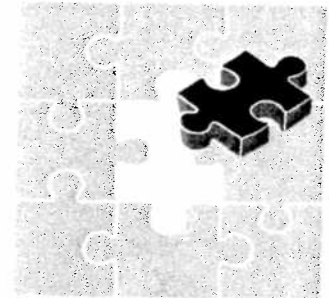


# **Applicant Request**

TREPANIER

2/1/2010

Ms. Amy Kimball-Murley, AICP, Planning Director  
City of Key West  
-- Via Hand Delivery --



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Re: 1908 Flagler Avenue - Essy's Café**

Dear Ms. Kimball-Murley,

"Essy's Cafe" is located at 1908 Flagler Avenue in the Limited Commercial ("CL") zoning district. Essy's Café seeks the ability to serve beer and wine on premises in association with their existing restaurant service.

The CL district was established to accommodate limited commercial land uses.

As you are aware, KW Code Sec. 18-28(a) states that alcohol sales need to be at least 300ft away from any church, cemetery, funeral home....measured "by way of ordinary fare". This term "by way of ordinary fare" is undefined within the City's LDRs, it is not referenced in planning field resources, nor the Florida State Statutes.

Since the manner of measurement "way of ordinary fare" is not defined under the code or State statute, we were unable to obtain a certified measurement by a licensed surveyor.

If we assume "by way of ordinary fare" essentially means as one might walk, bike or drive, Essy's Café is the following distances from the following properties:

Salvation Army: 30 ft.

Key West High School: 270 ft.

Variances to Sec. 18-28 are permitted under 18-28(b) and are to be heard by the City Commission. However, the variance criteria and application are not defined by the Code. The normal variance criteria and application apply specifically to the Land Development Regulations and not to Sec. 18. Therefore, we respectfully submit the following letter of request for relief under Sec. 18-28(b).

Please don't hesitate to call if you have any questions or need additional information.

Sincerely,

Owen Trepanier

## Variance Request to KW Sec. 18-28

1. Site Address: 1908 Flagler Avenue - Essy's Café
2. Name of Applicant: Trepanier & Associates, Inc.
3. Applicant is: Authorized Representative
  
4. Address of Applicant: 402 Appelrouth Lane  
Key West, FL 33040
5. Phone # of Applicant: 305-293-8983
6. Fax # of Applicant: 305-293-8748
7. Name of Owner: 1908 Flagler Corp. – A Florida Corporation.
8. Address of Owner: 209 Duval Street  
Key West, FL 33040
9. Phone Number of Owner: 305-
10. Fax Number of Owner: 305-
11. Zoning District of Parcel: CL
12. RE #: 00063450-000000

### Description of Proposed Construction, Development, and Use:

Essy's Café seeks the ability to serve beer and wine on premises in association with their existing restaurant service. Sec 18-28(a) states alcohol sales need to be at least 300ft, measured by "ordinary fare", from a church, cemetery, funeral home.... Section 18-28(b) permits the Board of Adjustment to vary this code to any property owner aggrieved by subsection (a).

### 13. Description of Variances Being Requested:

Variance to Sec. 18-28(a), to allow beer and wine service on premises in association with the existing restaurant.

### **Critical Issues for Considering this Variance.**

Measuring Distance ("By Way of Ordinary Fare"):

Since the manner of measurement "by way of ordinary fare" is not defined in the KW Code or the State statutes, we were unable to obtain a certified measurement by a licensed surveyor. If we assume "by way of ordinary fare" essentially means as one might walk, bike or drive, using the property appraiser's GIS system we were able to determine Essy's Café is the following distances from the following properties:

Salvation Army: 30 ft.

Key West High School: 270 ft.

Special Conditions:

This property has been a revolving door of failed restaurant operations. While the reasons may appear varied, the experience of the last several operators has led us to understand that many patrons that come for restaurant service also enjoy beer and wine service in association with the restaurant service. A full service restaurant with a beer and wine service will offer the amenities that repeat customer's desire, and therefore greatly increasing the opportunity for long term success of the location.

The request is for beer and wine service in association with the existing restaurant only.

Special Privileges not conferred:

No special privileges will be conferred to the applicant. Nearly all successful restaurants offer beer and wine service in association with the primary restaurant service.

Hardship:

