

**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:** November 16, 2011  
**Agenda Item:** Transient License Transfer from 817 Catherine Street (RE#000029852-000000) in the HNC-2 zoning district to 515 B Louisa Street (RE#00028580-000102) in the HRCC-1 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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**SITE DATA**

**Sender Site**

License Owner: Paul Welch and Cynthia Loprete  
Agent: Barton Smith, P.L.  
Location: 817 Catherine Street (RE#000029852-000000)  
Zoning: Historic Neighborhood Commercial (HNC-2)  
Existing Use: Non-transient residential

**Receiver Site**

Owner: Jim Fraser  
Agent: Barton Smith, P.L.  
Location: 515 Louisa Street, Unit B (RE#00028580-000102)  
Zoning: Historic Residential Commercial Core Duval Street Oceanside (HRCC-3)  
Existing Use: Single Family Residential Condominium  
Proposed Use: Single Occupancy Transient Rental

**BACKGROUND**

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

The receiver site is in a zoning district that permits transient residential use. This property was part of a condominium conversion in September of 2004.

**RELEVANT CODE SECTIONS**

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

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

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

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

**ANALYSIS**

The sender site is a property for which this ordinance was written so as to eliminate nonconformities. The nonconformity of the original use will be eliminated through the transfer of the license. The receiver site is a property that can support transient rental use. The sender site license is from a two bedroom and two bathroom unit. Since the receiver site is a single-family condo unit, to achieve parity with regard to relative size of units, the number of bedrooms will be considered.

**TABLE**

<b>Criteria</b>	<b>Proposal</b>	<b>Complies Yes or No</b>
<b>Sender Site</b>		
Originally had 1 transient and 1 non-transient license	License #11-19375	Yes
The unit is lawful and has been counted in BPAS	N/A, license transfer only	
Remaining # of rooms to remain the same / does not increase BPAS count	The transfer does not increase the BPAS count	Yes
Final use conforms with LDRs	The transfer will reduce the legal non-conformity	Yes

Development review process required for proposed construction / redevelopment	N/A, this is a completed redevelopment	Yes
<b>Receiver Site</b>		
Transient use is allowed or the use is residential	Transient use is allowed in the HRCC-3 zoning district	Yes
Complies with density	Existing duplex with an ESFU of 2.0	Yes
The transient units retain BPAS (ROGO) equivalency	N/A, license transfer only	
New construction is not located in the "V" zone	N/A	
Homeowners or Condo Assoc. has approved	Certificate of Resolution Approving Transient Transfer	Yes
<b>General</b>		
BPAS equivalency is maintained between sender and receiver sites and throughout the properties	Only the license is being transferred	Yes
Transient license equivalency is maintained between sender and receiver sites and throughout the properties	The unit to be used transiently is a condo unit with two bedrooms. To meet requirements of Section 122-1339(b), two licenses will be transferred.	Yes
Complies with general intent	Meets intent of Sections 122-1338 & 122-1339	Yes

**RECOMMENDATION**

The Planning Department recommends **Approval** of the transient transfer of one license originally located at 817 Catherine Street to 515 B, Louisa Street.



# **Draft Resolution**

**RESOLUTION NUMBER 2011 -**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING ONE TRANSIENT BUSINESS TAX RECEIPT TRANSFER FROM PROPERTY LOCATED AT 817 CATHERINE STREET (RE# 00029852-000000) TO PROPERTY LOCATED AT 515 B, LOUISA STREET (RE#00028580-000102), PURSUANT TO SECTION 122-1339 OF THE CODE OF ORDINANCES OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 122-1339 (a) of the Code of Ordinances allows a transient business tax receipt to be transferred from an area where transient uses are prohibited to a receiver site where transient residential use is permitted without the accompanying transfer of the unit; and

**WHEREAS**, Section 122-1339 (b) requires that the planning board consider the relative size of the unit from which the license is transferred and the room configuration of both sites to maintain approximately the same or less net number of occupants; and

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

**WHEREAS**, the sender site consisted of a two bedroom apartment; and

\_\_\_\_\_ Chairman

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

**WHEREAS**, the receiving site is a two bedroom condominium unit; and

**WHEREAS**, the applicant proposed to operate the receiving site as one, two-bedroom transient unit; and

**WHEREAS**, the applicant proposed a transfer of one business tax receipt in order to maintain approximately the same or less net number of occupants.

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

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

**Section 2.** That a transfer of transient business tax receipts, pursuant to Section 122-1339 of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF ONE TRANSIENT BUSINESS TAX RECEIPT FROM PROPERTY LOCATED AT 817 CATHERINE STREET (RE# 00029852-000000) TO ONE TWO BEDROOM UNIT AT PROPERTY LOCATED AT 515 LOUISA STREET, Unit B (RE#00028580-000102), PER THE ATTACHED PLANS with the following conditions:

**Section 3.** Full, complete, and final application for all licenses and permits required for

\_\_\_\_\_ Chairman

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

which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This transfer of one transient business tax receipt does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

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

Read and passed on first reading at a special meeting held this 16th day of November, 2011

\_\_\_\_\_ Chairman

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

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

Draft

\_\_\_\_\_ Chairman

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





# **Application**

BARTON W. SMITH, Esq.  
PRINCIPAL ATTORNEY

COUNSEL AT LAW  
**BARTON SMITH, P.L.**

624 WHITEHEAD STREET  
KEY WEST, FLORIDA 33040

TELEPHONE: (305) 296-7227 • FAX: (305) 296-8448  
WWW.BARTONSMITHPL.COM

PATRICK M. FLANIGAN, Esq.  
ASSOCIATE ATTORNEY

GREGORY S. OROPEZA, Esq.  
ASSOCIATE ATTORNEY

VIA HAND DELIVERY

July 29, 2011

Brendon Cunningham, Planner  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

RE: Transient Transfer Request – 515 Louisa Street, Unit B, Key West, Florida 33040:

Dear Mr. Cunningham,

Please allow this letter and supporting documentation to serve as sender site owners and receiver site owners request to transfer the unassigned transient license number 14004 and accompanying medallion number 270 which was previously associated with 817 Catherine Street, to 515 Louisa Street, Unit B. The receiver site is roughly two hundred (200) square feet smaller in size and maintains the same layout, two bedrooms, two baths as the "sender" site.

The receiver site is a condominium, but the principal owner of the property is also the owner of the neighboring property which together makes up all of the condominium members. Unit, A, also owned by Jim Fraser, the sole principal of 515 Louisa Street, LLC currently maintains a transient license and together will be operated as independent units.

I look forward to working with you on this matter. If you should have any questions, please do not hesitate to contact me regarding same.

Very Truly Yours,



Barton W. Smith, Esq.  
For the Firm



GSO  
Enc.

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

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

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There is also **separate fees** of **\$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 604 Simonton Street. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:  
Development Review Committee (DRC)  
Planning Board



**A. Fill in the following information.**

**Sender Site**

**Receiver Site**

Address of Site

817 Catherine

Address of Site

515 Louisa St. Unit B

RE# 00029852

RE# 00078580 - 000/02

Name(s) of Owner(s):

Charles Talamo

Name(s) of Owner(s):

515 Louisa street, LLC

Name of Agent or Person to Contact:

Barton Smith, Esq.

Name of Agent or Person to Contact:

Barton Smith, P.C.

Address: 624 Whitehead  
St., Key West, FL.

Address: 624 Whitehead  
St., Key West, FL. 33040

Telephone 296-7227

Telephone 296-7227

Email greg@bartonsmithpl.com

Email greg@bartonsmithpl.com

**For Sender Site:**

"Local name" of property N/A Zoning district HMDR

Legal description See Attached Deed

Current use: Single Family Home

Number of existing transient units: 1

Size of site 924 sq Ft Number of existing city transient rental licenses: 1

What is being removed from the sender site? Transient component

What are your plans for the sender site? Single Family Home

**For Receiver Site:**

"Local name" of property N/A Zoning district HRCC - 3

Legal description See Attached Deed

Current use Owner's vacation Home

Size of site: 709 sq Ft Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 0

Existing non-residential floor area N/A

What will be transferred to the receiver site? 1 Transient Unit

What are your plans for the receiver site? To operate transient rentals and continue to use as owner vacation home

**Sender Site  
Information**

**Sender Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME Paul Welch      2. NAME Cynthia Loprete  
ADDRESS 17257 Dolphin Street      ADDRESS Same  
east, Sugarloaf Key  
TELEPHONE(1) 296-7227      TELEPHONE(1) 296-7227  
(2) \_\_\_\_\_      (2) \_\_\_\_\_  
FAX 296-8448      FAX 296-8448

**FOR CORPORATIONS**

A. CORPORATE NAME \_\_\_\_\_  
B. STATE/COUNTRY OF INCORPORATION \_\_\_\_\_  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS  
\_\_\_\_\_  
\_\_\_\_\_

**FOR PARTNERSHIPS**

A. NAME OF PARTNERSHIP: \_\_\_\_\_  
B. STATE OF REGISTRATION: \_\_\_\_\_  
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:  
\_\_\_\_\_

**FOR CORPORATIONS AND PARTNERSHIPS**

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:  
\_\_\_\_\_  
\_\_\_\_\_  
TELEPHONE(S) \_\_\_\_\_ FAX \_\_\_\_\_

**Sender Site  
Verification**

**Signature Page and Verification Form for Sender Site**

I (We) Paul Welch + Cynthia Loprete  
were  
owner(s) or authorized agent of the owner(s) of the real property located at  
817 Catherine St - in the City of Key  
West, Florida, RE# 00029850-00000 state that all of the

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

Signature Cynthia L. Loprete Date: 7/27/11

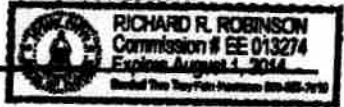
Cynthia L. Loprete seller  
print name designation

Signature x Paul R Welch Date: 7/27/11

x PAUL WELCH  
print name designation

Subscribed and sworn to or affirmed before me on July 27, 2011 by  
Cynthia L. Loprete + Paul Welch personally known to me or  
presenting \_\_\_\_\_ to me as identification.

Richard R. Robinson  
Notary Public Signature, Seal



Name printed Richard R. Robinson Title Notary Public

Commission, Date # EE 013274, Expires August 1, 2014



**Sender Site  
Authorization**

**Agency Authorization Form for Owner of Sender Site**

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

(I/We), Paul Welch + Cynthia Loprete, <sup>print name of owner</sup> ~~were~~ owner(s) of property located at 817 Catherine St., <sup>address</sup> Key West, Florida, RE# 00029850 - 000000, hereby authorize

Barton Smith P.L., <sup>print name of agent</sup> of 624 Whitehead St., <sup>address</sup> to represent me/us and act as agent in all matters regarding the processing of this application for the transfer of transient units and/or licenses.

Cynthia Loprete x. Paul Welch  
Signature

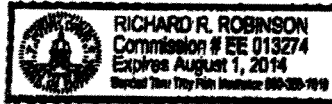
Cynthia L. Loprete x. Paul Welch  
Type or Print Name

Date 7/27/11

Subscribed and sworn to (or affirmed) before me on July 27, 2011 (date)  
by Cynthia L. Loprete + Paul Welch personally known to me or presenting  
as identification.

Notary Public Signature and Seal

Richard R. Robinson



Printed Name of Notary Richard R. Robinson

Commission Number, State, and Expiration Commission # EE 013274, Florida  
Expires - August 1, 2014

**Sender Site  
Deed**

11/17/2009 2:55PM  
DEED DOC STAMP CL: TRINA \$2,100.00

Prepared by and return to:

Barton W Smith, Esq.  
Administrator  
Barton Smith, P.L.  
309 1/2 Whitehead Street  
Key West, FL 33040  
305-296-7227  
File Number: 2009-9  
Will Call No.: # 300,000,000

Doc# 1767239  
Bk# 2440 Pg# 1957

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 16th day of November, 2009 between Paul Welch and Cynthia Loprete whose post office address is 17257 Dolphin Street East, Sugarloaf Key, FL 33070, grantor, and Charles V Talamo, a single man whose post office address is 26 Cisney Avenue, Floral Park, NY 11001, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Tract 12; but now better known as part of Lot 2, in Square of said Tract 12 recorded in Plat Book 1, Page 49, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NW'ly right of way line of Catherine Street with the SW'ly right of way line of Margaret Street, said point being the E'ly corner of said Lot 2, and run thence SW'ly along the NW'ly right of way line of the said Catherine Street for a distance of 62.25 feet to the Point of Beginning; thence continue SW'ly along the NW'ly right of way line of the said Catherine Street for a distance of 30.75 feet, said point being the S'ly corner of the said Lot 2; thence NW'ly and at right angles for a distance of 49.0 feet to the W'ly corner of the said Lot 2; thence NE'ly and at right angles for a distance of 30.75 feet; thence SE'ly and at right angles for a distance of 49.0 feet back to the Point of Beginning.

