

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



To: Chairman and Planning Board Members

From: Ginny Haller, Planner

Through: Donald L. Craig, AICP, Planning Director

Meeting Date: December 20, 2012

Agenda Item: **Variances – 701 Passover Lane (RE# 0020620-000000)** – Request for front yard and street side setback, landscape buffer, landscape waiver, and parking waiver from the required two spaces (one parking, one ADA) to one ADA accessible parking space in the HPS zoning district as per Sections 122-960(6)a, 122-960(6)d, 108-346(b), and 108-572(3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

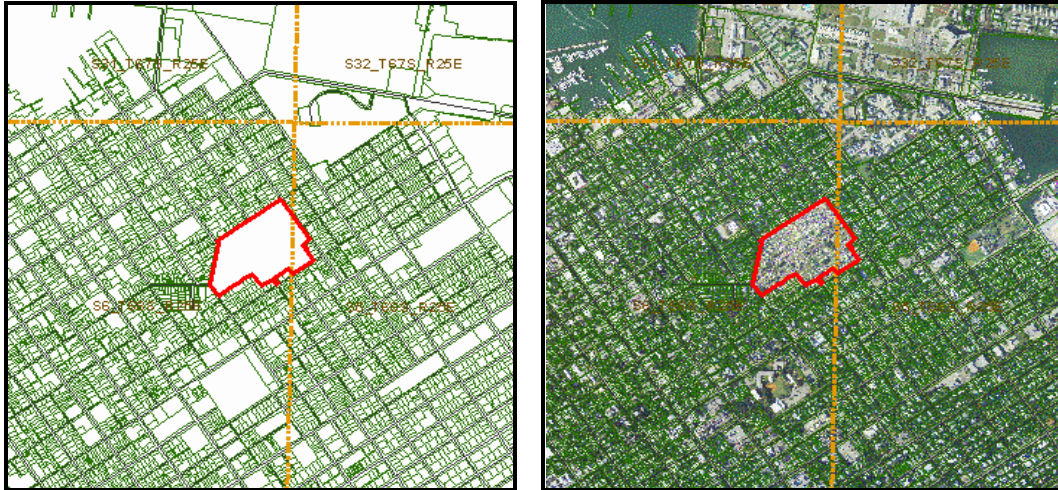
Request: To consider variances, parking waiver, and landscape waiver associated with the construction of a new Sexton's House at the Key West City Cemetery

Applicant: Karen Olson, Special Projects Designer City of Key West

Property Owner: City of Key West

Location: 701 Passover Lane
(RE# 0020620-000000)

Zoning: Historic Public and Semipublic Services District (HPS)



Background:

The Key West Cemetery is located in the center of Old Town, and it is approximately 19.15 acres in size. It has a number of internal roadways which can be used by automobiles and is bounded by Frances, Angela, and Olivia Streets, and Windsor and Passover Lanes. The Sexton's House of the Cemetery is located at the corner of Angela and Margaret Streets. The cemetery is located in the Historic Public and Semipublic Service (HPS) zoning District, which is intended for use by the municipality and facilities of regional importance; cemeteries are a conditional use in this zoning district.

The Sexton's House is approximately 50+ years old and is approximately 800 square feet in size. The building is in disrepair and does not have the capacity to meet the administrative and archival functions of a Sexton's House. Technically it serves the entire cemetery, however for this project, planning staff is using the area bounded by the fences fronting the office and working to a point beyond the perimeter of the existing building to calculate the existing permeable surface ratio.

The site was developed prior to the city's current Land Development Regulations and the current building does not conform to current regulations, and is considered to be legally non-conforming. The portion of the proposed project within the HPS district requires variances to front and side setbacks, parking and open space/ landscaping, landscape buffer and perimeter requirements.

Request:

To consider front and street side variances, landscape waiver, and parking waiver associated with the redevelopment of the Sexton's House at the Key West Cemetery located at 701 Passover Lane in the Historic Public and Semipublic Services District (HPS). The proposed building will front on Passover Lane and requests dimensional variances of 19.1 feet for the front setback and 6.1 for the street side setback, and a parking variance of one space. The proposal requests a landscape waiver for open space, street frontage and perimeter landscaping.

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request

Zoning	HPS			
Size of Site	7,419 sf			
Height-Non-Habitable	25'	13'2"	20.5'	N/A
Front Setback	20'	8.75'	0.9'	19.1' Variance
Side Setback	8.5'	8.5'	8.5'	N/A
Street Side Setback	10'	5.83'	3.9'	6.1' Variance
Rear Setback	20'	20'	20'	N/A
Building Coverage	40%		14%	N/A
Impervious Surface	50%		46.6% (3,356.3sf)	N/A
Waiver-OpenSpace /Landscaping	20% (1,483 sf)			20% Waiver
Waiver-Landscaping along St Frontage	30'	0	Retain Sausage Tree at entrance - 36" trunk, 30' canopy	30' down to 36" Waiver. Along Passover Lane and Angela St
Waiver-Perimeter Landscape	10'	0	0	10' Waiver
Waiver Parking	2 (1 ADA)	0	1 ADA	1 parking space

Process:

HARC Meetings:

Design&Demolition approved, August 31, 2012
 2nd Reading Demo approved, September 8, 2012
 Building Design approved, September 11, 2012
 Approval No. H12-01-1366

Development Review Committee Meeting:

November 16, 2012

Planning Board Meeting:

December 20, 2012

City Commission Meeting:

January, 2013

Analysis – Evaluation for Compliance with the Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board, before granting a variance, must find all of the following:

- Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**

The Sexton's House has been located at the entrance of the Key West Cemetery on the corner of Passover Lane and Angela Street for at least fifty years and pre-dates the dimensional requirements of the current LDRs, and therefore is legally non-conforming to some dimensional requirements in the HPS zoning district. The applicant is proposing to demolish the building and replace it with a new one and a half story building to include

the Sexton's office, bereavement room, archival space, ADA restroom and storage. The special condition for this project is the proximity of existing and historic gravesites within inches of the existing and proposed building.

2. **Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

It is the applicant's request to expand the existing non-conformity creating the need for the variance and waiver requests. Therefore, this is a condition created by the applicant. However, there is no other feasible location due to the existing gravesites. A public facility cannot be built below the 100 year flood zone requirements, therefore the proposed building will be constructed to 6.87 feet which exceeds the regulations for the AE 6 flood zone. There are no other feasible locations.

3. **Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.**

The cemetery is unique within the City. The need to locate the Sexton's Office at this location is unwaiverable.

4. **Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

If the variances for the proposed reconstruction are denied, the applicant would not be deprived of reasonable use of the land and the existing structure. However, hardship for this project is created by the proximity of existing and historic gravesites within inches of the existing and proposed building.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variances requested are the minimum necessary to carry out the redevelopment of the Sexton's House in the Cemetery within the historic district.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

It does not appear that granting the variances and parking waiver will be injurious to the area involved or otherwise detrimental to the public interest or welfare. In fact, granting

the variances will be in the public interest and welfare by providing sufficient room for the archives and family room to take care of loved ones while making arrangements.

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

Existing nonconforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this approval.

Analysis – Evaluation for Compliance of Landscape Waiver with the Land Development Regulations:

The nonconformities on the site prevent the applicant from meeting minimum standards for landscaping along the right-of-way as specified by Section 108-413 of the LDRs. The Code requires that sites that are more than an acre require a width of landscaping of 30 linear feet adjacent to the right-of-way. In addition, existing gravesites on the site prevent the applicant from meeting the minimum standards for perimeter landscaper requirements as specified by Section 108-415 of the LDRs.

The criteria for evaluating a landscape waiver are listed in Section 108-517(b) of the LDRs. The planning board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

1. **Public interest; adjacent property. The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.**

A small amount of landscaping around the proposed building would have a positive impact on the property and the adjacent properties along Passover Lane and Angela Street. Although the width of the landscape buffer will not be met, staff recommends the rare Sausage Tree at the front gate on Passover not be removed.

2. **Not discriminatory. The waiver or modification is not discriminatory, considering similar situations in the general area.**

The granting of this landscape waiver would not be discriminatory since the trees and shrubs often uproot tombs and gravestone in a cemetery.

3. **Superior alternatives. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.**

The placement of the proposed Sexton's House will be close to the Passover Lane and Angela Street rights-of-way, the existing iron fence will be removed at front and side of new structure.

