

**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 15, 2013

Agenda Item: **Transient License Transfer – 1901 Venetia Street (RE# 00063400-000100, AK#1063835) to 913 Duval Street (RE# 00017630-000000, AK#1018104)** – A request for a Transient License Transfer from property in the CL zoning district to property in the HRCC-3 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West

SITE DATA

Sender Site

License Owner: Aids Help, Inc.
Agent: Mark Songer
Location: 1901 Venetia Street (RE#00063400-000000, AK#1063835)
Zoning: Limited Commercial (CL)
Existing Use: Non-transient residential

Receiver Site

Owner: 913 DuvalStreet, LLC
Agent: Adele V. Stones
Location: 913 Duval Street (RE# 00017630-000000, AK#1018104)
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.

RELEVANT CODE SECTIONS

The purpose of the ordinance outlined in Section 122-1336 is to:
TLT, 1901 Venetia to 913 Duval, 09152013

- 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 one bedroom and one bathroom unit, currently in unassigned status. The receiver site is a ten unit guesthouse with a one bedroom one bath manager’s 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

TLT, 1901 Venetia to 913 Duval, 09152013

Receiver Site	Proposal	Complies?
Transient use is allowed or the use is residential	Transient use is allowed in the HRCC-3 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 one bedroom 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 1901 Dennis Street to 913 Duval Street.

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** fee 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

1901 Venetia Street, Key West

Address of Site

913 Duval Street, Key West

RE# 00063400-000000

RE# 00017630-000000

Name(s) of Owner(s):

AH of Monroe County, Inc.

Name(s) of Owner(s):

913 Duval Street LLC

Name of Agent or Person to Contact:

Mark Songer, Finance Director

Name of Agent or Person to Contact

Adele V. Stones

Address: 1434 Kennedy Drive

Key West, FL 33040

221 Simonton Street

Key West, FL 33040

Telephone Number(s) (305) 293-4802

Telephone Number(s) (305) 294-0252

Email mark.songer@aidshelp.cc

Email ginny@keyslaw.net

For Sender Site:

"Local name" of property 1512 Dennis Zoning district SF

Legal description attached

Current use: homes for the aged long term lease

Number of existing transient units: Two (2)

Size of site 26,050 sf Number of existing city transient rental licenses: 7

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 Wicker Guesthouse Zoning district HRCC-3

Legal description see deed

Current use: guesthouse manager's apartment for Wicker Guesthouse

Size of site: 6,367 sf Number of existing city transient rental licenses: 10/1 non-transient

Number of existing transient and/or residential units: 10 transient / 1 non-transient

Existing non-residential floor area n/a

What will be transferred to the receiver site? 1 transient license

What are your plans for the receiver site? Convert manager's unit to an additional transient rental within existing guesthouse facility.

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

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

D. NAMES OF OFFICERS AND DESIGNATIONS

Marcus Varner – Treasurer

William Hawthorne – Vice President

Bryan C Green - President

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 Pridgen – Executive Director

1434 Kennedy Drive, Key West, FL 33040

TELEPHONE(S) (305) 293-4800 FAX (305) 296-6337

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 913 Duval Street, LLC

B. STATE/COUNTRY OF INCORPORATION Florida

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

D. NAMES OF OFFICERS AND DESIGNATIONS

Donald E. Whitehead - MGRM _____

Robert Hansen - MGRM _____

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:

Adele V. Stones, Stones & Cardenas

221 Simonton Street, Key West, FL 33040

TELEPHONE(S) (305) 294-0252 FAX (305) 292-5442

REQUIRED ATTACHMENTS
Sender Site

1. Current survey
2. Current floor plans
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.
7. Proposed floor plans if changed for future use.
8. Detailed description of how use of transient rental units will be extinguished
9. Other _____

Receiver Site

1. Current survey
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 homeowners 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.
7. Proposed floor plans if changed for future use.
8. Other _____

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

Verification

Signature Page and Verification Form for Sender Site

I (We) E. Scott Pridgen

owner(s) or authorized agent of the owner(s) of the real property located at

1901 Venetia Street In the City of Key

West, Florida, RE# 00063400-000000 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 knowledge and belief.

Signature Eugene Scott Pridgen Date: 5/30/13

Eugene Scott Pridgen Executive Director/Registered Agent
print name designation

Signature _____ Date: _____

Subscribed and sworn to or affirmed before me on 5/30/13 by

Eugene Scott Pridgen, personally known to me or

presenting _____ to me as identification.

Pamela S. Demala

Notary Public Signature, Seal

Name printed PAMELA S. DEMALA Title _____

Commission, Date 9/7/14



Signature Page and Verification Form for Receiver Site

I (We) Adele V. Stones

owner(s) or authorized agent of the owner(s) of the real property located at

913 Duval Street In the City of Key

West, Florida, RE# 00017630-000000 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 knowledge and belief.

Signature *Adele V Stones* Date: 5/31/13

Adele V. Stones, FBN 331880 Attorney
print name designation

Signature _____ Date: _____

Subscribed and sworn to or affirmed before me on May 31, 2013 by

Adele V. Stones, personally known to me or

presenting _____ personally known _____ identification.

Cindy Sawyer
Notary Public Signature, Seal

Name printed Cindy Sawyer Title _____

Commission, Date _____



Authorization

Agency Authorization Form for Owner of Sender Site

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

(I/We), E. Scott Pridgen, AH of Monroe County, Inc., owner(s) of property located at 1901 Venetia Street, Key West, Florida, RE# 00063400-000000, hereby authorize

Adele V. Stones, Stones & Cardenas, of 221 Simonton Street, Key West, FL print name of agent address 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.

[Handwritten Signature]
Signature

E. Scott Pridgen
Type or Print Name

Date 5/30/13

Subscribed and sworn to (or affirmed) before me on 5/30/13 (date)

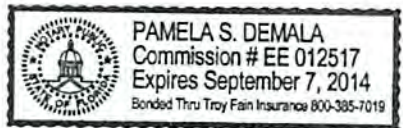
by E. Scott Pridgen personally known to me or presenting _____ as identification.

Notary Public Signature and Seal

[Handwritten Signature]

Printed Name of Notary PAMELA S DEMALA

Commission Number, State, and Expiration EE 012517, FLORIDA, 9/7/14



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Printed Name of Notary PAMELA S. DEMALA

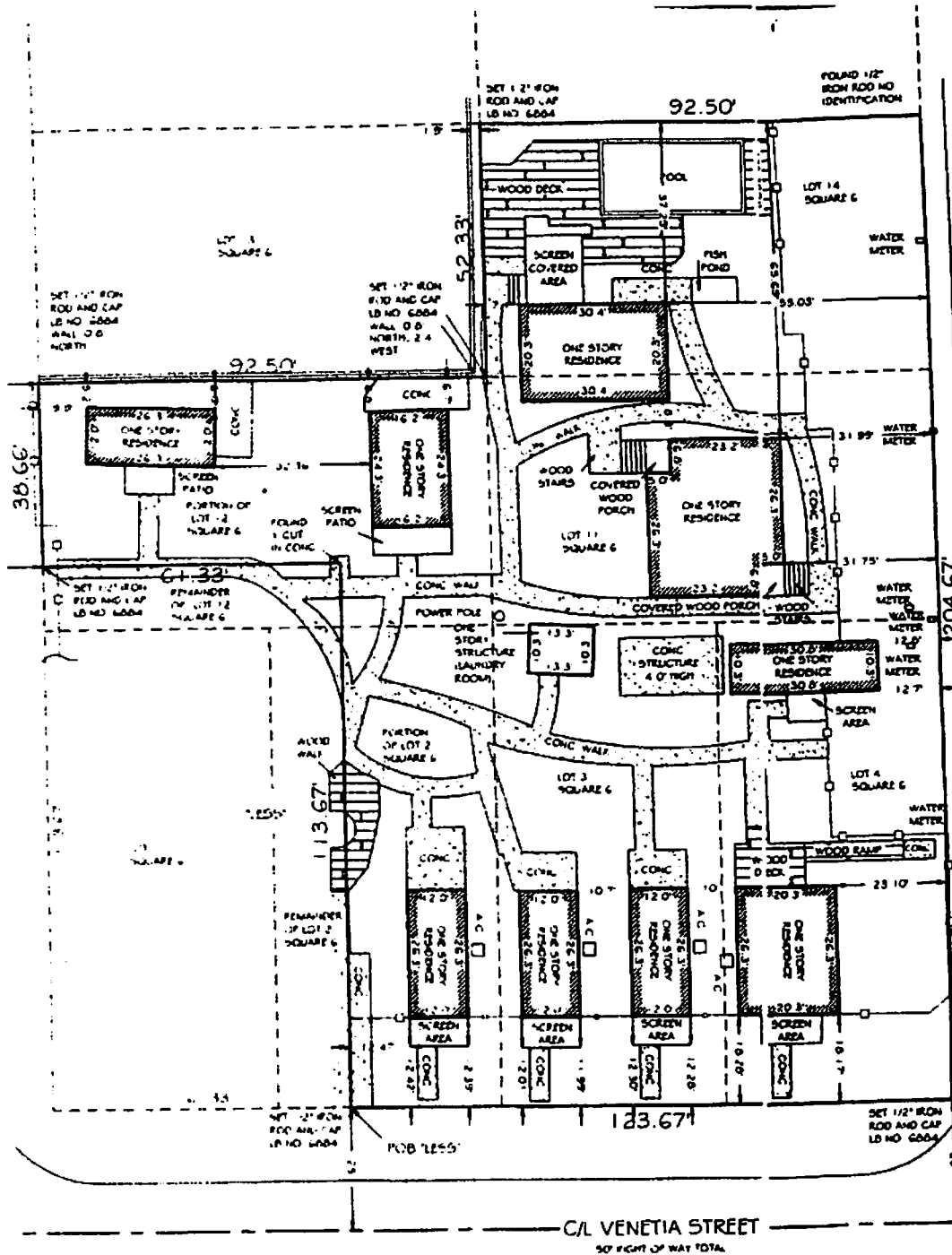
Commission Number, State, and Expiration EE 012517, FLORIDA, 9/7/14

Application for Transfer of Transient Units and / or Licenses

Sender Site: 1901 Venetia Street
Receiver Site: 913 Duval Street

SENDER SITE REQUIRED ATTACHMENTS

Sender Site Survey



- THE FOLLOWING IS A KEY TO THE SYMBOLS AND LINE TYPES USED ON THIS PLAN
- DL 1/4" = 1/4" IRON ROD AND CAP
 - DL 1/2" = 1/2" IRON ROD AND CAP
 - DL 3/4" = 3/4" IRON ROD AND CAP
 - DL 1" = 1" IRON ROD AND CAP
 - DL 1 1/4" = 1 1/4" IRON ROD AND CAP
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LOCATION MAP - N.T.S.

SCALE	1" = 20'
PLAT BOOK	042805
SHEET	1 OF 1
DATE	11/1/00
DRAWN BY	GP
CHECKED BY	RR
PROJECT NO.	5041405

LEGAL DESCRIPTION
ON THE ISLAND OF KEY WEST, KNOWN ON WILLIAM A. WHITEHEADS MAP DELINEATED IN FEBRUARY, A.D. 1829 AS A PART OF TRACT THIRTY BUT NOW PARTICULARLY DESCRIBED AS FOLLOWS

LOTS 1, 2, 3, 4, 11, 12, AND 14, IN SQUARE 6 ACCORDING TO W.D. CASPES DIAGRAM IN TRACT THIRTY, AS RECORDED IN PLAT BOOK 1 PAGE 13 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

LESS AND EXCEPT
ON THE ISLAND OF KEY WEST AND KNOWN AS LOT 1 AND PART OF LOTS 2 AND 12, IN SQUARE 6 ACCORDING TO W.D. CASPES DIAGRAM OF LAND IN TRACT THIRTY, BY T.J. ASHIE, DEPUTY COUNTY SURVEYOR, DATED MARCH 6, 1867 AS RECORDED IN PLAT BOOK 1 AT PAGE 13 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

CORNER AT THE INTERSECTION OF THE N.W. CORNER OF DENNIS STREET AND RUN THENCE IN A S.W. DIRECTION ALONG THE N.W. CORNER OF DENNIS STREET FOR A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.
THENCE N.W. AND AT RIGHT ANGLES FOR A DISTANCE OF 113.67 FEET.
THENCE S.W. AND AT RIGHT ANGLES FOR A DISTANCE OF 61.33 FEET TO THE N.W. CORNER OF BERTHA STREET.
THENCE S.W. AND AT RIGHT ANGLES ALONG THE N.W. CORNER OF BERTHA STREET FOR A DISTANCE OF 113.67 FEET TO THE N.W. CORNER OF VENETIA STREET.
THENCE N.W. AT RIGHT ANGLES AND ALONG THE N.W. CORNER OF WAY LINE OF THE SAID VENETIA STREET FOR A DISTANCE OF 61.33 FEET BACK TO THE POINT OF BEGINNING.

