

**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: August 22, 2013

Agenda Item: **Transient License Transfer – Unassigned Status to 520 Angela Front and Rear (RE#00015700-000000, AK#1016063; RE#00015700-000100, AK# 1016071)** – A request for a Transient License Transfer of three unassigned units and licenses to property in the HNC-1 zoning district per Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West

SITE DATA

Sender Site

License Owner: Keys Katie Holdings, LLC; Kate Miano, Managing Member
Location: Unassigned Status
Zoning: Not Applicable
Existing Use: Not Applicable

Receiver Site

Owner: The Gardens Annex, LLC; Kate Miano, Managing Member
Location: 520 Angela Street Front and Rear (RE#00015700-000000, AK#1016063; RE#00015700-000100, AK# 1016071)
Zoning: Historic Neighborhood Commercial (HNC-1)
Existing Use: Non-transient residential
Proposed Use: Three Single Occupancy Transient Rental

BACKGROUND

The three transient units and associated licenses were part of a proposed development approved in 2005. That project failed due to the economic downturn in 2006. The project approval was rescinded in 2012 by Planning Board Resolution 2012-41. Subsequently, the units and licenses were placed in unassigned status and then purchased by the current owner for the purpose of adding the units to her properties at the above addresses. The applicant intends to place one unit on the front property and the other two at the rear.

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 122-1338 states that a transient unit may be transferred from an area where transient uses are allowed or prohibited to a receiver site that allows transient use when accompanied by the associated business tax receipt. In addition, licenses may be transferred to the HNC-1 and HNC-3 zoning districts so long as the proper density is achieved.

ANALYSIS

There is no sender site as these units are in unassigned status. However, these units when originally created for transfer, were full 1.0 ESFU's. Therefore, they can be used as single family units of a size to be determined by the density and dimensional requirements appropriate to the receiver site. The receiver sites are one three bedroom single-family house at the front and a two bedroom one bath single-family house at the rear.

The front property has an allowed density of two units and the rear property has an allowed density of three units. The applicant intends to construct an addition to the house at the rear to accommodate two additional units and convert the second floor of the front house into an apartment. The new units may or may not be used transiently. However, the existing non-transient units must be maintained.

TABLE

Criteria	Proposal	Complies Yes or No
Sender Site - Unassigned		
3 units and associated transient license in unassigned status	License for transfer from: #13-00027436	Yes
The units are lawful and have been counted in BPAS	Transfer of recognized units	Yes
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 to conforming site	Yes
Development review process required for proposed construction / redevelopment	Building permits will be required for any construction	Yes

TUT & TLT Unassigned to 520 Angela F&R, 09222013

Receiver Site	Proposal	Complies?
Transient use is allowed. No non-transient use shall be displaced.	Transient use is allowed in the HNC-1 zoning district	Yes
Complies with density when project is complete	Two ESFU of 1.0 front, three ESFU of 1.0 at rear	Yes
The transient units retain BPAS (ROGO) equivalency	Unit and license transfer of three full 1.0 ESFU's	Yes
New construction is not located in the "V" zone	N/A, property in "X" zone	Yes
Homeowners or Condo Assoc. has approved	N/A	
General		
BPAS equivalency is maintained between sender and receiver sites and throughout the properties	Units are recognized as being full 1.0 ESFU	Yes
Transient license equivalency is maintained between sender and receiver sites and throughout the properties	Non-transient residential use will not be displaced	Yes
Complies with general intent	Meets intent of Sections 122-1336 & 122-1338	Yes

RECOMMENDATION

The Planning Department recommends **Approval** of the transient transfer of three units and associated licenses from unassigned status to 520 Angela Street, front and rear.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING ONE TRANSIENT BUSINESS TAX RECEIPT TRANSFER FROM UNASSIGNED STATUS TO PROPERTY LOCATED AT 520 ANGELA STREET (RE#00015700-000000, AK#1016063; RE#00015700-000100, AK# 1016071) PURSUANT TO SECTION 122-1338 OF THE CODE OF ORDINANCES OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-1338 of the Code of Ordinances allows a transient unit and associated business tax receipt to be transferred from an area where transient uses are allowed, restricted or prohibited to a receiver site where transient residential use is permitted without the displacement of existing non-transient units; 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, there is no sender as the three units are in unassigned status; and

WHEREAS, the receiving sites can accommodate the allowed density of three additional full 1.0 ESFU's; and

Chairman

Planning Director

WHEREAS, the applicant proposed a transfer of three units with associated business tax receipts.

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 three transient units and associated business tax receipts, pursuant to Section 122-1338 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF THREE TRANSIENT UNITS AND ASSOCIATED BUSINESS TAX RECEIPTS FROM UNASSIGNED STATUS TO TWO PROPERTIES LOCATED AT 520 ANGELA STREET, FRONT & REAR (RE#00015700-000000, AK#1016063, RE#00015700-000100, AK# 1016071).

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 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

_____ Chairman
_____ Planning Director

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 22nd day of August, 2013.

