

**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: October 17, 2013

Agenda Item: **Transient License Transfer – 1512 Dennis Street (RE# 00063400-000100, AK#1063835) to 620 Josephine Parker Road, #3 (RE# 00012351-000300, AK#9085140) – A request for a Transient License Transfer from property in the CL zoning district to property in the HRCC-1 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West**

SITE DATA

Sender Site

License Owner: Aids Help, Inc.
Agent: Mark Songer
Location: 1512 Dennis Street (RE#00063400-000000, AK#1063835)
Zoning: Limited Commercial (CL)
Existing Use: Non-transient residential

Receiver Site

Owner: FJ Investors, LLC
Agent: Mike Petro
Location: 620 Josephine Parker Road (RE#000123510-000300, AK#9085140)
Zoning: Historic Residential Commercial Core Duval Street Oceanside (HRCC-1)
Existing Use: Non-transient residential
Proposed Use: Single Occupancy Transient Rental

BACKGROUND

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

Please note that the sender property consists of multiple dwelling units in varying configurations. The common address is 1512 Dennis. This particular transfer is of two units of the original nine TLT, 1512 Dennis to 620 Josephine Parker, 09152013

total transient licenses which are held in “unassigned” status. One license has been transferred previously to 913 leaving six for future transfer

RELEVANT CODE SECTIONS

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

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

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

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

ANALYSIS

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

TABLE

Criteria	Proposal	Complies Yes or No
Sender Site		
Has 9 units associated with the transient license in unassigned status	License for transfer from: #13-00004050	Yes
The unit is lawful and has been counted in BPAS	N/A, license transfer only	

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

RECOMMENDATION

The Planning Department recommends **Approval** of the transient transfer of one license originally located at 1512 Dennis Street to 620 Josephine Parker Road.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2014-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING TWO TRANSIENT LICENSE TRANSFERS FROM PROPERTY LOCATED AT 1512 DENNIS STREET (RE# 000634000-000000, AK#1063835) IN THE CL ZONING DISTRICT TO PROPERTY LOCATED AT 620 JOSEPHINE PARKER ROAD, #3 (RE#00012351-000300, AK#9085140) IN THE HRCC-1 ZONING DISTRICT PURSUANT TO SECTION 122-1339 (b) OF THE CODE OF ORDINANCES OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-1339 (b) of the Code of Ordinances allows a transient license to be transferred from an area where transient uses are prohibited to a receiver site where transient use is permitted; and

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

WHEREAS, the applicant proposes the transfer of two transient licenses from two one-bedroom single family dwellings (duplex) to one two-bedroom condominium.

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 two transient licenses, pursuant to Section 122-1339 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF TWO TRANSIENT LICENSES FROM 1512 DENNIS STREET (RE# 000634000-000000, AK#1063835) TO PROPERTY LOCATED AT 620 JOSEPHINE PARKER ROAD, #3 (RE#00012351-000300, AK#9085140).

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 two transient licenses does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic

_____ Chairman

_____ Planning Director

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 13th day of March, 2014.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

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



Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There is 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 604 Simonton Street. 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 UNASSIGNED
(1512 DENNIS ST KEY WEST)

Address of Site
620 JOSEPHINE PARKER ROAD UNIT 3

RE# 00063400-000000

RE# 00012251-000300

Name(s) of Owner(s):
AH OF MONROE COUNTY INC

Name(s) of Owner(s):
FJ INVESTORS, LLC

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

MARK SONGER *

Mike Petro

Address: 1434 KENNEDY DR
KEY WEST FL 33040

Address: 420 Fleming St.
Key West, FL 33040

Telephone 305 293 4802

Telephone 305 896-7300

Email MARK.SONGER@AOSHELP.COM

Email mike@mikepetrorcalstate.com

For Sender Site:

"Local name" of property 1512 DENNIS Zoning district _____

Legal description ATTACHED

Current use: HOMES FOR THE AGED LONG TERM LEASE

Number of existing transient units: 9

Size of site 26050 sq ft Number of existing city transient rental licenses: 9

What is being removed from the sender site? ONE TRANSIENT LICENSE

What are your plans for the sender site? HOMES FOR THE AGED LONG TERM LEASE

For Receiver Site:

"Local name" of property 620 JOSEPHINE PARKER RD #3 Zoning district _____

Legal description SEE SURVEY

Current use Condominium

Size of site: 735 Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 3 Residential units / 1 Transient

Existing non-residential floor area _____

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

What are your plans for the receiver site? Vacation Rental

REQUIRED ATTACHMENTS

Sender Site

1. Current survey *Re Reece*
2. Current floor plans *1512 DENNIS*
3. Copies of current occupational license(s) for transient rental use ✓
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application ✓
5. If property is mortgaged, a letter from the mortgagee consenting to the ✓
transfer of the transient licenses and the proposed disposition of the property
6. Proposed site plan if changed for future use *NOT APPLICABLE*
7. Proposed floor plans if changed for future use *NOT APPLICABLE*
8. Detailed description of how use of transient rental units will be extinguished.
NOT CURRENTLY USED AS TRANSIENT RENTALS
9. Other _____

Receiver Site

1. Current survey ✓ *Re Reece*
2. Current floor plans ✓
3. Copies of current occupational license(s).
4. Copy of last recorded deed to show ownership as listed on application ✓
5. If there is a homeowner's or condominium association, provide proof of the ✓
association's approval of the transfer. (This approval must be by a majority vote
as defined by the governing documents of the association.)
6. Proposed site plan if changed for future use *N/A*
7. Proposed floor plans if changed for future use *N/A*
8. Other _____

~ NOTE: The above items constitute one complete application package. Two signed & sealed surveys and site plans are required ~

**Sender Site
Information**

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME AH OF MONROE COUNTY INC.
B. STATE/COUNTRY OF INCORPORATION FLORIDA USA
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
BRYAN GREEN PRESIDENT WILLIAM HAWTHORNE V.P.
MARCUS VARNER TREASURER SUSAN WEEKLEY SECRETARY

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:
SCOTT BRIDGEN EXECUTIVE DIRECTOR
1434 KENNEDY DRIVE KEY WEST FL 33040
TELEPHONE(S) 305 293 4800 FAX 305 296 6337

Sender Site Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, MARK E SONGER, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1512 DENNIS STREET KEY WEST FL

Street address of subject property

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

Mark Songer
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/31/2013 by
date

MARK E SONGER
Name of Authorized Representative

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



Notary's Signature and Seal

Sandra Jean Duffey

Sandra Jean Duffey
Name of Acknowledger typed, printed or stamped

EE 842193
Commission Number, if any

Sender Site Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, E. SCOTT PRIDGEN as
Please Print Name of person with authority to execute documents on behalf of entity

EXECUTIVE DIRECTOR of AH OF MONROE COUNTY INC AIDS HELP
Name of office (President, Managing Member) *Name of owner from deed*

authorize MARK E SONGER
Please Print Name of Representative

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

E. Scott Pridgen
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 5/28/13 by
date

Pamela S. Demala
Name of Authorized Representative



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

Pamela S. Demala
Notary's Signature and Seal



PAMELA S. DEMALA
Name of Acknowledger typed, printed or stamped

EE 012517
Commission Number, if any

**Sender Site
Deed**

This Mortgage Deed.

13.00
13.00

1300
1990
14.00
14.00

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Executed the 16th day of July A. D. 1990
by AIDS HELP, INC.,

a corporation existing under the laws of the State of Florida and having its principal place of business at Monroe County party of the first part, hereinafter called the Mortgagor, to BRANCHIK ENTERPRISES, INC., a corporation existing under the laws of OHIO

of the County of State of Ohio party of the second part, hereinafter called the Mortgagee,

Witnesseth. That for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the said Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, in fee simple, all the certain tract of land, of which the said Mortgagor is now seized and possessed, and in actual possession, situate in Monroe County, State of Florida, described as follows:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Tract Thirty but now particularly described as follows, to-wit: Lots 1,2,3,4,11,12, and 14, in Square 6, according to W.D. Cash's Diagram of land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T.J. Ashe, Deputy County Surveyor, dated March 8, 1887, said diagram being recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

REC FEE \$ 3,722.00 REC'D PAYMENT AS
DGC ST \$ 1904.00 IMPROVED FOR CLASS
NET TAX \$ 1190.00 "C" INDEMNITY & GDC
PENALTY \$ - STAMP TAXES SIGNED
INTEREST \$ - 7-19-90

DANNY L. MOLEAGE
CLERK CIR. CT. MONROE CO., FLA
BY Dolores Hernandez
DEPUTY CLERK

FILED FOR RECORD
JUL 19 4:09 PM '90
MONROE CO. FLA

REC 138 PAGE 1954

647991

ATTORNEY AT LAW
FELDMAN & EDEN
417 EATON STREET - KEY WEST, FL 33040

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances, unto the said Mortgagee in fee simple.