PROPERTY ADDRESS
1501 1513 VENETIA STREET & 1512 1516 DENNIS STREET
KEY WEST, FLORIDA

SCALE 1" = 20'
BEARING BASE DERIVED FROM PLAT

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

CERTIFIED TO:
AIDS HELP, INC.
KEY WEST BANK, 60 WASHINGTON AVENUE
FIRST AMERICAN TITLE INSURANCE COMPANY

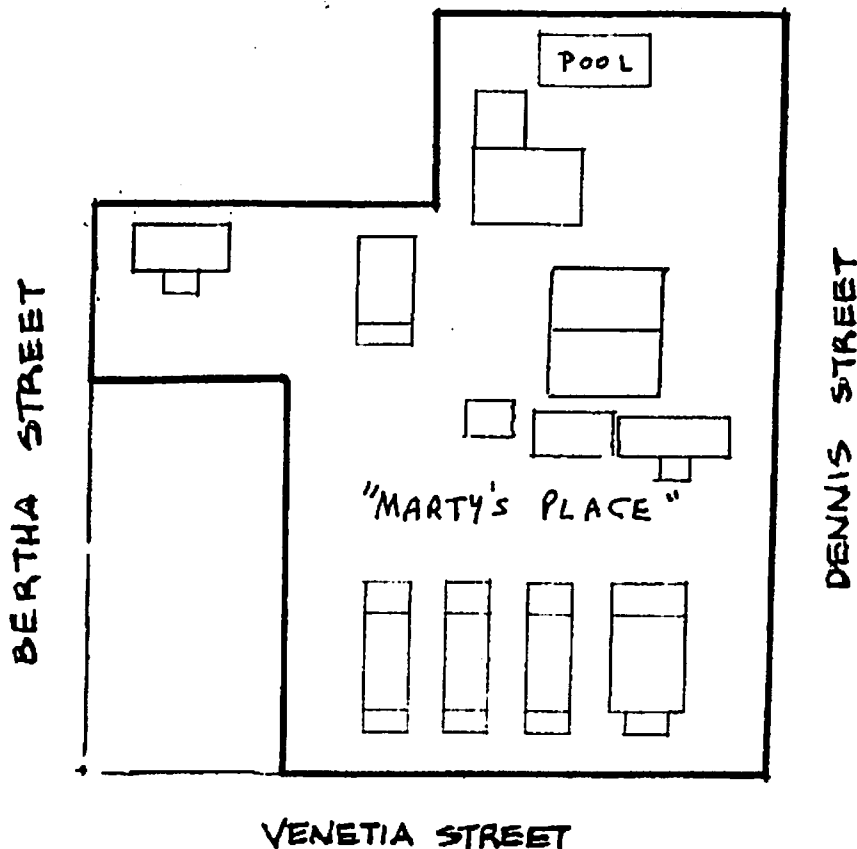
THIS PLAN, SPECIFICATION AND MAP HAVE BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA SURVEYING ACT AND THE SURVEYING AND MAPPING ACT, AND THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF FLORIDA TO PRACTICE AS A SURVEYOR AND MAPPER.

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

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.D. CASIE'S DIAGRAM OF LAND ON 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.



SUBJECT BUILDING LAYOUT



1901 Venetia Street
 Key West, FL
 Our File No.: 016-05
 Not To Scale

Scale 1" = 10'

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN	
Code	Description	Size	Totals	Breakdown	Subtotal
01A1	Floor Area	219.8500	219.8500	Floor Area	219.8500
P/P	Porch	71.8000	71.8000	22.20' x 24.25'	219.8500
TOTAL LIVABLE (rounded)			320	1 Area Total (rounded)	320

**Sender Site
Deed**

This Indenture,

Made this 16th day of July, A.D. 1990

Between, **BRANCHIK ENTERPRISES, INC.**, a corporation existing under the laws of the State of **OHIO** and State of **Ohio** having its principal place of business in the County of **part** of the first part, and **AIDS HELP, INC.**

of the County of **MONROE** and State of **FLORIDA** part of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and heirs and assigns forever, all that certain parcel of land lying and being in the County of **MONROE** and State of **Florida**, more particularly 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.

SUBJECT TO restrictions, easements, limitations, conditions of record if any, and taxes for the year 1990 and subsequent years.

FILED FOR RECORD
30 JUL 19 1990
MONROE, FLA.

DS Paid 4372.50 Date 7-19-90
MONROE COUNTY
DANNY KOLBY, CLERK CIR. CT.
By *[Signature]* D.C.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in any wise appertaining:

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

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its _____ the day and year above written.
BRANCHIK ENTERPRISES, INC.

(Corporate Seal)

Attest: _____

Signed, Sealed and Delivered in Our Presence: _____

By *[Signature]*

REC-138 JUL 19 1990

647990

90
150
4372

719016

REC-198 JUL 18 1990

THIS INSTRUMENT PREPARED BY
ROBERT J. FELDMAN, ESQUIRE
ATTORNEY AT LAW
FELDMAN & KOENIG, P.A.
417 EATON STREET, KEY WEST, FLORIDA 33040

028720

33

647990 861138 MAR 1993

000702

Warranty Deed
861138 MAR 1993

FROM CORPORATION

TO

ACT OF DESCRIPTION

State of Florida
County of Monroe

I Hereby Certify That on this 16th day of July A.D. 1990, before me personally appeared JONATHAN BRANCHIK and respectively of BRANCHIK ENTERPRISES, INC. President and a corporation under the laws of the State of Ohio to me known to be the persons described in and who executed the foregoing conveyance to AIDS HELP, INC., a Florida Corporation and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.
Witness my signature and official seal at Key West in the County of Monroe and State of Florida, the day and year last aforesaid.

My Commission Expires May 3, 1992

[Signature]
Notary Public

Recorded in Official Records Book
In Monroe County, Florida
Record Verified
DANITY L. KOLHAGE
Clerk Circuit Court

Recorded in Official Records Book
In Monroe County, Florida
Record Verified
DANITY L. KOLHAGE
Clerk Circuit Court

Recorded in Official Records Book
In Monroe County, Florida
Record Verified
DANITY L. KOLHAGE
Clerk Circuit Court

719016
861198 MAR 1990

This Mortgage Deed.

(13.00)

1200
1404.00
1170.00

Wherever used herein, the term "party" shall include the heirs, personal representatives, executors and administrators of the respective parties herein; 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 "male" shall include all the uses herein described if more than one.

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

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,

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.

REG FEE \$ 13.92.00
DCC ST \$ 1904.00
MAY TAX \$ 1190.00
PRIVILEY \$
INTEREST \$ 7-19-90

DEPUTY CLERK
BY *Robert Hernandez*
DEPUTY CLERK

FILED JUL 19 1990

647991
JUL 13 1990

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 PL

WARRANTY DEED

WARRANTY

88534

KAMCO FORM 24

ME 854 PAGE 509

A. D. 19 786

This Warranty Deed Made the 7th day of May
HUGH R. PAPPY and CAROLINE H. PAPPY, his wife,
hereinafter called the grantor, to BRANCHIK ENTERPRISES, INC.,

a corporation existing under the laws of the State of OHIO
addressed at P.O. BOX 579, KEY WEST, FLA. 9,
hereinafter called the grantee

with its permanent postoffice

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00-----and other
valuable considerations, receipts whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, re-
leases, conveys and confirms unto the grantees, all that certain land situate in Monroe
County, Florida, to-wit:

On the Island of Key West, known on William A. Whitehead's map
delineated in February, A. D. 1820 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. Ough'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.

FRIEDMAN RECORDS
MONROE COUNTY FLA
SALVE SMITH
CLERK OF COUNTY CLERK

058838

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

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land
in fee simple, that the grantor has good right and lawful authority to sell and convey said land, that the
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.

STATE OF FLORIDA
DOCUMENTARY
CLERK OF PUBLIC RECORDS
KEY WEST
RECORDED
MAY 13 1978
240.00
FLORIDA
DOCUMENTARY
SURVEY

In Witness Whereof, the said grantor has hereunto set their hands and seals the day and year
first above written.

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

STATE OF FLORIDA
COUNTY OF MONROE

RECORDED IN PUBLIC RECORDS BOOK
NO. 100000, PAGE 509
HALPHE V. PRINTE
CLERK OF COUNTY CLERK
RECORDED

I HEREBY CERTIFY that on this day, before me, as
HUGH R. PAPPY and CAROLINE H. PAPPY,
Witness to the parties thereto 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
MAY 11 1978

Kolin L. Baird
NOTARY PUBLIC, State of Florida
at Large
My Commission expires

The Instrument prepared by
HUGH R. PAPPY
Attorney at Law
808 Whitehead Street
Key West

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

Owner: CWALKER Type: OC Drawer: 1
 Date: 7/27/12 54 Receipt no: 93559
 2013 4050
 OR LIC OCCUPATIO .1 \$1125.00
 Trans number: 2883510
 CX CHECK 1537 \$1125.00
 Trans date: 7/27/12 Time: 9:44:54

**Sender Site
Additional Information**

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

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Detail by Entity Name

Florida Non Profit Corporation
A.H. OF MONROE COUNTY, INC.

Filing Information

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

Principal Address

1434 KENNEDY DRIVE
KEY WEST, FL 33040

Changed: 06/12/2000

Mailing Address

1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Changed: 02/11/2011

Registered Agent Name & Address

PRIDGEN, 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

Detail by Entity Name

Document Images

01/28/2013 -- ANNUAL REPORT	View image in PDF format
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08/08/2012 -- ANNUAL REPORT	View image in PDF format
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02/11/2011 -- ANNUAL REPORT	View image in PDF format
01/11/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
02/12/2009 -- ANNUAL REPORT	View image in PDF format
01/05/2009 -- Name Change	View image in PDF format
07/25/2008 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- Amended and Restated Articles	View image in PDF format
01/02/2008 -- ANNUAL REPORT	View image in PDF format
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03/17/2006 -- ANNUAL REPORT	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
05/14/2001 -- ANNUAL REPORT	View image in PDF format
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

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State of Florida, Department of State



January 5, 2009

FLORIDA DEPARTMENT OF STATE
Division of Corporations

A.H. OF MONROE COUNTY, INC.
P.O. BOX 4374
KEY WEST, FL 33041-4374

Re: Document Number N13659

The Articles of Amendment to the Articles of Incorporation of AIDS HELP, INC. which changed its name to A.H. OF MONROE COUNTY, INC., a Florida corporation, were filed on January 5, 2009.

This document was electronically received and filed under FAX audit number H08000280954.

Should you have any questions regarding this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Teresa Brown
Regulatory Specialist II
Division of Corporations

Letter Number: 109A00000096

Articles of Amendment
to
Articles of Incorporation
of

AIDS HELP, INC.

(Name of Corporation as currently filed with the Florida Dept. of State)

N13659

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

A.H. of Monroe County, Inc.

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent:

New Registered Office Address:

(Florida street address)

(City)

Florida

(Zip Code)

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

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:
(Attach additional sheets, if necessary)

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

E. If amending or adding additional Articles, enter change(s) here:
(attach additional sheets, if necessary). (Be specific)

The date of adoption of the amendment(s) was: December 20, 2008

Effective date if applicable: December 20, 2008
(no more than 90 days after amendment file date)

Adoption of Amendment(s) **(CHECK ONE)**

- The amendment(s) was (were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.
- There are no members or members entitled to vote on the amendment. The amendment(s) was (were) adopted by the board of directors.

Signature

Edward Czaplicki

(By the chairman or vice chairman of the board, president or other officer- if directors have not been selected, by an incorporator- if in the hands of a receiver, trustee, or other court appointed fiduciary, by that fiduciary.)