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

Chairman

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

Draft

_____ 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

Receiver Site

Address of Site

Address of Site

520 Angela F. & R.

RE# _____

RE# 00015700 000000 ↓ 00015700-000100

Name(s) of Owner(s):

Name(s) of Owner(s):

The Gardens Annex, LLC

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

Kate Miano, Managing Member

Address: _____

Address: 526 Angela

KW, FL 33040

Telephone _____

Telephone (305) 923-4617

Email _____

Email keysk8e@aol.com

For Sender Site:

"Local name" of property _____ Zoning district _____

Legal description _____

Current use: _____

Number of existing transient units: _____

Size of site _____ Number of existing city transient rental licenses: _____

What is being removed from the sender site? _____

What are your plans for the sender site? _____

For Receiver Site:

"Local name" of property 520 Angela front & rear Zoning district HNC 1

Legal description KWPT Lot 1 Sqr 2 TR 4 E 1-297 co Judge Docket
173-159 OR 620-5470R45-542/543 OR 2051-1428/1430 PR OR 2053
-2349/2351 OR 2298-1637/39 OR 2301-2176/73C

Current use single family home (front) rental cottage (rear)

Size of site: 6,921 PLUS
6,569 Number of existing city transient rental licenses: 0
13,480 Total

Number of existing transient and/or residential units: 0/2

Existing non-residential floor area _____

What will be transferred to the receiver site? 3 full transient licenses w Rego

What are your plans for the receiver site? build two story building, put
addition on existing cottage at 520 rear

Sender Site: Current Owner Information * previous

owner was
Mark Hyatt

FOR INDIVIDUALS

1. NAME Kate Miano 2. NAME _____

ADDRESS 520 Angela ADDRESS _____

TELEPHONE(1) (305) 923-4617 TELEPHONE(1) _____

(2) _____ (2) _____

FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME The Gardens Annex, LLC Keystate Holdings, LLC

B. STATE/COUNTRY OF INCORPORATION FL

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO

D. NAMES OF OFFICERS AND DESIGNATIONS
Kate Miano, president

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:
Kate Miano

520 Angela

TELEPHONE(S) (305) 923-4617 FAX _____

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 _____
B. STATE/COUNTRY OF INCORPORATION _____
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA __YES__ __NO__
D. NAMES OF OFFICERS AND DESIGNATIONS

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:

Kate Miano, managing Member

TELEPHONE(S) (305) 923-4617 FAX _____



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), Kate Miano, being duly sworn, depose and say
Name of Owner(s) or Agent

that I am the (check one) [X] Owner(s) or Authorized Agent of owner(s) of the real property which is
the subject matter of this Application and located at 520 Angela St., Key
West Florida and having RE #00015700-000000 + 00015700-000100 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.

[Handwritten Signature]
Signature of Owner/Authorized Agent

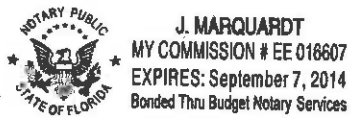
5/23/13
Date

Kate Miano
Print Name

owner
Designation

Subscribed and sworn to (or affirmed) before me on this day 23 of May 2013 by
He/She is personally known to me OR has presented as
identification.

[Handwritten Signature]
Signature and Seal of Notary Public



Jim MARQUARDT
Name of Acknowledger typed, printed or stamped

EE 018607 SEPT. 7, 2014
Commission Number and Expiration Date



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), Kate Miano, owner(s) of property located at
520 Angela Street, Key West, Florida and having

RE# 00015700-000600 + 00015700-000160 hereby authorize:

Michael Miller, of Michael Miller Architects 517 Duval
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] Date 4/1/13
Signature of Owner
Kate Miano owner
Print Name Designation

Subscribed and sworn to (or affirmed) before me on this day 1st of JUNE 2013 by
[Signature]. He/She is personally known to me OR has presented [Signature] as
identification.



[Signature]
Notary's Signature and Seal

Jim Marquardt
Name of Acknowledger typed, printed or stamped

EE 016607 SEP 7 2014
Commission Number and Expiration Date

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: 03/14/12
To: Ms. Kate Miano
From: Patrick Wright
CC: Owen Trepanier
Re: **520 Angela St. (front) & 520 Angela St. (rear)**

Trepanier & Associates analyzed 520 Angela Street-Front & Rear for each lot's respective development rights and then analyzed the two lots together to understand if joining them created any synergistic benefits. We used data and information from the Monroe County Property Appraiser's Office and from the City Licensing and Utility Departments.

520 Angela St. (front) currently has one permitted single-family dwelling. The density of the lot will permit two. The zoning will allow the additional unit to be transient, but the current zoning prohibits the elimination of housing for permanent residents. This means, no matter what future development occurs, 520 Angela (front) is required to maintain one non-transient unit (of at least 800 sq. ft.).

In addition to the existing building coverage (1,518 sq. ft.), 1,766 sq. ft. of additional building coverage is permitted under the zoning. Notwithstanding, there may be design constraints that do not allow that much square footage to actually be built.

520 Angela St. (rear) currently has one permitted single-family dwelling (the property appears to have additional structures that do not appear to be permitted). The density of the lot will allow three dwellings. The zoning will allow the additional units to be transient, but, as with the front lot, the current zoning prohibits the elimination of housing for permanent residents. This means, no matter what future development occurs, 520 Angela St. (rear) is required to maintain one non-transient unit (of at least 800 sq. ft.).

In addition to the existing building coverage (902 sq. ft.), 2,558 sq. ft. of additional building coverage is permitted under the zoning. Notwithstanding, there may be design constraints that do not allow that much square footage to actually be built.

520 Angela St, (front) & (rear) combined has two single-family dwellings. The density of the combined lot will allow for five dwellings. The zoning will allow the three additional units to be transient, but, as with the other scenarios, the current zoning prohibits the elimination of housing for permanent residents. This means, no matter what future development occurs, the combined lot is required to maintain two non-transient units (of at least 800 sq. ft. each).

In addition to the existing building coverage (2,420 sq. ft.), 4,324 sq. ft. of additional building coverage is permitted under the zoning. Notwithstanding, there may be design constraints that do not allow that much square footage to actually be built.