And said Mortgagor does covenant with said Mortgagee that said Mortgagor is indefeasibly seized of said land in fee simple; that the said Mortgagor has full power and lawful right to convey said land in fee simple as aforesaid; that said land is free from all incumbrances; that said Mortgagor will make such further assurances to perfect the fee simple title to said land in said Mortgagee as may reasonably be required; and that said Mortgagor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Matty's RA

This Warranty Deed Made the 7th day of May
hereinafter called the grantor, to HUGH R. PAPPY and CAROLINE H. PAPPY, his wife,
a corporation existing under the laws of the State of Ohio
addressed at P.O. Box 599, Key West, FLA.
hereinafter called the grantees

with its permanent jurisdiction

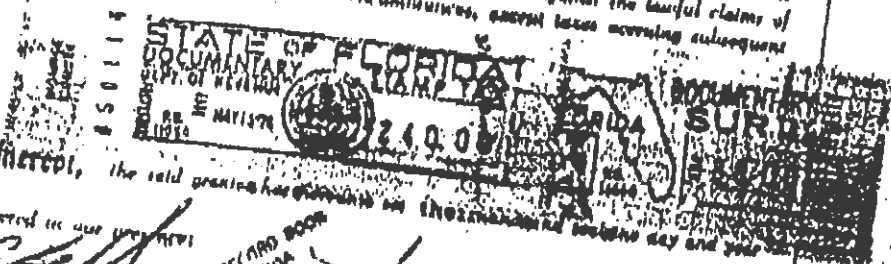
Witnesseth: That the grantor, for and in consideration of the sum of \$10,000-----and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, re-
leases, conveys and confirms unto the grantees, all that certain land situate in Monroe
County, Florida, viz:

On the Island of Key West, known on William A. Whitehead's map
delineated in February, A. D. 1829 as part of Tract Thirty but now
particularly described as follows, to-wit: Lots 1, 2, 3, 4, 11, 12,
and 14, in Square 6, according to W. D. Cash's diagram of land
Tract Thirty, surveyed and drawn from map of William A.
Whitehead's by T. J. Ashe, Deputy County Surveyor, dated
March 8, 1887, said diagram being recorded in Plat Book 1,
page 13, Monroe County, Florida, Public Records.

SUBJECT TO: Zoning, easements, conditions, limitations and
restrictions of record, and taxes for the year 1976 and subsequent
years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.
To Have and to Hold, the same to the grantees forever

And the grantor hereby covenants with said grantees that the grantees is lawfully seized of said land
in fee simple, that the grantor has good and lawful authority to sell and convey said land, that the
grantee hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1975.



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

Signed, sealed and delivered in our presence
Kolin L. Bera
HUGH R. PAPPY
CAROLINE H. PAPPY

STATE OF FLORIDA
COUNTY OF MONROE

RECORDED
NOTARY PUBLIC, FLORIDA
RALPH W. PRINTE
CLERK OF COUNTY COURT
RECORD NUMBER

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid in full acknowledgment, personally appeared
HUGH R. PAPPY and CAROLINE H. PAPPY,
known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same
WITNESS my hand and official seal in the County and State last aforesaid this
May 7th A. D. 1978

Kolin L. Bera
NOTARY PUBLIC, State of Florida
at Large

This instrument prepared by HUGH R. PAPPY
Attorney at Law
809 Whitehead Street
Key West, Florida

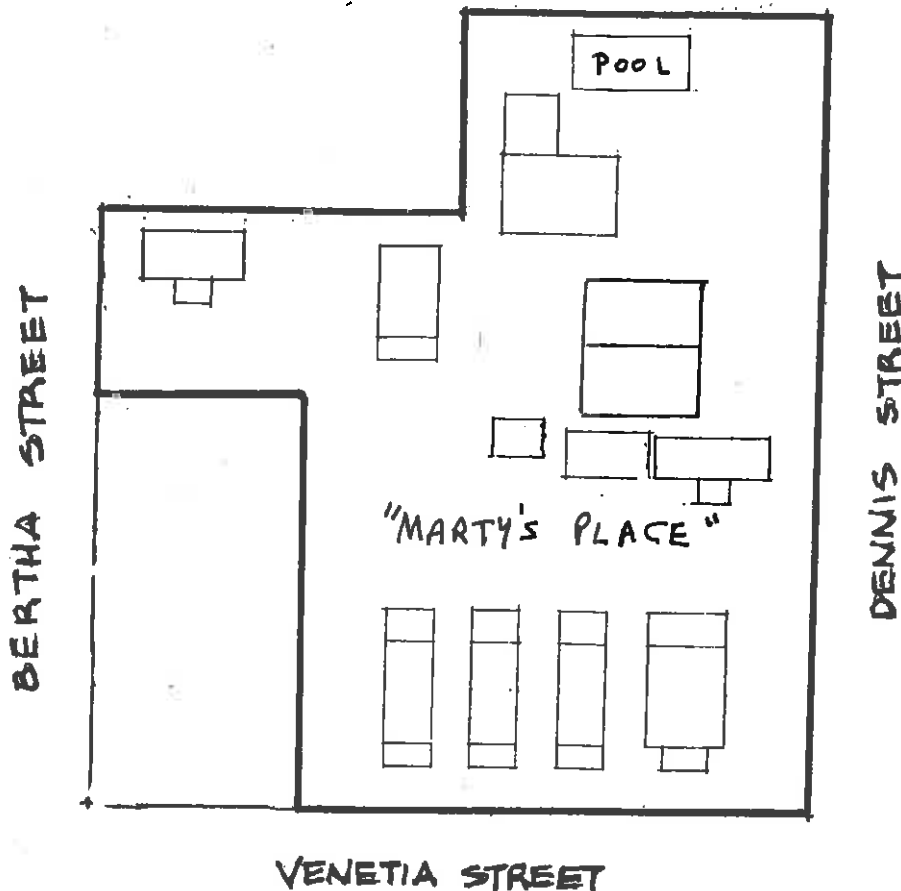
My Commission expires
Notary Public

**Sender Site
Survey**

LEGAL DESCRIPTION OF MARTY'S PLACE
1512 DENNIS STREET, ET AL

ON THE ISLAND OF KEY WEST AND KNOWN AS LOTS 3, 4, 11, 1 AND PART OF LOTS 2 AND 12, IN SQUARE 6 ACCORDING TO W.B. CASIN'S DIAGRAM OF LAND IN TRACT THIRTY, BY T.A. ASHE, DEPUTY COUNTY SURVEYOR, DATED MARCH 6, 1887, AS RECORDED IN PLAT BOOK 1 AT PAGE 13 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

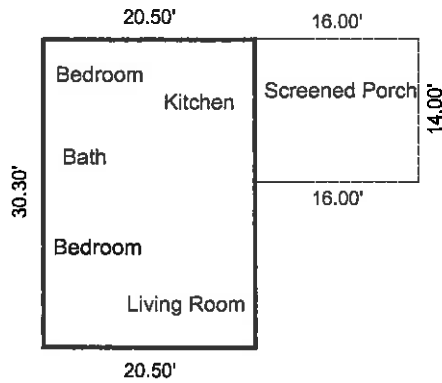
BEGIN AT THE INTERSECTION OF THE NW'LY RIGHT OF WAY LINE OF VENETIA STREET WITH THE SW'LY RIGHT OF WAY LINE OF DENNIS STREET AND RUN THENCE NW'LY ALONG THE SW'LY RIGHT OF WAY LINE OF THE SAID DENNIS STREET FOR A DISTANCE OF 204.67 FEET, TO THE N'LY CORNER OF THE SAID LOT 14; THENCE SW'LY AND AT RIGHT ANGLES ALONG THE NW'LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 92.5 FEET, TO THE W'LY CORNER OF THE SAID LOT 14; THENCE SE'LY AND AT RIGHT ANGLES ALONG THE SW'LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 52.33 FEET TO THE N'LY CORNER OF THE SAID LOT 12; THENCE SW'LY AND AT RIGHT ANGLES ALONG THE NW'LY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 92.5 FEET TO THE NE'LY RIGHT OF WAY LINE OF BERTHA STREET; THENCE SE'LY AND AT RIGHT ANGLES ALONG THE NE'LY RIGHT OF WAY LINE OF THE SAID BERTHA STREET FOR A DISTANCE OF 38.66 FEET TO A POINT ON SAID NE'LY RIGHT OF WAY LINE 113.67 FEET NW'LY OF THE INTERSECTION OF SAID NE'LY RIGHT OF WAY LINE AND SAID NW'LY RIGHT OF WAY LINE; THENCE NE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 61.33 FEET; THENCE SE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 113.67 FEET TO THE NW'LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET; THENCE NE'LY AND AT RIGHT ANGLES ALONG THE NW'LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET FOR A DISTANCE OF 123.67 FEET BACK TO THE POINT OF BEGINNING.