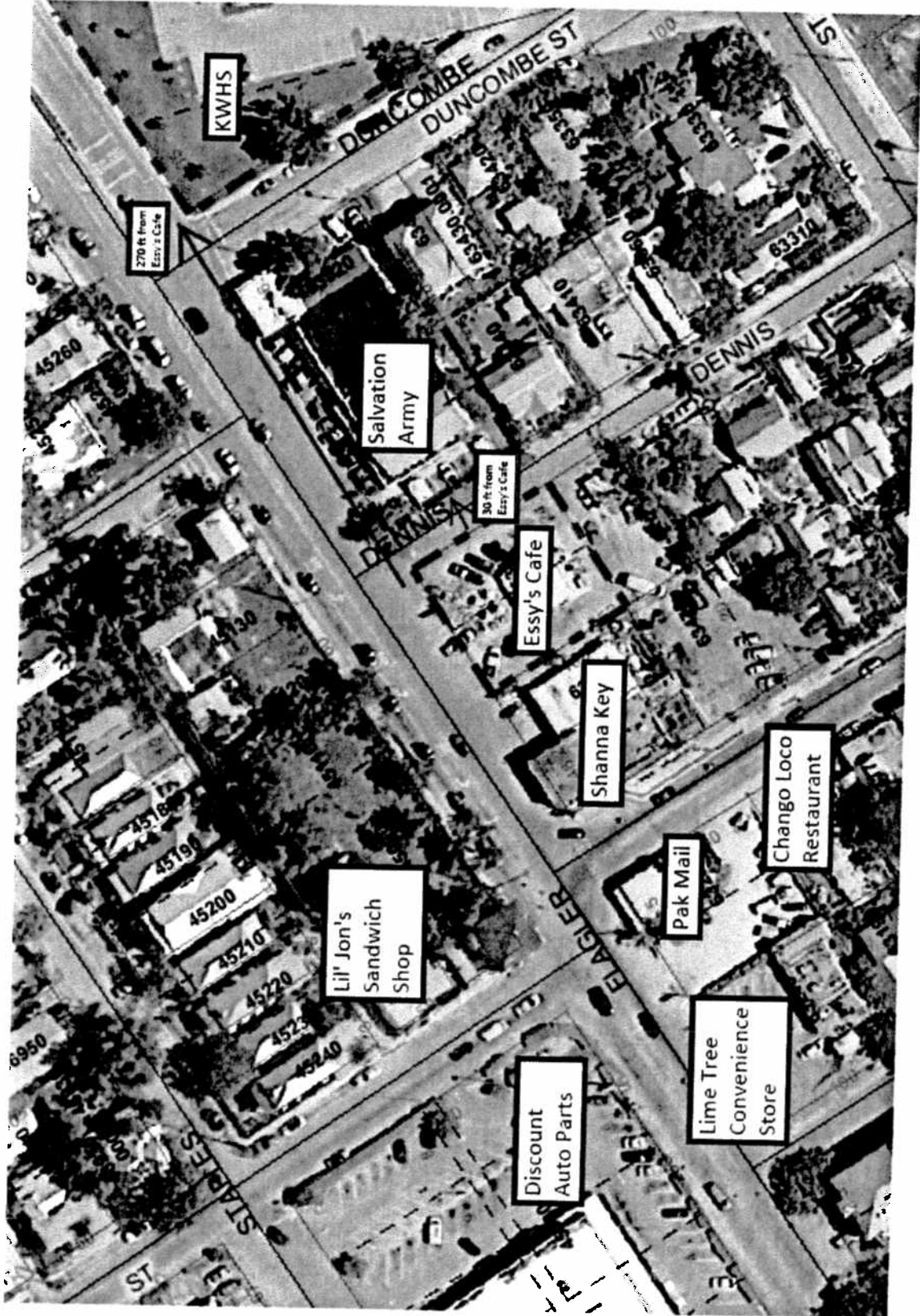
Although Sec. 18-28(b) does not require a hardship for the granting of a variance, without the approval Essy's Café could be prevented from providing services demanded by customers in a very competitive market. The Café only wishes to offer the same amenities to customers as those commonly enjoyed by others in the same district.

Minimum:

Only the minimum variance is being requested. The applicant is asking for a variance for beer and wine service in association with the existing restaurant.

Not Injurious to Public Welfare:

Allowing the Café to provide beer and wine service to its customers will not be injurious to the public welfare. Beer and wine service is currently offered at all nearby restaurants in the immediate area.



KWHS

DUNCOMBE ST

270 ft from  
Essy's Cafe

Salvation  
Army

30 ft from  
Essy's Cafe

Essy's Cafe

Shanna Key

Lil' Jon's  
Sandwich  
Shop

Pak Mail

Chango Loco  
Restaurant

Discount  
Auto Parts

Lime Tree  
Convenience  
Store

45260

45200

45210

45220

45230

45240

63310

DENNIS

ELGIER

STRALES

6950

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

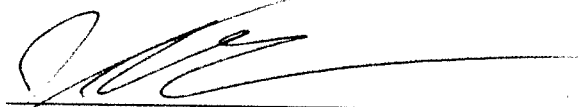


# **Verification Form**

**Verification Form**


I, Jonathan Montemayor, Trepanier & Associates, Inc., being duly sworn, depose and say that: Trepanier & Associates, Inc. is the Owner's Legal Representative for the subject matter of this application.

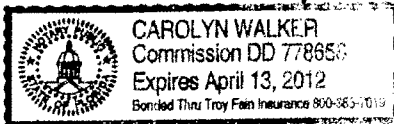
All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

  
Jonathan Montemayor, Trepanier & Associates, Inc.

Subscribed and sworn to (or affirmed) before me on 4/28/10 (date) by

Jonathan Montemayor He is ~~personally known to me.~~ FLDL MS35426911898

  
Carolyn Walker - Notary



**Authorization Form**



Authorization Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

I, Michael Halpern as President authorize
Please Print Name(s) of Owner(s)

Trepanier & Associates, Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

Signature of Owner [Signature] Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 1.25.10 (date) by Michael Halpern
Please Print Name of Affiant

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

[Signature]
Notary's Signature and Seal

NOTARY PUBLIC-STATE OF FLORIDA
Dona Merritt
Commission # DD849318
Expires: FEB. 22, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Dona Merritt Name of Acknowledger printed or stamped

Notary Public Title or Rank

DD 849318 Commission Number (if any)

**Deed**

MONROE COUNTY  
OFFICIAL RECORDS

This form prepared by and return to  
Marci L. Rose, Esq.  
818 White Street  
Key West, Florida 33040  
R.E. Parcel No.: 00063450-000000

FILE #1357880  
BK#1869 PG#406

This Document was prepared without benefit of Title Search or Abstract Examination and is based solely on the facts provided by either of the parties or their agents.