Edward Czaplicki

(Typed or printed name of person signing)

President

(Title of person signing)

FILING FEE: \$35

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

DOCUMENT# G09005900746

Fictitious Name to be Registered: AIDS HELP

**Mailing Address of Business: PO BOX 4374
KEY WEST, FL 33041**

Florida County of principal place of business: MONROE

FEI Number:

**FILED
Jan 05, 2009
Secretary of State**

Owner(s) of Fictitious Name:

**A.H. OF MONROE COUNTY, INC.
1434 KENNEDY DRIVE
KEY WEST, FL 33040
Florida Registration Number: N13659
FEI Number: 59-2678740**

I (we) the undersigned, being the sole (all the) party(ies) owning interest in the above fictitious name, certify that the information indicated on this form is true and accurate. I (we) understand that the electronic signature(s) below shall have the same legal effect as if made under oath.

EDWARD R. CZAPLICKI
Electronic Signature(s)

01/05/2009
Date

Certificate of Status Requested ()

Certified Copy Requested ()

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

DOCUMENT# G09005900748

Fictitious Name to be Registered: A.H.I.

Mailing Address of Business: PO BOX 4374
KEY WEST, FL 33041

Florida County of principal place of business: MONROE

FEI Number:

FILED
Jan 05, 2009
Secretary of State

Owner(s) of Fictitious Name:

A.H. OF MONROE COUNTY, INC.
1434 KENNEDY DRIVE
KEY WEST, FL 33040
Florida Registration Number: N13659
FEI Number: 59-2678740

I (we) the undersigned, being the sole (all the) party(ies) owning interest in the above fictitious name, certify that the information indicated on this form is true and accurate. I (we) understand that the electronic signature(s) below shall have the same legal effect as if made under oath.

EDWARD R. CZAPLICKI

Electronic Signature(s)

01/05/2009

Date

Certificate of Status Requested ()

Certified Copy Requested ()



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 Toparo
Vice President
Commercial Loan Officer
Centennial Bank

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

Sender Site: 1901 Venetia Street

Receiver Site: 913 Duval Street

**RECEIVER SITE
REQUIRED ATTACHMENTS**

Deed

W6H-DEED

THIS INSTRUMENT PREPARED BY:
JOHN M. SPOTTSWOOD, JR.
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
500 FLEMING STREET
Key West, FL 33040

Parcel ID Number:

Warranty Deed

This Indenture, Made this 3rd day of February, 2006 A.D. Between
WICKER HOUSE ASSOCIATES, LTD, a Florida limited partnership

of the County of Monroe, State of Florida, grantor, and
913 DUVAL STREET, LLC, a Florida limited liability company

whose address is: 913 Duval Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to conditions, limitations, restrictions and easements of
record and taxes for the year 2006 and subsequent years.

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

Signed, sealed and delivered in our presence:

WICKER HOUSE ASSOCIATES, LTD, a
Florida limited partnership

[Signature]
Printed Name: JOHN MARLTON
Witness

By: [Signature] (Seal)
MARK CURTIS, General Partner
P.O. Address: 3446 Riviera Drive, Key West, FL 33040

[Signature]
Printed Name: Curtis A. Skomp
Witness

By: [Signature] (Seal)
JILL P. CURTIS, General Partner
P.O. Address: 3446 Riviera Drive, Key West, FL 33040
(Corporate Seal)

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 3rd day of February, 2006 by
MARK CURTIS, General Partner on behalf of WICKER HOUSE ASSOCIATES, LTD,
a Limited Florida Partnership
he is personally known to me or he has produced his Florida driver's license as identification.



[Signature]
Printed Name: MARY E. TURSO
Notary Public
My Commission Expires:

Warranty Deed - Page 2

Parcel ID Number:

**STATE OF Florida
COUNTY OF Monroe**

The foregoing instrument was acknowledged before me this **3rd** day of **February**, 2006 by **JILL P. CURTIS, General Partner of**, a Florida Corporation, on behalf of the corporation
she is personally known to me or she has produced her **Florida driver's license** as identification.



Mary E. Turso
Printed Name: **MARY E. TURSO**
Notary Public
My Commission Expires:

PARCEL 1:

On the Island of Key West, Monroe County, Florida, known on Wm. A. Whitehead's Map delineated in February A.D. 1829, as a part of Tract 4 and on Simonton & Wall's Addition as part of Lot 2, Square 8, Tract 4 and better described as part of Subdivision 4, of Lot 2 of Square 8 of said Tract 4 according to E.O. Gwynn's Diagram of Lots 2 and 4 in Square 8 of Simonton and Wall's Addition recorded the 14th day of August, 1873, in Deed Book "H", Page 669, Monroe County, Florida Records; being more particularly described as follows: COMMENCE at the intersection of the Southeasterly right-of-way line of Olivia Street with the Northeasterly right-of-way line of Duval Street and run thence Southeasterly along said Duval Street for a distance of 126 feet to the Point of Beginning of the parcel of land being described herein; thence continue Southeasterly along said Duval Street for a distance of 42 feet; thence at right angles and Northeasterly for a distance of 97 feet to a chain link fence; thence Northwesterly along said fence and along the Northeasterly face of a wood frame building for a distance of 31.5 feet; thence at right angles and Northeasterly for a distance of 3 feet to the Northeasterly boundary line of said Subdivision 4; thence Northwesterly along the said boundary of Subdivision 4; for a distance of 10.5 feet to the Northerly corner of said Subdivision 4; thence at right angles Southwesterly for a distance of 100 feet back to the Point of Beginning.

PARCEL 2:

On the Island of Key West, Monroe County, Florida, known on Wm. A. Whitehead's Map delineated in February A.D. 1829, as a part of Tract 4 and on Simonton & Wall's Addition as part of Lot 2, Square 8, Tract 4 and more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of Olivia Street with the Southwesterly right-of-way line of Center Street and run thence Southeasterly along said Center Street right-of-way line for a distance of 91 feet; thence at right angles and Southwesterly for a distance of 88.38 feet; thence at right angles and Southeasterly for a distance of 4.10 feet to the Southeasterly face of a concrete block wall and the Point of Beginning of the parcel of land being described herein; thence Southwesterly along said wall for a distance of 37.62 feet; thence Southeasterly and parallel with said Center Street for a distance of 35.54 feet; thence at right angles and Northeasterly for a distance of 37.62 feet; thence at right angles and Northwesterly 35.90 feet back to the Point of Beginning.

PARCEL 3:

On the Island of Key West, Monroe County, Florida, known on Wm. A. Whitehead's Map delineated in February A.D. 1829, as a part of Tract 4 and on Simonton & Wall's Addition as part of Lot 2, Square 8, Tract 4 and better described as part of Subdivision 4, of Lot 2 of Square 8 of said Tract 4 according to E. O. Gwynn's Diagram of Lots 2 and 4 in Square 8 of Simonton and Wall's Addition recorded the 4th day of August, 1873, in Deed Book "H", Page 669, Monroe County, Florida Records; being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of Olivia Street with the Northeasterly right-of-way line of Duval Street and run thence Southeasterly along said Duval Street for a distance of 168 feet to the Point of Beginning of the parcel of land being described herein; thence continue Southeasterly along said Duval Street for a distance of 6.2 feet to a chain link fence; thence Northeasterly along said fence for a distance of 97 feet to the fence corner; thence Northwesterly along said fence for a distance of 5.5 feet to the Southeasterly boundary line of said Subdivision 4; thence Southwesterly along the Southeasterly boundary of said Subdivision 4 for a distance of 97 feet back to the Point of Beginning.

PARCEL 4:

On the Island of Key West, Monroe County, Florida, known on Wm. A. Whitehead's map delineated in February A.D. 1829, as a part of Tract 4 and on Simonton and Wall's Addition as a part of Lot 2, Square 8, Tract 4, and more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of Olivia Street with the Southwesterly right-of-way line of Center Street and run thence Southeasterly along said Center Street right-of-way line for a distance of 91 feet; thence at right angles and Southwesterly for a distance of 88.38 feet to the Point of Beginning of the parcel of land being described herein; thence at right angles and Southeasterly for a distance of 4.10 feet to the southeasterly face of a concrete block wall; thence Southwesterly along said wall for a distance of 37.62 feet; thence Northwesterly and parallel with said Center Street for a distance of 4.46 feet; thence at right angles and Northeasterly for a distance of 37.62 feet back to the Point of Beginning.

PARCEL 5:

On the Island of Key West, Monroe County, Florida, known on Wm. A. Whitehead's map delineated in February, A.D. 1829, as a part of Tract 4 and on Simonton and Wall's Addition as a part of Lot 2, Square 8, Tract 4 and more particularly described as follows:

COMMENCE at the Southeasterly right-of-way line of Olivia Street with the Southwesterly right-of-way line of Center Street and run thence Southeasterly along said Center Street right-of-way line for a distance of 91 feet; thence at right angles and Southwesterly for a distance of 88.38 feet; thence at right angles and Southeasterly for a distance of 40 feet to the Point of Beginning of the parcel of land described herein; thence continue Southeasterly and parallel with said Center Street for a distance of 5.3 feet to the Southeasterly face of a concrete block wall; thence Southwesterly along said block wall for a distance of 23 feet to the Easterly corner of a wood frame building; thence continue Southwesterly along the Southeasterly face of said building for a distance of 15.63 feet to a point that is distant 126 feet from the Southwesterly right-of-way line of said Center Street; thence Northwesterly and parallel with said Center Street for a distance of 5.50 feet; thence at right angles and Northeasterly for a distance of 37.62 feet back to the Point of Beginning.

PARCEL 6:

On the Island of Key West, Monroe County, Florida, known as Wm. A. Whitehead's map delineated in February A.D. 1829, as a part of Tract 4 and on Simonton and Wall's Addition as a part of Lot 2, Square 8, Tract 4, and more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line Olivia Street with the Southwesterly-right-of-way line of Center Street and right-of-way line for a distance of 91 feet; thence at right angles and Southwesterly for a distance of 126.00 feet; thence at right angles and Southeasterly for a distance of 3.8 feet to the Northwesterly face of a concrete block wall to the Point of Beginning of the parcel of land being described herein; thence continue Southeasterly and parallel with the said Center Street for a distance of 31.2 feet; thence at right angles and Southwesterly for a distance of 1.0 feet to the Southwesterly face of a concrete block wall; thence Northwesterly along said block wall for a distance of 31.20 feet to the Westerly corner of said block wall; thence Northeasterly along the Northwesterly face of said block wall for a distance of 1.0 feet to the Point of Beginning.

PARCEL 7:

A parcel of land on the Island of Key West and being a part of Lot 2 in Square 8 of Simonton & Wall's Addition according to the Plat thereof as recorded in Deed Book "E" at Page 245 of the Public Records of Monroe County, Florida, said parcel being described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of Olivia Street with the Southwesterly right-of-way line of Center Street and run thence Southeasterly and along the said Southwesterly right-of-way line of Center Street for a distance of 131.00 feet; thence Southwesterly and at right angles for a distance of 4.80 feet to the Point of Beginning of the parcel of land being described herein; thence continue

Southwesterly and along a prolongation of the preceding course for a distance of 121.20 feet; thence Southeasterly and at right angles for a distance of 5.50 feet; thence Northeasterly and along a line deflected 91 degrees to the left for a distance of 15.63 feet to a concrete block wall; thence Northwesterly and at right angles and along said concrete block wall for a distance of 0.64 of a foot; thence Northeasterly and at right angles and along said concrete block wall for a distance of 81.65 feet; thence Southeasterly and at right angles and along said concrete block wall for a distance of 0.64 of a foot; thence continue Southeasterly and along a prolongation of the preceding course for a distance of 0.80 of a foot; thence Northeasterly and at right angles for a distance of 24.00 feet; thence Northwesterly and at right angles for a distance of 4.20 feet back to the Point of Beginning.

PARCEL 8:

On the Island of Key West, being a part of Tract Four (4) according to William A. Whitehead's map delineated in February, 1829, more particularly described in Simonton and Wall's Addition being subdivision number Twenty (20) of Lots Two (2) and Four (4) of Square Eight (8), according to a diagram of subdivision of original Lots Two (2) and Four (4) in said Square Eight (8) made by E.O. Gwynn and duly recorded in Book "H" of Monroe County Records, Page 669.