**Sender Site
Site Plans**

SUBJECT BUILDING LAYOUT

1512 Dennis Street
 Key West, FL
 Our File No.: 016-05
 Not To Scale



Drawn by: [Signature]
 Comment:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN	
Code	Description	Size	Total	Breakdown	Subtotal
GLHL	First Floor	621.1500	621.1500	First Floor	
P/P	Porch	224.0000	224.0000	20.50 x 30.30	621.1500
TOTAL LIVABLE (rounded)			621	1 Area Total (rounded)	621

Sender Site Licensing



TRANSIENT LICENSE

City of Key West

Post Office Box 1409, Key West, FL 33041 (305) 809-3955

Business Name MARTY'S PLACE /AIDS HELP (TR) CtLNbr:0013571
 Location Addr UNASSIGNED-TRANSIENT MED
 Lic NBR/Class 13-00004050 TRANSIENT RENTAL UNIT (MEDALLION)
 Issue Date: July 27, 2012 Expiration Date:September 30, 2013
 License Fee \$1,125.00
 Add. Charges \$1,125.00
 Penalty \$0.00
 Total \$1,125.00

Comments: 9 TRANSIENT UNITS (1901-1913 VEN,1510-12 DENNIS)
 MEDALLIONS 62 - 70

This document must be prominently displayed.
 AIDS HELP INC

MARTY'S PLACE /AIDS HELP (TR)
 ICAMCO
 3685 SEASIDE DR
 KEY WEST FL 33040

Query: CAMELKER Type: UC Drawer: 1
 Date: 7/27/12 54 Receipt no: 93559
 2013 4056
 LIC OCCUPATIO 1 \$1125.00
 Trans numbers: 2803510
 OK CHECK 1537 \$1125.00
 Trans date: 7/27/12 Time: 9:44:54

**Sender Site
Additional Information**



April 16, 2013

Mr. E. Scott Pridgen, Executive Director
A.H. of Monroe County, Inc.
1434 Kennedy Drive
Key West FL 33040

Mortgage Loan # 005000004751

Dear Mr. Pridgen:

This letter is in your response to your recent inquiry regarding a potential sale of a transient license from Marty's Place which is subject to the mortgage loan referenced above.

You have represented to Centennial Bank that the transient licenses are currently not being used by A.H. of Monroe County, Inc. (dba AIDS Help) in their exempt purpose to provide affordable housing for low income and disabled individuals. The payments on this mortgage loan are current and AIDS Help has significant cash deposits in accounts with Centennial Bank. The proposed use for the sales proceeds will be to support and continue the exempt purpose of AIDS Help.

Centennial Bank confirms that the transient licenses currently associated with Marty's Place may be sold without restriction on the disposition of the net proceeds.

In providing the above response, Centennial Bank is not limiting or waiving any rights or remedies it may now or hereafter have, whether arising under the loan documents, at law or in equity, all of which rights and remedies are expressly reserved. Further, the subject loan remains in full force and effect and we will continue to service the loan in accordance with the loan documents and applicable law.

Sincerely,

Mark Todaro
Vice President
Commercial Loan Officer
Centennial Bank

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**

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

Alternate Key: 9085140 Parcel ID: 00012351-000300

Ownership Details

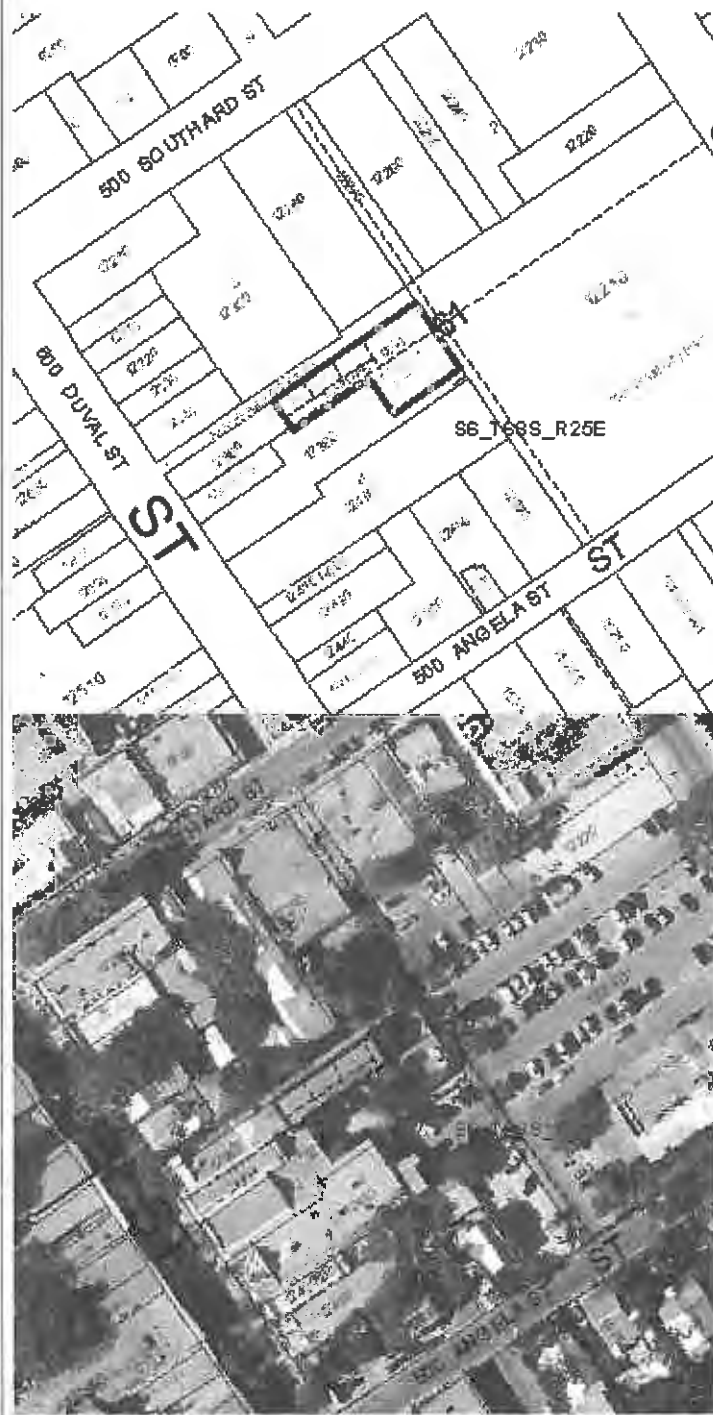
Mailing Address:
FJ INVESTORS LLC
2318 ROOSEVELT BLVD
KEY WEST, FL 33040

Property Details

HRCC-1

PC Code: 04 - CONDOMINIUM
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 620 JOSEPHINE PARKER RD UNIT: 3 KEY WEST
Legal Description: UNIT 3 615 DUVAL STREET CONDOMINIUM OR2192-1742/1803DEC OR2338-770/71

Click Map Image to open interactive viewer



Condominium Details

Condo Name: 615 DUVAL STREET CONDOMINIUM
Footage: 847 Year Built: 1950

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	225,302	0	0	225,302	225,302	0	225,302
2011	223,608	0	0	223,608	223,608	0	223,608
2010	242,479	0	0	242,479	242,479	0	242,479
2009	303,099	0	0	303,099	303,099	0	303,099
2008	331,990	0	0	331,990	331,990	0	331,990
2007	404,146	0	0	404,146	404,146	0	404,146
2006	151,331	0	0	151,331	151,331	0	151,331

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/20/2007	2338 / 770	405,000	WD	Q

This page has been visited 64,896 times.

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

**Receiver Site
Information**

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: FJT Investors, LLC
B. STATE OF REGISTRATION: FL
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:
Fred Toike

FOR CORPORATIONS AND PARTNERSHIPS

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

TELEPHONE(S) _____ FAX _____

Receiver Site Verification

Signature Page and Verification Form for Receiver Site

I (We) Michael Petro

owner(s) or authorized agent of the owner(s) of the real property located at 620 Josephine Parker Rd #3 in the City of Key

West, Florida, RE# 00012351-000300 state that all of the

information contained in this application and all of the answers to the above questions are true and correct to the best of my(our) knowledge and belief.

Signature [Signature] Date: 4-29-2013

Michael Petro Authorized Agent
print name designation

Signature _____ Date: _____

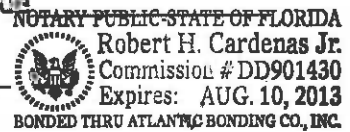
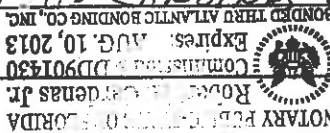
_____ print name designation

Subscribed and sworn to or affirmed before me on 4/29/2013 by MICHAEL PETRO, personally known to me or presenting _____ to me as identification.