Site Data:

520 Angela St		Permitted/ Required	Existing		
			Front	Rear	Combined
Zoning		HNC-1	HNC-1	HNC-1	HNC-1
Site Size		4,000 ft ²	6,568 ft ²	6,921 ft ²	13,489 ft ²
Density		16 units/acre	1	1	2
FAR		1.0	0.32	0.13	0.22
Max Height		35 ft	Unknown	Unknown	Unknown
Building Coverage		50%	1,518 ft ² (23%)	902 ft ² (13%)	3,014 ft ² (22%)
Impervious Surface		60%	Unknown	Unknown	Unknown
Setbacks	Front	5 ft	Unknown	Unknown	Unknown
	Side	5 ft	Unknown	Unknown	Unknown
	Rear	15 ft	Unknown	Unknown	Unknown



June 3, 2013

City of Key West
Planning Department

To Whom It May Concern:

Centennial Bank approves of the transfer of the transient/rogo units to the properties that the Bank holds mortgages on located at 520 (front and rear) Angela Street, Key West FL. The intent of Ms. Miano, with financing from the Bank, is to build a two story building on the rear lot and an addition to the existing cottage.

Please contact me directly if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark W. Stanton", is written over a horizontal line.

Mark W Stanton
Vice President
Commercial Loan Officer
305-676-3144

**Receiver Site
Deed**

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 1564738 02/06/2006 10:35AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

02/06/2006 10:35AM
DEED DOC STAMP CL: SG \$9,800.00

This Instrument Prepared By:
STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 1564738
Bk# 2184 Pg# 2025

WARRANTY DEED

THIS INDENTURE made this 30th day of January, 2006, by and between Gulfstream Airways, Inc., a Florida corporation, whose address is 2959 Tiburon Blvd. East, Naples, FL 34109, as Grantor, and The Gardens Annex, LLC, a Florida limited liability company, whose address is 526 Angela Street, Key West, FL 33040, as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to-wit:

520 Angela Street, Key West, Florida

Part of Lot 1, in Square 2, of Tract 4, of Simonton and Wall's Addition to the City of Key West, begin at a point on Angela Street distant 182.6 feet Southwesterly from the corner of Simonton and Angela Streets and run thence along Angela Street in a Southwesterly direction 58.65 feet to a point; thence at right angles in a Southeasterly direction 112 feet to a point; thence at right angles in a Northeasterly direction 58.65 feet to a point; thence at right angles in a Northwesterly direction 112 feet back to the Point of Beginning.

Parcel Identification Number: 00015700-000100

SUBJECT TO: Taxes for the year 2006 and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

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:

Gulfstream Airways, Inc., a Florida corporation

By: WRT
William R. Hettinger, President

[Signature]
Witness Name: William R. Hettinger
[Signature]
Witness Name: John L. Wild

(Corporate Seal)

State of Florida ~~Massachusetts~~
County of ~~Monroe~~ Suffolk

The foregoing instrument was acknowledged before me this ^{26th} ~~30th~~ day of January, 2006 by William R. Hettinger, President of Gulfstream Airways, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Amy M. Simmons
Notary Public

Printed Name: Amy M. Simmons

AMY M. SIMMONS
NOTARY PUBLIC
My Commission Expires November 13, 2009

My Commission Expires: 11/13/09

MONROE COUNTY
OFFICIAL RECORDS



Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2013-61
Will Call No.:

Parcel Identification No. 00015700-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 14th day of June, 2013 between **Judith Golsch, a married woman** whose post office address is 17236 Possum Ridge, Aurora, IN 47001 of the County of Dearborn, State of Indiana, grantor*, and **The Gardens Annex, LLC, a Florida limited liability company** whose post office address is 526 Angela 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:

Part of Lot 1 in Square 2 of Tract 4, of Simonton and Wall's Addition to the City of Key West, begin at a point on Angela Street distant 171.6 feet Southwesterly from the corner of Simonton and Angela Streets and run thence along Angela Street in a Southwesterly direction 11 feet to a point; thence at right angles in a Southeasterly direction 112 feet to a point; thence at right angles and in Southwesterly direction 58.65 feet to a point; thence at right angles in a Southeasterly direction 77.33 feet to a point; thence at right angles in a Northeasterly direction 69.65 feet to a concrete wall and fence; thence at right angles in a Northwesterly direction and along said concrete wall and fence 189.33 feet back to the Point of Beginning. ALSO Part of Lot 1 in Square 2 of Tract 4, of Simonton and Wall's Addition to the City of Key West, begin at a point on Angela Street distant 170 feet Southwesterly from the corner of Simonton and Angela Streets and run thence along Angela Street in a Southwesterly direction 1.6 feet to a concrete wall and fence; thence at right angles in a Southeasterly direction along said concrete wall and fence 189.33 feet to a point; thence at right angles and in Northeasterly direction 1.6 feet to a point; thence at right angles in a Northwesterly direction 189.33 feet back to the Point of Beginning.

The above referenced property is not the homestead of Grantor or Grantor's spouse.

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:

M. Gullion
Witness Name: MARIE GULLION

Patricia J. Brown
Witness Name: PATRICIA J. BROWN

Judith Golsch (Seal)
Judith Golsch

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 14th day of June, 2013 by Judith Golsch, who is personally known or has produced a driver's license as identification.

[Notary Seal]



ROSEANN MUND, Notary Public
Dearborn County, State of Indiana
My Commission Expires February 23, 2018

