

**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:** July 18, 2013

**Agenda Item:** **Exception for Outdoor Merchandise Display -1200 Duval Street (RE # 00029110-000000; AK 1029891)** – A request to allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

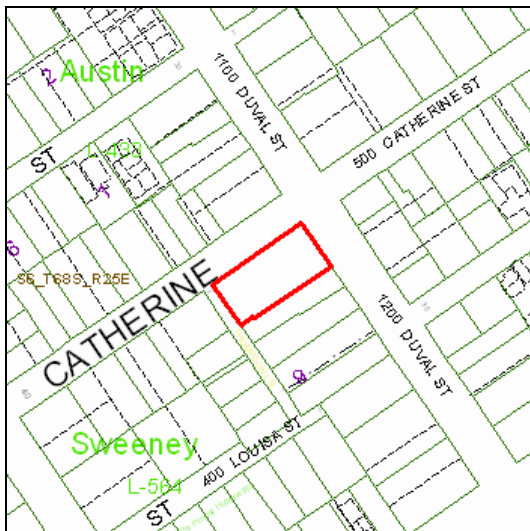
**Request:** The applicant is requesting an Exception for Outdoor Merchandise Display to allow the use of four carts to display souvenirs, shells, jewelry, hats and handbags. The carts will be located on the eastern side of the store.

**Applicant:** Gary Burchfield

**Property Owner:** Carlos Bettancur, President of 1200 Duval LLC

**Location:** 1200 Duval Street RE # 00029110-000000; AK 1029891

**Zoning:** HRCC-3



## **Background**

This proposal was continued to the June 20, 2013 meeting to allow time for applicant to talk with the neighbors. 1200 Duval Street, a commercial retail property that sells souvenirs, is located on the corner of Duval and Catherine Streets. The structure is a historically contributing, masonry vernacular two-story structure with two sets of glass doors and display windows fronting on Duval Street. The plans initially presented to the Development Review Committee (DRC) proposed a parking space at the rear of the property on Thompson Lane, which was eliminated from the proposal. In response to DRC comments on the addition of impervious brick pavers for the display area, the applicant proposes a 50' swale on the property along Thompson Lane and another 60' swale along the side of the building for stormwater management requirements. The carts will be stored behind the 6' picket fence when the business is closed.

## **Request**

The applicant is requesting an Exception for Outdoor Merchandise Display for the maximum timeframe of 60 months. All display fixtures are wood.

- Display of merchandise on four, 4 X 6 foot carts proposed to be located on the eastern side of the store adjacent to the store windows facing Duval Street.

## **Analysis**

The outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board, as provided in Section 106-52 of the City Code. Pursuant to Section 106-51 of the City Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. If the Exception for an Outdoor Display is approved by the Planning Board, and if at any time during the display of merchandise the applicant is out of compliance with any conditions of approval, the approval can be revoked by the Planning Board under Section 106-52(4) of the City Code. The Planning Board has the authority to choose to approve the proposed Exception for a lesser term than the maximum amount of time that has been requested. Granting or denying the proposed Exception on a case-by-case basis gives the Planning Board the discretion to approve or deny proposed displays based on the following criteria:

**(1) Factors favoring the Exception are as follows:**

- a. The location of the proposed Exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.**

The proposed display area is not an interior courtyard of a building, or an existing space specifically designed for use by outdoor merchants or the placement of outdoor merchandise. The proposal is to put new brick pavers on the approximately 576 square foot display area; and a 6' picket fence at the rear of the proposed display area.

- b. The Exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.**

The HRCC-3 zoning district is intended by Code to be a corridor to serve as a center for the arts, crafts, gifts, designer goods, restaurants, and tourist accommodations.

The type of merchandise proposed for display on the carts is compatible with the character of the neighborhood.

**c. The Exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.**

The location of the proposed display is visible from the public right-of-way; however it is not visually incongruous with the character of Duval Street.

**(2) Factors disfavoring the Exception are as follows:**

**a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the Exception.**

When reviewing this specific request, the Planning Department coordinated with the City's Historic Preservation Planner, and the proposed display would not obscure the architecture or the visual character of the neighborhood.

**b. The location of the proposed Exception abuts, with minimal setback, a street of the historic district, thus the Exception is visible from heavily used public places and rights-of-way.**

The location of the proposed display carts is off of Duval Street, a heavily used right-of-way within the historic district. The carts will be visible from the street.

**c. The Exception presents a hazard to public safety.**

The Fire Marshal has determined that the proposed Exception does not present a hazard to public safety with the proper ingress and egress. As a condition of approval at least 36" of minimum floor space is needed between the carts, and also between the carts and the building.

**RECOMMENDATION**

The Planning Department, based on criteria established by the City's Comprehensive Plan and Land Development Regulations, recommends the request for Exception to the Outdoor Merchandise Display be approved per the proposed plan with the following conditions:

1. The Exception is specific to the applicant, Carlos Bettancur, and granted for a term of 60 months. The Exception is limited to 60 months, as shown on the site plan for: display of merchandise on four, 4 X 6 foot carts proposed to be located on the eastern side of the store adjacent to the store windows facing Duval Street.;
2. The Exception will only be present during hours of operation. The four carts shall be stored behind the fence after hours of operation;
3. The two proposed swales shall be constructed as shown on the Proposed Site Plan, C1;
4. A Certificate of Appropriateness shall be required for signage, or any other elements of the site plan that are required pursuant to the Historic Architectural Review Commission (HARC) guidelines;

5. Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
  - a) The applicant has failed to comply with terms and conditions specified pursuant to the granting of an Exception in this section;
  - b) The Exception was granted pursuant to mistaken or misleading information; or
  - c) The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to granting of this Exception;
6. That no display cart shall be allowed within 36” of another cart and the building for ADA and fire access.
7. The City Manager or the Planning Board upon written petition by any City resident may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2013-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY TO ALLOW FOR THE DISPLAY OF MERCHANDISE IN HRCC-3 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 1200 DUVAL STREET (RE# 00029110-000000; AK 1029891) OF KEY WEST; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Historic Residential Commercial Core Duval Street Oceanside Zoning District (HRCC-3); and

**WHEREAS**, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

**WHEREAS**, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

**WHEREAS**, a request was submitted for Planning Board consideration to clarify that souvenir can be displayed within the approved Exception area; and

**WHEREAS**, the Planning Board met on July 18, 2013 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the City of Key

\_\_\_\_\_ Chairman

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

West, Florida:

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

**Section 2.** That an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing the outdoor display of merchandise within the side yard located at 1200 Duval Street (RE# 00029110-000000; AK# 1029891), with the following conditions, and per the attached site survey, location plan with site photos received February 25, 2013:

1. The Exception is specific to the applicant, Carlos Bettancur, and granted for a term of 60 months. The Exception is limited to 60 months, as shown on the site plan for: display of merchandise on four, 4 X 6 foot carts proposed to be located on the eastern side of the store adjacent to the store windows facing Duval Street.;
2. The Exception will only be present during hours of operation. The four carts shall be stored behind the fence after hours of operation;
3. The two proposed swales shall be constructed as shown on the Proposed Site Plan, C1;
4. A Certificate of Appropriateness shall be required for signage, or any other elements of the site plan that are required pursuant to the Historic Architectural Review Commission (HARC) guidelines;
5. Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
  - a) The applicant has failed to comply with terms and conditions specified pursuant to the granting of an Exception in this section;
  - b) The Exception was granted pursuant to mistaken or misleading information; or
  - c) The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to granting of this Exception;
6. That no display cart shall be allowed within 36" of another cart and the building for ADA and fire access.

