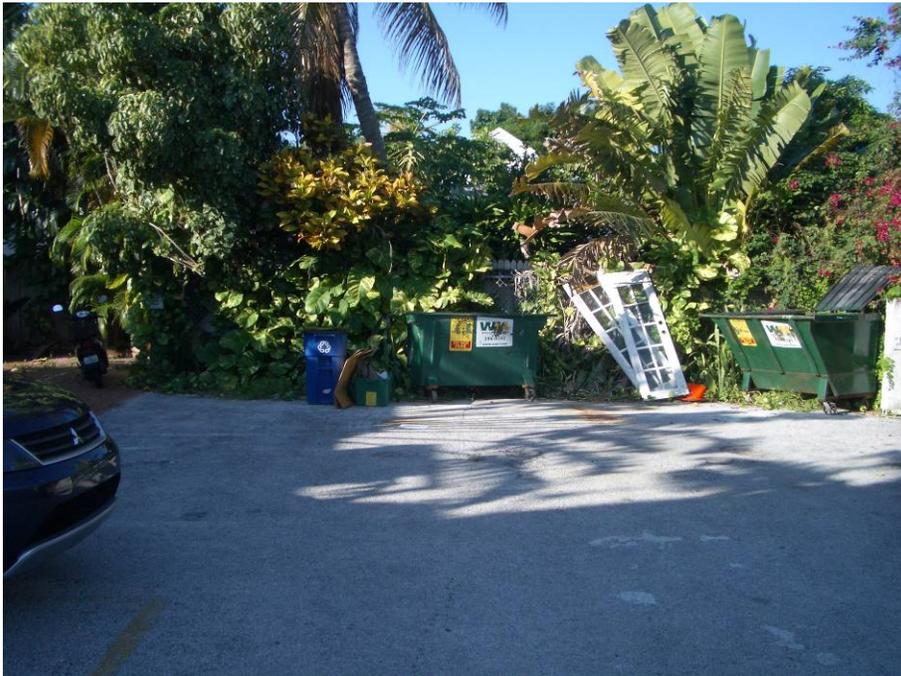
Picture of stairs and the patio



Picture of patio and adjacent property to the west



Picture of parking lot and Guesthouse on subject property



Picture of existing parking lot at subject property



Picture of the front of the subject property



Picture of adjacent property to the south (The Palms Guesthouse)



Picture of adjacent property to the north (Stay Fit Studio)

Property Appraiser Information

Ervin A. Higgs, CFA Property Appraiser Monroe County, Florida

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

Property Record View

Alternate Key: 1023019 Parcel ID: 00022250-000000

Ownership Details

Mailing Address:
816 WHITE STREET LLC
C/O MARTINEZ MELISSA
11639 CANYON MILLS DR
HOUSTON, TX 77095

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 05-68-25
Range:
Property Location: 818 WHITE ST KEY WEST
Legal Description: KW PT LOTS 2-5 SQR 3 TR 6 D3-370 COUNTY JUDGE DOCKETT 9-206 OR361-365/66 PROBATE #85-279-CP-12
OR1035-260/61P/R OR1197-1950/51C/T OR1324-2083/84 OR1324-2085Q/C OR1357-2451/2Q/C
OR1583-1353/55Q/C OR1995-523F/J OR2016-327/328 OR2016-349/350Q/C OR2016-351/352Q/C OR2145-2137/38
OR2145-2139/40Q/C OR2145-2141/42Q/C OR2429-693/699(NAME CHANGE)

Parcel Map





Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	53	116	6,032.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1



3	OPX	1	1939	40
4	OPU	1	1985	68
5	OPU	1	1985	24
6	FLA	1	1939	740
7	OPX	1	1939	120
8	OUU	1	1985	310
9	OUU	1	1985	1,004
10	PTO	1	1996	1,365

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3545	OFF BLDG-1 STY-B	100	N	Y
	3546	APTS-B	100	N	Y
	3550	HOTEL/MOTEL B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
936	AB AVE WOOD SIDING	44
937	C.B.S.	38
938	WD OVER CONC BL	18