4. **Protection of significant features. The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.**

The waiving of trees and shrubs in most areas except directly in the front and street side of the proposal will protect the tombs and gravesites that are close to the fence and building.

5. **Deprivation of reasonable use. Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:**

- a. **Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and**
- b. **The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.**

The strict application of the landscaping requirements would limit the redevelopment of the site and deprive the city of a new Sexton's House in the Key West Cemetery.

6. **Technical impracticality. Strict application of the requirement would be technically impractical.**

The granting of the landscape waiver will allow for the construction of the new Sexton's House in the Cemetery. The City's urban forestry manager states that the code cannot be applied to the proposed building due to existing constraints and setback issues.

The Planning Board shall make factual findings regarding the following:

1. **That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

Not all of the standards established by Section 90-395 of the City Code have been met by the applicant for the variances requested. However, the City has no alternative but to locate the Sexton's House in this location.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or**

attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The department has not been notified of any neighborhood objections to date.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Based on the report submitted by the applicant, the proposed project is in compliance with the concurrency management requirements of the Comprehensive Plan and City Code.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variances for front yard and street side setbacks, and parking be **denied**, however, if the Planning Board approves this request, staff would like to require the following conditions:

1. That a Certificate of Elevation be provided to confirm that the structure meets FEMA base flood elevation requirements;
2. The rare Sausage tree next to the existing Sexton's House not be removed, unless it is specified in writing that the tree would prevent the construction of the proposed building.

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request to waiver landscape area, buffer and perimeter be **approved** with the condition that the rare Sausage tree next to the existing Sexton's House not be removed, unless it is specified in writing that the tree would prevent the construction of the proposed building.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
FOR A VARIANCE APPROVAL FOR FRONT YEARD AND
STREET SIDE SETBACK, LANDSCAPE BUFFER,
LANDSCAPE WAIVER AND PARKING WAIVER FROM
THE REQUIRED TWO SPACES (ONE PARKING, ONE ADA)
TO ONE ADA ACCESSABLE PARKING SPACE IN THE HPS
ZONING DISTRICT AS PER SECTIONS 122-960(6)A, 122-
960(6)D, 108-346(B), AND 108-572(3) OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, the subject property is located in the Historic Public and Semipublic Services (HPS) zoning districts; and

WHEREAS, Section 90-391 allows an applicant to request a variance if the literal enforcement of the LDR's will cause unnecessary hardship; and

WHEREAS, 122-960(6)a of the Code of Ordinances provides that the minimum front setback is to be 20 feet in the HPS zoning district; the applicant requested a variance of 19.1 foot to the existing 8.75 foot; and

WHEREAS, Section 122-960(6)d of the Code of Ordinances provides that the minimum street side setback is to be 10 feet in the HPS zoning district; the applicant requested 6.1 feet to the existing 5.83 feet existing; and

_____ Chairman

_____ Planning Director

WHEREAS, Section 108-346(b) of the Code of Ordinances provides that the minimum open space be 20 percent; the applicant requested 20%; and

WHEREAS, the applicant requested a parking variance from the required two spaces (one parking, one ADA) to one ADA accessible parking space; and

WHEREAS, the Planning Board finds that the existing conditions of the Sexton's House pre-dates the dimensional requirements of the current LDRs, and therefore is legally non-conforming to some dimensional requirements in the HPS zoning district. The applicant is proposing to demolish the building and replace it with a new Sexton's House that lessens the existing nonconformities. The HPS zoning district is unique in that the surrounding zoning districts allow greater density and height; and

WHEREAS, the Planning Board finds that the Sexton's House has been located at the entrance of the Key West Cemetery on the corner of Passover Lane and Angela Street for at least fifty years and pre-dates the dimensional requirements of the current LDRs, and therefore is legally non-conforming to some dimensional requirements in the HPS zoning district. The applicant is proposing to demolish the building and replace it with a new one and a half story building to include the Sexton's office, bereavement room, archival space, ADA restroom and storage. The special condition for this project is the proximity of existing and historic gravesites within inches of the existing and proposed building; and

WHEREAS, the Planning Board finds that it is the applicant's request to expand the existing non-conformity creating the need for the variance and waiver requests. Therefore, this is a condition created by the applicant. However, there is no other feasible location due to the existing gravesites. A public facility cannot be built below the 100 year flood zone requirements, therefore the proposed building will be constructed to 6.87 feet which exceeds the regulations for the AE 6 flood zone; and

WHEREAS, the Planning Board finds that the cemetery is unique within the City. The need to locate the Sexton's Office at this location is unwaiverable; and

WHEREAS, the Planning Board finds that if the variances for the proposed reconstruction are denied, the applicant would not be deprived of reasonable use of the land and the existing structure. However, hardship for this project is created by the proximity of existing and historic gravesites within inches of the existing and proposed building; and

WHEREAS, the Planning Board finds that the variances requested are the minimum necessary to carry out the redevelopment of the Sexton's House in the Cemetery within the historic district; and

WHEREAS, the Planning Board finds that it does not appear that granting the variances will be injurious to the area involved or otherwise detrimental to the public interest or welfare. In fact,

granting the variances will be in the public interest and welfare by providing sufficient room for the Key West Cemetery archives and family room to take care of loved ones while making arrangements; and

WHEREAS, the Planning Board finds that existing nonconforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this approval; and

WHEREAS, the nonconformities on the site prevent the applicant from meeting minimum standards for landscaping along the right-of-way as specified by Section 108-413 of the LDRs. The Code requires that sites that are more than an acre require a width of landscaping of 30 linear feet adjacent to the right-of-way. In addition, existing gravesites on the site prevent the applicant from meeting the minimum standards for perimeter landscaper requirements as specified by Section 108-415 of the LDRs; and

WHEREAS, the criteria for evaluating a landscape waiver are listed in Section 108-517(b) of the LDRs. The planning board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on December 20, 2012; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

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. An approval by resolution of the Key West Planning Board for variances to allow the redevelopment of the Sexton’s House on the property located at 701 Passover Lane (RE# 0020620-000000) in the HPS zoning districts per Section 90-391, 122-960(6)a, 122-960(6)d, 108-346(b, and 108-572(3)) of the Land Development Regulations of the Code of Ordinances of the City of Key West per the plan set dated November 6, 2012.

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that

no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. These variances and landscape waiver do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45)

day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 20th day of December, 2012.

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

Richard Klitenick
Key West Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 701 PASSOVER LANE
2. Name of Applicant CITY OF KEY WEST
3. Applicant is: Owner X Authorized Representative KAREN OLSON
4. Address of Applicant 3140 FLAGLER AVE KEY WEST, FL 33040
5. Phone # of Applicant 305-809-3963 Mobile# _____
6. E-Mail Address KOLSON@KEYWESTCITY.COM
7. Name of Owner, if different than above _____
8. Address of Owner _____
9. Phone # of Owner _____
10. Email Address _____
11. Zoning District of Parcel HPS RE# 20620
12. Description of Proposed Construction, Development, and Use
THE PROPOSED PROJECT INCLUDES THE DEMOLITION AND CONSTRUCTION OF THE SEXTON'S HOUSE AT THE CITY CEMETERY.
13. List and describe the specific variance(s) being requested:
 1. FRONT AND SIDE SETBACKS
 2. PARKING
 3. LANDSCAPING

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14. Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HPS			
Flood Zone	AE-16			
Size of Site	7419.6			
Height	25 FT MAX	13'-2"	20.5 FT	NA
Front Setback	20 FT	8'-9"	.9 FT	
Side Setback	8.5 FT	8.5 FT	8.5 FT	NA
Side Setback				
Street Side Setback	10 FT	5'-10"	3.9 FT	
Rear Setback	20 FT	20 FT	20 FT	NA
F.A.R				
Building Coverage	40%		14%	NA
Impervious Surface	50%		46.6%	NA
Parking		0	0	
Handicap Parking		0	1	
Bicycle Parking		0	0	
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

15. Is Subject Property located within the Historic District? Yes X No _____
 If Yes, attach HARC approval and approved site plans

Meeting Date Aug. 28, 2012 HARC Approval # _____

Variance Application
City of Key West Planning Department
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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No X If Yes, please describe and attach relevant documents