RCD Mar 21 2003 10:41AM  
DANNY L KOIHAGE, CLERK

DEED DOC STAMPS 0.70  
03/21/2003  
DEP. CLK

**QUITCLAIM DEED**

THIS QUITCLAIM DEED, executed this 19<sup>TH</sup> day of MARCH, A.D. 2003, by HILARIO RAMOS JR., A SINGLE MAN, Grantor, to 1908 FLAGLER AVENUE CORP., A FLORIDA CORPORATION, Grantee, whose address is 209 DUVAL STREET, Key West, Florida 33040:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

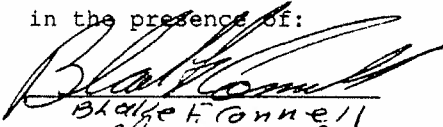
WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

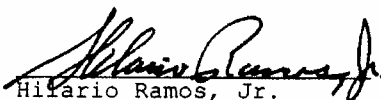
On the Island of Key West and known as Lots Nineteen (19), Twenty-Three (23) and Twenty-Four (24), Square Six (6), Tract thirty (30), Cash's Diagram, according to the Plat thereof recorded in Plat Book 1, Page 13, of the Public Records of Monroe County, Florida.

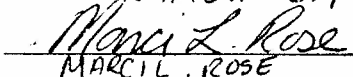
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

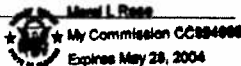
IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Blaise F. Connel

  
Hilario Ramos, Jr.

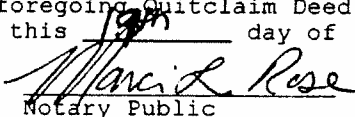
  
MARCI L. ROSE

  
My Commission CC924998  
Expires May 28, 2004

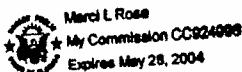
STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, the undersigned authority, this day personally appeared HILARIO RAMOS JR. to me well known, who, after being duly sworn, and identified by Valid FL0L acknowledged the due execution of the foregoing Quitclaim Deed.

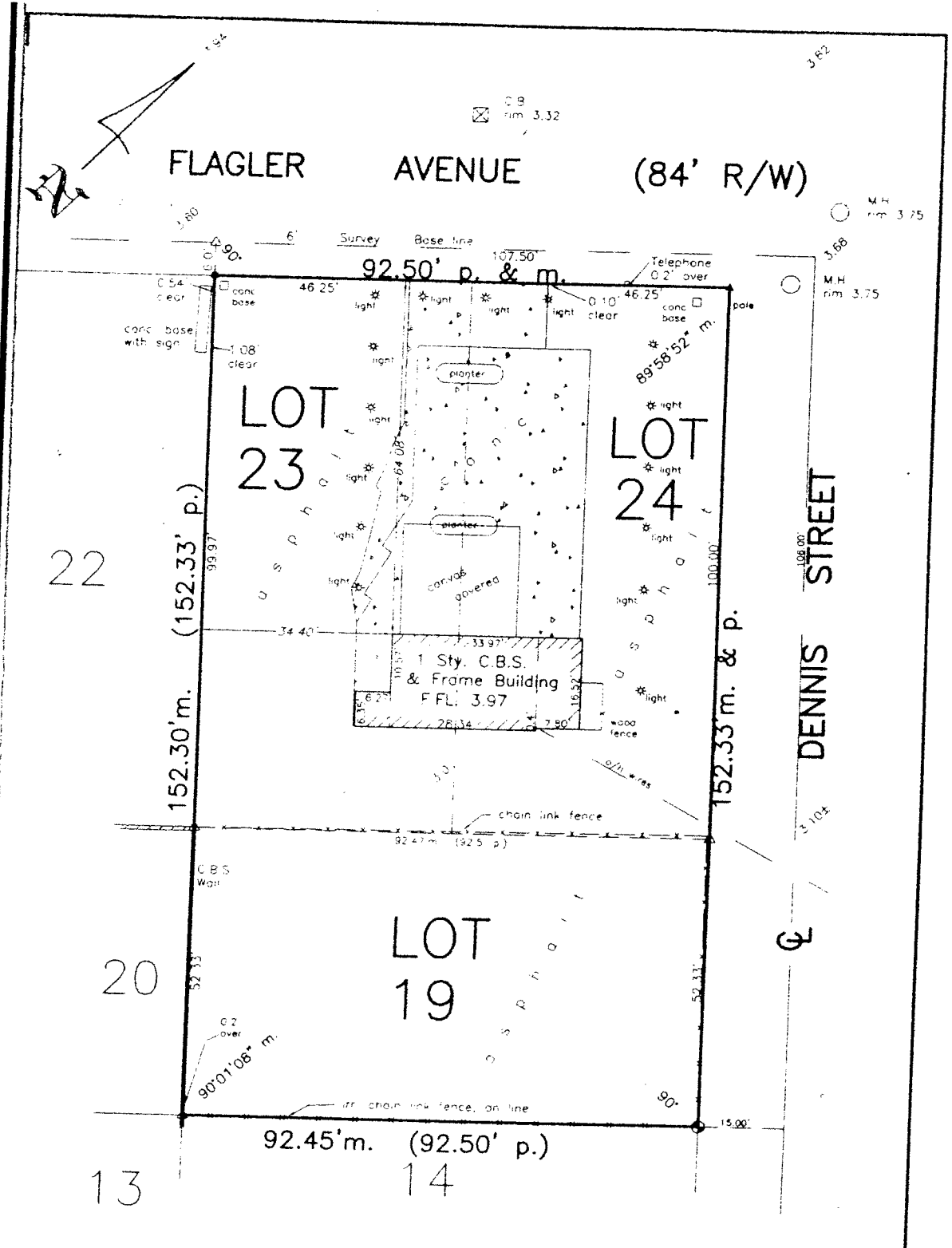
WITNESS my hand and official seal this 19<sup>th</sup> day of March, 2003.