[Signature]
Notary Public Signature, Seal

Name printed ROBERT H. CARDENAS JR Title _____

Commission, Date _____



**Receiver Site
Authorization**

Agency Authorization Form for Owner of Receiver Site

Please complete this form if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

(I/We), Fred Troike, owner(s) of property located at 620 Josephine Parker Dr. # 3, Key West, Florida, RE# 00012351-000300, hereby authorize

Michael Petro of 420 Fleming St (Engel Volkas RE) to represent me/us and act as agent in all matters regarding the processing of

this application for the transfer of transient units and/or licenses.

[Signature]
Signature

Fred Troike
Type or Print Name

Date 4-27-13

Subscribed and sworn to (or affirmed) before me on APRIL 27 ²⁰¹³ (date) by FRED TROIKE, personally known to me or presenting _____ as identification.

Notary Public Signature and Seal

[Signature]
Printed Name of Notary JOHN MANASA

Commission Number, State, and Expiration



**Receiver Site
Deed**

This Document Prepared By and Return to:

Melissa M. Malgrat, an employee of
FELDMAN KOENIG & HIGHSMITH, P.A.
3158 NORTHSIDE DRIVE
KEY WEST, FL 33040
(305) 296-8851

Doc# 1876076 12/27/2007 2:18PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Parcel ID Number: 00012351-000300

12/27/2007 2:18PM
DEED DOC STAMP CL: PW \$2,835.00

Doc# 1876076
Bk# 2338 Pg# 770

Warranty Deed

This Indenture, Made this 20th day of December, 2007 A.D., Between
GRM VENTURES, INC., a Florida corporation existing under the laws of the
State of Florida

of the County of MONROE, State of Florida, grantor, and
FJ INVESTORS, LLC, a Florida limited liability company
whose address is: 2318 N. ROOSEVELT BLVD, KEY WEST, FL 33040
of the County of MONROE, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of MONROE State of Florida to wit:
615 1/2 DUVAL STREET #3
K/N/A 615 JOSEPHINE PARKER RD. UNIT 3
AK# 9085140
RE # 00012351-000300

Unit No. 3 615 DUVAL STREET CONDOMINIUM, according to the Declaration of
Condominium thereof, as recorded in Official Records Book 2192, at Pages
1742 - 1803 of the Public Records of Monroe County, Florida, and any
amendment thereto, together with an undivided interest in the Common
Elements appurtenant thereto, as identified in the Declaration and any
Amendments thereto. Exclusive use of Parking Space #3 located within
the common elements thereof.

SUBJECT TO THE FOLLOWING:

- \ The effect of municipal zoning ordinances and the results of the exercises of governmental police powers of the City of Key West.
- \ City of Key West, Area of Critical State Concern Rule 27-F-15, Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes on February 7, 1984, effective February 28, 1984, recorded in Official Records Book 906, pages 200-208 of the Public Records of Monroe County, Florida.
- \ City Ordinance No. 81-43 which provides for the assessment and the collection of solid waste in the City of Key West, Florida, which are currently not due and payable.
- \ Restrictions imposed on property lying within the Historical Preservation Area of the City of Key West. (Subject premises are within this area.)
- \ Subject to Code of Ordinances of the City of Key West, Section 74, which provided for the assessment and collection of sewer charges which are currently not due and payable.
- \ Subject to Declaration of Condominium for 615 DUVAL STREET CONDOMINIUM, as recorded in Official Records Book 2192, at Page 1742; any amendments thereto, of the Public Records of Monroe County, Florida, and any amendments thereto.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRM VENTURES, INC.

Thomas J. Siree, Jr.
Printed Name: Thomas J. Siree, Jr.
Witness

By: *Greg Artman* (Seal)
GREG ARTMAN, PRESIDENT
P.O. Address: 1547 FIFTH STREET, KEY WEST, FL 33040

Melissa M. Maigret
Printed Name: Melissa M. Maigret
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 20 day of December, 2007 by
GREG ARTMAN, PRESIDENT of GRM VENTURES, INC., a Florida Corporation, on
behalf of the corporation

he is personally known to me or he has produced his Florida driver's license as identification.

Melissa M. Maigret
Printed Name: Melissa M. Maigret
Notary Public
My Commission Expires: 1 / 1



Doc# 1676076
Bk# 2338 Pg# 771

MONROE COUNTY
OFFICIAL RECORDS

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Non Profit Corporation**

A.H. OF MONROE COUNTY, INC.

Filing Information

Document Number	N13659
FEI/EIN Number	592678740
Date Filed	03/03/1986
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	01/05/2009
Event Effective Date	NONE

Principal Address1434 KENNEDY DRIVE
KEY WEST, FL 33040

Changed: 06/12/2000

Mailing Address1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Changed: 02/11/2011

Registered Agent Name & AddressPRIDGEN, EUGENE S
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Name Changed: 10/26/2012

Address Changed: 08/08/2012

Officer/Director Detail**Name & Address**

Title TD

VARNER, MARCUS P
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Title PD

GREEN, BRYAN C
 1434 KENNEDY DRIVE
 KEY WEST, FL 33040-7008

Title VD

HAWTHORNE, WILLIAM BMD
 1434 KENNEDY DRIVE
 KEY WEST, FL 33040-7008

Title MGR

PRIDGEN, EUGENE S
 1434 KENNEDY DRIVE
 KEY WEST, FL 33040-7008

Title SD

WEEKLEY, SUSAN T
 1434 KENNEDY DRIVE
 KEY WEST, FL 33040-7008

Annual Reports

Report Year	Filed Date
2012	01/20/2012
2013	01/28/2013

Document Images

<u>01/28/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/26/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/08/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/20/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/11/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2009 -- Name Change</u>	View image in PDF format
<u>07/25/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2008 -- Amended and Restated Articles</u>	View image in PDF format
<u>01/02/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/15/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/24/2007 -- Amendment</u>	View image in PDF format
<u>01/10/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/2006 -- ANNUAL REPORT</u>	View image in PDF format

04/28/2005 -- ANNUAL REPORT	View image in PDF format		
04/26/2004 -- ANNUAL REPORT	View image in PDF format		
01/27/2003 -- ANNUAL REPORT	View image in PDF format		
02/05/2002 -- ANNUAL REPORT	View image in PDF format		
Home	Contact Us	E-Filing Services	Document Searches
05/14/2001 -- ANNUAL REPORT	View image in PDF format	Forms	Help
06/12/2000 -- ANNUAL REPORT	View image in PDF format		
05/10/1999 -- ANNUAL REPORT	View image in PDF format		
05/12/1998 -- ANNUAL REPORT	View image in PDF format		
03/05/1997 -- ANNUAL REPORT	View image in PDF format		
03/26/1996 -- ANNUAL REPORT	View image in PDF format		
04/05/1995 -- ANNUAL REPORT	View image in PDF format		
Copyright © and Privacy Policies State of Florida, Department of State			