Parcel Identification Number: 00029850-000000

Property Address: 817 Catherine Street, Key West, Florida 33040

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2008**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Tiffany Garcia

Witness Name: \_\_\_\_\_

[Signature]  
Witness Name: Tiffany Garcia

Witness Name: \_\_\_\_\_

[Signature] (Seal)  
Paul Welch

[Signature] (Seal)  
Cynthia Loprete

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 4th day of November, 2009 by Paul Welch and Cynthia Loprete, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Tiffany Garcia

My Commission Expires: 7.7.2013

MONROE COUNTY  
OFFICIAL RECORDS

**Sender Site  
Survey**

Doc# 1767238  
Bk# 2440 P# 1950

Doc# 1545416  
Bk# 2157 P# 589

# ISLAND RETREAT CONDOMINIUM

## SURVEYOR'S CERTIFICATE

I hereby certify that the survey and plot plan, description, floor plans, graphic descriptions, unit layouts, and other material together with this declaration are in sufficient detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Further, this is a certification that the plot plan, description, graphic description, unit layout and other material in connection herewith and the construction of the improvements is substantially complete other than required repair.


SIGNED



ROBERT E. REECE, PSM #5632, PROFESSIONAL SURVEYOR AND MAPPER, LD #6804

DATE

04/21/04

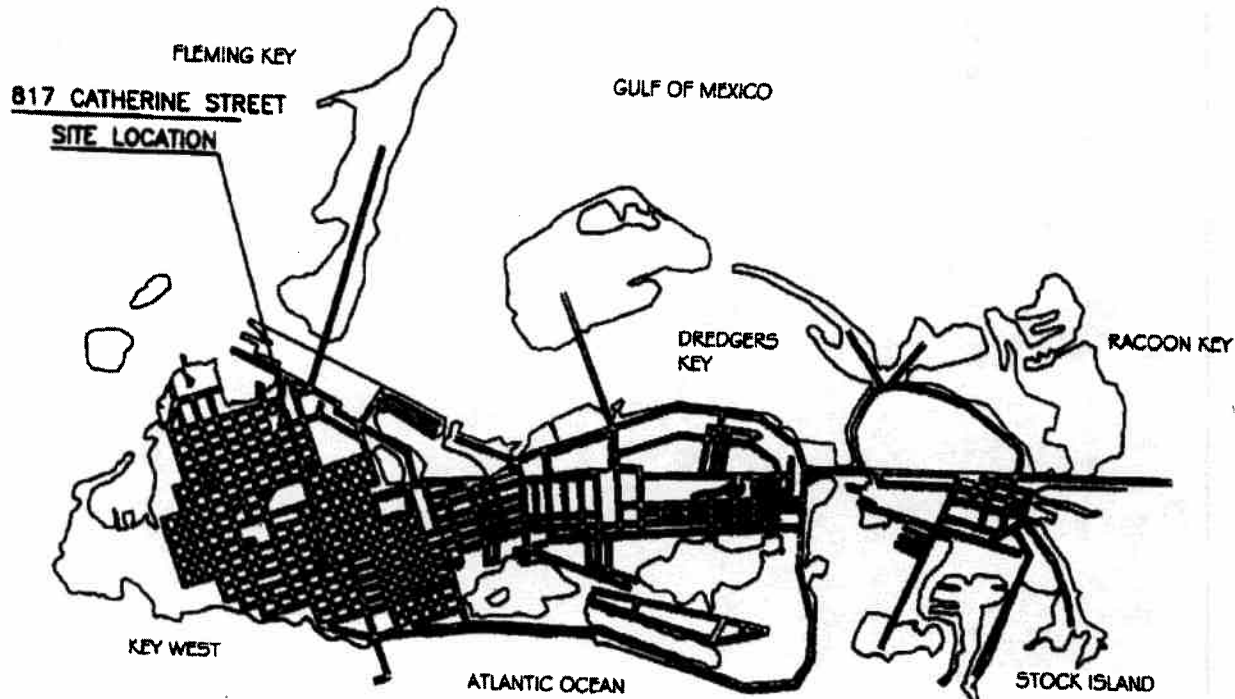
 <b>R. E. REECE, P.A.</b> PROFESSIONAL SURVEYOR AND MAPPER 72 5475 NW 86TH AVE FL 33043 OFFICE 0024-872-1348 FAX 0024-872-3442			
817 CATHERINE STREET, KEY WEST, FL 33040			
CONDOMINIUM SURVEY			
FLOOR PLAN NO.		1716-01	
FLOOR ZONE		A	
NO	SHR	REVISION	BY
001			
SCALE	4" = 1'	DATE	04/21/04
PROJECT	2 OF 7	CREATED BY	RE
		PROJECT NO.	AD02004
		DATE PLOTTED	04/21/04

Doc# 17038  
BKH 244C Pgh 1951

Doc# 1545416  
BKH 2157 Pgh 590

# ISLAND RETREAT CONDOMINIUM

## LOCATION MAP - NTS



**A.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPING  
19 50TH AVE., SUITE 101, FL 33040  
ORTEL 305-875-1340  
FAX 305-875-1342

