

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



To: Chairman and Planning Board Members

Through: Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: February 4, 2015

Agenda Item: **Transient License Transfer – 807-811 Washington Street (formerly RE # 00037850-000000, 00037840-000000 & 00037820-000000), 1107 Olivia Street (RE # 00022350-000000; AK # 1023132), 1105 Truman Avenue (RE # 00021040-000100; AK # 00021040-000100) to 1212 Duval Street (RE # 00029100-000000; AK # 1029882) - A request for Transient License Transfer of three unassigned transient licenses originating from properties located in the HMDR, HHDR and HNC-1 zoning districts to property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Section 122-1339(a) & (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Request: A request to allow a Transient License Transfer of three unassigned transient licenses from non-conforming districts (HMDR, HHDR and HNC-1*) to a conforming district (HRCC-3).

Applicant: Richard J. McChesney, Esq.
Smith | Oropeza | Hawks

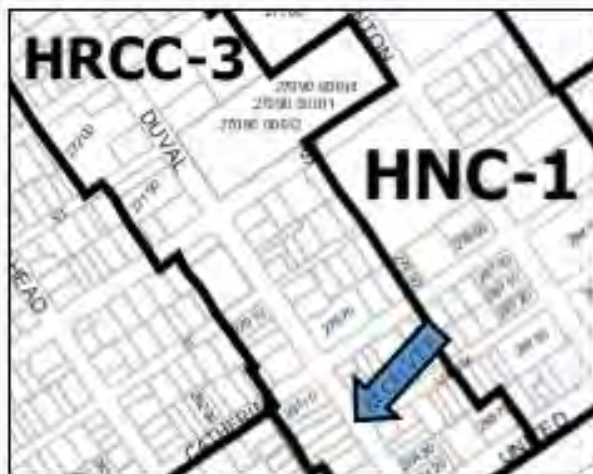
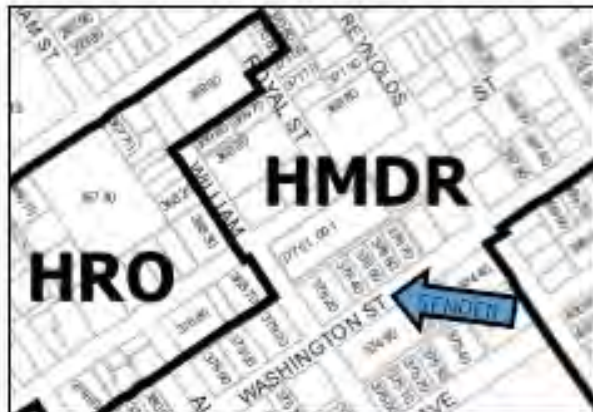
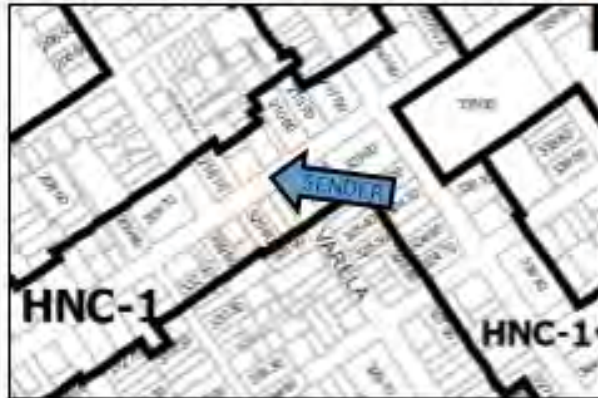
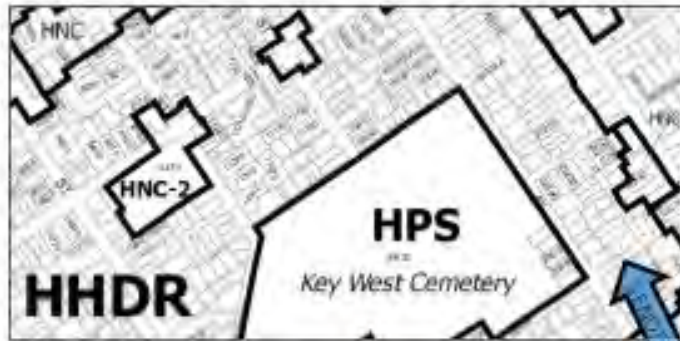
Sender Site (Unassigned Licenses)

License Owner:	Saddle-Up Investment, LLC	C. Todd Kemp	Hukweem, LLC
Location:	807-811 Washington Street	1107 Olivia Street	1105 Truman Avenue
Zoning:	HMDR	HHDR	HNC-1
Existing Use:	Non-transient residential	Non-transient residential	Non-transient residential

Receiver Site

Owner:	New Potter's Cottage, LLC
Location:	1212 Duval Street
Zoning:	HRCC-3
Existing Use:	Non-transient residential

* HNC-1 only allows transient use when no onsite reduction in housing units for permanent residents occur. Transient licenses may still be transferred from the HNC-1 and HNC-3 zoning districts.



BACKGROUND

The sender sites were located in residential zoning districts that did not permit transient rental use and are currently in “unassigned” status. The units are now non-transient residential dwellings. The receiver site is in a zoning district that permits transient residential use.

Sender Site (807-811 Washington Street)

The subject transient license is one of 17 transient licenses previously associated with a hotel site. The 17 unit hotel with manager’s apartment was demolished and replaced with nine non-transient townhomes. The transient use of the sender site has ceased and the transient licenses were sold to new owners to be transferred to eligible receiver sites. The licenses were then placed in “unassigned” status. All but one of the 17 transient licenses have already been transferred to receiver sites. The subject request would be the last license to be transferred, leaving none in unassigned status.

Sender Site (1107 Olivia Street)

The subject transient license is the only transient license previously associated with this location. The transient use of the sender site has ceased and the transient license was sold to a new owner to be transferred to an eligible receiver site. The license was then placed in “unassigned” status.

Sender Site (1105 Truman Avenue)

The subject transient license is one of two transient licenses previously associated with this location. The transient use of the sender site has ceased and the transient licenses were sold to new owners to be transferred to eligible receiver sites. The licenses were then placed in “unassigned” status. All but one of the two transient licenses have already been transferred to a receiver site. The subject request would be the last license to be transferred, leaving none in unassigned status.

Receiver Site (1212 Duval Street)

The subject property received variance approval to demolish the non-historic addition of the principal structure and build a new detached two-story structure at the rear of the property, creating two separate single family homes via Planning Board Resolution No. 2014-73. The applicant proposes to convert both units from non-transient to transient rental upon approval of the transient license transfer.

RELEVANT CODE SECTIONS

The purpose of City Code Chapter 122, Article V, Division 6 “Transient Units” outlined in Section 122-1336 is to:

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

- Encourage redevelopment under the Building Permit Allocation System (BPAS) that limits the allowable number of residential and transient units.

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

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

ANALYSIS

The proposed license transfer does not involve the transfer of transient units. The receiver site has two recognized dwelling units.

The sender sites were properties for which this ordinance was written so as to eliminate potential nonconforming uses. The transient capabilities were eliminated when the transient licenses were placed in “unassigned” status. The receiver site is a property that can support transient rental use.

Sender Site (807-811 Washington Street)

The sender site license is from a one-bedroom residential use currently in unassigned status. The square footage is unknown. The sender site is from an area where transient uses are prohibited (HMDR Zoning District).

Sender Site (1107 Olivia Street)

The sender site license is from a two-bedroom, 1200 square foot residential use currently in unassigned status. The sender site is from an area where transient uses are prohibited (HHDR Zoning District).

Sender Site (1105 Truman Avenue)

The sender site license is from a two-bedroom, 782 square foot residential use currently in unassigned status. The sender site is from an area where transient uses are allowed only if no onsite reduction in housing units for permanent residents occur (HNC-1 Zoning District).

Receiver Site (1212 Duval Street)

The proposed front unit will be a three-bedroom, 1800 square foot residential use and the rear unit will be a two-bedroom, 861.36 square foot residential use. The proposed transfer would not result in a loss of affordable housing because there is no existing deed-restricted affordable housing at the receiver site.

In order to achieve parity with regard to relative size of units, the number of bedrooms will be considered.

TABLE

Criteria	Analysis	Complies? (Yes or No)
Transient license transfer from an area where transient uses are prohibited	Sender site zoning is HMDR and HHDR which prohibit transient uses.	Yes
Transient license transfer from HNC-1 and HNC-3 Zoning Districts	Although HNC-1 only allows transient use when no onsite reduction in housing units for permanent residents occur, transient licenses may still be transferred from the HNC-1 and HNC-3 zoning districts.	Yes
Transfer would not result in a loss of affordable housing at the receiver site	No existing deed-restricted affordable housing at the receiver site.	Yes
Receiver site suitable for transient use	Receiver site zoning is HRCC-3, which permits transient uses.	Yes
Relative size of the unit from which the license is transferred		
	Sender Site: 807-811 Washington, square footage unknown Sender Site: 1107 Olivia, 1200 square feet Sender Site: 1105 Truman, 728 square feet Receiver Site: 1212 Duval, Proposed Front Unit, 1800 square feet Receiver Site: 1212 Duval, Proposed Rear Unit, 861.36 square feet	Yes
Room configuration of all sites to maintain approximately the same or less net number of occupants		
	Sender Site: 807-811 Washington, 1 bedroom Sender Site: 1107 Olivia, 2 bedroom Sender Site: 1105 Truman, 2 bedroom Receiver Site: 1212 Duval, Proposed Front Unit, 3 bedroom Receiver Site: 1212 Duval, Proposed Rear Unit, 2 bedroom	Yes

RECOMMENDATION

Based on the above analysis of the standards for considering transfers of transient business tax receipts in Section 122-1339 of the Land Development Regulations, the Planning Department recommends the request to transfer one business tax receipt from 807-811 Washington Street, 1107 Olivia Street and 1105 Truman Avenue for a total of three business tax receipts to 1212 Duval Street be **APPROVED** with the following conditions:

General Condition:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwellings at 1212 Duval Street.
2. The structures proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2015-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING THE TRANSFER OF ONE TRANSIENT LICENSE FROM PROPERTY LOCATED AT 807-811 WASHINGTON STREET (FORMERLY RE # 00037850-000000, 00037840-000000 & 00037820-000000), 1107 OLIVIA STREET (RE # 00022350-000000; AK # 1023132) AND 1105 TRUMAN AVENUE (RE # 00021040-000100; AK # 00021040-000100) FOR A TOTAL OF THREE BUSINESS TAX RECEIPTS TO PROPERTY LOCATED AT 1212 DUVAL STREET (RE # 00029100-000000; AK # 1029882) PURSUANT TO SECTION 122-1339(A) & (B) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt (or “transient license”) to be transferred from an area where transient uses are prohibited to a receiver site where transient use is permitted; and

WHEREAS, the transient use at the sender sites were legal non-conforming uses and transient use at the receiver site is permitted; and

WHEREAS, the applicant proposes to transfer one transient license from the following sender sites:

1. 807-811 Washington Street - one-bedroom residential use currently in unassigned status, located from an area where transient uses are prohibited (HMDR Zoning District); and
2. 1107 Olivia Street - two-bedroom, 1200 square foot residential use currently in

_____ Chairman
_____ Planning Director

unassigned status, located from an area where transient uses are prohibited (HHDR Zoning District); and

3. 1105 Truman Avenue - two-bedroom, 782 square foot residential use currently in unassigned status, located from an area where transient uses are allowed only if no onsite reduction in housing units for permanent residents occur (HNC-1 Zoning District);

to a receiver site located at 1212 Duval Street where transient uses are allowed (HRCC-3 Zoning District); and

WHEREAS, 1212 Duval Street received variance approval to demolish the non-historic addition of the principal structure and build a new detached two-story structure at the rear of the property, creating two separate single family homes via Planning Board Resolution No. 2014-73; and

WHEREAS, the proposed front unit at 1212 Duval Street will be a three-bedroom, 1800 square foot residential use and the rear unit will be a two-bedroom, 861.36 square foot residential use; and

WHEREAS, the proposed transfer would not result in a loss of affordable housing because there is no existing deed-restricted affordable housing at the receiver site; and

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

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

Section 2. An approval by Resolution of the Key West Planning Board for the

transfer one business tax receipt from 807-811 Washington Street (formerly RE # 00037850-000000, 00037840-000000 & 00037820-000000), 1107 Olivia Street (RE # 00022350-000000; AK # 1023132), and 1105 Truman Avenue (RE # 00021040-000100; AK # 00021040-000100) for a total of three business tax receipts to 1212 Duval Street (RE # 00029100-000000; AK # 1029882) subject to the following conditions:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwellings at 1212 Duval Street.
2. The structures proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

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

Section 4. This transfer of transient business tax receipts 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 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission

Section 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 73C-44, 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

_____ Chairman

_____ Planning Director

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 4th day of February 2015.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

**Sender Site
Information**



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

II. PROPERTY INFORMATION

Sender Site: 807 Washington St, Key West, FL

Address of property (Business name if applicable):

RE Number: 0037807-000000

Zoning district: HMDR

Current use: Residential Townhomes

Number of existing transient and/or residential units:

Size of unit(s)

Number of existing city transient rental licenses:

What is being removed from the sender site?

Transient License Business Tax Receipt only

What are your plans for the sender site?

Residential Townhomes

Are there easements, deed restrictions or other encumbrances on the Property?
If Yes, describe and attach relevant documents.

n/a

Are there any code violations on the Property?
If Yes, describe and attach relevant documents.

n/a



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II. PROPERTY INFORMATION

Sender Site: 1107 Olivia St, Key West, FL

Address of property (Business name if applicable):

RE Number: 0002235-000000

Zoning district: HHDR

Current use: Residential Dwelling

Number of existing transient and/or residential units:

Size of unit(s) 2 Bedroom, 2 bath, approx. 1,200 Sq. ft.

Number of existing city transient rental licenses:

What is being removed from the sender site?

Transient License Business Tax Receipt Only

What are your plans for the sender site?

Are there easements, deed restrictions or other encumbrances on the Property?

If Yes, describe and attach relevant documents.

n/a

Are there any code violations on the Property?

If Yes, describe and attach relevant documents.

n/a



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II. PROPERTY INFORMATION

Sender Site: 1105 Truman Ave, Key West, FL

Address of property (Business name if applicable):

RE Number: 00021040-000100

Zoning district: HNC-1

Current use: mixed use

Number of existing transient and/or residential units:

Size of unit(s) 2 Bedroom, 2 bath

Number of existing city transient rental licenses:

What is being removed from the sender site?

Transient License Business Tax Receipt Only

What are your plans for the sender site?

Are there easements, deed restrictions or other encumbrances on the Property?

If Yes, describe and attach relevant documents.

n/a

Are there any code violations on the Property?

If Yes, describe and attach relevant documents.

n/a

Verification

**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an entity)

I, C. Todd Kemp, in my capacity as Trustee of C. Todd Kemp Living Trust as managing member
(print name) *(print position; president, managing member)*
of Hukweem, LLC
(print name of entity serving as Authorized Representative)

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

License #14 00027497

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.

C. Todd Kemp
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9/24/14 by

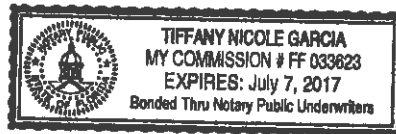
C. Todd Kemp
Name of Authorized Representative

date

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

Tiffany Garcia
Notary's Signature and Seal

Tiffany Garcia
Name of Acknowledger typed, printed or stamped



Commission Number, if any



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES
 City of Key West Planning Department
 604 Simonton Street, Key West, FL 33040
 305.809.3720
 www.keywestcity.com

Signature Page and Verification Form for Receiver Site

I (We), Charles T. Kemp, being duly sworn, depose and say

Name of Owner(s) or Agent

that I am the (check one) _____ Owner(s) or Authorized Agent of owner(s) of the real property which is the subject matter of this Application and located at 1212 Duval Street, Key West Florida and having RE # 00029100-000000. All of the answers to the above questions, drawings, plans and any other attached data to 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.

C. T. Kemp _____ 09/26/14 _____
 Signature of Owner/Authorized Agent Date

Charles T. Kemp _____ _____
 Print Name Designation

Subscribed and sworn to (or affirmed) before me on this day 26th of Sept 2014 by Charles T. Kemp. He/She is personally known to me OR has presented _____ as identification.

Madison Fallon _____
 Signature and Seal of Notary Public



 Name of Acknowledger typed, printed or stamped

 Commission Number and Expiration Date

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Richard McChesney, 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:

1212 Duval St, Key West, FL 33040

Street address of subject property

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

Richard McChesney

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Nov. 17, 2014 by
date

Richard McChesney

Name of Authorized Representative

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

Madison Fallon

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

Agency Authorization Form for Owner of Receiver Site

This form **MUST** be completed if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

I (We), Charles T. Kemp, as Managing Member of New Potters Cottage, LLC, owner(s) of property located at 1212 Duval Street, Key West, Florida and having

RE# 00029100-000000, hereby authorize:

Richard McChesney, of Smith Oropeza, P.L.
 Name of Agent Name and Address of Company or Address of Agent

to represent me/us and act as agent in all matters regarding the processing of this application for the:
"Transfer of Transient Units and/or Licenses"

C. T. Kemp Signature of Owner 09/26/14 Date

Charles T. Kemp Print Name _____ Designation _____

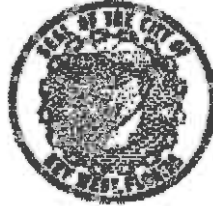
Subscribed and sworn to (or affirmed) before me on this day 26th of Sept 2014 by Charles T. Kemp He/She is personally known to me OR has presented _____ as identification.

Madison Fallon
 Notary's Signature and Seal



 Name of Acknowledger typed, printed or stamped

 Commission Number and Expiration Date



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

Agency Authorization Form for Owner of Sender Site

This form **MUST** be completed if someone other than the property owner(s) is acting on behalf of the owner(s) for purposes of processing this application.

I (We), Saddle-Up Investments, LLC, owner(s) of property located at
N/A, Key West, Florida and having

RE# N/A, hereby authorize:

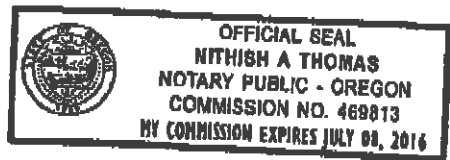
Richard McChesney, of Smith Oropeza, P.L.
Name of Agent Name and Address of Company or Address of Agent

to represent me/us and act as agent in all matters regarding the processing of this application for the:
"Transfer of Transient Units and/or Licenses"

[Signature] 10-30-2014
Signature of Owner Date
MAZOUZ A. FATTON
Print Name Designation

Subscribed and sworn to (or affirmed) before me on this day 30th of October 2014 by
MAZOUZ A FATTON. He/She is personally known to me OR has presented ORDL as
identification.