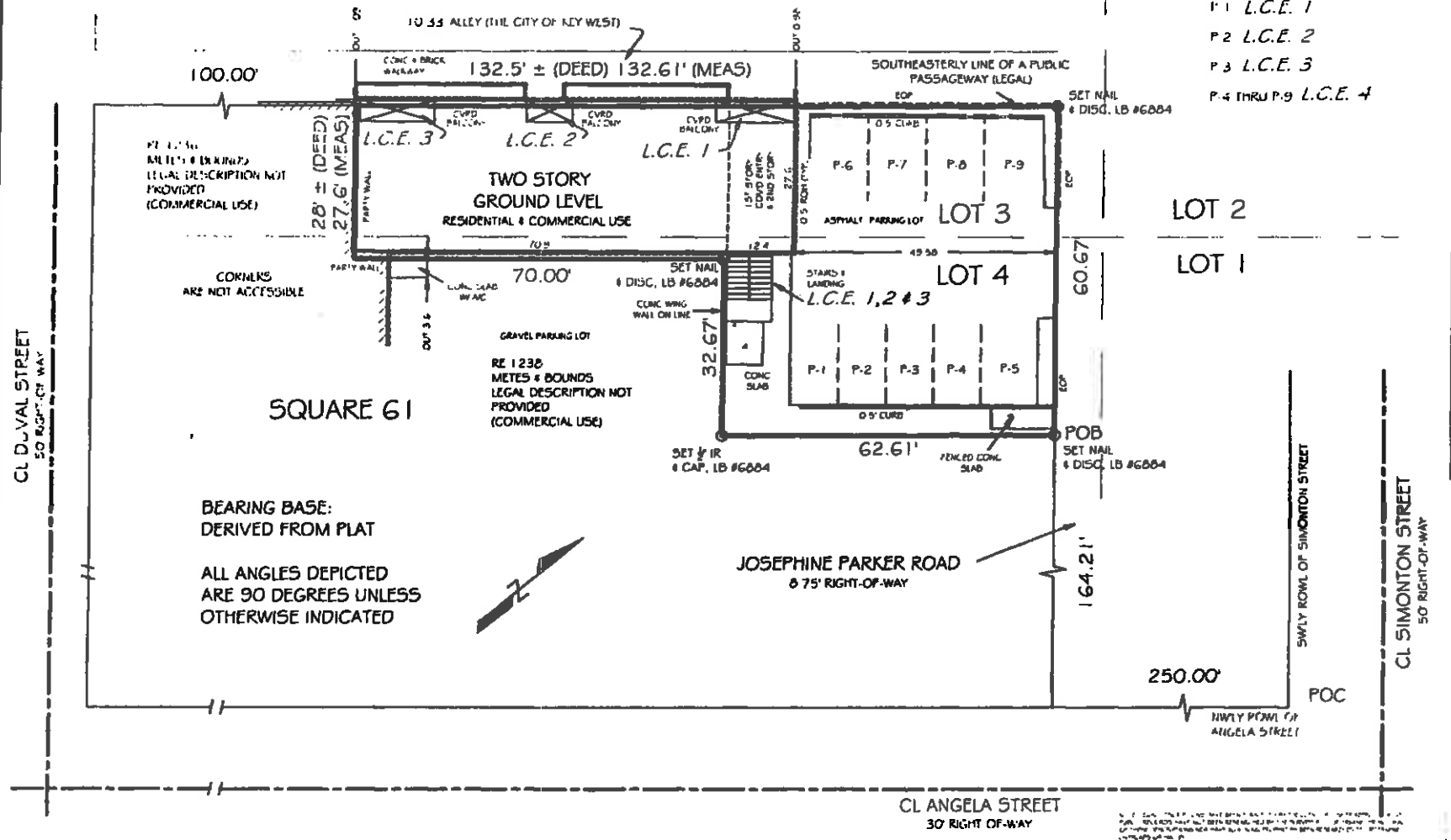
Receiver Site Survey

615 DUVAL STREET CONDOMINIUM

MAP OF BOUNDARY SURVEY

PAPERING LOT
LIMITED COMMON ELEMENTS

- P 1 L.C.E. 1
- P 2 L.C.E. 2
- P 3 L.C.E. 3
- P 4 THRU P 9 L.C.E. 4



NO.	DATE	REVISION	BY

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
205 N.W. 4th STREET, 8th FLOOR, MIAMI, FL 33136
OFFICE (305) 872-1348
FAX (305) 872-5622

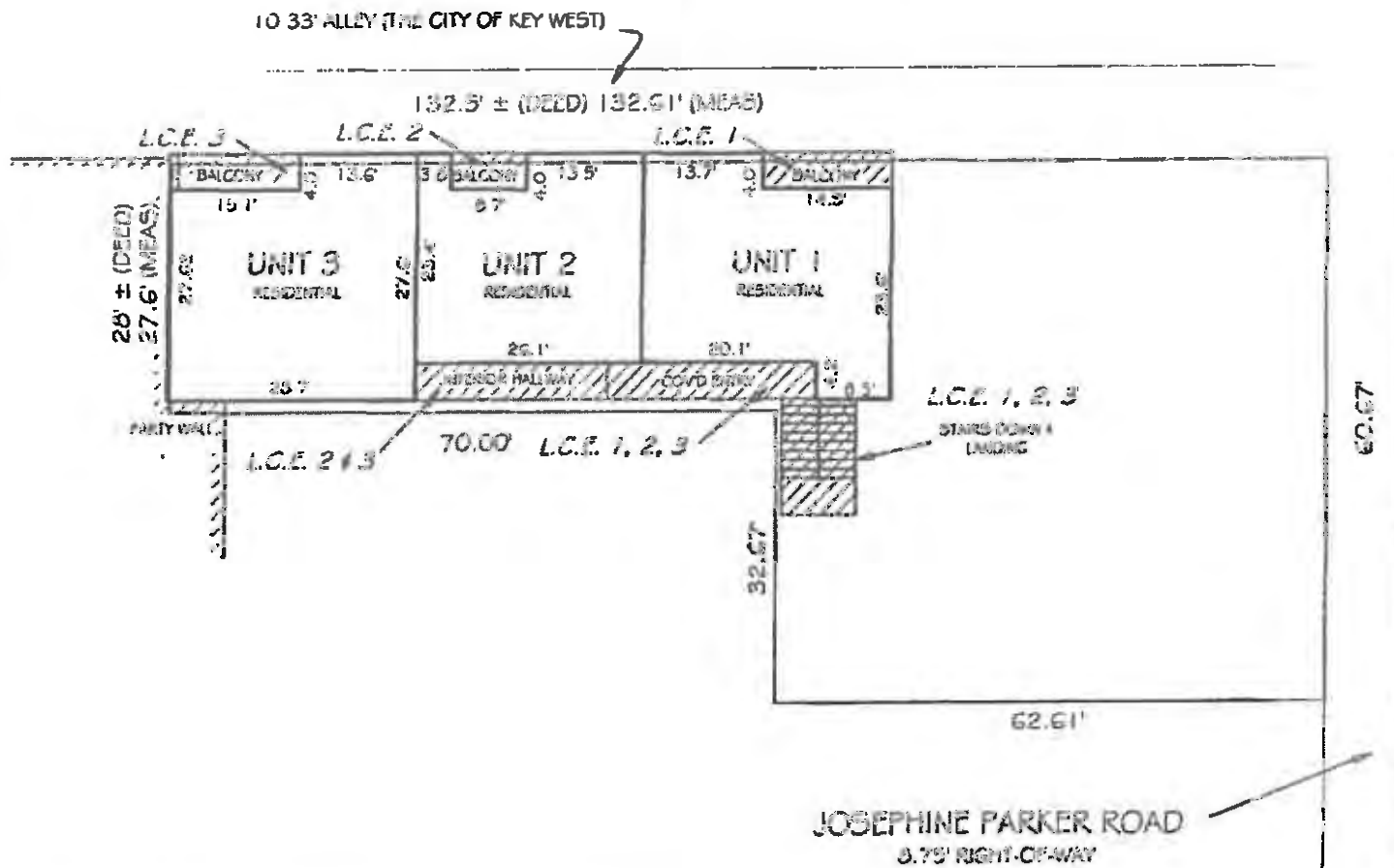
615 1/2 DUVAL STREET KEY WEST FLORIDA 33040			
CONDOMINIUM SURVEY			
NO.	DATE	REVISION	BY

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES INTO ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT, CHAPTER 471, F.S., AND THE RULES OF THE BOARD OF PROFESSIONAL SURVEYING, CHAPTER 61G, F.A.C.

Doc# 1570
BK# 2192 r-#d 1773

Receiver Site Plans

615 DUVAL STREET CONDOMINIUM SECOND FLOOR PLAN



Deed 1576322
 BK# 2192 P# 1775

NO.	275
DATE	11-15-14
BY	R.E.E.
SCALE	AS SHOWN
PROJECT	615 DUVAL STREET CONDOMINIUM
OWNER	KEY WEST REAL ESTATE
PREPARED BY	R.E.E.

R.E.E. REECE, P.A.
 PROFESSIONAL SURVEYOR AND CARTER
 5724 G. S. ROAD, SUITE 101, KEY WEST, FL 33043
 PHONE: 305-852-1345
 FAX: 305-852-1322

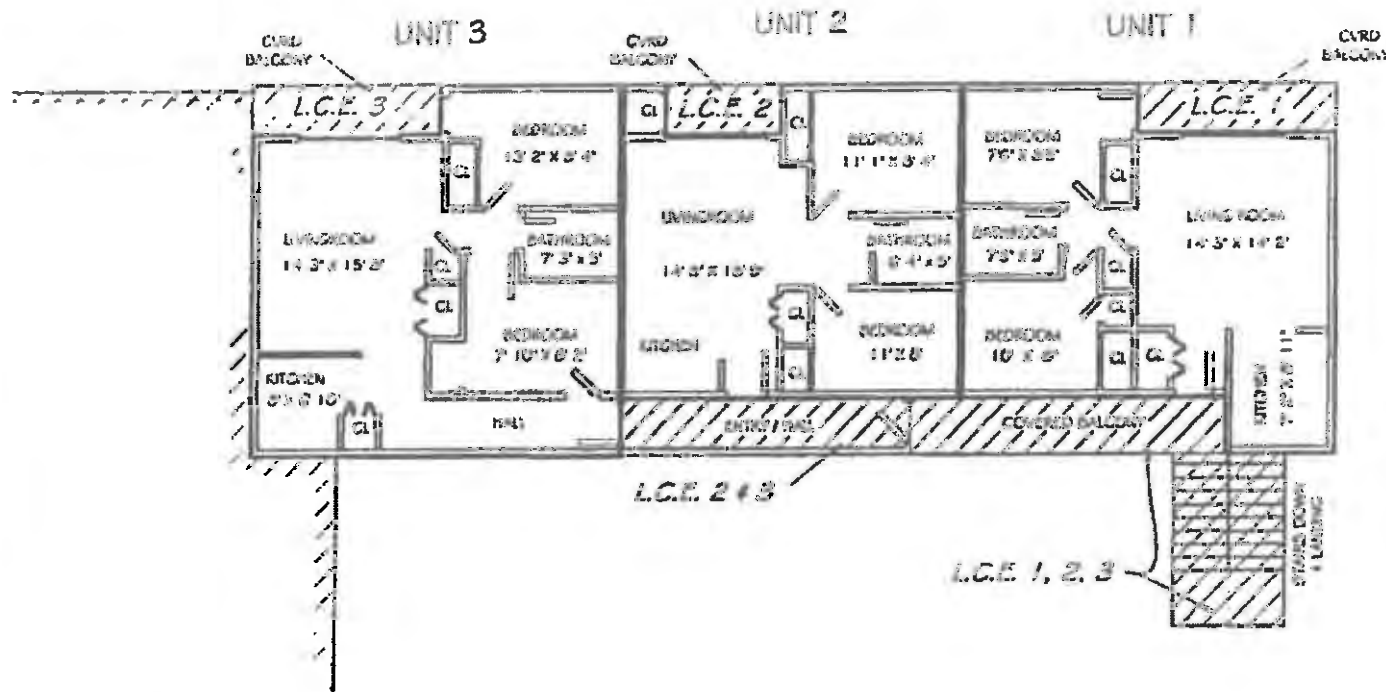
615 - ORIGINAL SURVEY, KEY WEST, FLORIDA 33043			
CURRENT MAP NUMBER			
NO.	DATE	REVISION	BY