817 CATHERINE STREET, KEY WEST, FL 33040  
CONDOMINIUM SURVEY  
PROJECT FILE NO. 171621  
FLOOD ZONE #

NO.	DATE	REVISION	BY

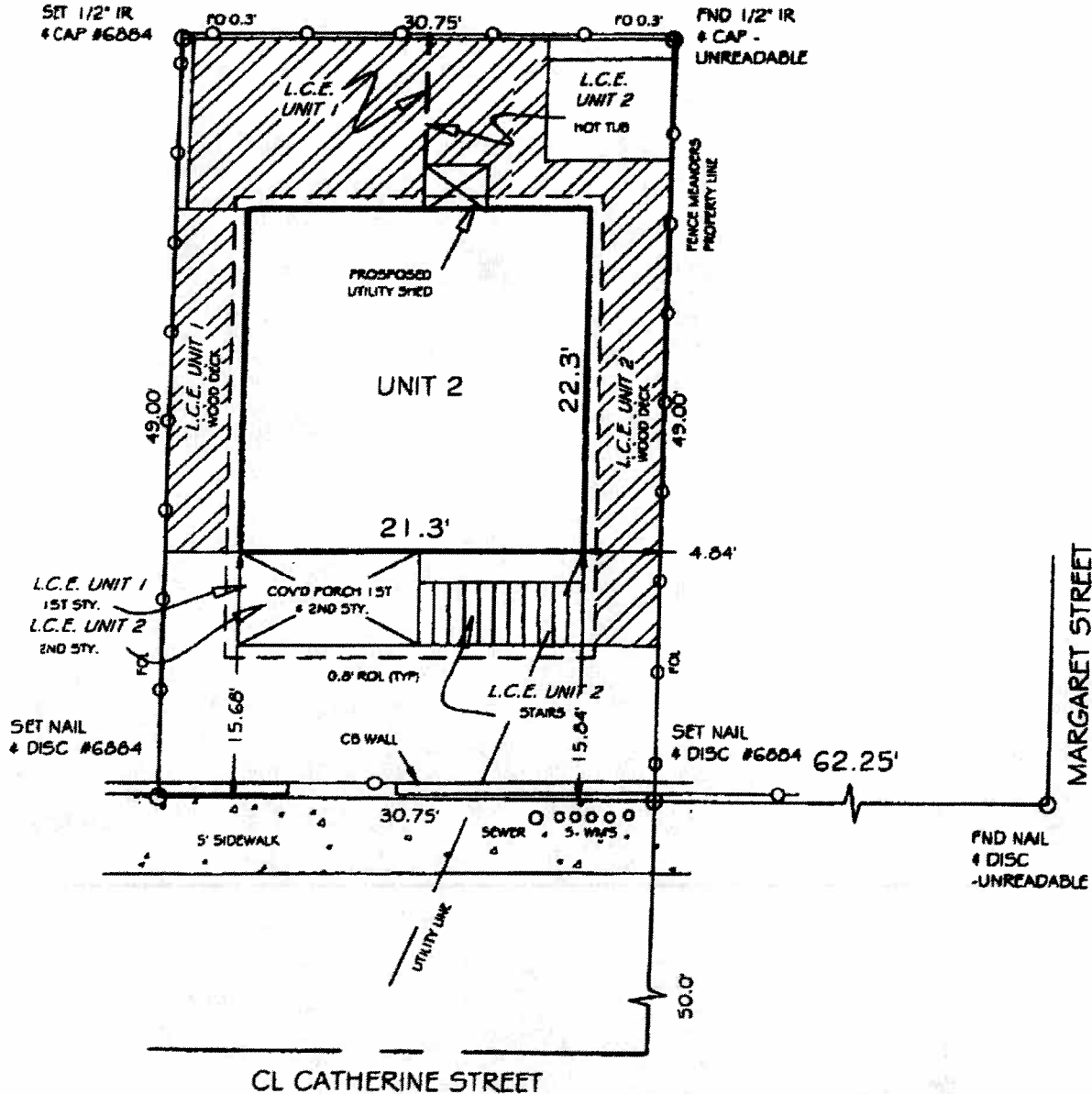




# ISLAND RETREAT CONDOMINIUM

## UNIT BOUNDARIES - SECOND FLOOR

Doc# 1545416  
Bk# 2157 Pg# 592



NO	DATE	REVISIONS	BY
SCALE	DATE	PROJECT NO	
1" = 10'	04/2004	4040504	
SHEET	CHECKED BY	DRAWN BY	
5 OF 7	R.E.	KD	

**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPING

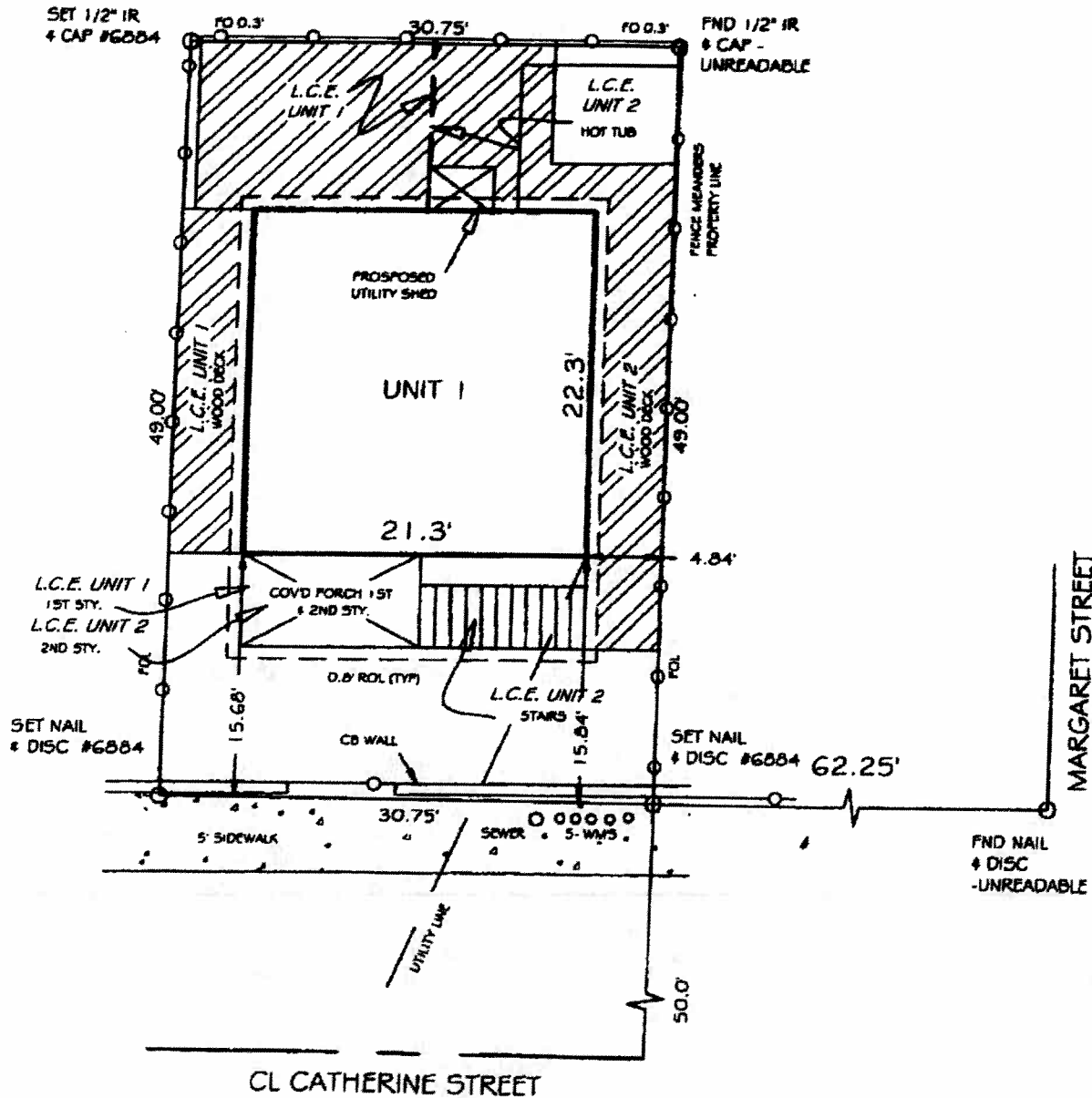
15 SHIPS BLDG. 805 PINE KEY, FL 33041  
OFFICE (305) 872-1348  
FAX (305) 872-3422

817 CATHERINE STREET, KEY WEST, FL 33040	
CONDOMINIUM SURVEY	
FLOOD PANEL NO.	171 C-1
FLOOD ZONE	3

# ISLAND RETREAT CONDOMINIUM

## UNIT BOUNDARIES - FIRST FLOOR

Doc# 1545416  
Bk# 2157 Pg# 593



NO	DATE	REVISIONS	BY
1	01/18/04	RECA. SHEET AND ICE ADDED	KB
2	04/20/04	REVISED NO. 4040504	BY
3	04/20/04	CHECKED BY: BR	DRAWN BY: KB

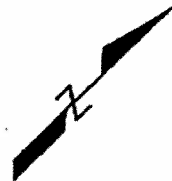
**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER

21 S.W. 5TH ST., 8th FLOOR, FT. LAUDERDALE, FL 33304  
OFFICE: (352) 872-1349  
FAX: (352) 872-5622

617 CATHERINE STREET, KEY WEST, FL 33040	
CONDOMINIUM SURVEY	
FLOOD PANEL NO.	1716-1
FLOOD ZONE	X

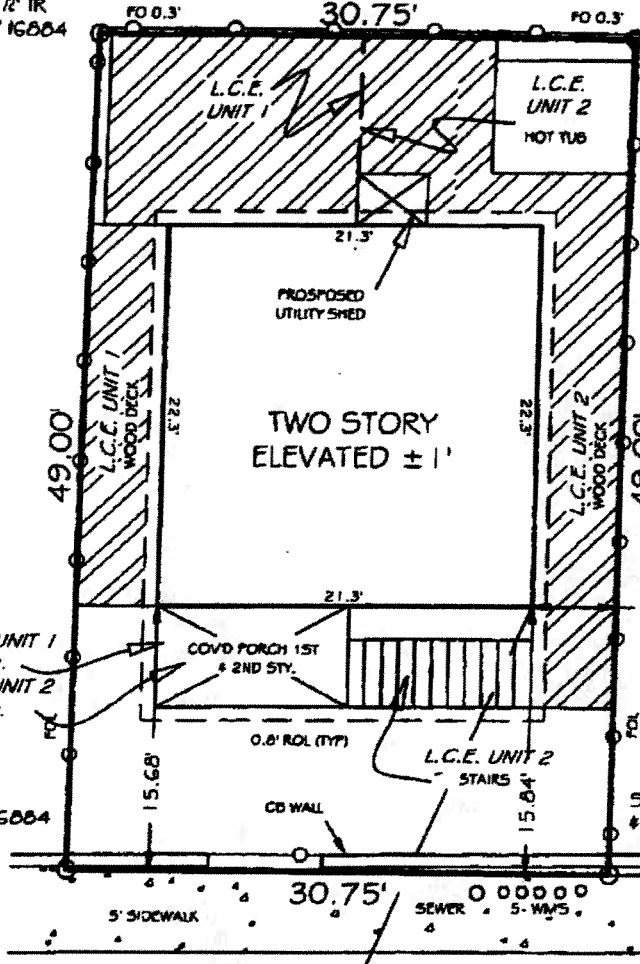
# ISLAND RETREAT CONDOMINIUM

## BOUNDARY SURVEY AND LEGAL DESCRIPTION



SET 1 1/2" IR  
& CAP # 16884

FND 1/2" IR  
& CAP -  
UNREADABLE



SCALE: 1" = 10'

BEARING BASE:  
DERIVED FROM PLAT

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
817 CATHERINE STREET  
KEY WEST, FL 33040

L.C.E. UNIT 1  
1ST STY.  
L.C.E. UNIT 2  
2ND STY.

SET NAIL  
& DISC # 16884

4.84'

SET NAIL  
& DISC # 16884

MARGARET STREET

FND NAIL  
& DISC  
-UNREADABLE

### LEGAL DESCRIPTION -

A parcel of land on the Island of Key West and known on William A. Wheeler's map of said Island delineated in February A.D. 1825, as part of Tract 12; but now better known as part of Lot 2, in Square 5, of said Tract 12 according to James A. Waddell's corrected subdivision of said Tract 12 recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NW 1/4 right of way line of Catherine Street with the SW 1/4 right of way line of Margaret Street, said point being the SW corner of said Lot 2, and run thence SW 1/4 along the NW 1/4 right of way line of the said Catherine Street for a distance of 62.25 feet to the Point of Beginning; thence continue SW 1/4 along the NW 1/4 right of way line of the said Lot 2; thence NW 1/4 and at right angles for a distance of 49 feet to the SW corner of the said Lot 2; thence NW 1/4 and at right angles for a distance of 30.75 feet; thence SW 1/4 and at right angles for a distance of 49.0 feet back to the Point of Beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ASSURANCE PROVISIONS BEEN RESEARCHED TO DETERMINE OVERLAYS OR CLAIMS. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS TOTAL PLATTED OR CALCULATED DIMENSIONS UNLESS OTHERWISE INDICATED.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

- CL = CENTERLINE
- CONC = CONCRETE
- CVD = CONCRETE
- IR = IRON ROD
- EDP = EDGE OF PAVEMENT
- FP = FINISHED FLOOR
- F = FINISH FLOOR
- FND = FOUND
- FO = FENCE OUTLINE
- FOC = POINT OF COMMENCEMENT
- FOU = FENCE ON LINE
- IR = IRON PIPE
- IR = IRON ROD
- MEAS = MEASURED
- MFS = METERS TO SCALE
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- RES = RESIDENCY
- ROL = 50' RIGHT OF WAY LINE
- ROW = RIGHT OF WAY
- RYL = RIGHT OF WAY LINE
- SP = SPUR
- UL = UTILITY POLE
- WV = WATER VALVE

Doc# 1545418  
BKH 2157 Pg# 594

CL CATHERINE STREET  
50' RIGHT-OF-WAY

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

15 SHIPS WAY, BIG PINE KEY, FL 33043  
OFFICE (305) 872-1340  
FAX (305) 872-5622

817 CATHERINE STREET, KEY WEST, FL 33040

CONDOMINIUM SURVEY

FLOOD PANEL NO 1716-1

FLOOD ZONE X

1	1871804	DECL. SHEET AND LICE ADDED	43
NO	DATE	REVISIONS	BY
SCALE: 1" = 10'	DATE: 04/20/04	PROJECT NO: 3121201	
SHEET: 3 OF 7	CHECKED BY: RR	DRAWN BY: RD	



# **Property Appraiser Information**

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

office (305) 292-3420  
 fax (305) 292-3501

## Property Record View

Alternate Key: 9093984 Parcel ID: 00029852-000000

### Ownership Details

**Mailing Address:**  
 TALAMO CHARLES V  
 46 DAISY AVE  
 FLORAL PARK, NY 11001-2522

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 817 CATHERINE ST KEY WEST  
**Legal Description:** PT LOTS 2 AND 4 SQR 5 TR 21 (F/K/A ISLAND RETREAT CONDOMINIUM UNITS 1 AND 2) KW INVESTMENT CO SUB PB1-49 E1-395 OR120-413/14 OR291-407/08(PROB-83-217-CP-12) OR889-1542/43P/R OR 976-2132/33 OR1067-475/56 OR1100-792C OR1103-946C OR1362-1954Q/C OR1538-558/60 OR2041-318/19 OR2157-543/95DEC OR2411-1756/57 OR2440-1957/58

[Show Parcel Map](#)

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			1,506.75 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 924  
**Year Built:** 1933

### Building 1 Details

<b>Building Type</b> R2	<b>Condition</b> G	<b>Quality Grade</b> 550
<b>Effective Age</b> 11	<b>Perimeter</b> 172	<b>Depreciation %</b> 12
<b>Year Built</b> 1933	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 924
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

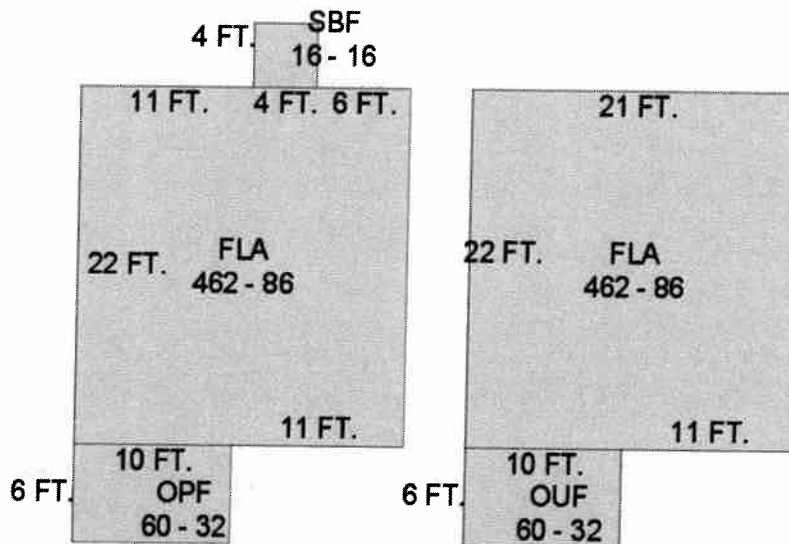
**Inclusions:** R2 includes 2 3-fixture baths and 2 kitchens.  
**Roof Type** GABLE/HIP **Roof Cover** METAL  
**Heat 1** NONE **Heat 2** NONE  
**Heat Src 1** **Heat Src 2**

**Foundation**  
**Bedrooms** 2

**Extra Features:**

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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	1933				462
0	FLA	12:ABOVE AVERAGE WOOD	1	1933				462
0	OPF		1	1933				60
0	OUF		1	1933				60
0	SBF		1	2003				16

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	566 SF	0	0	2003	2004	2	40
0	AC2:WALL AIR COND	4 UT	0	0	2003	2004	2	20



0	FN2:FENCES	124 SF	31	4	2003	2004	2	30
0	FN2:FENCES	186 SF	31	6	2003	2004	2	30

### Appraiser Notes

THIS PARCEL HAS BEEN CREATED TO COMBINED UNIT 1 ISLAND RETREAT CONDOMINIUM RE 00029851-000100 AK 9085160 AND UNIT 2 ISLAND RETREAT CONDOMINIUM RE 00029851-000200 AK 9085161 FOR THE 2009 TAX ROLL THE CONDOMINIUM HAS BEEN TERMINATED.

