



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

**To:** Chairman and Planning Board Members  
**From:** Brendon Cunningham  
**Through:** Donald Leland Craig, AICP, Planning Director  
**Meeting Date:** July 19, 2012

**Agenda Item:** **Major Development Plan - 223 Elizabeth Street (RE# 00000710-000101, 00000710-000102, 00000720-000000, 00000730-000000, 00000740-000000, 00000750-000000, 00000760-000000, 00000810-000000, 00000840-000000)** – A request to construct a hotel complex in the HRCC-1 zoning district per Section 108-91 A. 2. (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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**Request:** To redevelop a portion of the Key West Bight, commonly known as the former Jabour's Campground and Trailer Court, for a hotel resort complex.

**Applicant:** Harborside, LLC

**Property Owner:** M & I Regional Properties, LLC

**Location:** 223 Elizabeth Street

**Zoning:** Historic Residential Commercial Core, Duval Street Gulfside (HRCC-1)



## **Background**

The area proposed for redevelopment is the majority part of the city block bordered by Elizabeth Street on the west, William Street on the east, Caroline Street on the south and Lazy Way to the north. This property is comprised of what was formerly the Jabour's Campground and Trailer Court, the former VFW Post and a commercial office building. All the buildings were demolished and the properties cleared for a previously approved development in 2007. According to a settlement agreement entered into at that time, the approval consisted of a 32 unit transient-townhouse development with a club house and a swimming pool. That development failed due to a real estate market downturn. The current applicant has requested and received approval to amend the settlement agreement for this current proposed project.

## **Existing Conditions**

Currently the 1.89 acre property consists of an existing "model" unit and the remaining cleared area.

## **Proposed Development**

The current proposed development is for a 96 unit hotel complex. This will include guest-only amenities such as swimming pools, a restaurant, spa, fitness center and meeting room. This is further defined in the amended settlement agreement.

## **Surrounding Zoning and Uses**

The surrounding properties consist of commercial and residential uses.

North: HRCC-1, commercial

South: HMDR, residential

East: HRCC-2, commercial

West: HMDR, residential

## **Intent and Uses: HRCC-1**

The HRCC-1 Duval Street Gulf-side district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations.

### **Section 122-687. Uses permitted.**

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with less than or equal to six residents as provided in section 122-1246.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Commercial retail low and medium intensity less than or equal to 5,000 square feet as provided in division 11 of article V of this chapter.
- (7) Commercial retail high intensity less than or equal to 2,500 square feet as provided in division 11 of article V of this chapter.
- (8) Hotels, motels, and transient lodging.**
- (9) Medical services.
- (10) Parking lots and facilities.

- (11) Restaurants, excluding drive-through.
- (12) Veterinary medical services without outside kennels.
- (13) Adult entertainment establishments (see section 122-1533).

**Process**

HARC, #H12-01-685:	May 9 & 22, 2012
Tree Commission:	May 14, 2012
Development Review Committee:	May 24, 2012
Planning Board Meeting:	June 19, 2012
City Commission Meeting:	Tentative

**Evaluation for Compliance with the Land Development Regulations (LDRs) and Comprehensive Plan**

Section 108-91 A(2)(b) of the City of Key West LDRs requires that any proposed non-residential development inside the historic district greater than 2,500 square feet submit an application for a major development plan. Section 108-196(a) of the LDRs (review by planning board) states "after reviewing a major development plan or a minor development plan for a property and staff recommendations, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the land development regulations and the intent of the land development regulations and comprehensive plan."

Section 108-198 states that the City Commission shall approve with or without conditions or disapprove the development plan based on specific development review criteria contained in the Land Development Regulations (LDR's) and based on the intent of the LDR's and Comprehensive Plan. The City Commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements that are found necessary, in its judgment, to effectuate the purpose of this article and carry out the spirit and purpose of the comprehensive plan and the LDR's. Any condition shall be made a written record and affixed to the development plan as approved. If the City Commission disapproves a development plan, the reasons shall be stated in writing".

Planning staff, as required by Chapter 108 of the City of Key West LDRs, has reviewed the following for compliance with the City's LDRs and comprehensive plan.

<b>Project Data</b>			
	<b>Existing</b>	<b>Permitted/Required</b>	<b>Proposed</b>
<b>Zoning</b>	HRCC-1	N/A	N/A
<b>Lot Area</b>	1.98 acres / 86,249 sf	5,000 sf	1.98 acres / 86,249 sf
<b>Density</b>	0	44 @ 22 per acre	96*
<b>Building coverage</b>	0.0 %	50%	49.6%
<b>Impervious</b>	100%	70%	68.6%
<b>Building Height</b>	0	35 feet	35 feet
<b>Parking</b>	0	1 space per unit + 1	63* + 70 bike / scooter
<b>Flood Zone</b>	AE-9, AE-7, AE-6	N/A	N/A

\*From Settlement Agreement, attached.

### **Concurrency facilities and other utilities or service**

Since the proposed facilities are replacing a previously developed area, the level of service standards would remain unchanged and thus satisfy concurrency requirements. In addition, the proposed development is in accordance with the Settlement Agreement. The following are what will be required for this project should it be approved:

### **Sanitary Sewer**

Section 94-67 of the City of Key West Code sets the level of service standard for sanitary sewer for residential uses at 100 gal/unit/day. Utilizing this level of service standard;

The capacity required of the **proposed** use of the subject property shall be:

100 gal/unit/day @ 96 units/ rooms = 9,600 gal/day

The Key West wastewater treatment plant has excess capacity and will be able to accommodate this development.

### **Potable Water**

Section 94-68 of the City of Key West Code sets the level of service standard for potable water residential uses at 93 gal/unit/day. Utilizing this level of service standard;

The capacity required of the **proposed** use of the subject property would be:

93 gal/unit/day @ 96 units/rooms = 8,928 gal/day

The Florida Keys Aqueduct Authority has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place. The applicant will be required to submit a complete set of plans to determine meter requirements and System Development Fees.

### **Drainage**

Section 94-69 of the City of Key West Code sets the drainage level of service standard as: i) post development runoff shall not exceed predevelopment runoff for a 25 year storm event, up to and including an event with a 24-hour duration; ii) onsite treatment of the first one inch of rainfall must be provided to meet water quality standards; and iii) storm water facilities must be designed so as to not degrade the receiving water body.

The applicant proposes to capture all rooftop runoff with gutters and downspouts directing rain water into cisterns. This water will be used for landscape irrigation. Additionally, the site will use exfiltration trenches and an injection well for on-site storm water maintenance. (see Sheet C-2 of Plan Set, Perez Engineering)

### **Solid Waste**

Section 94-71 of the City of Key West Code sets the level of service standard for solid waste for nonresidential uses at 2.66 lb/capita/day. Utilizing this level of service standard;

The capacity required of the **proposed** use of the subject property would be:

2.66 lb/capita/day @ 96 units/rooms = 255.36 lb/day

The applicant proposes to store all solid waste in refrigerated trash enclosures to eliminate odors. Additionally, all material will be removed daily.

### **Roadways/Trip Generation**

Section 94-72 of the City of Key West Code sets the level of service standard for roads. In order to satisfy concurrency requirements, a comparison of the number of trips of the previous use with the proposed use was conducted and is presented below. The existing site previously operated as a 101 unit campground and trailer park. The new use will be a 96 unit/room hotel. Traf Tech Engineering, Inc. conducted a traffic study in February 2012. The Caroline Street was studied at the intersections with William and Elizabeth Streets. As the proposed facility will generate less trips than the previous facility, it is determined that the concurrency requirement for roads has been met.

### **Fire Protection**

The Fire Department had no objections to the site plan at the DRC meeting on May 24, 2012. The buildings will be required to be sprinkled. All additional Life Safety elements shall be in place before a final CO will be issued.

### **Other public facilities**

Keys Energy Services had no concerns at the DRC meeting.

### **Appearance, design and compatibility (Section 108-234)**

The project was approved by HARC #H12-01-685 on May 22, 2012.

### **Compliance with Chapter 102; Articles 111, IV and V**

The applicant has received HARC approval for the design of the structures.

### **Compliance with Section 108-956**

Section 108-956 discusses the requirements for domestic water and wastewater. The applicant proposes a system of cisterns to capture rainwater for irrigation needs. (see Sheet C-2 of Plan Set, Perez Engineering)

### **Chapter 110; Article II**

Should any archeologically significant resources be discovered during the development of the site, the applicant shall be required to comply with this article of the LDRs.

**Site location and character of use (Section 108-235)**

The site is located in the HRCC-1 zoning district which permits hotels and other transient uses. The surrounding properties consist of residential and commercial uses. The applicant met with the surrounding neighbors on several occasions to discuss the project. Coordination with the closest residential property owners helped guide the design approach.

**Appearance of site and structures (Section 108-236)**

This section also requires review for compliance with the performance standards stipulated in Section 108-278 through 108-288. This development would seem to be comprised of harmonious design elements thus meeting the general intent. HARC has made this determination.

**Appearance of site and structures (Section 108-278)**

The applicant required HARC approval for the design of the structures as the property is inside the historic district. The project was approved by HARC on May 24, 2012.

**Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279)**

The trash enclosure location has been indicated on the plans. It will be located in the lower level parking garage.

**Utility lines (Section 108-282)**

There were no comments or objections to this development. However, it is typical of Keys Energy to require the power lines be placed underground for new development.

**Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283)**

Not applicable

**Exterior Lighting (Section 108-284)**

The application does not include information on lighting for the proposed development; therefore, staff is unable to evaluate the lighting plan at this time. Any proposed lighting must comply with this section. Light sources shall be shielded and arranged to eliminate glare from roadways and streets and be directed away from surrounding properties.

**Signs (Section 108-285)**

The plans do not indicate the location of any signage. A separate permit will be required for the installation of any signs and the signs will be required to comply with Chapter 114 "Signs" in the LDRs.

**Pedestrian sidewalks (Section 108-286)**

Not applicable, sidewalks already exist

**Loading docks (Section 108-287)**

Not applicable to this development.

**Storage Areas (Section 108-288)**

Not applicable to this development.

**On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (Section 108-244)**

The site plan has been laid out in a manner that permits safe and adequate pedestrian circulation. There are adequate internal and external pedestrian walkways. 63 parking spaces are located in the on-site parking garage. There will also be 70 bicycle spaces. The remaining parking will be across William Street in the Key West Bight parking lot per the attached Parking Agreement.

**Housing (Section 108-245)**

The proposed redevelopment does not impact hurricane evacuation or permanent residents as this is a hotel and as such, guests are evacuated 48 hours prior to anticipated land fall.

**Economic resources (Section 108-246)**

Not applicable to this development.

**Special Conditions (Section 108-247)**

The application as submitted complies with the intent of the LDRs and the City's Comprehensive Plan in accordance with the Settlement Agreement.

**Construction management plan and inspection schedule (Section 108-248)**

The application materials indicate that a building permit will be submitted after approvals have been obtained. Inspections will be performed as required by the Florida Building Code and the Key West Building Department.