Nithish Thomas
Notary's Signature and Seal
NITHISH A THOMAS
Name of Acknowledger typed, printed or stamped
469813 : JULY 08, 2014
Commission Number and Expiration Date



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, C. Todd Kemp, Trustee of C. Todd Kemp Living Trust as
Please Print Name of person with authority to execute documents on behalf of entity

Managing member of Hukweem, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Smith Oropeza, P.L.
Please Print Name of Representative

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

C Todd Kemp
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 9/21/14
Date

by C Todd Kemp
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal



Tiffany Garcia
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Detail by Entity Name

Florida Limited Liability Company

NEW POTTER'S COTTAGE LLC

Filing Information

Document Number L13000045725
FEI/EIN Number 46-2441846
Date Filed 03/27/2013
State FL
Status ACTIVE

Principal Address

1009 WHITEHEAD STREET
KEY WEST, FL 33040

Mailing Address

PO BOX 527
KEY WEST, FL 33041

Registered Agent Name & Address

KEMP, CHARLES T
1316 VILLA MILLS ALLEY
KEY WEST, FL 33040

Address Changed: 02/08/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

KEMP, CHARLES T
PO BOX 527
KEY WEST, FL 33041

Title MGRM

BOYER, BRIAN K
PO BOX 527
KEY WEST, FL 33041

Title MGRM

MALONEY, TIMOTHY S

PO BOX 390
SUMMIT, NJ 07902

Title MGRM

MAYKUT, ROBERT J
PO BOX 390
SUMMIT, NJ 07902

Annual Reports

Report Year	Filed Date
2014	02/08/2014

Document Images

[02/08/2014 -- ANNUAL REPORT](#)

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[03/27/2013 -- Florida Limited Liability](#)

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Detail by Entity Name

Florida Limited Liability Company

HUKWEEM, LLC

Filing Information

Document Number L12000008289
FEI/EIN Number 61-1674767
Date Filed 01/18/2012
State FL
Status ACTIVE

Principal Address

1316 Villa Mills Alley
Key West, FL 33040

Changed: 02/08/2014

Mailing Address

PO Box 527
Key West, FL 33041

Changed: 03/07/2013

Registered Agent Name & Address

KEMP, C. TODD
1316 Villa Mills Alley
Key West, FL 33040

Address Changed: 02/08/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

C. TODD KEMP LIVING TRUST
1316 Villa Mills Alley
Key West, FL 33040

Title MGRM

BRIAN K. BOYER LIVING TRUST
2231 ST. JOHN'S AVENUE
JACKSONVILLE, FL 32204

Annual Reports

Report Year	Filed Date
2013	03/07/2013
2014	02/08/2014

Document Images

[02/08/2014 -- ANNUAL REPORT](#)

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[01/18/2012 -- Florida Limited Liability](#)

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[Vwdvh# #H arulg/HS hsdwp hgwh# jh/wdvh](#)



Detail by Entity Name

Florida Limited Liability Company

SADDLE-UP INVESTMENTS, LLC

Filing Information

Document Number	L06000115592
FEI/EIN Number	205980563
Date Filed	12/04/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/18/2013
Event Effective Date	NONE

Principal Address

17384 SW CONSTANCE STREET
BEAVERTON, OR 97007

Changed: 04/18/2013

Mailing Address

17384 SW CONSTANCE STREET
BEAVERTON, OR 97007

Changed: 04/18/2013

Registered Agent Name & Address

FOHRMAN, DARRYL
322 ELIZABETH STREET
KEY WEST, FL 33040

Name Changed: 04/18/2013

Address Changed: 04/18/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

FATTOM, MAZOUZ
17384 CONSTANCE STREET
BEAVERTON, OR 97007

Annual Reports

Report Year	Filed Date
2007	03/23/2007
2014	03/05/2014

Document Images

03/05/2014 -- ANNUAL REPORT	View image in PDF format
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10/16/2008 -- Reg. Agent Resignation	View image in PDF format
03/23/2007 -- ANNUAL REPORT	View image in PDF format
12/04/2006 -- Florida Limited Liability	View image in PDF format

[Ere luhkw E #iqg#Subydf|#Srdflv](#)

Vwdvh#:##αubd/#G hsdwq hqw#:##Vwdvh

**Sender Site
Deed**

Prepared by: John M. Spitzer, Jr.
SHERIFF, SHERIFFS & SHERIFFS
500 Fleming Street, Key West, FL 33040
Return to:

MONROE COUNTY
OFFICIAL RECORDS

FILE # L 1 2 1 3 H 1
SERIAL 563 PAGE 2 OF 3

REC MAR 24 1999 08:30AM
DANN L. HOLNAG, CLERK

Parcel Number:

Warranty Deed

5880 DOC STANDS 7383.08
03/24/1999 DEK CLK

This instrument, made this 1st day of March, 1999 A.D., Between
PSFS, INC., a corporation existing under the laws of the State of
Florida
of the County of Monroe, State of Florida, grantor, and
TRANSITIME, INC., a corporation existing under the laws of the State of
Florida
whose address is: 807 Washington Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantees.

Witnesseth that the GRANTEE, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLAR,
and other good and valuable consideration to GRANTEE to be hereinafter described, the
grantor, hereunto and sold to the said GRANTEE and GRANTEE, John, successor and subject hereto, the following described land, situate,
lying and being in the County of Monroe, State of Florida, to-wit:

Lot 11 in Block 14 of Tract 17 according to the Plat of the Key West
Investment Company duly recorded in Plat Book 1, Page 69, of Monroe
County, Florida, records, and more particularly described as follows:
COMMENCING at the corner of William and Washington Streets and
running thence along Washington Street in a Northeasterly direction
50 feet; thence at right angles in a Northwesterly direction 106 feet
to an alley; thence at right angles in a Southwesterly direction
along said alley 50 feet to William Street; thence at right angles
along William Street 106 feet to the point of beginning.

AND

Lot 12 in Block 14 of Tract 17 according to the Plat of the Key West
Investment Company duly recorded in Plat Book 1, Page 69, of Monroe
County, Florida, records, and more particularly described as follows:
COMMENCING at a point on the Northwesterly side of Washington Street
distant 50 feet from the corner of Washington and William Streets;
thence run at right angles in a Northwesterly direction 106 feet to
an alley; thence at right angles in a Northeasterly direction along
said alley 50 feet; thence at right angles in a Southeasterly
direction 106 feet to Washington Street; thence at right angles in a
Southwesterly direction along Washington Street 50 feet to the point
of beginning.

(Continued on Attached)

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

In WITNESS WHEREOF, the grantor has hereunto set its hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence

PSFS, INC.

Printed Name: John M. Spitzer, Jr.
Witness

By: Paula L. Parker
PAULA L. PARKER, President
P.O. Address
By: Brian L. Stevens
BRIAN L. STEVENS, Secretary
P.O. Address
(Corporate Seal)

RECEIVED

OCT 21 2004 STATE OF Florida
COUNTY OF Monroe

CITY OF KEY WEST
PLANNING DEPT
The foregoing instrument was acknowledged before me this 1st day of March, 1999 by
PAULA L. PARKER, President and BRIAN L. STEVENS, Secretary of PSFS,
INC., a Florida Corporation, on behalf of the corporation

who are personally known to me or who have produced their Florida driver's license or identification.



In Public Faith
MY COMMISSION EXPIRES JUNE
December 3, 2000
KIMBERLY DAVIS, Notary Public

Printed Name: John M. Spitzer, Jr.
Notary Public
My Commission Expires:

Waranty Deed - Page 1

Parcel ID Number:

FILE # 1111381
MAY 26 2004

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1993.

RECEIVED

OCT 21 2004

CITY OF KEY WEST
PLANNING DEPT.

MONROE COUNTY
OFFICIAL RECORDS

This Warranty Deed

MONROE COUNTY
OFFICIAL RECORDS
FILE 11 2 9 B @ 5 2
B113 7 B 1 PG 1 4 9 2
REC MAY 02 2002 02:38PM
DANNY L. HOLMAGE, CLERK
DEED DOC STAFF 10100.00
02/02/2002 DEP CLE

Made this 29th day of April A.D. 2002
by Craig R. Fazio and Joyce P. Moore,
husband and wife

hereinafter called the grantor, to
ZENWEST, INC.

whose past office address is: 807 Washington St.
Key West, FL 33040

hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10,000 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Numbers: 0003744-000000

Together with all the interests, encumbrances and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seised of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances except those arising subsequent to December 31, 01

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Susan M. Cardenas

[Signature]
Craig R. Fazio 15

[Signature]
Witness Monica Hornyak

[Signature]
Joyce P. Moore 15

[Signature]
Witness Susan M. Cardenas

15

[Signature]
Witness Monica Hornyak

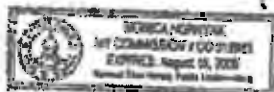
15

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 29th day of April, 2002, by

Craig R. Fazio and Joyce P. Moore, husband and wife

who is personally known to me or who has produced [Signature] as identification.



[Signature]
Notary Public
My Name
My Commission Expires

PREPARED BY: Monica Hornyak
RECORD & RETURN TO:
First American Title Insurance Company
1409 North Roosevelt Blvd., Suite 2
Key West, Florida 33040
File No: 1054-13110

WD-1
400

RECEIVED

OCT 21 2004

CITY OF KEY WEST
PLANNING DEPT

FILE # 11208052
SERIAL 781 PAGE 493

Schedule A

Legal Description

On the Island of Key West, Monroe County, Florida and known as lots 13 and 14, of Square 14, Tract 17, according to Key West Investments Company's Plat of Subdivision as recorded in Plat Book 1 Page 62, of the Public Records of Monroe County, Florida,

MONROE COUNTY
OFFICIAL RECORDS

RECEIVED

OCT 21 2004

CITY OF KEY WEST
PLANNING DEPT.

A PARCEL OF LAND ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, KNOWN AS PART OF LOT 3, TRACT 6, ACCORDING TO A DIAGRAM OF SUBDIVISION OF A PART OF TRACT 6 RECORDED IN DEED BOOK 1, PAGE 690, OF MONROE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF WHITE STREET WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OLIVIA STREET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OLIVIA STREET A DISTANCE OF 276 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN BEING DESCRIBED; THENCE CONTINUE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OLIVIA STREET A DISTANCE OF 35.00 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGHT ANGLES A DISTANCE OF 55.00 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES A DISTANCE OF 35.00 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.
A/K/A 1107 OLIVIA STREET, KEY WEST, FL 33040

Doc# 1929643
Bk# 2624 Pg# 1329

MONROE COUNTY
OFFICIAL RECORDS

724887

REC 1203 MAR 2008

5-26-08

Social Security No. [redacted]
Social Security No. [redacted]

WARRANTY DEED

THIS INDENTURE, made this 3rd day of March, A.D., 1992, BETWEEN
BARNETT BANK OF THE KEYS,

a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida party of the first part, and

DAVID J. PFENT and EVELYN C. PFENT, husband and wife

whose post office address is: 210-15 Southard Street, Key West, FL 33040
of the County of Monroe in the State of Florida, party of the second part,

WITNESSETH that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to him in and paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described 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 1 and 2, Part of Tract 6, according to William A. Whitehead's map of said Island delineated February, 1829, also part of a legal description recorded in Book 602, at Page 355 of the Public Records of Monroe County, Florida, and being more particularly described as follows: COMMENCING at the Northwest corner of Truman Avenue and White Street; thence South 53 degrees 36 minutes 55 seconds West along the Northwesterly Right-of-way of Truman Avenue for 270.83 feet to the Point of Beginning; thence continue South 53 degrees 36 minutes 35 seconds West for 58.42 feet to the Easterly Right-of-way of Havana Avenue; thence North 36 degrees 09 minutes 38 seconds West along the said Easterly Right-of-way of Havana for 67.00 feet; thence North 53 degrees 36 minutes 55 seconds East for 67.00 feet to the Point of Beginning.

SUBJECT TO: Conditions, reservations, restrictions, limitations and easements of record, if any, and taxes for the year 1992 and subsequent years.

FARCEL ACCOUNT NO.

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents in its name by its President and its corporate seal to be affixed, attested by its Secretary the day and year above written.

BARNETT BANK OF THE KEYS

BY: Susan Johnson
BY: **SUBAN JOHNSON**
Executive Vice President

Notarized in Official Record Book
Monroe County, Florida
Notary Public
DANNY L. KOLBA
BRENDA STEVENS
Clark Clerk
Secretary

**STATE OF FLORIDA
COUNTY OF MONROE**

NOTARY PUBLIC
HENRY L. KELLACE
Dated: 3-26-92
Brenda Stevens

The foregoing instrument was acknowledged before me this 6th day of January, 1992, by **SUBAN JOHNSON** and **BRENDA STEVENS**, as Executive Vice President and Secretary of **BARNETT BANK OF THE KEYS**, on behalf of the corporation. They are personally known to me or who have produced _____ as identification and _____ (did not) take an oath.

Notary Public Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION EXPIRES: Nov. 23, 1994
DANNY L. KOLBA, Notary Public Underwriter

Sheryl A. Berman
NOTARY PUBLIC
SHERYL A. BERMAN
Print Name

FILED FOR RECORD

MAR 10 11:16
MONROE COUNTY, FLA.

IN THE CIRCUIT COURT OF THE
SIXTEENTH JUDICIAL CIRCUIT IN AND
FOR MONROE COUNTY, FLORIDA

Doc# 1929643 04/22/2013 3:58PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

CASE NO. 44-2010-CA-000055-K

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSR 2006-OA1

Plaintiff

VS.

Doc# 1929643
Bk# 2624 Pg# 1328

NEAL HIRSCH A/K/A NEAL E. HIRSCH, et. al.

Defendant

AMENDED CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a Certificate of Sale in this action March 7, 2013 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Monroe County, Florida:

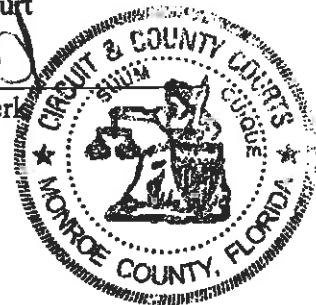
SEE ATTACHED LEGAL DESCRIPTION

was sold to: BERNARD R. HECHT OR TIMOTHY G. MCLANE
913 WHITE STREET
KEY WEST, FLORIDA 33040

WITNESS MY HAND AND SEAL of this Court on April 22, 2013

AMY HEAVILIN,
Clerk of the Court

By: [Signature]
Deputy Clerk

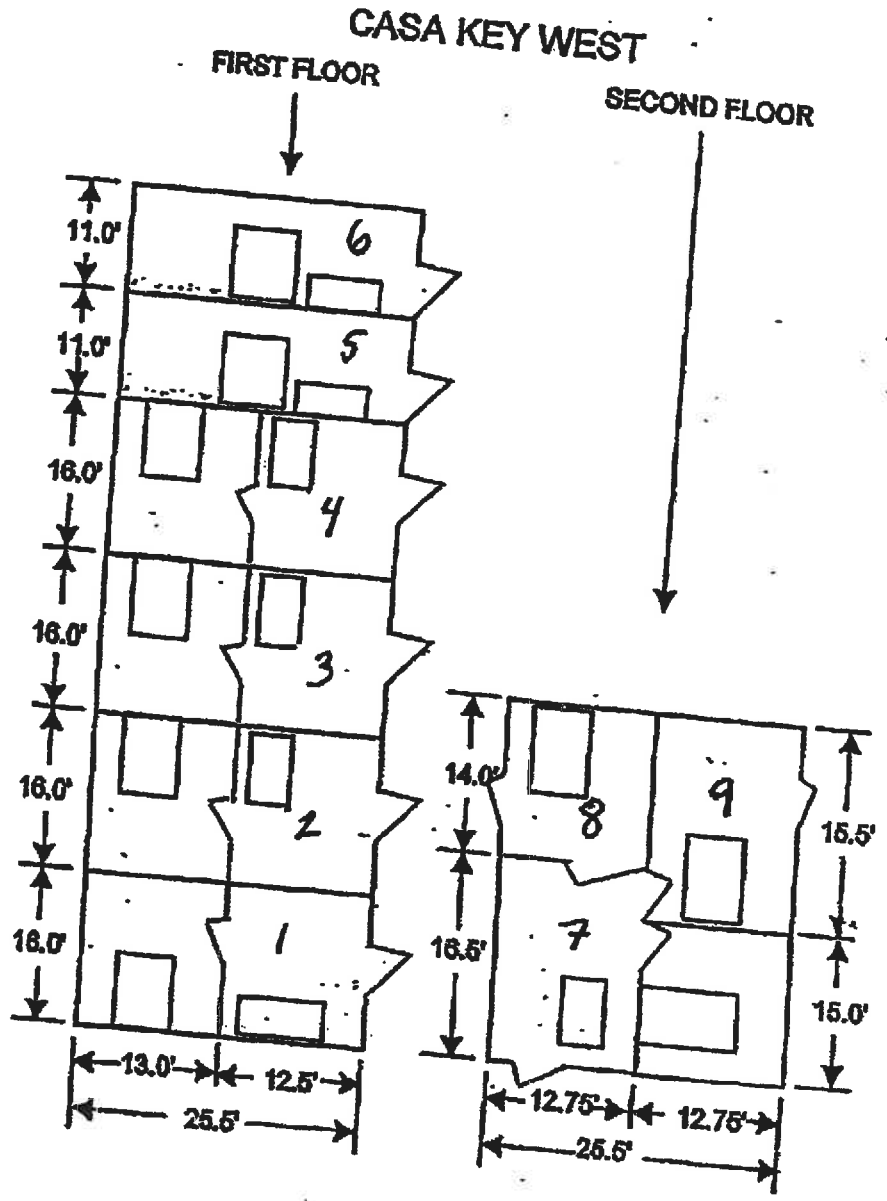
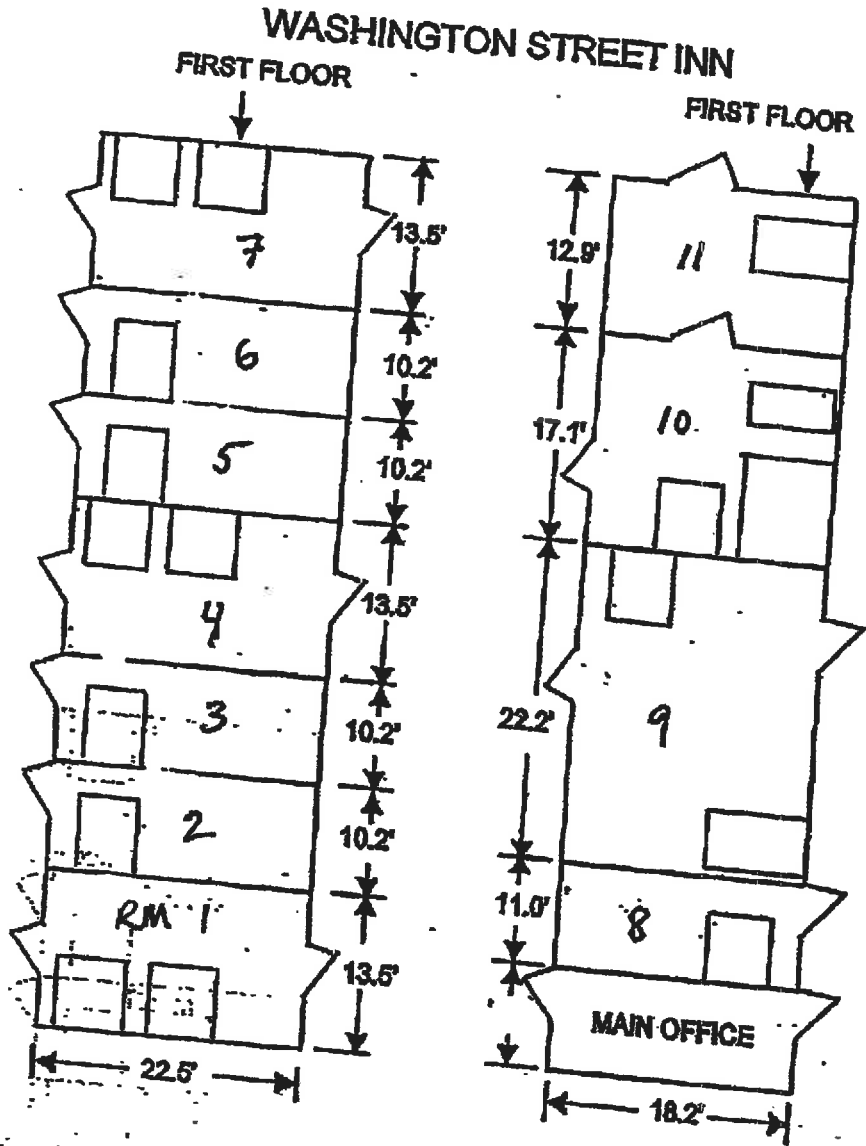


Bid Amount \$425,000.00

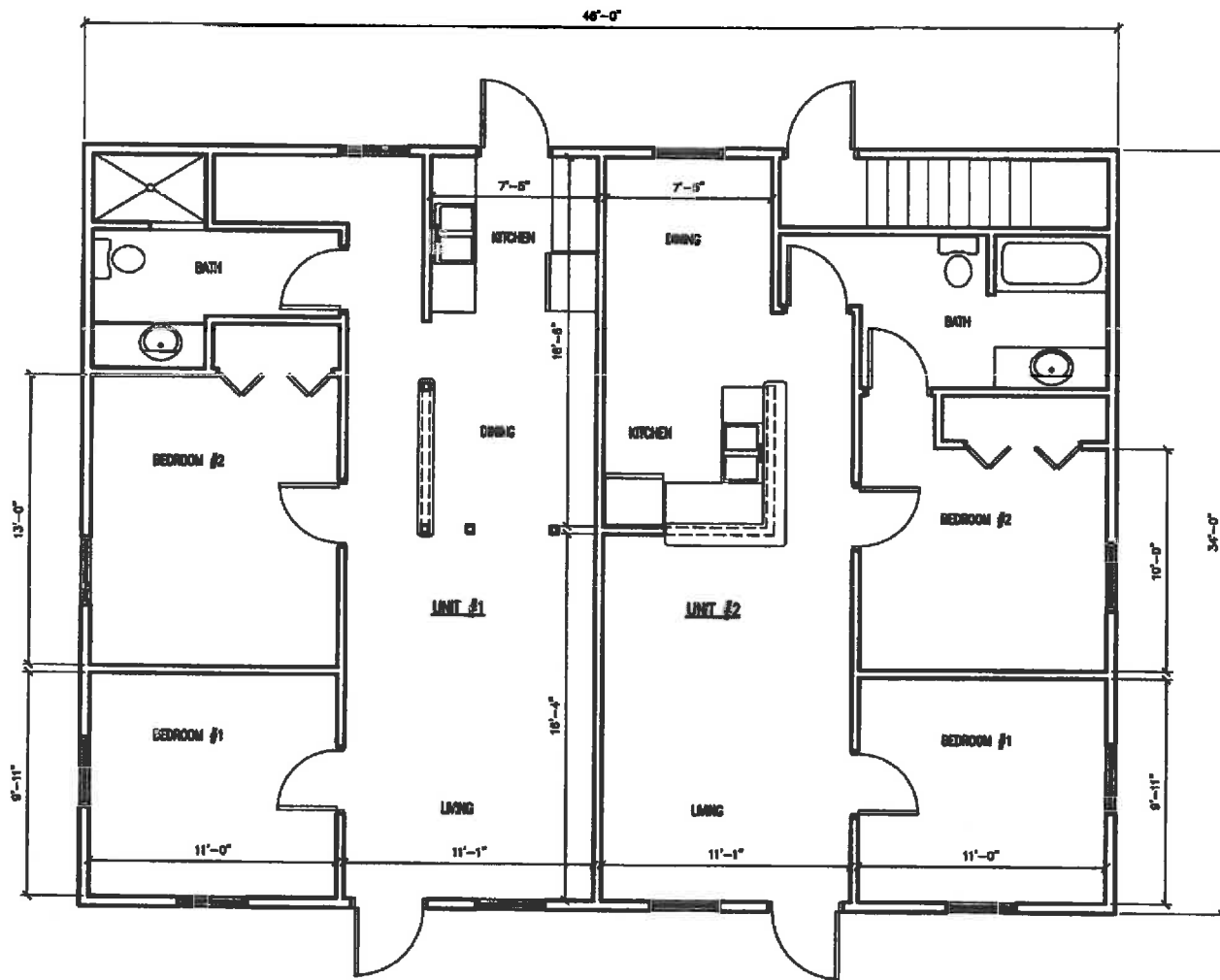
FILED FOR RECORD
2013 APR 22 AM 9:47
CLK R. G. GIBBS
MONROE COUNTY, FLA.