\_\_\_\_\_ Chairman

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

7. The City Manager or the Planning Board upon written petition by any City resident may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk;

**Section 3.** Exceptions to 106-51 may be revoked by the Planning Board after notice and hearing on grounds:

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section.
- b. The Exception was granted pursuant to mistaken or misleading information;  
or
- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

**Section 4.** The City Manager or the Planning Board, upon any written petition by any city resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

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

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

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Community Affairs.

\_\_\_\_\_ Chairman

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



Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period the DCA can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of July, 2013.

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

---

Richard Klitenick, Chairman  
Key West Planning Board

Date

**Attest:**

---

Donald Leland Craig, AICP  
Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

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

# Application

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

Applicant's Name JUAN CARLOS BELTRAN  
Address of Proposed Display 1200 Duval  
RE# of Property 00029110-000000  
Business Name 1200 Duval St LLC  
Business Address 5 BIRCHWOOD DR. KW FL 33040.  
Applicant's Mailing Address 5 BIRCHWOOD DR. KW FL 33040  
Telephone 786 390 2007 Email JCCREATE@comcast.net  
Name of Property Owner 1200 Duval St LLC  
Mailing Address 5 Birchwood Dr Key West FL 33040  
Telephone 786 390 2007 Email JC CREATE@comcast.net

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth. (Must have received or obtained HARC approval)
- a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

Carts to display souvenirs, shells, jewelry, hats  
handbags etc.



Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
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Describe the structure and equipment used in the display in detail, including any seating.

Mobil kiosk on wheels with metal roof and racks  
to display merchandise

How far is the display from the street? 15

How far is the display from the sidewalk? 6

Length of time exception will be needed (no more than 60 months) \_\_\_\_\_

**PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:**

- ✓ 1. Provide fee of \$100.00. There are additional fees of \$50.00 for fire department review and \$100.00 for advertising and noticing. **For a total of \$250.00.** Please, make check payable to the City of Key West.
- ✓ 2. **Photographs** of the existing area and proposed display
- ✓ 3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way
4. Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
6. Recent Property Boundary **Survey**
- ✓ 7. **Property Appraisers** information (www.mcpafl.org)

*The information furnished above is true and accurate to the best of my knowledge.*

Signature \_\_\_\_\_

Date January 28/13



**Application for Exception for Outdoor Merchandise Display**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade, outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

(Ord. No. 97-10, § 1(3-16.1(C)(1)), 7-3-1997; Ord. No. 08-04, § 16, 5-20-2008)

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the Planning Board as follows:

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
- c. The exception presents a hazard to public safety.

(3) Exceptions to section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions

**Application for Exception for Outdoor Merchandise Display**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



specified by the board in order to protect the architectural heritage and visual character of the district. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.

- (4) Exceptions to section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
  - a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an exception in this section;
  - b. The exception was granted pursuant to mistaken or misleading information; or
  - c. The exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.
- (5) The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an exception, which notice shall be issued by the city clerk.

(Ord. No. 97-10, § 1(3-16.1(C)(2)), 7-3-1997; Ord. No. 06-09, § 1, 5-2-2006; Ord. No. 08-04, § 17, 5-20-2008)

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

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

1200 Duval St Key West FL 33040  
Street address of subject property

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

[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this February 25, 2013 by  
date

Gary P. Burchfield  
Name of Authorized Representative

He/She is personally known to me or has presented Florida Driver license as identification.

[Signature]  
Notary's Signature and Seal



Name of Notary Public: Lisa M. McCarthy  
Commission Number, if any



# **Authorization Form**

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, Carlos Betancur as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Carlos Betancur President of 1200 BUNAL LLC.  
*Name of office (President, Managing Member) Name of owner from deed*

authorize GARY BURCHFIELD  
*Please Print Name of Representative*

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

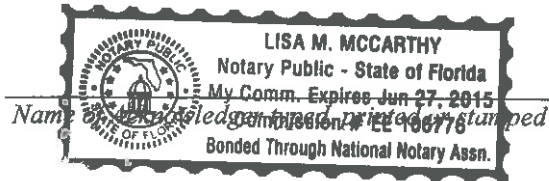
[Signature]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this February 25, 2013 by  
*date*

Juan C. Betancur  
*Name of Authorized Representative*

He/She is personally known to me or has presented Florida Driver License as identification.

[Signature]  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Commission Number, if any*

**Deed**

10.00  
9,800.00

This Document Prepared By and Return to:  
Feldman Koenig Highsmith & Van Loon, P.A.  
David Van Loon, Esquire  
3158 Northside Drive  
Key West, FL 33040  
305-296-8851

COPY

Parcel ID Number: 00029110-000000

S/P \$1,400,000.00

# Warranty Deed

This Indenture, Made this 14th day of July, 2011 A.D., Between  
ARTHUR L. VALLADARES an unmarried widower

of the County of Monroe, State of Florida, grantor, and  
1200 Duval Street, LLC, a Florida limited liability company

whose address is: 5 Birchwood Drive, 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:

All the tract of parcel of land situated, lying and being in the City of Key West, County of  
Monroe, State of Florida, being a part of Lot Two(2) in Square Nine (9), of tract Eleven (11),  
according to a map or plan of the City of Key West recorded in Monroe County Official Records  
Book 1218, at Page 1019, and being more particularly described as follows:

BEGINNING at the Southwesterly corner of Catherine and Duval Streets and running thence  
along the Southwesterly side of Duval Street and in a Southeasterly direction Sixty (60) feet;  
thence at right angles in a Southwesterly direction One Hundred and Twenty-Five (125) feet;  
thence at right angles in a Northwesterly direction Sixty (60) feet to the Southeasterly side of  
Catherine Street; thence running Northeasterly along the said Southeasterly side of Catherine  
Street One Hundred and Twenty-Five (125) feet to the Point or Place of Beginning.

LESS: Beginning at the Southwesterly corner of the above described parcel and running thence  
along the Northeasterly side of Thompson Lane in a Northwesterly direction 2.5 feet; thence at a  
right angle running Northeasterly 17.5 feet; thence at right angle running Southeasterly  
direction 2.5 feet; thence at a right angle running Southwesterly 17.5 feet to the Point of  
Beginning.

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:

John F Hogan  
Printed Name: John F Hogan  
Witness

ARTHUR L. VALLADARES (Seal)  
ARTHUR L. VALLADARES an unmarried  
widower  
P.O. Address: 3746 Paula Ave., Key West, FL 33040

Walt Lee  
Printed Name: Walt Lee  
Witness

STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 14th day of July, 2011 by  
ARTHUR L. VALLADARES an unmarried widower

he is personally known to me or he has produced his  
DAVID VAN LOON  
Comm# DD0696517  
Expires 8/25/2011  
Florida Notary Assn., Inc

Florida driver's license as identification

David Van Loon  
Printed Name: David Van Loon  
Notary Public  
My Commission Expires:



COPY

# Bill of Sale

Know All Men By These Presents, That this 14th day of July, 2011 A.D., That ARTHUR L. VALLADARES an unmarried widower

of the County of Monroe, State of Florida, first party, and 1200 Duval Street, LLC, a Florida limited liability company

whose address is: 5 Birchwood Drive, Key West, FL 33040

of the County of Monroe, State of Florida, second party.

Witnesseth that the FIRST PARTY, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to FIRST PARTY in hand paid by SECOND PARTY, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered to the said SECOND PARTY and SECOND PARTY'S heirs, successors and assigns forever, the following goods and chattels:

Appliances, A/C's, and ceiling fans in each of the six (6) rental units.

All being located at: 1200 Duval Street, Key West, FL 33040

To Have and to Hold the same unto second party, and the second party's heirs, personal representatives, successors and assigns forever.

