



Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: December 15, 2015

Applicant: FMH Builders

Application Number: H15-01-1777

Address: #804 Whitehead Street

Description of Work:

Demolition of existing kiosk in front yard.

Site Facts:

This Certificate of Appropriateness focuses on the demolition of an existing kiosk at the corner of Whitehead and Petronia Street. The kiosk is not historic, as a c.1890 two-story building stood in that location until 1971, when it was destroyed by a fire.

Ordinance Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

This Certificate of Appropriateness proposes the demolition of non-historic kiosk located in the front yard at the corner of Whitehead and Petronia Street.

Staff believes the demolition will not result in the following items:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;

- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition does not affect any building façade.
- (4) Staff does not believe the kiosk will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore this application can be considered for demolition. As the kiosk is not historic, only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

Blds +
FOR 18 2019

HARC PERMIT NUMBER 15-01-1777	BUILDING PERMIT NUMBER 15-4747	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.
SUBSTANTIAL IMPROVEMENT		%
<input type="checkbox"/> YES <input type="checkbox"/> NO		

ADDRESS OF PROPOSED PROJECT:

804 whitehead st

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

HISTORIC TOURS OF AMERICA

PHONE NUMBER 305-294-3225

OWNER'S MAILING ADDRESS:

201 FRONT ST SUITE 310

EMAIL

CONTRACTOR COMPANY NAME:

FMH BUILDERS INC

PHONE NUMBER 305-897-9704

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

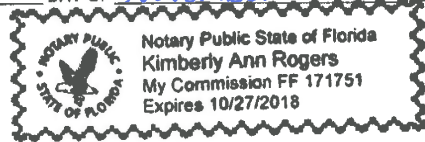
600.00

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> WITHIN FLOOD ZONE _____	
	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC., REMOVAL OF EXISTING TICKET BOOTH

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME: FRANK HERRADA
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.	STATE OF FLORIDA, COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS <u>17</u> DAY OF <u>NOVEMBER</u> , 20 <u>15</u> .
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



11/19/15 7:57:11
\$50.00
\$100.00
3072652
3196

30693 / no cus@Location
See ATTACHE other Sewer - OK

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS
 RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

Open: KEYWBLD Type: 8P Drawer: 1
 Date: 11/19/15 50 Receipt no: 4098
 2015 1001777
 PT * BUILDING PERMITS-NEW
 1.00 \$50.00
 Trans number: 3072651
 CK CHECK 3196 \$100.00
 Trans date: 11/19/15 Time: 7:57:11

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.	<input type="checkbox"/>	<input type="checkbox"/>
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

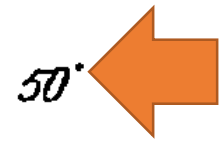
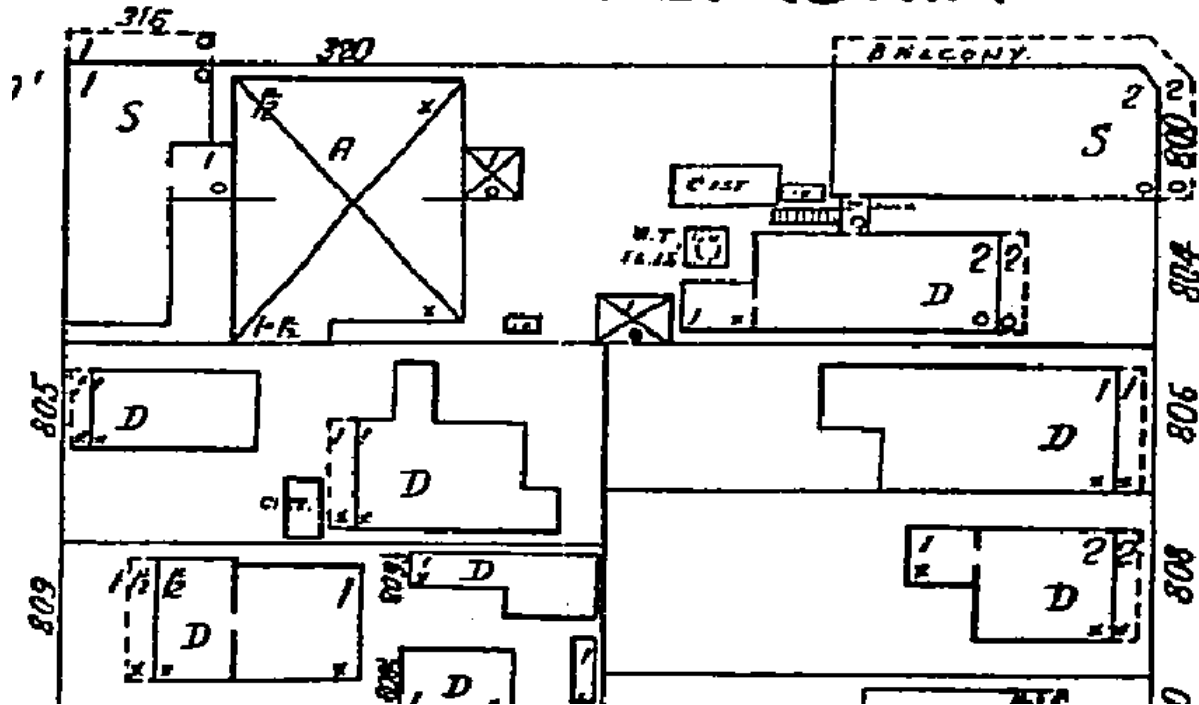
FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURE'S BUILT PRIOR TO 1978.