PARCEL 9:

In Monroe County, Florida, being a part of Lot Two (2) in Square Eight (8) of Tract Four (4), according to Simonton and Wall's Addition to the City of Key West, but better known on E.O. Gwynn's diagram of Lots Two (2) and Four (4), Square Eight (8) of Tract Four (4), duly recorded in Book "H", Page 669, Monroe County Florida Records. Commencing at a point on Olivia Street, distance One Hundred Forty-two (142) feet from the corner of Duval and Olivia Streets, and running thence on Olivia Street in a Northeasterly direction Forty-two (42) feet; thence at right angles in a Southeasterly direction Ninety-One (91) feet; thence at right angles in a Southwesterly direction Forty-two (42) feet; thence at right angles in a Northwesterly direction out to Olivia Street to the point of beginning.

PARCEL 10:

Part of Lot Two, Square Eight, Tract Four; beginning at a point distant Ninety-one (91) feet from the corner of Olivia and Center Streets, and running thence in a Southeasterly direction along said Center Streets Forty (40) feet; thence at right angles in a Southwesterly direction One Hundred and Twenty-six (126) feet; thence at right angles in a Northwesterly direction Forty (40) feet; thence at right angles in a Northeasterly direction One Hundred and Twenty-six (126) feet to the point of beginning on Center Street.

PARCEL 12:

On the Island of Key West and known as Part of Lots 17, 18 and 19 according to E.O. Gwynn's diagram of Lots 2 and 4, in Square 8 of Simonton Wall's Addition, said diagram recorded in Deed Book "H" at Page 669 of the Public Records of Monroe County, Florida, said parcel being described by metes and bounds as follows:

COMMENCE at the intersection of the Southeasterly right of way boundary line of Olivia Street with the Southwesterly right of way boundary line of Center Street and running thence in a Southeasterly direction along the said right of way line of Center Street for a distance of 69.2 feet to the Point of Beginning; thence at right angles in a Southwesterly direction for a distance of 43.0 feet; thence at right angles in a Southeasterly direction for a distance of 27.0 feet thence at right angles in a Northeasterly direction for a distance of 43.0 feet to the said right of way line of center street; thence at right angle in a Northwesterly direction along said Center Street for a distance of 27.0 feet back to the Point of Beginning.

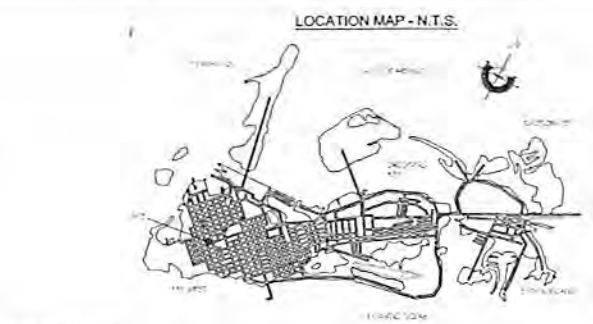
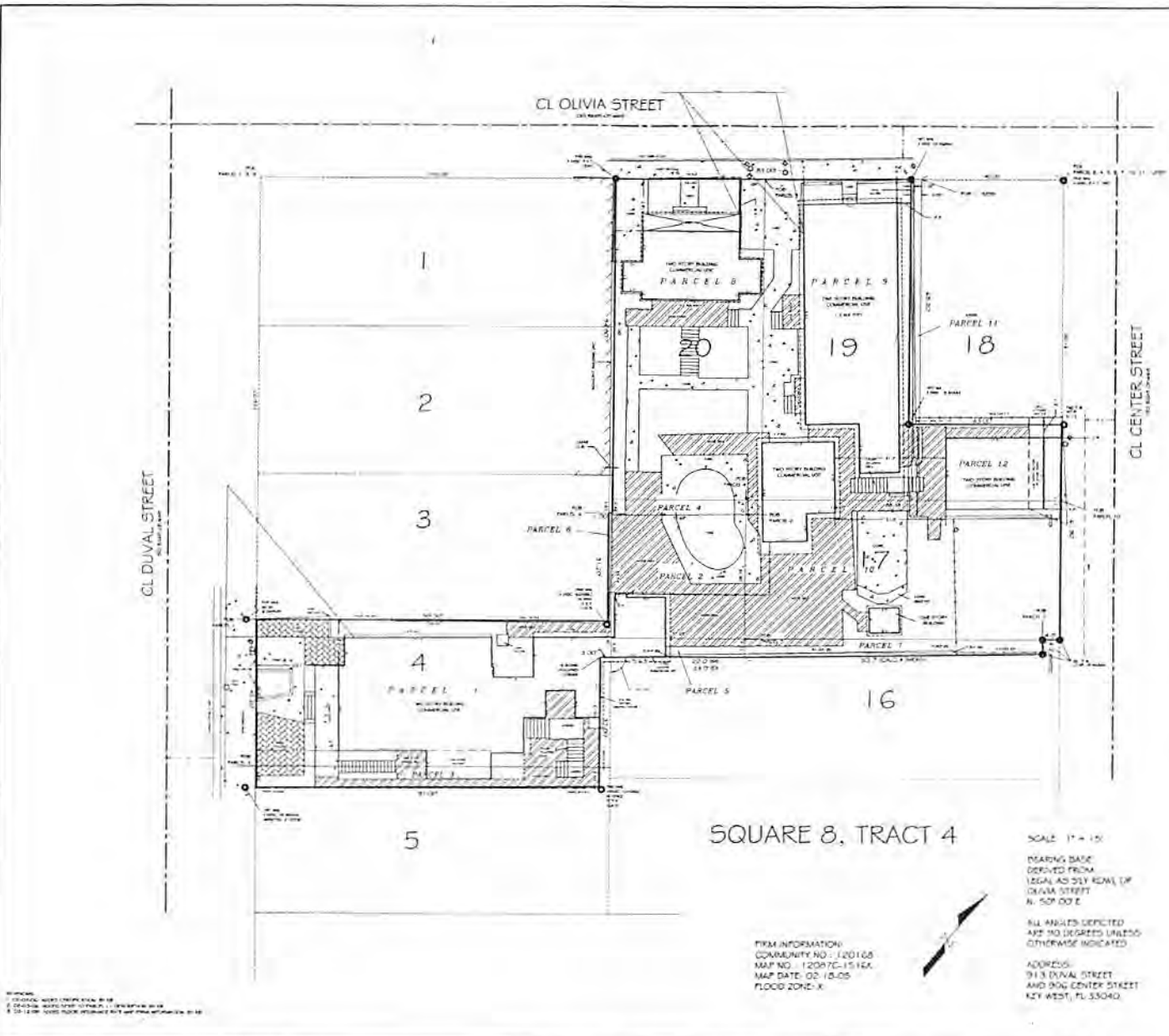
LESS AND EXCEPT:

PARCEL 11:

A parcel of land on the Island of Key West, Monroe County, Florida; said parcel being described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of Olivia Street with the Southwesterly right-of-way line of Center Street and run Southwesterly along the right-of-way line of the said Olivia Street for a distance of 40 feet to the Point of Beginning of the parcel of land being described herein; thence Southeasterly and at right angles for a distance of 91 feet; thence Northeasterly and at right angles for a distance of 40 feet to the right-of-way line of the said Center Street; thence Southeasterly along the right-of-way line of Center Street for a distance of 5.2 feet; thence Southwesterly and at right angles for a distance of 43 feet; thence Northwesterly and at right angles for a distance of 96.2 feet to the right-of-way line of said Olivia Street; thence Northeasterly along the right-of-way line of said Olivia Street for a distance of 3.0 feet back to the Point of Beginning.

Survey



LEGAL DESCRIPTION:

PARCEL 1:
 On the island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (1) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (2) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (3) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (4) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (5) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (6) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (7) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (8) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (9) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (10) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (11) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (12) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (13) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (14) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (15) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (16) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (17) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (18) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (19) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:
 (20) The island of Key West, Monroe County, Florida, known as the A. Whitehead's Map submitted in February A.D. 1829, as a part of Tract 4 and on Section 8 with Addition as part of Lot 2 Square 2, Tract 4 and more particularly as follows:

SQUARE 8, TRACT 4

SCALE 1" = 15'

BEARING BASE DERIVED FROM LEGAL ADJ. SLY ROW OF OLIVIA STREET N. 50° 00' E

ALL ANGLES DEPICTED ARE TO DEGREES UNLESS OTHERWISE INDICATED

ADDRESS: 913 DUAL STREET AND OCEAN CENTER STREET KEY WEST, FL 33040

FIRM INFORMATION:
 COMMUNITY NO.: 120108
 MAP NO.: 12097C-15164
 MAP DATE: 02-18-05
 FLOOD ZONE: X

CERTIFIED TO: SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD CHICAGO TITLE INSURANCE COMPANY TIO BANK, its successors and/or assigns 913 DUAL STREET, LLC DONALD WHITEHEAD ROBERT HANSEN

A.R.E. REECE, P.A.
 PROFESSIONAL SURVEYOR AND MAPPER
 1000 QUINA ROAD, SUITE #1, BUNNELL, FL 32110
 OFFICE (386) 873-1144
 FAX (386) 873-1422

MAP OF BOUNDARY SURVEY ON THE ISLAND OF KEY WEST ON LOTS 17 & 20 AND PART OF LOTS 4, 5, 16 & 19, SQUARE 8, TRACT 4 OF E.O. GWYNN'S DIAGRAM, DEED BOOK 'H', PAGE 669

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS OF THE STATE OF FLORIDA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS OF THE STATE OF FLORIDA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS OF THE STATE OF FLORIDA.

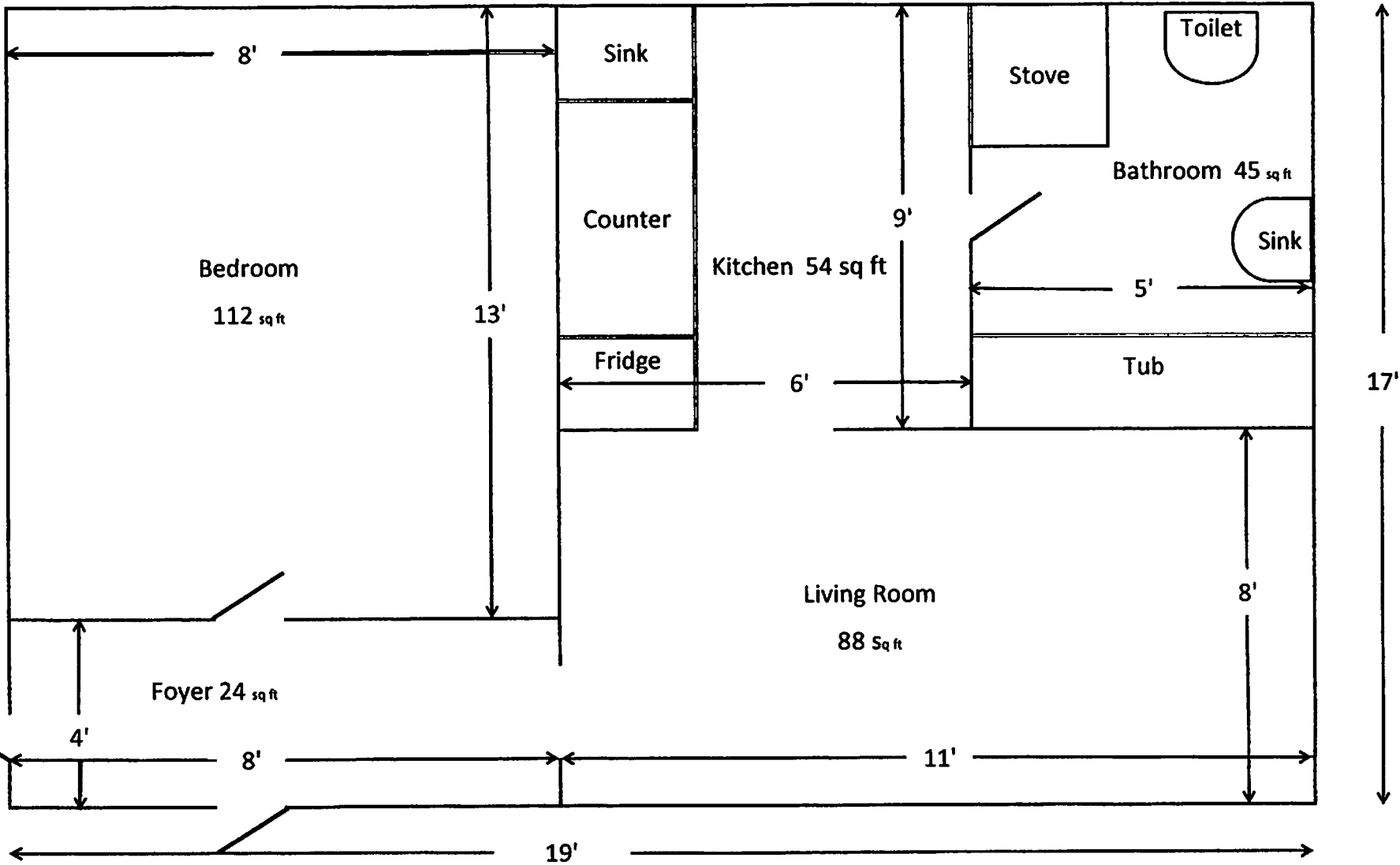
Site Plans

Owner's Apartment

913 Duval Street

Wicker Guesthosue

323 sq ft



Additional Information

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name WICKER GUESTHOUSE CtlNbr:0001271
Location Addr 913 DUVAL ST
Lic NBR/Class 13-00020501 RENTAL-GUESTHOUSE/BED & BREAKFAST
Issue Date: October 02, 2012 Expiration Date: September 30, 2013
License Fee \$157.50
Add. Charges \$157.50
Penalty \$0.00
Total \$157.50
Comments: 10 GUESTHOUSE ROOMS PLUS MANAGER'S APT

This document must be prominently displayed.