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

Signed, sealed and delivered in our presence:

John F Hogan  
Printed Name: John F Hogan  
Witness

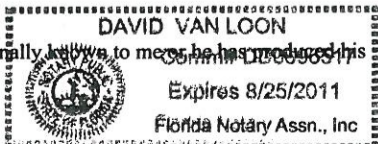
*Arthur L. Valladares* (Seal)  
ARTHUR L. VALLADARES an unmarried widower  
P.O. Address: 3746 Paula Ave., Key West, FL 33040

Walt Lee  
Printed Name: Walt Lee  
Witness

STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 14th day of July, 2011 by ARTHUR L. VALLADARES an unmarried widower

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

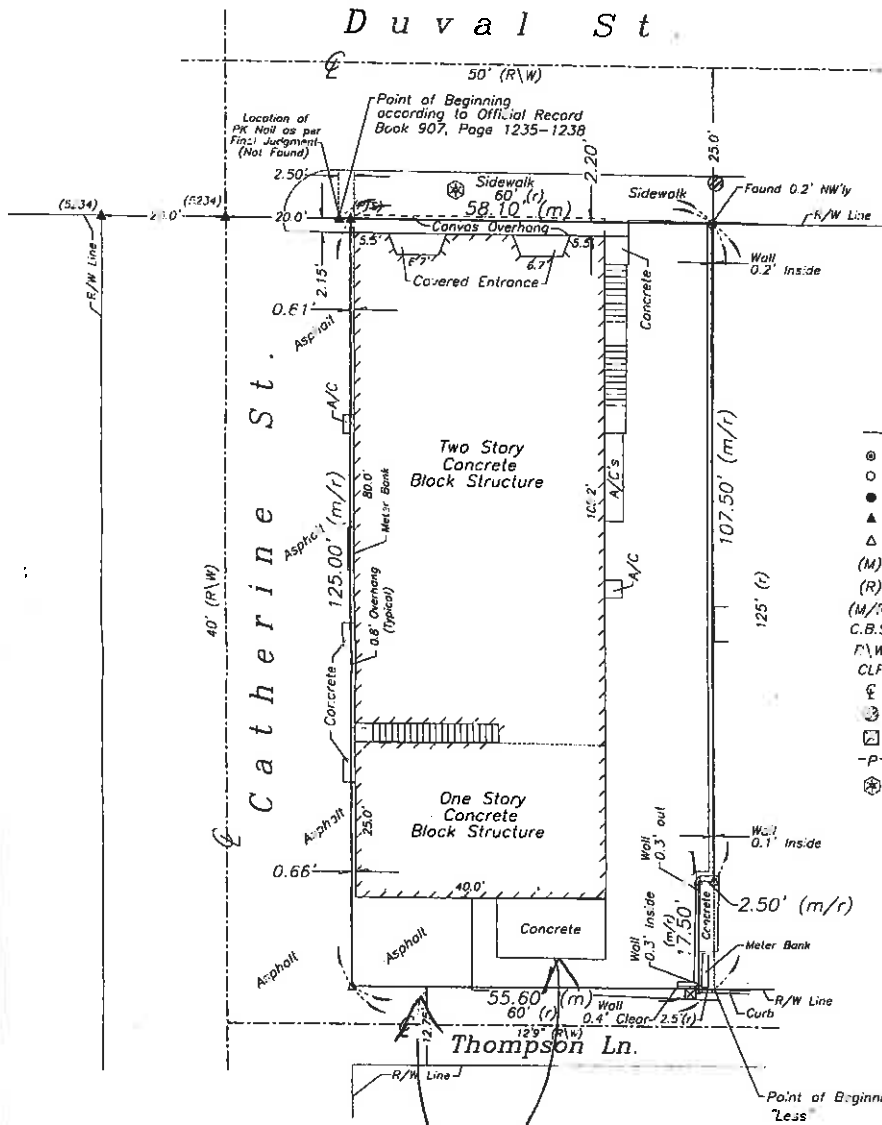


*David Van Loon*  
Printed Name: David Van Loon  
Notary Public  
My Commission Expires:

# Survey

# Boundary Survey Map of part of Lot 2, Square 9, Tract 11, Island of Key West

1" = 20'  
Assumed



### LEGEND

- ⊙ Found 3/4" Iron Pipe (110 10)
- Set 3/4" Iron Pipe w/cap (0298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS) (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Light Post

Remove

**NOTE:**  
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**

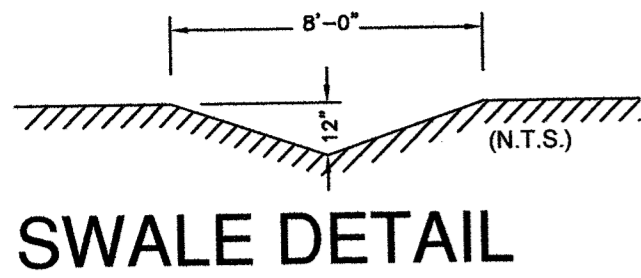


Professional Surveyor & Mapper  
PSM #6288

3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244

# Site Plans



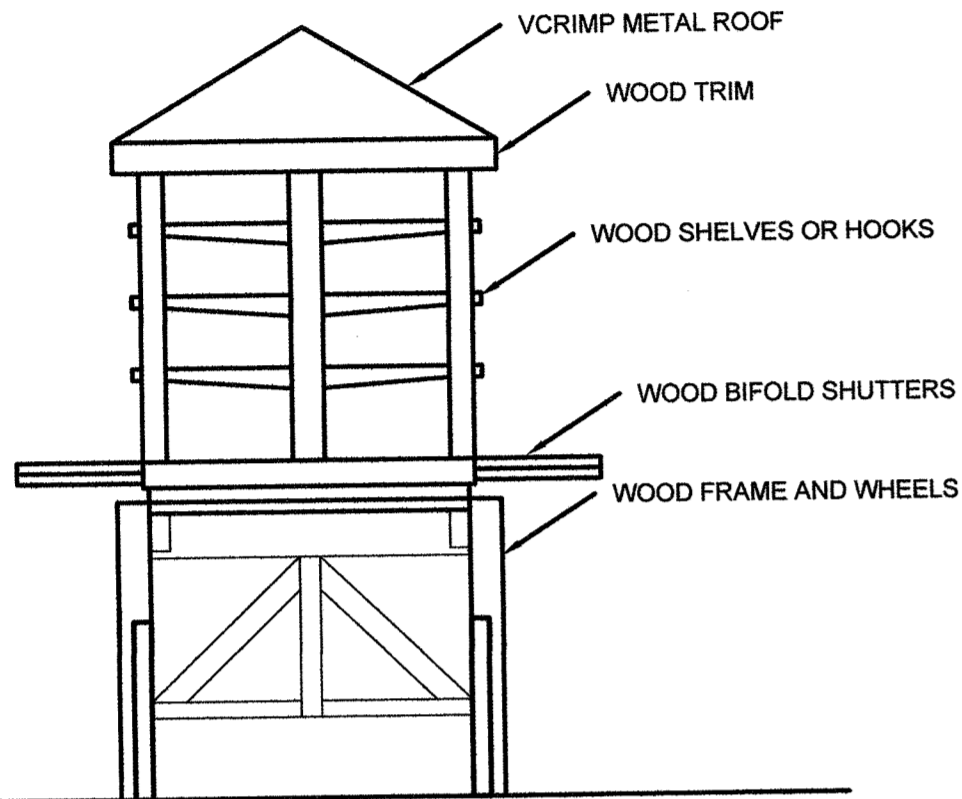


● SWALE VOLUME CALCULATIONS:

5192 SQ. FT. / 12' = 432 CU. FT. / 4' = 108 LF. OF SWALE  
 SWALES WILL BE ADDED TO THE PROPERTY TO ACCOMMODATE THE RUN OFF FROM THE IMPERVIOUS SURFACES AS SHOWN ON THE DRAWING.