**Sender Site
Site Plans**

WASHINGTON STREET INN AND CASA KEY WEST FLOOR PLAN



THESE DIAGRAMS ARE NOT TO SCALE.
ALL DIMENSIONS ARE ACTUAL INTERIOR SPACE

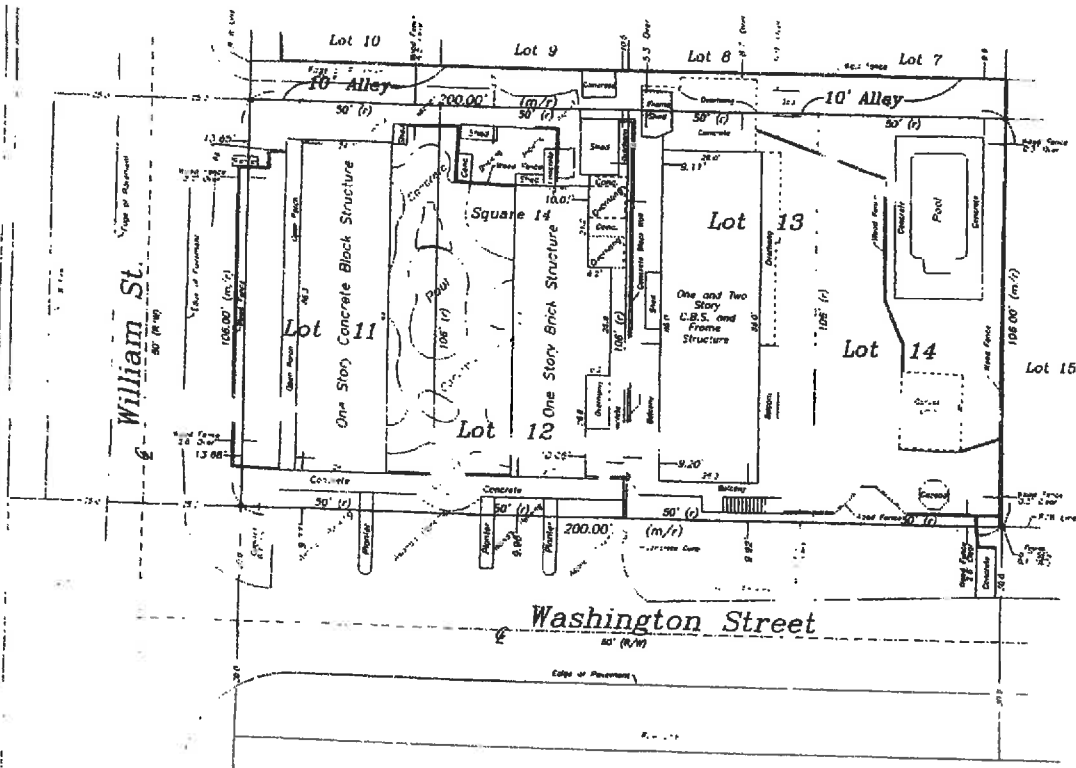


1105 Truman
Sender Site Units

Sender Site Survey



- LEGEND**
- 3/4" F.C. Tower (L.B. 7131)
 - Found 1.72" Rod (L.B. 40)
 - △ Set Nail & Dia. (L.B. 7131)
 - ▲ Found Nail & Dia. (Hobby)
 - ⊠ Wood Utility Pole
 - C.B.S. Concrete Block Structure
 - ⊞ Measure
 - ⊟ Record
 - ⊠ Measure & Record
 - ⊞ Chain Link Fence
 - ⊟ Right of Way
 - ⊠ Centerline



- NOTES.**
- 1 The legal descriptions shown hereon was furnished by the client
 - 2 Underground foundations and utilities were not located
 - 3 All angles are 90° (Measured & Record) unless otherwise noted
 - 4 This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper
 - 5 Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record
 - 6 Error of closure exceeds one part in 10,000
 - 7 North arrow was derived from Plat Book 1, at Page 69
 - 8 Date of field work May 3, 2004
 - 9 Street address 807-811 Washington Street, Key West, Florida
 - 10 The ownership of fences are undeterminable unless otherwise noted.
 - 11 All interior brucking is not shown

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida and known as Lots 11, 12, 13 and 14 of Square 14, Tract 17, according to KEY WEST INVESTMENT COMPANY'S plat of Subdivision as recorded in Plat Book 1 at Page 69, of the Public Records of Monroe County, Florida

BOUNDARY SURVEY FOR: Joe Gleghorn.

NORRIS & O'FLYNN SURVEYING, INC.
John O'Flynn, PSM
 Florida Reg. #6288
 May 11, 2004

Loop 2415 X
 120160
 17164
 33-47

<p>Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper</p>	<p>NORRIS & O'FLYNN Surveying, Inc. Professional Land Surveyors (L.B. 7131)</p> <p>3430 Duck Islands Pk., West. Ft. 23046 • 305 • 281-7722</p>	<p>Boundary Survey for: Joseph Gleghorn; Lots 11-14, KEY WEST INVESTMENT COMPANY'S PLAT.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">DATE</td> <td style="font-size: small;">BY</td> <td style="font-size: small;">REVISIONS</td> <td style="font-size: small;">DATE</td> </tr> <tr> <td> </td> <td>MPB</td> <td>1</td> <td> </td> </tr> <tr> <td> </td> <td>JAO</td> <td>2</td> <td> </td> </tr> <tr> <td> </td> <td>JAO</td> <td>3</td> <td> </td> </tr> <tr> <td> </td> <td>JAO</td> <td>4</td> <td> </td> </tr> <tr> <td> </td> <td>JAO</td> <td>5</td> <td> </td> </tr> <tr> <td> </td> <td>JAO</td> <td>6</td> <td> </td> </tr> <tr> <td> </td> <td>JAO</td> <td>7</td> <td> </td> </tr> <tr> <td> </td> <td>JAO</td> <td>8</td> <td> </td> </tr> <tr> <td> </td> <td>JAO</td> <td>9</td> <td> </td> </tr> <tr> <td> </td> <td>JAO</td> <td>10</td> <td> </td> </tr> <tr> <td> </td> <td>JAO</td> <td>11</td> <td> </td> </tr> <tr> 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DWIN - INC

Receiver Site Information



APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

Receiver Site: 1212 Duval Street, Key West, FL

Address of property (Business name if applicable):

RE Number: 00029100-000000

Zoning district: HRCC-3

Current use: multi-unit Residential

Number of existing transient and/or residential units: 2 legal market rate residential units

Size of unit(s) 861.30 interior sq. ft back building, front building approx. 1800 sq. ft.

Number of existing city transient rental licenses: 0

Existing non-residential floor area (expressed in square feet):

What is being transferred to the receiver site?

3 transient License Business Tax Receipts

What are your plans for the receiver site?

2 detached transient residential units

Are there easements, deed restrictions or other encumbrances on the Property?

If Yes, describe and attach relevant documents.

Access/maintenance easement agreement.
A copy of the easement is attached hereto.

Are there any code violations on the Property?

If Yes, describe and attach relevant documents.

none.

**Receiver Site
Deed**

Return to:
Name THE CLOSING DEPARTMENT, INC.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

Doc# 1993289 08/06/2014 1:16PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared by: DEBORAH CONDELLA
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

08/06/2014 1:16PM
DEED DOC STAMP CL: Krys \$7,350.00

Doc# 1993289
Bk# 2697 Pg# 1728

\$1,050,000.00

Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 1st day of AUGUST A. D. 2014,

Between, **MAYNARD V. LOWE, JR. and MARCIE S. LOWE, husband and wife**

Whose address is 8575 Lake Drive, Snellville, GA 30078-3716
the County of , in the State of Georgia, party of the first part, and

NEW POTTER'S COTTAGE LLC, a Florida Limited Liability Company

Whose address is PO Box 527, Key West, FL 33041
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

KW PT Lot 2, Square 9, Tract 11, according to the map or plan of the City of Key West. Commencing at a point on the Southwest side of Duval Street One Hundred Fifty-Three (153) feet and four (4) inches from the corner of Catherine and Duval Streets and running thence along Duval Street in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction One Hundred Twenty-five (125) feet; thence at right angles in a Northwesterly direction Thirty (30) feet; thence at right angles in a Northeasterly direction One Hundred Twenty-five (125) feet back to the point of beginning, all lying and being in Monroe County, Florida.

SUBJECT TO taxes for the year 2014 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Parcel Identification Number: 00029100-000000

Alternate Key Number: 1029882

Property Address: 1212 Duval Street, Key West, FL 33040

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:
Witnesses:

#1 [Signature]

Printed Steven Terrell

#2 [Signature]

Printed Dunwo 2 M8cc

[Signature]
MAYNARD V. LOWE, JR.

[Signature]
MARCIE S. LOWE

State of Georgia

County of Gwinnett

The foregoing instrument was acknowledged before me this July 25, 2014, by MAYNARD V. LOWE, JR. AND MARCIE S. LOWE who is/are personally known to me or who has/have produced Florida Driver License as identification and who did (did not) take an oath.

[Signature]
NOTARY PUBLIC
SEAL:

MARGARET C WOOD
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Dec. 27, 2015

CD-4842

Receiver Site Survey

MAP OF BOUNDARY SURVEY PART LOT 2, SQUARE 9, TRACT 11 CITY OF KEY WEST MONROE COUNTY, FLORIDA

BEARING BASE:
THE SOUTHWESTERLY ROWL OF
DUVAL STREET, 90° LOT
PER DEED

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

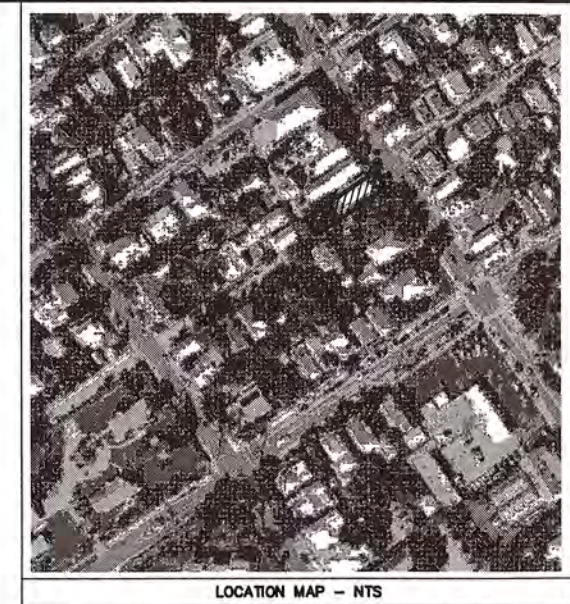
ADDRESS:
1212 DUVAL STREET
KEY WEST, FL 33040

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

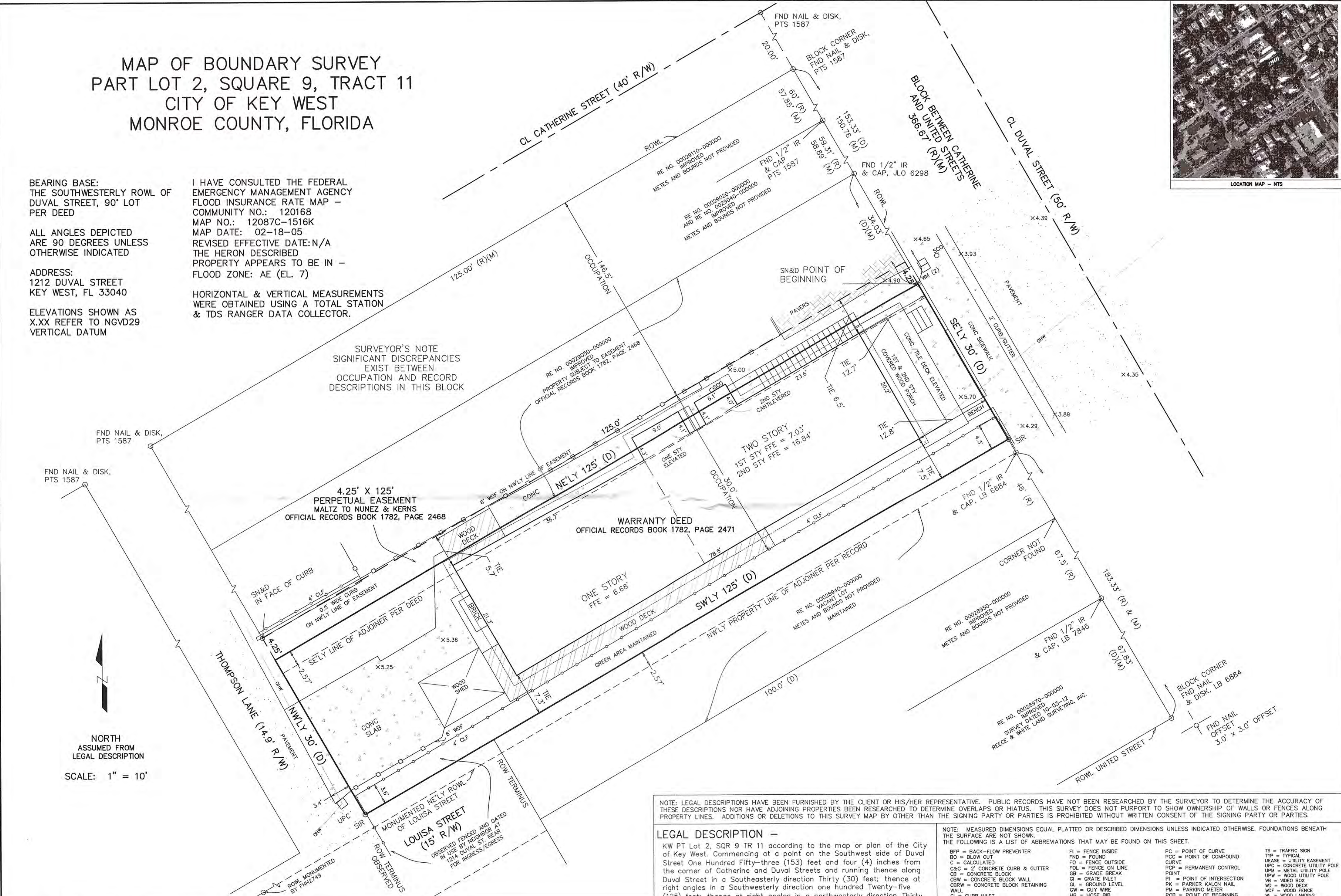
I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
REVISED EFFECTIVE DATE: N/A
THE HERON DESCRIBED
PROPERTY APPEARS TO BE IN -
FLOOD ZONE: AE (EL. 7)

HORIZONTAL & VERTICAL MEASUREMENTS
WERE OBTAINED USING A TOTAL STATION
& TDS RANGER DATA COLLECTOR.

SURVEYOR'S NOTE
SIGNIFICANT DISCREPANCIES
EXIST BETWEEN
OCCUPATION AND RECORD
DESCRIPTIONS IN THIS BLOCK



LOCATION MAP - NTS



NORTH
ASSUMED FROM
LEGAL DESCRIPTION
SCALE: 1" = 10'

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION -

KW PT Lot 2, SQR 9 TR 11 according to the map or plan of the City of Key West. Commencing at a point on the Southwest side of Duval Street One Hundred Fifty-three (153) feet and four (4) inches from the corner of Catherine and Duval Streets and running thence along Duval Street in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction one hundred Twenty-five (125) feet; thence at right angles in a northwesterly direction Thirty (30) feet; thence at right angles in a northeasterly direction One hundred Twenty-five (125) feet back to the point of beginning. Together with the Easment granted by Alan S. Maltz, grantor to Joyce Nunez, Luis Nunez, Leona Kerns, its successors and/or assigns, said grant of easement being recorded on even date herewith.

- NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | | |
|--------------------------------------|----------------------------|------------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | FI = FENCE INSIDE | PC = POINT OF CURVE | TS = TRAFFIC SIGN |
| BO = BLOW OUT | FND = FOUND | PCC = POINT OF COMPOUND | TYP = TYPICAL |
| C = CALCULATED | FO = FENCE OUTSIDE | PK = PARKER KALON NAIL | UEASE = UTILITY EASEMENT |
| C&G = 2" CONCRETE CURB & GUTTER | FOL = FENCE ON LINE | PCP = PERMANENT CONTROL POINT | UPM = CONCRETE UTILITY POLE |
| CB = CONCRETE BLOCK | GB = GRADE BREAK | PI = POINT OF INTERSECTION | UPW = WOOD UTILITY POLE |
| CBW = CONCRETE BLOCK WALL | GI = GRATE INLET | PK = PARKER KALON NAIL | VB = VIDEO BOX |
| CBRW = CONCRETE BLOCK RETAINING WALL | GL = GROUND LEVEL | PM = PARKING METER | WF = WOOD FENCE |
| CI = CURB INLET | GW = GUY WIRE | POB = POINT OF BEGINNING | WL = WOOD LANDING |
| CL = CENTERLINE | HB = HOSE BIB | PRC = POINT OF COMMENCEMENT | WM = WATER METER |
| CLF = CHAINLINK FENCE | IP = IRON PIPE | PRR = POINT OF REVERSE CURVE | WRACK LINE = LINE OF DEBRIS ON SHORE |
| CM = CONCRETE MONUMENT | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT | WW = WATER VALVE |
| CONC = CONCRETE | LE = ARC LENGTH | PT = POINT OF TANGENT | TREES = |
| C/S = CONCRETE SLAB | LEV = LOWER ENCLOSURE | R = RECORDED | BT = BUTTWOOD |
| CVRD = COVERED | LS = LANDSCAPING | ROH = ROOF OVERHANG LINE | TGL = GUMBO LIMBO |
| D = DEED | M = MEASURED | ROWL = RIGHT OF WAY LINE | TMA = MAHOGANY |
| DEASE = DRAINAGE EASEMENT | MB = MAILBOX | R/W = RIGHT OF WAY | TO = OAK |
| DELT = DELTA ANGLE | MHL = MEAN HIGH WATER LINE | SCO = SANITARY CLEAN-OUT | TPA = PALM |
| DMH = DRAINAGE MANHOLE | MNL = MEAN LOW WATER LINE | SMH = SANITARY MANHOLE | YPAC = COCONUT PALM |
| EB = ELECTRIC BOX | MNF = METAL FENCE | SPV = SPRINKLER CONTROL VALVE | TPON = ROYAL PONGIANA |
| EL = ELEVATION | NAV = NORTH AMERICAN | SV = SEWER VALVE | TSQ = SCOFFLESA |
| ELEV = ELEVATED | VD = VERTICAL DATUM (1988) | TB = TELEPHONE BOX | TSG = SEAGRAPE |
| EM = ELECTRIC METER | VD = VERTICAL DATUM (1929) | TBM = TIDAL BENCHMARK | TUNK = UNKNOWN |
| ENCL = ENCLOSURE | NTS = NOT TO SCALE | TOB = TOP OF BANK | |
| FFE = FINISHED FLOOR ELEVATION | OHW = OVERHEAD WIRES | P = PLAT | |
| FH = FIRE HYDRANT | | | |

SCALE: 1" = 10'
FIELD WORK DATE: 08/05/14
REVISION DATE: -/-/-
SHEET 1 OF 1
DRAWN BY: KB
CHECKED BY: RR
INVOICE #: 14072302

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: *Robert E. Reece*
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR
AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

CERTIFIED TO - TODD KEMP
POTTERS COTTAGE, LLC

**Receiver Site
Site Plan**

Todd Kemp - RESIDENTIAL RENOVATION

1212 DUVAL STREET, KEY WEST, FLORIDA 33040

SITE DATA

SITE ADDRESS: 1212 DUVAL ST., KEY WEST, FL. 33040
 RE: 00029100-000000
 ZONING: HRCC-3 (HISTORIC RESIDENTIAL COMMERCIAL CORE - 3)
 FLOOD ZONE: AE 7
 F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 6-68-25
 LEGAL DESCRIPTION: KW PT LOT 2 SQR 9 TR 11 H2-258