Roseann Mund
Notary Public

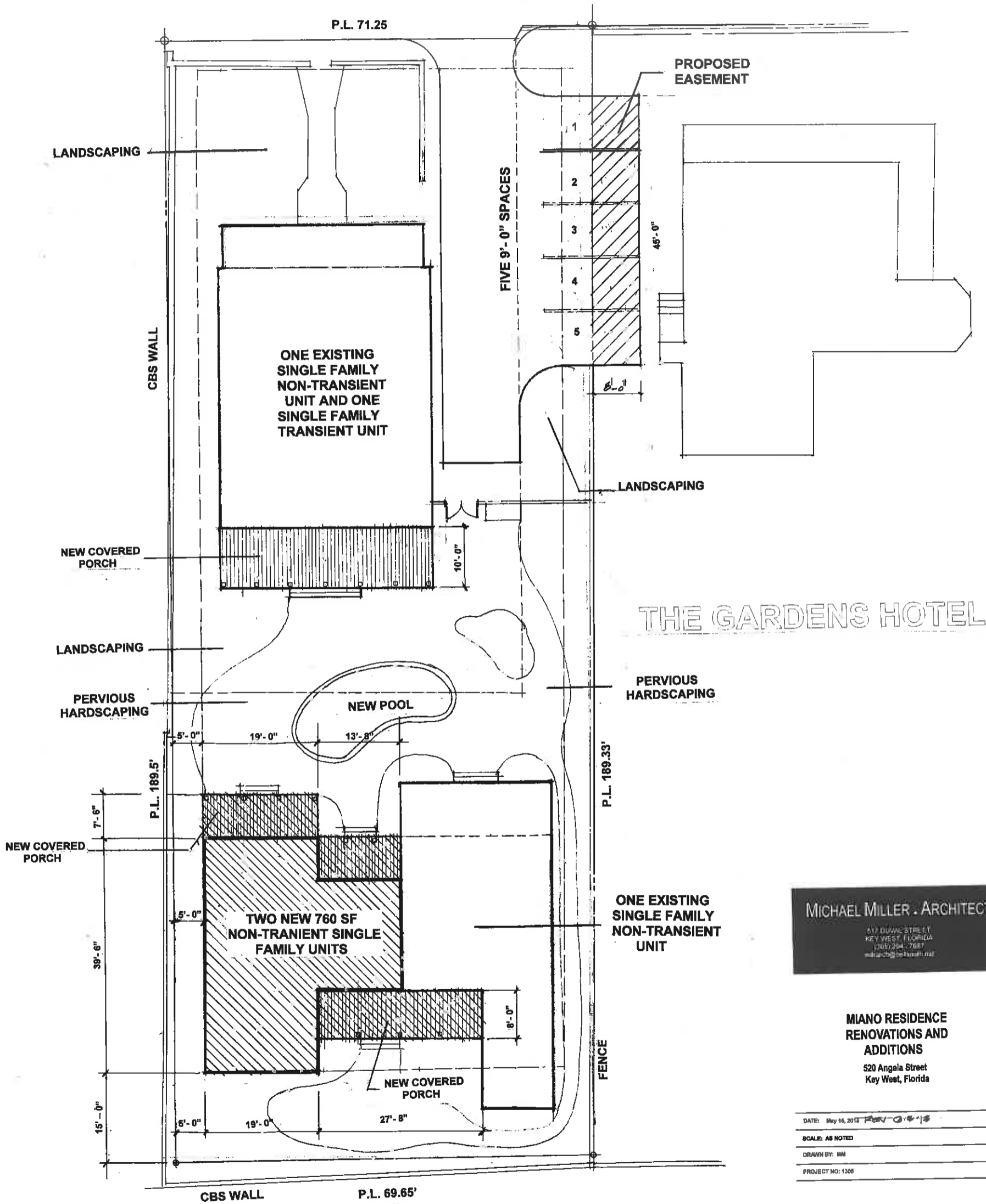
Printed Name: Roseann Mund

My Commission Expires: 2-23-18

Receiver Site Survey

**Receiver Site
Site Plan**

ANGELA STREET



THE GARDENS HOTEL

MICHAEL MILLER . ARCHITECT
 617 DUWAC STREET
 KEY WEST, FLORIDA
 (305) 294-7687
 mlarc@bellsouth.net

**MIANO RESIDENCE
 RENOVATIONS AND
 ADDITIONS**
 520 Angela Street
 Key West, Florida

DATE: May 16, 2013 *REV 05/13*
 SCALE: AS NOTED
 DRAWN BY: MM
 PROJECT NO: 1308

SITE PLAN
 SCALE: 1/8" = 1'-0"

SITE PLAN

C1

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Licensing

Type information, press Enter.

Last activity:

Business control 22218

Updated: 12/12/12 by KEYWKGP

Business name & address

Mailing address

KEYS KATIE HOLDINGS LLC

526 ANGELA ST

UNASSIGNED

KEY WEST

FL 33040

KEY WEST

FL 33040

License number : 13 00027436

Appl, issue, expir 100812 100812 93013

License status (F4) AC ACTIVE

Classification (F4) 10C RENTAL-TRANSIENT RESIDENTIAL

Exemption (F4)

License comments 3 TRANSIENT UNITS

License restrictions

Gross receipts

Reprint this license N Y=Yes, N=No

Additional charges N Y=Yes, N=No

Extra requirements N * Y=Yes, N=No

Miscellaneous N Y=Yes, N=No

Sub codes N Y=Yes, N=No

More...

F3=Exit F5=Code description
F10=Business maintenance

F9=Applicant/Qualifier
F12=Cancel

F24=More keys

DRC
Minutes & Comments

- 3) **Transient License Transfer - 520 Angela Street Front and Rear (RE# 00015700-000000, AK# 1016063; RE# 00015700-000100, AK# 1016071)** - A request for a Transient License Transfer of three unassigned units and licenses to property in the HNC-1 zoning district per Section 122-1338 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Craig read the title of the Transient License Transfer request and Mr. Cunningham commented on the item. Mr. Cunningham stated the licenses were currently held in unassigned status and Ms. Miano has purchased these units and licenses for the purpose of expanding her guest house operation which will require renovation to accommodate two units and the third would go to her existing house for possible transient rental.

SUSTAINABILITY COORDINATOR: No comment

URBAN FORESTER: No comment

HARC PLANNER: The proposed design was approved by HARC. Ms. Torregrosa recommended the blanks on the application be completed before going before the Planning Board.

ENGINEERING: No comment

FIRE DEPARTMENT: The receiver site should comply with Code regulations regarding smoke alarms, fire extinguishers, emergency light fixtures signs, etc. and they should contact the Fire Marshal.