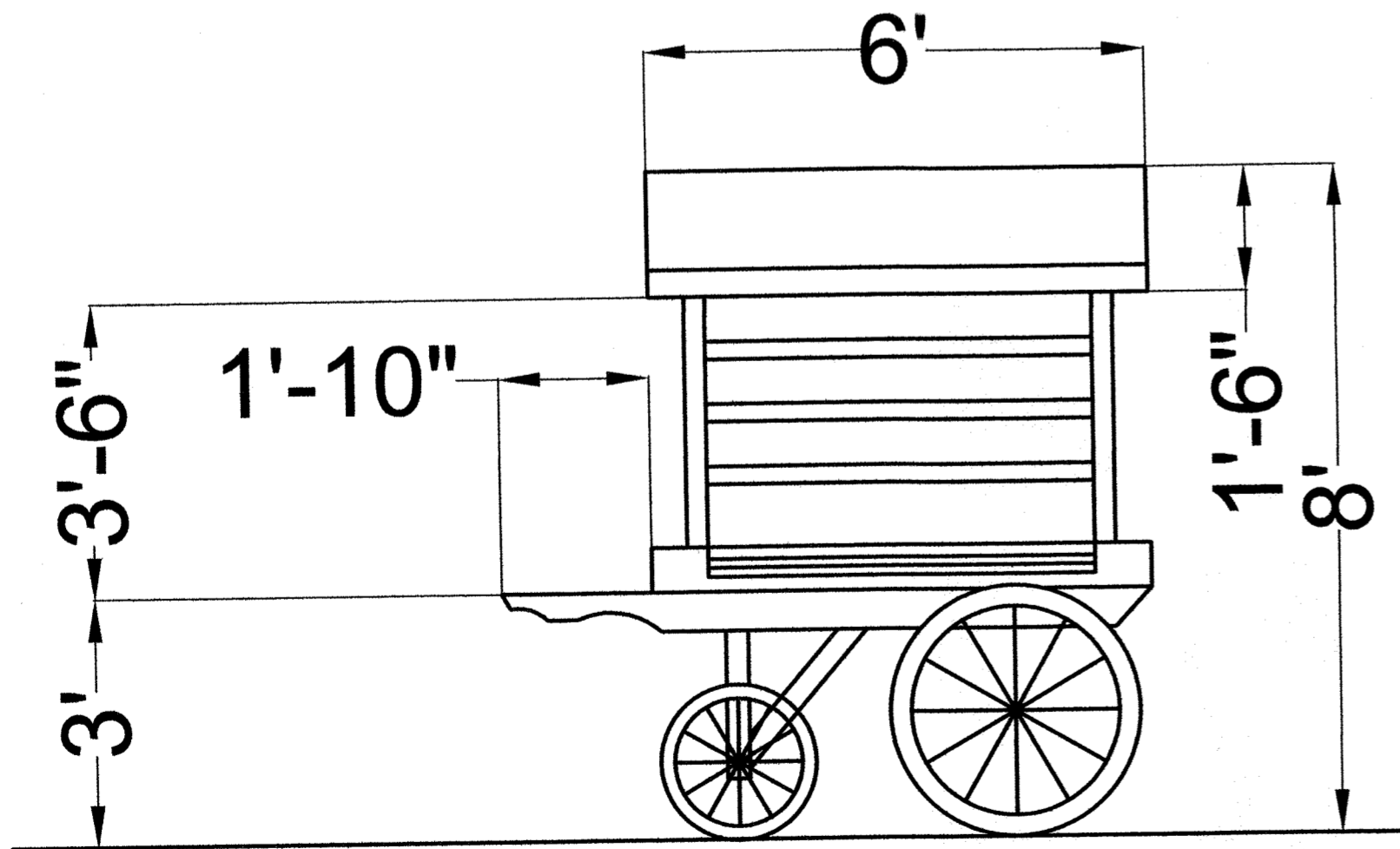
○ SITE CALCULATIONS

● EXISTING	
TOTAL LOT SIZE	7000 SQ. FT.
BUILDING	4591 SQ. FT.
COCRETE	175.5 SQ. FT.
ASPHALT	292 SQ. FT.
PLANTER WALL	73 SQ. FT.
TOTAL LOT COVERAGE	5131.5 SQ. FT.
PERCENT OF IMPERVIOUS COVERAGE	73 PERCENT
● PROPOSED	
TOTAL LOT SIZE	7000 SQ. FT.
BUILDING	4591 SQ. FT.
PLANTER WALL	73 SQ. FT.
BRICK PAVERS	528 SQ. FT.
TOTAL LOT COVERAGE	5192 SQ. FT.
PERCENT OF IMPERVIOUS COVERAGE	74 PERCENT



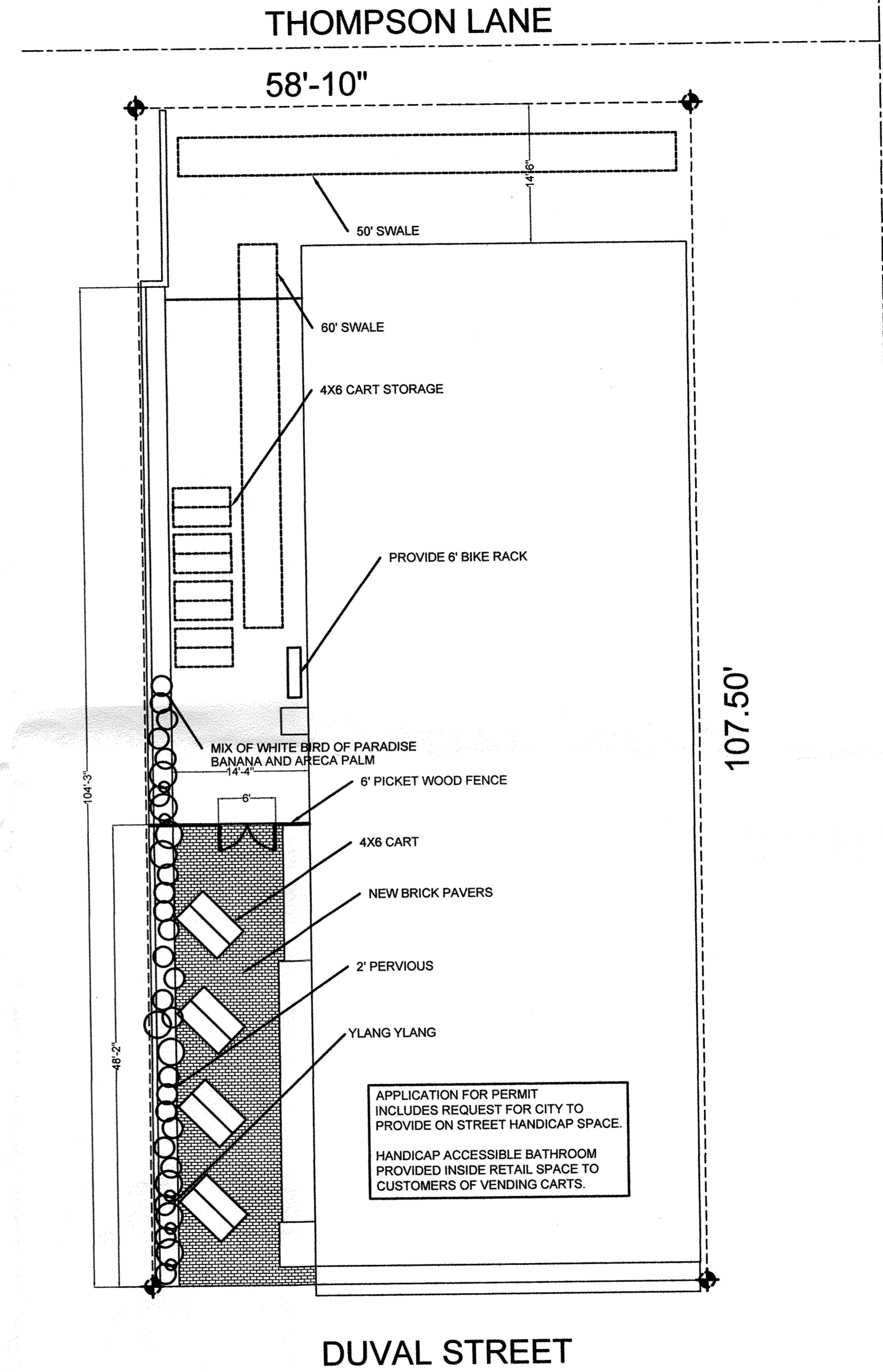
FRONT ELEVATION

1/2"=1'-0"