  
Notary Public

C:\client\RAMOS\QUITCLAI.1908.wpd

  
My Commission CC924998  
Expires May 28, 2004

# Survey



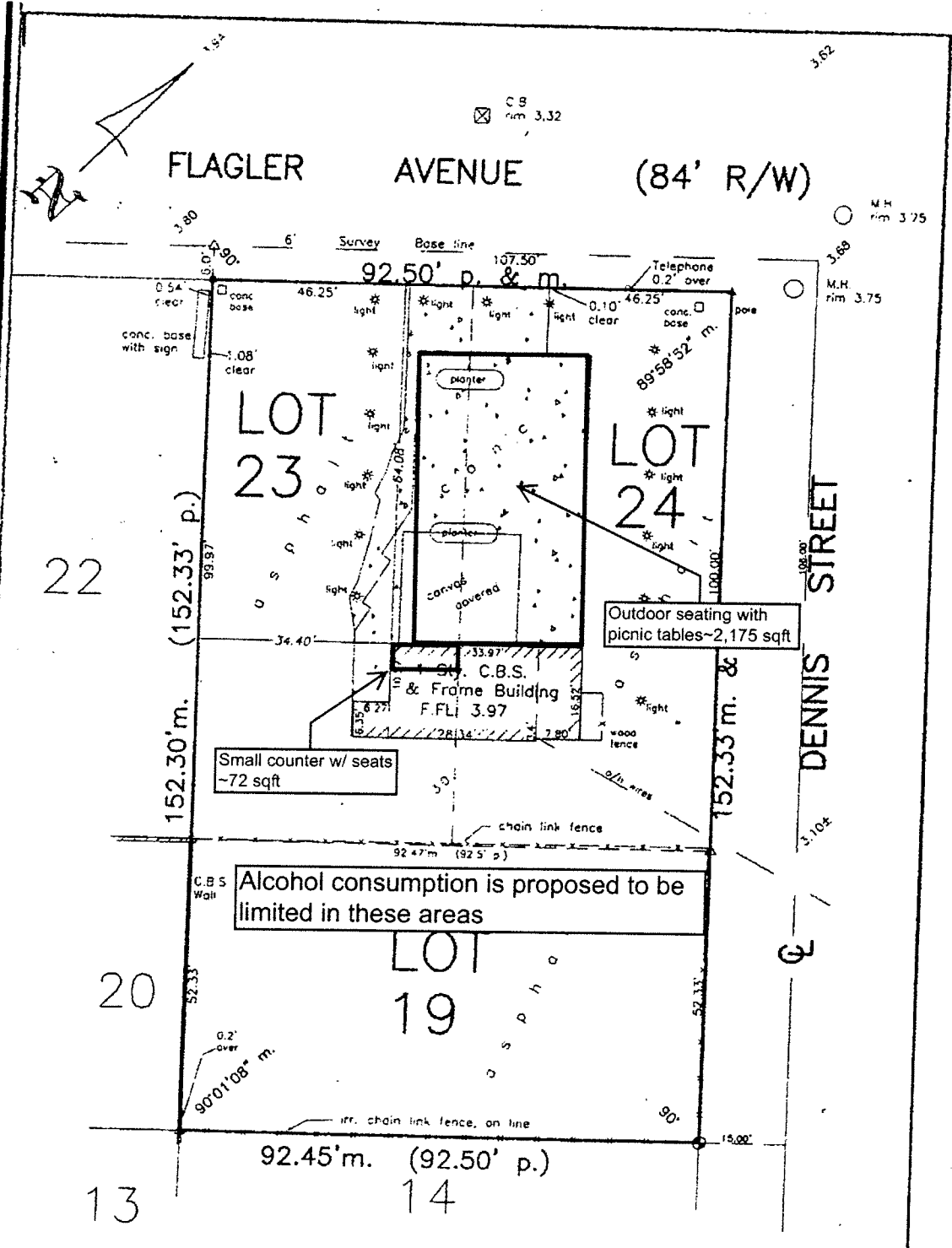
1908 Flagler Avenue Corporation 1908 Flagler Avenue, Key West, Fl. 33040			
BOUNDARY SURVEY			Dwr No 05-397
Scale. 1"=20'	Ref 101-62	Flood panel No 1512 K	Own. By F.H.H.
Date 4/21/97	file	Flood Zone. AE	Flood Elev. 5'
REVISIONS AND/OR ADDITIONS			
9/2/05 Updated, owner, conc lights, addition, Lot 19			

BLOCK 242

**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

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

**Proposed Consumption Area**



1908 Flagler Avenue Corporation  
1908 Flagler Avenue, Key West, Fl. 33040

BOUNDARY SURVEY		Dwn. No. 05-397	
Scale: 1"=20'	Ref. 101-62 file	Flood panel No. 1517 K	Dwn. Sv. F.H.H.
Date: 4/21/97		Flood Zone: AE	Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			
9/2/05: Updated, owner, conc. lights, addition, Lot 19			