POLICE DEPARTMENT: No comment

KEYS ENERGY SERVICES: No objections

Ms. Kate Miano, 520 Angela Street, spoke to the members regarding her application.

PLANNING DIRECTOR: Mr. Craig stated they would pass this on to the Planning Board with the amended application.

- 4) **Special Exception, Alcohol Sales in Proximity to a Church - 830 Truman Avenue (RE# 00030470-000000, AK # 1031241)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church and for property located within the HNC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

Mr. Craig read the title of the Special Exception and Ms. Malo commented on the item. Ms. Malo stated this application for the Silver Palms Hotel is based on their proximity to St. Mary's Church. Alcohol sales would be limited to hotel guests only at the pool with limited hours.

**Receiver Site
Property Appraiser Information**

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: 1016071 Parcel ID: 00015700-000100

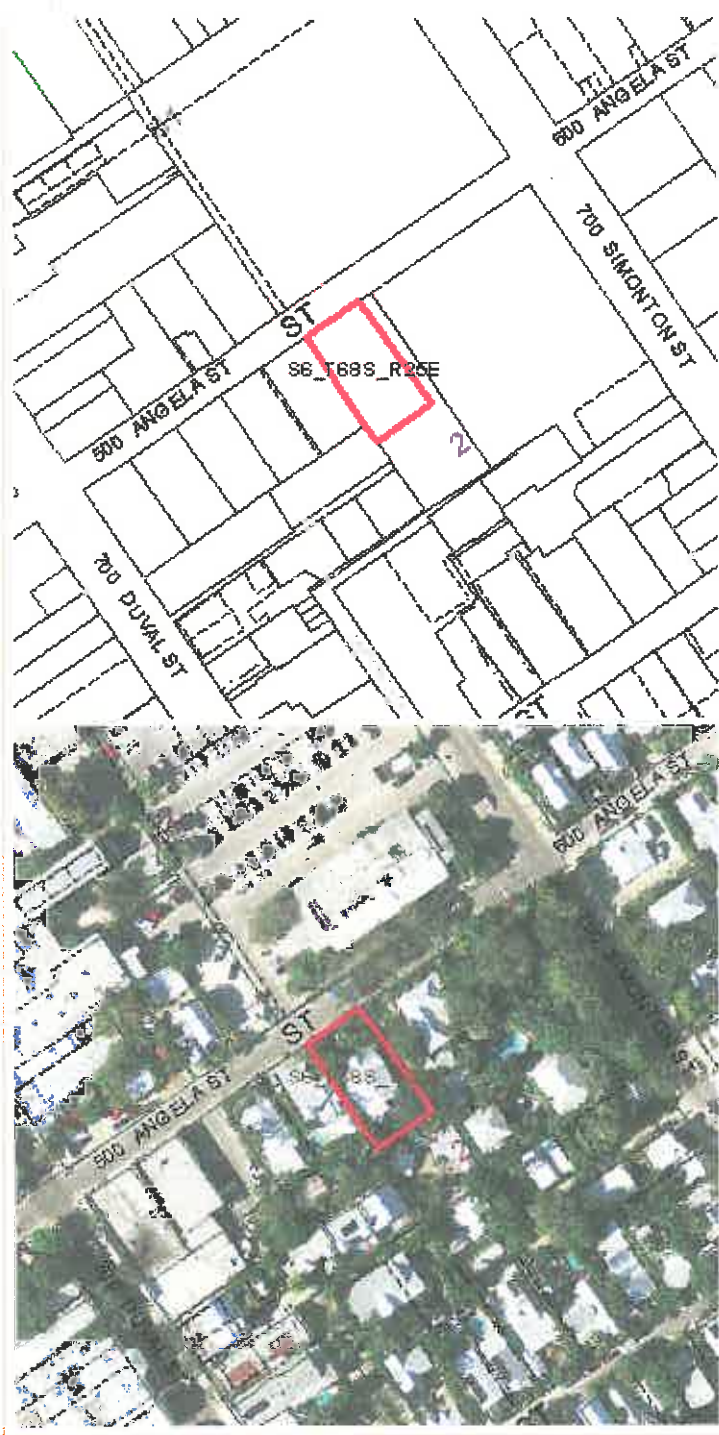
Ownership Details

Mailing Address:
GARDENS ANNEX LLC (THE)
526 ANGELA ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 520 ANGELA ST KEYWEST
Legal Description: KW PT LOT 1 SQR 2 TR 4 OR743-422 OR834-2004/05 OR1092-1213Q/C OR1365-775/76Q/C OR1365-1158/66F /J-CASE #95-803-FR-04 OR1386-1200/1202 OR2184-2025/26 OR2184-2027/31AFF

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	59	112	6,569.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2112
 Year Built: 1943

Building 1 Details

Building Type R1
 Effective Age 17
 Year Built 1943
 Functional Obs 0

Condition A
 Perimeter 260
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 22
 Gmd Floor Area 2,112

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

Roof Type IRR/CUSTOM
 Heat 1 FCD/AIR DUCTED
 Heat Src 1 ELECTRIC

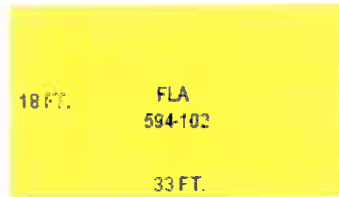
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 3

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
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1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N	Y	0.00	0.00	1,518
2	<u>OPX</u>		1	1993			0.00	0.00	224
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N	Y	0.00	0.00	594