### 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
2010	146,402	8,522	71,239	226,163	226,163	0	226,163
2009	164,497	8,875	133,082	306,454	306,454	0	306,454

### 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
11/4/2009	2440 / 1957	300,000	WD	02

This page has been visited 37,397 times.

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

**Receiver Site  
Information**

**Receiver Site: Current Owner Information**

**FOR INDIVIDUALS**

1. NAME \_\_\_\_\_ 2. NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
TELEPHONE(1) \_\_\_\_\_ TELEPHONE(1) \_\_\_\_\_  
(2) \_\_\_\_\_ (2) \_\_\_\_\_  
FAX \_\_\_\_\_ FAX \_\_\_\_\_

**FOR CORPORATIONS**

A. CORPORATE NAME 515 Louisa Street, LLC  
B. STATE/COUNTRY OF INCORPORATION FL/USA  
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO  
D. NAMES OF OFFICERS AND DESIGNATIONS  
JIM Fraser \_\_\_\_\_  
\_\_\_\_\_

**FOR PARTNERSHIPS**

A. NAME OF PARTNERSHIP: \_\_\_\_\_  
B. STATE OF REGISTRATION: \_\_\_\_\_  
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:  
\_\_\_\_\_

**FOR CORPORATIONS AND PARTNERSHIPS**

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

TELEPHONE(S) \_\_\_\_\_ FAX \_\_\_\_\_

**Receiver Site  
Verification**

**Signature Page and Verification Form for Receiver Site**

I (We) 515 Louisa Street, LLC

owner(s) or authorized agent of the owner(s) of the real property located at  
515 Louisa, Unit B in the City of Key

West, Florida, RE# 00028580 - 000102 state that all of the  
information contained in this application and all of the answers to the above  
questions are true and correct to the best of my(our) knowledge and belief.

Signature [Signature] Date: 7/27/11

Jim Fraser, managing member  
print name designation

Signature \_\_\_\_\_ Date: \_\_\_\_\_

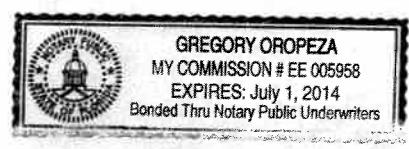
\_\_\_\_\_  
print name designation

Subscribed and sworn to or affirmed before me on 7/27/2011 by  
Jim Fraser as managing member, personally known to me or  
presenting \_\_\_\_\_ to me as identification.

[Signature]  
Notary Public Signature, Seal

Name printed Gregory Oropeza Title \_\_\_\_\_

Commission, Date 7/1/2014




**Receiver Site  
Authorization**

**Agency Authorization Form for Owner of Receiver Site**

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

(I / We), 515 Louisa Street, LLC, owner(s) of  
print name of owner  
property located at 515 Louisa, Unit B, Key West,  
address  
Florida, RE# 00028580-000102, hereby authorize

Barton Smith PL., of 624 Whitehead, street  
print name of agent address  
to represent me/us and act as agent in all matters regarding the processing of  
this application for the transfer of transient units and/or licenses.

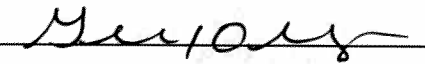
  
\_\_\_\_\_  
Signature

Jim Fraser, managing member  
Type or Print Name

Date 7/27/11

Subscribed and sworn to (or affirmed) before me on 7/27/2011 (date)  
by JIM Fraser <sup>as</sup> managing member, personally known to me or presenting  
\_\_\_\_\_  
as identification.

Notary Public Signature and Seal

  
\_\_\_\_\_



Printed Name of Notary GREGORY OROPEZA

Commission Number, State, and Expiration 7/1/2014

**Receiver Site  
Deed**



Prepared by and return to:

Barton W Smith, Esq.  
Administrator  
Barton Smith, P.L.  
309 1/2 Whitehead Street  
Key West, FL 33040  
305-296-7227

File Number: 2011-34

Will Call No.: 255,000

Parcel Identification No.

Doc# 1839891 06/15/2011 4:06PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

06/15/2011 4:06PM  
DEED DOC STAMP CL: MARGO \$1,785.00

Doc# 1839891  
Bk# 2521 Pg# 2313

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of June, 2011 between Lawrence C Kleinman and Danielle F. Kleinman as husband and wife whose post office address is 237 Ravenscliff Road, Wayne, PA 19087 of the County of Chester, State of Pennsylvania, grantor\*, and 515 Louisa Street LLC whose post office address is 4412 Hickory Lake Court, Glen Allen, VA 23059 of the County of Hanover, State of Virginia, grantee\*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Unit "B" of LOUISA STREET CONDOMINIUM, as recorded among the Public Records of Monroe County, Florida, in Official Records Book 2073 Page 2090 through 2150. (Located at 515 Louisa Street, Key West, Florida)

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Brenda Black  
Witness Name: Brenda Black

Veronika Snoblen  
Witness Name: Veronika Snoblen

Lawrence C Kleinman (Seal)  
Lawrence C Kleinman

Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Danielle F. Kleinman (Seal)

Witness Name: \_\_\_\_\_



DoubleTime

Prepared by and return to:  
Barton W Smith, Esq.  
Administrator  
Barton Smith, P.L.  
309 1/2 Whitehead Street  
Key West, FL 33040  
305-296-7227  
File Number: 2011-34  
Will Call No.:

Doc# 1839891  
Bk# 2521 Pg# 2314

Parcel Identification No.

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of June, 2011 between Lawrence C Kleinman and Danielle F. Kleinman as husband and wife whose post office address is 237 Ravenscliff Road, Wayne, PA 19087 of the County of Chester, State of Pennsylvania, grantor\*, and 515 Louisa Street LLC whose post office address is 4412 Hickory Lake Court, Glen Allen, VA 23059 of the County of Hanover, State of Virginia, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

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and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: \_\_\_\_\_

N/A (Seal)  
Lawrence C Kleinman

Witness Name: \_\_\_\_\_

Danielle F. Kleinman (Seal)  
Danielle F. Kleinman



Christian Dice  
Witness Name: Christian Dice

Joseph Cosgrove  
Witness Name: Joseph Cosgrove

Doc# 1839891  
Bk# 2521 Pg# 2315

State of Florida Tennessee  
County of Monroe Blount

The foregoing instrument was acknowledged before me this 15th day of June, 2011 by Lawrence C Kleinman and Danielle F. Kleinman, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

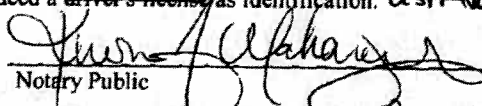
TAMARA A. HILL  
Notary Public  
Printed Name: Tamara A. Hill  
My Commission Expires: 5-5-2013

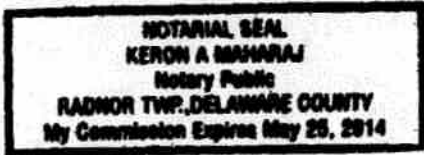


State of Florida ~~Delaware~~  
County of ~~Monroe~~ Delaware county

The foregoing instrument was acknowledged before me this 15th day of June, 2011 by ~~Lawrence C Kleinman~~ and Danielle F. Kleinman, who  are personally known or  have produced a ~~driver's license~~ as identification. ~~USPP#~~

[Notary Seal]

  
Notary Public  
Printed Name: Keron A. Maharaaj  
My Commission Expires: May 25, 2014



MONROE COUNTY  
OFFICIAL RECORDS

**2011 LIMITED LIABILITY COMPANY REINSTATEMENT**

DOCUMENT# L10000096651

Entity Name: 515 LOUISA STREET, LLC

FILED  
Nov 09, 2011  
Secretary of State

**Current Principal Place of Business:**

515 LOUISA ST  
UNIT A  
KEY WEST, FL 33040

**New Principal Place of Business:**

**Current Mailing Address:**

515 LOUISA ST  
UNIT A  
KEY WEST, FL 33040

**New Mailing Address:**

FEI Number:                      FEI Number Applied For ( )                      FEI Number Not Applicable (X)                      Certificate of Status Desired ( )

**Name and Address of Current Registered Agent:**

VAN LOON, DAVID ESQ  
3158 NORTHSIDE DR  
KEY WEST, FL 33040    US

**Name and Address of New Registered Agent:**

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JESSICA MORALES, ATTORNEY-IN-FACT

Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**MANAGING MEMBERS/MANAGERS:**

Title:                      MGR  
Name:                      FRASER, JAMES M  
Address:                      515 LOUISA ST - UNIT A  
City-St-Zip:                      KEY WEST, FL 33040



I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: JESSICA MORALES, ATTORNEY-IN-FACT

MGR

11/09/2011

\_\_\_\_\_  
Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

**Receiver Site  
Survey**

# LOUISA STREET CONDOMINIUM

Doc# 1488876  
BKN 2073 Pgn 2117

EXHIBIT "B"

EXHIBIT TO THE DECLARATION  
OF CONDOMINIUM OF

" LOUSIA STREET  
CONDOMINIUM"

PLOT PLAN, UNIT LOCATION &  
LEGAL DESCRIPTIONS

SHEET 1 OF 10

Louisa Street Condominium 515 LOUISA ST. KEY WEST, FL. 33040			
CONDOMINIUM SURVEY		Dwg. No. 04-226	
Scale 1" = 10'	Ref. 116-33-36 File	Flood Panel No. 116 H	Des. By P.T.F.
Date 04/05/04	File	Flood Zone AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			Block No. 111

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0231

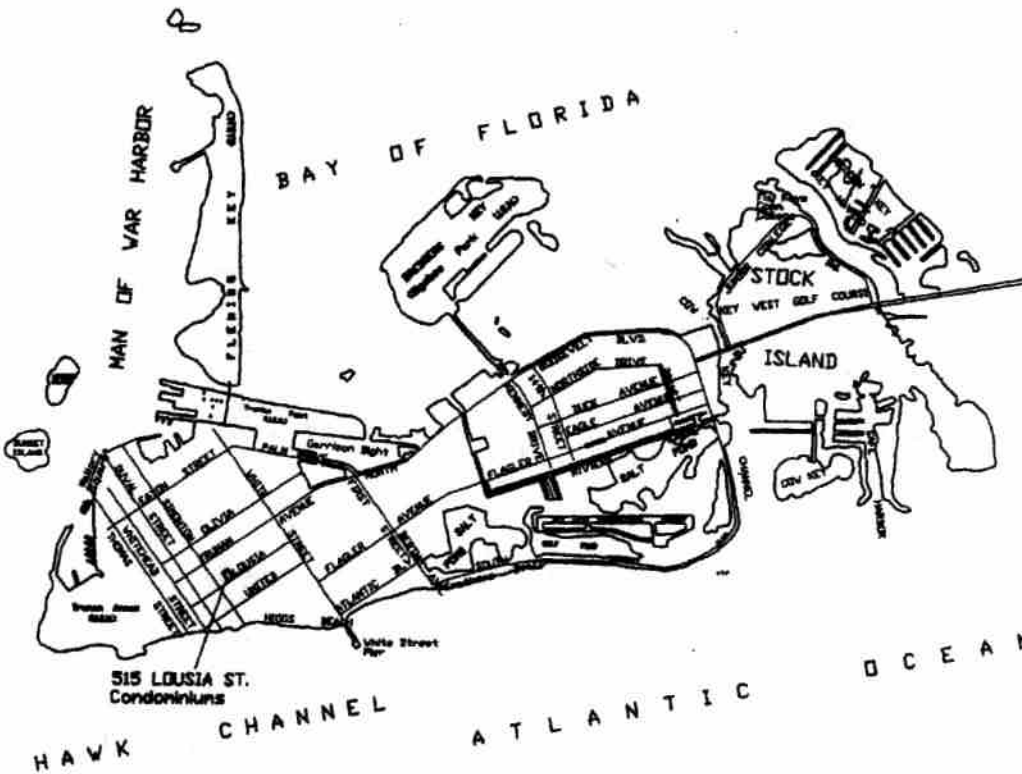
# LOUISA STREET CONDOMINIUM

## VICINITY MAP

Doc# 1488876  
Bk# 2873 P# 2118



N.T.S.