913 DUVAL ST LLC

WICKER GUESTHOUSE
913 DUVAL ST

KEY WEST FL 33040

Owner: CWK KLR Type: OC Drawer: 1
Date: 10/02/12 55 Receipt no: 517
2013 20501
OR LIC OCCUPATIO 1 \$157.50
Trans number: 2832002
CK CHECK 1538 \$378.00

Trans date: 10/02/12 Time: 8:55:38

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

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No Events **No Name History** Entity Name Search

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Detail by Entity Name

Florida Limited Liability Company
913 DUVAL STREET, LLC

Filing Information

Document Number	L06000011172
FEI/EIN Number	204221430
Date Filed	01/31/2006
State or Country	FL
Status	ACTIVE
Effective Date	01/31/2006

Principal Address
913 DUVAL STREET
KEY WEST, FL 33040

Mailing Address
913 DUVAL STREET
KEY WEST, FL 33040

Registered Agent Name & Address
WHITEHEAD, DONALD E
913 DUVAL STREET
KEY WEST, FL 33040

Name Changed: 07/12/2008
Address Changed: 07/12/2008

Manager/Member Detail

Name & Address

Title MGRM
WHITEHEAD, DONALD E
913 DUVAL STREET
KEY WEST, FL 33040

Title MGRM
HANSEN, ROBERT
913 DUVAL STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2011	04/18/2011
2012	04/03/2012
2013	04/25/2013

Document Images

04/25/2013 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
04/03/2012 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
04/18/2011 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
04/27/2010 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
03/23/2009 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
07/12/2008 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
03/28/2007 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
01/31/2006 -- Florida Limited Liability	<input type="button" value="View image in PDF format"/>

No Events **No Name History** Entity Name Search

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DRC Minutes

Minutes of the Development Review Committee

June 27, 2013 **DRAFT**

The applicant, Debra Yates, gave an overview of the request.

DRC Member Comments:

URBAN FORESTER:

Ms. DeMaria stated applicant will need use a certified arborist and to ensure tree protection during construction, especially the roots around drip zone. Any tree to be removed must come before the Tree Commission and to allow enough time for review.

FIRE DEPARTMENT:

Mr. Blanco had concerns with life safety issues as the plan makes accessibility difficult. Applicant will need to work with the Fire Department regarding required 5ft. setback as well as height and materials used for perimeter walls and fencing.

HARC PLANNER:

Ms. Torregrosa stated that this project will require HARC approval as it may be a contributing structure and more information would be required. Applicant must provide more legible architectural drawings, elevations, floor plans and specific materials and colors to be used. If existing wall on city property, will need permission to demolish. Also noted zoning is HMDR not HRCC-3.

ENGINEERING:

Ms. Ignaffo requested applicant provide stormwater management plan that provides treatment for one-inch over the project area and that roof gutter downspouts shall be directed into swale and landscaped areas.

ADA COORDINATOR:

Ms. Nicklaus had concerns with that if space is altered from residential to commercial context, must be ADA compliant. Also had concerns on driveway dimensions and that inspection and certification of cisterns must be completed by Building department.

PLANNING DIRECTOR:

Mr. Craig requested applicant provide site and floor plans with critical dimensions showing placement of structure on site. Variances will be needed for any walls or fences over six feet high. Also concerned future usage stays residential and not commercial.

ART IN PUBLIC PLACES:

No comments.

9. **Variances – 411 Bahama Street (RE# 00006390-000200, AK# 8613482) - A request for side yard setback requirements to construct a two-story office and storage building in the HNC-1 zoning district per Section 122-810(6)b 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 applicant, Lynn Kephart, gave an overview of the request.

DRC Member Comments:

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

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Orange County Property Appraiser

Property Tax Appraisals

Real Estate Appraisers

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: 1018104 Parcel ID: 00017630-000000

Ownership Details

Mailing Address:
 913 DUVAL ST LLC
 913 DUVAL ST
 KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS, MOTELS
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 913 DUVAL ST KEY WEST
 Legal Description: KW PT LOTS 2 & 4 SQR 8 TR 4 (PT SUBS 4 5 16 & 17) G12-112 G28-111 OR513-966 OR826-844D/C OR826-851/53 OR826-848/50 OR923-780/86Q/C OR927-2185/88 OR927-2189/95Q/C OR958-1747/48 OR958-1749/54Q/C OR1187-656/57 OR1194-1753/54 OR1194-1755/59 OR2185-1389/85

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	6,367.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2
 Total Living Area: 3909
 Year Built: 1918

Building 1 Details

Building Type
 Effective Age 19
 Year Built 1918
 Functional Obs 0

Condition E
 Perimeter 336
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 23
 Grnd Floor Area 2,733

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 3
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 11

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

Trust Rating
 Not Yet Rated

mcpafl.org



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- Real Estate Appraisers

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPF		1	1992					588
2	FLA		1	1992					1,544
3	SBF		1	1992					64
4	OPF		1	1992					56
5	EPB		1	1992					60
6	OPU		1	1992					350
7	OUU		1	1992					261
8	FLA		1	1992					1,189
9	OPX		1	1992					392

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3207	OPF	100	N	N
	3208	1 STORY STORES	50	N	Y
	3209	HOTEL/MOTEL C	50	N	Y
	3210	SBF	100	N	N
	3211	OPF	100	N	N
	3212	EPB	100	N	N
	3213	OPU	100	N	N
	3214	OUU	100	N	N
	3215	HOTEL/MOTEL C	100	N	N
	3216	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
842	AB AVE WOOD SIDING	100

Building 2 Details

Building Type	Condition E	Quality Grade 400
Effective Age 19	Perimeter 268	Depreciation % 21
Year Built 1948	Special Arch 0	Gnd Floor Area 1,176
Functional Obs 0	Economic Obs 0	

Inclusions:

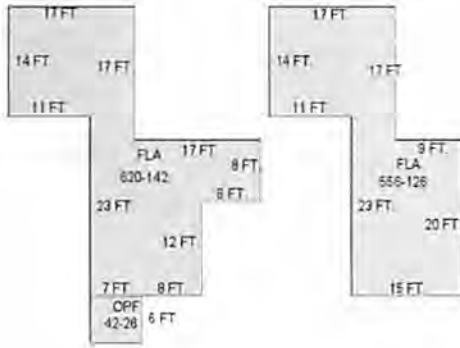
Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 9	Dishwasher 0

Trust Rating
Not Yet Rated

mcpaf.org



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					620
2	OPF		1	1992					42
3	FLA		1	1992					556

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3217	HOTEL/MOTEL C	100	N	Y
	3218	OPF	100	N	N
	3219	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
843	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2 BRICK PATIO	180 SF	0	0	1984	1985	2	50
2	AC2 WALL AIR COND	3 UT	0	0	1984	1985	1	20
3	PO6 COMM POOL	435 SF	0	0	2000	2001	3	50
4	PT4 PATIO	453 SF	0	0	1991	1992	4	50
5	WD2 WOOD DECK	728 SF	0	0	1991	1992	1	40
6	FN2 FENCES	674 SF	0	0	1981	1982	2	30
7	FN2 FENCES	132 SF	22	6	1975	1976	3	30
8	WD2 WOOD DECK	352 SF	22	16	1984	1985	2	40
9	FN2 FENCES	364 SF	91	4	1994	1995	5	30

Appraiser Notes

BEING OFFERED FOR \$6,250,000. ON 08-08-05 HAS 13 TRANSIENT LICENSES & 4 NON-TRANSIENT LICINSES TOTALLY RENOVATED DADE COUNTY PINE WALLS ANS CELINGS,OAK FLOORS-SKI
 WICKER GUEST HOUSE & IS IT ART DESIGNS-913 DUVAL ST ALSO RE #1758 AND #1759 IS A PART OF THIS GUEST HOUSE. TPP - 8578555 2002-12-26-(041) 14 TRANSIENT ROOMS
 2006-02-17 SOLD FOR \$6,100,000 ON 02-03-06 .98% OF ASKING PRICE-SDKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	Trust Rating
19-07-5509	01/15/2008	03/06/2009	2,300	Commercial	REINSTALL FIRE ALARM SYSTEM IN SUITE 9	Trust Rating
20-08-0325	02/08/2008	04/14/2009	5,000	Commercial	INSTALL TWO 200 AMP ELECTRICAL SERVICES	NOT YET RATED
21-08-0306	02/05/2008	08/11/2009	7,800	Commercial	INSTALL ADA RAMP 144 SF	
19-09-3281	09/28/2009	12/19/2008	22,000	Commercial	RENOVATE FRONT PORCH AND STAIRS	
20-09-1056	04/29/2009	06/30/2009	950	Commercial	REMOVE AND REPLACE 56 SF ROTTED T&G 1 X 4 EXTERIOR DECKING	
21-4428	03/17/2008	03/17/2008	0	Commercial	C/O	
22-07-1686	04/11/2007	09/17/2007	5,000	Commercial	REPLACEMENT OF OLD PAVERS AND CONCRETE WITH NEW PAVERS	
19-10-678	04/28/2010	05/10/2010	7,100	Commercial	INSTALL SOLAR WH AND 1 AET 4 X 10 PANEL AND ONE 120 GALLON STORAGE TANK.	
12-3110	08/30/2012	12/31/2012	5,000	Commercial	REPLASTER #4LF COMMERCIAL SWIMMING POOL. REPLACE EXISTING STEP TILE WITH NEW SKIID STEP TILE	
1-95-2958	09/01/1995	11/01/1995	2,500	Commercial	ADD 6 NEW FIXTURES	Trust Rating
2-95-3053	09/01/1995	11/01/1995	1,200	Commercial	ELECTRICAL	NOT YET RATED
4-	03/01/1995	11/01/1995	3,250	Commercial	91 FT X 4 FT ALUM FENCE	

- Related Searches:
- Certified Appraisers
- Appraisal Of Real Estate
- Property Appraiser
- Residential Real Estate Appraisals
- Find A Real Estate Appraiser
- Property Appraisal Services
- Orange County Property Appraiser
- Property Tax Appraisals
- Real Estate Appraisers