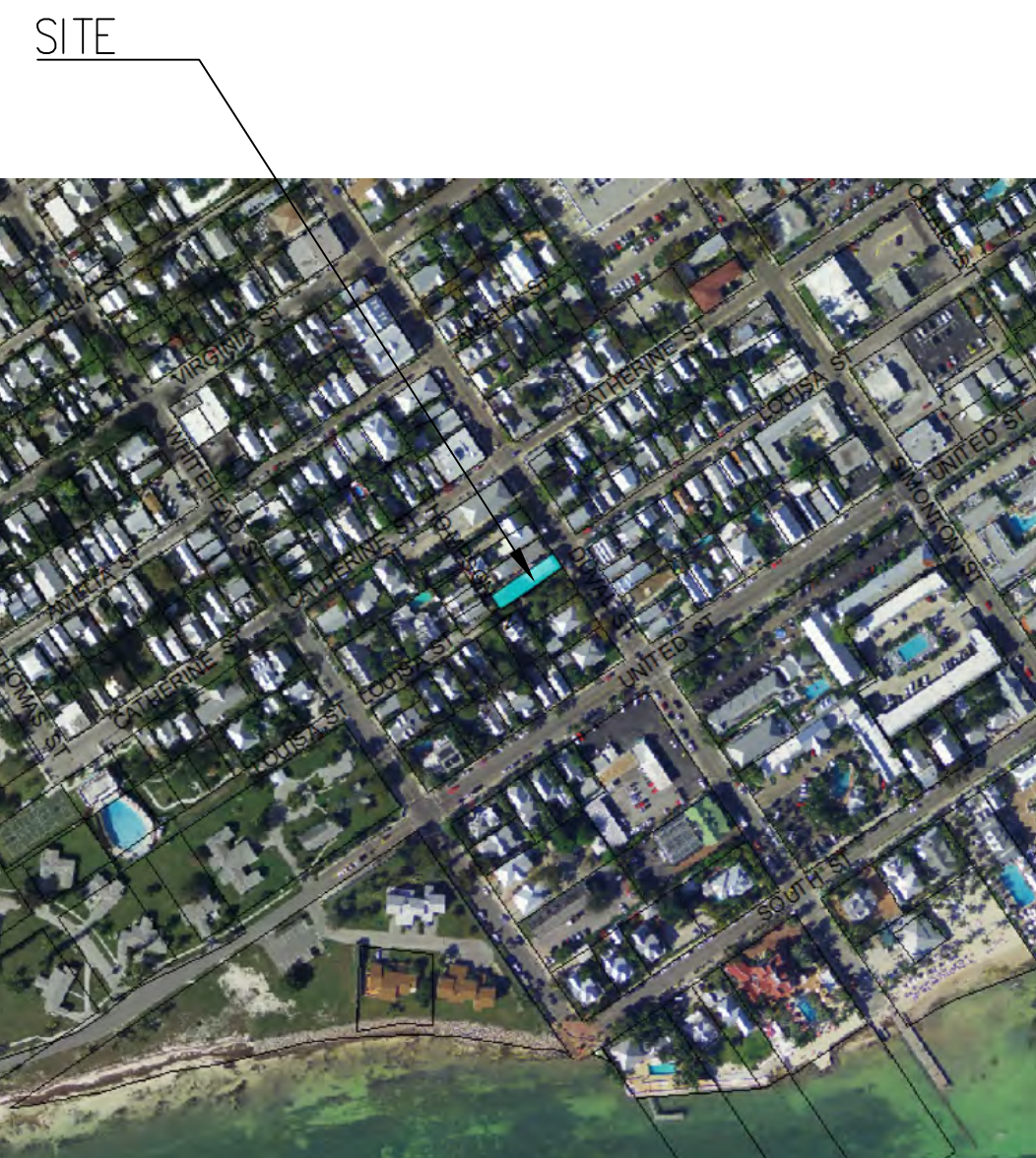
SETBACKS: FRONT 5 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT
 BUILDING COVERAGE 50%; EXISTING- 56% PROPOSED- 48%
 IMPERVIOUS COVERAGE 60%; EXISTING- 74% PROPOSED- 64% : NO SWALES ARE REQUIRED DUE TO REDUCTION IN IMPERVIOUS AREA
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

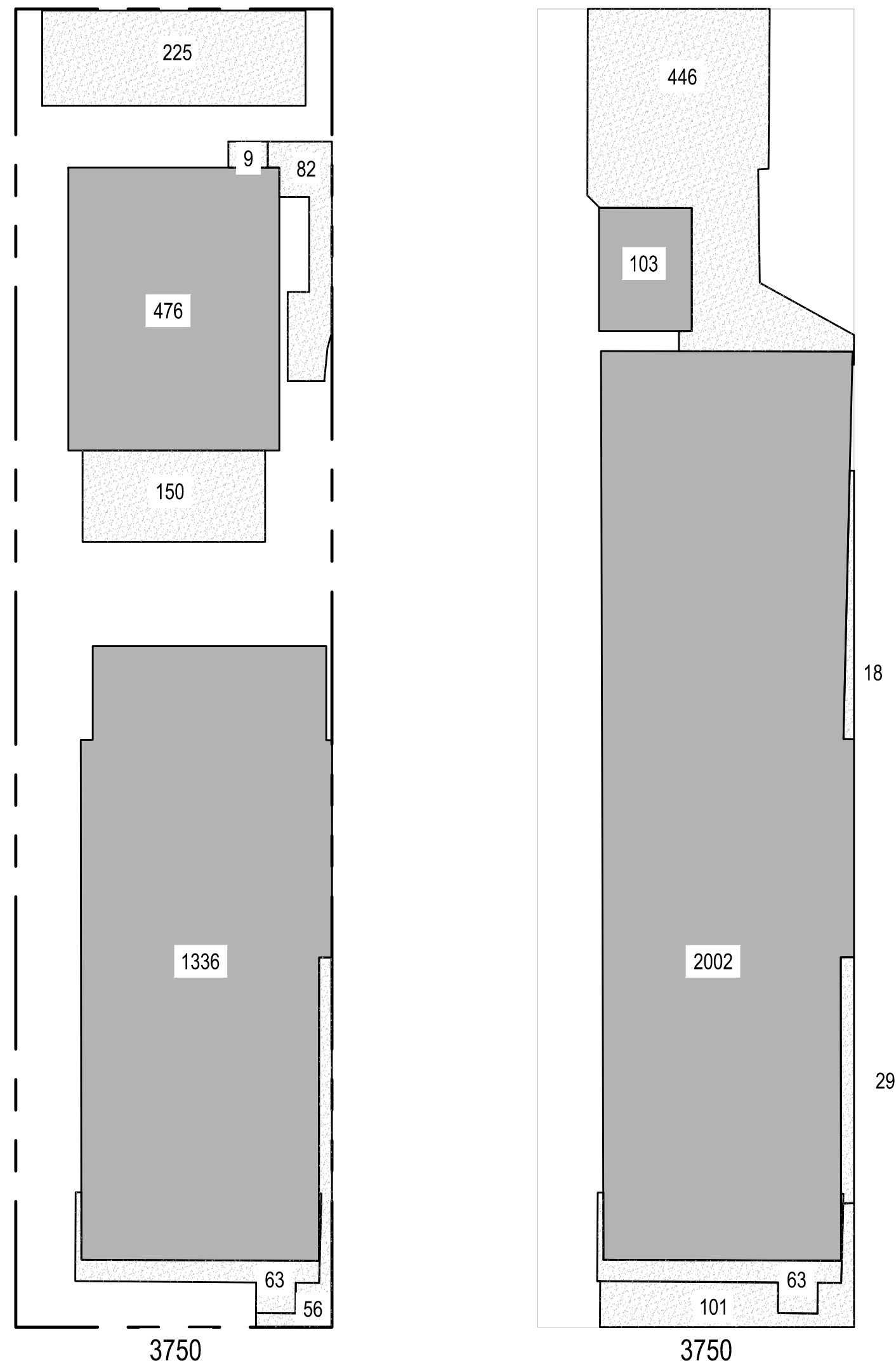
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF;
 FLOOR LL 40 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.

INDEX OF DRAWINGS

SHEET CS-1 - COVER AND SITE PLAN
 SHEET A-1 - DEMOLITION AND ARCHITECTURAL PLANS
 SHEET A-2 - ELECTRICAL AND MECHANICAL PLANS
 SHEET A-3 - PLUMBING PLAN
 SHEET A-4 - ELEVATIONS
 SHEET S-1 - FOUNDATION PLAN AND SECTIONS

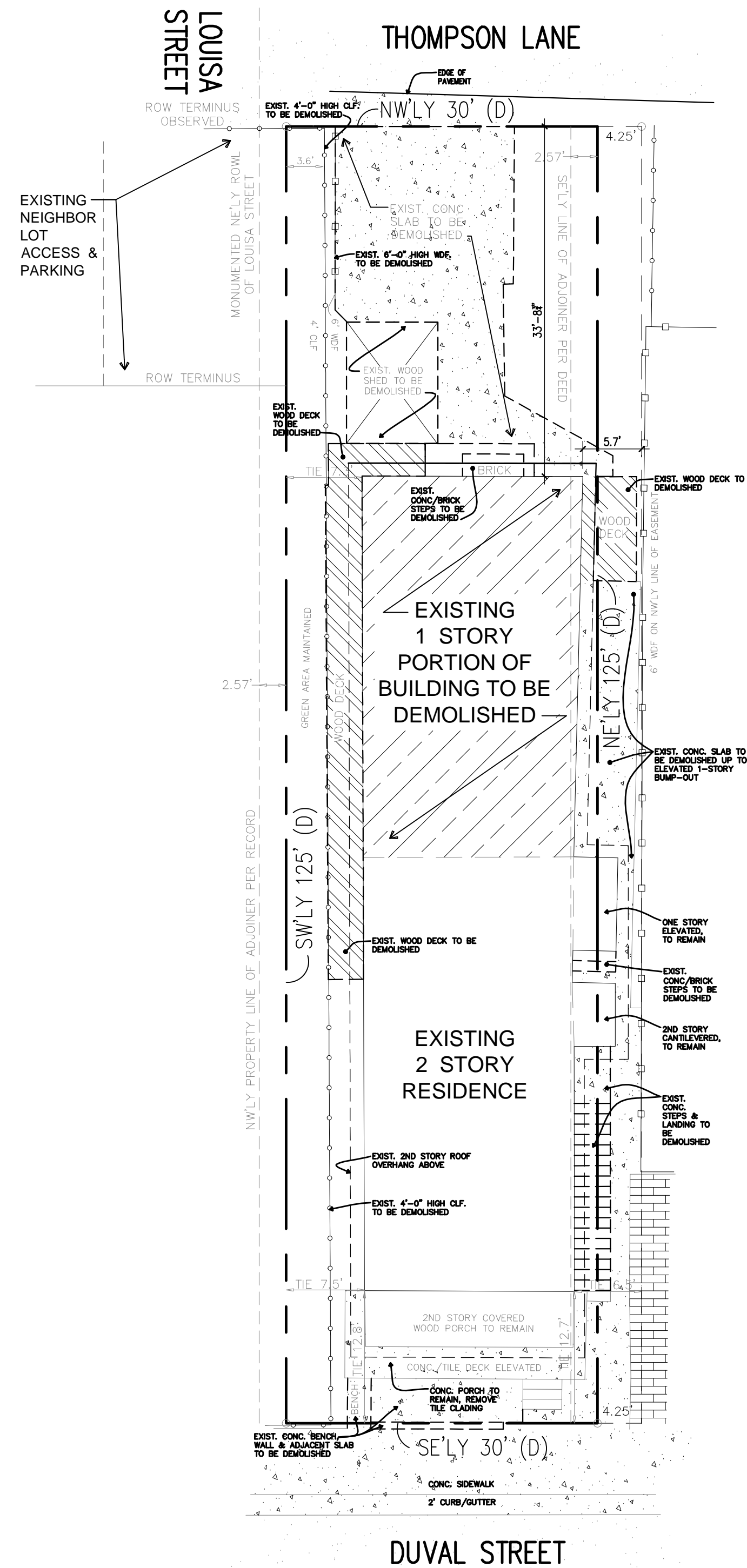


2
 CS-1
LOCATION MAP
 SCALE: NOT TO SCALE

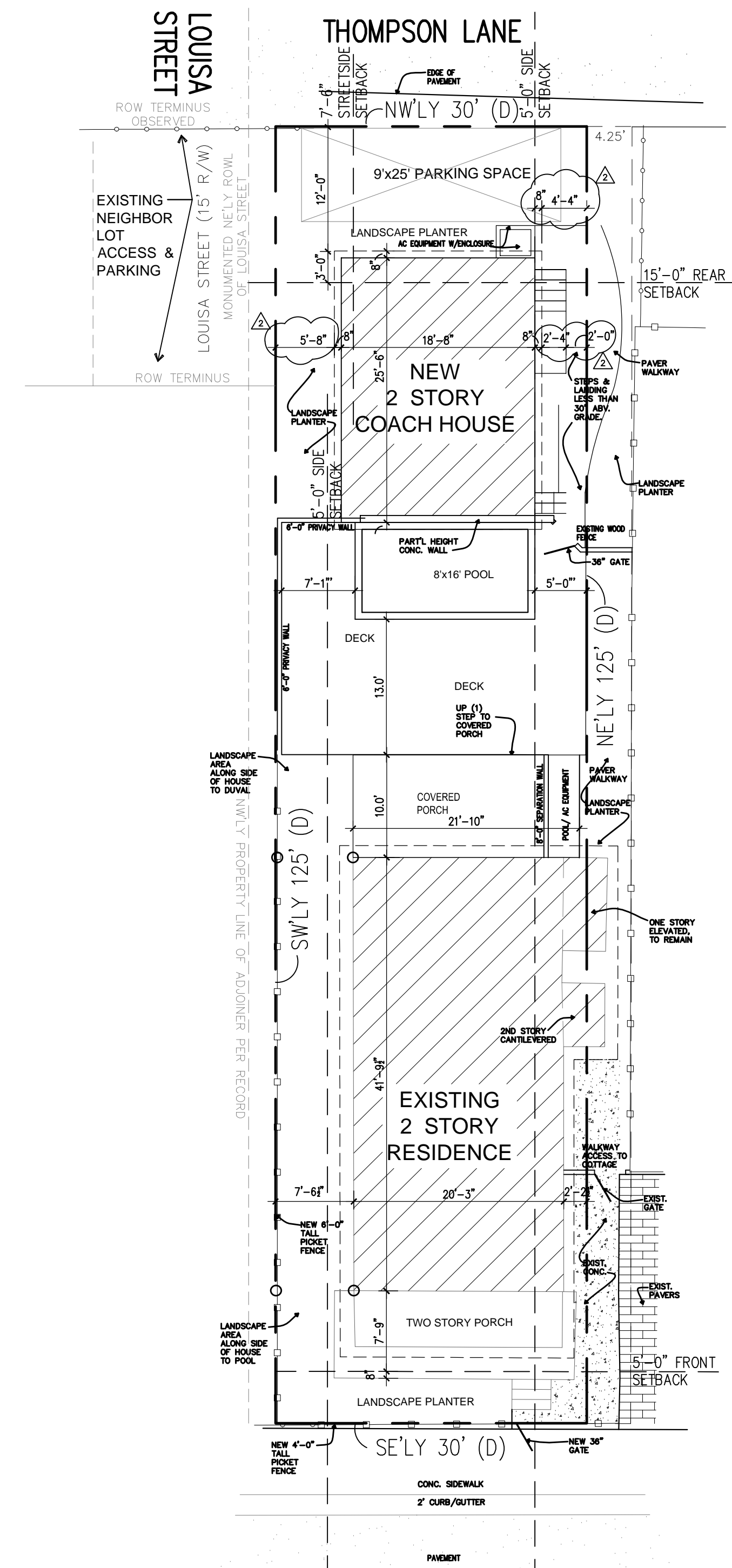


PROPOSED		EXISTING	
BUILDING COVERAGE:	1,812 SQFT / 48%	BUILDING COVERAGE:	2,105 SQFT / 56%
IMPERVIOUS:	2,397 SQFT / 64%	IMPERVIOUS:	2,762 SQFT / 74%

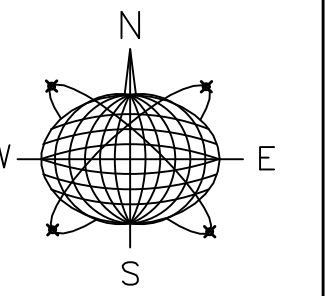
3
 C-1
SITE BLDG & IMPERIOUS COVERAGE
 SCALE: NOT TO SCALE



2
 CS-1
SITE DEMOLITION
 SCALE: 1" = 10'-0"



1
 CS-1
PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"



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

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #68315

General Notes:

Todd Kemp RESIDENTIAL RENOVATION Variance Submission

Drawn By: PCS
 Checked By: RJM
 Project No: 14-034
 Scale: AS NOTED
 AutoCad File No.

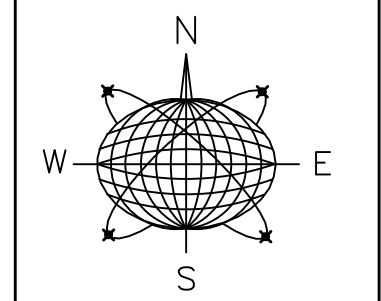
Revisions:
 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 10-28-14
 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 11-05-14

Title:
 COVER SHEET
 SITE PLAN AND
 PROJECT DATA

Sheet Number:

CS-1

Date: OCTOBER 1, 2014



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

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 SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #68315

General Notes:

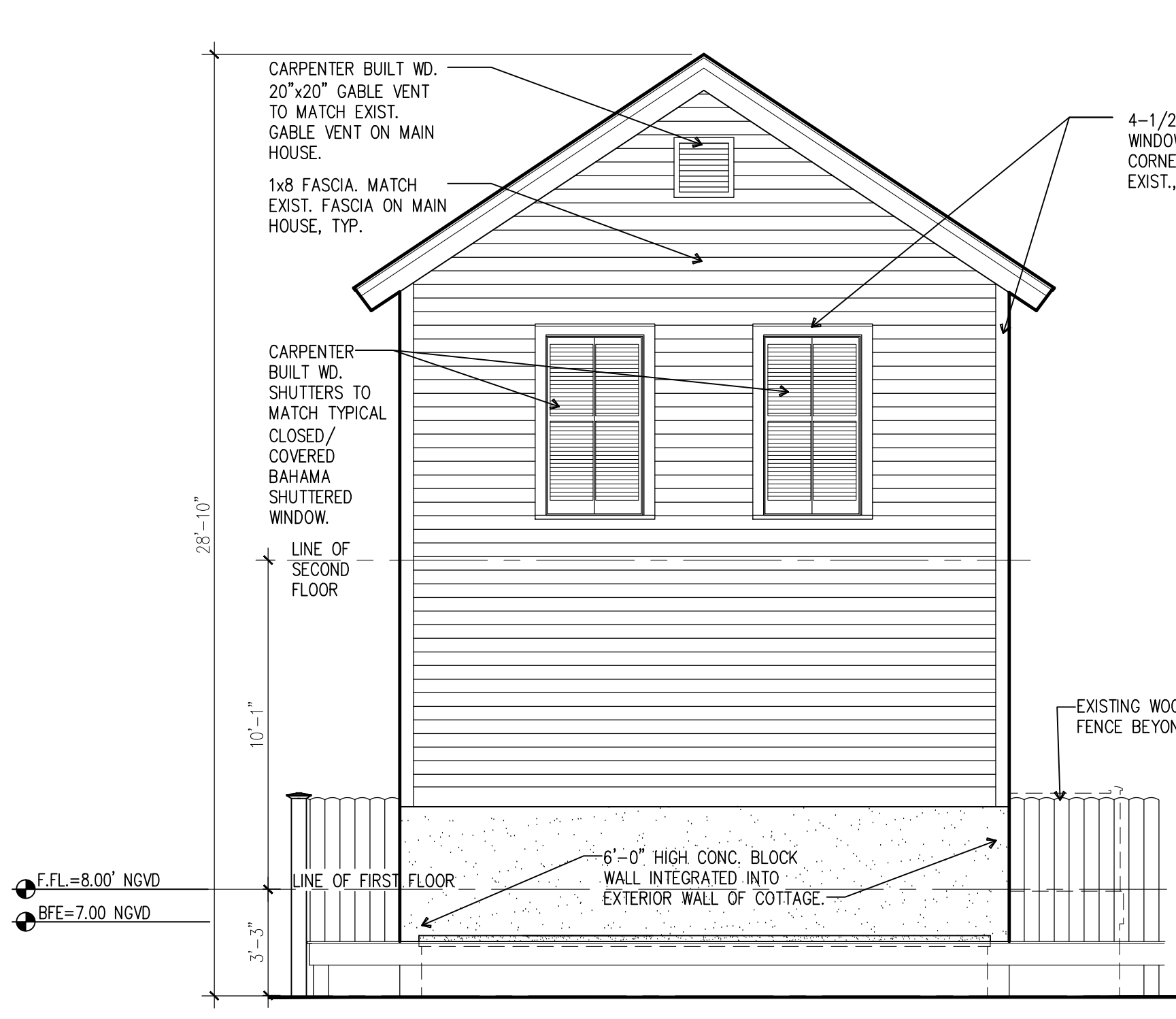
Todd Kemp
RESIDENTIAL RENOVATION
 Variance Submission
 1212 DUVAL STREET
 KEY WEST, FLORIDA

Drawn By: PCS
 Checked By: RJM
 Project No. 14-034
 Scale: AS NOTED
 AutoCad File No.