17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES X NO _____

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

THE PROPOSE PROJECT IS LOCATED WITHIN THE CITY CEMETERY.
HARDSHIPS EXIST DUE TO NATURE OF SUBJECT PROPERTY. EXISTING
GRAVESITES WITHIN INCHES OF EXISTING/PROPOSED STRUCTURE.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

EXISTING GRAVESITES WILL NOT ALLOW FOR ADJUSTMENT
OF BUILDING TO MEET SETBACK REQUIREMENTS. THIS ALSO
AFFECTS LANDSCAPING AND PARKING.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Variance Application
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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

THE HARDSHIP EXISTS DUE TO THE NATURE OF THE SUBJECT PROPERTY. WITHIN THE CITY CEMETERY THERE ARE GRAVESITES WITHIN INCHES OF THE EXISTING / PROPOSED STRUCTURE.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, KAREN OLSON, in my capacity as PROJECT MANAGER
(print name) (print position; president, managing member)
of CITY OF KEY WEST
(print name of entity serving as Authorized Representative)

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

701 PASSOVER LANE KEY WEST, FLORIDA
Street Address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Nov 09, 2012 by
Karen Olson
Name of Authorized Representative date

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

[Signature]
Notary's Signature and Seal
Jo Bennett
Name of Acknowledger typed, printed or stamped

EE097995
Commission Number, if any



Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Bob Vitas as
Please Print Name of person with authority to execute documents on behalf of entity

City Manager of City of Key West
Name of office (President, Managing Member) Name of owner from deed

authorize Karen Olson
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 13th November 2012 by
date

Bogdan Vitas
Name of Authorized Representative

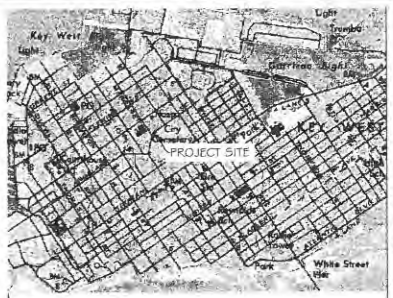
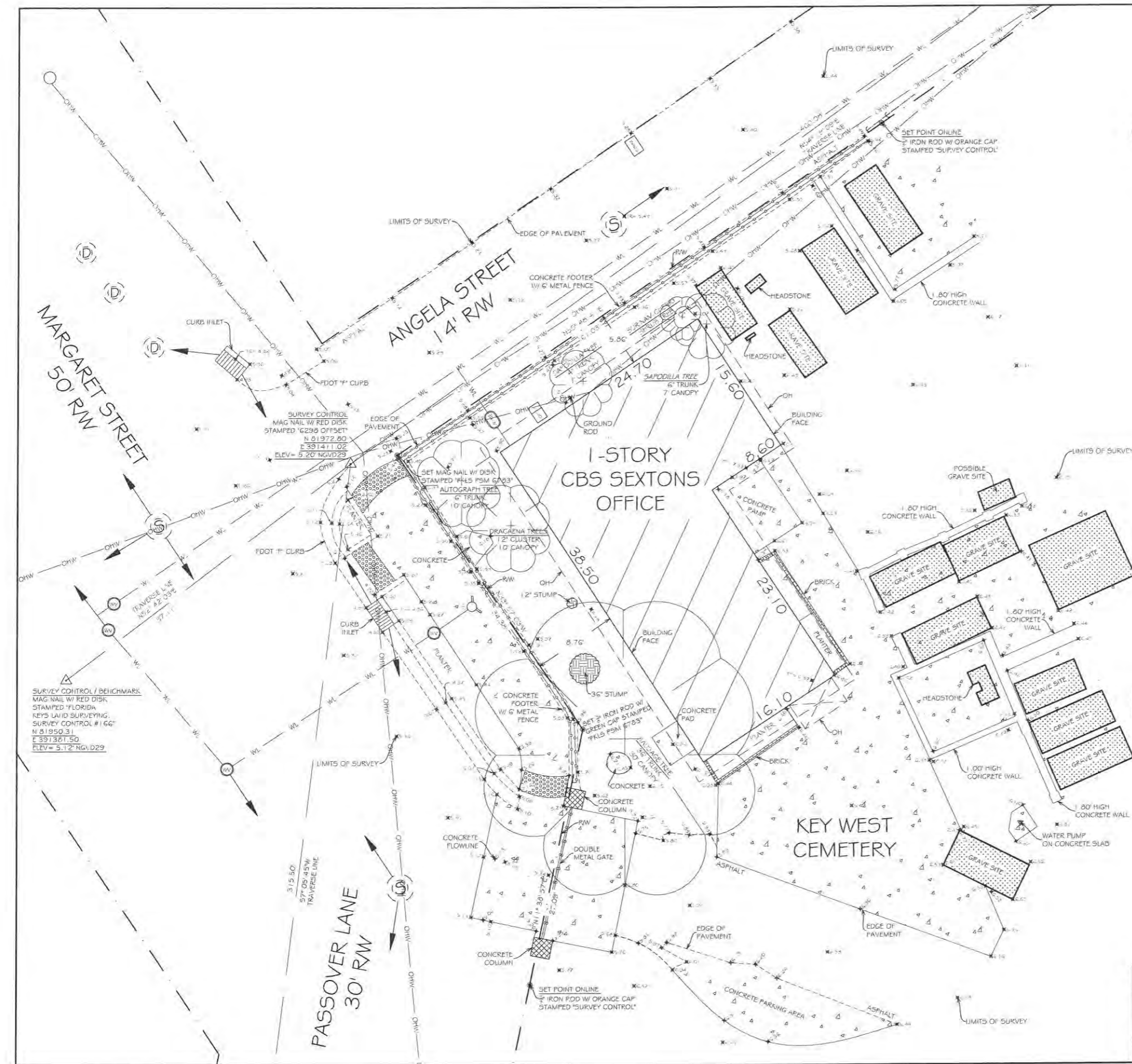
☒ He/She is personally known to me or has presented _____ as identification.

Portia Y. Navarro
Notary's Signature and Seal

PORTIA Y. NAVARRO
Name of Acknowledger typed, printed or stamped



Survey



LOCATION MAP - NTS
SECTION 6-T685-R25E

SURVEY NOTES

BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON THE CURRENT ADJUSTMENT OF N.A.D. 83/NSR32007, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901).

HORIZONTAL DATUM: N.A.D. 83/NSR32007, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901).

VERTICAL DATUM: NGVD29 - ALL ELEVATIONS ARE BASED ON THE VERTICAL POSITION OF N.G.S. MONUMENT PID: A40007, HAVING A RECORDED ELEVATION OF 16.40' NGVD29.

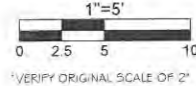
UNITS: U.S. SURVEY FEET.

ALL FIELD DATA WAS ACQUIRED BETWEEN 6/19/2012 - 6/27/2012.

SUNSHINE ONE CALL WAS CONTACTED TO HAVE ALL UNDERGROUND UTILITIES MARKED WITHIN PROJECT LIMITS. ALL PROVIDERS IN THE PROJECT AREA FIELD LOCATED THEIR UTILITIES WITHIN THE PROJECT LIMITS. NO INFORMATION IS KNOWN ABOUT UNDERGROUND UTILITIES. ONLY THE FIELD MARKINGS ARE SHOWN ON THIS SURVEY. SUNSHINE ONE CALL LOCATE TICKET NUMBER: 175202221.

THIS IS NOT A BOUNDARY SURVEY. ALL BOUNDARY AND RIGHT OF WAY LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND OCCUPATIONAL LINES.