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	60 SF	0	0	1993	1994	2	30

Appraiser Notes

PER ARTICLES OF ORGANIZATION RECORDED IN OR2429-693/699 GONZON KEY WEST VENTURES LLC HAS CHANGED ITS NAME TO 816 WHITE STREET LLC
5 TRANSIENT UNITS UPSTAIRS.
NOTE!!!!!! GAP BETWEEN FLA1 AND FLA2 IS CORRECT. HT2 ON PROPERTY IS ON PERSONAL PROPERTY. CONCH HOUSE PORTION IS USED AS TRANSIENT RENTAL BY KEY WEST BARGAINS. TPP 8976419 - BARRISTER HOUS TPP 8774095 - FINE ROBERTA S PA
CONCH HOUSE PORTION IS USED AS TRANSIENT RENTAL BY KEY WEST BARGAINS.
TPP 8976419 - BARRISTER HOUS
TPP 8774095 - FINE ROBERTA S PA

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
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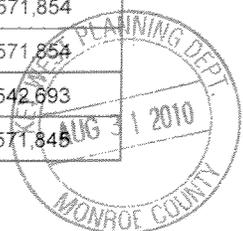
	10-00000158	01/20/2010		2,127		RE-LOCATE ONE EXISTING 200 AMP EXT ELECTRICAL PANEL TO 2ND FLOOR UTILIZING CONDUIT THROUGH WIRING
	09-00003742	11/16/2009		900		INSTALL WALL SIGN DIRECTORY 20 SQ FT "BARRISTER HOUSE"
1	B943736	11/01/1994	01/01/1995	30,000	Commercial	RENOVATE TO OFF. SPACE
	M943819	11/01/1994	01/01/1995	7,000		INSTALL 2/1.5 & 3 TON AC
	P943935	11/01/1994	01/01/1995	1,000		PLUMBING
	E944060	12/01/1994	01/01/1995	585		ELECTRICAL
1	B952416	02/01/1995	03/01/1996	125,000	Commercial	RENOVATIONS
	E952868	08/01/1995	03/01/1996	8,000		ELECTRIC
	P952956	09/01/1995	03/01/1996	12,000		PLUMBING
	A953016	09/01/1995	03/01/1996	1,860		ROOF
	M953038	09/01/1995	03/01/1996	5,000		MECHANICAL
	E953120	09/01/1995	03/01/1996	1,485		FIRE ALARM
	B954082	11/01/1995	03/01/1996	2,000		RENOVATIONS
	A954262	12/01/1995	03/01/1996	600		ROOF
	9601953	05/01/1996	08/01/1996	900		SIGN
	9602340	06/01/1996	08/01/1996	300		FENCE
	9900292	01/25/1999	08/17/1999	2,200		ROOFING
	9900467	02/12/1999	08/17/1999	300		PATIO PAVERS/JACUZZI
	9904132	01/10/2000	01/05/2001	6,500		11 SQS OF SHINGLES
18	02/2546	09/24/2002	10/28/2003	24,070		ROOFING
	03-1352	07/14/2003	10/28/2003	9,350		ROOFING
	04-2255	07/07/2004	11/18/2004	1,200		AWNING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	548,102	99	680,310	1,228,511	1,228,511	0	1,228,511
2009	548,102	105	680,310	1,228,517	1,228,517	0	1,228,517
2008	548,102	111	904,800	1,470,000	1,470,000	0	1,470,000
2007	429,473	120	904,800	1,470,000	1,470,000	0	1,470,000
2006	429,473	126	573,040	1,470,000	1,470,000	0	1,470,000
2005	434,409	132	361,920	796,461	796,461	0	796,461
2004	449,073	1,959	361,920	571,854	571,854	0	571,854
2003	419,983	2,019	120,640	571,854	571,854	0	571,854
2002	419,983	2,070	120,640	542,693	542,693	0	542,693
2001	449,073	2,132	120,640	571,845	571,845	0	571,845