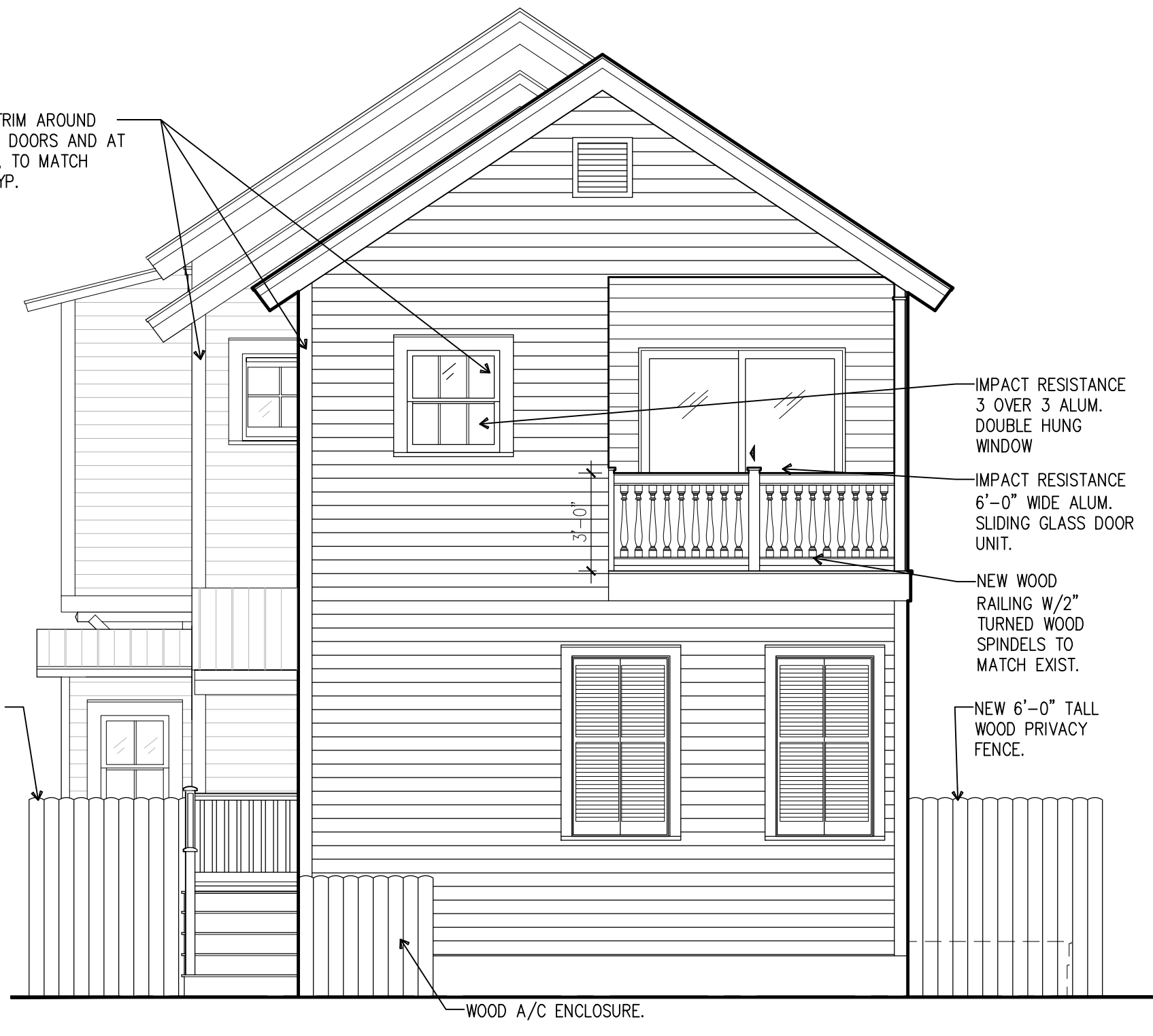
Revisions:
 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 10-28-14
 REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 11-05-14

Title:
 MAIN HOUSE &
 COTTAGE FRONT AND
 REAR ELEVATIONS
 COTTAGE PLANS

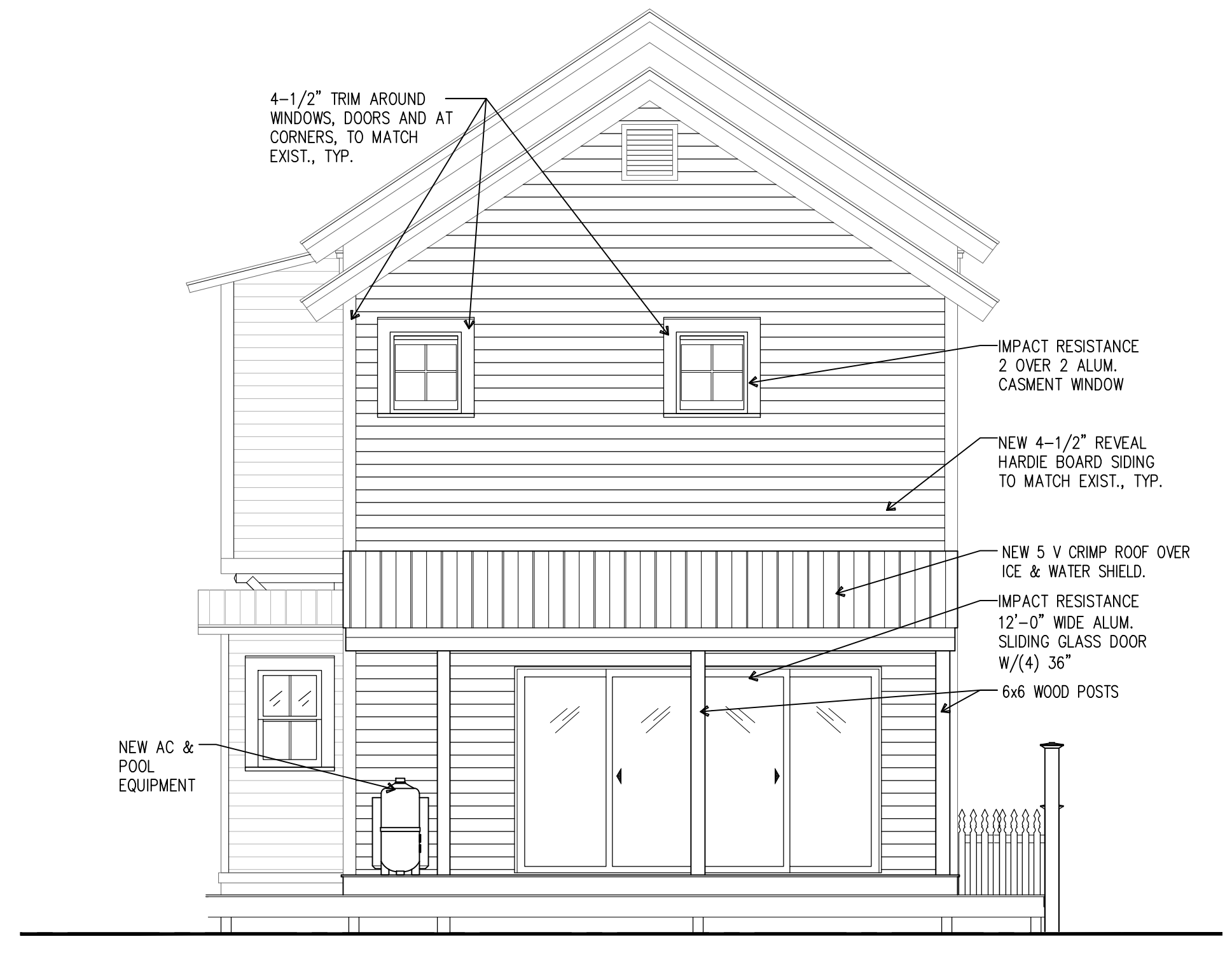
Sheet Number:
A-1
 Date: OCTOBER 1, 2014



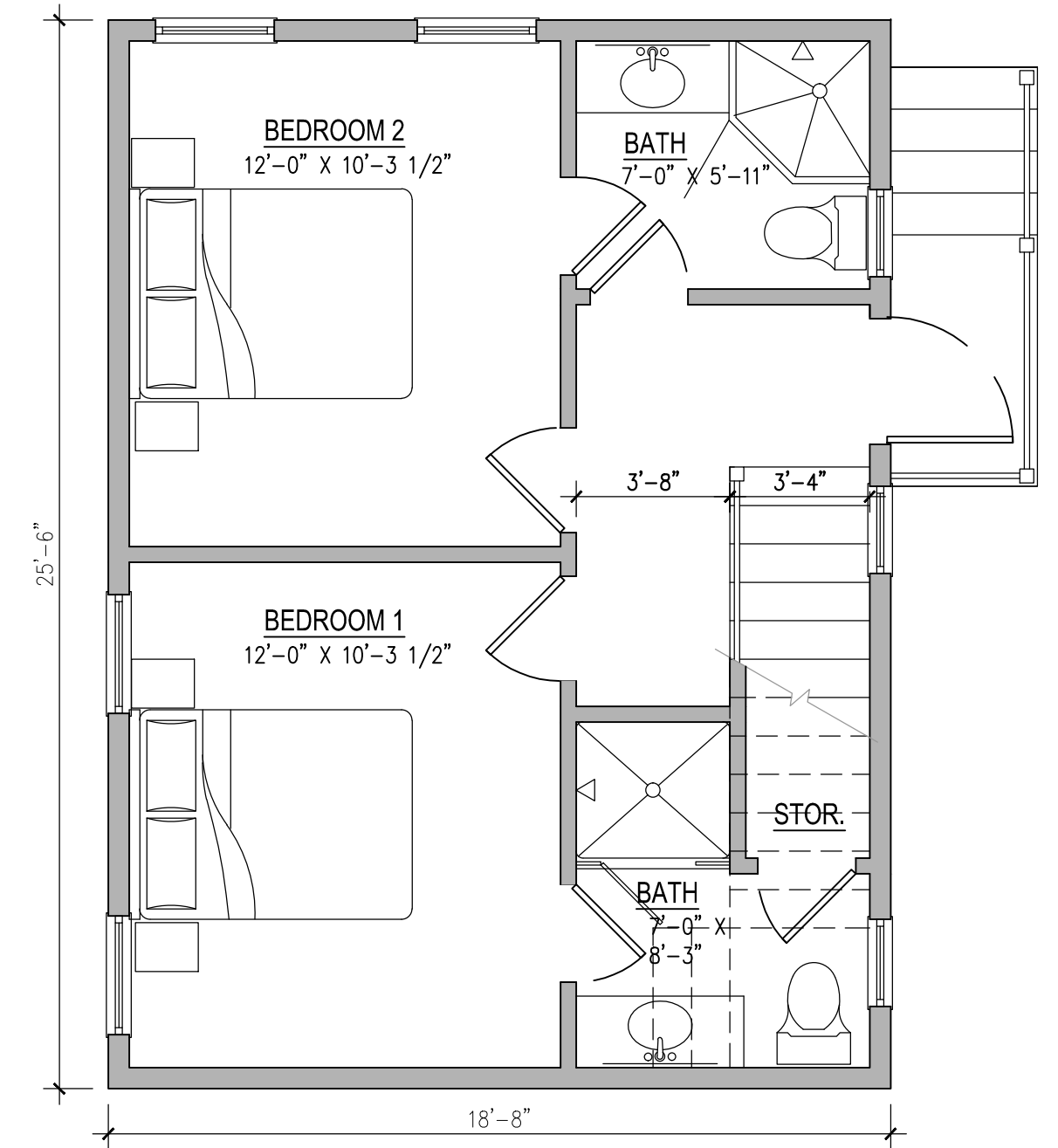
6 PROPOSED COTTAGE FRONT ELEVATION
 A-1 SCALE: 1/4" = 1'-0"



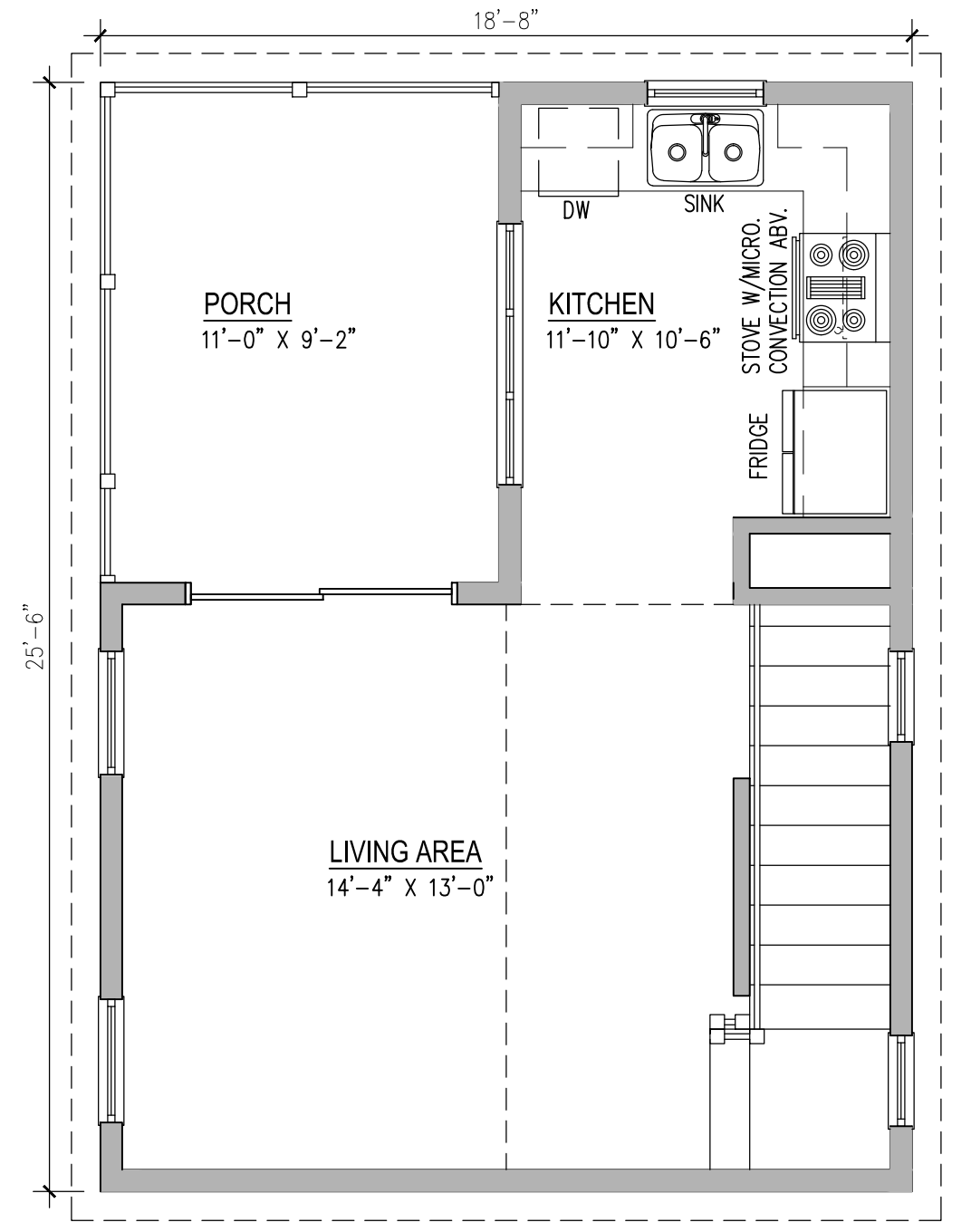
5 PROPOSED COTTAGE REAR ELEVATION
 A-1 SCALE: 1/4" = 1'-0"



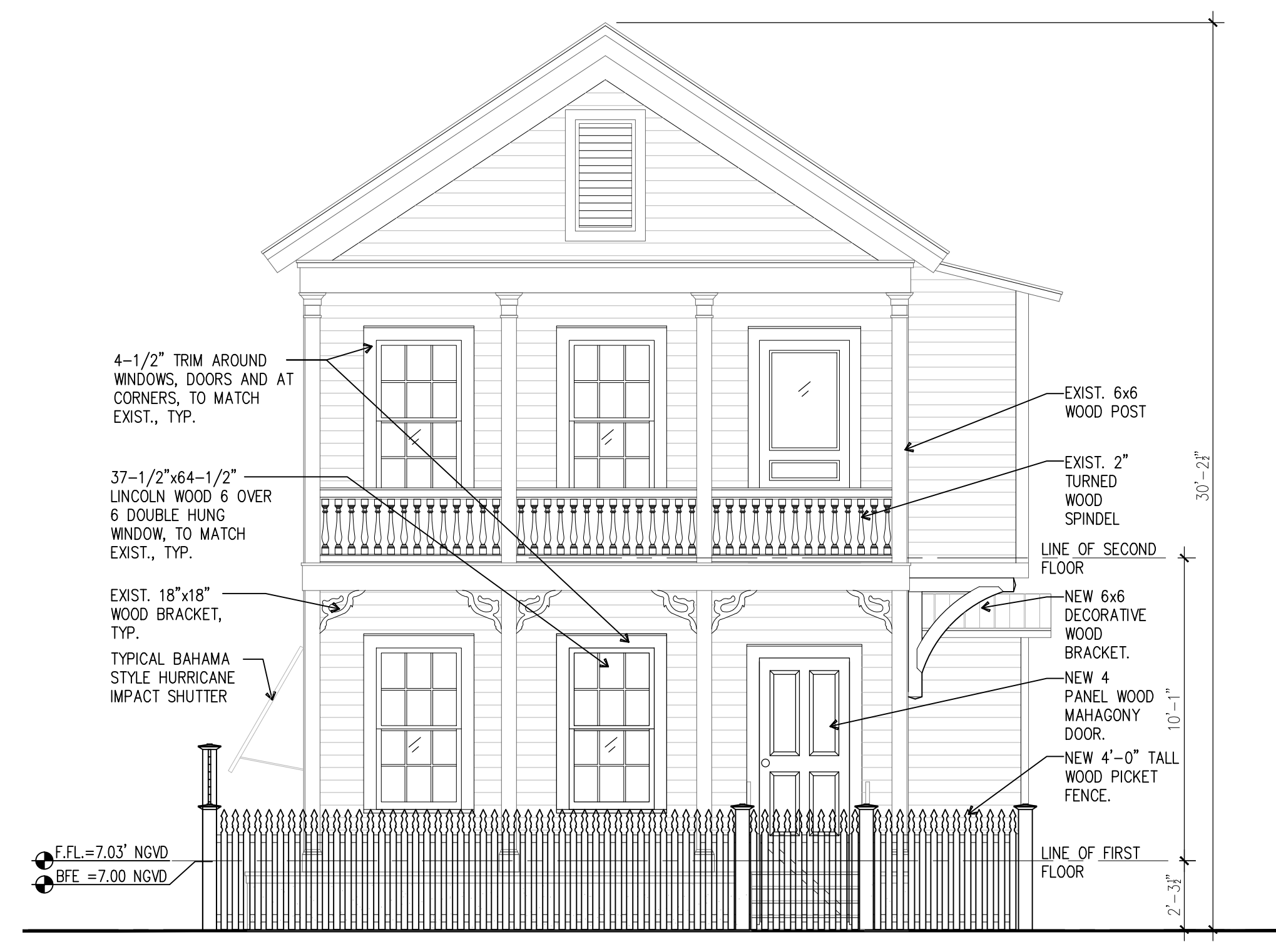
4 PROPOSED REAR ELEVATION
 A-1 SCALE: 1/4" = 1'-0"