SHEET 2 OF 10

Louisa Street Condominium  
515 LOUISIA ST. KEY WEST, FL. 33040

### CONDOMINIUM SURVEY

Dwg. No.  
04-226

Scale 1" = 10'	Ref. File	Flood Panel No. FIM 4	Drawn By P.T.P.
Date 04/05/04	File	Flood Zone AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			Block No. 17

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0231



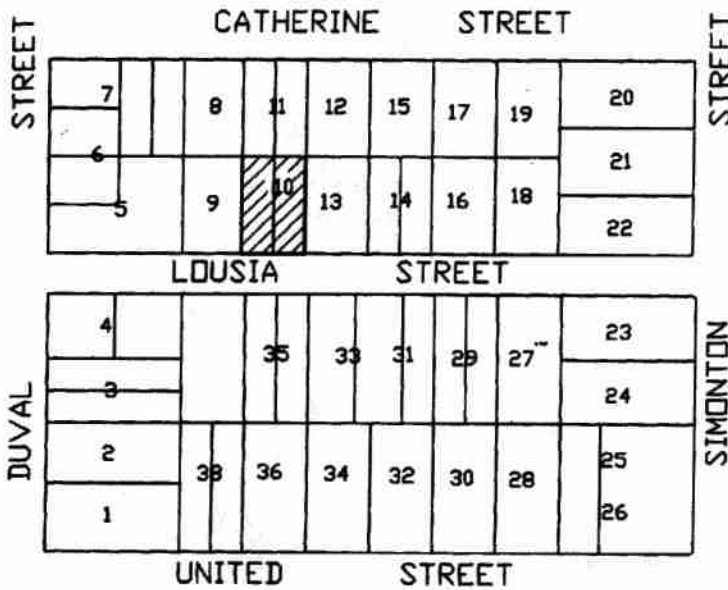
# LOUISA STREET CONDOMINIUM

## LOCATION MAP

Doc# 148876  
Bkn 2073 Pgn 2119



N.T.S.



SHEET 3 OF 10

Louisa Street Condominium  
515 LOUISIA ST. KEY WEST, FL. 33040

CONDOMINIUM SURVEY

Dwg. No.  
04-226

Scale 1" = 10'	Ref. 116-33-36 File	Flood Panel No. 1716 H	Dist. By P.T.P.
Date 04/25/04	Flood Zone AE	Flood Elev. 6'	Block No. 17

REVISIONS AND/OR ADDITIONS




FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
Suite 201  
Key West, FL. 33040  
(305) 293-0466  
Fax: (305) 293-0231

# LOUISA STREET CONDOMINIUM

## LEGEND FOR GRAPHIC DESCRIPTION

Doc# 1488876  
Bkn 2873 Pgn 2128

-  Unit or Overall Boundary line
-  Limited Common Element Boundary
-  Building Line

SHEET 4 OF 10

Louisa Street Condominium  
515 LOUISA ST. KEY WEST, FL. 33040

### CONDOMINIUM SURVEY

Dwg. No.  
04-226

Scale 1" = 10'	Ref. 116-33-36 File	Flood Panel No. 1116 H	Drawn By P.T.P.
Date 04/05/04		Flood Zone AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			Block No. 117

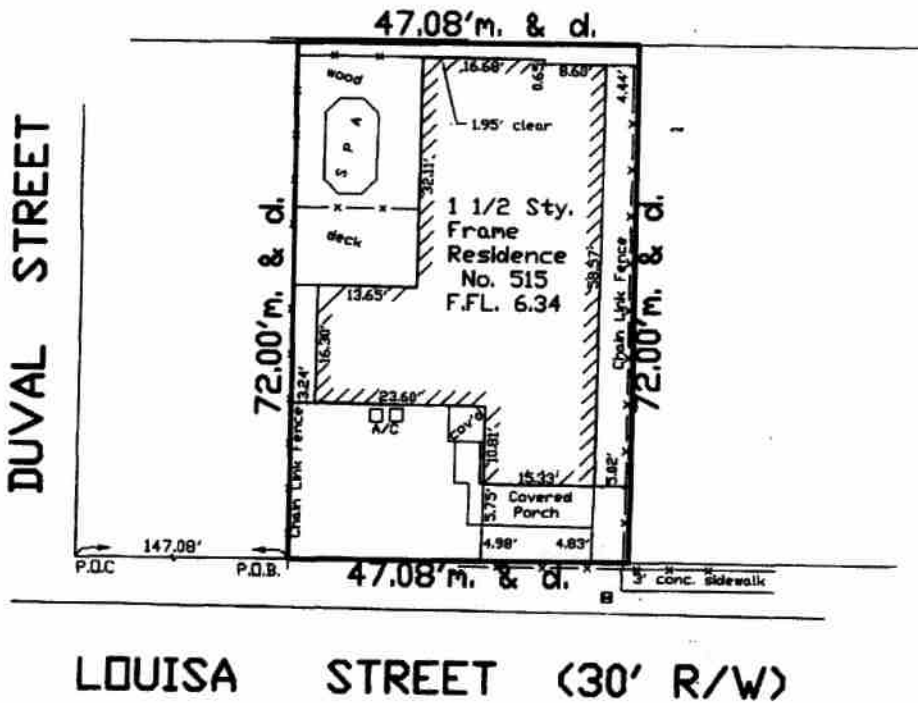
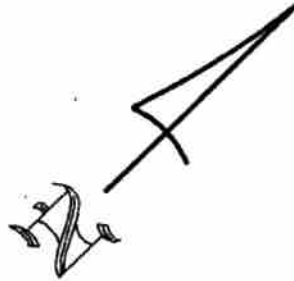
FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0231

# LOUISA STREET CONDOMINIUM

## BOUNDARY SURVEY

Doc# 1488876  
Bk# 2073 P# 2121



SHEET 5 OF 10

Louisa Street Condominium  
515 LOUISA ST. KEY WEST, FL. 33040

CONDOMINIUM SURVEY

Dwg. No.  
04-226

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

Scale 1" = 20'	Rev. 176-33-36	Flood Panel No. 176 H	Drawn By P.T.F.
Date 04/05/04	File	Flood Zone AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			Block No. 17

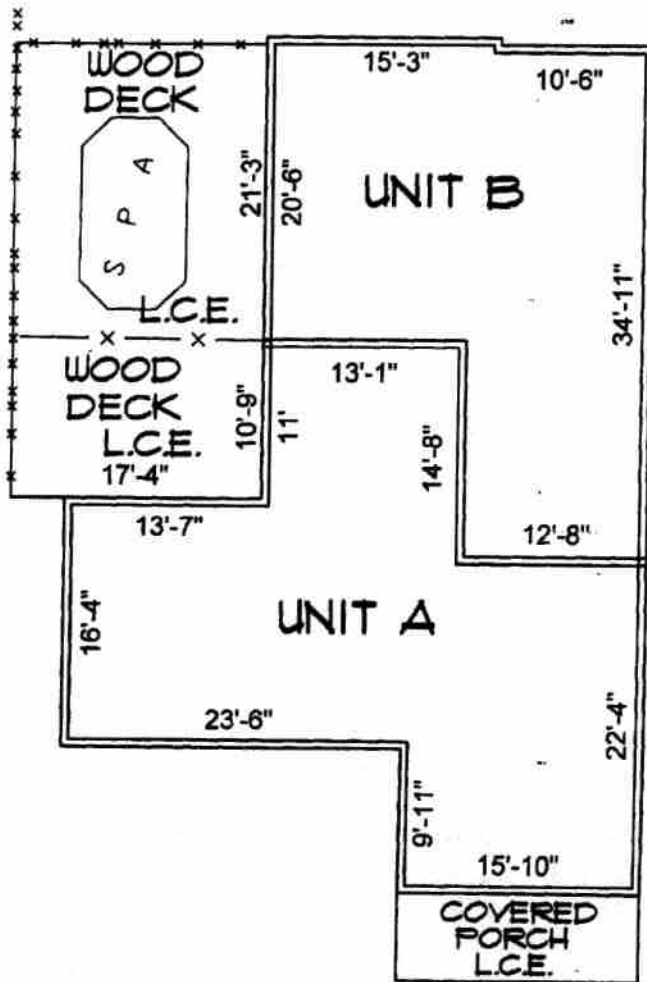
3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0237



# LOUISA STREET CONDOMINIUM

## UNITS A & B PLAN

Doc# 1488876  
Bk# 2073 P# 2122



NOTE: Dimensions are 6"±

SHEET 6 OF 10

Louisa Street Condominium  
515 LOUISA ST. KEY WEST, FL. 33040

CONDOMINIUM SURVEY

Dwg. No.  
04-226

Scale 1" = 10'	Rev. 116-33-34	Flood Panel No. 116 H	Drawn By P.T.P.
Date 04/05/04	File	Flood Zone AE	Flood Elev. 6"
REVISIONS AND/OR ADDITIONS		Block No. 17	

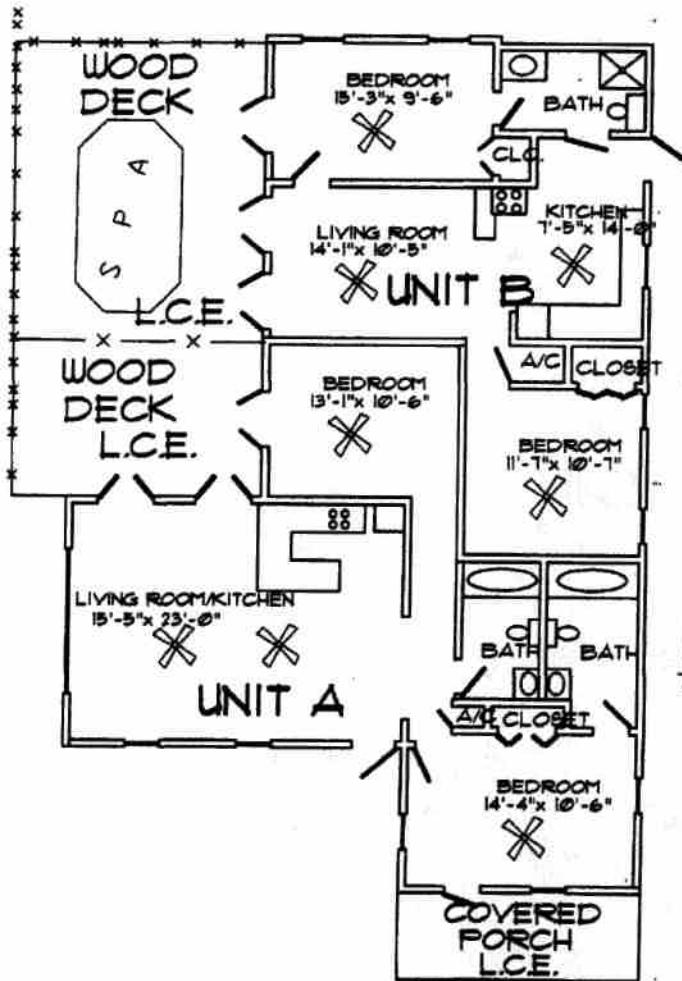
FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax: (305) 293-0237

# LOUISA STREET CONDOMINIUM

## UNITS A & B LAYOUT

Doc# 148876  
Bk# 2073 P# 2123



UNIT B  
INTERIOR SQ. FT. 709  
EXTERIOR SQ. FT. 546  
TOTAL SQ. FT. 1255

UNIT A  
INTERIOR SQ. FT. 888  
EXTERIOR SQ. FT. 647  
TOTAL SQ. FT. 1535

NOTE: Dimensions are 6"±

SHEET 1 OF 10

Louisa Street Condominium  
515 LOUISA ST. KEY WEST, FL. 33040

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

CONDOMINIUM SURVEY

Dwg. No.  
04-226

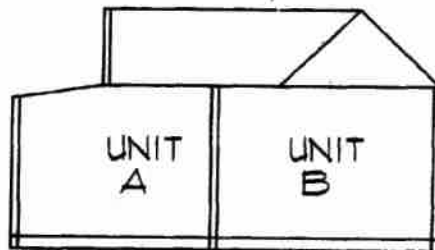
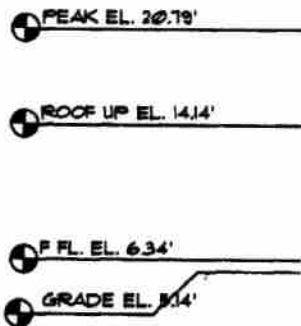
Scale 1" = 10'	Ref. 116-33-34	Flood Panel No. 116 H	Dist. By P.T.P.
Date 04/05/04	File	Flood Zone AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			Block No. 117