2000	449,073	757	120,640	570,470	570,470	0	570,470
1999	492,854	778	120,640	614,272	614,272	0	614,272
1998	329,234	797	120,640	450,671	450,671	0	450,671
1997	329,234	817	108,576	438,627	438,627	0	438,627
1996	199,824	580	108,576	308,980	308,980	0	308,980
1995	169,575	0	108,576	278,151	278,151	0	278,151
1994	169,575	0	94,644	264,219	264,219	0	264,219
1993	169,575	0	94,644	264,219	264,219	0	264,219
1992	169,575	0	94,644	264,219	264,219	0	264,219
1991	169,575	0	94,644	264,219	264,219	0	264,219
1990	162,110	0	80,185	242,295	242,295	0	242,295
1989	155,206	0	78,870	234,076	234,076	0	234,076
1988	144,604	0	68,354	212,958	212,958	0	212,958
1987	141,450	0	36,017	177,467	177,467	0	177,467
1986	142,076	0	34,703	176,779	176,779	0	176,779
1985	111,670	0	22,133	133,803	133,803	0	133,803
1984	109,849	0	22,133	131,982	131,982	0	131,982
1983	110,143	0	22,133	132,276	132,276	0	132,276
1982	95,701	0	22,133	117,834	117,834	0	117,834

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
8/1/2005	2145 / 2137	1,750,000	<u>WD</u>	<u>M</u>
6/10/2004	2016 / 0327	1,500,000	<u>WD</u>	<u>M</u>
9/1/1994	1324 / 2083	265,000	<u>WD</u>	<u>B</u>
1/1/1992	1197 / 1950	1	<u>CT</u>	<u>M</u>

This page has been visited 148,532 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176



Public Notices
(radius map & mailing list)

Public Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., January 20, 2011, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 816- 818 White Street (RE# 00022250-000000) - An application for a variance to impervious surface ratio requirements in the Historic Neighborhood Commercial (HNC-2) zoning district per Section 122-840(4)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com .



816-818 White

- Legend
- theBuffer
 - theBufferTarget
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
 500 Whitehead Street
 Key West, FL

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.