A95-0734						
3	B95-1768	05/01/1995	11/01/1995	30,000	Commercial	2 NEW DECKS, 1-3FIX BATH
7	96-3718	09/01/1996	12/01/1996	2,787	Commercial	AWNINGS
8	96-3729	09/01/1996	12/01/1996	4,500	Commercial	MECHANICAL
5	96-4206	10/01/1996	12/01/1996	1,200	Commercial	ELECTRIC
8	00-4387	01/04/2001	11/18/2001	4,800	Commercial	RESURFACE POOL
8	06-1651	04/12/2006	11/08/2006	13,500	Commercial	INSTALL NEW BATH PER PLANS
10	06-1653	04/12/2006	11/08/2006	4,500	Commercial	ROUGH IN AND SET 3 NEW FIXTURES
11	06-1854	04/12/2006	11/08/2006	2,000	Commercial	ADD GFI TO EXISTING ELECTRICAL IN BATH
12	06-3383	07/12/2006	11/08/2006	5,875	Commercial	BUILD ADA RAMP- RAIL IN FOOD SERVICE AREA
13	06-5690	10/20/2006	12/18/2006	2,400	Commercial	INSTALL TWO 3/4 TON MINI SPLIT SYSTEMS
14	07-1686	04/11/2007	09/20/2007	5,000	Commercial	REPLACE CLD BRICK PAVERS WITH NEW PAVERS (650SF)
15	07-4405	10/19/2007	12/03/2007	41,100	Commercial	ENCLOSE POOL UTILITY ROOM, NEW DOORS, NEW WINDOWS, INTERIOR RENOVATIONS, INSTALL 12,000 BTU SPLIT UNIT A/C IN ROOM #9
16	07-4434	10/19/2007	11/08/2007	7,000	Commercial	NEW ELECTRICAL FOR POOL HOUSE CONVERSION
17	07-4407	10/19/2007	11/23/2007	14,000	Commercial	ROUGH & SET 1 TUB, 1 LAVATORY, 1 KITCHEN SINK & TILE INTO EXISTING, PERMIT UP-GRADE MOVE 2 WASHERS, ROUGH & SET 1 TOILET, 1 GAS FLASH WATER HEATER
18	07-5008	11/08/2007	12/18/2008	1,720	Commercial	INSTALL ON DEMAND WATER HEATER & CHANGE OUT EXISTING TANKS, INSTALL NEW 100 GAL. TANKSET, TANKS ON PAD

Related Searches:
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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	463,513	41,243	743,793	2,150,211	2,150,211	0	2,150,211
2011	463,513	42,429	743,793	2,077,499	2,077,499	0	2,077,499
2010	481,572	43,529	772,435	2,077,499	2,077,499	0	2,077,499
2009	481,572	44,678	822,935	2,233,870	2,233,870	0	2,233,870
2008	493,611	45,952	1,209,730	2,519,735	2,519,735	0	2,519,735
2007	411,850	38,351	1,623,585	2,519,735	2,519,735	0	2,519,735
2006	404,544	39,387	573,030	1,668,025	1,668,025	0	1,668,025
2005	414,063	40,464	509,360	1,631,516	1,631,516	0	1,631,516
2004	414,039	41,500	382,020	1,390,785	1,390,785	0	1,390,785
2003	414,039	42,540	311,983	1,390,785	1,390,785	0	1,390,785
2002	376,321	43,614	311,983	1,324,557	1,324,557	0	1,324,557
2001	361,587	36,856	311,983	1,324,557	1,324,557	0	1,324,557
2000	361,587	17,314	267,414	1,324,557	1,324,557	0	1,324,557
1999	361,587	17,730	267,414	898,258	898,258	0	898,258
1998	241,221	18,173	267,414	831,370	831,370	0	831,370
1997	241,221	18,815	254,680	811,217	811,217	0	811,217
1996	219,292	19,084	254,680	558,904	558,904	0	558,904
1995	214,629	17,045	254,680	427,403	427,403	0	427,403
1994	214,629	17,490	254,680	530,844	530,844	0	530,844
1993	214,629	17,946	254,680	375,184	375,184	0	375,184
1992	186,799	8,441	254,680	375,184	375,184	0	375,184
1991	186,799	8,661	226,200	375,184	375,184	0	375,184
1990	158,072	0	183,988	375,184	375,184	0	375,184
1889	158,072	0	182,960	340,632	340,632	0	340,632
1888	139,736	0	154,035	293,771	293,771	0	293,771
1887	137,590	0	60,856	221,164	221,164	0	221,164
1926	138,304	0	59,430	213,354	213,354	0	213,354
1985	131,905	0	53,676	192,416	192,416	0	192,416
1884	120,412	0	53,676	126,210	126,210	0	126,210
1983	84,830	0	24,901	109,731	109,731	0	109,731
1982	73,190	0	24,901	98,091	98,091	0	98,091

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
2/2/2006	2185 / 1380	1	WD	M
11/7/1985	953 / 1747	243,000	WD	Q
11/7/1984	927 / 2185	243,000	WD	Q
2/1/1981	826 / 851	40,000	WD	Q

This page has been visited 64,509 times.

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

Trust Rating
 Not Yet Rated



mcpafl.org

Noticing

Public Meeting Notice

The Key West Planning Board will hold a public hearing at **6:00 p.m., August 15, 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 - 1901 Venetia Street (RE# 00063400-000000, AK# 1063835) to 913 Duval Street (RE# 00017630-000000, AK# 1018104) - A request for a Transient License Transfer from property in the SF zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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: Mark Songer
Adele V. Stones
Owner: AH of Monroe County, Inc.
913 Duval Street LLC

Project Location: 1901 Venetia Street to 913 Duval Street

Date of Hearing: Thursday, August 15, 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 Jo Bennett at jbennett@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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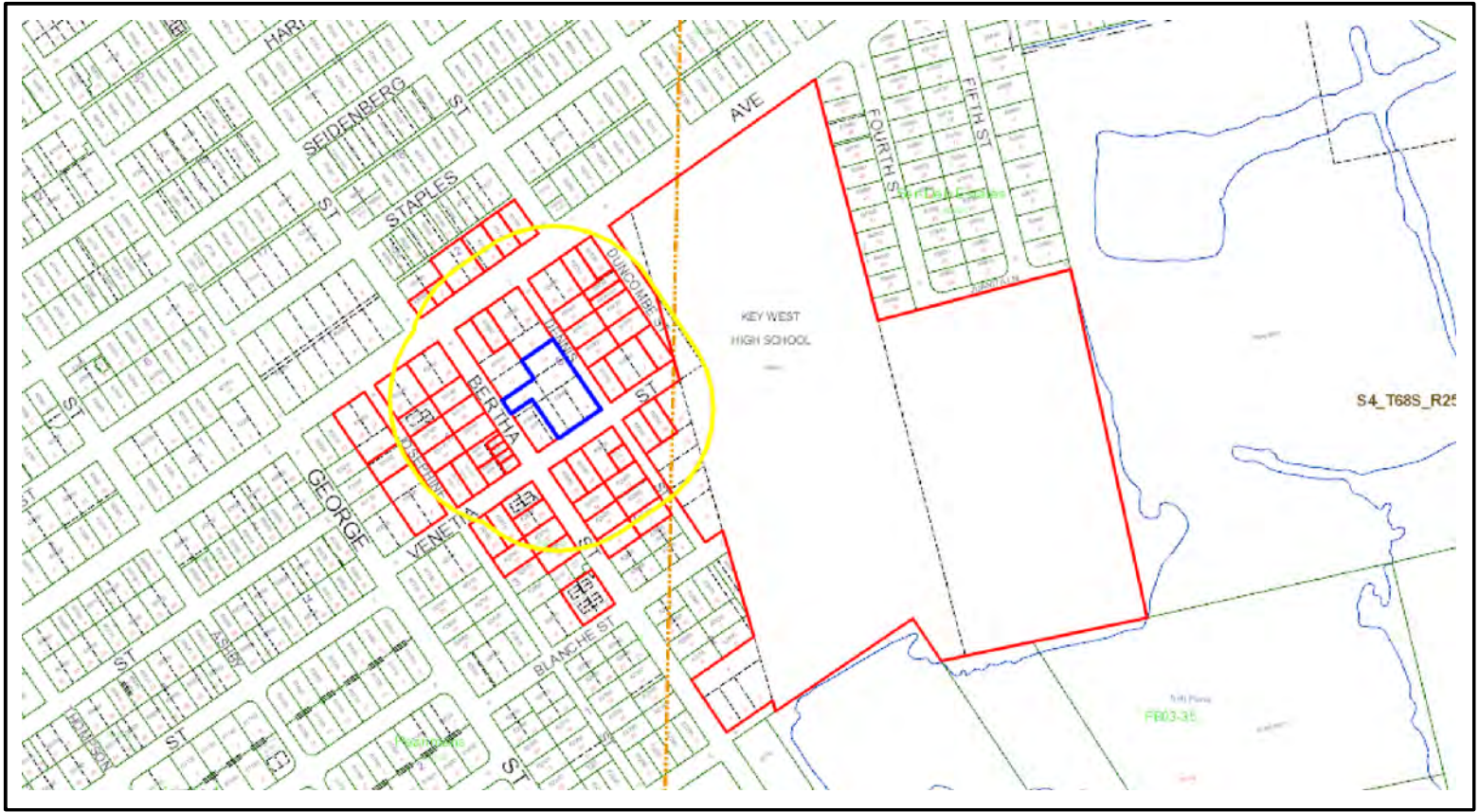
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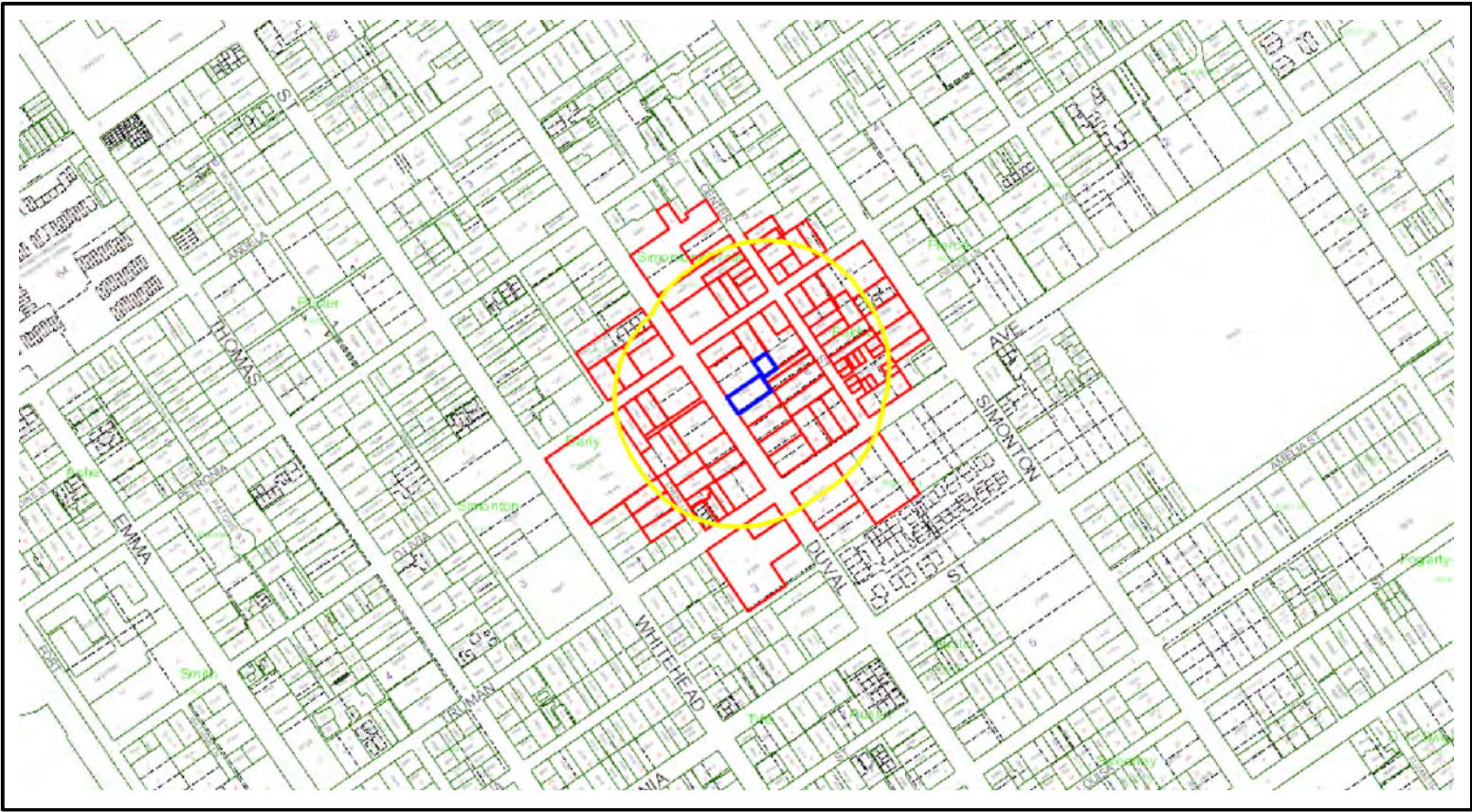


Printed: Aug 05, 2013

1901 Venetia 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.





Printed: Aug 05, 2013

913 Duval 300'

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1901 Venetia Street to 913 Duval Street - TLT - 300' Radius Noticing