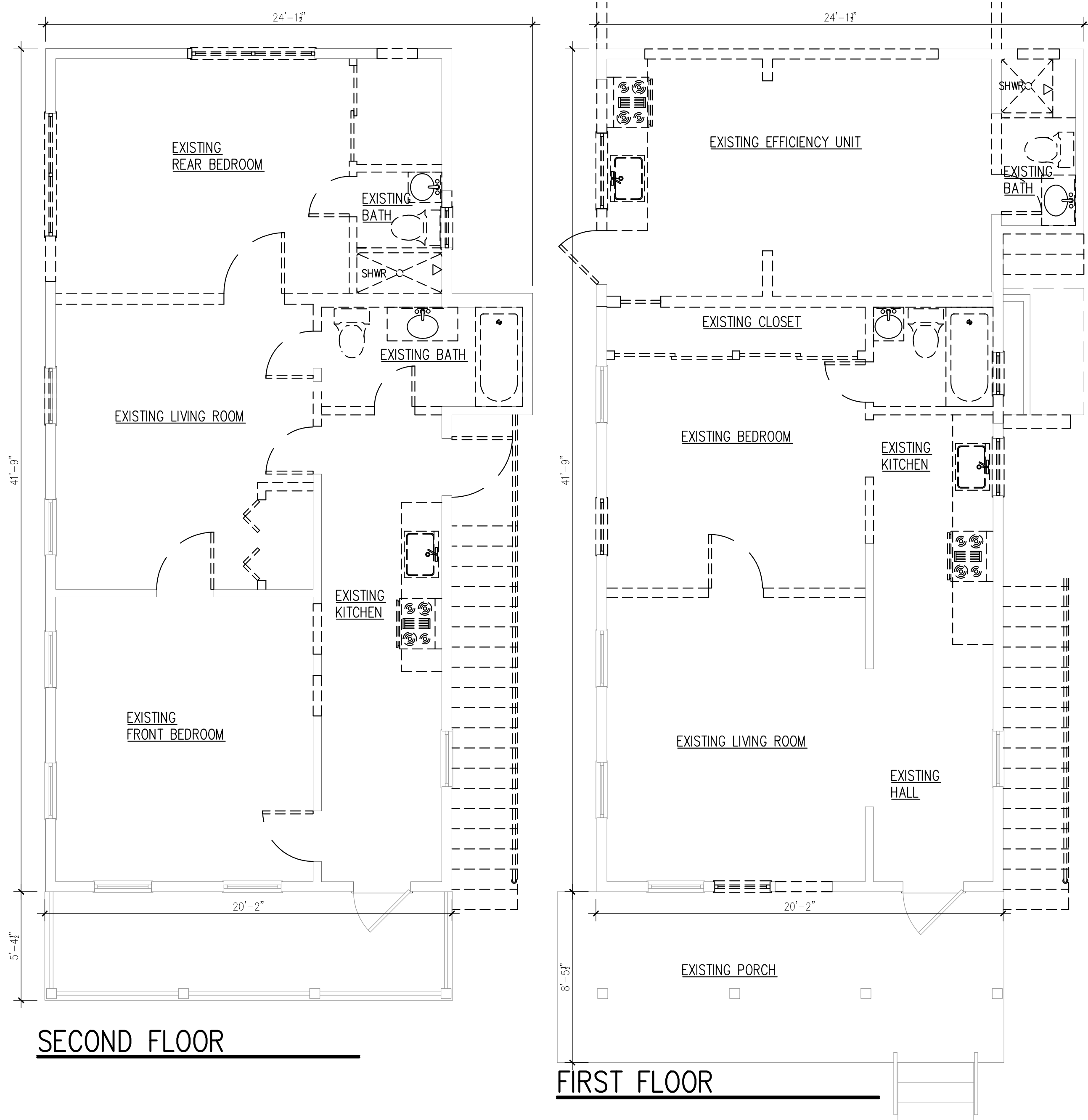
3 FIRST FLOOR PLAN
 PROPOSED COTTAGE
 A-1 SCALE: 1/4" = 1'-0"



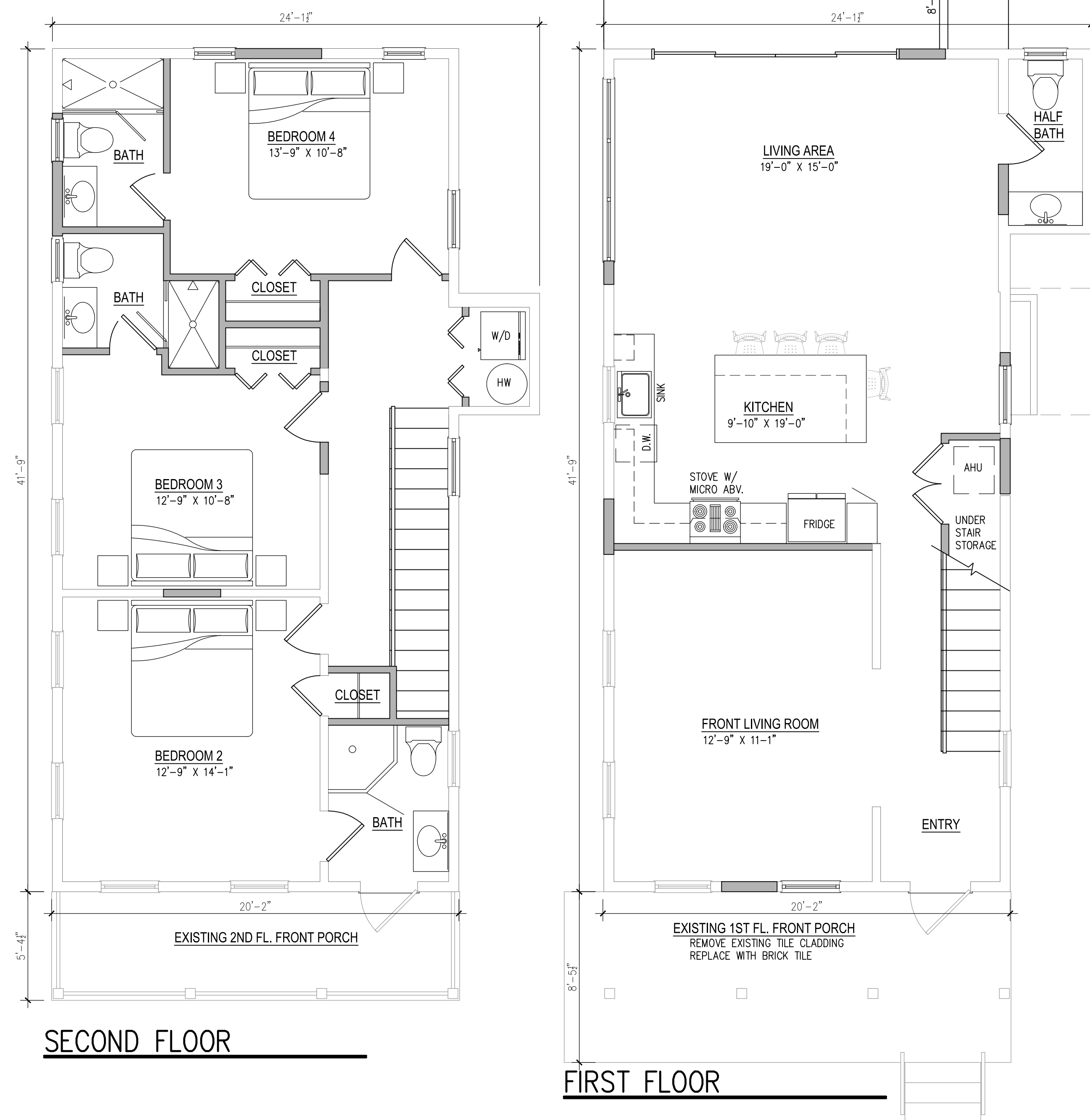
2 SECOND FLOOR PLAN
 PROPOSED COTTAGE
 A-1 SCALE: 1/4" = 1'-0"



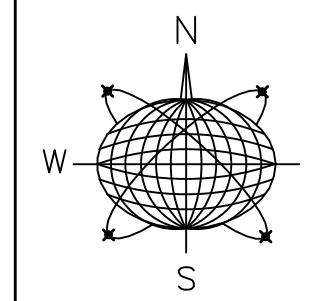
1 PROPOSED FRONT ELEVATION
 A-1 SCALE: 1/4" = 1'-0"



2 MAIN HOUSE- EXISTING FLOOR PLANS
A-2 SCALE: 1/4" = 1'-0"



1 MAIN HOUSE- PROPOSED FLOOR PLANS
A-2 SCALE: 1/4" = 1'-0"



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

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #68315

General Notes:

Todd Kemp
RESIDENTIAL RENOVATION
Variance Submission

1212 DUVAL STREET
KEY WEST, FLORIDA

Drawn By: PCS
Checked By: RJM
Project No: 14-034
Scale: AS NOTED
AutoCad File No.

Revisions:
REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 10-28-14
REVISIONS FOR RE-SUBMITTAL PLANNING DEPT. 11-05-14

Title:
MAIN HOUSE &
EXISTING AND
PROPOSED
FLOOR PLANS

Sheet Number:
A-2
Date: OCTOBER 1, 2014

License

Transient Transfer from 807 – 811 Washington Street

17 recognized transient licenses and 1.5 ROGO allocations

Approved:	3 licenses and the 1.5 ROGO allocations sent to 512 Eaton Street PB Res No. 2005-033
Approved:	5 licenses sent to 419 Truman Avenue PB Res No. 2006-014
Approved:	3 licenses sent to 614 Greene Street PB Res No. 2006-031
Approved:	2 licenses sent to 400 South Street PB Res No. 2007-002
Approved:	2 licenses sent to 1219 Duval Street PB Res No. 2008-004
Approved:	1 license sent to 1224 Duval Street PB Res No. 2014-38
Pending:	1 license requested to go to 1212 Duval Street

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name SADDLE-UP INVESTMENTS LLC CtINbr:0022724
Location Addr UNASSIGNED
Lic NBR/Class 14-00028053 RENTAL-GUESTHOUSE/BED & BREAKFAST
Issue Date August 20, 2013 Expiration Date September 30, 2014
License Fee \$31.50
Add. Charges \$31.50
Penalty \$0.00
Total \$31.50

Comments: 2 GUESTHOUSE UNITS

Drawn: CML/KEP Tyner: OC Drawers: 1
Date: 8/28/13 34 Receipt no: 20353

ORIGINALLY HELD 807 WASHINGTON ST (8663) LIC OCCUPATIONAL RENEWAL

This document must be prominently displayed. 1.00 \$31.50

FATTOM, MAZOUZ 5165 2904665 \$31.50

SADDLE-UP INVESTMENTS LLC
FATTOM, MAZOUZ
17384 SW CONSTANCE ST
BEAVERTON OR 97007

Trans date: 8/28/13 Time: 14:36:22

Type information, press Enter.

Last activity:

Business control 2663

Updated: 12/17/14 by KEYWCAW

Business name & address

Mailing address

CASA MARINA ESTATES LLC

1421 FIRST ST

UNASSIGNED

KEY WEST

FL 33040

KEY WEST FL 33040

License number : 08 00019162

Appl, issue, expir 82307 82307 93008

License status (F4) . . . IN INACTIVE

Classification (F4) . . . 10E RENTAL-GUESTHOUSE/BED & BREAKFAST

Exemption (F4)

License comments ZERO ROOMS - ALL TRANSFERRED - SEE NOTES

License restrictions . . .

Gross receipts

Reprint this license . N Y=Yes, N=No

Additional charges . . N * Y=Yes, N=No

Extra requirements . . N * Y=Yes, N=No

Miscellaneous . . . N Y=Yes, N=No

Sub codes N Y=Yes, N=No

More...

F3=Exit F5=Code description

F9=Applicant/Qualifier

F10=Business maintenance

F12=Cancel

F24=More keys

807 notes

Property address : UNASSIGNED
Business name : CASA MARINA ESTATES LLC

Source	Code	Note	Date	License
BUSS	AC#	S 50012581019	5/16/95	
BUSS	RMRK	S CL# 19849	5/16/95	
BUSS	RMRK	S CHANGED OWNER FROM PSPS INC TO	4/19/99	
BUSS	RMRK	S TRANSITIRE INC.	4/19/99	
BUSS	RMRK	S CHANGED FROM 807 WASHINGTON ST TO	8/25/05	
BUSS	RMRK	S UNASSIGNED, 10 GUESTHOUSE UNITS	8/25/05	
BUSS	RMRK	S CHANGED FROM TRANSITIRE INC TO CASA	9/06/05	
BUSS	RMRK	S MARINA ESTATES LLC	9/06/05	
BUSS	RMRK	S CHANGED FROM 10 TO 9, TRANSFERRED ONE TO	2/02/07	
BUSS	RMRK	S 614 GREENE, PLANNING RES 2006-031	2/02/07	
BUSS	RMRK	S TRANSFERRED 2 TO 400 SOUTH (2 - 1) PER	2/10/09	
BUSS	RMRK	S PLANNING BD RES 2007-002	2/10/09	
BUSS	RMRK	S SENT FINAL NOTICE	3/16/09	

More...

Press Enter to continue.
F3=Exit F12=Cancel

Property address : UNASSIGNED
Business name : CASA MARINA ESTATES LLC

Source	Code	Note	Date	License
BUSS	RMRK S	THESE HAVE ALL BEEN SOLD OFF ACCORDING	3/23/09	
BUSS	RMRK S	TO PREVIOUS OWNER	3/23/09	
BUSS	RMRK S	OB, SEE NOTES IN FILE	6/28/11	
BUSS	RMRK S	REMOVED 2 ROOMS AND PLACED IN UNASSIGNED	5/02/13	
BUSS	RMRK S	UNDER NAME OF ALEX WRIGHT. ALL PAPER	5/02/13	
BUSS	RMRK S	WORK IN UNASSIGNED FILE NEW #22724	5/02/13	
BUSS	RMRK S	REMAINING 5 TRANSFERRED TO JESSEE STEWAR	2/07/14	
BUSS	RMRK S	CURRENTLY IN UNASSIGNED, BUT WILL EVENTU	2/07/14	
BUSS	RMRK S	ALLY GO TO 419 TRUMAN	2/07/14	

Bottom

Press Enter to continue.
F3=Exit F12=Cancel

Type information, press Enter.

Last activity:

Business control 3282

Updated: 12/17/14 by KEYWCAW

Business name & address

Mailing address

CASA MARINA ESTATES LLC

1421 FIRST ST

UNASSIGNED

KEY WEST

FL 33040

KEY WEST FL 33040

License number : 08 00019161

Appl, issue, expir . . . 81007 81007 93008

License status (F4) . . IN INACTIVE

Classification (F4) . . 10E RENTAL-GUESTHOUSE/BED & BREAKFAST

Exemption (F4)

License comments FOUR GUESTHOUSE UNITS

License restrictions . .

Gross receipts

Reprint this license . N Y=Yes, N=No

Additional charges . . N * Y=Yes, N=No

Extra requirements . . N * Y=Yes, N=No

Miscellaneous . . N Y=Yes, N=No

Sub codes N Y=Yes, N=No

More...

F3=Exit F5=Code description

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F10=Business maintenance

F12=Cancel

F24=More keys

811 notes

Property address : UNASSIGNED
Business name : CASA MARINA ESTATES LLC

Source	Code	Note	Date	License
BUSS	AC#	S 50012582017	5/27/95	
BUSS	RMRK	S CL# 27264	5/27/95	
BUSS	RMRK	S CHANGE FROM 7 TRANS RENTAL UNITS TO 7	7/28/98	
BUSS	RMRK	S GUESTHOUSE UNITS	7/28/98	
BUSS	RMRK	S CHANGED FROM CASA KEY WEST TO ZENWEST	6/03/02	
BUSS	RMRK	S INC DBA CASA KEY WEST	6/03/02	
BUSS	RMRK	S FROM 811 WASHINGTON ST TO UNASSIGNED,	8/25/05	
BUSS	RMRK	S 7 GUESTHOUSE UNITS	8/25/05	
BUSS	RMRK	S CHANGED FROM ZENWEST INC TO CASA	9/06/05	
BUSS	RMRK	S MARINA ESTATES LLC	9/06/05	
BUSS	RMRK	S TRANSFERRED 3 TO LYNN KEPHART (UNASSIGNE	8/16/06	
BUSS	RMRK	S SENT FINAL NOTICE	3/16/09	
BUSS	RMRK	S THESE HAVE ALL BEEN SOLD OFF ACCORDING	3/23/09	

More...

Press Enter to continue.

F3=Exit F12=Cancel

Property address : UNASSIGNED
Business name : CASA MARINA ESTATES LLC

Source	Code	Note	Date	License
BUSS	RMRK	S TO PREVIOUS OWNER	3/23/09	
BUSS	RMRK	S INACTIVATE, CAN'T FIND, SEE NOTES IN	6/28/11	
BUSS	RMRK	S FILE	6/28/11	

Press Enter to continue.
F3=Exit F12=Cancel

Bottom

Type information, press Enter.

Last activity:

Business control 3516

Updated: 10/02/14 by KEYWCAW

Business name & address

Mailing address

KEMP, C. TODD

POB 527

UNASSIGNED

KEY WEST

FL 33041

KEY WEST FL 33040

License number : 15 00027061

Appl, issue, expir 72114 72114 93015

License status (F4) . . . AC ACTIVE

Classification (F4) . . . 10C RENTAL-TRANSIENT RESIDENTIAL

Exemption (F4)

License comments ONE TRANSIENT RESIDENTIAL RENTAL UNIT

License restrictions

Gross receipts

Reprint this license . N Y=Yes, N=No

Additional charges . . N * Y=Yes, N=No

Miscellaneous . . . N Y=Yes, N=No

Extra requirements . . N * Y=Yes, N=No

Sub codes N Y=Yes, N=No

More...

F3=Exit F5=Code description

F9=Applicant/Qualifier

F10=Business maintenance

F12=Cancel

F24=More keys

Property address : UNASSIGNED
Business name : KEMP, C. TODD

Source	Code	Note	Date	License
BUSS	RMRK S	COUNTY #22475	6/08/95	
BUSS	RMRK S	LICENSE #50017902012	6/08/95	
BUSS	RMRK S	SENT MED LETTER, NEEDS MED ONLY	12/30/03	
BUSS	RMRK S	CHANGED FROM WRIGHT TO HIRSCH	8/20/10	
BUSS	RMRK S	USED TO BE AT 1107 OLIVIA, TRANSFERRED	6/01/12	
BUSS	RMRK S	TO UNASSIGNED BY REQUEST OF NEAL HIRSCH	6/01/12	
BUSS	RMRK S	CHANGED FROM HIRSCH TO KEMP	6/18/12	

Press Enter to continue.
F3=Exit F12=Cancel

Bottom

Property address : UNASSIGNED
Business name : HUKWEEM LLC

Source	Code	Note	Date	License
BUSS	AC#	S 50021955015	9/02/95	
BUSS	RMRK	S SENT NOTICE TO PAY 250.00 FOR RENEWAL	12/23/03	
BUSS	RMRK	S OF MEDALLION.	12/23/03	
BUSS	RMRK	S PAID MEDALLION, ISSUED #96.	1/06/04	
BUSS	RMRK	S CHANGED FROM 1105 TRUMAN TO UNASSIGNED	10/01/12	
BUSS	RMRK	S CHANGE FROM PFENT TO KEMP	10/18/12	

Bottom

Press Enter to continue.
F3=Exit F12=Cancel

Type information, press Enter.

Last activity:

Business control 5172

Created: 11/03/14 by KEYWKGP

Business name & address

Mailing address

HUKWEEM LLC

POB 527

UNASSIGNED

KEY WEST

FL 33041

KEY WEST FL 33040

License number : 15 00027497

Appl, issue, expir . . . 110314 110314 93015

License status (F4) . . . AC ACTIVE

Classification (F4) . . . 10C RENTAL-TRANSIENT RESIDENTIAL

Exemption (F4)

License comments 1 TRANSIENT RENTAL UNIT

License restrictions . . .

Gross receipts

Reprint this license . N Y=Yes, N=No

Additional charges . . N * Y=Yes, N=No

Miscellaneous . . . N Y=Yes, N=No

Extra requirements . . N * Y=Yes, N=No

Sub codes N Y=Yes, N=No

More...

F3=Exit F5=Code description

F9=Applicant/Qualifier

F10=Business maintenance

F12=Cancel

F24=More keys

Additional Information

UNANIMOUS WRITTEN CONSENT OF THE MANAGERS
OF
NEW POTTER'S COTTAGE, LLC
AUTHORIZING THE TRANSFER OF TRANSIENT LICENSES
TO
1212 DUVAL STREET, KEY WEST, FLORIDA 44030

The undersigned, being all of the members and managers of New Potter's Cottage, LLC, a Florida limited liability company (the "Company"), do hereby approve and adopt the following resolutions through this action by written consent (in lieu of taking such action at a meeting of the directors):

CONTRACT FOR THE PURCHASE OF PROPERTY

RESOLVED, that the Members and Managers hereby authorize and approve of a transient license transfer application ("Application") between Charles Todd Kemp, as owner of the transient license, and the Company, as owner of 1212 Duval Street, Key West, Florida 33040 ("Receiver Site"); and

RESOLVED, that in connection with the Application, Charles Todd Kemp, as Member and manager, is authorized and directed, acting singly, in the name and on behalf of the Company, to execute and deliver any and all documents needed to perfect the Application and obtain transient licenses at the Receiver Site;

GENERAL AUTHORIZATIONS

RESOLVED, that all actions taken by Charles Todd Kemp on behalf of the Company in connection with the foregoing resolutions through the date hereof, are hereby ratified, confirmed and approved as the duly authorized acts of the Company;

RESOLVED, that Charles Todd Kemp is authorized, empowered and directed, in the name and on behalf of the Company, to take such further action (including, without limitation, the payment of all expenses and fees pursuant to the Application, to hire professionals to assist in the Application process, and to execute and deliver any and all agreements, instruments, certificates, applications, consents and other documents, and to make all filings, which Charles Todd Kemp deems necessary, appropriate or convenient to effectuate the purpose and intent of the foregoing resolutions, the authority for the taking of such action, the execution and delivery of such agreements, instruments, certificates, applications, consents and other documents and the making of such filings to be conclusively evidenced thereby.

This instrument may be executed in any number of duplicate originals or counterparts and may be signed via PDF or Facsimile and all such duplicate originals, PDFs or facsimiles together shall be deemed to constitute one and the same instrument.

[The remainder of this page intentionally left blank. Signature page to follow.]