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

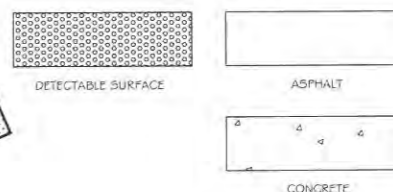


ABBREVIATIONS SHOWN ON SURVEY

CBS = CONCRETE BLOCK & STUCCO
NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
OH = ROOF OVERHANG LINE
OHW = OVERHEAD WIRES
RW = RIGHT OF WAY LINE
WL = WATER LINE

SYMBOL LEGEND

- SAINTLY SEWER CLEANOUT
- WATER METER
- WATER VALVE
- STORM SEWER MAN HOLE
- SAINTLY SEWER MAN HOLE
- CONCRETE POWER POLE
- WOOD POWER POLE
- FIRE HYDRANT
- GUY WIRE
- TREE
- SIGN
- TRAFFIC DELINEATOR



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 53-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED: [Signature]
DATE: 7/02/2012
BY: [Signature]



FLORIDA KEYS
LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLScmail@gmail.com

SPECIFIC PURPOSE SURVEY

OF EXISTING SEXTONS OFFICE AT KEY WEST CEMETERY -
MARGARET STREET, PASSOVER LANE, AND ANGELA STREET
KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 7/02/2012	SURVEY BY: EAI	PROJECT: CKW PO#071921
ORDER:	DRAWN BY: EAI	H. SCALE: 1"=5'
BOOK:	CHECKED BY:	SHEET 1 OF 1

DRC

Minutes & Comments

Minutes of the Development Review Committee November 16, 2012 DRAFT

Keys Energy had no objections to the variances. The applicant will need to provide a full set of plans and a project review form. This will ensure the applicant and the surrounding customer have adequate power.

2. After-the-Fact Variance – 510 Margaret Street (RE# 00008220-000000) – Request for side yard setback in the HHDR zoning district per Section 90-391, Section 122-630(6) b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the after-the-fact variance and requested new plans with dimensions for the air conditioning request.

Mr. Richard McChesney spoke on behalf of the applicant.

Ms. Higgins noted that they can apply for a rebate for their new central air conditioner from Keys Energy.

Mr. Williams requested they contact him to see if tree permits are required.

Mrs. Torregrosa had safety issue concerns and stated that if the Fire Department had problems, we will need to look for other alternatives.

Ms. Ignaffo stated that pursuant to the Florida Building Code: Mechanical Sec. 301.13, mechanical systems, equipment and appliances for structures located in flood hazard areas shall be located at or above the flood elevation.

Ms. Nicklaus had no comment.

Mr. Craig had no comment.

Keys Energy had no objections.

 **3. Minor Development Plan and Conditional Use – 701 Passover Lane (RE# 00020620-000000) – Request for the redevelopment of the existing Sexton's House at the Key West Cemetery in the HPS zoning districts per Section 108-91(A)(1) b and Section 122-958(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Items 3 and 4 were heard concurrently.

Ms. Haller gave members an overview of the Minor Development Plan, Conditional Use and Variance requests. She stated they may require a landscape waiver.

Ms. Higgins had no comment.

Mr. Williams stated that he has been working with our staff (Ms. Haller and Ms. Olson); the landscape requirements are up to code.

Mrs. Torregrosa stated that this has been approved by HARC. Date of approval was 8/28/12 also include 9/11/12 because there was a component for a demo, HARC approval: H12-01-1366.

Ms. Ignaffo stated that less than 500 square feet of new impervious area will be created and the project is exempt from storm water management system permitting. The site plan shows one ADA accessible parking space to be created in a previous parking area, to include a five-foot access aisle and an eight-foot vehicle

Minutes of the Development Review Committee

November 16, 2012 DRAFT


space, which meets ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) Sec. 4.6 parking requirements for standard vehicle ADA accessible parking space.

Ms. Nicklaus stated she would reserve her comments until the Building permit process. She noted that the parking space that has always been adjacent to the Sexton's office is being converted and widened enough to be ADA accessible.

Mr. Craig asked Ms. Olson the construction schedule once it is approved. Ms. Olson anticipates construction in late Spring.

Ms. Olson stated that a provision has been made for temporary Sexton activity while the building is under construction and that community services will handle. She stated that parking is limited due to the nature of the site.

Keys Energy had no objections. The applicant will need to provide a full set of plans and a project review form. This will ensure the applicant and the surrounding customer have adequate power.

- 
4. **Variances – 701 Passover Lane (RE# 00020620-000000) – Request for front yard setback and street side setback, landscape buffer, landscape waiver, and parking waiver in the HPS zoning district as per Sections 122-960(6) a, 122-960(6) d, 108-346(b), 108-413, and 108-572(15) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item heard with item 3, please see comments above.

5. **Exception for Outdoor Merchandise Display – 628 Duval Street (RE# 00012480-000000) – A request to allow the display of merchandise sold in-store, for Tropical Shell and Gift, in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Brendon Cunningham gave members an overview of the Outdoor Merchandise Display request.

The applicant's representative, Frank Herrada, was available for questions.

Mr. Craig requested the applicant submit a sketch to show barrel and display for the record.

Mrs. Torregrosa stated that if the display is attached to the property, it will require HARC approval

Remaining DRC members had no comments.

Keys Energy had no objections.

6. **Easement – 1114 Watson Street (RE# 00031790-000000) – Easement request for approximately 20 square feet of City right of way abutting the front lot line for property in the HMDR zoning district per Section 2-938 of the Code of Ordinances of the City of Key West.**

Brendon Cunningham gave members an overview of the Easement request. He requested the application be modified to include the eaves and that they are within or over the city's right of way.

Ms. Nicklaus requested the wording in the easement be adjusted for the right of way steps.

Remaining DRC members had no comments.

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., December 20, 2012 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:

Minor Development Plan and Conditional Use – 701 Passover Lane (RE# 00020620-000000) – Request for the redevelopment of the existing Sexton's House at the Key West Cemetery in the HPS zoning districts per Section 108-91(A)(1) b and Section 122-958(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Variances – 701 Passover Lane (RE# 00020620-000000) – Request for front yard and street side setback, landscape buffer, landscape waiver, and parking waiver from the required two spaces (one parking, one ADA) to one ADA accessible parking space in the HPS zoning district as per Sections 122-960(6) a, 122-960(6) d, 108-346(b), 108-413, 108-415, and 108-572(3) 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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Minor Development Plan and Conditional Use – 701 Passover Lane (RE# 00020620-000000) – Request for the redevelopment of the existing Sexton's House at the Key West Cemetery in the HPS zoning districts per Section 108-91(A)(1) b and Section 122-958(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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Applicant/Owner: City of Key West

Date of Hearing: Thursday, December 20, 2012

Project Location: 701 Passover Lane

Location of Hearing: Old City Hall, 510 Greene

Time of Hearing: 6:00 PM

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. 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 Karen de Berjeois at kdeberje@keywestcity.com .