List Generated 07/31/13

page 1 of 5

Owner Name	Physical Location	Address1	Address2	Unit	City	State	Zip
RENDUELES MARIE DEL CARMEN	1903 FLAGLER AVE		1425 2ND ST		KEY WEST	FL	33040
D ERCOLE DENNIS	1614 DENNIS ST		2200 FOGARTY AVE		KEY WEST	FL	33040-3808
RODRIGUEZ DAVID AND MARJORIE A	1519 JOSEPHINE ST		1519 JOSEPHINE ST		KEY WEST	FL	33040
BISCARDI CARLA	1516 DUNCOMBE ST		1516 DUNCOMBE ST		KEY WEST	FL	33040
HAMILTON DANIEL H AND MARY E	1822 VENETIA ST		22 EVERGREEN AVE		KEY WEST	FL	33040-6244
TONNO LLC	1500 BERTHA ST		1507 FLORIDA ST		KEY WEST	FL	33040
KRYSZTOFIAK ELZBIETA B	1512 DUNCOMBE ST		1525 FLAGLER AVE		KEY WEST	FL	33040-4923
RAMLO CONSTRUCTION CORP	1816 FLAGLER AVE		209 DUVAL ST		KEY WEST	FL	33040
SALVATION ARMY	1920 FLAGLER AVE		PO BOX 500217		MARATHON	FL	33050-0217
GARCIA GREGORIO AND ISABEL	1618 DENNIS ST		820 SIMONTON ST		KEY WEST	FL	33040
PRICE WALTER F DEC TR 4/22/1998	1904 VENETIA ST		3616 SUNRISE DR		KEY WEST	FL	33040-4636
COBO ARTURO	1517 DENNIS ST		P O BOX 1273		KEY WEST	FL	33041
PRICE WALTER F DEC TR 4/22/1998	1607 BERTHA ST		3616 SUNRISE DR		KEY WEST	FL	33040-4636
HJH AND SGH LTD	1502 BERTHA ST		1128 11TH ST		KEY WEST	FL	33040
RENDUELES MARIE DEL CARMEN	1905 FLAGLER AVE		1425 2ND ST		KEY WEST	FL	33040
SALVATION ARMY	1930 FLAGLER AVE		PO BOX 500217		MARATHON	FL	33050-0217
KW EMPIRE LLC	1901 FLAGLER AVE		1901 FLAGLER AVE		KEY WEST	FL	33040-3639
DION RENTAL PROPERTIES LLC	1900 FLAGLER AVE		638 UNITED ST		KEY WEST	FL	33040
SALVATION ARMY	1924 FLAGLER AVE		PO BOX 500217		MARATHON	FL	33050-0217
SHELDON FRANK LEE	1812 FLAGLER AVE		1812 FLAGLER AVE		KEY WEST	FL	33040
KLOTHAKIS JASON	1508 DUNCOMBE ST		3333 DUCK AVE	APT A203	KEY WEST	FL	33040-7925
1921 FLAGLER LLC	1921 FLAGLER AVE		P O BOX 1865		KEY LARGO	FL	33037
HERMAN JEAN D	1809 VENETIA ST		1809 VENETIA ST		KEY WEST	FL	33040
TENNYSON KYLE	1508 BERTHA ST		1508 BERTHA ST		KEY WEST	FL	33040-5373
1908 FLAGLER AVENUE CORP	1908 FLAGLER AVE		209 DUVAL ST		KEY WEST	FL	33040
ZORSKY MARJORIE LIV TR DTD 10/29/1985	1609 BERTHA ST	C/O ZORSKY MARLIN W TRUSTEE	1609 BERTHA ST		KEY WEST	FL	33040
PUMAR ALBERTO SR AND PAMELA L	1510 JOSEPHINE ST		1510 JOSEPHINE ST		KEY WEST	FL	33040-5336
RAMLO CONSTRUCTION CORP	1824 FLAGLER AVE		209 DUVAL ST		KEY WEST	FL	33040
PRICE WALTER F DEC TR 4/22/1998	1900 VENETIA ST		3616 SUNRISE DR		KEY WEST	FL	33040-4636
COBO ARTURO	1517 DENNIS ST		P O BOX 1273		KEY WEST	FL	33041
1908 FLAGLER AVENUE CORP	1904 FLAGLER AVE		209 DUVAL ST		KEY WEST	FL	33040
ROTH CEE	1624 BERTHA ST		1824 FLAGLER AVE		KEY WEST	FL	33040-3655
DEHN ERIC S	1620 BERTHA ST		PO BOX 114		KEY WEST	FL	33041-0114
HART DOUGLAS C	1818 VENETIA ST		1721 S HILL RD		MORETOWN	VT	05660-9325
SCHOOL BOARD OF MONROE COUNTY FLORIDA	1912 VENETIA ST		241 TRUMBO RD		KEY WEST	FL	33040
BLAKE OLIVER S	1624 BERTHA ST		17243 SNAPPER LN		SUGARLOAF SHORES	FL	33042
NORTH CAROLINA PROPERTIES I LLC	1600 BERTHA ST		195 PINE LN		WHITEVILLE	NC	28472-8719
1921 FLAGLER LLC	1921 FLAGLER AVE		P O BOX 1865		KEY LARGO	FL	33037
SMILEY S CATHERINE	1604 BERTHA ST		2 KINGFISHER LN		KEY WEST	FL	33040-4376
MOSBLECH WILLIAM J AND TRACIE L	1908 VENETIA ST		1908 VENETIA ST		KEY WEST	FL	33040
BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY FL	2100 FLAGLER AVE		241 TRUMBO RD		KEY WEST	FL	33040

1901 Venetia Street to 913 Duval Street - TLT - 300' Radius Noticing

List Generated 07/31/13

page 2 of 5

VURAL YLEANA	1608 DENNIS ST	1313 8TH ST	KEY WEST	FL	33040
A.H. OF MONROE COUNTY INC	1521 BERTHA ST	PO BOX 4374	KEY WEST	FL	33041-4374
WALTERS ANNE	1624 BERTHA ST	703 EATON ST APT 3	KEY WEST	FL	33040-6843
SPOTTSWOOD ANDREA A	1620 BERTHA ST	42 FLORAL AVE	KEY WEST	FL	33040-6243
RODRIGUEZ DAVID AND MARJORIE A	1823 VENETIA ST	1519 JOSEPHINE ST	KEY WEST	FL	33040
ESQUINALDO MILTON AND AMELIA	1614 BERTHA ST	1614 BERTHA ST	KEY WEST	FL	33040-5327
LEE SHUK Y AND HOI Y	1612 BERTHA ST	13320 ROSEMADE CV	ORLANDO	FL	32828-6191
CHAMBERLAIN NEIL	1609 JOSEPHINE ST	1609 JOSEPHINE ST	KEY WEST	FL	33040-5337
MEANS THOMAS H	1512 BERTHA ST	1210 8TH ST	KEY WEST	FL	33040
SEITZ CHARLES A AND MARIA V	1512 BERTHA ST	1512 B BERTHA ST	KEY WEST	FL	33040
MEANS THOMAS H	1514 BERTHA ST	1210 8TH ST	KEY WEST	FL	33040
MONROE ASSOCIATION OF RETARDED CITIZENS INC	1600 BERTHA ST	PO BOX 428	KEY WEST	FL	33041-0428
BENSON FRANK AND MAUREEN	1600 BERTHA ST	43 MOUNTAIN DR	WATCHUNG	NJ	07069
RODRIGUEZ DAVID AND MARJORIE A	1819 VENETIA ST	1519 JOSEPHINE ST	KEY WEST	FL	33040
HOARD MITCHELL SCOT	1825 VENETIA ST	1825 VENETIA ST	KEY WEST	FL	33040-5340
A H I REAL ESTATE PROPERTIES INC	1515 BERTHA ST	PO BOX 4374	KEY WEST	FL	33041-4374
POULIDES CHRISTOPHER AND KATHLEEN W	1509 DENNIS ST	13 FOX LN	BROOMALL	PA	19008-2008
1921 FLAGLER LLC	LEFT 1921 FLAGLER AVE	P O BOX 1865	KEY LARGO	FL	33037
HODGE JAN E	1610 DENNIS ST	2520 PATTERSON AVE	KEY WEST	FL	33040
DODGE BRUCE	1624 BERTHA ST	1620 BERTHA ST	KEY WEST	FL	33040-5375
DODGE BRUCE G	1620 BERTHA ST	1620 BERTHA ST APT 2	KEY WEST	FL	33040-5375
BI-STATE REALTY LLC	1509 JOSEPHINE ST	444 NORTH MAIN ST	HUBBARD	OH	44425
1509 JOSEPHINE STREET LLC	1509 JOSEPHINE ST	3130 NORTHSIDE DR	KEY WEST	FL	33040-8026
MEANS THOMAS H	1510A BERTHA ST	1210 8TH ST	KEY WEST	FL	33040
RUDOLPH JOHN D LIV TRST 03/10/09	1600 BERTHA ST	C/O RUDOLPH JOHN TRUSTEE PO BOX 510017	KEY COLONY BEACH	FL	33051-0017
NIELSEN JULIE ANNE	1620 BERTHA ST	1620 BERTHA ST UNIT 4	KEY WEST	FL	33040
BI-STATE REALTY LLC	1509 JOSEPHINE ST	444 NORTH MAIN ST	HUBBARD	OH	44425
PRICE WALTER F DEC TR 4/22/1998	1607 BERTHA ST	3616 SUNRISE DR	KEY WEST	FL	33040-4636
WOLFE JILL	1513 JOSEPHINE ST	1107 KEY PLZ PMB 260	KEY WEST	FL	33040-4086
NUNAN BRIAN MICHAEL AND PAMELA LYNN	1919 VENETIA ST	1919 VENETIA ST	KEY WEST	FL	33040
POULSEN LINNEA L	1921 VENETIA ST	314 N COLUMBUS ST	ALEXANDRIA	VA	22314-2414
SCHOOL BOARD OF MONROE COUNTY FLORIDA	1601 DENNIS ST	241 TRUMBO RD	KEY WEST	FL	33040
MEANS THOMAS H	1510 BERTHA ST	1210 8TH ST	KEY WEST	FL	33040
CENTER COURT - HISTORIC INN & COTTAGES LC	912 CENTER ST	1402 NEWTON ST	KEY WEST	FL	33040-7028
913 DUVAL ST LLC	906 CENTER ST	913 DUVAL ST	KEY WEST	FL	33040
S AND P MANAGEMENT INC	420 OLIVIA ST	420 OLIVIA ST	KEY WEST	FL	33040-7411
CONDON LINDA KIEL	817 CENTER ST	817 CENTER ST	KEY WEST	FL	33040
COWARD NANCY REVOCABLE TRUST	516 OLIVIA ST	1316 LAIRD ST	KEY WEST	FL	33040
CONCH INVESTORS III LLC	423 OLIVIA ST	12178 4TH ST	RANCHO CUCAMONGA	CA	91730-6127