**Open Space, screening and buffers and landscaping (Article V and VI)**

The pervious surface ratio for the property shows the open space ratio for this project is approximately 31%, greater than the 20% required. Required buffer yards were waived per the Settlement Agreement.

**Off-street parking and loading (Article VII)**

The site plan indicates car and bicycle / scooter parking. There will be 63 parking spaces on site and 26 off site. This is the result of the Settlement Agreement. A separate Parking Agreement has been negotiated with the City to allow those 26 parking spaces to be leased at the Key West Bight parking lot (see attached Parking Agreement). The site plan has been laid out in a manner that permits safe and adequate pedestrian circulation. There are adequate internal and external pedestrian walkways.

**Stormwater and surface water management (Article VIII)**

The applicant submitted a conceptual drainage plan. This item has been discussed in a previous section of this report.

**Flood Hazard Areas (Division 4 - Sections 108-821 - 108-927)**

The proposed development is located in the AE-9/AE-7/AE-6 flood zones.

### **Utilities (Article IX)**

These items have been addressed in a previous section of this report.

### **RECOMMENDATION**

The Planning Department recommends that the Planning Board forward a recommendation of **conditional approval** to the City Commission. The conditions are as follows:

1. That the applicant secure the off-site parking rights, located in the City's surface lot on Caroline Street, as determined in a Settlement Agreement entered into by the Developer and the City and subsequently approved by the Department of Economic Opportunity.
2. All power lines are to be placed underground.
3. Any proposed exterior lighting will comply with Section 108-284.



**Draft  
Resolution**

**PLANNING BOARD  
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST  
PLANNING BOARD GRANTING MAJOR  
DEVELOPMENT PLAN APPROVAL PER  
SECTIONS 108-91 AND 108-96 THROUGH 108-  
957 FOR CONSTRUCTION OF A HOTEL  
RESORT COMPLEX FOR PROPERTY  
LOCATED AT 223 ELIZABETH STREET (RE#  
00000710-000101, 00000710-000102, 00000720-  
000000, 00000730-000000, 00000740-000000,  
00000750-000000, 00000760-000000, 00000810-  
000000, 00000840-000000) IN THE HRCC-1  
ZONING DISTRICT, KEY WEST FLORIDA;  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 108-91 of the Code of Ordinances provides that within the Historic District a Major Development Plan is required for the addition or reconstruction of five or more units; and

**WHEREAS**, the applicant proposed a development plan for a 96 room hotel resort complex on property located in the HRCC-1 zoning district; and

**WHEREAS**, Section 108-196(a) requires the Planning Board to review and approve, approve with conditions, or deny the proposed Major Development Plan; and

\_\_\_\_\_ Chairman

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

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on July 19, 2012; and

**WHEREAS**, the granting of a Major Development Plan application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the Planning Board finds that the granting of a Major Development application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

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

**Section 2.** The Major Development Plan for the development of a hotel resort complex located at 223 Elizabeth Street (RE#'s 00000710-000101, 00000710-000102, 00000720-000000, 00000730-000000, 00000740-000000, 00000750-000000, 00000760-000000, 00000810-000000, 00000840-000000) in the HRCC-1 zoning district per Section 108-91A2(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, as shown in the attached plans received May 1, 2012, is hereby approved with the following conditions of approval:

**General Conditions:**

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

1. That the applicant secure the off-site parking rights, located in the City's surface lot on Caroline Street, as determined in a Settlement Agreement entered into by the Developer and the City and subsequently approved by the Department of Economic Opportunity.
2. All power lines are to be placed underground.
3. Any proposed exterior lighting will comply with Section 108-284.

**Section 3.** Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Major Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

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

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity (DEO). Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until

\_\_\_\_\_ Chairman

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

the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19th day of July, 2012.

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

\_\_\_\_\_  
Richard Klitenick, Chairman  
Key West Planning Board

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP  
Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_ Chairman

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

# Application

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major X

Minor \_\_\_\_\_

Conditional Use

\_\_\_\_\_

Historic District

Yes X

No \_\_\_\_\_

Please print or type:

- 1) Site Address 223 Elizabeth Street, Key West, Florida 33040
- 2) Name of Applicant Harborside, LLC
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant P.O. Box 2039, Key West, Florida 33045
- 5) Applicant's Phone # 305 296 5601 Email pritam@singhco.com
- 6) **Email Address:** pritam@singhco.com
- 7) Name of Owner, if different than above M&I Regional Properties, LLC
- 8) Address of Owner: 501 E. Kennedy Blvd., Suite 900, Tampa, Florida 33602
- 9) Owner Phone # 414-298-2910 Email steven.heder@micorp.com
- 10) Zoning District of Parcel HRCC-1 RE#s 1000779, 1000761, 1000744, 1000736, 8819188, 8819196, 1000752, 1000825
- 11) Is Subject Property located within the Historic District? Yes X No \_\_\_\_\_  
If Yes: Date of approval \_\_\_\_\_ HARC approval # H12-01-685  
OR: Date of meeting May 9, 2012 and May 23, 2012
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).  
In accordance with the Settlement Agreement approved December 8, 2011 the development proposes a Hotel Building consisting of 96 hotel rooms, Meeting Room & Spa Building, Fitness Area Building, Back-of-House Building, Kitchen/Restaurant/Bar/Restroom Building and Three Swimming Pools. Demolition of existing Two Story Frame Duplex. In accordance with approved Settlement Agreement the total enclosed area allowed is 63,950 SF and the total enclosed area proposed is 63,151 SF. See

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Lines 170-171 of approved Settlement Agreement. See attached Hotel Facility Sizes Chart which is from Attachment F of the approved Settlement Agreement which includes the approved and proposed hotel facility sizes.

13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No  X

If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes \_\_\_\_\_ No  X

If Yes, describe and attach relevant documents.

\_\_\_\_\_  
\_\_\_\_\_

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

**Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.**



# DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department  
604 Simonton Street, Key West, FL 33040  
(305) 809-3720



## Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

### I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
- 1) Size of site; 82,558 SF or 1.89 Acres. Recent survey prepared by Island Surveying Inc. provided.
  - 2) Buildings, structures, and parking; Two Story Frame Duplex shown on Survey provided.
  - 3) FEMA Flood Zone; AE6, AE 7, AE9 and VE 10 shown on Survey provided.
  - 4) Topography; Grade Elevations shown on Survey provided.
  - 5) Easements; There are no easements.
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site. The Utility Lines (sewer, water, electric, cable) are shown on the Civil Site Plan provided.
- B) Existing size, type and location of trees, hedges, and other features. There are no trees, hedges or other features on this site as indicated on Survey provided.
- C) Existing stormwater retention areas and drainage flows: There is no existing storm water management system.
- D) A sketch showing adjacent land uses, buildings, and driveways. Adjacent land uses, buildings and driveways are shown on site plan provided.

### II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer. Site plan prepared by Perez Engineering and Development, Inc. provided.
- 1) Buildings: Proposed buildings are located on site plan provided.
  - 2) Setbacks: Front Setback Required: None, Proposed 5.0'; Side Setback: Required 2.5', Proposed 5.0'; Rear Setback: Required 10.0', Proposed 10.0', Streetside Setback Required: None, Proposed 5'
  - 3) Parking:
    - a. Number, location and size of automobile and bicycle spaces: 63 Parking Spaces Required, 66 Parking Spaces Provided. (47 Standard Parking Spaces under Building, 13 Compact Parking Spaces under Building, 2 Handicap Parking Spaces and 1 Handicap Van Parking Space under building, 3 Standard Parking Spaces by Lobby parallel to William Street.
    - b. Handicapped spaces: 2 Handicap Parking Spaces and 1 Handicap Van Parking Space under Building.
    - c. Curbs or wheel stops around landscaping: Parking spaces under building will have wheel stops. 3 parking spaces on William Street are parallel curb and do not require wheel stops.
    - d. Type of pavement: Parking under building on concrete slab and parallel parking abutting William Street is on brick pavers set on sand.
  - 4) Driveway dimensions and material: Driveway to parking under building is brick pavers set on sand.
  - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site. Utility Lines for sewer, water, electric and cable are shown on Civil Site Plan.
  - 6) Location of garbage and recycling: Garbage and recycling will be located in a refrigerated store room in parking area under building.
  - 7) Signs: Property identification signage will be wall mounted on façade abutting William Street. Directional and safety signage will be wall mounted or post mounted.
  - 8) Lighting: All lighting will be in compliance with the Florida Green Building Coalition requirements as agreed upon in the approved Settlement Agreement.
  - 9) Project Statistics:
    - a. Zoning: HRCC-1 Historic Residential Commercial Core-Duval Street Gulfside District
    - b. Size of site: 82,558 SF or 1.89 Acres
    - c. Number of units (or units and Licenses): 96 Hotel Rooms
    - d. If non-residential, floor area & proposed floor area ratio: Allowed 1.0 (82,558). Provided .76 (63,400)

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- e. Consumption area of restaurants & bars: Interior consumption area for restaurant and bar is 1092 SF and Exterior consumption area for restaurant and bar is 1128 SF
- f. Open space area and open space ratio: Required 16,511 SF (20%). Provided 25,910 SF (31.4%)
- g. Impermeable surface area and impermeable surface ratio: Allowed 57,791 SF (70% Maximum). Provided 56,648 SF (68.6%)
- h. Number of automobile and bicycle spaces required and proposed: 63 Parking Spaces Required and 66 Parking Spaces Provided. Consisting of 50 Standard Spaces (47 Under Building & 3 Parallel to William St), 2 Handicap Parking Spaces and 1 Handicap Van Parking Space under Building and 13 Compact Parking Spaces under Building. 70 Bicycle Parking Spaces Required and 70 Bicycle Parking Spaces provided (27 under Building and 43 on site).

### B) Building Elevations

- 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans. Building Elevations have been provided in architectural plans for all buildings from each direction on the site.
- 2) Height of building. Crown of road is 4.5 at the intersection of Caroline and Elizabeth Street. All buildings are below the Zoning Height limit of 35' plus 5' for structures with pitched roofs or 44.5 which have been shown in architectural elevations.
- 3) Finished floor elevations and bottom of first horizontal structure: Hotel Building first floor elevation is 10.5, second floor elevation is 21.5 and bottom of first floor slab is 9.5. Meeting Room/Spa first floor elevation is 6.27, second floor elevation is 18.77 and bottom of first floor slab is 5.20. Fitness Area is first floor elevation is 6.27 and bottom of first floor slab is 5.20. Back of House is first floor elevation is 7.00 and bottom of first floor slab is 6.00. Restaurant/Bar/Kitchen first floor elevation is 7.5 and bottom of first floor slab is 6.5.
- 4) Height of existing and proposed grades: Existing crown of road is 4.5. Existing grades on site are from 3.5 to 5.

C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms. Stormwater Retention Form is on Conceptual Drainage Plan provided.

D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations. There are no trees or palms existing on the site. Landscape Plan with Plant List prepared by a licensed Landscape Architect Elizabeth Newland Landscape Architecture, LLC detailing size, type, location and number of plants to be installed provided.