2/2 dwg/kw/Block242

BLOCK 242

**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

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

# **Property Appraiser Information**



**Ervin A. Higgs, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

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

---

**Property Record View**

**Alternate Key: 1063886 Parcel ID: 00063450-000000**

---

**Ownership Details**

**Mailing Address:**  
1908 FLAGLER AVENUE CORP  
209 DUVAL ST  
KEYWEST, FL 33040

---

**Property Details**

**PC Code:** 22 - DRIVE IN RESTAURANTS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1908 FLAGLER AVE KEYWEST  
**Legal Description:** KW DIAG PB1-13 LOTS 19 23 24 SQR 6 TR 30 OR322-110/113 OR366-34/37 OR373-910/913 OR579-309/11 OR835-2012Q/C OR935-645 OR980-180 OR1219-2239/40 OR1273-788/89 OR1342-861/2 OR1869-406Q/C(LG)

---

**Parcel Map**



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	93	152	14,090.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1

Total Living Area: 614  
Year Built: 1965

### Building 1 Details

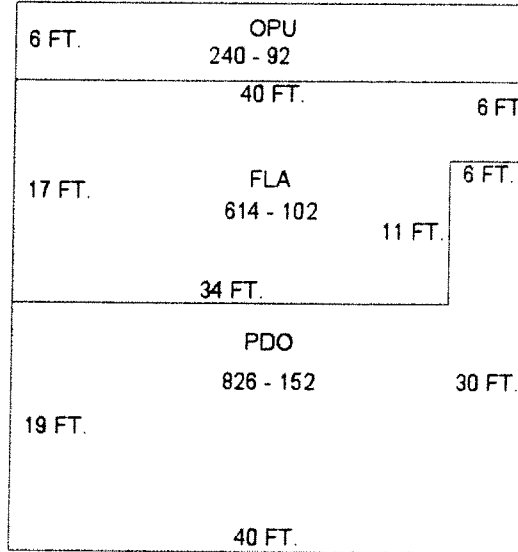
Building Type	Condition <u>A</u>	Quality Grade 400
Effective Age 14	Perimeter 102	Depreciation % 15
Year Built 1965	Special Arch 0	Grnd Floor Area 614
Functional Obs 0	Economic Obs 0	

**Inclusions:**

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

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPU		1	2006				240
1	FLA		1	1989				614

2	PDO	1	1989	826
---	-----	---	------	-----

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5255	OFF BLDG-1 STY-D	50	N	Y
	5256	DRVIN/FAST-D-	50	N	Y
	5257	PDO	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1431	MIN WOOD SIDING	40
1432	C.B.S.	60

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT3:PATIO	900 SF	0	0	2005	2006	2	50
1	PT3:PATIO	1,546 SF	0	0	1964	1965	2	50
2	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20
3	AP2:ASPHALT PAVING	10,908 SF	0	0	1994	1995	2	25
4	FN2:FENCES	268 SF	0	0	1994	1995	2	30
5	UB3:LC UTIL BLDG	140 SF	0	0	1994	1995	1	30
6	CL2:CH LINK FENCE	870 SF	145	6	1994	1995	2	30
7	UB3:LC UTIL BLDG	32 SF	0	0	1994	1995	1	30
8	AC2:WALL AIR COND	2 UT	0	0	1984	1985	2	20

**Appraiser Notes**

2002-8-22 FRONT PORCH CAFE - 8882106

2006-07-26 LU LU'S KISS DRIVE IN RESTAURANT

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08-4117	11/05/2008	03/29/2010	2,200	Commercial	AFTER THE FACT: INSTALL 4 TON SPLIT SYSTEM, CONDENSOR ON ROOF, MOVE AIR HANDLER 6'
	08-4144	11/07/2008	03/29/2010	600	Commercial	COMPLETE ELECTRICAL INSTALLATION FOR CENTRAL A/C.
	09-00004226	12/16/2009	03/29/2010	850	Commercial	RECONSTRUCT COUNTER
32	09-00003711	12/02/2009	03/29/2010	1,000	Commercial	STREET DRAINS