3152 Northside Drive  
Suite 201  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0231

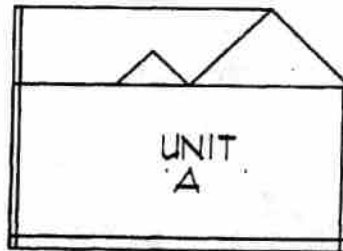
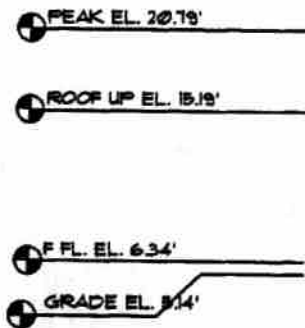
# LOUISA STREET CONDOMINIUM

## UNIT A & B ELEVATIONS

Doc# 1488876  
BKN 2073 Pgn 2124



LOOKING SOUTHWEST



LOOKING NORTHWEST

SHEET 8 OF 10

Louisa Street Condominium  
515 LOUISA ST. KEY WEST, FL. 33040

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

CONDOMINIUM SURVEY

Dwg. No.  
04-226

Scale 1" = 10'	Ref. No. 33-36	Flood Panel No. 1716-H	Dist. By P.T.
Date 04/05/04	File	Flood Zone AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			Block No. 117

3152 Northside Drive  
Suite 201  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0231

# LOUISA STREET CONDOMINIUM LEGAL DESCRIPTION

A parcel of land on the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D., 1829 as a part of Tract 11 and is more particularly described as a part of Lot 10 Square 8 in said Tract according to the diagram of D.T. Sweeney of said Square 8 recorded in Deed Book "L" at Page 215 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northeasterly right of way line of Duval Street with the Northwesterly right of way line of Louisa Street and run thence Northeasterly along the Northwesterly right of way line of the said Louisa Street for a distance of 147.08 feet; thence Northwesterly and along the Southwesterly boundary line of the said Lot 10 for a distance of 70.7 feet to the Southeasterly face of the existing concrete block wall, said point being the Point of Beginning; thence continue Northwesterly along the Southwesterly boundary line of the said Lot 10 for a distance of 1.3 feet to the Westerly corner of the said Lot 10; thence Northeasterly and along the Northwesterly boundary line of the said Lot 10 for a distance of 22.84 feet to the Northwesterly face of an existing concrete block wall; thence Southeasterly and at right angles along the Northeasterly face of said wall for a distance of 2.25 feet; thence Southwesterly with a deflection angle of 92 degrees 22'55" to the right and along the Southeasterly face of said wall for a distance of 22.64 feet back to the Point of Beginning.

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February 1829 as part of Tract 11 and is more particularly described as: The West half of Lot 10 of Square 8 in said Tract 11 according to the Diagram of D.T. Sweeney of said Square 8 recorded in Deed Record Book "L", Page 215, Monroe County, Florida Records:

COMMENCING AT A POINT ON Wilson Street 23 feet, 6 1/2 inches to the dividing line where Lot 13 joins Lot 10 and runs thence Southwesterly on said Wilson Street, 23 feet, 6 1/2 inches; thence runs at right angles Northwesterly 72 feet; thence at right angles Northeasterly 23 feet, 6 1/1 inches; thence at right angles Southeasterly 72 feet to the Point of Commencement on said Wilson Street.

AND ALSO:

Part of Lot 10 according to William A. Whitehead's map better known and described in a diagram made by D.T. Sweeney, recorded in Deed Book "L" at Page 215, of the Public Records of Monroe County, Florida. As a part of Subdivision 10 and 11, in Square 8, commencing at the point on Wilson Street distant 170 feet, 1 inches from the corner of Wilson and Duval Streets, and running thence along Wilson Street in a Northeasterly direction 23 feet, 7 inches; thence at right angles in a Northwesterly direction 72 feet; thence at right angles in a Northwesterly direction 72 feet; thence at right angles in a Southwesterly direction 72 feet back to the Place of Beginning on Wilson Street.

LESS AND EXCEPT:

A parcel of land on the Island of Key West, known on William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Tract 11 and is more particularly described as a part of Lot 10 of Square 8 in said Tract according to the diagram of D.T. Sweeney of said Square 8 recorded in Deed Book "L" at Page 215 of the Public Records of Monroe County, Florida, said parcel being more particularly by metes and bounds as follows:

COMMENCE at the intersection of the Northeasterly right of way line of Duval Street with the Northwesterly right of way line of Louisa Street and run thence Northeasterly along the Northwesterly right of way line of the said Louisa Street for a distance of 194.16 feet; thence Northwesterly and along the Northeasterly boundary line of the said Lot 10 for a distance of 69.0 feet to an existing chain link fence as of June 27, 1997, said point being the Point of Beginning; thence continue Northwesterly along the Northeasterly boundary line of the said Lot 10 for a distance of 3.0 feet to the Northerly corner of the said Lot 10; thence Southwesterly and along the Northwesterly boundary line of the said Lot 10 for a distance of 24.24 feet to the Northeasterly face of an existing concrete block wall; thence Southeasterly and at right angles along the Northeasterly face of said wall and extension thereof for a distance of 3.0 feet; thence Northeasterly and at right angles for a distance of 24.24 feet back to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land on the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. as a part of Tract 11 and is more particularly described as a part of Lot 10 of Square 8 in said Tract according to the diagram of D.T. Sweeney of said Square 8 recorded in Deed Book "L" at Page 215 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

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SHEET 9 OF 10

Louisa Street Condominium  
515 LOUISA ST. KEY WEST, FL. 33040

FREDERICK H. HILDEBRANDT  
ENGINEER PLANNER SURVEYOR

<b>CONDOMINIUM SURVEY</b>		Dwg. No. <b>04-226</b>	
Scale 1" = 10'	Ref. 116-33-36	Flood Panel No. 116 H	Dist. By P.T.P.
Date 04/05/04	Fig.	Flood Zone AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS		Block No. 17	
c:/dsg/hw/Block 17/55/Louisa			

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax: (305) 293-0237

Doc# 1488676  
Bk# 2073 Pg# 2125





# **Property Appraiser Information**

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

office (305) 292-3420  
 fax (305) 292-3501

## Property Record View

Alternate Key: 9080589 Parcel ID: 00028580-000102

### Ownership Details

**Mailing Address:**

515 LOUISA STREET LLC  
 4412 HICKORY LAKE CT  
 GLEN ALLEN, VA 23059-2606

### Property Details

**PC Code:** 04 - CONDOMINIUM  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 515 LOUISA ST UNIT: B KEY WEST  
**Legal Description:** UNIT B LOUISA STREET CONDOMINIUM OR2521-2313/15

[Show Parcel Map](#)

### Condominium Details

**Condo Name:** LOUISA STREET CONDOMINIUM  
**Footage:** 709      **Year Built:** 1933

### 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
2010	199,229	0	0	199,229	199,229	0	199,229
2009	219,967	0	0	219,967	219,967	0	219,967
2008	249,412	0	0	249,412	249,412	0	249,412
2007	343,865	0	0	343,865	343,865	0	343,865
2006	322,595	0	0	322,595	322,595	0	322,595
2005	199,490	0	20	199,510	199,510	0	199,510

**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
6/15/2011	2521 / 2313	255,000	WD	30

This page has been visited 37,397 times.

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

# **DRC Minutes**

# Minutes of the Development Review Committee of the City of Key West

August 25, 2011

Approved – September 22, 2011

Page 2 of 6

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- 2.** Variance - 616 Petronia, Rear - (RE# 00016320-000000) - A request for a variance to the rear setback requirement for property located at 616 Petronia, Rear, per Section 122-630 (6) c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Michael Skoglund presented the project.

Mr. Cunningham stated he had a couple of issues. First, the deed supplied is a Quick Claim Deed rather than a Warranty Deed, the Quick Claim Deed is not sufficient. Second, the survey supplied is the map, which does not have a proper legal description. Mr. Cunningham requested both a Warranty Deed and a Survey with a proper legal description. Mr. Skoglund supplied the legal description. Mr. Cunningham reminded the applicant that he still needs to supply a copy of the Warranty Deed.

Ms. Torregrosa suggested the applicant use an additional copy of the survey to better shows the exact location. The current document shows multiple buildings, which is confusing. Ms. Torregrosa also reminded the applicant that the HARC number needs to be included (H11-01-716). The HARC application was approved on June 1, 2011.

Mr. Cunningham and Ms. Ignaffo commented there is some confusion with the location/address of the property. The owners need to work with Ms. Nicklaus on the address issue. Ms. Nicklaus stated the address should be 610 Petronia and requested the owner and the applicant give her a call.

Ms. Ignaffo inquired if the existing deck was permitted by the Building Department. In addition, Ms. Ignaffo inquired what the dimension of the roof. Mr. Skoglund stated it is approximately ten (10) by ten (10) inches.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Variance."

There were not any additional Staff comments for the record.

There were no public comments.

- 3.** Transient License Transfer - 817 Catherine Street (RE#000029852-000000) to 515 B Louisa Street (RE#00028580-000102) - An application for a Transient License Transfer from 817 Catherine Street in the HNC-2 zoning district to 515 B Louisa Street, in the HRCC-1 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Greg Oropeza presented the Transient Rental Transfer Request.

Mr. Cunningham, on behalf of the Planning Department, stated he is in favor of this transfer. This transfer will help clear up an issue with the Catherine Street property.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Transient License Transfer."

**Minutes of the Development Review Committee of the City of Key West**  
**August 25, 2011**  
**Approved – September 22, 2011**  
Page 3 of 6

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There were not any additional Staff comments for the record.

There were no public comments.

- 4.** Special Exception - 821 Duval Street (RE# 00016820-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HRCC-3 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

Fran Gonzon presented the project described as an upper scale Ale House. The property is currently Wood Works on Duval.

Mr. Cunningham explained this item is just for the sale of alcohol at the location. A separate application will be necessary for the Conditional Use.

Ms. Torregrosa asked if there will be any changes to the exterior of the building and reminded the applicant a HARC application will be necessary for a sign and/or any exterior changes.

Ms. Nicklaus stated ADA compliance is required and reminded the applicant that a Building Permit will be necessary.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Special Exception Request."

There were not any additional Staff comments for the record.

There were no public comments.

- 5.** Variance -1210 Washington Street - (RE# 00041290-000000) - A variance request for an 8' fence in the rear and side yard of property located in the HMDR zoning district per Section 122-1183(d.)(1.) (c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Nicole Malo presented the project. Ms. Malo stated she has been working with the applicant for several months. Ms. Malo stated this item will also need to go to HARC. Ms. Malo asked for clarification from the owner on the setback dimension proposed for the side yard. Barrett Clisby the applicant responded stating he will supply the information requested.

Ms. Torregrosa stated she has a problem with the application. There is a HARC approval number given which is not for the fence. The HARC approval number needs to be removed since HARC has not approved an eight (8) foot tall fence.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Variance."

There were not any additional Staff comments for the record.

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



# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., November 16, 2011 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Transient License Transfer - 817 Catherine Street (RE# 00029852-000000) to 515 B Louisa Street (RE# 00028580-000102) - An application for a Transient License Transfer from 817 Catherine Street in the HNC-2 zoning district to 515 B Louisa Street, in the HRCC-1 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

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

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

**Request:** Transient License Transfer - 817 Catherine Street (RE# 00029852-000000) to 515 B Louisa Street (RE# 00028580-000102) - An application for a Transient License Transfer from 817 Catherine Street in the HNC-2 zoning district to 515 B Louisa Street, in the HRCC-1 zoning district per Section 122-1339 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Applicant:** Barton Smith, P.L.