III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

- 1. Stormwater Runoff: All stormwater runoff will be handled on site as per Civil Conceptual Drainage Plan provided.
- 2. Potable Water Conservation- In accordance with the approved Settlement Agreement the project will seek certification of at least the Silver Level from the Florida Green Building Coalition which has requirements for conservation of potable water. See Lines 173-177 of the approved Settlement Agreement.
- 3. Waste Disposal-All solid waste will be stored in refrigerated trash storage areas and will be removed from the site daily. In accordance with the approved Settlement Agreement the project will seek certification of at least the Silver Level from the Florida Green Building Coalition which has requirements waste disposal. See Lines 173-177 of approved Settlement Agreement.
- 4. Recycling- In accordance with the approved Settlement Agreement the project will seek certification of at least the Silver Level from the Florida Green Building Coalition which has requirements for recycling. See Lines 173-177 of the approved Settlement Agreement.

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5. Energy Conservation- In accordance with the approved Settlement Agreement the project will seek certification of at least the Silver Level from the Florida Green Building Coalition which has requirements for energy conservation. See Lines 173-177 of the approved Settlement Agreement.
6. Affordable Housing-In accordance with the approved Settlement Agreement there are no requirements for affordable housing.
7. Lighting- In accordance with the approved Settlement Agreement the project will seek certification of at least the Silver Level from the Florida Green Building Coalition which has requirements for indoor and outdoor lighting. See Lines 173-177 of the approved Settlement Agreement.
8. Noise- All outdoor hotel guest activities are typical in nature and are within private courtyards. Of the 66 parking spaces provided 63 parking spaces are under the building.
9. Traffic- A traffic study prepared by TraFFTech Engineering, Inc. is provided. The traffic associated with the hotel is minimal from a traffic engineering standpoint, the two study intersections currently operate at a very good level of service and will continue to operate adequately with the Hotel in place and a ample roadway capacity will be available on Caroline Street, Elizabeth Street and William Street to absorb additional impacts created by the Hotel.
10. Parking-66 parking spaces will be provided on site which exceeds the onsite parking requirements in the approved Settlement Agreement which requires 63 parking spaces. An additional 26 parking spaces will be leased from the City of Key West in accordance with the approved Settlement Agreement. See Lines 60-126 of the approved Settlement Agreement.

### Development Plan Submission Materials

#### Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

#### Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block: The information is shown on plans provided.

- (1) Name of development: Key West Seaport Hotel
- (2) Name of owner/developer: Harborside, LLC
- (3) Scale: Provided on development plan.
- (4) North arrow: Provided on development plan.
- (5) Preparation and revision date: Provided on development plan.
- (6) Location/street address of development: 223 Elizabeth Street, Key West, Florida 33040.

#### Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons: The information is shown on the plans provided.

- (1) Owner. M&I Regional Properties, LLC
- (2) Owner's authorized agent: Harborside, LLC
- (3) Engineer and architect: Civil Engineer: Allen Perez, Perez Engineering and Development, Inc. Architects: Guy Grassi, Grassi Design Group; Bert Bender-Bender & Associates.
- (4) Surveyor: Island Surveying, Inc.

## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department  
604 Simonton Street, Key West, FL 33040  
(305) 809-3720



- (5) Landscape architect and/or environmental consultant: Elizabeth Newland Landscape Architect, LLC
- (6) Others involved in the application: Traftech Engineering, Inc.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient. Ownership Verification: Corrected Certificate of Title provided.

### Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description: The information is shown on the plans provided.

- (1) Zoning (include any special districts). HRCC-1 Historic Residential Commercial Core-Duval Street Gulfside District.
- (2) Project site size (acreage and/or square footage). 82,558 SF or 1.89 Acres. Recent survey prepared by Island Surveying Inc. provided.
- (3) Legal description: Legal description is provided in survey provided.
- (4) Building size. The total building size is 39,263 SF.
- (5) Floor area ratio, permitted and proposed: Floor area ratio allowed is 1.0 (82,558). Floor area ratio provided is .76 (63,151)
- (6) Lot coverage, permitted and proposed. Building coverage allowed is 41,279 SF (50% Maximum). Building coverage provided is 41,029 SF (49.6%)
- (7) Impervious surface. Impervious surface ratio allowed is 57,791 SF (70% Maximum). Impervious surface ratio provided is 56,648 SF (68.6%)
- (8) Pervious surface. Pervious required is 16,511 SF (20%). Pervious provided is 25,910 SF (31.4%)
- (9) Landscape areas. Landscape/Open Space required is 16,511 SF (20%). Landscape/open space provided is 29,910 SF (31.4%)
- (10) Parking spaces, permitted and proposed: (47 Standard Parking Space under Building, 13 Compact Parking Space under Building, 2 Handicap Parking Spaces and 1 Handicap Van Parking Space under Building, 3 Standard Parking Spaces by Lobby parallel to William Street.
- (11) Delineation of location of existing and proposed structures: Existing Two Story Frame Duplex will be demolished. Proposed structures are delineated on Civil site plan and Architectural plans provided.
- (12) Existing and proposed development type denoted by land use including density/intensity. The existing and proposed land use density and intensity are in accordance with the requirements of the approved Settlement Agreement.
- (13) Setbacks: Front Setback Required: None, Proposed 5.0'; Side Setback: Required 2.5', Proposed 5.0'; Rear Setback: Required 10.0', Proposed 10.0', Streetside Setback: Required None, Proposed 5.0'

### Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization: The development will be built in one phase.
- (2) Target dates for each phase: Construction to commence late 2012.
- (3) Expected date of completion: Construction completion late 2013.
- (4) Proposed development plan for the site. Development plans are provided in accordance with approved Settlement Agreement.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses). In accordance with the approved Settlement Agreement the development includes a Hotel Building consisting of 96 hotel rooms, Meeting Room & Spa Building, Fitness Area

## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department  
604 Simonton Street, Key West, FL 33040  
(305) 809-3720



Building, Back-of-House Building, Kitchen/Restaurant/Restroom Building and Three Swimming Pools. Demolition of existing Two Story Frame Duplex.

- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site. Not applicable.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations. Proposed buildings will comply with FEMA requirements.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas. Not applicable.

### Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description: Not Applicable.
  - (1) A breakdown of the proposed residential units by number of bedrooms; Not Applicable.
  - (2) Tenure (i.e., owner-occupied or rental); Not Applicable.
  - (3) Structure type, such as single-family, duplex, multiple-family, mobile home. Not Applicable.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements. Not Applicable.

### Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
  - a. South Florida Regional Planning Council (SFRPC). Not applicable.
  - b. Keys Energy Services. Coordination Letter provided.
  - c. State department of environmental protection (DEP). Not applicable.
  - d. Army Corps of Engineers (ACOE). Not Applicable.
  - e. South Florida Water Management District (SFWMD). Not applicable.
  - f. State department of transportation (DOT). Not applicable.
  - g. State department of community affairs (DCA). DCA issued a non-appeal standing in accordance with eh approved Settlement Agreement.
  - h. Florida Keys Aqueduct Authority (FKAA). Coordination Letter provided.
  - i. State fish and wildlife conservation commission (F&GC). Not applicable.
  - j. The county. Not applicable.
  - k. Key West Bight Management District Board-Coordination Letter provided.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land. Not applicable.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues. Coordination Letters with CES, FKAA and Key West Bight Board provided.

# Verification Form

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an entity)*

I, PRITAM SINGH, in my capacity as MANAGING MEMBER  
*(print name)* *(print position; president, managing member)*

of HARBORSIDE, LLC  
*(print name of entity serving as Authorized Representative)*

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:

223 ELIZABETH STREET, KEY WEST, FLORIDA 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 of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 4/26/12 by  
*date*

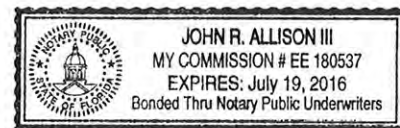
Pritam Singh  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*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, Steven J. Heder as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Asst Vice Pres of M+T Regional Properties LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize PRITAM SINGH  
*Please Print Name of Representative*

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

Steven J Heder  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this May 1, 2012 by  
*date*

Steven J. Heder  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*



Michael A. Wentz  
*Name of Acknowledger typed, printed or stamped*

Exp 8/16/15  
*Commission Number, if any*

This instrument was prepared by:  
LORI V. VAUGHAN, ESQUIRE  
Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A.  
Post Office Box 1102  
Tampa, Florida 33601-1102

Doc# 1822622  
Bk# 2503 Pg# 13

**IN THE CIRCUIT COURT FOR THE SIXTEENTH JUDICIAL CIRCUIT  
IN AND FOR MONROE COUNTY, STATE OF FLORIDA  
CIVIL DIVISION**

M&I MARSHALL & ILSLEY BANK, )  
a Wisconsin state chartered bank, )  
 )  
Plaintiff, )

v. )

CASE NO. 2008-CA-1633K

CAROLINE STREET PARTNERS LLC, a Florida )  
limited liability company, CAROLINE STREET )  
DEVELOPMENT LLC, a Florida limited liability )  
company, EVERETT ATWELL, JR., an individual, )  
KIMBERLY A. PARKER, as Personal )  
Representative of the estate of Derek Parker, an )  
individual, et al, )  
 )  
Defendants. )

FILED FOR RECORD  
2011 FEB -1 PM 2:25  
CLERK OF CIRCUIT COURT  
MONROE COUNTY FLA.

**CORRECTED CERTIFICATE OF TITLE**

I, Danny L. Kolhage, Clerk of the above-entitled Court, do hereby certify that heretofore, on the 29<sup>th</sup> day of November 2010, I executed and filed herein my Certificate of Sale of the mortgaged property, and that no objections to such sale have been filed herein on or before the date hereof, and that ten days have elapsed since the filing of said Certificate of Sale.

Bid Amount \$100.00

That, as recited in the Certificate of Sale, the mortgaged property is described as follows,

to wit:

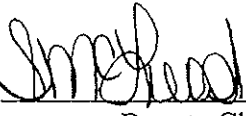
Doc# 1822622  
BK# 2503 P# 14

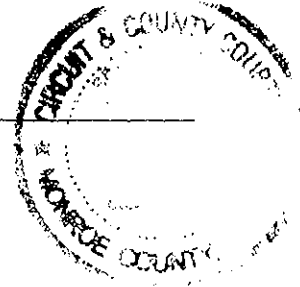
See **Exhibit "A"** attached hereto

was sold by me to M&I REGIONAL PROPERTIES, LLC, whose address is 501 E. Kennedy Blvd., Suite 900, Tampa, Florida 33602, and who now has title thereto. M&I Regional Properties, LLC is the plaintiff pursuant to an Assignment recorded on April 1, 2010 in O.R. Book 2459, beginning at Page 604.