32	09-00004322	12/22/2009	03/29/2010	525	Commercial	SIGN
36	10-145	01/26/2010	03/29/2010	8,100	Commercial	INSTALL FRAME AND AWNING
32	10-354	02/04/2010	04/12/2010	500	Commercial	INSTALL TWO FLOOD LIGHTS FOR NEW SIGN
32	10-354	02/04/2010	04/05/2010	500	Commercial	INSTALL TWO FLOOD LIGHTS FOR NEW SIGN
1	B950562	02/01/1995	11/01/1995	8,600	Commercial	PAVE PARKING LOT
2	B950823	03/01/1995	11/01/1995	8,000	Commercial	PARTITION OFFICE/COFFE SH
3	A950879	03/01/1995	11/01/1995	1,500	Commercial	CHAIN LINK FENCE
4	E951314	04/01/1995	11/01/1995	2,000	Commercial	ELECTRICAL UPGRADE
5	B951351	04/01/1995	11/01/1995	4,000	Commercial	AWNING ON FRONT BLDG.
6	E951481	05/01/1995	11/01/1995	1	Commercial	ELECTRICAL
7	A951619	05/01/1995	11/01/1995	80	Commercial	REPAINT SIGN
8	P951872	06/01/1995	11/01/1995	500	Commercial	SEWER EXTENSION
9	B952210	07/01/1995	11/01/1995	1,200	Commercial	ENCLOSE STORAGE AREA
10	B952745	08/01/1995	11/01/1995	250	Commercial	INSTALL STORAGE SHED
11	A953484	10/01/1995	11/01/1995	500	Commercial	INSTALL STEEL HOOD
12	A953509	10/01/1995	11/01/1995	1,800	Commercial	6 SQS GLASS FELT ROOF
13	P953532	10/01/1995	11/01/1995	1,100	Commercial	INSTALL 3 NEW FIXTURES
14	M953603	10/01/1995	11/01/1995	2,275	Commercial	INSTALL HOOD/EXHAUST
15	M953655	10/01/1995	11/01/1995	1,100	Commercial	ANSUL SYSTEM
16	B953820	11/01/1995	11/01/1995	2,500	Commercial	BUILD FENCE/TRELLIS
17	954049	11/01/1995	11/01/1995	1	Commercial	IMPACT FEES
18	9700115	01/01/1997	07/01/1997	100	Commercial	SIGN
19	98-0647	03/10/1998	12/12/1998	2,000	Commercial	INSTALL VINYL AWNING
20	03-1946	05/30/2003	08/04/2003	2,000	Commercial	REPLACE SEWER LINE
21	05-0428	02/11/2005	09/30/2005	1,900	Commercial	REMOVE 3 INTERIOR WALS
22	05-0526	02/16/2005	09/30/2005	3,950	Commercial	INSTALL 16 CHANNEL INTERCOM SYSTEM
23	05-0880	03/23/2005	09/30/2005	9,000	Commercial	POUR CONCRETE SLAB
24	05-1680	05/05/2005	09/30/2005	3,500	Commercial	INSTALL 3PHASE 400AMP SERVICE
25	05-2633	06/29/2005	09/30/2005	2,155	Commercial	RELOCATE EXISTING TOILET
26	05-2636	06/29/2005	09/30/2005	1,200	Commercial	ELECTRIC FOR TOILET
27	06-0137	01/13/2006	07/26/2006	1,800	Commercial	SEAL AND RE-LINE PARKING LOT
28	06-2493	04/21/2006	07/26/2006	1,500	Commercial	REPLACE CHINKLINK IN REAR OF PROPERTY
29	06-4743	08/10/2006	09/26/2006	1,000	Commercial	FORM & POUR 40'X CONCETE WALK
30	06-5443	11/08/2006	09/26/2006	500	Commercial	INSTALL GAS LINE FROM TANKS TO GENERATOR
31	06/0820	02/08/2006	07/28/2006	500	Commercial	INSTALL SECURITY

## 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
2009	94,633	23,703	585,158	589,253	589,253	0	589,253
2008	98,631	24,859	568,179	553,281	553,281	0	553,281
2007	78,573	25,941	448,767	553,281	553,281	0	553,281
2006	74,094	27,061	591,780	681,821	681,821	0	681,821
2005	74,094	20,868	464,970	559,932	559,932	0	559,932
2004	74,913	21,843	464,970	561,726	561,726	0	561,726
2003	72,892	22,578	225,440	320,910	320,910	0	320,910
2002	72,892	23,586	211,350	307,828	307,828	0	307,828
2001	72,892	24,559	211,350	308,801	308,801	0	308,801
2000	67,528	12,927	176,125	256,580	256,580	0	256,580
1999	67,528	13,478	176,125	257,131	257,131	0	257,131
1998	45,123	14,010	176,125	235,258	235,258	0	235,258
1997	45,123	14,543	147,945	207,611	207,611	0	207,611
1996	41,239	15,225	147,945	204,409	204,409	0	204,409
1995	15,666	7,059	147,945	170,670	170,670	0	170,670
1994	22,611	7,217	147,945	177,773	177,773	0	177,773
1993	22,611	7,075	147,945	177,631	177,631	0	177,631
1992	22,611	7,212	147,945	177,768	177,768	0	177,768
1991	22,611	7,345	147,945	177,901	177,901	0	177,901
1990	22,611	7,478	130,333	160,422	160,422	0	160,422
1989	45,454	5,968	126,810	178,232	178,232	0	178,232
1988	23,076	4,571	112,720	140,367	140,367	0	140,367
1987	22,498	4,571	88,943	116,012	116,012	0	116,012
1986	18,448	4,571	84,540	107,559	107,559	0	107,559
1985	17,036	4,571	56,544	78,151	78,151	0	78,151
1984	16,452	4,571	56,544	77,567	77,567	0	77,567
1983	16,452	4,571	56,544	77,567	77,567	0	77,567
1982	14,580	4,571	37,884	57,035	57,035	0	57,035

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/1/1995	1342 / 0861	238,000	WD	Q
9/1/1993	1273 / 0788	163,000	WD	B
7/1/1992	1219 / 2239	159,600	WD	U
6/1/1986	980 / 180	210,000	WD	U

2/1/1985	935 / 645	177,500	WD	U
----------	-----------	---------	----	---

This page has been visited 118,074 times.