**Sender Site Owner:** Charles Talamo

**Receiver Site Owner:** 515 Louisa Street, LLC

**Date of Hearing:** Wednesday, November 16, 2011

**Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online 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 Cowart at [ccowart@keywestcity.com](mailto:ccowart@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: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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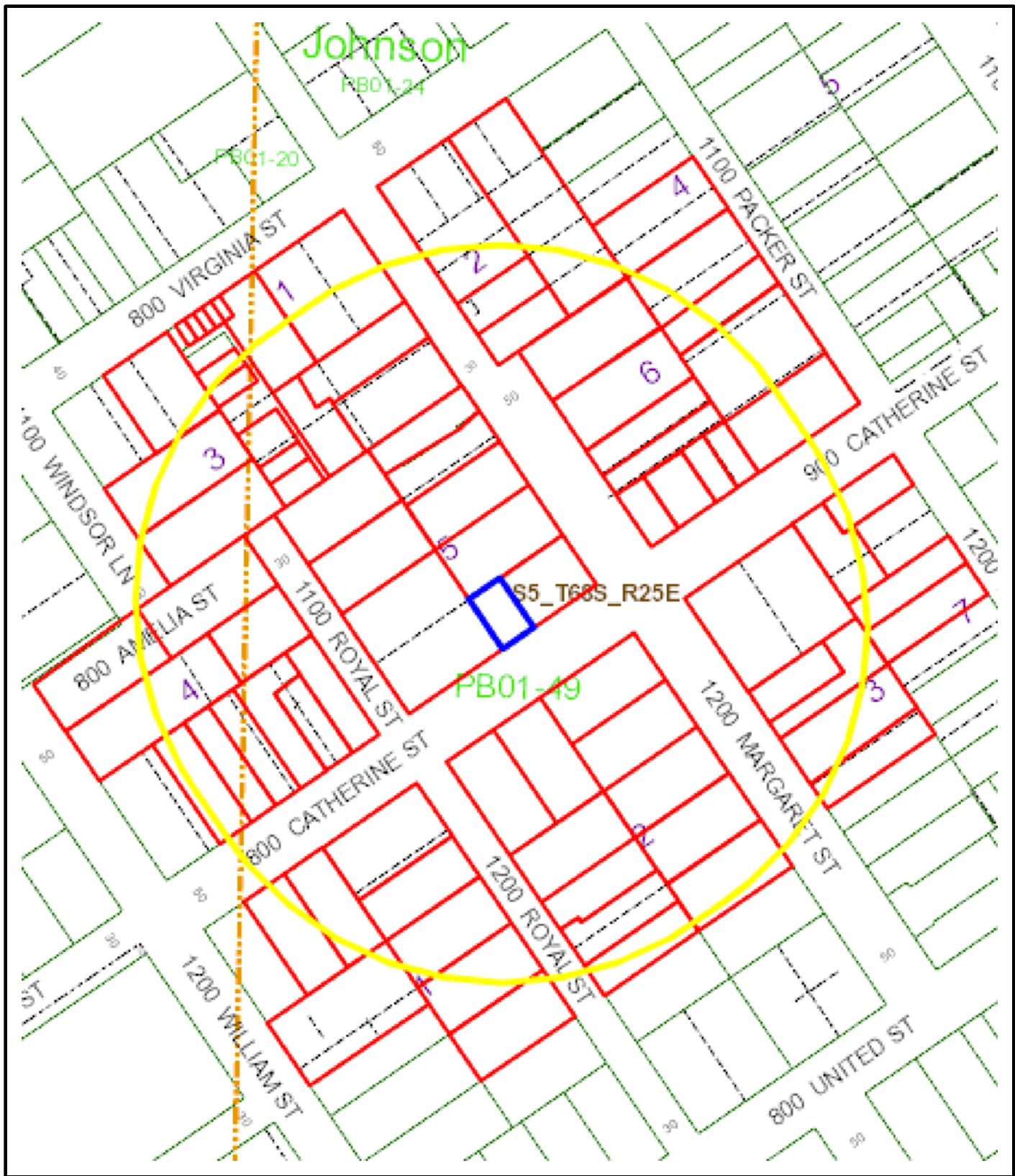
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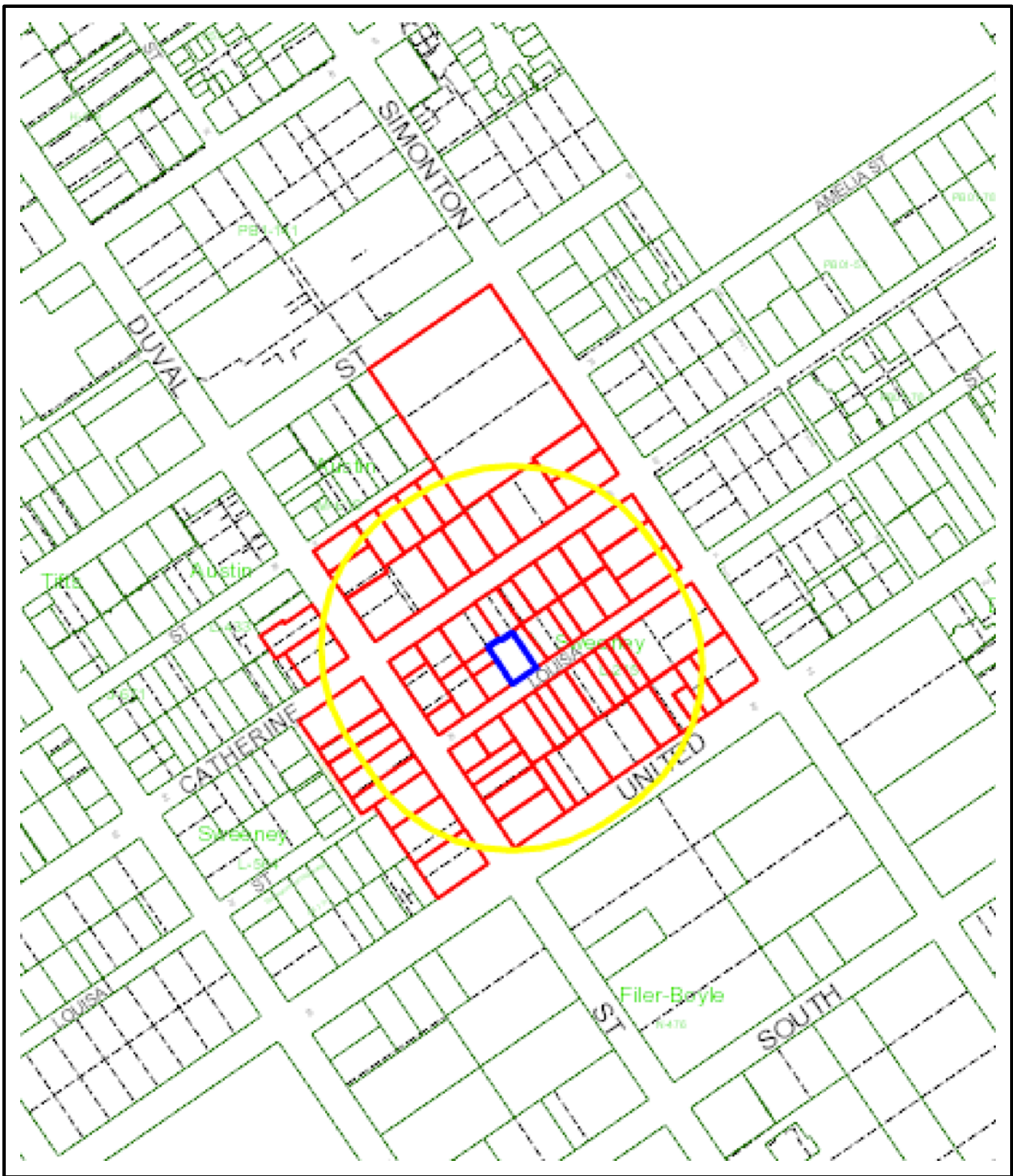
# Monroe County, Florida

## 817 Catherine

Printed: Nov 04, 2011

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.