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	144 SF	0	0	1969	1970	2	50
2	FN2:FENCES	435 SF	0	0	1969	1970	5	30
3	PT2:BRICK PATIO	168 SF	0	0	1975	1976	4	50
4	FN2:FENCES	1,024 SF	0	0	1975	1976	2	30
5	PO4:RES POOL	273 SF	0	0	1999	2000	4	50
6	WD2:WOOD DECK	959 SF	0	0	1975	1976	1	40

Appraiser Notes

2004-07-01 BEING OFFERED FOR \$1,495,000 4BD/4BA & POOL=SKI
 CHGED SQFT FROM 6552 TO 6569 PER GIS AND OR2184-2025

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
3	97-0486	02/01/1997	06/01/1997	2,000 Residential	REPAIR/REMODELING
4	00-0054	01/07/2000	10/24/2000	800 Residential	200 AMP RISER
6	00-2364	08/15/2000	10/24/2000	17,100 Residential	15 SQ METAL SHINGLES
5	00-1920	07/12/2000	12/18/2000	4,620 Residential	RESURFACE POOL
7	00-3345	10/13/2000	12/18/2000	4,500 Residential	CENTRAL AC
1	B-6152	01/23/1976	01/01/1977	5,500 Residential	NEW POOL-ONLY
2	B-6731	03/22/1977	01/01/1978	500 Residential	REPAIR ROTTEN WOOD
8	07-1940	04/23/2007	07/09/2007	25,000 Residential	REPLACE SIDING 400SF & INSTALL 24 SHUTTERS
9	07-2328	05/16/2007	07/09/2007	5,500 Residential	REPLACE EXISTING A/C WITH 4 TON UNIT AND 10 OPENINGS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	207,842	25,296	159,265	392,403	392,403	0	392,403
2011	207,842	25,775	220,492	454,109	436,243	0	454,109
2010	213,536	26,255	156,794	396,585	396,585	0	396,585

2009	240,913	26,734	449,205	716,852	716,852	0	716,852
2008	230,389	27,213	656,900	914,502	914,502	0	914,502
2007	317,483	22,351	1,083,885	1,423,719	1,423,719	0	1,423,719
2006	544,728	22,706	624,055	1,191,489	1,191,489	0	1,191,489
2005	376,122	23,096	556,920	956,138	956,138	0	956,138
2004	251,288	23,485	458,640	733,413	733,413	0	733,413
2003	326,674	23,875	144,144	494,693	494,693	0	494,693
2002	312,870	24,266	157,248	494,384	494,384	0	494,384
2001	257,981	23,900	157,248	439,129	439,129	0	439,129
2000	299,446	15,200	124,488	439,134	439,134	0	439,134
1999	223,463	12,085	124,488	360,036	360,036	0	360,036
1998	232,313	12,483	124,488	369,284	369,284	0	369,284
1997	232,313	12,926	111,384	356,623	356,623	0	356,623
1996	130,092	9,130	111,384	250,606	250,606	0	250,606
1995	114,402	9,456	111,384	235,243	231,832	25,000	206,832
1994	102,311	8,723	111,384	222,418	222,418	25,000	197,418
1993	97,252	6,708	111,384	215,344	215,344	25,000	190,344
1992	118,648	6,708	111,384	236,740	236,740	25,000	211,740
1991	118,648	6,708	111,384	236,740	236,740	25,000	211,740
1990	60,930	6,708	90,090	157,728	157,728	25,000	132,728
1989	55,391	6,098	88,452	149,941	149,941	25,000	124,941
1988	47,775	6,098	78,624	132,497	132,497	25,000	107,497
1987	42,050	6,098	57,330	105,478	105,478	25,000	80,478
1986	42,239	6,098	55,037	103,374	103,374	25,000	78,374
1985	41,066	6,098	55,037	102,201	102,201	25,000	77,201
1984	38,661	6,098	55,037	99,796	99,796	25,000	74,796
1983	38,661	6,098	31,058	75,817	75,817	25,000	50,817
1982	39,358	6,098	25,243	70,699	70,699	0	70,699

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/26/2006	2184 / 2025	1,400,000	<u>WD</u>	<u>Q</u>
1/1/1996	1386 / 1200	450,000	<u>WD</u>	<u>Q</u>
11/1/1977	743 / 422	102,000	00	<u>Q</u>

This page has been visited 55,504 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at **6:00 p.m., August 22, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

Transient License Transfer - 520 Angela Street Front and Rear (RE# 00015700-000000, AK# 1016063; RE# 00015700-000100, AK# 1016071) - A request for a Transient License Transfer of three unassigned units and licenses to property in the HNC-1 zoning district per Section 122-1338 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3720, or visit <http://keywest.legistar.com/Calendar.aspx>

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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Applicant: Kate Miano
Sender Site Owner: Mark Hyatt
Receiver Site Owner: Kate Miano
Sender site: Unassigned
Receiver Site: 520 Angela