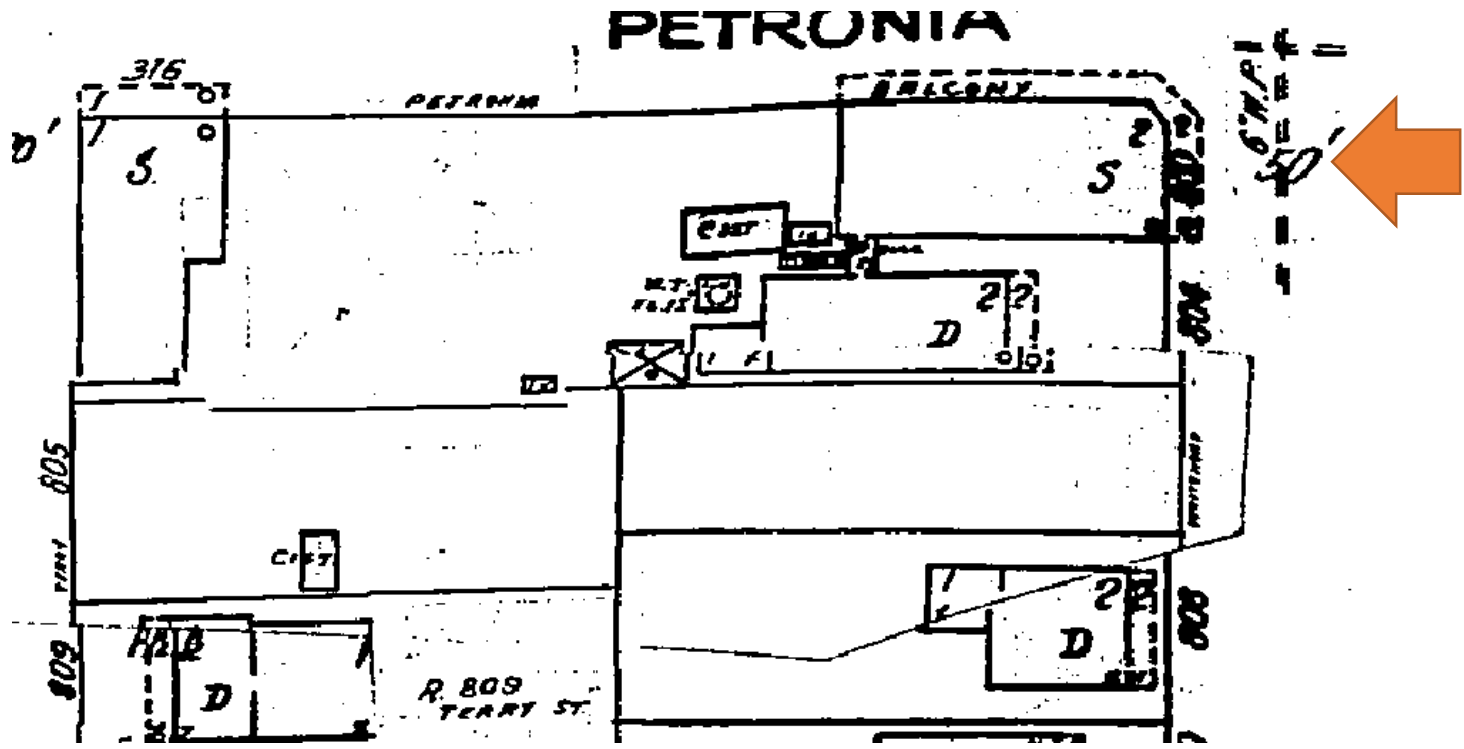
OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CEO OR PL. EXAM. APPROVAL:	
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:		
				DATE:	