## Monroe County, Florida

Printed: Nov 04, 2011

515 B Louisa

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	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1	KUNZLER PETER	3 ROCKY TOP CT		HOLMDEL	NJ	07733-1828	
2	FAVELLI THOMAS AND GEORGEANN	1523 PATRICIA ST		KEY WEST	FL	33040-5034	
3	WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
4	BOYER BRIAN K LIV TRUST	401 S 7TH ST		FERNANDINA BE	FL	32034-3928	
5	HARBORSIDE MOTEL AND MARINA INC	903 EISENHOWER DR		KEY WEST	FL	33040	
6	WEBB WILLIAM AND LINDA	2995 FRIENDS RD		ANNAPOLIS	MD	21401-7221	
7	BENAVIDES JAMIE M REV TRUST	1205 CALAIS LN		KEY WEST	FL	33040	
8	GUEST SERVICES INC	1007 SIMONTON ST		KEY WEST	FL	33040	
9	MONROE COUNTY FLORIDA	500 WHITEHEAD ST		KEY WEST	FL	33040	
10	SEASHELL INVESTMENTS LLC	400 WISCONSIN ST		RACINE	WI	53401	
11	CANALEJO ELBA CECILIA	510 AMELIA ST		KEY WEST	FL	33040	
12	PEARLS LLC	525 UNITED ST		KEY WEST	FL	33040	
13	MOLANDER DOUGLAS R TRUSTEE	3200 NE 36TH ST #1215		FORT LAUDERDA	FL	33308-6766	
14	HAYES PAUL N	1075 DUVAL ST	UNIT C11	KEY WEST	FL	33040-3115	
15	1210 DUVAL INC	1210 DUVAL ST		KEY WEST	FL	33040	
16	VALDES JOSEPH A JR	2604 SEIDENBERG AVE		KEY WEST	FL	33040	
17	KEAR REBECCA L	169 PLATT ST		MILFORD	CT	06460	
18	MORGAN HUGH J	404 SOUTH ST		KEY WEST	FL	33040	
19	LA TE DA REDUX INC	1125 DUVAL ST		KEY WEST	FL	33040	
20	HERNANDEZ RIGOBERTO AND TOMASA	515 CATHERINE ST		KEY WEST	FL	33040	
21	1227 DUVAL STREET LLC	520 SOUTHARD ST		KEY WEST	FL	33040-6895	
22	ANDREWS JERRY AND YULIYA	901 TOWN CENTRE BLVD	UNIT 5	CLAYTON	NC	27520	
23	ILANE LLC	1215 DUVAL ST		KEY WEST	FL	33040	
24	MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040	
25	POU E LYNNE	302 SOUTHARD ST	STE 102	KEY WEST	FL	33040	
26	AMES MARY E	31537 ROYAL OAKS DR		TEMECULA	CA	92591	
27	HARTFIEL JACQUELINE L & BENDER DENNIS M (HUSBAND)	4172 EMERALD BLVD		RICHFIELD	OH	44286	
28	HILLS AMY L	526 LOUSIA ST		KEY WEST	FL	33040	
29	515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
30	508 LOUISA CONDOMINIUM	508 LOUISA ST		KEY WEST	FL	33040	
31	ELWELL CHRISTOPHER R	508 LOUISA ST	UNIT 3	KEY WEST	FL	33040	
32	DOUCETTE PAUL H	508 LOUISA ST APT 1		KEY WEST	FL	33040-3179	
33	BELLIN XAVIER	529 UNITED ST		KEY WEST	FL	33040-3144	
34	DEUTSCH DANIEL AND JUDITH	8023 FENWAY RD		BETHESDA	MD	20817	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35	IRWIN JOSEPH H AND CAROL D	132 HAWS LN		FLOURTOWN	PA	19031	
36	LOUISA STREET CONDOMINIUM	515 LOUISA ST		KEY WEST	FL	33040	
37	517 LOUISA TRUST	PO BOX 6448		ALEXANDRIA	VA	22306	
38	LOWE MAYNARD V JR AND MARCIE S	6876 MOLAKAI CIR		BOYNTON BEACH	FL	33437-7027	
39	ABBONDANZA INC	1007 SIMONTON ST		KEY WEST	FL	33040	
40	RIVET ENTERPRISES INC	17188 FLYING FISH LN WEST		SUMMERLAND KI	FL	33042-3630	
41	MARTINEZ AMPARO L &	509 LOUISA ST		KEY WEST	FL	33040	
42	ROGERS MICHAEL L AND MADELINE J	1932 OAK KNOLL DR		BELMONT	CA	94002-1755	
43	DEMIER CAL T AND MILAGROS	1219 DUVAL ST		KEY WEST	FL	33040-3149	
44	CATALFOMO ANTHONY J	506 LOUISA ST		KEY WEST	FL	33040	
45	MATHYS STEPHEN AND NANCY	516 CATHERINE ST		KEY WEST	FL	33040	
46	KIRKMAN C G JR	521 LOUISA ST		KEY WEST	FL	33040-3105	
47	KEY HUGH	1204 SIMONTON ST		KEY WEST	FL	33040	
48	LARSEN VICTOR O JR	514 LOUISA ST		KEY WEST	FL	33040	
49	1122 SIMONTON RESIDENCES LLC	506 LOUISA ST		KEY WEST	FL	33040	
50	SHIREY EDMA I	1007 WILLOWOOD AVE		GOOSE CREEK	SC	29445	
51	1201 DUVAL LLC	33830 RIVIERA DR		FRASER	MI	48026	
52	SANCHEZ PEDRO ESTATE	509 LOUISA ST		KEY WEST	FL	33040	
53	NICKEL ROBERT P AND MARYANNE	516 LOUISA ST		KEY WEST	FL	33040	
54	BUCCELLO DAVID AND PATRICIA	87 MILL BROOK RD		BAR HARBOR	ME	04609-7375	
55	1200 DUVAL STREET LLC	5 BIRCHWOOD DR		KEY WEST	FL	33040-6209	
56	SARATOGA DESIGN INC	1117 DUVAL ST		KEY WEST	FL	33040	
57	522 CATHERINE ST LLC	522 CATHERINE ST		KEY WEST	FL	33040-3104	
58	CATHERINE SIMONTON CORPORATION	1128 SIMONTON ST		KEY WEST	FL	33040	
59	CANALEJO IDA ESTATE	512 AMELIA ST		KEY WEST	FL	33040	
60	BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
61	LIPPI DEBORAH	1130 DUVAL ST		KEY WEST	FL	33040-3157	
62	MARIGOLD INC	1202 SIMONTON ST		KEY WEST	FL	33040	
63	DE LA CRUZ JOSE	1214 DUVAL ST		KEY WEST	FL	33040-3130	
64	TALAMO CHARLES V	46 DAISY AVE		FLORAL PARK	NY	11001-2522	
65	LOVETT JOAN SUSAN	1116 PACKER ST		KEY WEST	FL	33040	
66	MALTESE ROBERT	1215 ROYAL ST		KEY WEST	FL	33040	
67	PERRINE WILLIS JR AND CRYSTAL	1470 ASHLEY CT		AMISSVILLE	VA	20106-2065	
68	CARAVELLE LLC	75 PUBLIC SQ STE 1313		CLEVELAND	OH	44113-2011	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69	SFORZA MICHAEL AND SANDY	1881 NARCISSUS AVE		BIG PINE KEY	FL	33043	
70	1120 PACKER ST LLC	2709 LINCOLN ST		EVANSTON	IL	60201-2042	
71	ASHE DAREK	809 CATHERINE ST		KEY WEST	FL	33040	
72	SOSA LEOPOLDO JOSEPH	6347 NW 190TH TER		HIALEAH	FL	33015-4715	
73	MCCONAGHA ALAN C AND BARBARA A	1114 PACKER ST		KEY WEST	FL	33040	
74	GARCIA MAIDA D	1200 PACKER ST		KEY WEST	FL	33040	
75	REICH MARC A AND KAREN C	34 OAK BLF		AVON	CT	06001-2808	
76	SHIFFMAN MICHAEL G	PO BOX 1081		BOZEMAN	MT	59771-1081	
77	FLOYD KENNETH I AND LAURA A	4209 PHOENIX DR		CARROLLTON	TX	75010	
78	WALLGREN JEANETTE	803 CATHERINE ST		KEY WEST	FL	33040	
79	MCPAHON ELIZABETH	901 CATHERINE ST		KEY WEST	FL	33040-3201	
80	CONLEY KRISTIN ELIZABETH	835 NO WOOD ST	UNIT 403	CHICAGO	IL	60622	
81	KAUFFMAN RAY M AND LINDA A	803 1/2 CATHERINE ST		KEY WEST	FL	33040	
82	ISALES RAMON F	808 VIRGINIA STREET APT 3		KEY WEST	FL	33040	
83	THOMAS POWELL S JR	103 DIXIE WAY		ROTONDA WEST	FL	33947-2441	
84	WEITZ ANDREA RENEE	2920 STAPLES AVE		KEY WEST	FL	33040	
85	GLAZER ARI	1024 SCARLET OAK ST		HOLLYWOOD	FL	33019-4809	
86	CLIFFORD CHRISTINA L	1702 JOSEPHINE ST		KEY WEST	FL	33040-5339	
87	GWYNN ASUNCION LEYVA	7216 CHARLOTTE		LEXINGTON	MI	48450	
88	ANUEZ JOHN JR AND BETTY J	812 CATHERINE ST		KEY WEST	FL	33040	
89	RUIZ RENE AND ASUNCION	1216 MARGARET ST		KEY WEST	FL	33040	
90	DEBLASIO LOUIS AND SANDRA	1207 WILLIAM ST APT 2		KEY WEST	FL	33040-3237	
91	SLATTERY MARY AND TIMOTHY J	20947 S RIVER RD		SHOREWOOD	IL	60404-7648	
92	KEY WEST BANK FSB	970 RINEHART RD		LAKE MARY	FL	32746-1555	
93	RICHTER DEBORAH	11625 FAIRFAX COMMONS DR		FAIRFAX	VA	22030	
94	DICKSON SAM G	512 ANGELA ST		KEY WEST	FL	33040-7433	
95	REYNOLDS CRAIG C	1104 MARGARET ST		KEY WEST	FL	33040	
96	BEAN WILLIAM C AND ROXANNE C	PO BOX 399		FULTON	TX	78358-0399	
97	DE LA CRUZ JULIO	900 CATHERINE ST		KEY WEST	FL	33040	
98	CABRERA YVETTE M	5908 24TH AVE S		TAMPA	FL	33619-5463	
99	SHELDON FRANK LEE	1812 FLAGLER AVE		KEY WEST	FL	33040	
100	WILLIS JAMES TOMAS	1206 PACKER ST		KEY WEST	FL	33040	
101	CRUZ LINDA	809 CATHERINE ST		KEY WEST	FL	33040	
102	WELF LEONARDO A	219 ELIZABETH ST		KEY WEST	FL	33040-6612	

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103	MEYER DOUGLAS D AND CYNTHIA J	1108 PACKER ST		KEY WEST	FL	33040	
104	COURTYARD GARDENS CONDO	1207-1209 WILLIAM ST		KEY WEST	FL	33040	
105	BROWN KENNETH A REV TR 6/30/2010	162 MARBLE ISLAND RD		COLCHESTER	VT	05466-6463	
106	KARR GINA S	801 1/2 CATHERINE ST		KEY WEST	FL	33040	
107	GEDMIN JANINE	1107 WINDSOR LN		KEY WEST	FL	33040	
108	HOPCRAFT ROBERT	807 CATHERINE ST		KEY WEST	FL	33040	
109	PAKENAS THOMAS E AND LAURA	406 W ARBORETUM		LOMBARD	IL	60148	
110	OLSZEWSKI TIMOTHY M	1115 MARGARET ST	UNIT 4	KEY WEST	FL	33040	
111	BARLE GAIL E	40 PARK AVE	APT 15G	NEW YORK	NY	10016	
112	LENNON LISA LIVING TR 07/16/2004	516 WHITE ST		KEY WEST	FL	33040-7170	
113	FEOR KEVIN AND ELIZABETH	624 KLEM RD		WEBSTER	NY	14580-1596	
114	COMISKEY PAUL B AND KATHY J	1911 WREN WAY		DALTON	GA	30720-4910	
115	CAREY LEONARD ALLEN	19509 TEQUESTA ST		SUMMERLAND K	FL	33042	
116	GUZEWICH FARLIN P JR	806 VIRGINIA ST		KEY WEST	FL	33040	
117	MEAD WILLIAM B AND JENNIFER H	4821 MONTGOMERY LN	UNIT 605	BETHESDA	MD	20814	
118	ALLEN CHARLES R IV	1217 ROYAL ST		KEY WEST	FL	33040	
119	GARD DAVID AND BICHON	1213 MARGARET STREET		KEY WEST	FL	33040	
120	BRUMLEY CHARLES W	5 ROUGHLAND RD		NORFOLK	CT	06058	
121	WELLS TAMMA L &	312 CATHERINE ST		KEY WEST	FL	33040	
122	GUZEWICH FARLIN P JR	806 VIRGINIA ST		KEY WEST	FL	33040	
123	COGNATO RICHARD A	1200 MARGARET ST		KEY WEST	FL	33040	
124	KOPCZICK ELISE M	94 SOUTHFIELD AVE APT 203		STAMFORD	CT	06902-7625	
125	ARNOLD BRIAN R AND DEBORAH R	56 POPLAR ST		NEWPORT	RI	02840	
126	KIMES JAMES R	36 PALMETTO DR		KEY WEST	FL	33040	
127	HEINOLD LIVING TRUST 12/28/2006	23275 BUCK NECK RD		CHESTERTOWN	MD	21620	
128	ALLEN ALICE	804 CATHERINE ST		KEY WEST	FL	33040	
129	MYERS TRAVIS	PO BOX 460544		FORT LAUDERDA	FL	33346-0544	
130	TAYLOR CHARLES E AND LISA CANNON	3713 PEACHTREE RD NE		ATLANTA	GA	30319	
131	COGNATO JOSEPH	6712 183RD ST		FRESH MEADOW	NY	11365-3508	
132	NOLTE JOHN A	16 RAVINE DR		GALENA	IL	61036-9573	
133	LOGAN RICHARD	771 PALATINE AVE SE		ATLANTA	GA	30316	
134	GOWER DANIEL J	1617 59TH PL S		MERIDIAN	MS	39307-7136	
135	MENTA PAUL J III	1202 MARGARET ST		KEY WEST	FL	33040-3214	
136	DRAKE JOYCE P REV TR 8/3/2010	1122 MARGARET ST		KEY WEST	FL	33040-3212	



	<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
137	LENDERMAN PATRICK EDWARD AND ISABEL MARIA	1123 MARGARET ST	UNIT 2	KEY WEST	FL	33040	
138	BUZZART CRAIG ALYN	PO BOX 1482		KEY WEST	FL	33041-1482	
139	THORNBURGH DAWN	1075 DUVAL ST	UNIT C-11	KEY WEST	FL	33040	
140	SULAK PETR	1212 MARGARET ST		KEY WEST	FL	33040-3214	
141	FLESZAR ROXANNE E	1414 NEWTON ST		KEY WEST	FL	33040	
142	COLLET JEAN CHRISTOPHER A/K/A	805 CATHERINE STREET		KEY WEST	FL	33040	
143	SHIELD DAVID M DEC TRUST 7/7/1997	920 VIRGINIA STREET		KEY WEST	FL	33040	



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Public  
Meeting  
Notice

NOTICE OF PUBLIC MEETING

DATE: [illegible]

TIME: [illegible]

LOCATION: [illegible]

AGENDA: [illegible]

FOR MORE INFORMATION, CONTACT [illegible]

OR VISIT [illegible]

FOR A COMPLETE LIST OF AGENDA ITEMS, VISIT [illegible]

OR CONTACT [illegible]

AT [illegible]

OR VISIT [illegible]

FOR A COMPLETE LIST OF AGENDA ITEMS, VISIT [illegible]





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