IN WITNESS WHEREOF, the undersigned have executed this unanimous written consent in lieu of holding a meeting of the members and managers of the Company, effective this ___ day of September 2014.



Charles Todd Kemp, as Managing Member



Brian K. Boyer, as Managing Member



Timothy S. Maloney, as Managing Member



Robert J. Maykut, as Managing Member

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on January 15, 2015 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Transient License Transfer – 807-811 Washington Street (formerly RE # 00037850-000000, 00037840-000000, & 00037820-000000), 1107 Olivia Street (RE # 00022350-000000; AK # 1023132), 1105 Truman Avenue (RE # 00021040-000100; AK # 00021040-000100) to 1212 Duval Street (RE # 00029100-000000; AK # 1029882) - A request for Transient License Transfer of three unassigned transient licenses originating from properties located in the HMDR, HHDR and HNC-1 zoning districts to property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Section 122-1339(a) & (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; **Mail:** PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Transient License Transfer – A request for Transient License Transfer of three unassigned transient licenses originating from properties located in the HMDR, HHDR and HNC-1 zoning districts to property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Section 122-1339(a) & (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Sender Site Ownership: Saddle-Up Investment, LLC; C. Todd Kemp; Hukweem, LLC.

Receiver Site Ownership: New Potter's Cottage, LLC. Applicant: Smith | Oropeza | Hawks

Sender Site: 807-811 Washington Street (formerly RE # 00037850-000000, 00037840-000000, & 00037820-000000), 1107 Olivia Street (RE # 00022350-000000; AK # 1023132), 1105 Truman Avenue (RE # 00021040-000100; AK # 00021040-000100)

Receiver Site: 1212 Duval Street (RE # 00029100-000000; AK # 1029882)

Date of Hearing: January 15, 2015 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting 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: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov;
Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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Receiver Site: 1212 Duval Street (RE # 00029100-000000; AK # 1029882)

Date of Hearing: January 15, 2015 **Time of Hearing:** 6:00 PM

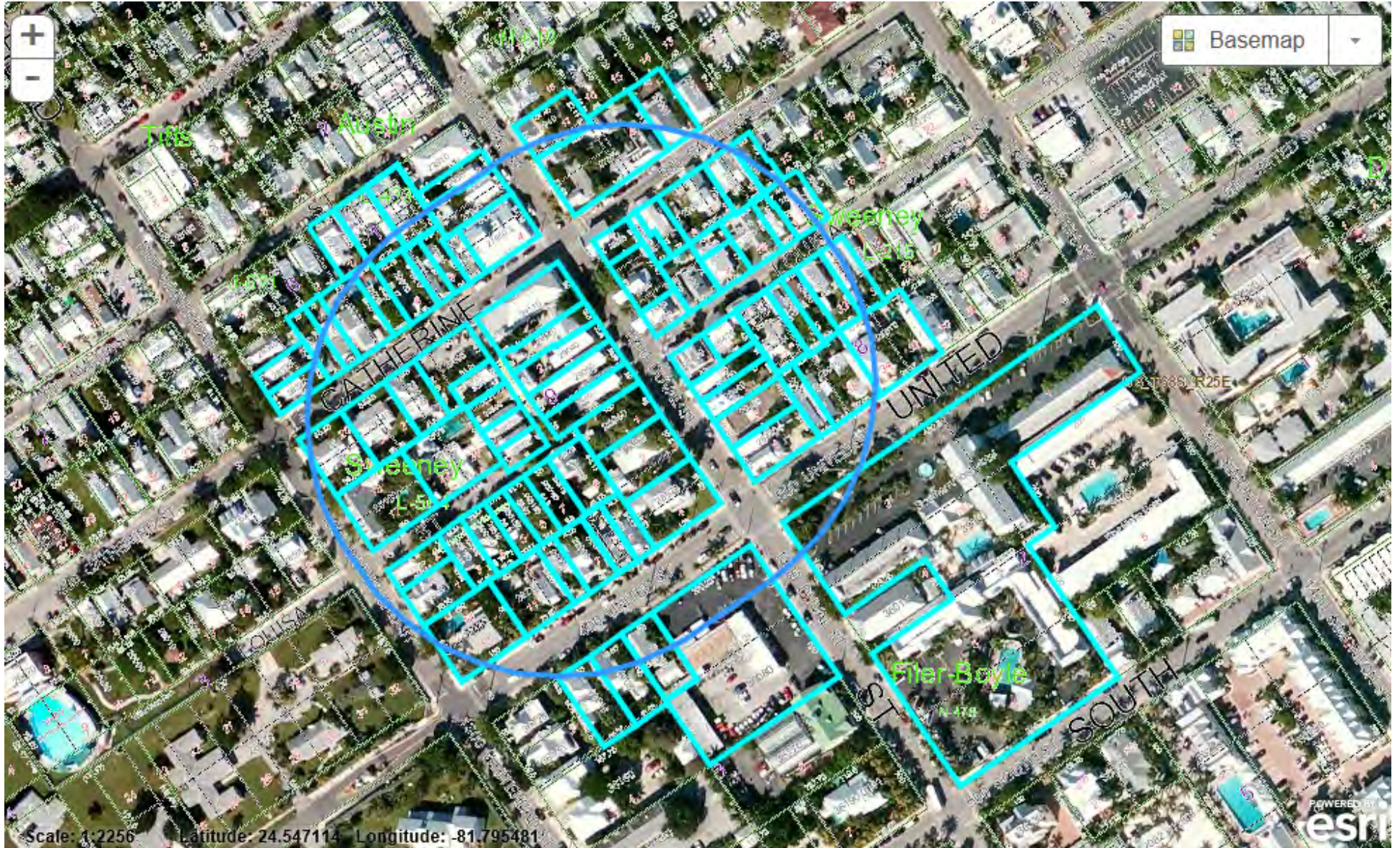
Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

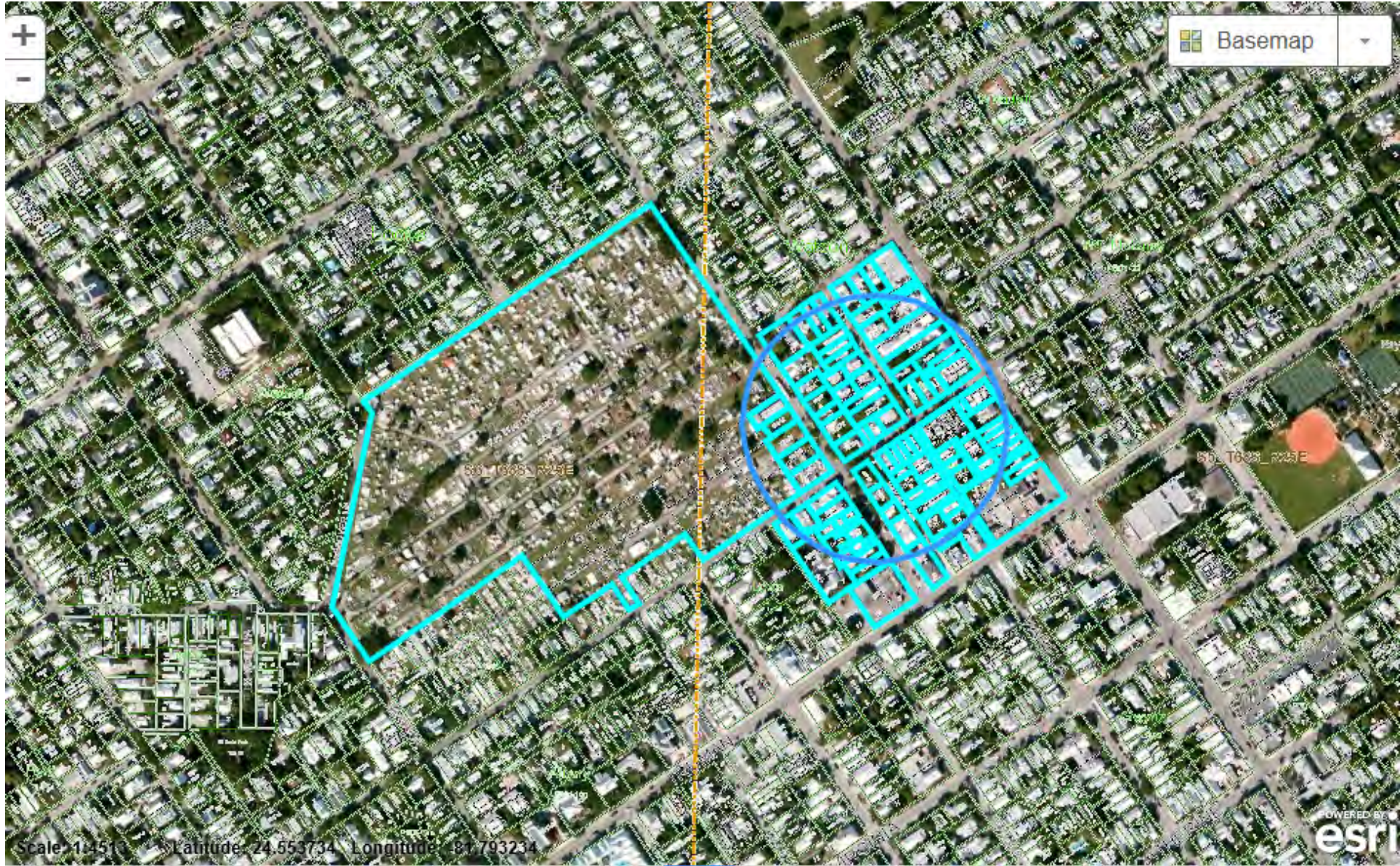
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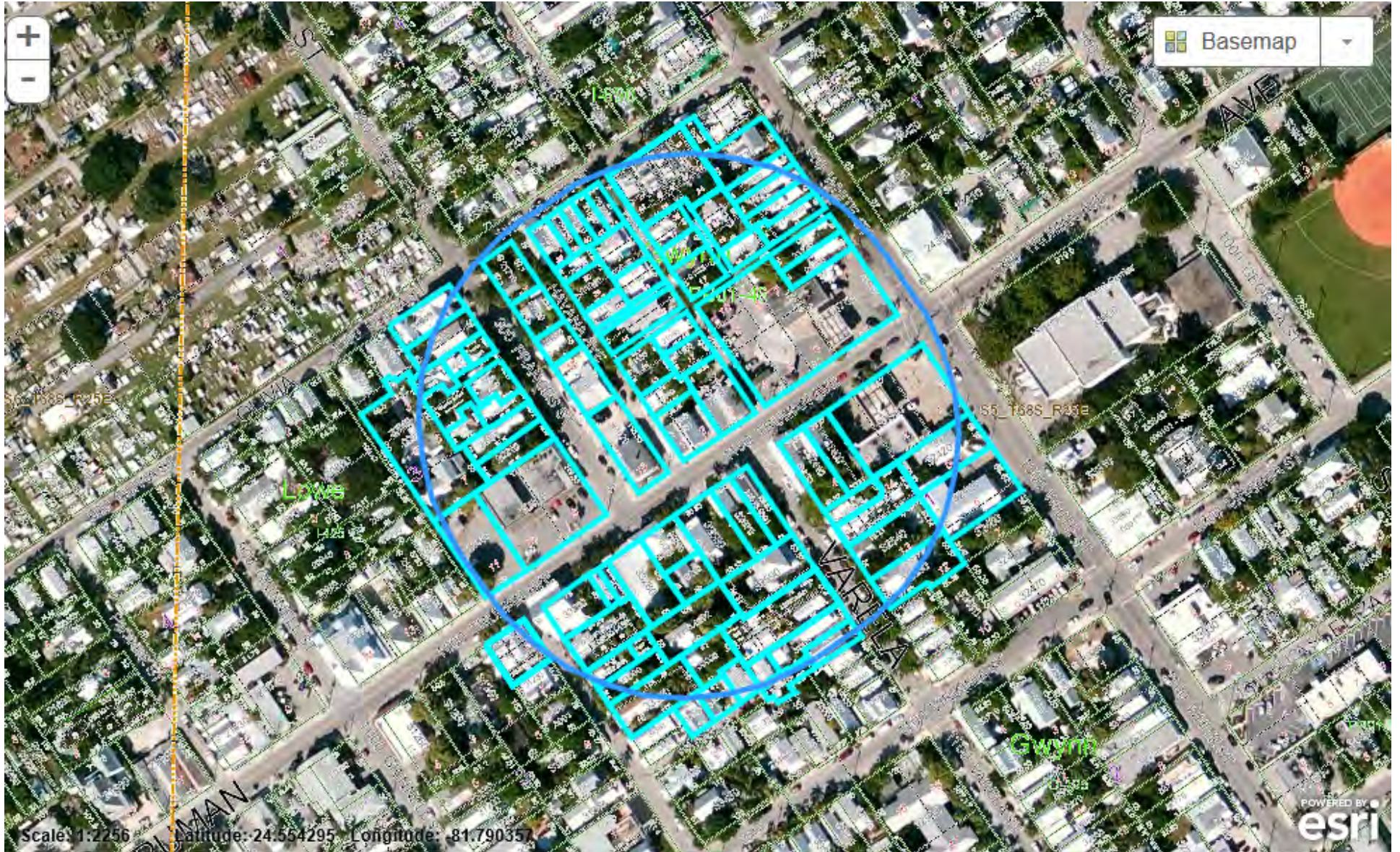
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Scale: 1:451 Latitude: 24.553734 Longitude: -81.793234





804-811 Washington

714 SOUTH STREET LLC 714 SOUTH KEY WEST FL	33040
BAHLKE WILLIAM P AN 804 SOUTH KEY WEST FL	33040-4762
BOARD OF PUBLIC INS` 242 WHITE KEY WEST FL	33040
BRUGMAN FAMILY LIN 721 SOUTH KEY WEST FL	33040
CANNON ROGER F TRL 3240 HAVE PALATINE IL	60067-9054
CASA VACATIONS LLC 1419 REYN KEY WEST FL	33040-4782
CHAPUIS RALPH A 812 SOUTH KEY WEST FL	33040-4764
CORNFIELD NEIL 17 BEVERLY PORT WASH NY	11050-3017
CORTINAS ANGELICA M 816 SOUTH KEY WEST FL	33040-4765
CUNNINGHAM C/O CUNNI 2150 VICKI CUMMING GA	30041
DEDRICK M C/O MCCA 180 SUGAR SUMMER FL	33042-3673
DEVAULT DARLENE AN 1212 SE 2ND FORT LAUD FL	33301-3941
DIBIASIO JAMES AND L 804 SOUTH KEY WEST FL	33040-4762
DICKERSON ONNIE D II 1203 CALA KEY WEST FL	33040
DIGBY STEVEN JAMES , 4 MOUNT WILFRACOMI DEVON	EX34PD ENGLAND
EDWARDS DOROTHY V 1400 REYN KEY WEST FL	33040
EDWARDS C/O EDWA 1400 REYN KEY WEST FL	33040-4711
FREEMAN PETER R 706 ORIENTAL ORIENTAL NC	28571
GONZALEZ ANGEL T JR 240 E 55TH NEW YORK NY	10022-4021
GROOMS MARY LOUIS 719 WASHI KEY WEST FL	33040-4777
GULFSTREAM APARTM 500 FLEMING KEY WEST FL	33040-6891
HAY LAND GROUP LLC 4353 WILLIAM ASHLAND KY	41102-9168
HOLLIDAY HENRY L III PO BOX 6 KEY WEST FL	33041-0006
HOLST LESLIE K AND EI 1415 ALBEI KEY WEST FL	33040-4757
HOSPICE OF THE FLOR 1319 WILLI KEY WEST FL	33040-4736
HOUSING AUTHORITY 1400 KENN KEY WEST FL	33040-4055
HSBC BANK C/O SELECT 3815 S WEST SALT LAKE UT	84115-4412
INFOTECH INC 1320 ROYA KEY WEST FL	33040-4766
KAUFMAN STUART M I 760 WASHI KEY WEST FL	33040-4778
KELLER JANINE C AND 617 FLEMING KEY WEST FL	33040-6899
KOONTZ BONNIE W TR 8407 BROE LOUISVILLE KY	40241-6101
LUKEN CLAIRE S LIVING 3400 N LAKE CHICAGO IL	60657-2801
MARCUS BARBARA 927 S WINDY LOS ANGELES CA	90019
MCMANE DAVID AND 259 RUE DI PARIS	75011 FRANCE
NEEDLEMAN DIANE T/ 1320 ROYA KEY WEST FL	33040
NORMAC INC 800 WASHI KEY WEST FL	33040-4799
POTTER MARY SUE QP 1728 GULF NAPLES FL	34102-4920
PUCKETT WILLIAM H II PO BOX 92 MYRTLE BE SC	29578-0928
PURDY DAVID MARTIN 3712 HIDDEN WEST FARO ND	58078-7929
RAGUSO REBECCA 111 HOLIDAY CANANDA NY	14424-1427
REINKING ANDREW J 812 SOUTH KEY WEST FL	33040-4764
ROBINSON SOLITA 1012 JOHN KEY WEST FL	33040-4826
RYAN TIMOTHY J 1007 SIMON KEY WEST FL	33040
SCHOLL DIANE E PO BOX 29 LAKE PLACID NY	12946-0029
SCHOOLER RHONDA E 521 EMERSON YPSILANTI MI	48198
SHEPANZYK DEREK AN 410 CANADIA LAKE GEOR NY	12845-1129

SOUTH STREET HOSPIT 830 TRUM/	KEY WEST FL	33040-6426
SPRIGGS LECIA E	127 CLAIBC RIDGELAND MS	39157-9707
TEPE VICKI L	816 SOUTH KEY WEST FL	33040-4765
UIHLEIN JAMES C	822 WASHI KEY WEST FL	33040-4735
VALENZUELA STACE V	812 SOUTH KEY WEST FL	33040-4764
WADDELL PROPERTIES 403 RUTH I	SYRACUSE NY	13212-1942
WHERTY JAMES	5511 WINC VENTNOR (NJ)	08406-2351

1105 Truman

1018 TRUMAN LLC	521 SIMON KEY WEST FL	33040-6872
904 FRANCES LLC	81 ROCK RI STAMFORD CT	06903-2825
ADAMS MARGARET J	338 HENRY SEWICKLEY PA	15143-1410
AKERS ROGER W	HCR 62 BO RATON NM	87740
ALBURY WILLIAM R	PO BOX 37 KEY LARGO FL	33037-7297
ALFONSO RAYMOND C	1014-3 VAF KEY WEST FL	33040
BALBONTIN GLORIA DI	2601 S ROC KEY WEST FL	33040-5144
BERGIN TIMOTHY AND	1005 WAT S KEY WEST FL	33040-3317
BLATT CHRISTOPHER C	1029 TRUM KEY WEST FL	33040-3372
BOETTGER C/O BOETT	1402 OLIVI KEY WEST FL	33040-7211
BOMBELLI JOSEPH M #3	SNOW DR MAHWAH NJ	7430
BORDELON MELISSA	1107 KEY P KEY WEST FL	33040-4086
BORREGO DON R AND	74 BAY DR KEY WEST FL	33040-6115
BRAUNM DANIEL A	908 WHITE KEY WEST FL	33040-3356
BROOKS BRIAN M	1012 TRUM KEY WEST FL	33040-6480
CAPITAL BANK NA	6435 NAPL NAPLES FL	34109-2016
CAPUTO RAYMOND V	934 PINE C WOODSTO GA	30189
CERTIFIED LOWER KEY	5605 COLLI KEY WEST FL	33040-4304
COOPER PETER G AND	1108 TRUM KEY WEST FL	33040
COULTER DAVID WILLI	708 WILLIA KEY WEST FL	33040-6429
COYNE PATRICIA K	6 HAVANA KEY WEST FL	33040-3362
CREEL ROBERT AND RC	3411 STEAI VALRICO FL	33596-6450
DAVIS CHARLES GIBSO	282 MAR V MONTEREY CA	93940-4364
DEUTSCHE C/O OCWE	1661 WOR WEST PALM FL	33409-6493
DION COMMERCIAL PF	638 UNITEI KEY WEST FL	33040
DOYLE BRIAN AND ELI	906 POHAL KEY WEST FL	33040-3358
EVANS JAMES A	22 INMAN CAMBRIDG MA	02139-2431
FAGAN THOMAS	919 PACKE KEY WEST FL	33040-6440
FROST AND MESSING T	1005 WAT S KEY WEST FL	33040-3317
FUGINA LOUIS	PO BOX 60 ORLANDO FL	32860-9131
GASSMAN FRANK	4725 N SHE CHICAGO IL	60640-7073
GAY NATHAN J	1016 WAT S KEY WEST FL	33040
GIBBS REALTY TRUST C	108 BLACK SOUTH EAS MA	02375-1060
GOLDSMITH JAMES B #	586 CLEAR CHARLESTC SC	29412
GRAHAM DAVID	330 CONCC CHARLESTC SC	29401-1510
GREEN BRY C/O GREEN	910 WATSC KEY WEST FL	33040-3354
GRIMSEY JOHN H	1112 OLIVI KEY WEST FL	33040-3342
HANKINS COREY	1022 WAT S KEY WEST FL	33040
HANLEY ALAN P JR	1014 VARE KEY WEST FL	33040-3333