811 WHITE STREET INC
1425 WHITE ST
KEY WEST, FL 33040

816 WHITE STREET LLC
11639 CANYON MILLS DR
HOUSTON, TX 77095

828 WHITE STREET LLC
6439 CENTRAL AVE
ST PETERSBURG, FL 33710-8411

ADAMS MARGARET J
338 HENRY AVE
SEWICKLEY, PA 15143-1410

AUSTIN DAVID C AND KIMBERLY T
961 BUTTONWOOD DR
SUGARLOAF KEY, FL 33042

BEERS TERI F
814 FLEMING ST
KEY WEST, FL 33040

BELLAND CHRISTIAN CAY AND
VANESSA CLAIRE
1217 PETRONIA ST
KEY WEST, FL 33040

BERKOWITZ BRUCE H
1210 PINE ST
KEY WEST, FL 33040

BOMBELLI JOSEPH M AND JANE R
3 SNOW DR
MAHWAH, NJ 07430

BREWER LLOYD P JR AND LETA P
BREWER REV TR 1/25/86
3340 N ROOSEVELT BLVD
KEY WEST, FL 33040

BROMLEY J ROBERT REVOCABLE
TRUST DTD 3/03
73 HOYCLO
STAMFORD, CT 06903

BROOMELL KEVIN M
1650 BROADWAY
NEW YORK, NY 10019

BROWNING MICHAEL L REV TRUST
06/28/1991
529 WHITEHEAD ST
KEY WEST, FL 33040

BURNETTE WILLIAM HOLMES REV
TRUST DTD 5/30/97
708 WHITE ST
KEY WEST, FL 33040

CALLAHAN THOMAS M AND
BRENDA A
822 GEORGIA ST
KEY WEST, FL 33040

CARRUTHERS HEATHER A
1218 PETRONIA ST
KEY WEST, FL 33040

CHATMAN ANTHONY W AND
CYNTHIA L
800 GEORGIA ST
KEY WEST, FL 33040

CLIFFORD JUDITH A
1418 CATHERINE ST
KEY WEST, FL 33040

CONNELL JAMES R
QUIMBY LN
LEMINGTON, NJ 08822

CONRAD THOMAS W
121 WILLIAM ST
PITTSBURGH, PA 15203-1328

CORBETT JOHN MORGAN AND
LOUISE WYNNE
1238 DRIFT RD
WESTPORT, MA 02790

DROW JOHNNY CLARENCE
36 GAUSE BLVD
LIDELL, LA 70458

DAVIS CHARLES GIBSON
282 MAR VISTA DR
MONTEREY, CA 93940

DAVIS TONITA A
PO BOX 9556
PANAMA CITY, FL 32417

DEAN JAMES ROBERT & DONNA
LOUISE TRUSTEES
CYPRESS TEREACE
KEY WEST, FL 33040

DUKE CAMILA A
808 ASHE ST
KEY WEST, FL 33040

FAVREAU NEAL H AND SUSAN
PO BOX 41
BAILEY ISLAND, ME 04003

DEWEY DEANNE C
PO BOX 179
STATEN ISLAND, NY 10314

FRIGA MARK O AND CYNTHIA L
44 BEVERLY ST
ROCHESTER, NY 14610

FROST PATRICIA
907 WHITE ST
KEY WEST, FL 33040

GARDNER ELIZABETH ANN LIVING
TRUST 5-17-2004
1104 PETRONIA ST
KEY WEST, FL 33040

GASSMAN FRANK
4725 N SHERIDAN RD
CHICAGO, IL 60640

GILLIS EDWARD F JR
PO BOX 1284
KEY WEST, FL 33041-1284

GLENN JOSEPH P TRUST
PO BOX 4333
KEY WEST, FL 33040

GRIMESEY JOHN H
1112 OLIVIA ST
KEY WEST, FL 33040

GROTH CONSTANCE J
PO BOX 1266
KEY WEST, FL 33041-1266

HALLUM LYNN AND HOPE H/W
195 STURBRIDGE DR
FRANKLIN, TN 37064

HARRIS EDWIN F
1126 OLIVIA ST
KEY WEST, FL 33040

HARRISON BEN F AND HELEN A
825 WHITE ST
KEY WEST, FL 33040

HEARD TIMOTHY R
4901 WASHINGTON BLVD
ST LOUIS, MO 63105

HELM PHILIP D JR
1 SPLIT ROCK CT
PIKESVILLE, MD 21208

HERMELIN ARNOLD L
826 WHITE ST
KEY WEST, FL 33040

HIRSCH NEAL E
1213 TRUMAN AVE
KEY WEST, FL 33040

HOLLAND CHRISTOPHER AND
HELGA
1013 SOUTH ST
KEY WEST, FL 33040

HORWITZ RONALD C
718 ASHE ST
KEY WEST, FL 33040

HOWANITZ SUSAN LYNN WILLIAMS
809 ASHE ST
KEY WEST, FL 33040

HUSTED LIVING TRUST 10/21/97
1295 OLD ELKTON DR
FOREST, VA 24551

INERSTATE ENTERPRISE GROUP
INC
1016 GRAND CT
HIGHLAND BEACH, FL 33487

INSITE KEY WEST (FRANCES) LLC
1400 16TH ST STE 300
JAK BROOK, IL 60523-8854

JADEN LANE LLC
800 SIMONTON ST
KEY WEST, FL 33040

JIM-BOB LLC
23 FRANKLIN RD
ROANOKE, VA 24011

KEEGAN JAMES M AND STEPHANIE
↑
425 W MEDICINE LAKE DR
MINNEAPOLIS, MN 55441

KERR GREG
722 ASHE ST
KEY WEST, FL 33040