**WITNESS** my hand and official seal of this Honorable Court on February 1, 2011

**DANNY L. KOLHAGE**, Clerk of Courts

By:   
Deputy Clerk



Copies to:

**Lori V. Vaughan, Esq.**, Trenam Kemker, P.O. Box 1102, Tampa, FL 33601

**Robert L. Rocke, Esq.**, Rocke, McLean & Sbar, 2309 S. MacDill Ave., Tampa, FL 33629

**Lorne E. Berkeley, Esq.**, Daniels Kashtan, 3300 Ponce de Leon Blvd., Coral Gables, FL 33134

**EXHIBIT "A"**

**Doc# 1822622  
Bk# 2503 Pg# 15**

PARCEL I:

In the City of Key West and is known as Part of Lot 2, of Square 11, according to the Map or Plat of the Island of Key West delineated in February A.D. 1829, by William J. Whitehead, and being more particularly described as follows:

Beginning at this point of intersection of the Northerly right-of-way boundary line of Caroline Street with the Easterly right-of-way line of Elizabeth Street and thence Northeasterly along Caroline Street 120 feet to a point; thence Northwesterly at right angles 120 feet to a point; thence Southwesterly at right angles 69.75 feet to a point; thence Southeasterly at right angles 60 feet to a point; thence Southwesterly at right angles 50.25 feet to a point on the Easterly right-of-way boundary line of said Elizabeth Street; thence Southeasterly along the said line of Elizabeth Street 60 feet back to the Point of Beginning.

AND

Forty-eight (48) Transient Residential Unit licenses (the "**Licenses**") approved by the City of Key West, Florida (the "**City**") which comply with the Rate of Growth Ordinance (ROGO) exemptions as set forth and defined in Section 122-1336 of the Code of Ordinances of the City and which include the right to obtain all licenses for transient use, including applicable occupational or transient use licenses applicable to each, and which are transferable to one or more receiver sites. The owner of the Licenses is CAROLINE STREET DEVELOPMENT LLC, a Florida limited liability company.

AND

The **Personal Property** of CAROLINE STREET PARTNERS LLC, a Florida limited liability company ("**CSP**"), wherever located, and now owned or hereafter acquired, including, without limitation, (i) a lien upon and a security interest in all of CSP's existing and after acquired interests in that certain parcel of land located in Monroe County, Florida which include Parcel I described above and Parcels A-G as described in that certain Certificate of Title recorded at O.R. Book 2461 Page 1568 (the "**Land**"), together with all rights, estates, titles, interests, privileges, easements, tenements, hereditaments, titles, royalties, reversions, remainders and other interests, whether presently held by CSP or acquired in the future, that may be conveyed as interests in the Land under the law of Florida, including without limitation any Easements and the Assigned Rights ("**Appurtenances**" and herein collectively with the Land, the "**Real Property**"), the Leases and the Rents (both as defined in the Mortgage, as hereinafter defined), and (ii) a security interest in the Personal Property, and (iii) a lien upon and security interest in all Accessions, additions, replacements, substitutions and Proceeds of any of the foregoing, all to the extent and upon the terms and conditions set forth in the Mortgage.

"**UCC**" as used herein shall mean Article 9 of the Uniform Commercial Code of the State of Florida as from time to time in effect, including, without limitation, Chapter 01-198, Laws of Florida, from and after its effective date. As used herein "Personal Property" means Account Collateral, Chattel Paper Collateral, Commercial Tort Claim Collateral, Deposit Account Collateral, Document Collateral, Equipment Collateral, Goods Collateral, General Intangible Collateral, Instrument Collateral, Investment Property Collateral, Letter of Credit Collateral, and Money Collateral now or hereafter owned by CSP. Capitalized terms not specifically defined herein shall have the meaning ascribed to such terms in the UCC, if applicable, and if not therein described, as described in the Mortgage, Assignment of Rents and Security Agreement, recorded in O.R. Book 2011 at page 1219 of the Public Records of Monroe County, Florida (the "**Records**"), and re-recorded in O.R. Book 2056 at page 528 of the Records (as re-recorded,

the "**Original Mortgage**"; as the same was modified by a First Mortgage Modification Agreement recorded in O.R. Book 2134 at page 2202 of the Records (the "**First Modification**"), assigned pursuant to an Assignment of Mortgage Loan Documents, recorded in O.R. Book 2210 at page 739 of the Records (the "**Assignment**"), and amended and restated pursuant to an Amended and Restated Mortgage, Security Agreement and Fixture Filing effected pursuant to a Mortgage Modification and Future Advance Agreement, recorded in O.R. Book 2210 at page 704 of the Records (the "**Amended and Restated Mortgage**"), as modified and spread to additional property by a Mortgage Modification and Spreader Agreement, recorded in O.R. Book 2265 at page 1846 of the Records (the "**First Spreader**"), and as modified and spread to additional property by a Mortgage Modification, Future Advance and Spreader Agreement, recorded in O.R. Book 2310 at page 2458 of the Records (the "**Second Spreader**"). The Original Mortgage, as re-recorded, modified by the First Modification, assigned pursuant to the Assignment, amended and restated pursuant to the Amended and Restated Mortgage, and modified and spread pursuant to both the First Spreader and the Second Spreader, is referred to herein as the "**Mortgage**." As used in this instrument the term "include" is for illustrative purposes only and is always without limitation.

**Doc# 1822622**  
**Bk# 2503 Pg# 16**

**MONROE COUNTY**  
**OFFICIAL RECORDS**

5085469

United States of America  
State of Wisconsin



DEPARTMENT OF FINANCIAL INSTITUTIONS  
Division of Corporate & Consumer Services

To All to Whom These Presents Shall Come, Greeting:

I, PAUL M. HOLZEM, Administrator of the Division of Corporate and Consumer Services, Department of Financial Institutions, do hereby certify that

**M&I REGIONAL PROPERTIES, LLC**

is a domestic corporation or a domestic limited liability company organized under the laws of this state and that its date of incorporation or organization is June 25, 2009.

I further certify that said corporation or limited liability company has, within its most recently completed report year, filed an annual report required under ss. 180.1622, 180.1921, 181.1622 or 183.0120 Wis. Stats., and that it has not filed articles of dissolution.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department on April 12, 2012.

A handwritten signature in black ink that reads 'Paul M. Holzem'.

PAUL M. HOLZEM, Administrator  
Division of Corporate and Consumer Services  
Department of Financial Institutions

---

Effective July 1, 1996, the Department of Financial Institutions assumed the functions previously performed by the Corporations Division of the Secretary of State and is the successor custodian of corporate records formerly held by the Secretary of State.

DFI/Corp/33

**To validate the authenticity of this certificate**

Visit this web address: <http://www.wdfi.org/apps/ccs/verify/>

Enter this code: **104709-CAF6981A**

# **Coordination Letters**

Harborside, LLC  
P.O. Box 2039  
Key West, Florida 33045  
305 296 5601

May 1, 2012

Mr. Dale Finnigan  
Keys Energy Service  
1001 James Street  
Key West, Florida 33040

RE: Key West Seaport Hotel  
223 Elizabeth Street  
Coordination Letter

Dear Dale:

Enclosed please find one set of preliminary civil, architectural and landscape plans for the proposed Key West Seaport Hotel. We are submitting for Major Development Approval with the City of Key West for this project. We would appreciate receiving any comments you have regarding electric service for the proposed project at this time. I understand that upon completion of electrical engineering plans for the project we must provide a Project Review Form for your review. I can schedule a coordination a kick off meeting with your office to review the preliminary plans provided. If that is not necessary at this time please forward a letter indicating initial project coordination has occurred with any comments we need to be aware of that we can provide to the City of Key West.

Sincerely,

Elizabeth Newland



Harborside, LLC  
P.O. Box 2039  
Key West, Florida 33045  
305 296 5601

May 1, 2012

Mr. Michael Knowles, Chairman  
Key West Bight Management Board  
3126 Flagler Avenue  
Key West, Florida 33040

RE: Key West Seaport Hotel  
223 Elizabeth Street  
Coordination Letter

Dear Chairman Knowles:

Enclosed please find one set of preliminary civil, architectural and landscape plans for the proposed Key West Seaport Hotel. We are submitting for Major Development Approval with the City of Key West for this project. We would appreciate receiving any comments you have regarding the proposed project at this time. We look forward to presenting the project formally to the Board on May 9, 2012. We are respectfully requesting that the Board staff forward a letter indicating initial project coordination has occurred with any comments we need to be aware of that we can provide to the City of Key West Planning Department. Please contact me at 305-481-6301 or by email at [liznewland@bellsouth.net](mailto:liznewland@bellsouth.net) if you have any questions.

Sincerely,

Elizabeth Newland



**PEREZ ENGINEERING**  
& DEVELOPMENT, INC

May 1, 2012

Marnie Walterson  
Distribution Design Specialist  
**Florida Keys Aqueduct Authority**  
1100 Kennedy Dr.  
Key West, FL 33040  
Phone: (305) 295-2154  
Fax: (305) 295-2223

**RE: Key West Seaport Hotel**  
**233 Elizabeth St. Key West, FL 33040**  
**Monroe County, S31/T67/R25**

Dear Ms. Walterson,

We are part of the design team that is developing a commercial property @ **233 Elizabeth St. Key West, FL 33040** and are formally requesting a preliminary coordination letter from your office to further design and permitting.

We appreciate your cooperation. Please contact me if you have any questions on this request.

Sincerely,

Ryan McLean, E.I.  
Project Engineer

**KEY WEST OFFICE:**

1010 KENNEDY DR. SUITE 400 • KEY WEST, FLORIDA 33040  
TEL: (305) 293-9440 • FAX: (305) 296-0243

**TAMPA OFFICE:**

CONCOURSE CENTER IV • 3507 EAST FRONTAGE ROAD, SUITE 140 • TAMPA, FLORIDA 33607-7013  
TEL: (813) 579-1616 • FAX: (813) 288-0710

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

# Minutes of the Development Review Committee

May 24, 2012

Approved June 28, 2012

Ginny Haller gave members an overview of the project.

Ms. Enid Torregrosa informed the applicant that the current sign needs HARC approval and that it is not to be displayed on the column. She then stated that the survey and the deed need to be submitted.

Mr. Alan Averette commented that nothing can impede on the egress or ingress.

Ms. Diane Nicklaus commented that there needs to be a 36" clear space around the display for accessibility.

Landscaping, General Services, Sustainability and Police Department had no comments.

**5. Conditional Use - 1200-1212 White Street (RE# 00033010-000000) - A request to allow small recreational power-driven equipment rentals in the HNC-1 zoning district per Section 122-808 (14) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

The applicant gave members an overview of the project.

Ms. Enid Torregrosa requested that the items on the application be completed.

Ms. Diane Nicklaus commented that the ADA accessibility, both for entrances and restrooms would need to be provided if you have public access and that these issues would be addressed prior to issuance of a certificate of occupancy.

Landscaping, General Services, Police Department, Fire and Sustainability have no comments.

**6. Major Development Plan - 223 Elizabeth Street (RE# 00000710-000101, 00000710-000102, 00000720-000000, 00000730-000000, 00000740-000000, 00000750-000000, 00000760-000000, 00000800-000000, 00000810, 00000840- 000000) – A request to construct a hotel complex in the HRCC-1 zoning district per Section 108-91 A. 2. (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

The applicant gave members an overview of the project.