SANBORN MAPS

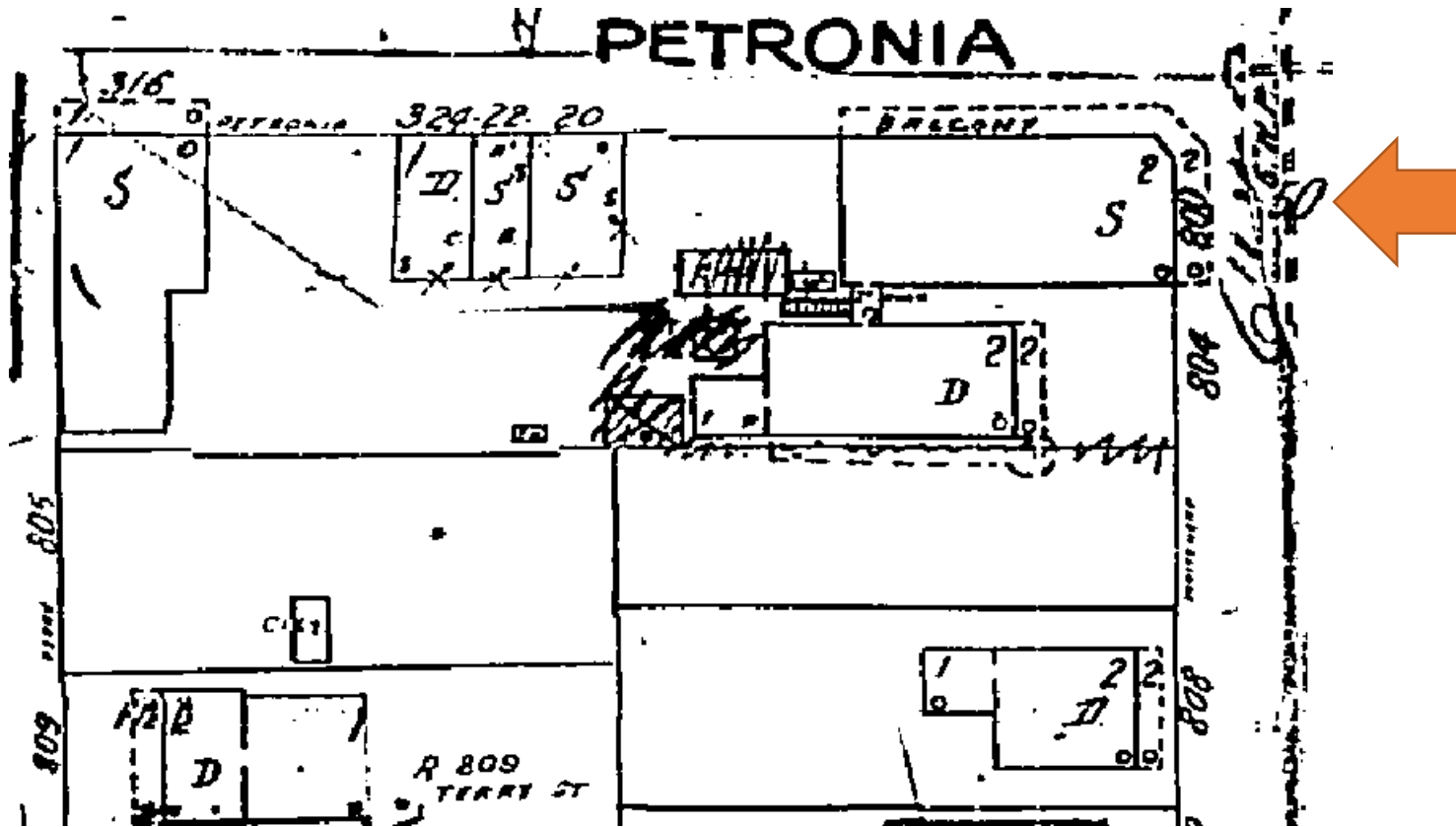
PETRONIA



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

3-31-71
Five



Solona Building, 800 Whitehead Street, c.1890. Monroe County Public Library.