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

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

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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 POOLE MARY FORSYTH	157 EAST RD		ALFORD	MA	01266	
2 STEFFIAN PETER AND BETH	190 TREMONT ST	UNIT 2	SOMERVILLE	MA	02143	
3 BASCOM RICHARD N REV TRUST	PO BOX 1444		CLAREMONT	NH	03743	
4 BLANCHARD MARIANNE SHAW REVOCABLE TRUST	P O BOX 612		SOUTH HERO	VT	05486	
5 KEY WEST VENTURES LLC	49 BROAD ST		PLAINVILLE	CT	06062	
6 KRONHOLM CONRAD J JR FL QPRT 02/26/03	101 LYME ST		OLD LYME	CT	06371	
7 DUMIGAN GEORGE GEMMELL TRUSTEE	182 NEWTON RD		WOODBIDGE	CT	06525	
8 LYON DAUN E	282 N PINE CREEK RD		FAIRFIELD	CT	06824	
9 RIDDLES ANDREW M	10 EVERGREEN PARKWAY		WESTPORT	CT	06880	
10 PANTANO BRYANT F AND JACQUELINE L	18 PLYMOUTH RD		WESTFIELD	NJ	07090	
11 BLANEY JANE A AND JEFFREY A	18 BAYBERRY DR		MONTVALE	NJ	07645	
12 TUPINO JAMES	6 N STEVENS PL		HAZLET	NJ	07730	
13 WINTER GLENN M & TOOL THERESA A R/S	2 TROON CT		MOORESTOWN	NJ	08057	
14 HALEY STEVE AND LYNDA	605 SEA GROVE AVE		CAPE MAY	NJ	08204	
15 COGGINS THOMAS M III	605 2ND AVE		BEESLEYS POINT	NJ	08223	
16 KIPP GRACE F	373 BLEECKER ST	UNIT 5B	NEW YORK	NY	10014	
17 DAVIS DARWIN M	7925 7TH AVE	APT 3L	NEW YORK	NY	10026	
18 KOOK JUDY ANN	P O BOX 310900		JAMAICA	NY	11431	
19 SCHANKER STEVEN M AND CAROL L	99 EAST NECK RD		HUNTINGTON	NY	11743	
20 HURLEY BRIAN AND PATRICIA	PO BOX 638		SOUTHAMPTON	NY	11969	
21 WRIGHT CRAIG L III LIV TR DTD 8/04/2005	PO BOX 688		WAINSCOTT	NY	11975	
22 HESSE ROBERT T AND MARY C	151 BRIGGSWOOD DR		ELMA	NY	14059	
23 SMITH ANDREA L	917 HILLSIDE AVE		EASTON	PA	18042	
24 KLINGER HARVEY	PO BOX 189		CARVERSVILLE	PA	18913	
25 GECKOS CORP	131 HEFFNER ROAD		WERNERSVILLE	PA	19565	
26 FULLER HUGH V JR	36794 OASIS CT		REHOBOTH BCH	DE	19971	
27 SANCHEZ WILLIAM C	2232 Q ST NW		WASHINGTON	DC	20008	
28 SABER JOHN C	3620 SAUL RD		KENSINGTON	MD	20895	
29 SUCCOP CRAIGIE S	23944 PORTERS CREEK LN TURTLE COVE		SAINT MICHAELS	MD	21663	
30 SIMPSON PATRICIA R	501 SLATERS LN	UNIT 1209	ALEXANDRIA	VA	22314	
31 VAVRINA CHARLENE Y	PO BOX 623		BERRYVILLE	VA	22611	
32 WINSTON JONES H	P O BOX 534		BLOWING ROCK	NC	28605	
33 1015 ANGELA ST LLC	143 BULL CREEK RD		ASHEVILLE	NC	28805	
34 MACDONALD WILLIAM G AND SHARON A	72 CHURCH ST		CHARLESTON	SC	29401	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 CAPUTO RAYMOND V AND DENISE M	934 PINE CIR		WOODSTOCK	GA	30189	
36 BURNHAM PEGGY W	1805 WEAK FISH WAY		PANAMA CITY	FL	32411	
37 BARNETT MARK	3111 NW 18TH PL		GAINESVILLE	FL	32605	
38 DE LA PAZ REINALDO JR	518 ONE CENTER BLVD	APT 201	ALTAMONTE SPR	FL	32701	
39 BRUNO CARL J	630 MARGARET STREET		KEY WEST	FL	33040	
40 VALDES JOSEPH A JR	2604 SEIDENBERG AVE		KEY WEST	FL	33040	
41 PADGET-DEKKER HOLDINGS LTD	611 FRANCES ST		KEY WEST	FL	33040	
42 WAKE WENDELL DR TRUST 03/18/2003	812 WINDSOR LN		KEY WEST	FL	33040	
43 NOEL ANNE MARIE	5 CATHOLIC LN		KEY WEST	FL	33040	
44 GREGORY ANTHONY	614 ROBERTS LANE		KEY WEST	FL	33040	
45 WELCH ROGER L AND CYNTHIA A	902 OLIVIA ST		KEY WEST	FL	33040	
46 RODNON SUSAN	726 PASSOVER LN		KEY WEST	FL	33040	
47 MILLER GAIL ANN TRUST 1/8/1993	728 POORHOUSE LN		KEY WEST	FL	33040	
48 HOBSON INVESTMENTS LTD	2432 FLAGLER AVE		KEY WEST	FL	33040	
49 CONGREGATION B'NAI ZION OF KW FL INC	750 UNITED ST		KEY WEST	FL	33040	
50 KRYSTOFIK FRANK J AND IRINA S	904 FRANCES ST		KEY WEST	FL	33040	
51 KW CONCHS LLC	201 FRONT ST	UNIT 107	KEY WEST	FL	33040	
52 ROBERTS IDA H	917 FRANCES ST		KEY WEST	FL	33040	
53 HIRSCH NEAL E	1213 TRUMAN AVE		KEY WEST	FL	33040	
54 649 WILLIAM LLC	301 WHITHEAD ST		KEY WEST	FL	33040	
55 MCKENZIE ROBERT J	913 WATSON ST		KEY WEST	FL	33040	
56 MAYFIELD BILLY JOE	714 PASSOVER LN		KEY WEST	FL	33040	
57 GLEICK JAMES	808 WINDSOR LN		KEY WEST	FL	33040	
58 HANAGAN CHRISTOPHER B	903 PACKER ST		KEY WEST	FL	33040	
59 MATHEWS HARRY AND MARIE	619 GRINNEL ST		KEY WEST	FL	33040	
60 MULLIGAN JAMES J	617 FRANCES ST		KEY WEST	FL	33040	
61 GUADAGNO MICHAEL R JR AND SUSAN D	622 ASHE ST		KEY WEST	FL	33040	
62 PERPALL PERPALL LEE THOMPSON AND SHIRLEY KAY	624 ASHE STREET		KEY WEST	FL	33040	
63 SYMONS DAVID	921 ANGELA ST		KEY WEST	FL	33040	
64 ROONEY DAVID L AND MARY JO GRAZIANO H/W	806 CAREY LN		KEY WEST	FL	33040	
65 FROELICH DONNA M	738 POORHOUSE LN		KEY WEST	FL	33040	
66 ADAMS MARTHA L REV TRUST 06/20/2003	PO BOX 4122		KEY WEST	FL	33040	
67 WHITE SUSAN O	1119 PETRONIA ST		KEY WEST	FL	33040	
68 SIMEON CAROL ANN AND STEVEN LAWRENCE (H/W)	1104 PETRONIA ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 SOUTHARD SQUARE CONDOMINIUM	908 SOUTHARD ST		KEY WEST	FL	33040	
70 SCHIEVELBEIN STEVEN L AND KAREN R	635 WILLIAM ST		KEY WEST	FL	33040	
71 HINCHCLIFFE STEPHEN M	109 KEY HAVEN RD		KEY WEST	FL	33040	
72 MEECE ALLEN L	807 ASHE ST		KEY WEST	FL	33040	
73 CROWLEY KAREN	616 CANFIELD LANE		KEY WEST	FL	33040	
74 WEECH MARY LOUISE	211 TRUMAN AVE		KEY WEST	FL	33040	
75 MCGREGOR RONALD C	1604 VON PHISTER ST		KEY WEST	FL	33040	
76 YOUNG GARY ALAN AND ELIZABETH S	PO BOX 4302		KEY WEST	FL	33040	
77 LANE WILLIAM T	1122 ANGELA ST		KEY WEST	FL	33040	
78 DITTO CARLTON J	33 BLUE WATER DR		KEY WEST	FL	33040	
79 GILL RODERICK	1020 OLIVIA ST		KEY WEST	FL	33040	
80 HOWANITZ SUSAN LYNN WILLIAMS	809 ASHE ST		KEY WEST	FL	33040	
81 MOSCHEL MICHAEL L	618 CATHOLIC LN		KEY WEST	FL	33040	
82 MONROE COUNTY FLA	500 WHITEHEAD ST		KEY WEST	FL	33040	
83 PISCOPINK MATTHEW D L/E	900 FRANCES ST		KEY WEST	FL	33040	
84 CONFIDENTIAL DATA F.S. 119.07	901 PACKER ST		KEY WEST	FL	33040	
85 HUMBERT JACOB M JR	907 PACKER ST		KEY WEST	FL	33040	
86 GOLD ROBERT S	7 PASSOVE LN		KEY WEST	FL	33040	
87 WHYMS MATTIE PEARL	820 OLIVIA ST		KEY WEST	FL	33040	
88 HENKEL ROBERT K	910 GRINNEL ST		KEY WEST	FL	33040	
89 WILLIAMS ANNIE A	1118 PETRONIA ST		KEY WEST	FL	33040	
90 MATHEWS HARRY AND MARIE	619 GRINNELL STREET		KEY WEST	FL	33040	
91 COTE MICHELE P	626 GRINNELL ST		KEY WEST	FL	33040	
92 BARRY SCOTT B	628 GRINNELL ST		KEY WEST	FL	33040	
93 KENT SUSAN D	821 WINDSOR LN		KEY WEST	FL	33040	
94 BIDDLE JOEL C H AND ERIKA E	824 OLIVIA ST		KEY WEST	FL	33040	
95 GST TRUST 2/11/2000	624 ASHE ST		KEY WEST	FL	33040	
96 GINSBERG PETER M	619 CANFIELD LANE		KEY WEST	FL	33040	
97 MCINTOSH JON C	813 FRANCES ST		KEY WEST	FL	33040	
98 LUMB ELIZABETH HELEN L/E	628 FRANCES ST		KEY WEST	FL	33040	
99 TRAVERS ROBERT V	818 OLIVIA ST		KEY WEST	FL	33040	
100 ROBERTS GAIL	2617 SEIDENBERG AVE		KEY WEST	FL	33040	
101 DAVIS CHARLES E AND JOAN F	704 PASSOVER LN		KEY WEST	FL	33040	
102 CAREY THEODORE	736 POORHOUSE LN		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103 RUPPRECHT CLAUS	915 WATSON ST		KEY WEST	FL	33040	