Ms. Elizabeth Ignaffo requested that the Civil Engineer and Landscape Designer coordinate their plans to prevent plant material installation in the same location as the stormwater management system. Preliminary plans show tree and shrub installation over proposed exfiltration trenches.

Ms. Diane Nicklaus commented that the accessibility would be addressed during the Building plan review process.

Landscaping, HARC, Fire, Police Department and Sustainability had no comments.

**7. Conditional Use - 529 Whitehead Street (RE# 00010000-000000) – A request to allow commercial sales accessory to a cultural and civic use in the HRO zoning district per Section 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

The applicant gave members an overview of the project.

Mr. Alan Averette requested that heat detectors be installed.

# **Property Appraiser Information**

**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

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

**Property Record Card -  
Map portion under construction.**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

Alternate Key: 8819188 Parcel ID: 00000710-000101

**Ownership Details**

**Mailing Address:**  
M AND I REGIONAL PROPERTIES LLC  
C/O JOSEPH ALBURY ESQ  
309 WHITEHEAD ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township -Range:** 06-68-25  
**Property Location:** 206 WILLIAM ST REAR: KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 11 (A/K/A PARCEL A) G11-436/37 G13-213/14 G13-287/88 OR263-523D/C OR267-28/29 OR1217-275/77 OR1291-1412/14 OR1291-1415/17 OR2011-1214/18 OR2101-669/71 OR2461-1568/77C/T

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	6	25	150.00 SF

### Appraiser Notes

2007-03-28 6 X25 PARCEL LOCATED IN THE MIDDLE OF THE OLD JABOUR TRAILER PARK.DKRAUSE

### 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
2011	0	0	96,143	96,143	96,143	0	96,143
2010	0	0	19,388	19,388	19,388	0	19,388
2009	0	0	19,388	19,388	19,388	0	19,388
2008	0	0	22,500	22,500	22,500	0	22,500
2007	0	0	22,500	22,500	22,500	0	22,500
2006	0	0	20,900	20,900	20,900	0	20,900
2005	0	0	16,500	16,500	16,500	0	16,500
2004	0	0	13,200	13,200	13,200	0	13,200
2003	0	0	5,225	5,225	5,225	0	5,225
2002	0	0	5,225	5,225	5,225	0	5,225
2001	0	0	5,225	5,225	5,225	0	5,225
2000	0	0	4,675	4,675	4,675	0	4,675
1999	0	0	4,675	4,675	4,675	0	4,675
1998	0	0	4,675	4,675	4,675	0	4,675
1997	0	0	4,235	4,235	4,235	0	4,235
1996	0	0	4,235	4,235	4,235	0	4,235
1995	0	0	4,235	4,235	4,235	0	4,235
1994	0	0	4,235	4,235	4,235	0	4,235
1993	0	0	4,235	4,235	4,235	0	4,235

### 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
4/16/2010	2461 / 1568	100	CT	12
5/27/2004	2011 / 1214	1	WD	M

This page has been visited 57,364 times.

Monroe County Property Appraiser  
Karl D. Borglum



P.O. Box 1176  
Key West, FL 33041-1176

**Karl D. Borglum  
Property Appraiser  
Monroe County, Florida**

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

**Property Record Card -  
Map portion under construction.**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

Alternate Key: 8819196 Parcel ID: 00000710-000102

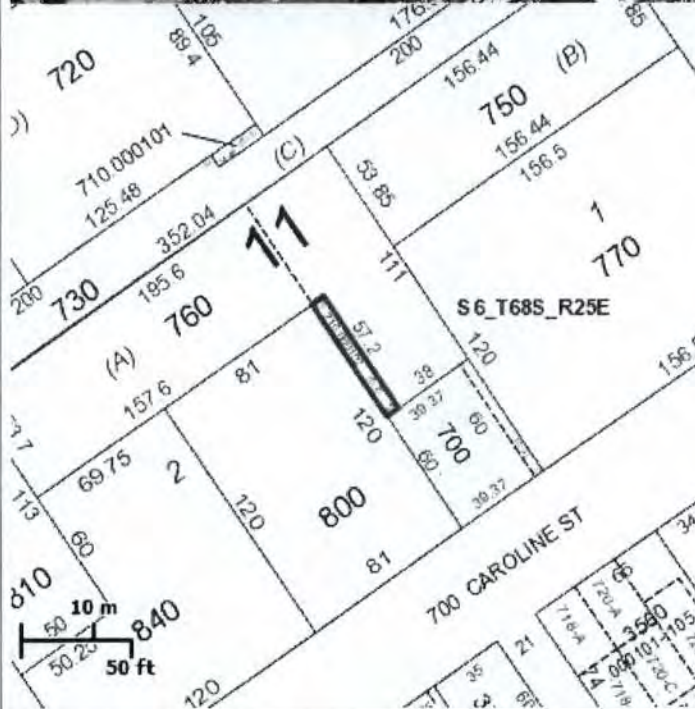
**Ownership Details**

**Mailing Address:**  
M AND I REGIONAL PROPERTIES LLC  
C/O JOSEPH ALBURY ESQ  
309 WHITEHEAD ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 92 - PARKS/PRIVATE  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 713 CAROLINE ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 11 (A/K/A PARCEL B) G11-436/37 G13-213/14 G13-287/88 OR263-523D/C OR267-28/29 OR1217-275/77 OR1217-278/80 OR1291-1412/14 OR1291-1415/17 OR1662-122/23ORD OR2011-1214/18 OR2101-669/71 OR2461-1568/77C/T

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
000E - EASEMENT	0	0	1.00 LT

### Appraiser Notes

CITY ENGINEERING DEPT HAS ASSIGNED THE PHYSICAL ADDRESS AS FOLLOWS: 713 CAROLINE ST SUITE 101 (FIRST FLOOR UNIT) AND 713 CAROLINE ST SUITE 201 (SECOND FLOOR UNIT)

### 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
2011	0	0	50	50	50	0	50
2010	0	0	50	50	50	0	50
2009	0	0	50	50	50	0	50
2008	0	0	50	50	50	0	50
2007	0	0	25	25	25	0	25
2006	0	0	35,340	35,340	35,340	0	35,340
2005	0	0	14,880	14,880	14,880	0	14,880
2004	0	0	8,835	8,835	8,835	0	8,835
2003	0	0	8,835	8,835	8,835	0	8,835
2002	0	0	8,835	8,835	8,835	0	8,835
2001	0	0	8,835	8,835	8,835	0	8,835
2000	0	0	7,905	7,905	7,905	0	7,905
1999	0	0	7,905	7,905	7,905	0	7,905
1998	0	0	7,905	7,905	7,905	0	7,905
1997	0	0	7,161	7,161	7,161	0	7,161
1996	0	0	7,161	7,161	7,161	0	7,161
1995	0	0	7,161	7,161	7,161	0	7,161
1994	0	0	7,161	7,161	7,161	0	7,161
1993	0	0	7,161	7,161	7,161	0	7,161

### 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
4/16/2010	2461 / 1568	100	CT	12
5/27/2004	2011 / 1214	1	WD	M

This page has been visited 57,365 times.

Monroe County Property Appraiser  
Karl D. Borglum

P.O. Box 1176  
Key West, FL 33041-1176

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

**Property Record Card -  
Map portion under construction.**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

Alternate Key: 1000736 Parcel ID: 00000720-000000

**Ownership Details**

**Mailing Address:**  
M AND I REGIONAL PROPERTIES LLC  
C/O JOSEPH ALBURY ESQ  
309 WHITEHEAD ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 233 ELIZABETH ST KEY WEST  
**Legal Description:** KW PT LOTS 1 AND 2 SQR 11 OR161-419/420 (PARCEL D) OR1193-1191/93WILL OR1286-1652/53R/S OR2011-1214/18 OR2101-669/71 OR2461-1568/77C/T

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	105	122	15,673.00 SF

**Appraiser Notes**

JABOUR TRAILER PARK

**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
2011	0	0	1,045,326	1,045,326	1,045,326	0	1,045,326
2010	0	0	1,055,420	1,055,420	1,055,420	0	1,055,420
2009	0	0	1,678,987	1,678,987	1,678,987	0	1,678,987
2008	0	0	2,464,579	2,464,579	2,464,579	0	2,464,579
2007	66,687	690	2,464,579	2,531,956	2,531,956	0	2,531,956
2006	66,687	720	1,488,935	1,556,342	1,556,342	0	1,556,342
2005	69,673	750	1,253,840	1,324,263	1,324,263	0	1,324,263
2004	69,672	780	940,380	1,010,832	1,010,832	0	1,010,832
2003	48,184	810	548,555	597,549	597,549	0	597,549
2002	48,184	840	548,555	597,579	597,579	0	597,579
2001	48,184	870	548,555	597,609	597,609	0	597,609
2000	48,184	480	360,479	409,143	409,143	0	409,143
1999	48,184	496	360,479	409,159	409,159	0	409,159
1998	27,627	512	360,479	388,618	388,618	0	388,618
1997	5,710	528	329,133	335,371	335,371	0	335,371
1996	5,191	544	329,133	334,868	334,868	0	334,868
1995	5,191	560	329,133	334,884	334,884	0	334,884
1994	5,191	576	329,133	334,900	334,900	0	334,900
1993	5,191	592	329,133	334,916	334,916	0	334,916
1992	5,191	608	329,133	334,932	334,932	0	334,932
1991	5,191	624	329,133	334,948	334,948	0	334,948
1990	3,749	640	317,378	321,767	321,767	0	321,767
1989	3,749	656	313,460	317,865	317,865	0	317,865
1988	0	1,117	289,951	228,351	228,351	0	228,351
1987	35,490	1,117	112,846	149,453	149,453	0	149,453
1986	35,693	1,117	112,846	149,656	149,656	0	149,656
1985	34,354	1,117	54,021	89,492	89,492	0	89,492
1984	33,340	1,117	54,021	88,478	88,478	0	88,478
1983	33,340	1,117	54,021	88,478	88,478	0	88,478
1982	27,891	1,117	54,021	83,029	83,029	0	83,029



**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
4/16/2010	2461 / 1568	100	CT	12
5/27/2004	2011 / 1214	1	WD	M
12/1/1993	1286 / 1652	330,000	WD	K

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Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

**Property Record Card -  
Map portion under construction.**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

Alternate Key: 1000744 Parcel ID: 00000730-000000

**Ownership Details**

**Mailing Address:**  
M AND I REGIONAL PROPERTIES LLC  
C/O JOSEPH ALBURY ESQ  
309 WHITEHEAD ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 223 ELIZABETH ST KEY WEST  
**Legal Description:** KW PT LOTS 1 AND 2 SQR 11 OR114-186/87 (PARCEL C) OR114-186/87 OR1193-1191/93WILL OR1309-1856/57R/S OR2011-1214/18 OR2101-669/71 OR2461-1568/77C/T

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	9,699.00 SF

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
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0	FN2:FENCES	2,764 SF	691	4	2010	2011	1	30
0	FN2:FENCES	3,504 SF	876	4	2010	2011	2	30