615 DUVAL STREET CONDOMINIUM

SECOND FLOOR LAYOUT

UNITS 1, 2 & 3

RESIDENTIAL



1. All measurements taken
2. All measurements
3. All measurements

	R.E. REECE, P.A. PROFESSIONAL SURVEYOR AND MAPPER 1204 N.W. 10TH AVENUE, SUITE 100, F.L. 33048 OFFICE (305) 472-1348 FAX (305) 472-5622	615 DUVAL STREET, APN WEST REF# 33040 CONDOMINIUM SURVEY	
		NO.	DATE
NO.	DATE	REVISION	BY

Deed 1578322
 BK# 2192 Pg# 1777

DRC
Minutes & Comments

Minutes of the Development Review Committee

May 23, 2013

Approved June 27, 2013

Planning Director Don Craig called the Development Review Committee Meeting of May 23, 2013 to order at 10:00 am at Old City Hall in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Planning Director, Don Craig; Engineering Services, Elizabeth Ignaffo; Fire Department, Jason Barroso; ADA Coordinator, Diane Nicklaus; Interim Urban Forestry Manager, Karen DeMaria; HARC Planner, Enid Torregrosa; Sustainability Coordinator, Alison Higgins; and Arts in Public Places, Dick Moody.

Not present were: Building Official, Ron Wampler and Police Department, Steve Torrence;

Also in attendance were Planning Department staff: Brendon Cunningham, Ginny Haller, Carlene Smith and Katrina Cool.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

DISCUSSION ITEMS

New Business

1. **Development Agreement - 1000 Atlantic Boulevard, Truman Waterfront Park (RE# 00001630-001000, AK# 9038855; RE# 00001630-000801, AK# 9038833; and RE# 00001630-001100, AK# 9038866) - A Development Agreement with the Naval Properties Local Redevelopment Authority for the development of the Truman Waterfront Park per Section 90-676 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item postponed until the June 20th DRC meeting.

2. **Transient License Transfer – 1512 Dennis Street (RE# 000634000-000000; Alt. Key# 1063835) to 620 Josephine Street Unit 3 (RE# 00012351-000300; Alt. Key# 9085140) - A request for a Transient License Transfer from property in the CL zoning district to property in the HRCC-1 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview of the TLT request.

The applicants, Mark Saunders and Michael Petro, gave members an overview of the request.

DRC Member Comments:

URBAN FORESTER:

No comments.

FIRE DEPARTMENT:

Mr. Barroso stated that applicant will need to verify property has met all code requirements, including required inspections, prior to use as a rental property.

HARC PLANNER:

No comments.

Minutes of the Development Review Committee

May 23, 2013

Approved June 27, 2013

SUSTAINABILITY COORDINATOR:

Ms. Higgins requested that the applicant consider a blower door to help save energy when doors are open and would be willing to meet with applicant. The manager of Island Dogs installed one similar door with cost savings seen in three months.

ART IN PUBLIC PLACES:

No comments.

4. **After-the-Fact Variances – 2922 Flagler Avenue (RE# 00069210-000000, AK# 1073105) – A request for rear and side yard setbacks and building coverage for detached habitable space in the SF zoning district per Section 90-391, Section 122-238(6)a3, 122-238(6)a2, and 122-238(4)a and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item postponed until a future date.

5. **Variance – 613 Margaret Street (RE# 00011290-000000; AK# 1011592) – A request for a rear yard setback for the reconstruction of a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the variance request.

The architect for the applicant, Carlos Rojas, was available for questions.

DRC Member Comments:

URBAN FORESTER:

Ms. DeMaria stated applicant will need to ensure tree protection during construction.

FIRE DEPARTMENT:

Mr. Barroso requested that no utilities be placed in setback and that applicant provide a 5ft. setback from rear of property since this would improve life safety with increased accessibility.

HARC PLANNER:

Ms. Torregrosa noted structure not listed as contributing.

ENGINEERING:

Ms. Ignaffo requested applicant should construct stormwater retention swales in the side and rear yard setbacks to direct gutter downspouts into swale areas and plant only ground cover vegetation or sod for swale stabilization.

ADA COORDINATOR:

No comments.

PLANNING DIRECTOR:

No comments.

SUSTAINABILITY COORDINATOR:

Ms. Higgins requested that the applicant consider a Keys Energy audit and consulting with a LEED certified AP to reduce costs, either FGBC certified or LEED homes.

**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

The offices of the Property Appraiser will be closed **Monday**
October 14th in observance of Columbus Day. Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

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

Alternate Key: 9085140 Parcel ID: 00012351-000300

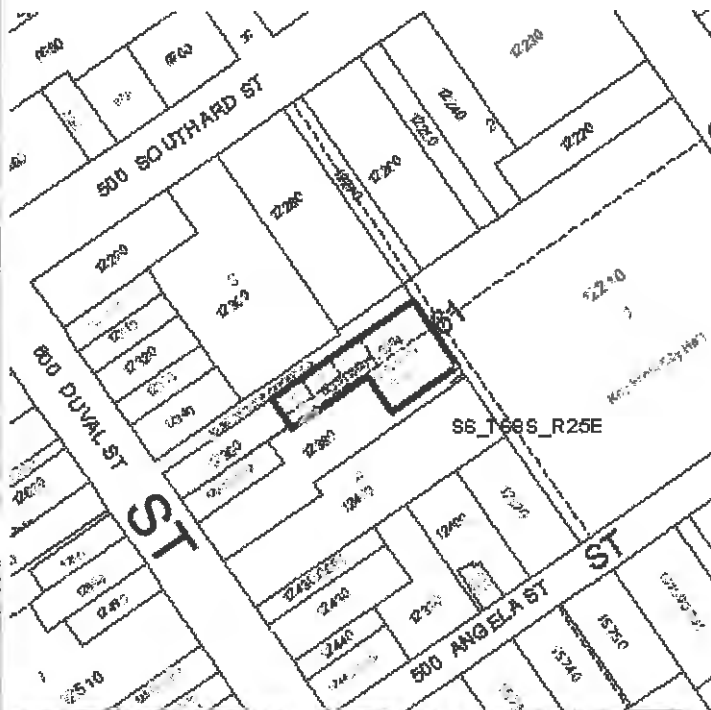
Ownership Details

Mailing Address:
FJ INVESTORS LLC
2318 ROOSEVELT BLVD
KEY WEST, FL 33040

Property Details

PC Code: 04 - CONDOMINIUM
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 620 JOSEPHINE PARKER RD UNIT: 3 KEY WEST
Legal Description: UNIT 3 615 DUVAL STREET CONDOMINIUM OR2192-1742/1803DEC OR2338-770/71

Click Map Image to open interactive viewer



Condominium Details

Condo Name: 615 DUVAL STREET CONDOMINIUM
Footage: 847 Year Built: 1950

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bidg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	225,302	0	0	225,302	225,302	0	225,302
2012	225,302	0	0	225,302	225,302	0	225,302
2011	223,608	0	0	223,608	223,608	0	223,608
2010	242,479	0	0	242,479	242,479	0	242,479
2009	303,099	0	0	303,099	303,099	0	303,099
2008	331,990	0	0	331,990	331,990	0	331,990
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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/20/2007	2338 / 770	405,000	WD	Q

This page has been visited 35,215 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