Property Appraiser's Photo, c.1965. Monroe County Public Library.



Fire at Padron's Grocery at 800 Whitehead in March 1971. Monroe County Public Library.



Fire at Padron's Grocery at 800 Whitehead in March 1971. Monroe County Public Library.



BOARD HERE

THE OLD TOWN
TROLLEY

WATER

ONE WAY



101

BOARD HERE

OLD TOWN
TROLLEY

BAHAMA
VILLAGE
MARKET



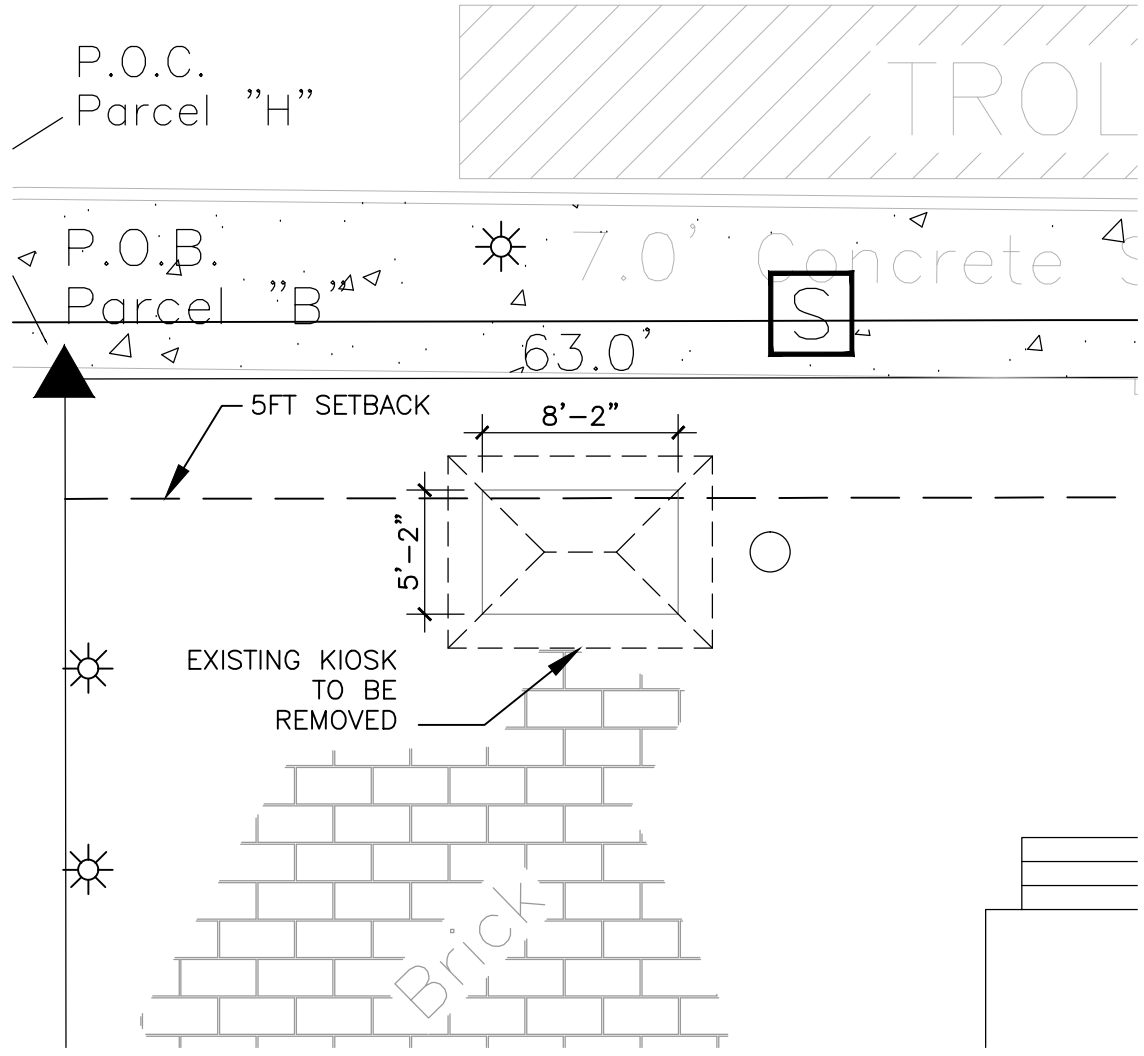
BOARD HERE

OLD TOWN
TROLLEY

BAHAMA
VILLAGE
MARKET

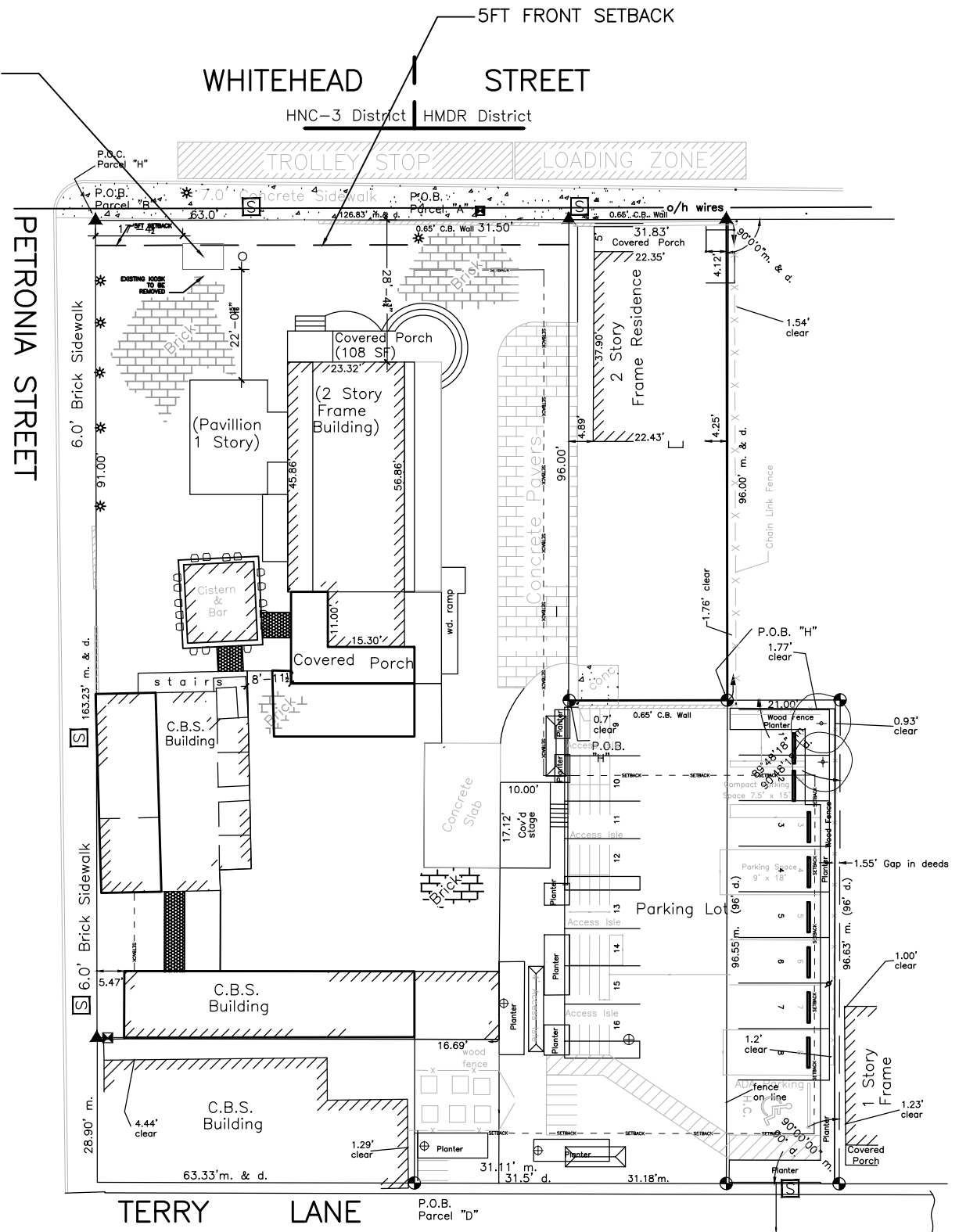
NO
PARKING
ANY
TIME

PROPOSED DESIGN