SIDE ELEVATION

1/2"=1'-0"



PROPOSED SITE PLAN

1"=10'



Carlos O. Rojas, AIA  
 AR 0016754  
 2012 Roosevelt Drive  
 Key West, FL 33040  
 (305) 292-4870  
 ArchitectKW@hotmail.com

Revisions

NO.	DESCRIPTION

Carlos O. Rojas, AIA  
 1200 Duval Street  
 Key West, Florida 33040

Project Number  
 12002012  
 Date  
 12/29/2012  
 Drawn By  
 COR

C1

# **Site Photos**









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

## Minutes of the Development Review Committee

February 28, 2013

Approved March 28, 2013

Mrs. Ignaffo had no comments.

Ms. Nicklaus stated if there is a mezzanine where anything is offered upstairs that is not offered downstairs, a lift, Stairtrack or elevator must be installed. Bathrooms must be ADA compliant. 20% of cost of job must be used for ADA improvements. 36" minimum clear floor space is needed between seating.

Mr. Moody had no comments.

Mrs. Torregrosa stated that any changes to the exterior or new signage will require a Certificate of Appropriateness.

Mr. Craig requested the applicant contact the neighbors for any objections. He requested to have evidence in the file that they have a liquor license.

Keys Energy requested that the applicant provide a Project Review Form. This will ensure that the applicant and surrounding customers have adequate power.

**5. Exception for Outdoor Merchandise Display -1200 Duval Street (RE # 00029110-000000) – A request to allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview of the exception for outdoor merchandise display request.

The applicant, Gary Burchfield, gave members an overview of the request.

Ms. Higgins confirmed bicycle rack in the area and that they are using proper recycling. She also suggested an air curtain at the front door.

Mr. Barroso requested proper egress and that the front and rear of the property not be blocked for resident and/or Fire Department access.

Mrs. DeMaria had no comments.

Mr. Torrence had no comments.

Mrs. Ignaffo requested that the site plan proposes ADA accessible parking space and standard vehicle parking space, to be located along Thomas Lane. Pursuant to Secs. 108-606, -611, -641 and -642, the following comments are provided:

- Parking spaces shall be designed so that no vehicle shall back into the right-of-way.
- Parallel parking spaces shall be designed with a nine-foot width and 23-foot length.
- All parking areas shall be paved with asphalt, concrete, or dustfree, porous material.
- Drainage plan shall be provided for parking area. Please revise the site plan parking area.

She then stated that the site plan proposes installation of 690 square feet brick pavers, which are impervious surface, pursuant to Sec. 108-714, and therefore, not exempt from storm water management requirements. Please revise the site plan to include a storm water management system.

Ms. Nicklaus stated that 36" minimum clear floor space is needed between carts and between carts and building. If installing an ADA parking space at the back of the building cannot back onto ROW, and it cannot use bricking or pavers unless they are set in cement to stabilize. At least one business has to have ADA compliant restrooms to service outdoor carts.

**Minutes of the Development Review Committee**  
**February 28, 2013**  
**Approved March 28, 2013**

Mr. Moody informed the applicant that any plans for a mural or artwork will require HARC and City Commission approval.

Mrs. Torregrosa stated the carts, new bricks paving and new 6' tall picket fence will require a Certificate of Appropriateness as well as any signs for the carts.

Mr. Craig requested the garbage cans not be located on the right of way. He then requested they indicate on the site plan where the trash would be. He stressed that the handicap parking and parking space meet the requirements with code and to meet with HARC for approval.

Keys Energy had no objections.

**ADJOURNMENT**

Meeting adjourned at 10:54am.

**Respectfully submitted by,**  
**Karen de Berjeois**  
**Administrative Assistant II**  
**Planning Department**



# **Property Appraiser Information**

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

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

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

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

**Alternate Key: 1029891 Parcel ID: 00029110-000000**

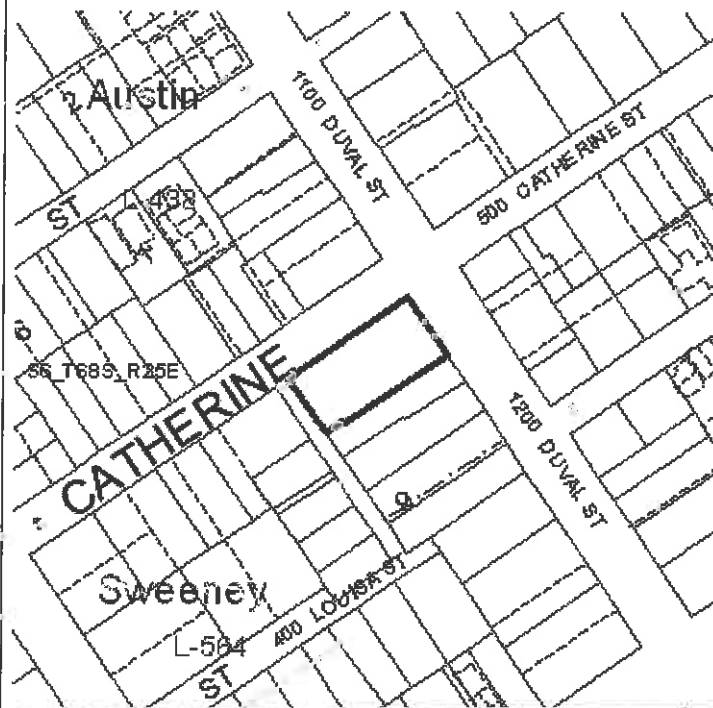
**Ownership Details**

**Mailing Address:**  
1200 DUVAL STREET LLC  
5 BIRCHWOOD DR  
KEY WEST, FL 33040-6209

**Property Details**

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township -Range:** 06-68-25  
**Property Location:** 1200 DUVAL ST KEY WEST  
**Legal Description:** KW PT LT 2 SQR 9 TR 11 H1-392 OR907-1235/1238F/J OR1024-1553D/C OR1218-1005/12TR/AG OR1218-1019/20 OR1460-898/900 OR2478-1141/42 OR2478-1143/44 OR2526-1086/87 OR2526-1088/89 OR2526-1090

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	60	125	7,456.00 SF

**Building Summary**

Number of Buildings: 1

Number of Commercial Buildings: 1  
 Total Living Area: 6352  
 Year Built: 1953

### Building 1 Details

Building Type  
 Effective Age 14  
 Year Built 1953  
 Functional Obs 0

Condition G  
 Perimeter 486  
 Special Arch 0  
 Economic Obs 0

Quality Grade 450  
 Depreciation % 15  
 Grnd Floor Area 6,352

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

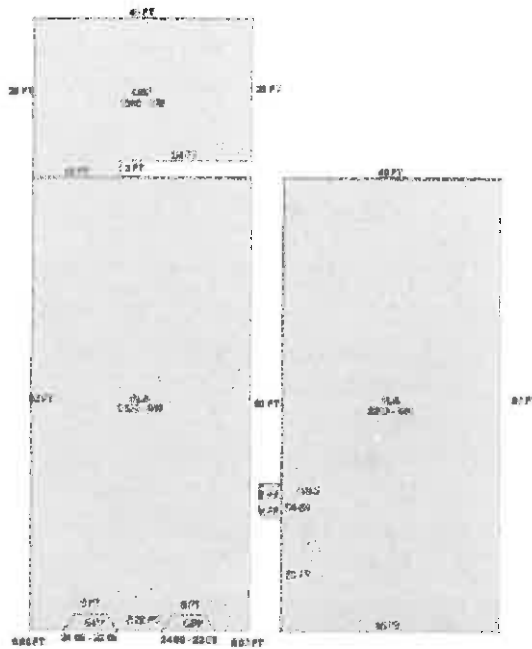
Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	1953					3,200
0	FLA		1	1953					3,152
0	GBF		1	1953					1,048
2	OPF		1	1990					24
4	OUU		1	2002					24