KINDINGER MICHAEL D AND SARAH
A
9723 KALMIA CT
FORT WAYNE, IN 46804

KLING HOLDINGS II OF KEY WEST
_C
302 LAIRD ST
KEY WEST, FL 33040

KLIPP WILLIAM J AND LINDA S
1209 PETRONIA ST
KEY WEST, FL 33040

KOSTMAYER SARAH T
1207 PINE ST
KEY WEST, FL 33040

LAW APARTMENTS LLC
31 HEROIC RD
BOILEY, ID 83333-8682

LAMM JEFFREY
5224 GINGER TR
RALEIGH, NC 27614

LEWANDOWSKI MARY JANE
927 ERIE ST
IRVING, NY 14081

LINDER RITA A H/W
PO BOX 6568
KEY WEST, FL 33041

LOCKARD MARY J
728 ASHE ST
KEY WEST, FL 33040

MANN THOMAS
20 PEACH TREE LN
NORTH HALEDON, NJ 07508-3123

MCCONNELL SEAN E
1110 OLIVIA ST
KEY WEST, FL 33040

MCINTOSH JON C
813 FRANCES ST
KEY WEST, FL 33040

MEECE ALLEN L
807 ASHE ST
KEY WEST, FL 33040

METROPOLITAN COMMUNITY
CHURCH
1215 PETRONIA ST
KEY WEST, FL 33040

MONTGOMERY CHARLES H
824 GEORGIA ST
KEY WEST, FL 33040

MORGAN KEVIN
30 CROSBY ST
NEW YORK, NY 10013

MUENS ROBERT H
1105 PETRONIA ST
KEY WEST, FL 33040

MUNDER RUTH K
1214 PETRONIA ST
KEY WEST, FL 33040

OSTRANDER WILLIAM J
42 ANISLEY CT
BUFFALO, NY 14221

PANTANO BRYANT F AND
JACQUELINE L
18 PLYMOUTH RD
WESTFIELD, NJ 07090

PARCE JOHN DICKSON
824 WHITE ST
KEY WEST, FL 33040

PFEFFER SOREN AND FACCIOLO
IRENE M (H/W)
47 LIBERTY ST
MONTPELIER, VT 05602

PHILLIPS JEFFREY W
PO BOX 910
SAUGATUCK, MI 49453

POLLARD RICHARD W
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

POLSTON APRIL LIVING TRUST
06/30/09
1204 PINE ST
KEY WEST, FL 33040

POTTER JOHN FRANKLIN AND KUEI
MEI
1208 NEWTON ST
KEY WEST, FL 33040

POWERS DAWN L
P O BOX 456
ROSELAND, NJ 07068

ROBBINS STEPHEN J
3346 ASHFORD PARK COURT NE
ATLANTA, GA 30319

ROLKA CARL G JR
23 FRANCES ST
KEY WEST, FL 33040

ROSS RICHARD M JR AND JANE M
58 GREENBRIAR DR
DALLAS, PA 18612

ROZMAN DALE C
726 ASHE ST
KEY WEST, FL 33040

RUSSELL CHRISTIE B
114 GRINNELL ST
KEY WEST, FL 33040

SANCHEZ WILLIAM C
2232 Q ST NW
WASHINGTON, DC 20008

SHS HOTEL INVESTMENTS OF
SOUTH FLORIDA INC
820 WHITE ST
KEY WEST, FL 33040

SEMON DOUGLAS
PO BOX 420228
IMMERLAND KEY, FL 33042

SILVERMAN FRANCES B
1205 OLIVIA ST
KEY WEST, FL 33040

SIMEON CAROL ANN AND STEVEN
LAWRENCE (H/W)
1104 PETRONIA ST
KEY WEST, FL 33040

SMITH DAVID L
1109 OLIVIA ST
KEY WEST, FL 33040

SMITH PIPER LEE
719 EISENHOWER DR
KEY WEST, FL 33040

SMITH RONALD E TRUST 1/19/2006
5429 MARLIN ST
ROCKVILLE, MD 20853

SOUTO RONALD J
1105 OLIVIA ST
KEY WEST, FL 33040

SPRAGUE BILLY W &
3735 EAGLE AVE
KEY WEST, FL 33040

STROMBUS CORPORATION
1073 BUTTONWOOD DR
SUGARLOAF KEY, FL 33042

THIMIS ANGELA T
1110 PETRONIA ST
KEY WEST, FL 33040

THOMAS YVONNE J
719 ASHE ST
KEY WEST, FL 33040

TOWNSHEND CLEGG IRR CHAR
REMAIND UNITR AGREE
150 E PALMETTO PARK RD
BOCA RATON, FL 33432

VANFLEET TOWNSEND A TRUST
DTD 4/3/98
26 WOLFE ST
ALEXANDRIA, VA 22314

VERGUNST DANNY A AND LUCIA D
P O BOX 2602
KEY WEST, FL 33045

VERGUNST DANNY A AND LUCIA D
P O BOX 2602
KEY WEST, FL 33045

VITTEK PATRICK C
333 SPENCER RD
ITHACA, NY 14850-5328

WHITE SUSAN O
1119 PETRONIA ST
KEY WEST, FL 33040

WILLIAMS ANNIE A
1118 PETRONIA ST
KEY WEST, FL 33040

WILLIAMS MYRNA L
7130 NW 167TH PL
TRENTON, FL 32693

WINFREY CAREY W
1320 30TH ST NW
WASHINGTON, DC 20007

ZURBRIGEN SCOTT R
1123 PETRONIA ST
KEY WEST, FL 33040