104 BRANDOLINO JOHN M	1100 ANGELA ST	FRNT	KEY WEST	FL	33040	
105 ROZMAN DALE C	726 ASHE ST		KEY WEST	FL	33040	
106 SHS HOTEL INVESTMENTS OF SOUTH FLORIDA INC	820 WHITE ST		KEY WEST	FL	33040	
107 LEROY VIVE A	1107 KEY PLAZA	PMB 332	KEY WEST	FL	33040	
108 GRIBIK SUZANNE J	616 ASHE ST		KEY WEST	FL	33040	
109 SPROGELL ROBERT M	622 GRINNELL ST UP		KEY WEST	FL	33040	
110 ANDERSON JESSE K	800 CAROLINE ST		KEY WEST	FL	33040	
111 CAMPBELL SUSAN J	1021 ANGELA ST	DOWN	KEY WEST	FL	33040	
112 AVILA BARBARA THERESA	522 WHITE ST		KEY WEST	FL	33040	
113 THOMAS YVONNE J	719 ASHE ST		KEY WEST	FL	33040	
114 CUELLAR JUANA R	729 WINDSON LN		KEY WEST	FL	33040	
115 BROMM HAROLD J JR L/E	727 POORHOUSE LN		KEY WEST	FL	33040	
116 VETTER JANE A	624 FRANCES ST		KEY WEST	FL	33040	
117 KIRWIN FRANCIS T AND PEGGY A	614 GRINNELL STREET		KEY WEST	FL	33040	
118 LEAKE SUSAN D REV TR 8/1/1996	611 MARGARET ST		KEY WEST	FL	33040	
119 SKOGLUND MICHAEL	522 ELIZABETH ST		KEY WEST	FL	33040	
120 WELLS CLEVELAND & GARDNER B	HUGHES - 2615 PATTERSON AVENUE		KEY WEST	FL	33040	
121 TREVETT CHRISTOPHER P AND CYNTHIA L	709 FRANCES ST		KEY WEST	FL	33040	
122 HORWITZ RONALD C	718 ASHE ST		KEY WEST	FL	33040	
123 LACHAT AMY	820 WINDSOR LN		KEY WEST	FL	33040	
124 ZOLOTOW DAVID M AND DIANE W	708 WILLIAM STREET		KEY WEST	FL	33040	
125 CHARVET PONY	814 WINDSOR LN		KEY WEST	FL	33040	
126 MAY DAVID J	707 FRANCES ST		KEY WEST	FL	33040	
127 MUENS ROBERT H	1105 PETRONIA ST		KEY WEST	FL	33040	
128 SMITH DAVID L	1109 OLIVIA ST		KEY WEST	FL	33040	
129 THIMIS ANGELA T	1110 PETRONIA ST		KEY WEST	FL	33040	
130 SCHOCK SUSAN	820 CARSTEN LN		KEY WEST	FL	33040	
131 WETZEL JOHN	621 CATHOLIC LANE		KEY WEST	FL	33040	
132 808 SOUTHARD STREET LLC	1413 SOUTH ST		KEY WEST	FL	33040	
133 WHELAN PETER A	626 CANFIELD LN		KEY WEST	FL	33040	
134 SEGSWORTH ROBERT PETER	626 MARGARET ST		KEY WEST	FL	33040	
135 CLARKS GLADYS	828 JOHNSON LN		KEY WEST	FL	33040	
136 GARDNER WILLIAM HOWARD JR	832 JOHNSON LN		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
137 MIANI PHILLIP N	917 GRINNELL ST		KEY WEST	FL	33040	
138 MILLER GAIL ANN TRUST U/A DTD 1/8/1993	728 POORHOUSE LN		KEY WEST	FL	33040	
139 ZAMORA VALENTE I	1010 OLIVIA ST		KEY WEST	FL	33040	
140 CLIFFORD JUDITH A	1418 CATHERINE ST		KEY WEST	FL	33040	
141 VELLOFF STEVEN M	611 GRINNELL ST	UNIT 5	KEY WEST	FL	33040	
142 MICHAUD DONALD M	908-C FRANCES ST		KEY WEST	FL	33040	
143 BLINCKMANN HAYS T AND JAN	611 GRINNELL ST	UNIT 1	KEY WEST	FL	33040	
144 BARNETT MARILYN	918 SOUTHARD ST	UNIT 102	KEY WEST	FL	33040	
145 DWIGHT ANTHONY W	628 MARGARET ST		KEY WEST	FL	33040	
146 CUSTER HELEN K	1075 DUVAL ST	UNIT C-21	KEY WEST	FL	33040	
147 HEELS MARK J AND JOYCE F	732 PASSOVER LN		KEY WEST	FL	33040	
148 PEGASUS HOUSE A CONDOMINIUMTHE	1106 ANGELA ST		KEY WEST	FL	33040	
149 MUSTAKAS ARTHUR G	903 FRANCES ST		KEY WEST	FL	33040	
150 GARDNER ELIZABETH ANN LIVING TRUST 5-17-2004	1104 PETRONIA ST		KEY WEST	FL	33040	
151 SMITH PIPER LEE	719 EISENHOWER DR	UNIT 3	KEY WEST	FL	33040	
152 RODRIGUEZ WILFRED G AND PATRICIA W	906-C FRANCES ST		KEY WEST	FL	33040	
153 WINDSOR GARDENS CONDOMINIUM	826-828 WINDSOR LN		KEY WEST	FL	33040	
154 NYGREN J HAMILTON AND MARGARET A	918 SOUTHARD ST	UNIT 107	KEY WEST	FL	33040	
155 LEEWARD ISLE II CONDOMINIUM	917-919-921 PACKER ST		KEY WEST	FL	33040	
156 PACKER STREET CONDOMINIUM	914 PACKER ST		KEY WEST	FL	33040	
157 HANKE LEE R	917 PACKER ST		KEY WEST	FL	33040	
158 MOSCHEL MICHAEL L REVOCABLE TRUST DTD 8/17/01	618 CATHOLIC LN		KEY WEST	FL	33040	
159 ESPOSITO KENNETH E AND SUSAN	4 CATHOLIC LANE		KEY WEST	FL	33040	
160 HOWE STEPHANIE	914 PACKER ST	UNIT 2	KEY WEST	FL	33040	
161 SIEMINSKI DAVID THOMAS	616 FRANCES ST		KEY WEST	FL	33040	
162 GINSBERG PETER M LIVING TRUST 12/28/94	610 GRIFFIN LN		KEY WEST	FL	33040	
163 CITY OF KEY WEST FLA	PO BOX 1409		KEY WEST	FL	33041	
164 LRU LLC	PO BOX 990		KEY WEST	FL	33041	
165 CITY OF KEY WEST FLORIDA	PO BOX 1409		KEY WEST	FL	33041	
166 CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041	
167 CITY OF KEY WEST FL	PO BOX 1409		KEY WEST	FL	33041	
168 LACHAT AMY E	P O BOX 4062		KEY WEST	FL	33041	
169 905 GRINNELL STREET LLC	P O BOX 268		KEY WEST	FL	33041	
170 CHAMBERLIN BREWSTER S	PO BOX 490		KEY WEST	FL	33041	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
171 CITY OF KEY WEST CEMETERY	PO BOX 1409		KEY WEST	FL	33041	
172 STROMBUS CORPORATION	1073 BUTTONWOOD DR		SUGARLOAF KEY	FL	33042	
173 EARDLEY CHARLES B REV TR DTD 4/8/08	16860 DRIFTWOOD LN		SUGARLOAF KEY	FL	33042	
174 CARSTENS INC	PO BOX 669004		MIAMI SPRINGS	FL	33266	
175 FLANIGAN JOHN F AND JANET R	436 OYSTER RD		NORTH PALM BE	FL	33408	
176 TOWNSHEND CLEGG IRR CHAR REMAIND UNITR AGREE	150 E PALMETTO PARK RD	STE 200	BOCA RATON	FL	33432	
177 COOPER GROUP LLC	5300 OCEAN BLVD	UNIT 904	SARASOTA	FL	34242	
178 KNUTH JEFFREY J	11279 CAVES RD		CHESTERLAND	OH	44026	
179 DELLAPASTA GABRIEL AND LYNN	29694 SOUTHWOOD LN		OLMSTED FALLS	OH	44138	
180 VALEGA JANIS H TRUST AGR DATED 5/11/04	4488 STONE CREEK RD		BRUNSWICK	OH	44212	
181 FORZLEY MICHELLE T TRUST 12/21/1998	1019 SALIM PL		LEMONT	IL	60439	
182 GASSMAN FRANK	4725 N SHERIDAN RD	UNIT 3C	CHICAGO	IL	60640	
183 HEARD TIMOTHY R	4901 WASHINGTON BLVD	APT 4A	ST LOUIS	MO	63105	
184 CROW JOHNNY CLARENCE	636 GAUSE BLVD	STE 201	SLIDELL	LA	70458	
185 MILNER SHELIA T	1601 RABB RD		AUSTIN	TX	78704	
186 WALBACH LLC	401 ROSEMARY LN		LAS VEGAS	NV	89107	
187 MAGEE SIDNEY TRUST AGR 7/18/08	31526 FOX HOLLOW RD		EUGENE	OR	97405	
188 BIERWILER KAY L	16 ORANGE ST		NEWBURYPORT	MA	01950-2806	
189 BUCK RANDAL W	212 LORING AVE		SALEM	MA	01970-4353	
190 CORBETT JOHN MORGAN AND LOUISE WYNNE	1550 BEACON ST APT 9B		BROOKLINE	MA	02446-2218	
191 WEAVER RICHARD A AND MARCIA G	19 FIFE RD		WELLESLEY HILL	MA	02481-5416	
192 HOGAN MICHAEL T	129 KEYES RD		SUNAPEE	NH	03782-3304	
193 DARBY CHRISTOPHER A AND KIMBERLEY	PO BOX 808		JACKSON	NH	03846-0808	
194 CORNING HOWARD BURT DEC TR 01/14/2000	41 TRASK RD		VIENNA	ME	04360-3108	
195 BLANEY JANE A	18 BAYBERRY DR		MONTVALE	NJ	07645-2117	
196 CURRY JOHN PATRICK	1501 OCEAN AVE UNIT 2702		ASBURY PARK	NJ	07712-9307	
197 MINEROFF BRUCE S AND SHARON	20 MOLLY PITCHER DR		MANALAPAN	NJ	07726-8937	
198 623 GRIN LLC	910 WASHINGTON ST		CAPE MAY	NJ	08204-1654	
199 JONES ROBERT C AND JOANN	246 BUCK RD		ELMER	NJ	08318-2017	
200 MARIO CHRISTOPHER B 2011 TWTY YR QUAL PER RES TF	20 GREENHOUSE DR		PRINCETON	NJ	08540-4801	
201 KILGORE KATHRYN	72 VAN SANT DR		HAMILTON SQUA	NJ	08690-2518	
202 KILGORE KATHRYN	72 VAN SANT DR		TRENTON	NJ	08690-2518	
203 MITCHELL SARA	88 KELLY DR		CENTRAL SQUA	NY	13036-3492	
204 BALLANTINE BARBARA	835 AYER RD		BUFFALO	NY	14221-2744	