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KEY WEST HOSPITALITY INS LLC	909 CENTER ST		913 DUVAL ST	KEY WEST	FL	33040
MATHIES DELORES ESTATE	522 OLIVIA ST		522 OLIVIA ST	KEY WEST	FL	33040-7471
APPEL MILTON LLC T/C	916 DUVAL ST		6844 BELMONT SHORE DR	DELRAY BEACH	FL	33446
CLUB DUVAL INC	919 DUVAL ST		3200 RIVIERA DR	KEY WEST	FL	33040
COWARD THOMAS REV TR DTD 5-19-00	0 WHALTON LN		1316 LAIRD ST	KEY WEST	FL	33040
KAMRADT RICHARD	815 DUVAL ST		815 DUVAL ST	KEY WEST	FL	33040-7405
WHALEN BERNARD	517 OLIVIA ST		2050 CHEROKEE RD	MACOMB	IL	61455
STUART DAVID SULLINS III TRUST 05/06/2009	907 CENTER ST		3756 LAKE ST	FORT MYERS	FL	33901-7935
FRIEDMAN ILAN	511 TRUMAN AVE	C/O SMITH LAW FIRM	333 FLEMING ST	KEY WEST	FL	33040
911 CENTER STREET LLC	911 CENTER ST		223 ROCKY HILL RD	PLYMOUTH	MA	02360-5517
913 DUVAL ST LLC	508 OLIVIA ST		913 DUVAL ST	KEY WEST	FL	33040
LORDITCH JOSEPH L REVOCABLE TRUST 9/21/2012	830 CENTER ST		PO BOX 1872	KEY WEST	FL	33041-1872
ALCOBER ELDA	830 DUVAL ST		380 MOUNTAIN RD APT 812	UNION CITY	NJ	07087-7305
MENDOLA CHARLES AND BIQUETTE	828 DUVAL ST		2601 S ROOSEVELT BLVD APT 210A	KEY WEST	FL	33040
MARTINS ON DUVAL LLC	917 DUVAL ST		917 DUVAL ST	KEY WEST	FL	33040-7407
511 OLIVIA STREET LLC	820 CENTER ST		517 TRUMAN AVE	KEY WEST	FL	33040-3173
DIXON CHARLES AND CLEARE GEORGE	816 CENTER ST	C/O DE CLEMENTE BARBARA	256 AUMOE RD	KAILUA	HI	96734
CENTER COURT - HISTORIC INN & COTTAGES LC	914 CENTER ST		1402 NEWTON ST	KEY WEST	FL	33040-7028
907 WHITEHEAD STREET CORP	907 WHITEHEAD ST		907 WHITEHEAD ST	KEY WEST	FL	33040
GUNTHER MARY	916 SIMONTON ST		11614 TESCORD DR	ST LOUIS	MO	63128
ELLIOTT URSULA WELTERS	222 ENEAS LN		222 ENEAS LN	KEY WEST	FL	33040
SARFF GERALD	425 TRUMAN AVE		3430 GALT OCEAN DR APT 1612	FORT LAUDERDALE	FL	33308-7050
BERNREUTER BOB J AND IRIS	920 SIMONTON ST		529 TRUMAN AVE	KEY WEST	FL	33040-3155
CASH-STUART JOANN	217 ENEAS LN		360 NW 112TH TER	MIAMI	FL	33168
CLARKE OSSIE MAE	416 OLIVIA ST		416 OLIVIA ST	KEY WEST	FL	33040
TODD ROBERT A AND MARY JANE	525 OLIVIA ST		1304 ELIZA ST	KEY WEST	FL	33040-3424
DION RENTAL PROPERTIES LLC	821 DUVAL ST		PO BOX 1209	KEY WEST	FL	33041
903 DUVAL LLC	903 DUVAL ST	C/O BRAUN PETER NELSON	PO BOX 1486	KEY WEST	FL	33041-1486
BEAVER DENNIS LIVING TRUST 6/6/2003	513 TRUMAN AVE		1207 WHITEHEAD ST	KEY WEST	FL	33040-7526
MCCOY JOHN C JR	215 ENEAS LN		215 ENEAS LN	KEY WEST	FL	33040
AB ERCA	214 ENEAS LN		BALDESVAGEN	UNIT 25 GISLAVED		S-332 35
NEWMAN-MARINE KEY WEST LLC	417 OLIVIA ST		3408 N WASHINGTON RD	FORT WAYNE	IN	46802-4905
MENDOLA CHARLES J AND BIQUETTE	925 DUVAL ST		925 DUVAL ST	KEY WEST	FL	33040

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ISLAND HOTEL PROP III LLC	1004 DUVAL ST		2116 SEIDENBERG AVE	KEY WEST	FL	33040
CENTER COURT - HISTORIC INN & COTTAGES LC	915 CENTER ST		1402 NEWTON ST	KEY WEST	FL	33040-7028
KEHOE GERALD F AND ELIZABETH J	900 DUVAL ST		66 BAY DR	KEY WEST	FL	33040-6115
TIKAL REAL ESTATE HOLDING II LLC	422 WHALTON LN		PO BOX 1778	KEY WEST	FL	33041-1778
NEW YORK STYLE PIZZA RESTAURANT INC	1000 DUVAL ST		1000 DUVAL ST	KEY WEST	FL	33040
TEETS JOHN AMD AND REINST TRUST 01/2/2008 T/C	827 CENTER ST		827 CENTER ST	KEY WEST	FL	33040
CLARK ARTHUR ROY AND FRANKIE MAE	821 CENTER ST		821 CENTER ST	KEY WEST	FL	33040-7434
MENDOLA CHARLES AND BIQUETTE	918 DUVAL ST		2601 S ROOSEVELT BLVD APT 210A	KEY WEST	FL	33040-5115
LEGGETT SAMUEL D ESTATE	216 ENEAS LN		216 EANES LN	KEY WEST	FL	33040-7409
FLUKERS CERETTA	917 CENTER ST		917 CENTER ST	KEY WEST	FL	33040-7436
WOO PATRICIA ERNST REV LIV TRUST AMD 02/27/09	529 OLIVIA ST		1919 HICKORY ST	ST LOUIS	MO	63104
CENTER COURT - HISTORIC INN & COTTAGES LC	916 CENTER ST		1402 NEWTON ST	KEY WEST	FL	33040-7028
BREE WILLIAM E	921 CENTER ST		123 SO KICKAPOO ST	LINCOLN	IL	62656
KEENAN TERANCE E AND GWEN L	910 SIMONTON ST		5008 BRILL POINT RD	TALLAHASSEE	FL	32312
CABANAS GEORGE JR	526 OLIVIA ST		526 OLIVIA ST	KEY WEST	FL	33040-7471
FERNANDEZ BENJAMIN J JR ESTATE	912 SIMONTON ST	C/O FERNANDEZ GILDA P/R	909 SIMONTON ST	KEY WEST	FL	33040-7447
OLD TOWN LAUNDRY LLC	517 TRUMAN AVE		517 TRUMAN AVE	KEY WEST	FL	33040-3173
CENTER COURT HISTORIC INN AND COTTAGES LC	918 CENTER ST		915 CENTER ST	KEY WEST	FL	33040-7436
APPEL MILTON	926-930 DUVAL ST	C/O APPEL JACK	6844 BELMONT SHORE DR	DELRAY BEACH	FL	33446
SARFF GERALD	423 TRUMAN AVE		3430 GALT OCEAN DR APT 1612	FORT LAUDERDALE	FL	33308-7050
CARTER RICHARD EVERETT AND STEFANI ANN	921 CENTER ST		725 NEWPORT PL	ANN ARBOR	MI	48103
FLEMING TODD D	921 CENTER ST		1003 WASHINGTON AVE	RENSSELAER	NY	12144-1332
511 OLIVIA STREET LLC	511 OLIVIA ST		517 TRUMAN AVE	KEY WEST	FL	33040-3173
913 DUVAL ST LLC	913 DUVAL ST		913 DUVAL ST	KEY WEST	FL	33040
BANSHEE LLC	915 DUVAL ST		915 DUVAL ST	KEY WEST	FL	33040-7407
O'NEIL BRIAN S AND SUZANNE	418 WHALTON LN		PO BOX 199	TAVERNIER	FL	33070
ISLAND HOTEL PROPERTIES II LLC	512 TRUMAN AVE		512 TRUMAN AVE	KEY WEST	FL	33040-3141
LORDITCH JOSEPH L	921 CENTER ST		PO BOX 1872	KEY WEST	FL	33041-1872
ADELL RAY AND ESTELLE	921 CENTER ST		16 LONG ACRE DR	HUNTINGTON	NY	11743
OCEAN BLUE COMMERCIAL HOLDINGS	824 DUVAL ST		824 DUVAL ST	KEY WEST	FL	33040-7406
NIELSEN JENS M AND INGER M	921 CENTER ST		921 CENTER ST UNIT 3	KEY WEST	FL	33040-7436
STEWART JESSEE ENTERPRISES LLC	419 TRUMAN AVE		1107 KEY PLAZA	UNIT 333 KEY WEST	FL	33040

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MORTENSEN BENT AND LISE LOTTE	921 CENTER ST		207 NE 2ND CT	DANIA BEACH	FL	33004
LYNCH DONALD M AND CHERYL J	921 CENTER ST		9 BARLEYCORN DR	BROOMALL	PA	19008
SMITH STEPHEN L AND DEBRA T	921 CENTER ST		232 DIGH CIR	MOORESVILLE	NC	28117-7092
OCEAN BLUE COMMERCIAL HOLDINGS	824 DUVAL ST		824 DUVAL ST	KEY WEST	FL	33040-7406
STEWART JESSEE ENTERPRISES LLC	419 TRUMAN AVE		1107 KEY PLAZA	KEY WEST	FL	33040
				UNIT 333		
COURTYARD OF KEY WEST CONDOMINIUM	910 SIMONTON ST		1910 N ROOSEVELT BLVD	KEY WEST	FL	33040-3632
MACKENZIE PAMELA JOAN REV TR 4/5/2000	910 SIMONTON ST		PO BOX 1232	KEY WEST	FL	33041-1232
OCEAN BLUE COMMERCIAL HOLDINGS	824 DUVAL ST		824 DUVAL ST	KEY WEST	FL	33040-7406
HARTER WALTER J AND ROBYN	910 SIMONTON ST		20393 COCKERHILL RD	PURCILLVILLE	VA	20132
VAN STEELANDT NAOMI	921 CENTER ST		1402 NEWTON ST	KEY WEST	FL	33040
523 TRUMAN AVE LLC	523 TRUMAN AVE		523 TRUMAN AVE	KEY WEST	FL	33040
JACKSON JERRY J	513 OLIVIA ST		513 OLIVIA ST	KEY WEST	FL	33040-7438
CABANAS JUANITA C	527 OLIVIA ST		1111 SUNSET DR	CORAL GABLES	FL	33143
GARDNER PAUL W AND DIANA L	521 OLIVIA ST		126 SPOONBILL POINT CT	ST AUGUSTINE	FL	32080-5393
DOYLE-BUCKBEE LLC	921 CENTER ST		223 ROCKY HILL RD	PLYMOUTH	MA	02360-5517
STEWART JESSEE ENTERPRISES LLC	419 TRUMAN AVE		1107 KEY PLAZA	KEY WEST	FL	33040
				UNIT 333		
DION RENTAL PROPERTIES LLC	825 DUVAL ST		638 UNITED ST	KEY WEST	FL	33040
OCEAN BLUE COMMERCIAL HOLDINGS	824 DUVAL ST		824 DUVAL ST	KEY WEST	FL	33040-7406
				UNIT 333		
STEWART JESSEE ENTERPRISES LLC	419 TRUMAN AVE		1107 KEY PLAZA	KEY WEST	FL	33040
HISTORIC TOURS OF AMERICA INC	500 TRUMAN AVE		201 FRONT ST STE 107	KEY WEST	FL	33040-8346
OCEAN BLUE COMMERCIAL HOLDINGS	826 DUVAL ST		824 DUVAL ST	KEY WEST	FL	33040-7406
OCEAN BLUE COMMERCIAL HOLDINGS	824 DUVAL ST		824 DUVAL ST	KEY WEST	FL	33040-7406
OCEAN BLUE COMMERCIAL HOLDINGS	824 DUVAL ST		824 DUVAL ST	KEY WEST	FL	33040-7406
TYNES KENNETH L	418 OLIVIA ST		13312 ARCTURUS AVE	GARDENA	CA	90249-1624
PORTERFIELD ZULEMA MARY	220 ENEAS LN		220 EANES LN	KEY WEST	FL	33040-7409
RUBE LEZLIE L	910 SIMONTON ST		10 LONGVIEW DR	POTTSBORO	TX	75076-3913
OCEAN BLUE COMMERCIAL HOLDINGS	824 DUVAL ST		824 DUVAL ST	KEY WEST	FL	33040-7406
MARTINI SCOTT R	921 CENTER ST		30 TILTON DR	OCEAN	NJ	07712-3251
GAVIN STEPHEN E	910 SIMONTON ST		412 PINNACLE WAY	LUDLOW	KY	41016
SAVIANO DENNIS P TRUST 5/18/1995	910 SIMONTON ST		PO BOX 2025	KEY WEST	FL	33045-2025
NESS STEVEN ELLIOTT	524 OLIVIA ST		524 OLIVIA ST	KEY WEST	FL	33040-7471
BAUMLER THOMAS AND MARUEEN	824 CENTER ST		19856 E UNION DR	AURORA	CO	80015
CABANAS GEORGE	900-904 SIMONTON ST & 528-532 OLIVIA ST		904C SIMONTON ST	KEY WEST	FL	33040
901 DUVAL STREET INC	502 OLIVIA ST	C/O COHEN JOSEPH	301 LINCOLN ROAD	MIAMI BEACH	FL	33139