HARRINGTON PAMELA	1013 VARE KEY WEST FL	33040-3309
HEID BLAISE R AND KA	79 VALLEY MANHASSE NY	11030-1440
HOARD MITCHELL SCO	1825 VENE KEY WEST FL	33040-5340
HYNES JON	PO BOX 70 NEW ORLE LA	70172-0231
ILE VIE LLC	1009 WATSE KEY WEST FL	33040-3317
KAMINSKY DAVID ROB	14 PARKSIE SILVER SPR MD	20910-5454
KILLIAN OWEN G	1014 VARE KEY WEST FL	33040-3333
KOOK JUDY ANN	P O BOX 31 JAMAICA NY	11431
KW CONCHS LLC	201 FRONT KEY WEST FL	33040-8346
LORD CHARLES W	1016 VARE KEY WEST FL	33040-3310
LRU LLC	PO BOX 99 KEY WEST FL	33041-0990
LUJAN WA C/O SOUTH	1010 KENN KEY WEST FL	33040-4133
MAYBERRY DOUGLAS C	1010 VARE KEY WEST FL	33040-4858
MCCOWN ALLEN L	1534 MAIN NAPLES FL	34114-8801
MEALUS ERIC D	1009 WATSE KEY WEST FL	33040-3317
MEDINA MALVIN L/E	910 POHAL KEY WEST FL	33040-3358
MEYER JOHN H	1124 OLIVE KEY WEST FL	33040-3343
MICHAUD DONALD M	908-C FRANK KEY WEST FL	33040
MILNER SHELIA T	1601 RABB AUSTIN TX	78704
MJT DUVAL GROUP LLC	28720 W 1 WEST BLOC MI	48322-4225
MORRIS AMY L/E	PO BOX 2 NORTH CH MA	02650-0002
MORRIS JOHN CLYDE II	2705 OAK I MONROE LA	71201-2432
MORRISON LARETA	908 FRANC KEY WEST FL	33040-3391
MUSTAKAS ARTHUR G	903 FRANC KEY WEST FL	33040-3359
NATIONSTAR MORTGAGE	350 HIGHWAY LEWISVILLE TX	75067-4177
NOLAN CAROLINE GRE	914 WHITE KEY WEST FL	33040-3356
ODELL DEBORAH A	2448 HOLL ANNAPOLIS MD	21401-8539
ONEAL ROBERT L	819 PEACOCK KEY WEST FL	33040-4293
PFEFFER SOREN AND I	47 LIBERTY MONTPELIER VT	5602
PFENT DAVID J AND EV	512 NOAH KEY WEST FL	33040
PHILLIPS LUNA E AND	902 SE 8TH FORT LAUD FL	33316-1304
PISCOPIK MATTHEW	900 FRANC KEY WEST FL	33040-3360
PLATE ROGER W	1254 W WISCONSIN WI	53066-2645
PNC BANK NATIONAL ASS	3232 NEW MIAMISBU OH	45342-5433
POHALSKI C/O TONY	2432 FLAG KEY WEST FL	33040-3844
POWERS DAWN L	33 RIDGEW GLEN RIDG NJ	07028-1019
ROBERTS GAIL	2617 SEIDE KEY WEST FL	33040-3948
ROBERTS IDA H	917 FRANC KEY WEST FL	33040-3399
ROBERTS M EMIL	2617 SEIDE KEY WEST FL	33040-3948
RODRIGUEZ WILFRED C	906-C FRANK KEY WEST FL	33040
RUSSELL CHRISTIE B	1014 GRIN KEY WEST FL	33040-3204
SAVIANO DENNIS P TR	PO BOX 20 KEY WEST FL	33045-2025
SHECK THOMAS L	6815 WEST FALLS CHURCH VA	22042
SCOTT ELISE Y	918 WHITE KEY WEST FL	33040-3346
SELANDER JEANNE WE	1012 VARE KEY WEST FL	33040-3310
SMITH LEW GORDON J	1110 TRUNK KEY WEST FL	33040
SMITH MITCHELL	640 RAVEN MIAMI SPR FL	33166-3953

SONLIGHT INVESTMEN	4101 MAN	BOYNTON	FL	33436-8852
SOUTHGATE STEPHAN	1403 ROSE	KEY WEST	FL	33040-5036
SPROGELL CAROLYN A	907 FRAN	KEY WEST	FL	33040-3359
STATE OF F PUBLIC LAN	% DNR DOI	TALLAHASS	FL	32399
TAYLOR TIMOTHY	86 GOLBU	LONDON		W10 5PS ENGLAND
THE CAPTAIN CONCH	215 S STAT	SALT LAKE	UT	84111-2371
TIITF/ST.OF (STATE OF	DOUGLAS	TALLAHASS	FL	32399-3000
TIPTON DARREN LEE	1014 VARE	KEY WEST	FL	33040-3333
TOWNSHEI	C/O HARDI	3903 BELL	HOUSTON TX	77025-1119
TRIBBEY CLARA M NUM	153 FORE	COLUMBIA	SC	29229-4361
TRUMAN AND WHITE	1126 TRUN	KEY WEST	FL	33040-3369
URE NANC	C/O PETER	209 CULLU	HURST TX	76053-6708
VALDEZ NILO L/E	1018 WAT	KEY WEST	FL	33040-3323
VOLPIAN SIMON B ANI	3022 FLAGI	KEY WEST	FL	33040
WEBSTER TODD R	3724 SUNR	KEY WEST	FL	33040-4540
WEECH RICHARD JASPI	916 WHITE	KEY WEST	FL	33040-3346
WHITE ORCHID KW LL	2515 NELA	BELLE ISLE	FL	32809-6170
WIDENER ROBERT L	409 FLEMI	KEY WEST	FL	33040
ZAPPULLA SALVATORE	9 GEROME	KEY WEST	FL	33040-3301

1107 Olivia

816 WHITE C/O MARTI	11639 CAN	HOUSTON	TX	77095-7201
904 FRANCES LLC	81 ROCK	RI STAMFORD	CT	06903-2825
ADAMS MARGARET J	338 HENRY	SEWICKLEY	PA	15143-1410
AUSTIN DAVID C	820 ASHE	S KEY WEST	FL	33040-7182
BLATT CHRISTOPHER C	1029 TRUN	KEY WEST	FL	33040-3372
BOETTGER C/O BOETT	1402 OLIVI	KEY WEST	FL	33040-7211
BOMBELLI JOSEPH M	3 SNOW	DF MAHWAH	NJ	7430
BOWERSOX ROBERT T	1408 DUNC	KEY WEST	FL	33040-3449
BRAUNM DANIEL A	908 WHITE	KEY WEST	FL	33040-3356
BROWN WILLIAM SAG	900 WHITE	KEY WEST	FL	33040-3356
CAPITAL BANK NA	6435 NAPL	NAPLES	FL	34109-2016
CAPUTO RAYMOND V	934 PINE	C WOODSTO	GA	30189
CLIFFORD JUDITH A	1418 CATH	KEY WEST	FL	33040-3420
COBALT KIDS LLC	400 ROYAL	PALM BEAC	FL	33480-4117
CONGREG	C/O EINHO	750 UNITEI	KEY WEST FL	33040-3251
COYNE PATRICIA K	6 HAVANA	KEY WEST	FL	33040-3362
CROW JOHNNY CLARE	636 GAUSE	SLIDELL	LA	70458-2007
DAVIS CHARLES GIBSO	282 MAR	V MONTEREY	CA	93940-4364
DEAN JAMES ROBERT	114 W CYPR	KEY WEST	FL	33040-6235
DOYLE BRIAN AND ELI	2906 POHAL	KEY WEST	FL	33040-3358
DUKE CAMILA A	3812 FLAGI	KEY WEST	FL	33040-4531
FULLER HUGH V JR	36794 OAS	REHOBOTH	DE	19971-1089
GARDNER ELIZABETH	1104 PETR	KEY WEST	FL	33040-7137
GASSMAN FRANK	4725 N SHE	CHICAGO	IL	60640-7073
GIBBS REALTY TRUST	C 108 BLACK	SOUTH EAS	MA	02375-1060
GILL RODERICK	1020 OLIVI	KEY WEST	FL	33040-3368
GRAHAM DAVID	330 CONCC	CHARLESTC	SC	29401-1510

GRAY ROBERT M AND	1108 PETRI KEY WEST FL	33040-7137
GREEN BRY C/O GREEN	910 WATSON KEY WEST FL	33040-3354
GRIMESEY JOHN H	1112 OLIVER KEY WEST FL	33040-3342
GRIMMER MARY IMO	36 MADDOX BIDDEFORD ME	04005-9264
GROTH CONSTANCE J	PO BOX 12 KEY WEST FL	33041-1266
HALLUM LYNN AND H	195 STURB FRANKLIN TN	37064-3294
HECHT BERNARD R	913 WHITE KEY WEST FL	33040-3355
HEID BLAISE R AND KA	79 VALLEY MANHASSET NY	11030-1440
HELM PHILIP D JR	444 LONGSUNBURY OH	43074-9254
HERBERT RONALD K JR	847 CARIBE SUMMERLAND FL	33042-4841
HERMELIN ARNOLD L	826 WHITE KEY WEST FL	33040-7157
HOARD MITCHELL SCO	1825 VENE KEY WEST FL	33040-5340
HORAN DARREN M	1609 SOUTH KEY WEST FL	33040-3514
HOWANITZ SUSAN LYN	809 ASHES KEY WEST FL	33040-7114
KAMINSKY DAVID ROB	14 PARKSIDE SILVER SPRING MD	20910-5454
KEYS ISLAND PROPERT	1201 SIMON KEY WEST FL	33040-3162
KINDINGER MICHAEL E	9723 KALM FORT WAYNE IN	46804-5256
KLOO KENNETH JOHN	28 PARKER MANASQUO NJ	08736-3006
KOOK JUDY ANN	PO BOX 31 JAMAICA NY	11431
KW CONCHS LLC	201 FRONT KEY WEST FL	33040-8346
LP BREWER ENTERPRISE	3340 N ROY KEY WEST FL	33040-8021
LRU LLC	PO BOX 99 KEY WEST FL	33041-0990
LYNN MICHAEL A AND	12622 KINCAID HOUSTON TX	77024-4006
MCGINTY KEVIN P	715 OLIVIA KEY WEST FL	33040-6446
MCINTOSH JON C	813 FRANCIS KEY WEST FL	33040
MEDINA MALVIN L/E	910 POHAL KEY WEST FL	33040-3358
MEECE ALLEN L	807 ASHES KEY WEST FL	33040-7114
MEYER JOHN H	1124 OLIVER KEY WEST FL	33040-3343
MICHAUD DONALD M	908-C FRANCIS KEY WEST FL	33040
MILNER SHELIA T	1601 RABBIT AUSTIN TX	78704
MORRISON LARETA	908 FRANCIS KEY WEST FL	33040-3391
MUSTAKAS ARTHUR G	903 FRANCIS KEY WEST FL	33040-3359
NISSIM JEFFREY R	10 N TAMBRIELLE NJ	08730-1246
NOLAN CAROLINE GRE	914 WHITE KEY WEST FL	33040-3356
ODELL DEBORAH A	2448 HOLLAND ANNAPOLIS MD	21401-8539
ONEAL ROBERT L	819 PEACOCK KEY WEST FL	33040-4293
PARCE JOHN DICKSON	824 WHITE KEY WEST FL	33040-7157
PFEFFER SOREN AND I	47 LIBERTY MONTPELIER VT	5602
PISCOPINK MATTHEW	900 FRANCIS KEY WEST FL	33040-3360
PLATE ROGER W	1254 W WISCONSIN WISCONSIN WI	53066-2645
PNC BANK NATIONAL	3232 NEW MIAMI MIAMI OH	45342-5433
POHALSKI I C/O TONY	2432 FLAGLER KEY WEST FL	33040-3844
POLLARD RICHARD W	105 LAKESIDE POMPANO BEACH FL	33060-7750
POWERS DAWN L	33 RIDGEWAY GLEN RIDGE NJ	07028-1019
RIVIERE EMMANUELLE	823 FRANCIS KEY WEST FL	33040-7125
ROBERTS GAIL	2617 SEIDE KEY WEST FL	33040-3948
ROBERTS IDA H	917 FRANCIS KEY WEST FL	33040-3399

ROBERTS M EMIL	2617 SEIDE KEY WEST FL	33040-3948
RODRIGUEZ WILFRED	906-C FRAI KEY WEST FL	33040
RUSSELL CHRISTIE B	1014 GRINI KEY WEST FL	33040-3204
SANCHEZ WILLIAM C	2232 Q ST WASHINGT DC	20008-2817
SAVIANO DENNIS P TR	PO BOX 20 KEY WEST FL	33045-2025
SHS HOTEL INVESTMEI	820 WHITE KEY WEST FL	33040-7157
SIMEON CAROL ANN A	1104 PETR KEY WEST FL	33040-7137
SIMONSON THOMAS	214 4TH ST SAINT PAU MN	55101-6101
SMITH DAVID L	1109 OLIVI KEY WEST FL	33040-3364
SMITH MITCHELL	640 RAVEN MIAMI SPR FL	33166-3953
SMITH PIPER LEE	719 EISEN KEY WEST FL	33040-7030
SPROGELL CAROLYN A	907 FRANCKEY WEST FL	33040-3359
STATE OF F PUBLIC LAN	% DNR DOI TALLAHASS FL	32399
STROMBUS CORPORAT	1073 BUTT SUGARLOA FL	33042
TAYLOR TIMOTHY	86 GOLBUF LONDON	W10 5PS ENGLAND
TIITF/ST.OF (STATE OF	DOUGLAS E TALLAHASS FL	32399-3000
TOWNSHEI C/O HARDI	3903 BELLA HOUSTON TX	77025-1119
TRUMAN AND WHITE	1126 TRUN KEY WEST FL	33040-3369
URE NANC C/O PETER	209 CULLU HURST TX	76053-6708
WEECH RICHARD JASPI	916 WHITE KEY WEST FL	33040-3346
WHITE ORCHID KW LLC	2515 NELA BELLE ISLE FL	32809-6170
WILLIAMS ANNIE A L/E	1118 PETR KEY WEST FL	33040-7172
WINFREY CAREY W AN	806 ASHE S KEY WEST FL	33040-7182
ZAPPULLA SALVATORE	9 GEROME KEY WEST FL	33040-3301

1212 Duval

1130 DUVAL ST LLC T/	415 MARG KEY WEST FL	33040-6914
1200 DUVAL STREET LI	5 BIRCHWC KEY WEST FL	33040-6209
1201 DUVAL LLC	33830 RIVII FRASER MI	48026
1210 DUVAL INC	1210 DUVA KEY WEST FL	33040
1227 DUVA C/O SKAHE	520 SOUTH KEY WEST FL	33040-6895
422 AMELI C/O MUHA	PO BOX 64 ALEXANDR VA	22306
515 LOUIS C/O FRASEI	4412 HICK GLEN ALLEI VA	23059-2606
517 LOUIS C/O MUHA	PO BOX 64 ALEXANDR VA	22306
AMES MARY E	30657 SKY TEMECULA CA	92592-3257
ANDREWS JERRY AND	8311 BRIER RALEIGH NC	27617-7328
BEAVER DENNIS LIVIN	1207 WHIT KEY WEST FL	33040
BENAVIDES JAMIE M R	1205 CALAI KEY WEST FL	33040
BRYANT PAUL	421 UNITEI KEY WEST FL	33040-3142
BUCCELLO DAVID AND	87 MILL BR BAR HARB COME	04609-7375
CAHILL RANDALL	418 AMELI KEY WEST FL	33040-3121
CLARISSA JANICE	508 LOUIS KEY WEST FL	33040-3179
CONCHS IN PARADISE	8140 GRAF DUBLIN OH	43016-9495
DALTON PETER O	1401 KING ORANGE P FL	32073-4574
DART ROBERT J AND J	925 HILL H MILFORD MI	48381-4722
DE LA CRU C/O DE LA	1108 PINE BALTIMORI MD	21229-5210
DEMIER MILAGROS	825 DUVAL KEY WEST FL	33040-7624
DEUTSCH FAMILY LOU	6712 VEND BETHESDA MD	20817-4027

DIGBY STEVEN JAMES , 4 MOUNT \ILFRACOMI DEVON	ENGLAND
DOERING DANIEL K 259 CORNE DES PLAINE IL	60016-2130
DUGAS KENNETH J ANI 412 LOUIS/ KEY WEST FL	33040-3136
DYER FAMILY REVOCAL 41567 KNIC LEONARDT MD	20650-2226
ELWELL CHRISTOPHER 508 LOUIS/ KEY WEST FL	33040
ESTES DON 4125 EAGL KEY WEST FL	33040-4526
FARRELLY GREGORY G 4 MCCOY C KEY WEST FL	33040-3913
FERREL WADE PO BOX 46 KEY WEST FL	33041
GROOMS BASCOM LO' 1716 N RO KEY WEST FL	33040
HASKELL LEWIS C AND 339 LONGE SOLANA BE CA	92075-2379
HEGARTY PATRICK T 1125 DUVA KEY WEST FL	33040-3156
HERNANDEZ RIGOBER' 515 CATHE KEY WEST FL	33040-3103
HEWETT CHARLES E A' 109 VALLE\ HOLDEN ME	04429-7061
HOTTMANN JAMES A 415 UNITEI KEY WEST FL	33040-3142
HUKWEEM LLC PO BOX 52 KEY WEST FL	33041-0527
ILANE LLC 1215 DUVA KEY WEST FL	33040
JANKER PAUL LEON CMR 415 B APO AE	09114-0080
JANKER PETER S AND [7688 OAK F SPRINGFIEI VA	22153-3506
JOHNSON SANDRA GO 11 LANSME BLUFFTON SC	29910-7947
KIRKMAN C G JR 521 LOUIS/ KEY WEST FL	33040-3105
KUNZLER PETER 415 MARG KEY WEST FL	33040-6914
LACRONE RICHARD AN 3153 GARV APOLLO PA	15613
LAMERE RUTH GARDN P O BOX 3 DUXBURY MA	2331
LARSEN VICTOR O JR 514 LOUIS/ KEY WEST FL	33040
LEON ALBERT JR AND P 1807 GREY VALRICO FL	33594
MARTINEZ AMPARO L 509 LOUIS/ KEY WEST FL	33040
MCKISSICK ANTHONY I 401 UNITEI KEY WEST FL	33040
MILLER SCOTT T AND J PO BOX 18 MIDLAND MI	48641-1866
MINKIDS REALTY LLC 522 ROUTE MANALAP/ NJ	07726-8241
MORGAN HUGH J 404 SOUTH KEY WEST FL	33040
MORISHIGE MARK 416 LOUIS/ KEY WEST FL	33040-3136
MOSTYN JOHN STEVEN 3810 W AL HOUSTON TX	77027-5294
NEW POTTER'S COTTA PO BOX 52 KEY WEST FL	33041-0527
OSHEA KATHERINE A R 414 LOUIS/ KEY WEST FL	33040
PAZO OTILIA L/E 13 THOMP KEY WEST FL	33040-3139
PHILLIPS ALFRED R ANI 419 UNITEI KEY WEST FL	33040-3178
POITIER JUDITH WHEE 408 CATHE KEY WEST FL	33040-3124
PORCARO ROBERT 425 CATHE KEY WEST FL	33040-3160
POU E LYNI C/O CABAN 302 SOUTH KEY WEST FL	33040-8404
POUPARD GARY 259 CORNE DES PLAINE IL	60016-2130
RAMEY RO C/O TROPIK 1300 DUVA KEY WEST FL	33040-3132
RIZZO ANTHONY 1070 TROU HUDSON WI	54016-7143
ROGERS MICHAEL L AN 1530 POLK NAPA CA	94559-2411
ROTH DE R C/O GROOI 1716 N RO KEY WEST FL	33040-7299
SALERNO GARY L L/E 114 SINCLA NORTON SIMI	49441-5545
SANCHEZ F C/O MARTI 509 LOUIS/ KEY WEST FL	33040
SARATOGA DESIGN INC 1523 PATR KEY WEST FL	33040-5034

SMITH DONALD F	12 TREFOIL OXFORD	CT	06478-1661
SUAREZ CAMELIA L/E	414 AMELI	KEY WEST FL	33040-3121
SUNDIN MARY J	136 HOLDE	WORCESTE MA	01606-3413
SUNSET CITC/O LASALI 3	BETHESD	BETHESDA MD	20814-6358
TWO CRAZIES VENTUR	516 CATHE	KEY WEST FL	33040-3104
UNITED STREET TRUST	307 NE 1ST	MIAMI FL	33132-2505
WAGNER PETER F	1207 DUVA	KEY WEST FL	33040
WALKER HELEN E	411 LOUIS	KEY WEST FL	33040-3135
WALKER HELEN E H/W	211 UNION	NASHVILLE TN	37201-1519
WD FLORIDA PROPERT	3521 NE 2E	LIGHTHOU' FL	33064-8105
WHITT BERT LIVING TR	1207 WHIT	KEY WEST FL	33040-7526
YOAKAM JOHN A AND	5316 MILL	S NORTH RID OH	44039-2337
YOUNG LORI A	1508 JUNO	NORTH PAI FL	33408-2415
ZURKO-SMITH MICHEL	12 TREFOIL OXFORD	CT	06478-1661