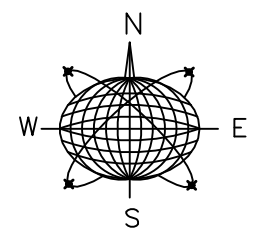


2 KIOSK LOCATIONS
 CS-1 SCALE: 1"= 30'-0"

LOCATION OF EXISTING KIOSK
 112 SQ. FT.
 8'-2" X 5'-2"



1 KIOSK SITE PLAN
 CS-1 SCALE: 1"= 30'-0"



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
 PE #58315

BAHAMA VILLAGE
MARKET
 WHITEHEAD STREET AND PETRONIA
 KEY WEST, FLORIDA

Drawn By: JMT Checked By: RJM
 Revisions:

Title:
 KIOSK SITE PLAN

Sheet Number:
CS-1

Date: NOVEMBER 6, 2015

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

DEMOLITION OF EXISTING KIOSK IN FRONT YARD.

FOR- #804 WHITEHEAD STREET

Applicant – FMH Builders

Application #H15-01-1777

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

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 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1014401 Parcel ID: 00014010-000100

Ownership Details

Mailing Address:

HISTORIC TOURS OF AMERICA INC
201 FRONT ST
KEY WEST, FL 33040-8313

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 11KW

Affordable Housing: No

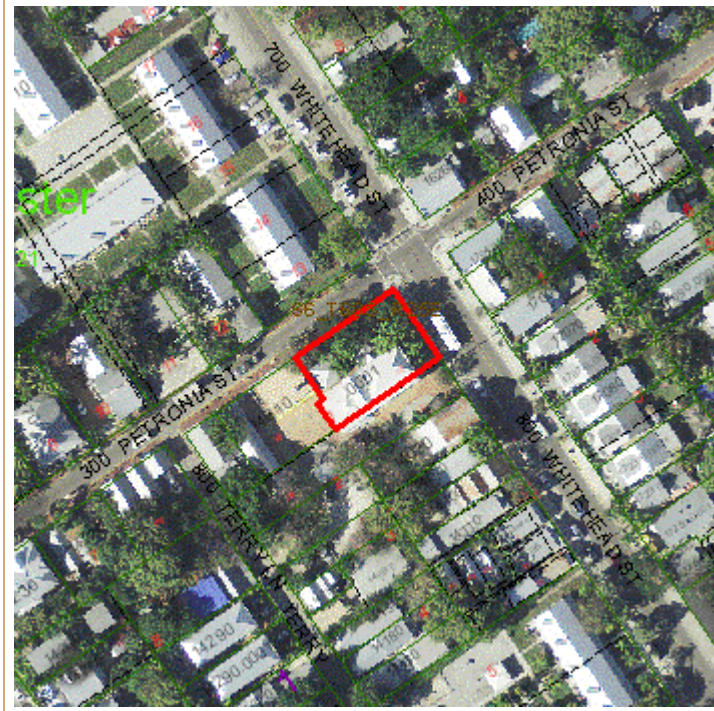
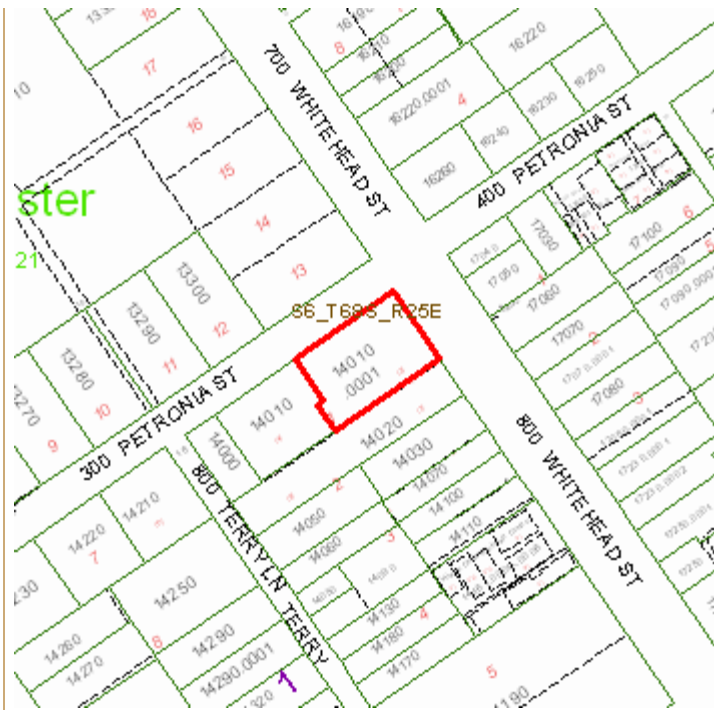
Section-Township-Range: 06-68-25