Monroe County Property Appraiser  
Ervin A. Higgs, CFA  
P.O. Box 1176  
Key West, FL 33041-1176

# **Public Notice**



# 1908 Flagler

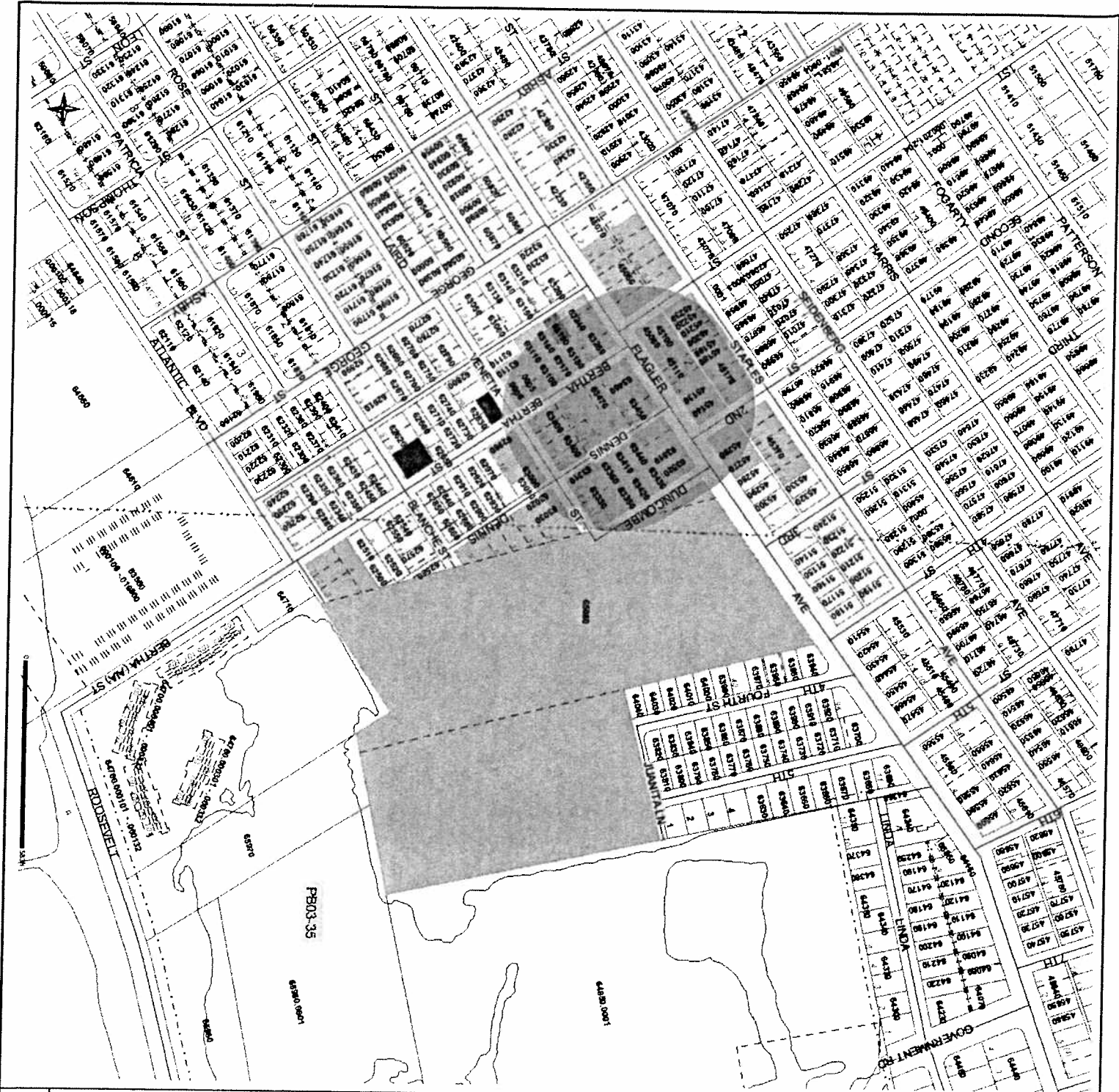
- Legend**
- theBuffer
  - theBufferTarget
  - Real Estate Number
  - Parcel Lot Text
  - Block Text
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines