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205 CONRAD THOMAS W	121 WILLIAM ST		PITTSBURGH	PA	15203-1328	
206 LASKOW MARK J AND LISA C	161 S PENN RD		STAHLSTOWN	PA	15687-1285	
207 HIGGINS MARTIN E	1007 VALLEY VIEW RD		BELLEFONTE	PA	16823-8911	
208 SORG JEFFREY AND KELLY CROCE	2001 STONERIDGE LN		VILLANOVA	PA	19085-1723	
209 BORCH FREDERIC LOUIS III AND JANET ANN	1647 OXFORD RD		CHARLOTTESVIL	VA	22903-1329	
210 DERKAY CRAIG	1812 UPPER JAMES CT		VIRGINIA BEACH	VA	23454-1183	
211 FULLER REBECCA ANN	111 CASCADE AVE		WINSTON SALEM	NC	27127-2026	
212 BARON AUDREY E TRUST FOR MINORS	205 TOBACCO FARM WAY		CHAPEL HILL	NC	27516-8420	
213 KIELY JOSEPH K AND KELLIE P	4 HIGHLAND PL		ASHEVILLE	NC	28804-3846	
214 THIEL JOHN W	139 BAYWIND DR		NICEVILLE	FL	32578-4801	
215 KEY WEST BANK FSB	970 RINEHART RD		LAKE MARY	FL	32746-1555	
216 HENSHAW TIMOTHY ROGER DEC TRUST	1109 DUVAL ST		KEY WEST	FL	33040-3127	
217 KEYS ISLAND PROPERTIES LLC	1201 SIMONTON ST		KEY WEST	FL	33040-3162	
218 WILLIAMS COURT HOMEOWNERS ASSOC INC	651 WILLIAM ST APT 3		KEY WEST	FL	33040-3198	
219 MYLLYKANGAS DIANA M	651 WILLIAM ST APT 3		KEY WEST	FL	33040-3198	
220 KESSINGER CHARLES	651 WILLIAM ST APT 1		KEY WEST	FL	33040-3198	
221 MCCONNELL SEAN E	1110 OLIVIA ST		KEY WEST	FL	33040-3342	
222 GREEN BRYAN C E LIVING TRUST 06/11/2007	910 WATSON ST		KEY WEST	FL	33040-3354	
223 BROCKWAY GAIL	1514 SOUTH ST		KEY WEST	FL	33040-3513	
224 HORAN DARREN M	1609 SOUTH ST		KEY WEST	FL	33040-3514	
225 VALDES ROBERT A	2604 SEIDENBERG AVE		KEY WEST	FL	33040-3949	
226 ZAMORA CORNER LLC	1017 18TH ST		KEY WEST	FL	33040-4251	
227 DUKE CAMILA A	3812 FLAGLER AVE		KEY WEST	FL	33040-4531	
228 EVANS PEYTON	1507 GRINNELL ST		KEY WEST	FL	33040-4823	
229 ONEAL ROBERT	1612 WASHINGTON ST		KEY WEST	FL	33040-4914	
230 JONES DAVID D	726 POOR HOUSE LN		KEY WEST	FL	33040-6411	
231 FREISTAK FRANK R	823 JOHNSON LN		KEY WEST	FL	33040-6416	
232 TOWNSEND DEAN	826 OLIVIA ST		KEY WEST	FL	33040-6419	
233 RHOADES SHIRREL AND DIANE	830 OLIVIA ST		KEY WEST	FL	33040-6419	
234 SCHORR DIANE F	906 PACKER ST		KEY WEST	FL	33040-6422	
235 SAWNOMEGA LLC	914 PACKER ST APT 2		KEY WEST	FL	33040-6435	
236 HENSLEY LAURIE	914 PACKER ST APT 4		KEY WEST	FL	33040-6435	
237 RHODES SHIRREL AND DIANE	914 GRINNELL ST		KEY WEST	FL	33040-6438	
238 SELKA STEPHEN L REV TRUST 1/15/1996	744 WINDSOR LN		KEY WEST	FL	33040-6441	