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

Modification to a Transient License Transfer – 1512 Dennis Street (RE# 00063400-000100, AK#1063835) to 620 Josephine Parker Road, #3 (RE# 00012351-000300, AK#9085140) – A request for clarification to the originating location of a transient license for transfer from property in the CL zoning district to property in the HRCC-1 zoning district per Section 122-1339 (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.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: **Modification to a Transient License Transfer – 1512 Dennis Street (RE# 00063400-000100, AK#1063835) to 620 Josephine Parker Road, #3 (RE# 00012351-000300, AK#9085140)** – A request for clarification to the originating location of a transient license for transfer from property in the CL zoning district to property in the HRCC-1 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: **Mark Songer** **Owner: Aids Help, Inc.**

Project Location: **Modification to a Transient License Transfer – 1512 Dennis Street (RE# 00063400-000100, AK#1063835) to 620 Josephine Parker Road, #3 (RE# 00012351-000300, AK#9085140)**

Date of Hearing: **Thursday, March 13, 2014** **Time of Hearing: 6:00 PM**

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

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online, the week of the meeting, 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 L. 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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: **Modification to a Transient License Transfer – 1512 Dennis Street (RE# 00063400-000100, AK#1063835) to 620 Josephine Parker Road, #3 (RE# 00012351-000300, AK#9085140)** – A request for clarification to the originating location of a transient license for transfer from property in the CL zoning district to property in the HRCC-1 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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Date of Hearing: **Thursday, March 13 , 2014** **Time of Hearing: 6:00 PM**

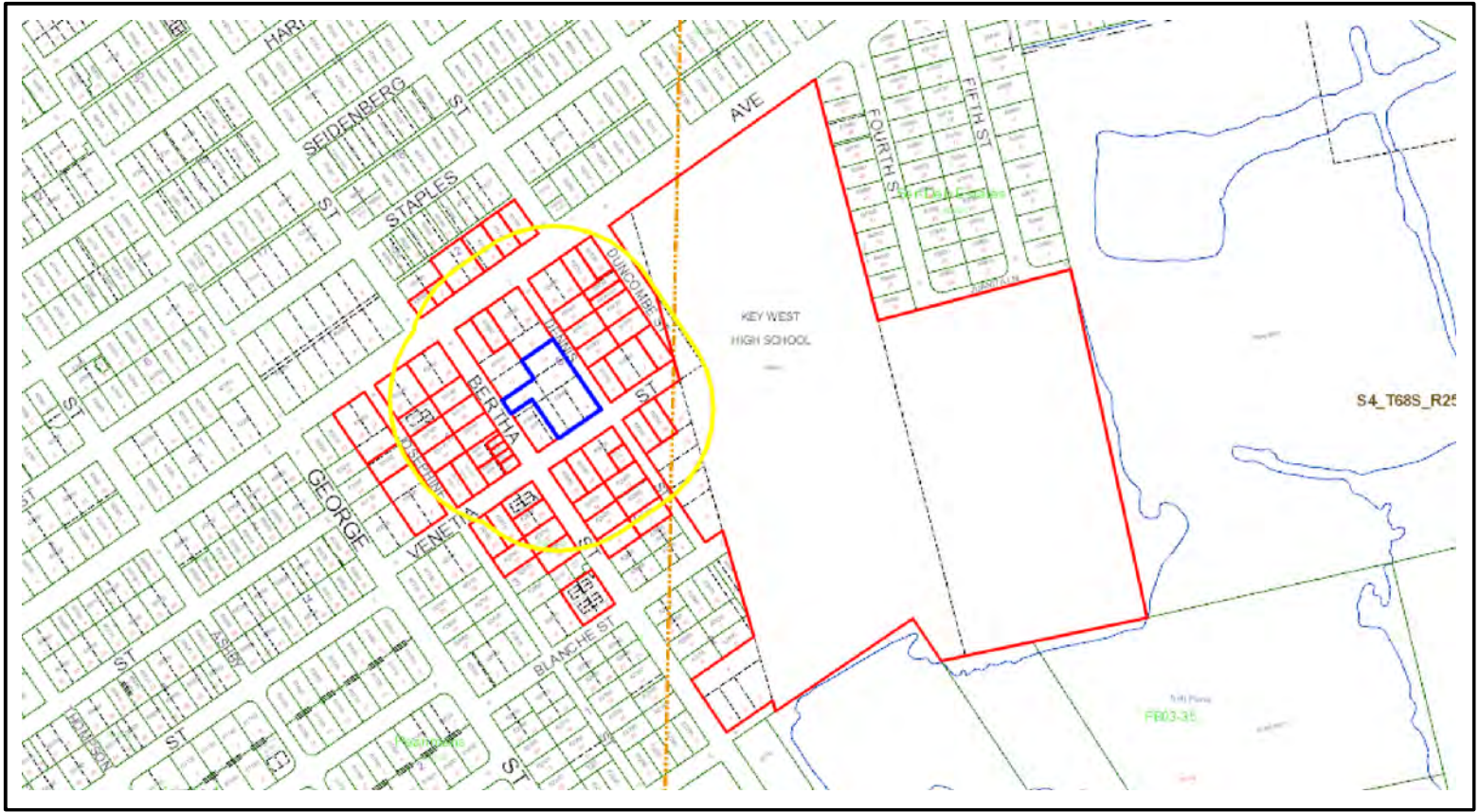
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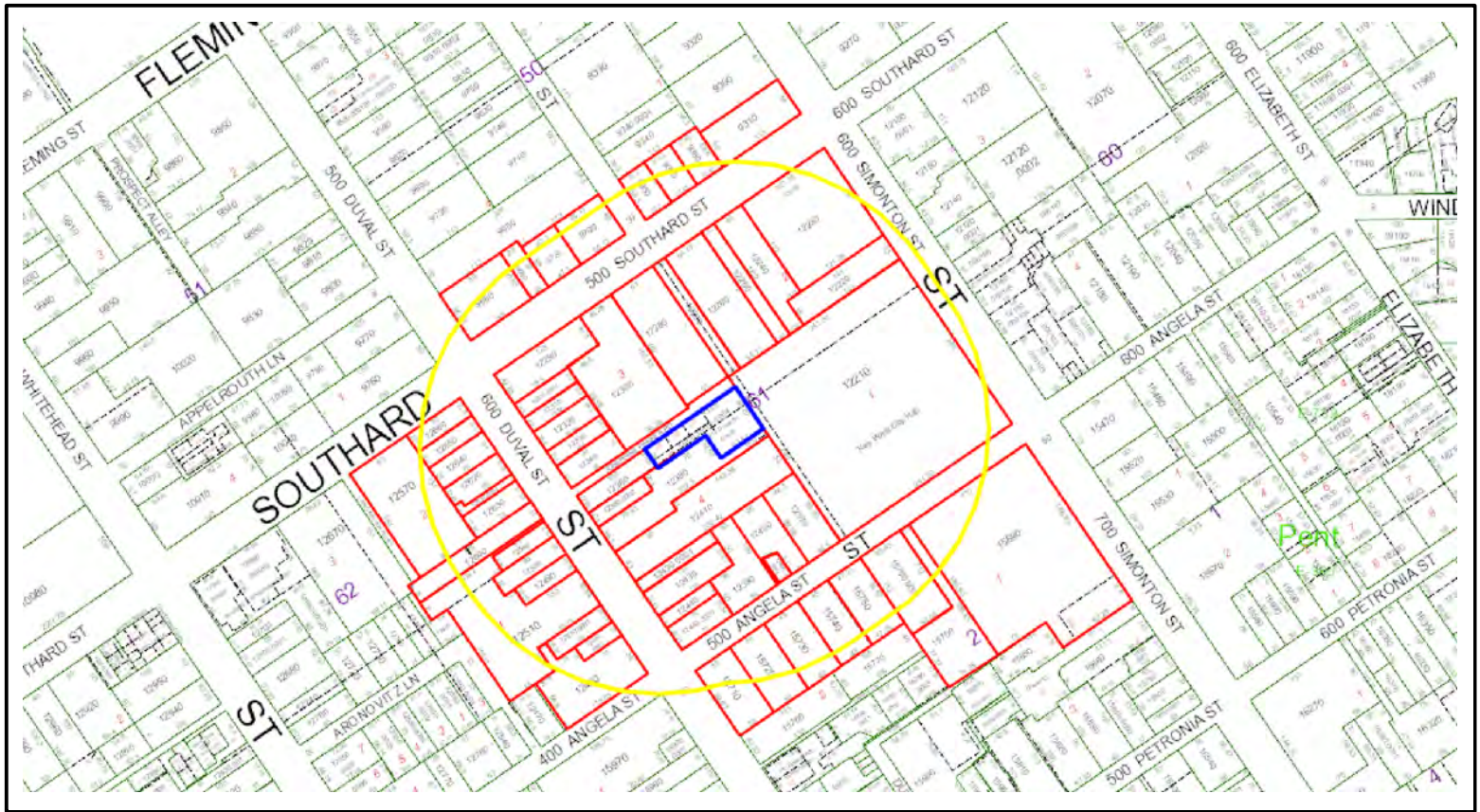
Printed: Aug 05, 2013

1512 Dennis

300'

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.