PALMIS

Monroe County Property Appraiser  
 500 Whitehead Street  
 Key West, FL

**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.

Date Created: April 28, 2010 4:42 PM



AIDS HELP INC  
PO BOX 4374  
KEY WEST, FL 33041

DODGE BRUCE G  
1620 BERTHA ST  
KEY WEST, FL 33040

HAYES PAUL N  
729 TRUMAN AVE  
KEY WEST, FL 33040

RAMLO CONSTRUCTION CORP  
209 DUVAL ST  
KEY WEST, FL 33040

PRICE WALTER F TRUSTEE  
3616 SUNRISE DRIVE  
KEY WEST, FL 33040

RUDOLPH JOHN D LIV TRST 03/10/09  
PO BOX 510017  
KEY COLONY BEACH, FL 33051

INDYMAC FEDERAL BANKS FSB  
8201 PETERS RD  
PLANTATION, FL 33324

TENNYSON KYLE  
1508 BERTHA ST  
KEY WEST, FL 33040

BLAKE OLIVER S  
17243 SNAPPER LN  
SUGARLOAF SHORES, FL 33042

DION RENTAL PROPERTIES LLC  
638 UNITED ST  
KEY WEST, FL 33040

KAUFMAN SAMUEL J AND JULIA V T/C  
1509 JOSEPHINE ST  
KEY WEST, FL 33040

A H I REAL ESTATE PROPERTIES INC  
PO BOX 4374  
KEY WEST, FL 33041

TINLIN GERALD M LIV TR 10/12/04  
1624 BERTHA ST  
KEY WEST, FL 33040

SALVATION ARMY  
PO BOX 2878  
KEY WEST, FL 33041

SCHOOL BOARD OF MONROE COUNTY  
FLORIDA  
241 TRUMBO RD  
KEY WEST, FL 33040

MEANS THOMAS H  
1210 8TH ST  
KEY WEST, FL 33040

CEE ROTH  
1824 FLAGLER AVE  
KEY WEST, FL 33040

DODGE BRUCE  
1620 BERTHA ST  
KEY WEST, FL 33040

HJH AND SGH LTD  
1128 11TH ST  
KEY WEST, FL 33040

DEHN ERIC S  
PO BOX 114  
KEY WEST, FL 33041

SPOTTSWOOD ANDREA A  
42 FLORAL AVE  
KEY WEST, FL 33040

SEITZ CHARLES A AND MARIA V  
1512 B BERTHA ST  
KEY WEST, FL 33040

SALVATION ARMY  
PO BOX 2878  
KEY WEST, FL 33041

NUNAN BRIAN MICHAEL AND PAMELA  
LYNN  
1919 VENETIA ST  
KEY WEST, FL 33040

GLINSKI RONALD P  
410 WILMA CIRCLE  
RIVIERA BEACH, FL 33404

MEANS THOMAS H  
1210 8TH ST  
KEY WEST, FL 33040

BI-STATE REALTY LLC  
444 NORTH MAIN ST  
HUBBARD, OH 44425

1908 FLAGLER AVENUE CORP  
209 DUVAL ST  
KEY WEST, FL 33040

MCCORMICK JOHN  
1921 VENETIA ST  
KEY WEST, FL 33040

MOSBLECH WILLIAM J AND TRACIE L  
1908 VENETIA ST  
KEY WEST, FL 33040

BI-STATE REALTY LLC  
444 NORTH MAIN ST  
HUBBARD, OH 44425

KRYSZTOFIAK ELZBIETA B  
2 DUNCOMBE ST  
KEY WEST, FL 33040

COBO ARTURO  
P O BOX 1273  
KEY WEST, FL 33041

WOLFE JILL  
1107 KEY PLAZA  
KEY WEST, FL 33040

NIELSEN JULIE ANNE  
1620 BERTHA STREET #4  
KEY WEST, FL 33040

BISCARDI CARLA  
1516 DUNCOMBE ST  
KEY WEST, FL 33040

1908 FLAGLER AVENUE CORP  
209 DUVAL ST  
KEY WEST, FL 33040

COBO ARTURO  
P O BOX 1273  
KEY WEST, FL 33041

MEANS THOMAS H  
1210 8TH ST  
KEY WEST, FL 33040

SALVATION ARMY  
PO BOX 2878  
KEY WEST, FL 33041

TONNO LLC  
1507 FLORIDA ST  
KEY WEST, FL 33040

BAKER WILL SR REVOCABLE TRUST  
1509 JOSEPHINE ST  
KEY WEST, FL 33040

MEANS THOMAS H  
1210 8TH ST  
KEY WEST, FL 33040

LAWRENCE BEATRICE S  
PO BOX 4811  
KEY WEST, FL 33041

1921 FLAGLER LLC  
P O BOX 1865  
KEY LARGO, FL 33037

RENDUELES MARIE DEL CARMEN  
1425 2ND ST  
KEY WEST, FL 33040

RENDUELES ANN M  
1901 FLAGLER AVE  
KEY WEST, FL 33040

MENDOZA BELIA C L/E  
1914 STAPLES AVE  
KEY WEST, FL 33040

RODRIGUEZ DAVID AND MARJORIE A  
1519 JOSEPHINE ST  
KEY WEST, FL 33040

WRIGHT GREGORY J  
1916 STAPLES AVE  
KEY WEST, FL 33040

1921 FLAGLER LLC  
P O BOX 1865  
KEY LARGO, FL 33037

CLEGHORN JOSEPH  
1421 1ST ST  
KEY WEST, FL 33040

VARELA GILBERTO AND CARIDA  
1904 STAPLES AVE  
KEY WEST, FL 33040

MAQUEIRA LUIS TRUSTEE (LUIS  
MAQUEIRA DEC OF TR DTD  
DEC OF TR DTD 4/11/97) 1547 4TH  
STREET  
KEY WEST, FL 33040

GONZALEZ JOSE M  
1900 STAPLES AVE  
KEY WEST, FL 33040

TOPPINO CONSTRUCTION CO INC  
2011 FLAGLER AVE  
KEY WEST, FL 33040

PRICE WALTER F TRUSTEE  
3616 SUNRISE DRIVE  
KEY WEST, FL 33040

RODRIGUEZ DAVID AND MARJORIE A  
1519 JOSEPHINE ST  
KEY WEST, FL 33040

DEUTSCHE BANK NATL TRUST CO  
10004 N DALE MABRY HWY  
TAMPA, FL 33618

BILLOW JEANETTE A  
8460 NW 3RD ST  
PEMBROKE PINES, FL 33024

RENDUELES MARIE DEL CARMEN  
1425 2ND ST  
KEY WEST, FL 33040

KNIBILT CORPORATION  
336 DUVAL ST  
KEY WEST, FL 33040

RENDUELES MARIE DEL CARMEN  
1425 2ND ST  
KEY WEST, FL 33040

PINE KERWIN B  
2729 CASSEDY ST  
SILVER SPRING, MD 20910

SPERLING ANTHONY A AND NIVEN  
WENDY D  
722 BARRINGTON RD  
GROSSE POINTE PK, MI 48230

RAMLO CONSTRUCTION CORP  
209 DUVAL ST  
KEY WEST, FL 33040

MARIUCCI STEVEN L  
615 W EUCLAID ST  
PITTSBURG, KS 66762

DISCOUNT AUTO PARTS INC  
PO BOX 2710  
ROANOKE, VA 24001

BRANCH BANKING AND TRUST  
COMPANY  
301 COLLEGE ST  
GREENVILLE, SC 29601