### Appraiser Notes

1999 INDEPTH AUDIT
TPP-8513038 (6/2003) 90 SITES INCLUDES AK#: 1000779, 1000752, 1000736
2007-03-28 PART OF OLD JABOURS TRAILER PARK.DKRAUSE

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
5	08-0212	01/30/2008	04/14/2008	100 Commercial	REVISION TO STRUCTURAL DRAWING FOR PERMIT# 07-4602
4	08-0194	01/25/2008	04/14/2008	15,000 Commercial	INSTALL 15 NEW FIXTURES, WATER METER , SEWER CONNECTION UNIT 8
3	08-0195	01/25/2008	04/14/2008	15,000 Commercial	INSTALL 16 NEW FIXTURES, WATER METER , SEWER CONNECTION UNIT 9
6	08-0303	02/08/2008	04/14/2008	11,225 Commercial	INSTALL FIRE SPRINKLER SYSTEM 22 HEADS
	08-4461	09/24/2008	09/24/2008	0 Commercial	ISSUED CO
	10-3770	11/30/2010	03/25/2011	9,500	876lf OF 48" WOOD PICKET FENCE
	11-0189	01/25/2011	03/25/2011	5,000	INSTALL 691lf 48" POST AND ROPE FENCE PER PLAN
1	99-1155	04/05/1999	11/02/1999	2,800 Commercial	UPDATE SERVICE
2	06-6054	11/07/2006	03/04/2007	2,250 Commercial	BUILD A 6"x30"TEMPORARY SECURITY FENCE FOR CONSTRUCTION

### 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
2011	0	17,792	752,662	770,454	770,454	0	770,454
2010	0	0	762,710	762,710	762,710	0	762,710
2009	0	0	1,181,610	1,181,610	1,181,610	0	1,181,610
2008	0	0	1,794,315	1,794,315	1,794,315	0	1,794,315
2007	21,536	0	1,794,315	1,815,851	1,815,851	0	1,815,851
2006	22,042	0	921,405	943,447	943,447	0	943,447
2005	22,042	0	363,713	402,781	402,781	0	402,781
2004	22,296	0	581,940	402,781	402,781	0	402,781
2003	22,296	0	339,465	402,781	402,781	0	402,781
2002	22,296	0	339,465	245,373	245,373	0	245,373

2001	22,296	0	339,465	245,373	245,373	0	245,373
2000	22,296	0	223,077	245,373	245,373	0	245,373
1999	13,944	0	223,077	245,373	245,373	0	245,373
1998	14,864	0	223,077	237,941	237,941	0	237,941
1997	14,864	0	203,679	218,543	218,543	0	218,543
1996	13,513	0	203,679	217,192	217,192	0	217,192
1995	13,513	0	203,679	217,192	217,192	0	217,192
1994	13,513	0	203,679	217,192	217,192	0	217,192
1993	13,513	0	203,679	217,192	217,192	0	217,192
1992	13,513	0	203,679	217,192	217,192	0	217,192
1991	13,513	0	203,679	217,192	217,192	0	217,192
1990	12,386	0	235,686	248,072	248,072	0	248,072
1989	12,386	0	232,776	245,162	245,162	0	245,162
1988	0	0	187,775	228,351	228,351	0	228,351
1987	0	0	73,080	73,080	73,080	0	73,080
1986	0	0	73,080	73,080	73,080	0	73,080
1985	0	0	38,540	38,540	38,540	0	38,540
1984	0	0	38,540	38,540	38,540	0	38,540
1983	0	0	38,540	38,540	38,540	0	38,540
1982	0	0	38,540	38,540	38,540	0	38,540

### 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
4/16/2010	2461 / 1568	100	CT	12
5/27/2004	2011 / 1214	1	WD	M

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Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

---

**Property Record Card -  
Map portion under construction.**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

Alternate Key: 1000752 Parcel ID: 00000740-000000

**Ownership Details**

**Mailing Address:**  
M AND I REGIONAL PROPERTIES LLC  
C/O JOSEPH ALBURY ESQ  
309 WHITEHEAD ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 31-67-25  
**Property Location:** 204 WILLIAM ST KEY WEST  
**Legal Description:** KW PART LOT 1 SQR-11 OR293-8/9 (PARCEL F) OR1193-1191/93WILL OR1309-1858/59R/S OR2011-1214/18 OR2101-669/71 OR2461-1568/77C/T

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	18,535.00 SF

**Appraiser Notes**

JABOUR TRAILER PARK 47 RV SITES 11 PERM MH SITES

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	0102098	06/04/2001	11/29/2001	7,500		ROOF REPAIRS

**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
2011	0	0	1,185,610	1,185,610	1,185,610	0	1,185,610
2010	0	0	1,195,730	1,195,730	1,195,730	0	1,195,730
2009	0	0	1,917,380	1,917,380	1,917,380	0	1,917,380
2008	0	0	2,914,629	2,914,629	2,914,629	0	2,914,629
2007	429,695	0	2,914,629	3,344,324	3,344,324	0	3,344,324
2006	429,695	0	1,760,825	2,190,520	2,190,520	0	2,190,520
2005	439,806	0	1,390,125	1,829,931	1,829,931	0	1,829,931
2004	439,796	0	1,112,100	1,551,896	1,551,896	0	1,551,896
2003	303,308	0	648,725	952,033	952,033	0	952,033
2002	303,308	0	648,725	952,033	952,033	0	952,033
2001	303,308	0	648,725	952,033	952,033	0	952,033
2000	303,308	0	426,305	729,613	729,613	0	729,613
1999	303,308	0	426,305	729,613	729,613	0	729,613
1998	202,678	0	426,305	628,983	628,983	0	628,983
1997	202,678	0	389,235	591,913	591,913	0	591,913
1996	184,253	0	389,235	573,488	573,488	0	573,488
1995	184,253	0	389,235	573,488	573,488	0	573,488
1994	184,253	0	389,235	573,488	573,488	0	573,488
1993	184,253	0	389,235	573,488	573,488	0	573,488
1992	184,253	0	389,235	573,488	573,488	0	573,488
1991	184,253	0	389,235	573,488	573,488	0	573,488
1990	145,866	0	375,334	521,200	521,200	0	521,200
1989	145,866	0	370,700	516,566	516,566	0	516,566
1988	0	0	833,178	228,351	228,351	0	228,351
1987	377,632	0	133,452	511,084	511,084	0	511,084
1986	377,236	0	133,452	510,688	510,688	0	510,688
1985	133,011	0	75,768	208,779	208,779	0	208,779
1984	127,432	0	75,768	203,200	203,200	0	203,200
1983	127,432	0	75,768	203,200	203,200	0	203,200



1982	76,399	0	75,768	152,167	152,167	0	152,167
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### 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
4/16/2010	2461 / 1568	100	CT	12
5/27/2004	2011 / 1214	16,300,000	WD	M

This page has been visited 57,368 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

---

**Property Record Card -  
Map portion under construction.**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

Alternate Key: 1000761 Parcel ID: 00000750-000000

**Ownership Details**

**Mailing Address:**  
M AND I REGIONAL PROPERTIES LLC  
C/O JOSEPH ALBURY ESQ  
309 WHITEHEAD ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 206 WILLIAM ST KEY WEST  
**Legal Description:** KW PT LOT-1 SQR-11 OR38-456/457 (PARCEL B) OR1193-1191/93 OR1286-1646/48R/S OR2011-1214/18 OR2101-669/71 OR2461-1568/77C/T

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	8,424.00 SF

### Appraiser Notes

2007-03-28 PARCEL IN PART OF OLD JABOURS TRAILER PARK.DKRAUSE

### 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
2011	0	0	690,161	690,161	690,161	0	690,161
2010	0	0	700,304	700,304	700,304	0	700,304
2009	0	0	1,075,511	1,075,511	1,075,511	0	1,075,511
2008	0	0	1,558,440	1,558,440	1,558,440	0	1,558,440
2007	0	0	1,558,440	1,558,440	1,558,440	0	1,558,440
2006	0	0	800,280	800,280	800,280	0	800,280
2005	0	0	631,800	631,800	631,800	0	631,800
2004	0	0	505,440	505,440	505,440	0	505,440
2003	0	0	294,840	294,840	294,840	0	294,840
2002	0	0	294,840	294,840	294,840	0	294,840
2001	0	0	294,840	294,840	294,840	0	294,840
2000	0	0	193,752	193,752	193,752	0	193,752
1999	0	0	193,752	193,752	193,752	0	193,752
1998	0	0	193,752	193,752	193,752	0	193,752
1997	0	0	176,904	176,904	176,904	0	176,904
1996	0	0	176,904	176,904	176,904	0	176,904
1995	0	0	176,904	176,904	176,904	0	176,904
1994	0	0	176,904	176,904	176,904	0	176,904
1993	0	0	176,904	176,904	176,904	0	176,904
1992	0	0	176,904	176,904	176,904	0	176,904
1991	0	0	176,904	176,904	176,904	0	176,904
1990	0	0	255,879	255,879	255,879	0	255,879
1989	0	0	252,720	252,720	252,720	0	252,720
1988	72,507	0	155,844	228,351	228,351	0	228,351
1987	0	0	60,653	60,653	60,653	0	60,653
1986	0	0	60,653	60,653	60,653	0	60,653
1985	0	0	34,538	34,538	34,538	0	34,538
1984	0	0	34,538	34,538	34,538	0	34,538
1983	0	0	34,538	34,538	34,538	0	34,538
1982	0	0	34,538	34,538	34,538	0	34,538

## 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
4/16/2010	2461 / 1568	100	CT	12
5/27/2004	2011 / 1214	1	WD	M

This page has been visited 57,369 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

**Property Record Card -  
Map portion under construction.**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

Alternate Key: 1000779 Parcel ID: 00000760-000000

**Ownership Details**

**Mailing Address:**  
M AND I REGIONAL PROPERTIES LLC  
C/O JOSEPH ALBURY ESQ  
309 WHITEHEAD ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 233 ELIZABETH ST KEY WEST  
**Legal Description:** KW PT LOTS 1 AND 2 SQR 11 OR5-318/320 (PARCEL A) OR1193-1191/93WILL OR1286-1649/51R/S OR2011-1214/18 OR2101-669/71 OR2461-1568/77C/T