620 Josephine Parker Rd

300'

Printed: Aug 05, 2013

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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
RODRIGUEZ DAVID AND MARJORIE A	1519 JOSEPHINE ST		KEY WEST	FL	33040-5335	
D ERCOLE DENNIS	2200 FOGARTY AVE		KEY WEST	FL	33040-3808	
BISCARDI CARLA	1516 DUNCOMBE ST		KEY WEST	FL	33040-5334	
DION RENTAL PROPERTIES LLC	638 UNITED ST		KEY WEST	FL	33040-3250	
COBO ARTURO	PO BOX 1273		KEY WEST	FL	33041-1273	
GARCIA GREGORIO AND ISABEL	820 SIMONTON ST		KEY WEST	FL	33040-7446	
PRICE ARDEL DECLARATION OF TRUST 11/2/2010	3616 SUNRISE DR		KEY WEST	FL	33040-4636	
ESQUINALDO MILTON AND AMELIA	1614 BERTHA ST		KEY WEST	FL	33040-5327	
LEE SHUK Y AND HOI Y	13320 ROSEMEADE CV		ORLANDO	FL	32828-6191	
HART DOUGLAS C	1721 S HILL RD		MORETOWN	VT	05660-9325	
SCHOOL BOARD OF MONROE COUNTY FLORIDA	241 TRUMBO RD		KEY WEST	FL	33040-6684	
BK TRUST 09/09/2009	PO BOX 566		EFFINGHAM	IL	62401-0566	
MEANS THOMAS H	1210 8TH ST		KEY WEST	FL	33040	
BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY F	241 TRUMBO RD		KEY WEST	FL	33040-6684	
RAMLO CONSTRUCTION CORP	209 DUVAL ST		KEY WEST	FL	33040-6507	
SALVATION ARMY	PO BOX 500217		MARATHON	FL	33050-0217	
SMILEY S CATHERINE	2 KINGFISHER LN		KEY WEST	FL	33040-4376	
MOSBLECH WILLIAM J AND TRACIE L	1908 VENETIA ST		KEY WEST	FL	33040-5343	
ROTH CEE	1824 FLAGLER AVE		KEY WEST	FL	33040-3655	
NIELSEN JULIE ANNE	1620 BERTHA ST UNIT 4		KEY WEST	FL	33040	
1908 FLAGLER AVENUE CORP	209 DUVAL ST		KEY WEST	FL	33040-6507	
SPOTTSWOOD ANDREA A	42 FLORAL AVE		KEY WEST	FL	33040-6243	
LEARMOUTH EDWIN O	1616 BERTHA ST		KEY WEST	FL	33040	
A H I REAL ESTATE PROPERTIES INC	PO BOX 4374		KEY WEST	FL	33041-4374	
RUDOLPH JOHN D LIV TRST 03/10/09	PO BOX 510017		KEY COLONY BE,	FL	33051-0017	
HAMILTON DANIEL H AND MARY E	22 EVERGREEN AVE		KEY WEST	FL	33040-6244	
TONNO LLC	1507 FLORIDA ST		KEY WEST	FL	33040-5009	
KRYSZTOFIAK ELZBIETA B	1525 FLAGLER AVE		KEY WEST	FL	33040-4923	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
GAMBLE RONALD A AND DOROTHY L TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
KEY WEST OFFICE MANAGEMENT INC	501 SOUTHARD ST		KEY WEST	FL	33040-6835	
GUILD HALL ARTISTS INC	614 DUVAL ST		KEY WEST	FL	33040-6555	
NEWHOUSE GREGORY LEE	4208 SUNNY BROOK WAY APT 100		WINTER SPRING	FL	32708-6602	
604 BUILDING LLC	999 PONCE DE LEON BLVD STE 625		CORAL GABLES	FL	33134-3054	
YOUNG GARY A REVOCABLE TRUST 1/10/2004	PO BOX 4302		KEY WEST	FL	33041-4302	
EMANUEL EYAL	1016 18TH TER		KEY WEST	FL	33040-4211	
C C RYDER'S PIANO BAR INC	1409 REYNOLDS ST		KEY WEST	FL	33040-4710	
PEREZ ROSA LEE DEC OF TRUST 12/8/1997	3746 PAULA AVE		KEY WEST	FL	33040-4417	
610 DUVAL STREET LLC	7301 SW 57TH CT STE 560		SOUTH MIAMI	FL	33143-5334	
512 ANGELA LLC	512 ANGELA ST		KEY WEST	FL	33040-7433	
BERNDT-HANSON REBECCA	4404 N TAMIAMI TRL		SARASOTA	FL	34234-3864	
MENDOLA CHARLES	2601 S ROOSEVELT BLVD APT 210A		KEY WEST	FL	33040-5115	
600 DUVAL STREET LC	115 WHITEHEAD ST		KEY WEST	FL	33040-6520	
ADOLPHUS-WARFIELD INC	513 SOUTHARD ST		KEY WEST	FL	33040-6835	
SIRECI THOMAS J JR AND MARCIA A	1128 FLAGLER AVE		KEY WEST	FL	33040-4818	
NAVY KWEST FEDERAL CREDIT UNION	PO BOX 1898		KEY WEST	FL	33041-1898	
OLD TOWN KEY WEST DEVELOPMENT LTD	PO BOX 1237		KEY WEST	FL	33041-1237	
623 DUVAL STREET LLC	100 N PARK ST		TRAVERSE CITY	MI	49684-5700	
NASET INC	612 DUVAL ST		KEY WEST	FL	33040-6555	
516 ANGELA LLC	512 ANGELA ST		KEY WEST	FL	33040-7433	
MARMOE LLC	1701 ASHBY ST		KEY WEST	FL	33040-5366	
MCCHESNEY LAURA AND KEVIN	526 SOUTHARD ST		KEY WEST	FL	33040-6889	
BUDAKIAN ROBERT ESTATE	615 FAIRWAY TER		RIVERVALE	NJ	07675-6215	
MCCHESNEY KEVIN AND LAURA	520 SOUTHARD ST		KEY WEST	FL	33040-6895	
HISTORIC TOURS OF AMERICA INC	201 FRONT ST STE 310		KEY WEST	FL	33040-8346	
JLC DUVAL LLC	1501 FLORIDA ST		KEY WEST	FL	33040	
HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040-3206	
FJ INVESTORS LLC	2318 ROOSEVELT BLVD		KEY WEST	FL	33040	
GAMBLE RONALD ANDREW TRUST	1101 FAIRVIEW RD		SYLVA	NC	28779-8696	
615 DUVAL STREET CONDOMINIUM	620 JOSEPHINE PARKER RD		Key West	FL	33040	
SEPTEMBER PROPERTIES LLC	212 ROSE LN		HAVERFORD	PA	19041-1605	
ANTONIA'S ON DUVAL LLC	513 FLEMING ST STE 1		KEY WEST	FL	33040-6861	
619 DUVAL COMPANY	423 FRONT ST STE 2		KEY WEST	FL	33040-6638	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
622 DUVAL LLC	7705 SE 34TH ST		MERCER ISLAND	WA	98040-3426	
ROBERTS DANIEL K AND MARIA M	17902 SW 88TH PL		PALMETTO BAY	FL	33157-5970	
SOUTHERN BELL TEL AND TEL CO	PO BOX 7207		BEDMINSTER	NJ	07921-7207	
DUVAL LOT LLC	1312 REYNOLDS ST		KEY WEST	FL	33040-4709	
TODD DOROTHY A	P O BOX 4706		KEY WEST	FL	33041	
KUTNER MURIEL	280 HOKE AVE		OCEANSIDE	NY	11572-2910	
BANK OF AMERICA NA ATTN:CORP RE ASSESSMENTS	100 N TRYON ST		CHARLOTTE	NC	28202-4000	
THE GARDENS ANNEX LLC	526 ANGELA ST		KEY WEST	FL	33040-7433	
KEY WEST TREASURE EXHIBIT INC	200 GREENE ST		KEY WEST	FL	33040-6516	
LOUCHHEIM JEFF	PO BOX 434		KEY WEST	FL	33041-0434	
ANA KINO LLC	107 FITZPATRICK ST		KEY WEST	FL	33040-6514	
MARELY LLC	46 KEY HAVEN RD		KEY WEST	FL	33040-6220	
FREEMAN PROPERTIES INC	513 SOUTHARD ST		KEY WEST	FL	33040-6835	
GARDENS OF KEY WEST LLC THE	526 ANGELA ST		KEY WEST	FL	33040-7433	
DILLY GROVE LIMITED PARTNERSHIP	610 SOUTHARD ST		KEY WEST	FL	33040-6838	