Date of Hearing: Thursday, August 22, 2013 **Time of Hearing:** 6:00 PM

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

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

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

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

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

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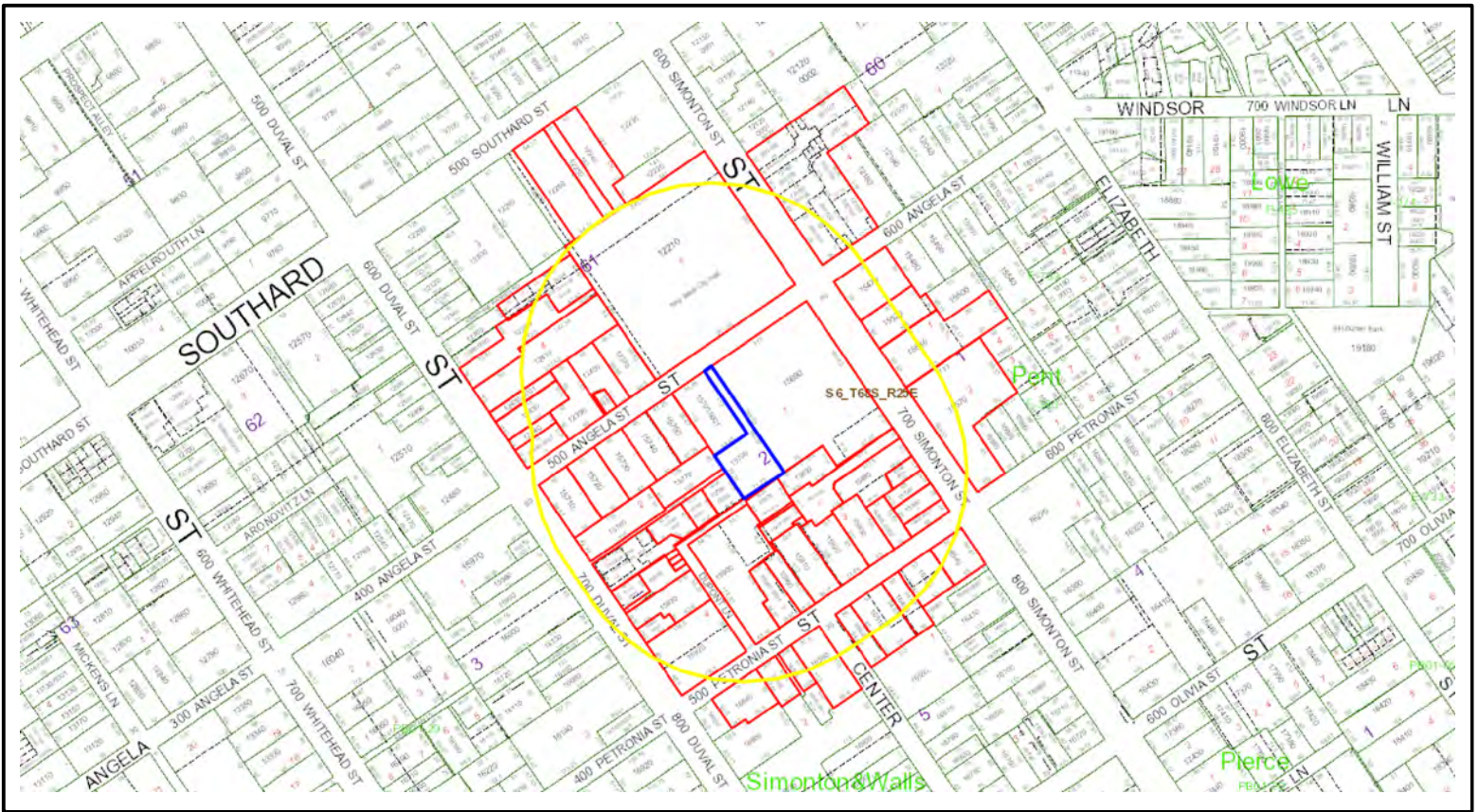
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Monroe County, Florida