**Parcel Map (Click to open dynamic parcel map)**



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	12,679.00 SF

**Appraiser Notes**

JABOUR RENTAL R V PARK 10 PERM SITES 47 R V SITES DUF IS LAUNDRY AND TWO BATHS

**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
2011	0	0	898,713	898,713	898,713	0	898,713
2010	0	0	909,186	909,186	909,186	0	909,186
2009	0	0	1,428,321	1,428,321	1,428,321	0	1,428,321
2008	0	0	2,108,223	2,108,223	2,108,223	0	2,108,223
2007	251,454	0	2,108,223	2,359,677	2,359,677	0	2,359,677
2006	255,954	0	1,202,890	1,458,844	1,458,844	0	1,458,844
2005	255,954	0	949,650	1,205,604	1,205,604	0	1,205,604
2004	249,687	0	759,720	1,009,407	1,009,407	0	1,009,407
2003	199,309	0	443,170	642,479	642,479	0	642,479
2002	143,478	0	443,170	586,648	586,648	0	586,648
2001	143,478	0	443,170	586,648	586,648	0	586,648
2000	143,478	0	291,226	434,704	434,704	0	434,704
1999	143,478	0	291,226	434,704	434,704	0	434,704
1998	104,982	0	291,226	396,208	396,208	0	396,208
1997	100,711	0	265,902	366,613	366,613	0	366,613
1996	94,416	0	265,902	360,318	360,318	0	360,318
1995	94,416	0	265,902	360,318	360,318	0	360,318
1994	94,416	0	265,902	360,318	360,318	0	360,318
1993	94,416	0	265,902	360,318	360,318	0	360,318
1992	95,483	0	265,902	361,385	361,385	0	361,385
1991	95,483	0	265,902	361,385	361,385	25,500	335,885
1990	77,491	0	256,406	333,897	333,897	25,500	308,397
1989	77,491	0	253,240	330,731	330,731	25,500	305,231
1988	0	0	399,791	228,351	228,351	25,500	202,851
1987	49,904	0	90,468	140,372	140,372	25,500	114,872
1986	50,186	0	90,468	140,654	140,654	25,500	115,154
1985	48,254	0	44,625	92,879	92,879	25,500	67,379
1984	45,449	0	44,625	90,074	90,074	25,500	64,574
1983	45,449	0	44,625	90,074	90,074	25,500	64,574
1982	46,285	0	44,625	90,910	90,910	25,500	65,410



**Parcel Sales History**

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/16/2010	2461 / 1568	100	CT	12
5/27/2004	2011 / 1214	1	WD	M

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Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

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**Property Record Card -  
Map portion under construction.**

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

Alternate Key: 1000825 Parcel ID: 00000810-000000

**Ownership Details**

**Mailing Address:**  
M AND I REGIONAL PROPERTIES LLC  
C/O JOSEPH ALBURY ESQ  
309 WHITEHEAD ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 77 - CLUBS,LODGES (PC/LIST)  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 225 ELIZABETH ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 11 G31-73-74 OR2310-2397/99 OR2310-2401/03 OR2461-1568/77C/T

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	113	5,650.00 SF

**Appraiser Notes**

TPP 8524897 - VETERAN OF FOREIGN WARS #3911 TPP 8819412 - FIRST FEDERAL LEASING (LEASED EQ)

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
03-1200	04/04/2003	08/01/2003	3,800		REPLACED EXISTING SEWER
00-0158	01/18/2000	11/02/2000	7,350		21 SQS V-CRIMP

**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
2011	0	0	554,254	554,254	554,254	0	554,254
2010	358,506	8,124	564,299	930,929	930,929	0	930,929
2009	369,537	8,124	940,725	1,318,386	1,318,386	0	1,318,386
2008	369,537	8,124	1,045,250	1,422,911	1,422,911	0	1,422,911
2007	256,348	8,124	1,045,250	1,309,722	1,309,722	1,008,486	301,236
2006	256,348	8,124	536,750	801,222	801,222	616,941	184,281
2005	270,996	8,260	423,750	703,006	703,006	541,315	161,691
2004	270,959	8,396	339,000	618,355	618,355	476,133	142,222
2003	251,018	8,532	134,188	393,738	393,738	303,178	90,560
2002	251,018	8,668	134,188	393,874	393,874	303,283	90,591
2001	251,018	8,804	134,188	394,010	394,010	303,388	90,622
2000	250,169	3,707	120,063	373,939	373,939	287,933	86,006
1999	250,169	3,928	120,063	374,160	374,160	288,103	86,057
1998	167,169	4,089	120,063	291,321	291,321	224,317	67,004
1997	167,169	4,310	108,763	280,242	280,242	215,786	64,456
1996	151,972	4,471	108,763	265,206	265,206	204,208	60,998
1995	151,972	4,691	108,763	265,426	265,426	204,378	61,048
1994	151,972	4,852	108,763	265,587	265,587	204,501	61,086
1993	151,972	5,091	108,763	265,826	265,826	204,686	61,140
1992	151,972	5,275	108,763	266,010	266,010	204,827	61,183
1991	151,972	5,513	108,763	266,248	266,248	205,010	61,238
1990	128,605	5,690	108,763	243,058	243,058	187,154	55,904
1989	128,605	5,934	107,350	241,889	241,889	186,254	55,635
1988	113,230	5,092	94,638	212,960	212,960	163,979	48,981
1987	111,422	5,276	40,680	157,378	157,378	116,459	40,919
1986	121,743	5,981	40,680	168,404	168,404	124,618	43,786
1985	171,202	6,186	24,578	201,966	201,966	149,454	52,512
1984	129,788	6,236	24,578	160,602	160,602	118,845	41,757

<b>1983</b>	129,788	6,236	24,578	160,602	160,602	118,845	41,757
<b>1982</b>	81,874	6,236	24,578	112,688	112,688	83,389	29,299

### Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/16/2010	2461 / 1568	100	CT	12
5/17/2007	2310 / 2401	3,000,000	WD	Z

This page has been visited 57,385 times.

Monroe County Property Appraiser  
Karl D. Borglum  
P.O. Box 1176  
Key West, FL 33041-1176

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

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

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**Property Record View**

Alternate Key: 1000850 Parcel ID: 00000840-000000

Website tested on  
Internet Explorer.  
Requires Adobe Flash  
10.3 or higher

**Ownership Details**

**Mailing Address:**  
M AND I REGIONAL PROPERTIES LLC  
501 E KENNEDY BLVD 9TH FL  
TAMPA, FL 33602-5254

**Property Details**

**PC Code:** 10 - VACANT COMMERCIAL  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 701 CAROLINE ST KEY WEST  
709 CAROLINE ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 11 G74-492/493 OR635-341 OR837-1110 OR1185-426 OR1847-1948/50 OR2265-1845 OR2495-1752/54C/T OR2503-13/16C



2007-09-11 DEMO COMPLETE SEE PICS.DKRAUSE

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-0409	02/19/2004	12/13/2004	7,000		
	04-0566	03/04/2004	12/13/2004	10,000		
	9602572	06/01/1996	12/01/1996	1,500		SIGN
1	9801288	05/01/1998	01/01/1999	2,000	Commercial	INSTALL FRAME & AWNING
1	9803491	01/21/1999	08/16/1999	3,000	Commercial	PAINT EXTERIOR OF BLDG
1	9902055	06/16/1999	08/16/1999	1,800	Commercial	REPL CENTRAL AC ON ROOF
	03-0616	05/12/2003	07/21/2003	85,000		REMODELED INTERIOR
	0003952	12/08/2000	12/19/2000	1,500		PAINT BUILDING
	04-2702	08/18/2004	12/13/2004	14,385		GRAVEL ROOF
	05-0771	03/10/2005	10/13/2005	10,000		replace two 2-ton a/c on roof
	9903636	10/27/1999	12/15/1999	4,800		ROOF

**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
2011	0	0	835,204	835,204	835,204	0	835,204
2010	726,155	4,267	845,405	1,575,827	1,575,827	0	1,575,827
2009	762,015	4,267	1,321,993	2,088,275	2,088,275	0	2,088,275
2008	762,015	4,267	2,106,225	2,872,507	2,872,507	0	2,872,507
2007	591,516	4,267	2,106,225	2,702,008	2,702,008	0	2,702,008
2006	615,744	4,267	1,081,575	1,701,586	1,701,586	0	1,701,586
2005	524,487	4,289	853,875	1,382,651	1,382,651	0	1,382,651
2004	530,508	4,311	683,100	1,217,919	1,217,919	0	1,217,919
2003	530,508	4,332	270,394	805,234	805,234	0	805,234
2002	530,508	4,354	270,394	805,256	805,256	0	805,256
2001	512,405	4,376	270,394	787,175	787,175	0	787,175
2000	547,896	2,681	241,931	792,508	792,508	0	792,508
1999	551,846	2,688	241,931	796,465	796,465	0	796,465
1998	368,642	2,694	241,931	613,267	613,267	0	613,267
1997	368,642	2,701	219,161	590,504	590,504	0	590,504
1996	290,446	2,708	219,161	512,315	512,315	0	512,315
1995	290,446	2,715	219,161	512,322	512,322	0	512,322
1994	296,514	2,722	219,161	518,397	518,397	0	518,397
1993	296,514	2,838	219,161	518,513	518,513	0	518,513
1992	226,028	2,955	219,161	448,144	448,144	0	448,144



1991	226,028	3,072	219,161	448,261	448,261	0	448,261
1990	121,712	0	63,814	185,526	185,526	0	185,526
1989	121,712	0	62,985	184,697	184,697	0	184,697
1988	111,471	0	55,526	166,997	166,997	0	166,997
1987	109,248	0	23,868	133,116	133,116	0	133,116
1986	109,598	0	23,868	133,466	133,466	0	133,466
1985	105,458	0	13,497	118,955	118,955	0	118,955
1984	84,039	0	13,497	97,536	97,536	0	97,536
1983	84,039	0	13,497	97,536	97,536	0	97,536
1982	70,196	0	13,497	83,693	83,693	0	83,693

### Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/1/2011	2503 / 13	0	CT	11
12/9/2010	2495 / 1752	100	CT	12
5/5/2006	2265 / 1845	3,800,000	WD	Q
12/13/2002	1847 / 1948	1,500,000	WD	Q
9/1/1991	1185 / 426	550,000	WD	Q

This page has been visited 11,468 times.