5 OPF 1 2002 24

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-A	100	Y	Y
		1 STY STORE-A	100	Y	Y
		WAREHOUSE/MARINA A	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1093	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	4 UT	0	0	1983	1984	2	20
2	FN2:FENCES	588 SF	147	4	1982	1983	4	30
3	AC2:WALL AIR COND	1 UT	0	0	1983	1984	3	20

**Appraiser Notes**

2006-01-10 BEING OFFERED FOR \$4,995,000. 2 COMMERCIALS & 6 RESIDENTIAL UNITS FROM THE MLS LISTINGS-SKI  
 TPP 8536780 - VALLADARES BOOK STORE-1200 DUVAL ST TPP 8619375 - RENTALS

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	13-1230	04/08/2013	30,000	Commercial	SPALLING REPAIR ON MAIN BUILDING ONLY.	
1	13-1374	04/12/2013	7,000	Commercial	REPAIR 150 SF SPALLING	
1	11-2468	07/11/2011	0	Commercial	EXTEND PERMIT #07-2039 FOR FINAL INSPECTION. INSTALL TORCH DOWN MOD RUBBER 9 SQS.	
1	11-2250	07/04/2011	100	Commercial	EXTEND PERMIT #96-04553 FOR FINAL INSPECTION. REPLACE FABRIC ON EXISTING FRAME AWNING	
1	11-4306	11/29/2011	2,400	Commercial	**AFTER THE FACT** INSTALL 2 TON MINI SPLIT UNIT & REMOVE 2 TON MINI SPLIT UNIT FROM CATHERINE ST SIDE OF THE BUILDING	
1	A95-4325	12/01/1995	08/01/1996	3,000	Commercial	ROOF
1	96-4553	11/01/1996	07/01/1997	1,300	Commercial	AWNINGS
1	97-4179	12/01/1997	12/01/1997	4,000	Commercial	20 SQS RUBBER ROLL ROOF
1	99-2443	07/14/1999	11/03/1999	600	Commercial	REPLACE METER/CAN
1		06/06/2002	10/30/2002	1,000	Commercial	ELECTRIC

	02-1450						
1	02-1598	06/25/2002	10/30/2002	200	Commercial	ELECTRIC	
1	02-1600	06/25/2002	10/30/2002	200	Commercial	ELECTRIC	
1	02-2320	08/26/2002	10/30/2002	4,000	Commercial	ATF PAINTING	
1	01-0212	06/14/2002	03/10/2003	352,500	Commercial	LOW INCOME EEF APT.	
1	04-1278	04/28/2004	01/22/2004	5,950	Commercial	BUILDOUT & A/C	
1	05-1376	05/02/2005	12/31/2005	8,626	Commercial	INSTALL 1100SF SINGLE PLY ROOFING	
1	07-2039	04/30/2007		8,000	Commercial	INSTALL TORCH DOWN MOD RUBBER 9 SQS	

## 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	894,120	3,274	798,538	1,695,932	1,695,932	0	1,695,932
2011	807,075	3,274	803,250	1,613,599	1,613,599	0	1,613,599
2010	826,065	3,274	642,600	1,471,939	1,471,939	0	1,471,939
2009	826,065	3,274	775,209	1,604,548	1,604,548	0	1,604,548
2008	835,560	3,274	986,100	1,824,934	1,824,934	0	1,824,934
2007	566,389	3,274	1,612,500	2,182,163	2,182,163	0	2,182,163
2006	578,976	3,274	637,500	1,219,750	1,219,750	0	1,219,750
2005	510,385	3,274	562,500	1,076,159	1,076,159	0	1,076,159
2004	521,977	3,274	345,000	939,589	939,589	0	939,589
2003	521,977	3,274	337,500	939,589	939,589	0	939,589
2002	463,293	3,274	337,500	939,589	939,589	0	939,589
2001	463,293	3,274	337,500	774,296	774,296	0	774,296
2000	463,293	1,546	255,000	754,303	754,303	0	754,303
1999	495,383	1,593	255,000	754,303	754,303	0	754,303
1998	330,924	1,628	255,000	474,489	474,489	0	474,489
1997	303,218	1,023	240,000	474,489	474,489	0	474,489
1996	218,714	1,070	240,000	351,194	351,194	0	351,194
1995	218,714	1,156	240,000	351,194	351,194	0	351,194
1994	218,714	1,241	240,000	332,710	332,710	0	332,710
1993	218,714	1,338	240,000	322,776	322,776	0	322,776
1992	218,714	1,423	240,000	322,776	322,776	0	322,776
1991	221,090	1,508	240,000	322,776	322,776	0	322,776
1990	195,633	6,244	154,594	297,383	297,383	0	297,383

1989	145,832	6,274	153,000	297,383	297,383	0	297,383
1988	134,857	6,055	133,875	274,787	274,787	0	274,787
1987	131,971	6,083	78,094	216,148	216,148	0	216,148
1986	132,632	6,104	76,500	215,236	215,236	0	215,236
1985	124,019	6,125	76,051	206,195	206,195	0	206,195
1984	122,000	6,153	60,300	170,899	170,899	0	170,899
1983	122,000	5,474	45,000	172,474	172,474	0	172,474
1982	99,084	5,474	34,275	138,833	138,833	0	138,833

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/15/2011	2526 / 1088	0	QC	11
7/14/2011	2526 / 1086	0	WD	11
7/14/2011	2526 / 1090	1,400,000	WD	01
8/5/2010	2478 / 1143	100	WD	11
8/5/2010	2478 / 1141	100	WD	11

This page has been visited 47,758 times.

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

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



# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., May 23, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Exception for Outdoor Merchandise Display – 1200 Duval Street (RE# 00029110-000000, AK# 1029891) – A request to allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 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 our website at [www.keywestcity.com](http://www.keywestcity.com).

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

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

**Exception for Outdoor Merchandise Display - A request to allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

**Applicant:** Gary the Carpenter Const., Inc **Owner:** 1200 Duval LLC  
**Project Location:** 1200 Duval Street (RE# 00029110-000000, AK# 1029891)  
**Date of Hearing:** Thursday, May 23, 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](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Katrina Cool at [kcool@keywestcity.com](mailto:kcool@keywestcity.com).**