520 Angela

Printed: Aug 12, 2013

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
BRAY JOHN AND ELIZABETH	3 MILLER'S COURT		CHISWICK MALL	LOND	W4 2PF	ENGLAND
MCCHESNEY LAURA AND KEVIN	526 SOUTHARD ST		KEY WEST	FL	33040	
HOPPA SCOTT J AND KAREN I	4316 PEBBLE SHORE DR		OPELIKA	AL	36804	
ORTEGA EVELYN A LIV TR 10/30/08	1418 ROSE ST		KEY WEST	FL	33040	
CALABRO DANIEL J	PO BOX 1857 STE H		BRIDGEHAMPTON	NY	11932-1857	
623 DUVAL STREET LLC	100 PARK ST		TRAVERSE CITY	MI	49684	
HETTINGER BETTY	323 QUAKER HILL RD		PAWLING	NY	12564-3339	
WOLKOWSKY DAVID W LIVING TRUST	P O BOX 1429		KEY WEST	FL	33040	
GARDENS ANNEX LLC (THE)	526 ANGELA ST		KEY WEST	FL	33040	
BERNDT-HANSON REBECCA	4404 N TAMIAMI TRL		SARASOTA	FL	34234-3864	
GRABOWSKI CHESTER TRUST 10/12/2011	533 PETRONIA ST		KEY WEST	FL	33040-7440	
BERNDT-HANSON REBECCA	4404 N TAMIAMI TRL		SARASOTA	FL	34234-3864	
MENDOLA CHARLES	2601 S ROOSEVELT BLVD APT 210A		KEY WEST	FL	33040-5115	
SHAGENA LINDA L LIVING TRUST 09/28/1989	726 SIMONTON ST		KEY WEST	FL	33040	
800 SIMONTON LLC	121 US HIGHWAY 1 STE 103		KEY WEST	FL	33040-5456	
THE GARDENS ANNEX LLC	526 ANGELA ST		KEY WEST	FL	33040-7433	
516 ANGELA LLC	512 ANGELA ST		KEY WEST	FL	33040-7433	
FOOTE AMY	1660 SILVERADO DR		ROCKLEDGE	FL	32955	
DILLY GROVE LIMITED PARTNERSHIP	610 SOUTHARD ST		KEY WEST	FL	33040	
WOLKOWSKY DAVID W	PO BOX 1429		KEY WEST	FL	33041	
CERVANTES MARIO FERNANDO	510 ANGELA ST		KEY WEST	FL	33040-7433	
SOBELMAN WALTER AND HILDA	526 PETRONIA ST		KEY WEST	FL	33040-7466	
619 DUVAL COMPANY	423 FRONT ST	FL 2ND	KEY WEST	FL	33040	
NEWHOUSE GREGORY LEE	4208 SUNNY BROOK WAY APT 100		WINTER SPRING	FL	32708-6602	
PEREZ ROSA LEE DEC OF TRUST 12/8/1997	3746 PAULA AVE		KEY WEST	FL	33040-4417	
FILASKI VINCENT AND FLORENCE	131 SAINT JOHNS RD		RIDGEFIELD	CT	06877-5524	
ROBERTS DANIEL K AND MARIA M	17902 SW 88 PL		PALMETTO BAY	FL	33157	
TRINITY PRESBYTERIAN CHURCH OF KEY WEST INC	PO BOX 6471		KEY WEST	FL	33041-6471	
BERNDT-HANSON REBECCA	4404 N TAMIAMI TRL		SARASOTA	FL	34234-3864	
725 DUVAL STREET LLC	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
BENNER MICHAEL E	4635B 36TH ST S		ARLINGTON	VA	22206-1724	
ALLATTA JOSEPH F AND ELIZABETH	603 ANGLEA ST		KEY WEST	FL	33040-7485	
PEREZ ROSA LEE DEC OF TRUST 12/8/1997	3746 PAULA AVE		KEY WEST	FL	33040-4417	
NATHAN ANN L REV TR DTD 07/13/05	26115 CLARKSBURG RD		CLARKSBURG	MD	20871	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
JLC DUVAL LLC	1501 FLORIDA ST		KEY WEST	FL	33040	
SAINT PETER'S EPISCOPAL CHURCH OF KW FL INC	800 CENTER ST		KEY WEST	FL	33040	
LANCASTER JAMES R LIVING TRUST 5/28/2010	515 PETRONIA ST		KEY WEST	FL	33040-7440	
KW 535 LLC	512 WOODLAND RD		PITTSBURGH	PA	15237	
DUVAL LOT LLC	1312 REYNOLDS ST		KEY WEST	FL	33040-4709	
MALSIN ELAINE 2006 REV TRUST 09/18/2006	522 PETRONIA ST		KEY WEST	FL	33040	
LITTMAN DARREN AND MICHELLE	22197 MARTELLA AVE		BOCA RATON	FL	33433	
623 DUVAL STREET LLC	100 PARK ST		TRAVERSE CITY	MI	49684	
GARDENS OF KEY WEST LLC THE	526 ANGELA ST		KEY WEST	FL	33040	
FLETCHER JAMES C	1038 QUARRIER ST		CHARLESTON	WV	25301-2307	
ROBINSON ALESSANDRA	2327 CR 204		OXFORD	FL	34484	
SIMPSON ELWOOD J	1650 E NORTHFIELD DR STE 400		BROWNSBURG	IN	46112-2524	
FORTIN THOMAS L AND HANNA K	20475 SWECKER FARM PL		STERLING	VA	20165-4782	
MCVEIGH ROGER H AND CYNTHIA C	627 SIMONTON ST		KEY WEST	FL	33040	
HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040-3206	
715 DUVAL ST REALTY LLC	18 LORRAIN TER		MARBLEHEAD	MA	1945	
DEEGAN MICHAEL R REVOCABLE TRUST 4/20/2010	729 OLIVIA ST		KEY WEST	FL	33040	
DAVIDSON JUDITH H	P O BOX 4210		KEY WEST	FL	33041-4210	
ROSS RODNEY T	605 ANGELA ST		KEY WEST	FL	33040-7485	
REILLY EDWARD T AND ANN MARIE	21 STATE RD		BREEZY POINT	NY	11697-2203	
GOLDSTEIN WALTER LIVING TRUST 1990 DTD 11/29/1990	815 DUVAL ST		KEY WEST	FL	33040-7405	
TODD DOROTHY A	P O BOX 4706		KEY WEST	FL	33041	
GALLERY OF DREAMS LLC	PO BOX 2269		MONTAUK	NY	11954-0913	
BAMFORD JOHN F JR	2104 ROBINSON CLOSE		MOOSIC	PA	18507-2218	
RUPP LEILA J REV TR DTD 3/10/06	2414 CHAPALA ST		SANTA BARBARA	CA	93105	
GARLAND GARY	PO BOX 1649		KEY WEST	FL	33041-1649	
FOOTE AMY L	1660 SILVERADO DR		ROCKLEDGE	FL	32955-6130	
WARE LUCIE A L/E	720 SIMONTON ST		KEY WEST	FL	33040-7475	
MCMILLIN KAY ANN	1007 VON PHIOSTER ST		KEY WEST	FL	33040	
512 ANGELA LLC	512 ANGELA ST		KEY WEST	FL	33040-7433	
LOUCHHEIM JEFF	PO BOX 434		KEY WEST	FL	33041-0434	
KEY WEST CONCH HOUSE INC	2101 CHELSEA DRIVE		WILSON	NC	27896	
WALTERS CHARLES D AND STEPHANIE A	525 DUPONT LN		KEY WEST	FL	33040	
MCCHESENEY KEVIN AND LAURA	520 SOUTHARD ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
COOKE COMMUNICATIONS LLC	PO BOX 1800		KEY WEST	FL	33041-1800	
PEREZ ROSA LEE DEC OF TRUST 12/8/1997	3746 PAULA AVE		KEY WEST	FL	33040-4417	
VERGIL ENTERPRISES LLC	438 N CANAL ST		CHICAGO	IL	60654-8873	
LAWSON LESTER AND HERTISCINE FAMILY TR	2731 WRIGHT AVE		PINOLE	CA	94564-1075	
GROSSCUP TIMOTHY J AND LUANN K	131 W ADAMS ST		VILLA PARK	IL	60181	
4SIBS INC	1616 ATLANTIC BLVD	UNIT 2	KEY WEST	FL	33040	
DOUP ROSE AHRENS REVO INTERVIVOS TRUST 1/29/2002	869 LIMPET DR		SANIBEL	FL	33957-3805	
FJ INVESTORS LLC	2318 ROOSEVELT BLVD		KEY WEST	FL	33040	