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239 DEMILLY WALTER A III	739 OLIVIA ST		KEY WEST	FL	33040-6444	
240 ANTONOWICH FRANK J AND RUTH	737 OLIVIA ST UNIT A		KEY WEST	FL	33040-6444	
241 DEEGAN MICHAEL R REV TR 4/20/2010	729 OLIVIA ST		KEY WEST	FL	33040-6444	
242 FIELDS ROBERT	828 WINDSOR LN UNIT 3		KEY WEST	FL	33040-6448	
243 HARLEY TANGELA L/E	823 WINDSOR LN		KEY WEST	FL	33040-6449	
244 GARCIA MICHAEL A	912 PACKER ST		KEY WEST	FL	33040-6450	
245 GOLDFARB JASON H	735 POOR HOUSE LN		KEY WEST	FL	33040-6457	
246 1018 TRUMAN LLC	521 SIMONTON ST		KEY WEST	FL	33040-6872	
247 THE UTILITY BOARD OF THE CITY OF KEY WEST	1001 JAMES ST		KEY WEST	FL	33040-6935	
248 ROSS ELIZABETH	1015 FLEMING ST		KEY WEST	FL	33040-6962	
249 ARESTY WENDY REVOCABLE TRUST 2/3/2011	814 CAREY LN		KEY WEST	FL	33040-7101	
250 ARESTY WENDY REV TRUST 2/3/2011	814 CAREY LN		KEY WEST	FL	33040-7101	
251 SERTICH ANNE	812 CAREY LN		KEY WEST	FL	33040-7101	
252 FAZEKAS KURT AND DANIELE	818 CARSTEN LN		KEY WEST	FL	33040-7102	
253 BRAMLAGE MAUREEN A TRUST AGREE 3/8/1993	812 CARSTEN LN		KEY WEST	FL	33040-7102	
254 PITTS EDWARD G EORGE REV TR 5/24/2011	621 MARGARET ST		KEY WEST	FL	33040-7103	
255 MAZZORANA MICHAEL AND TINA	730 PASSOVER LN		KEY WEST	FL	33040-7104	
256 JACKSON THOMAS A AND DEBORAH ANN	620 ASHE ST		KEY WEST	FL	33040-7111	
257 PERPALL L T AND SHIRLEY KAY TRUSTEE 2/11/2000	624 ASHE ST		KEY WEST	FL	33040-7111	
258 SMITH ELIZABETH J	715 ASHE ST		KEY WEST	FL	33040-7112	
259 LOCKARD MARY J	728 ASHE ST		KEY WEST	FL	33040-7113	
260 DAVIS WILLIAM A REVOCABLE TRUST 3/12/2003	716 ASHE ST		KEY WEST	FL	33040-7113	
261 WILLIAMS HANNAH E	712 ASHE ST		KEY WEST	FL	33040-7113	
262 KERR GREG	722 ASHE ST		KEY WEST	FL	33040-7113	
263 WHEELER PHILIP H JR TRUST 10/7/96	623 FRANCES ST		KEY WEST	FL	33040-7122	
264 RIVIERE EMMANUELLE V	823 FRANCES ST		KEY WEST	FL	33040-7125	
265 ZAHAV SHARON B	621 GRINNELL ST		KEY WEST	FL	33040-7128	
266 LONERGAN MICHAEL	623 GRINNELL ST		KEY WEST	FL	33040-7128	
267 GRAY ROBERT M AND PATRICIA L	1108 PETRONIA ST		KEY WEST	FL	33040-7137	
268 HARTWELL JOHN G	1017 ANGELA ST		KEY WEST	FL	33040-7168	
269 WINREY CAREY W REV TR 8/10/2011	806 ASHE ST		KEY WEST	FL	33040-7182	
270 AUSTIN DAVID C	820 ASHE ST		KEY WEST	FL	33040-7182	
271 SIBLEY GAIL M AND JOHN G	918 SOUTHARD ST APT 201		KEY WEST	FL	33040-7191	
272 HARRIS JUSTIN R	1418 PINE ST		KEY WEST	FL	33040-7245	

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273 SHORT GINNI A	PO BOX 333		KEY WEST	FL	33041-0333	
274 WRIGHT RALPH L	PO BOX 550		KEY WEST	FL	33041-0550	
275 STROH THOMAS N	PO BOX 674		KEY WEST	FL	33041-0674	
276 TFC DEVELOPMENT LLC	PO BOX 1146		KEY WEST	FL	33041-1146	
277 GROTH CONSTANCE J	PO BOX 1266		KEY WEST	FL	33041-1266	
278 CUSHMAN VICTOR L	PO BOX 1551		KEY WEST	FL	33041-1551	
279 ABBOTT JOAN	P O BOX 4045		KEY WEST	FL	33041-4045	
280 CLARKE JUDITH S AND EDWARD K	PO BOX 4387		KEY WEST	FL	33041-4387	
281 BRENNAN PATRICIA	PO BOX 4524		KEY WEST	FL	33041-4524	
282 MACONAUGHEY KIRK D AND DEBRA A	PO BOX 420243		SUMMERLAND KI	FL	33042-0243	
283 GEIKE ONEIDA L/E	PO BOX 2583		KEY WEST	FL	33045-2583	
284 FULLER NORMAN C	P O BOX 5282		KEY WEST	FL	33045-5282	
285 CORELLA PASQUALE J	PO BOX 5501		KEY WEST	FL	33045-5501	
286 JENKINS RICHARD A AND BEVERLY J	3720 NE 30TH AVE		LIGHTHOUSE PO	FL	33064-8420	
287 KAHN PAUL S	9 ISLAND AVE APT 2204		MIAMI BEACH	FL	33139-1343	
288 KON MASAYUKI	7525 SW 112TH ST		MIAMI	FL	33156-4544	
289 SMITH MITCHELL	640 RAVEN AVE		MIAMI SPRINGS	FL	33166-3953	
290 SUN STATE CHILL LLC	7601 NE SPANISH TRAIL CT		BOCA RATON	FL	33487-1715	
291 MCGEE MARK C AND PAULA J	4814 TEA ROSE CT		LUTZ	FL	33558-9005	
292 SOUTO RONALD J	2351 5TH AVE N		SAINT PETERSBL	FL	33713-7005	
293 CBG PROPERTY MANAGEMENT LLC	124 HARBOR VIEW LN		BELLEAIR BLUFF	FL	33770-2605	
294 SAVAGE THOMAS AND ZITA	2700 BAYSHORE BLVD APT 511		DUNEDIN	FL	34698-1626	
295 BRENT MARGARET G	1985 MADISON AVE STE 2		MEMPHIS	TN	38104-2791	
296 BRAY FAMILY TRUST 10/10/2012	135 ALLVIEW RD		WESTERVILLE	OH	43081-2997	
297 BECK WHITE AND NANCY	2159 E KENT CT		MARTINSVILLE	IN	46151-5962	
298 LEVIN JAY J	5516 PUTNAM DR		WEST BLOOMFIE	MI	48323-3720	
299 PASSOVER INVESTMENTS LLC	1922 THORNWOOD LN		RIVERWOODS	IL	60015-1764	
300 KEY WEST INVESTMENTS LLC	1922 THORNWOOD LN		RIVERWOODS	IL	60015-1764	
301 ANGELA STREET HOLDINGS LLC	887 OAK ST		WINNETKA	IL	60093-2440	
302 INSITE KEY WEST (FRANCES) LLC	1400 16TH ST STE 300		OAK BROOK	IL	60523-8854	
303 HYNES JON	PO BOX 70231		NEW ORLEANS	LA	70172-0231	
304 LAMACCHIA MICHAEL CHARLES AND THERESA	1912 HIGHLAND DR		BEDFORD	TX	76021-6170	
305 MUENCH PETER KARL	4111 NORFOLK ST		HOUSTON	TX	77027-6827	
306 COULTER DAVID WILLIAM LIVING TRUST 02/12/2008	9227 E LINCOLN AVE STE 200		LONE TREE	CO	80124-5504	

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307 KW APARTMENTS LLC	50355 SEMOTAN DR		STEAMBOAT SPFCO		80487-9485	
308 MATTER MARY ANN	1221 N OLSEN AVE		TUCSON	AZ	85719-4720	
309 ASHE STREET REALTY TRUST 12/10/2009	3000 SOMBRA DEL RIO NW		ALBUQUERQUE	NM	87107-2977	
310 JENSEN CLAUS	RENTEMESTERVEJ 23 A		COPENHAGEN		2400	DENMARK
311 BILSA INTERNATIONAL LLC	17 RUE DUPHOT		PARIS		75001	FRANCE
312 BERGERY BENJAMIN	29 BIS RUE BOURET		PARIS		F75019	FRANCE
313 TAYLOR TIMOTHY	86 GOLBURNE RD		LONDON		W10 5PS	ENGLAND