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

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

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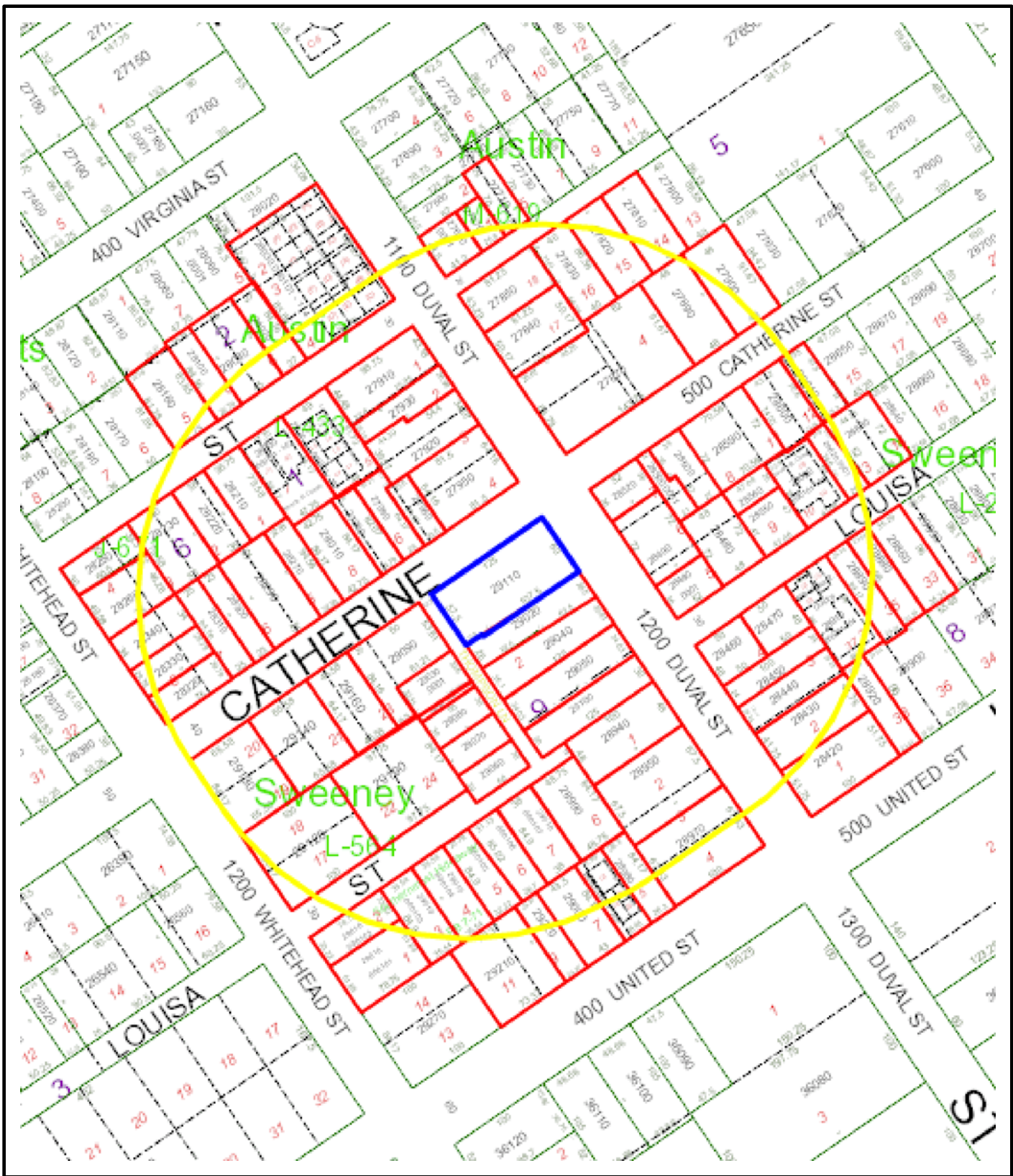
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# Monroe County, Florida