Monroe County Property Appraiser  
Karl D. Borlum  
P.O. Box 1176  
Key West, FL 33041-1176

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

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

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

**Request:** Major Development Plan - 223 Elizabeth Street (RE# 00000710-000101, 00000710-000102, 00000720-000000, 00000730-000000, 00000740-000000, 00000750-000000, 00000760-000000, 00000810-000000, 00000840-000000) – A request to construct a hotel complex in the HRCC-1 zoning district per Section 108-91 A. 2. (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

<b>Applicant:</b>	Harborside, LLC	<b>Owner:</b>	M&I Regional Properties, LLC
<b>Project Location:</b>	223 Elizabeth	<b>Date of Hearing:</b>	Thursday, July 19, 2012
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online 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 Carlene Smith at [cesmith@keywestcity.com](mailto:cesmith@keywestcity.com) .**

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

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

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

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

**Request:** Major Development Plan - 223 Elizabeth Street (RE# 00000710-000101, 00000710-000102, 00000720-000000, 00000730-000000, 00000740-000000, 00000750-000000, 00000760-000000, 00000810-000000, 00000840-000000) – A request to construct a hotel complex in the HRCC-1 zoning district per Section 108-91 A. 2. (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

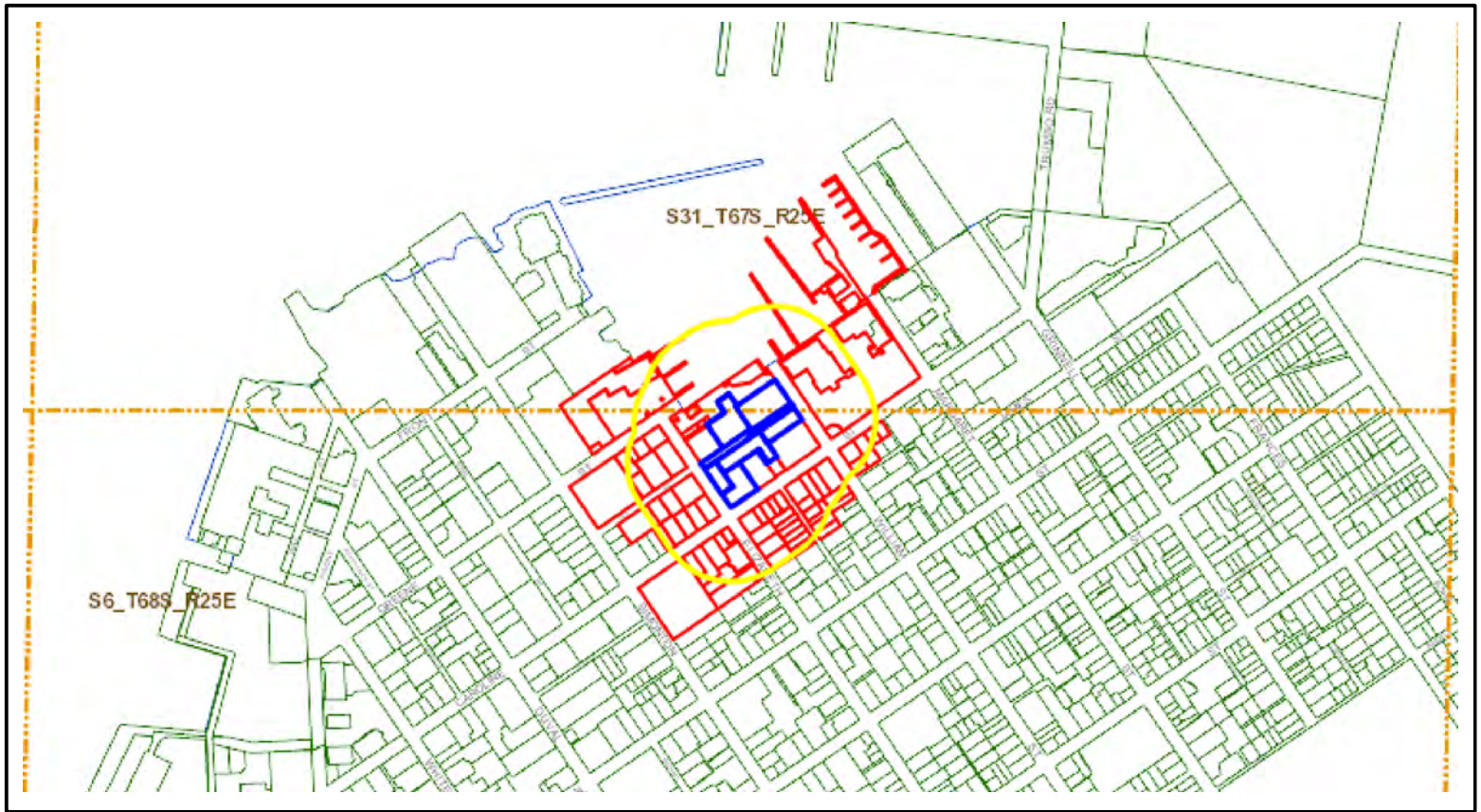
<b>Applicant:</b>	Harborside, LLC	<b>Owner:</b>	M&I Regional Properties, LLC
<b>Project Location:</b>	223 Elizabeth	<b>Date of Hearing:</b>	Thursday, July 19, 2012
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# Monroe County, Florida

## 223 Elizabeth

Printed: Jul 03, 2012

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
1 200 ELIZABETH STREET LLC	32 EAST 39TH ST		NEW YORK	NY	10016	
2 316 ELIZABETH STREET LLC	4540 PGA BLVD STE 216		PALM BEACH GA	FL	33418-3945	
3 616 CAROLINE CONDOMINIUM	616 CAROLINE ST		KEY WEST	FL	33040	
4 616 GREEN STREET LLC	616 GREENE ST		KEY WEST	FL	33040	
5 621 CAROLINE STREET LLC	520 SOUTHARD ST		KEY WEST	FL	33040-6895	
6 710 CAROLINE STREET LLC	1009 SIMONTON ST		KEY WEST	FL	33040	
7 ANDERSON JACK K AND LILIANE	PO BOX 1944		KEY WEST	FL	33041-1944	
8 BARRY WILLIAM MCLEAN	618 DEY ST		KEY WEST	FL	33040	
9 BENDER WILLIAM D AND RHONDA H	315 PEACON LN		KEY WEST	FL	33040	
10 BENNETT G DOUGLAS A/K/A BENNETT GEORGE DOUGLA	706 CAROLINE ST		KEY WEST	FL	33040	
11 BERNHARDT STEPHEN	20 W HILL ST		BALTIMORE	MD	21230-3815	
12 BRINGLE STEVEN A AND JUDY M	912 GEORGIA ST		KEY WEST	FL	33040	
13 CALABRO DANIEL J	PO BOX 1857 STE H		BRIDGEHAMPTON	NY	11932-1857	
14 CALLEJA JOHN F AND ALICE	1404 PETRONIA ST		KEY WEST	FL	33040	
15 CAROLINE STREET CONDOMINIUM	718 CAROLINE ST		KEY WEST	FL	33040	
16 CATES LINDA MARIE	309 WILLIAM ST		KEY WEST	FL	33040	
17 CONKLE WILLIAM H JR ESTATE	823 EATON ST		KEY WEST	FL	33040	
18 COOPER EDWIN J JR AND JENNIFER J	4592 WINDWARD COVE LN		WELLINGTON	FL	33449-7400	
19 CRUZ JOHN D AND ORQUIDIA M	310 PEACON LN		KEY WEST	FL	33040	
20 CURRY RICHARD G	P O BOX 4073		KEY WEST	FL	33041	
21 CYPRESS HOUSE KEY WEST LLC	725 TRUMAN AVE		KEY WEST	FL	33040-6423	
22 DAJULD1 LLC	1340 POTOMAC SCHOOL RD		MC LEAN	VA	22101	
23 DEFERRARI RONALD H REV TR 8/9/1997	PO BOX 6688		OZONA	FL	34660-6688	
24 DEPOO KATHRYN MICHELLE T/C	1217 KNOWLES LN		KEY WEST	FL	33040-3307	
25 DISDIER JAMES L AND KAREN L	PO BOX 6521		KEY WEST	FL	33041-6521	
26 DOCTORS MARC AND MARY	3523 QUESADA ST NW		WASHINGTON	DC	20015-2507	
27 DOLPHIN WATCH VI LLC	3618 EL CENTRO ST		ST PETE BEACH	FL	33706	
28 DONOVAN BRIAN K	615 CAROLINE ST		KEY WEST	FL	33040	
29 FINSTAD JANE SMART	307 PEACON LN		KEY WEST	FL	33040	
30 GALLETTA PROPERTY GROUP LLC	3266 PACETTI RD		SAINT AUGUSTIN	FL	32092-0486	
31 GOLD HEIDI B	630 DEY ST		KEY WEST	FL	33040	
32 HALL JOSEPH M	301 ELIZABETH ST		KEY WEST	FL	33040	
33 HARDING HILARY	311 PEACON LN		KEY WEST	FL	33040	
34 HENDRY TIFFANY	32 EAST 39TH ST		NEW YORK	NY	10016	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 HOUSING AUTHORITY OF CITY OF KEY WEST	1400 KENNEDY DR		KEY WEST	FL	33040	
36 KEY WEST HAND PRINT FABRICS LTD	201 FRONT ST	STE 310	KEY WEST	FL	33040	
37 KORTEJARVI HEIDI	9673 58TH ST N		PINELLAS PARK	FL	33782-3240	
38 LEWIS DELMAR J	PO BOX 6316		KEY WEST	FL	33041	
39 M AND I REGIONAL PROPERTIES LLC	309 WHITEHEAD ST		KEY WEST	FL	33040	
40 MARINO MICHAEL	PO BOX 1706		KEY WEST	FL	33041-1706	
41 MCGRAIL PAUL H	205 ELIZABETH ST UNIT 1		KEY WEST	FL	33040-6612	
42 MCSWEEN MICHAEL F AND NANCY	1422 HARMONY ST		NEW ORLEANS	LA	70115	
43 MILLER ALLEN K REVOCABLE LIVING TRUST	806 CAROLINE ST		KEY WEST	FL	33040-6643	
44 MURPHY SUSAN J	1200 4TH ST	UNIT 202	KEY WEST	FL	33040	
45 NOE SASHA	94 PRINCE ST APT 1		NEW YORK	NY	10012-3993	
46 OTT TIMOTHY AND DEBORAH	25 WEST 10TH ROAD		BROAD CHANNEIN	NY	11693	
47 PATYS JANET	1818 MIDDLETOWN		NORTHFORD	CT	06472	
48 PRUETT CINDY C & RANDY B (H/W)	2383 NICOLE		STREVEPORT	LA	71107-7403	
49 PRUETT RANDY B AND CINDY C	2383 NICOLE DR		SHREVEPORT	LA	71107	
50 PURDY JENNIFER J AND HARRY C	353 S LEIPZIG AVE		EGG HARBOR CI	NJ	08215-3729	
51 RANDAZZO DOLORES	16423 92ND ST		HOWARD BEACH	NY	11414-3731	
52 RED DOOR GALLERY INC	812 CAROLINE ST		KEY WEST	FL	33040-6643	
53 ROWAN WILLIAM	321 PEACON LN		KEY WEST	FL	33040	
54 RUST DAVID E	2100 PENNSYLVANIA AVE NW STE 580		WASHINGTON	DC	20037-3220	
55 SACK STANLEY SINCLAIR	308 PEACON LN UPPER		KEY WEST	FL	33040-6848	
56 SCHMITZ HAROLD R AND CATHLEEN M	316 PEACON LN		KEY WEST	FL	33040-6848	
57 SIMPLE BREEZE PROPERTY MANAGEMENT	124 HARBOR VIEW LN		BELLEAIR BLUFF	FL	33770-2605	
58 SKOKO GEORGE JOHN	618 GREENE ST		KEY WEST	FL	33040-6625	
59 SPENCER ROBERT E AND JERRY L	724 CAROLINE ST		KEY WEST	FL	33040	
60 TAGLIAFERRI PAUL V	311 ELIZABETH ST		KEY WEST	FL	33040-6804	
61 UNITED STATES	77 FORSYTH ST	STE 400	ATLANTA	GA	30303	
62 WEITHAS LOUISE TRUST 4/23/2005	317 PEACON LN		KEY WEST	FL	33040-6885	
63 WELF LEONARDO A	219 ELIZABETH STREET		KEY WEST	FL	33040	