Property 802 WHITEHEAD ST KEY WEST

Location: 804 WHITEHEAD ST KEY WEST

Legal Description: KW PT LOTS 1 & 2 SQR 1 TR 3 B3-6 G22-421/425/429 G44-427/428 BOOK OF WILLS C-408/409 CO JUDGES DOCKET 11-10 OR500-503 OR500-508 OR602-437/39 OR805-1099/1101 OR1143-338D/C OR1295-1572/73 OR1344-1666/7 OR2133-389/393 OR2718-2117/21

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100d - COMMERCIAL DRY	63	93	5,782.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2250
 Year Built: 1927

Building 1 Details

Building Type
Effective Age 35
Year Built 1927
Functional Obs 0

Condition A
Perimeter 296
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 46
Grnd Floor Area 2,250

Inclusions:

Roof Type
Heat 1
Heat Src 1

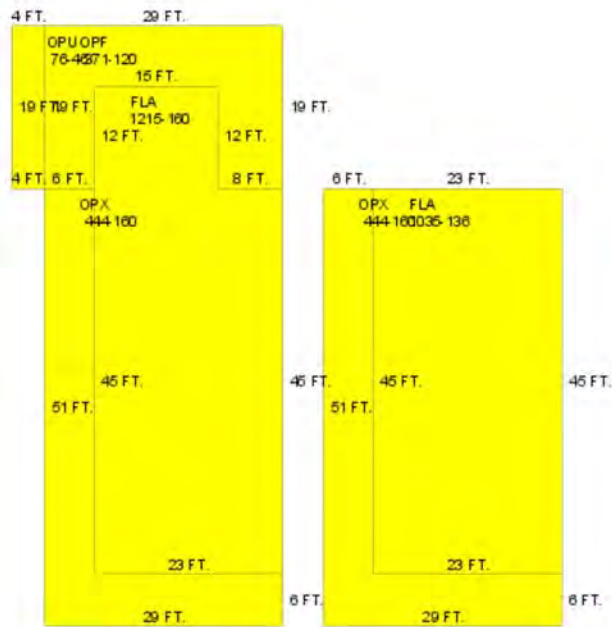
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 3
3 Fix Bath 3
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 12

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1927					1,215
2	OPF		1	1999					371
3	OPX		1	1927					444
4	OPU		1	1999					76
5	FLA		1	1927					1,035
6	OPX		1	1927					444

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2612	1 STY STORE-A	100	Y	Y
	2613	APTS-A	100	N	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN3:WROUGHT IRON	276 SF	0	0	1944	1945	1	60
2	PT3:PATIO	345 SF	0	0	1999	2000	2	50
3	PT2:BRICK PATIO	5,652 SF	0	0	1999	2000	2	50
4	TK2:TIKI	255 SF	17	15	1999	2000	4	40
5	TK2:TIKI	368 SF	23	16	1999	2000	4	40
6	TK2:TIKI	40 SF	8	5	1999	2000	1	40