## MCPA GIS Public Portal

Printed: May 06, 2013



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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 FAVELLI THOMAS AND GEORGEANN	1523 PATRICIA ST		KEY WEST	FL	33040-5034	
2 PORCARO ROBERT	425 CATHERINE ST		KEY WEST	FL	33040-3160	
3 FERREL WADE	PO BOX 4623		KEY WEST	FL	33041	
4 BOOTH DONALD R	411 CATHERINE ST		KEY WEST	FL	33040	
5 WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
6 WILLIE TS LLC	1114 DUVAL ST		KEY WEST	FL	33040-3157	
7 SUAREZ CAMELIA L/E	414 AMELIA ST		KEY WEST	FL	33040-3121	
8 MCGEOUGH PETER	41 SECOND ST		NEWPORT	RI	2840	
9 HUKWEEM LLC	2231 SAINT JOHNS AVE		JACKSONVILLE	FL	32204-4621	
10 1210 DUVAL INC	1210 DUVAL ST		KEY WEST	FL	33040	
11 LA TE DA REDUX INC	1125 DUVAL ST		KEY WEST	FL	33040	
12 HERNANDEZ RIGOBERTO AND TOMASA	515 CATHERINE ST		KEY WEST	FL	33040-3103	
13 HASKELL LEWIS C AND SUSAN M	339 LONGDEN LN		SOLANA BEACH	CA	92075-2379	
14 KAVANAUGH EMMETT P	1117 WHITEHEAD ST		KEY WEST	FL	33040	
15 ZURKO-SMITH MICHELLE	12 TREFOIL RD		OXFORD	CT	06478-1661	
16 1227 DUVAL STREET LLC	520 SOUTHARD ST		KEY WEST	FL	33040-6895	
17 ANDREWS JERRY AND YULIYA	8311 BRIER CREEK PKWY STE 105-353		RALEIGH	NC	27617-7328	
18 DOUGLAS HOUSE INC	419 AMELIA ST		KEY WEST	FL	33040	
19 WINTER KEVIN M	516 CATHERINE ST		KEY WEST	FL	33040-3104	
20 KIRKMAN C G JR	521 LOUISA ST		KEY WEST	FL	33040-3105	
21 LARSEN VICTOR O JR	514 LOUISA ST		KEY WEST	FL	33040	
22 RAMAEKERS EILEEN M TRUST 9/22/1992	4000 N OCEAN DR APT 504		RIVIERA BEACH	FL	33404-2873	
23 MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040-3105	
24 ROGERS MICHAEL L AND MADELINE J	1932 OAK KNOLL DR		BELMONT	CA	94002-1755	
25 KRAUSE HANS F P	1023 JOHNSON ST		KEY WEST	FL	33040	
26 ILANE LLC	1215 DUVAL ST		KEY WEST	FL	33040	
27 MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040	
28 AMES MARY E	31537 ROYAL OAKS DR		TEMECULA	CA	92591	
29 LEON ALBERT JR AND MARGARET R	1807 GREYSTONE HEIGHTS DR		VALRICO	FL	33594	
30 KUNZLER PETER	829 EATON ST		KEY WEST	FL	33040-6920	
31 KEENAN TERRANCE E AND GWEN L	5008 BRILL POINT RD		TALLAHASSEE	FL	32312	
32 BUCCELLO DAVID AND PATRICIA	87 MILL BROOK RD		BAR HARBOR	ME	04609-7375	
33 1200 DUVAL STREET LLC	5 BIRCHWOOD DR		KEY WEST	FL	33040-6209	
34 JANKER PAUL LEON	CMR 415 BOX 7995		APO	AE	09114-0080	
35 POITIER JUDITH WHEELER	408 CATHERINE ST		KEY WEST	FL	33040-3124	
36 PRADAS-BERGNES ZULEMA	512 AMELIA ST		KEY WEST	FL	33040-3123	
37 KELLNER BARBARA	503 AMELIA ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
38 ALLIONE JOAN E	PO BOX 3250		PAGOSA SPRING CO		81147-3250	
39 DEMIER CAL T AND MILAGROS	825 DUVAL ST STE 3		KEY WEST	FL	33040-7624	
40 BEAVER DENNIS LIVING TRUST 6/6/2003	1207 WHITEHEAD ST		KEY WEST	FL	33040	
41 YOAKAM JOHN A AND LAUREN R	5316 MILLS CREEK LN		NORTH RIDGEVIL OH		44039-2337	
42 DENNY CARL AND LAUREL	421 CATHERINE ST		KEY WEST	FL	33040	
43 DEGRAEF JOHAN P	1119 WHITEHEAD ST		KEY WEST	FL	33040-7562	
44 US BANK NATIONAL ASSOCIATION	10790 RANCHO BERNARDO RD		SAN DIEGO	CA	92127-5705	
45 O'NEIL BRIAN AND SUZANNE	P O BOX 199		TAVERNIER	FL	33070	
46 CANALEJO ELBA CECILIA	510 AMELIA ST		KEY WEST	FL	33040	
47 LOWE MAYNARD V JR AND MARCIE S	6876 MOLAKAI CIR		BOYNTON BEACH FL		33437-7027	
48 CATALFOMO ANTHONY J	506 LOUISA ST		KEY WEST	FL	33040	
49 DE LA CRUZ JOSE	1214 DUVAL ST		KEY WEST	FL	33040-3130	
50 1201 DUVAL LLC	33830 RIVIERA DR		FRASER	MI	48026	
51 SANCHEZ PEDRO ESTATE	509 LOUISA ST		KEY WEST	FL	33040	
52 HARTFIEL JACQUELINE L	4172 EMERALD BLVD		RICHFIELD	OH	44286-9588	
53 JOHNSON SANDRA GOLDSMITH BRIGHT	11 LANSMERE PL		BLUFFTON	SC	29910-7947	
54 TATA LIMITED SA	221 SIMONTON ST		KEY WEST	FL	33040	
55 BRUCCOLERI DOMINICK AND ELIZABETH H	56 GREEN WAY WEST		NEW HYDE PARK NY		11040	
56 DEUTSCH DANIEL AND JUDITH	6712 VENDOME TER		BETHESDA	MD	20817-4027	
57 BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
58 1130 DUVAL ST LLC T/C	1130 DUVAL ST		KEY WEST	FL	33040-3157	
59 DE LA CRUZ JOSE	1214 DUVAL ST		KEY WEST	FL	33040-3130	
60 DIGBY STEVEN JAMES AND LISA	1229 WHITEHEAD ST		KEY WEST	FL	33040	
61 OLESKE MICHAEL M AND MARY E	59 THE NCK		MANHASSET	NY	11030-1315	
62 CASTLEBERRY LARRY G AND JACQUELINE LACRONE	1904 MEREDITH RD		VIRGINIA BEACH VA		23455-2627	
63 FRANKE LOUI G TRUST AGREEMENT 05/28/04	4140 BONITA AVE		MIAMI	FL	33133	
64 OSHEA KATHERINE A REV TRUST	414 LOUISA ST		KEY WEST	FL	33040	
65 RIZZO ANTHONY	508 LOUISA ST APT 2		KEY WEST	FL	33040-3179	
66 LA CASA DE LUCES CONDOMINIUM	422 AMELIA ST		KEY WEST	FL	33040	
67 LAMERE RUTH GARDNER	P O BOX 342 SNUG HARBOR		DUXBURY	MA	2331	
68 DEKEYSER SUSAN AND RICHARD T	410 LOUISA ST		KEY WEST	FL	33040	
69 515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
70 517 LOUISA TRUST	PO BOX 6448		ALEXANDRIA	VA	22306	
71 ARTISTS OF DUVAL LLC	451 WEST END AVE	APT 11-E	NEW YORK	NY	10024	
72 FRANGIPANI LLC	600 ELIZABETH ST		KEY WEST	FL	33040	
73 WHITT BERT LIVING TRUST 6/6/2003	1207 WHITEHEAD ST		KEY WEST	FL	33040-7526	
74 MAY DIANE REVOCABLE TRUST 11/26/2008	411 LOUISA ST		KEY WEST	FL	33040-3135	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
75 COONEY JAMES E AND HOLLY A	10 PINECREST LN		HAMILTON	OH	45013	
76 MORGAN HUGH J	404 SOUTH ST		KEY WEST	FL	33040	
77 BENAVIDES JAMIE M REV TRUST	1205 CALAIS LN		KEY WEST	FL	33040	
78 PHILLIPS ALFRED R AND DONNA M	419 UNITED ST APT 1		KEY WEST	FL	33040-3178	
79 POUPARD GARY	259 CORNELL AVE		DES PLAINES	IL	60016-2130	
80 KEDLER ROBERT	PO BOX 10		DAYTON	OH	45405	
81 GROOMS BASCOM LOVIC IV	1716 N ROOSEVELT BLVD		KEY WEST	FL	33040	
82 SALINERO DENNIS N	356 BOCA CHICA RD		KEY WEST	FL	33040	
83 CAHILL RANDALL	418 AMELIA ST		KEY WEST	FL	33040-3121	
84 ROTH DE ROTH RICHARD ESTATE	1102 WHITE ST		KEY WEST	FL	33040	
85 DOUCETTE PAUL H	508 LOUISA ST APT 1		KEY WEST	FL	33040-3179	
86 STIMETS RICHARD R JR	9 MAPLE ST		PAXTON	MA	01612-1132	
87 508 LOUISA CONDOMINIUM	508 LOUISA ST		KEY WEST	FL	33040	
88 MILLER SCOTT T AND JUDY B	PO BOX 1866		MIDLAND	MI	48641-1866	
89 LACASA LLC	419 AMELIA ST		KEY WEST	FL	33040	
90 LACRONE RICHARD E AND ERIN G	3153 GARVERS FERRY RD		APOLLO	PA	15613	
91 WD FLORIDA PROPERTIES LLC	3521 NE 26TH AVE		LIGHTHOUSE PO	FL	33064-8105	
92 FRANGIPANGI LLC	600 ELIZABETH ST		KEY WEST	FL	33040	
93 SALERNO GARY L L/E	1895 S LUCE AVE		FREMONT	MI	49412-7359	
94 CUBAN CLUB CONDOMINIUM THE	1102 & 1108 DUVAL ST		KEY WEST	FL	33040	
95 LACRONE RICHARD AND ERIN	3153 GARVERS FERRY RD		APOLLO	PA	15613	
96 422 AMELIA TRUST	PO BOX 6448		ALEXANDRIA	VA	22306	
97 AMELIA STREET CONDOMINIUM	416-418 AMELIA ST		KEY WEST	FL	33040	
DUGAS KENNETH J AND MARGARET P	412 LOUISA ST		KEY WEST	FL	33040-3136	
JONES DAN MICHAEL	1111 12TH ST	STE 103	KEY WEST	FL	33040	
NOONAN-CONTRERAS MARY K	PO BOX 656		KAILUA	HI	96734-0656	
ELWELL CHRISTOPHER R	508 LOUISA ST	UNIT 3	KEY WEST	FL	33040	
UNITED STREET CONDOMINIUM	419 UNITED ST		KEY WEST	FL	33040	
CASTELLANO MAURICE	104 BRIGSLEY CIR		CLAYTON	NC	27527-4506	
SMITH THOMAS E AND DEBORAH L	8300 YANKEE ST		DAYTON	OH	45458	
JANKER PETER S AND DIXIE L	7688 OAK FIELD CT		SPRINGFIELD	VA	22153-3506	
DALTON PETER O	1401 KINGSLEY AVE		ORANGE PARK	FL	32073-4574	
AMLIN MARTIN D	505 COLUMBUS AVE APT 1		BOSTON	MA	02118-3160	
SARATOGA DESIGN INC	1117 DUVAL ST		KEY WEST	FL	33040	
MINKIDS REALTY LLC	522 US HIGHWAY 9		NORTH MANALAF	NJ	07726-8299	
PAZO OTILIA L/E	13 THOMPSON LN		KEY WEST	FL	33040-3139	
YOUNG LORI A	516 LOUISA ST		KEY WEST	FL	33040-3106	

<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
LOUISA STREET CONDOMINIUM	515 LOUISA ST		KEY WEST	FL	33040	
POLAKOFF PHILLIP MARC AND LORIANN VIRGINIA	5626 LONG CORNER RD		WHITE HALL	MD	21161	
GARDI MATTHEW P AND LISA M	1107 KEY PLAZA	UNIT 267	KEY WEST	FL	33040	