Appraiser Notes

2003-09-12-M-SALE 1995 WITH AK1014397 & AK1014419 FOR \$322,900 WMC TPP8986704-RENTALS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-222	05/05/2008		320,000	Commercial	INTERIOR AND EXTERIOR RENOVATION.
08-238	05/05/2008		240,000	Residential	CONSTRUCT 1600 SF CONJOINED SINGLE FAMILY RESIDENCE
15-0035	01/12/2015		50,000		REPAIR 100 SF OF SIDING AND PAINT BUILDING
9701683	07/02/1997	04/30/1999	1		DEMO INTERIOR
9703571	10/31/1997	04/30/1999	1,500		RELOCATION OF BOOTH
9702296	11/19/1997	04/30/1999	105,000		RENOVATION OF APARTMENTS
9704084	12/04/1997	04/30/1999	450		NEW SEWER LINE
9802240	07/17/1998	04/30/1999	14,690		17 NEW FIXTURES
9802419	08/19/1998	04/30/1999	1,000		SIGNS
9802589	08/21/1998	04/30/1999	2,200		WATER/SEWER LINE
9803109	10/06/1998	04/30/1999	10,000		ELECTRICAL
9803341	10/26/1998	04/30/1999	2,500		ELECTRICAL
9702958	12/29/1998	04/30/1999	48,000		ROOFING
9702296	01/26/1999	04/30/1999	105,000		RENOVATIONS
9900704	02/26/1999	04/30/1999	500		ELECTRICAL
9900687	03/02/1999	04/30/1999	10,000		FINISH INTERIOR WORK
9902690	09/25/1999	12/31/1999	800		SIGN
02-3095	11/15/2002	10/30/2003	300		SIGN

04-0354	02/06/2004	11/22/2004	500	ELECTRICAL
04-0560	02/25/2004	11/22/2004	1,000	NEW SERVING STATION

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
2015	227,563	41,686	517,808	787,057	787,057	0	787,057
2014	227,563	38,964	499,315	765,842	727,185	0	765,842
2013	239,540	40,117	381,421	661,078	661,078	0	661,078
2012	239,540	41,185	381,421	662,146	662,146	0	662,146
2011	239,540	42,338	508,562	790,440	790,440	0	790,440
2010	255,509	43,407	446,957	745,873	745,873	0	745,873
2009	255,509	44,560	582,114	882,183	882,183	0	882,183
2008	255,509	45,630	731,750	1,032,889	1,032,889	0	1,032,889
2007	196,231	46,782	731,750	974,763	974,763	0	974,763
2006	196,231	47,851	526,860	755,474	755,474	0	755,474
2005	254,808	49,003	439,050	641,006	641,006	0	641,006
2004	254,799	50,073	668,250	641,006	641,006	0	641,006
2003	254,799	51,225	267,300	641,006	641,006	0	641,006
2002	254,799	52,293	267,300	610,482	610,482	0	610,482
2001	254,799	53,447	267,300	610,482	610,482	0	610,482
2000	239,233	18,921	222,750	480,904	480,904	0	480,904
1999	71,334	3,647	136,323	298,282	298,282	0	298,282
1998	74,159	3,647	136,323	288,045	288,045	0	288,045
1997	74,159	3,647	120,285	260,336	260,336	0	260,336
1996	70,628	3,647	120,285	211,643	211,643	0	211,643
1995	70,628	3,647	120,285	211,643	211,643	0	211,643
1994	70,628	3,647	120,285	201,988	201,988	25,500	176,488
1993	70,995	252	120,285	198,657	198,657	25,500	173,157
1992	86,614	268	120,285	215,855	215,855	25,500	190,355
1991	86,614	280	120,285	215,868	215,868	25,500	190,368
1990	75,438	292	98,233	181,536	181,536	25,000	156,536
1989	75,438	308	96,228	171,974	171,974	25,000	146,974
1988	49,593	224	80,190	130,007	130,007	25,000	105,007
1987	48,995	232	69,498	118,725	118,725	25,000	93,725
1986	49,260	244	64,152	113,656	113,656	25,000	88,656
1985	47,795	252	36,324	84,371	84,371	25,000	59,371
1984	31,524	260	36,324	68,108	68,108	25,000	43,108
1983	31,524	272	36,324	68,120	68,120	25,000	43,120
1982	32,144	506	26,864	59,514	59,514	0	59,514

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/19/2014	2718 / 2117	4,355,000	<u>WD</u>	<u>30</u>
1/1/1995	1344 / 1666	1	<u>WD</u>	<u>M</u>
2/1/1994	1295 / 1572	1	<u>WD</u>	<u>M</u>
2/1/1972	805 / 1099	30,000	00	<u>Q</u>

This page has been visited 126,856 times.

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