

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



**To:** Chairman and Planning Board Members  
**From:** Ginny Haller, Planner  
**Through:** Donald Leland Craig, AICP, Planning Director  
**Meeting Date:** November 15, 2012

**Agenda Item:** **Landscape Waiver – 825 Duval Street (RE# 00016830-000000) –A request to the waiver of landscaping requirements along street frontage in the HRCC-3 zoning district as per Section 108-413 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

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**Request:** To allow the Le Petit Paris restaurant to substitute 2 trees for the required four (4) trees and 15 shrubs for the required forty (40) shrubs in order to expand commercial floor area to include new outdoor consumption area which requires landscape waiver approval.

**Applicant:** Robert M. Konopka

**Property Owner:** Dion Rental Properties LLC

**Location:** 825 Duval Street (RE# 00016830-000000)

**Zoning:** Historic Neighborhood Commercial Core (HRCC-3) zoning district



**Background:**

This property was the Lemon Point Deli for several years on the corner of Duval and Olivia Streets. The Deli was licensed for 10 indoor seats and is now closed. Before the Deli, the property was a grocery store.

A request for a parking variance was approved by the Planning Board at the regular September 20, 2012 meeting. One of the conditions of the approval was that the applicant must apply for a landscape buffer with a landscape plan prepared by a licensed landscape architect for the areas marked “No Parking Area” and the two areas marked “Concrete Curbed Area” on the site plan. The current landscaping on the property consists of two (2) small, potted palms. There are no shade trees along the perimeter of the property.

**Request:**

The applicant is requesting to waive the landscaping requirements of Section 108-415 of the Land Development Regulations. Section 108-415 Perimeter Landscape Requirements, subsection (b) states that *Required plant material in perimeter landscape* strip states: “One canopy shade tree and ten shrubs per 35 linear feet or fraction thereof is required in perimeter landscaped areas.”

The City estimated that the total length of the perimeter landscape strip required would be 145 linear feet, therefore four (4) trees and forty (40) shrubs are required to bring the property up to the Code requirements.

<b>Code Requirement</b>	<b>Existing</b>	<b>Proposed</b>	<b>Waiver Request</b>
4 Trees	0	2	<b>2</b>
40 Shrubs	0 shrubs 2 small potted palms	15	<b>25</b>

**Process:**

**Development Review Committee Meeting:** August 23, 2012  
**Planning Board Meeting:** (Parking Waiver) September 20, 2012  
**Planning Board Meeting:** (Landscape Waiver) October 28, 2012 (Postponed)

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

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

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

The proposed landscaping would have a positive impact on the property and the adjacent properties with the addition of trees and shrubs. Currently the corner lacks landscaping elements. The property is located within the HRCC-3 zoning district, which is a corridor that serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations.

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

The granting of this waiver would not be discriminatory since other areas on that portion of Duval Street have landscaping; and there are trees on Olivia Street as it runs toward Simonton Street.

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

The purpose of landscape design is to enhance the public purpose of the building by the open spaces of the public parking area. The trees and shrubs will create a pedestrian experience. Condition #2 of the Parking Waiver for the site that was approved by the Planning Board on September 20, 2012 stated that this landscape waiver include the area marked "No Parking Area." It was discovered this area has monitoring wells remaining from a previous business (Boa Tire Service). The property owner wrote a letter to the City expressing concern about landscaping being planted in the ground at this area due to potential damage to the existing wells, and that landscaping might hinder sampling from the wells. The owner supplied a letter from the Florida Department of Environmental Protection that references a letter from the Bureau of Petroleum Storage Systems that states the work was performed satisfactorily. (See attached).

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

Not applicable. The addition of landscaping to the area; and this landscape waiver is a condition of the parking variance approved by the Planning Board at the September 20, 2012 regular meeting.

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

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

The strict application of the landscaping requirements would limit the outdoor consumption area.

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

The addition of trees and shrubs to the site will improve the current conditions and create a more pedestrian friendly site.

**The Planning Board shall make factual findings regarding the following:**

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

Not all of the standards established by Section 90-395 of the City Code have been met by the applicant for the variance/waiver requested. However, the Planning Board approved the applicant's parking waiver with the condition that the applicant must apply for a landscape waiver, and the waiver must be accompanied by a landscape plan prepared by a licensed landscape architect for the areas marked "No Parking Area" and "Concrete Curbed Area."

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

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

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends that the request to waive the landscape area be **approved** with the condition that the applicant locate an additional six (6) shrubs in planters (less than 30 inches in height) in the "No Parking Area" so as to prevent parking of automobiles in this area. The "No Parking Area" is referenced on the Planting Plan signed and dated 11-6-2012.

**Draft  
Resolution**

**PLANNING BOARD  
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD  
GRANTING A LANDSCAPE WAIVER ON PROPERTY  
LOCATED AT 825 DUVAL STREET (RE# 00016830-000000)  
IN THE HISTORIC NEIGHBORHOOD COMMERCIAL  
CORE ZONING DISTRICT, ALLOWING THE WAIVER OF  
LANDSCAPE REQUIREMENTS ALONG STREET  
FRONTAGE IN THE HRCC-3 ZONING DISTRICT AS PER  
SECTION 108-413 OF THE OF THE LAND DEVELOPMENT  
REGULATIONS OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant is requesting to waive the landscaping requirements of Section 108-415 of the Land Development Regulations. Section 108-415 Perimeter Landscape Requirements, subsection (b) states that required plant material in perimeter landscape strip states: “One canopy shade tree and ten shrubs per 35 linear feet or fraction thereof is required in perimeter landscaped areas;” and

**WHEREAS**, The City estimated that the total length of the perimeter landscape strip required would be 145 linear feet, therefore four (4) trees and forty (40) shrubs are required to bring the property up to the Code requirements; and

**WHEREAS**, the proposed landscaping would have a positive impact on the property and the adjacent properties with the addition of trees and shrubs. Currently the corner lacks landscaping elements. The property is located within the HRCC-3 zoning district, which is a corridor that serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations; and

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

**WHEREAS**, the granting of this waiver would not be discriminatory since other areas on that portion of Duval Street have landscaping; and there are trees on Olivia Street as it runs toward Simonton Street; and

**WHEREAS**, the purpose of landscape design is to enhance the public purpose of the building by the open spaces of the public parking area. The trees and shrubs will create a pedestrian experience; and

**WHEREAS**, the addition of landscaping to the area; and this landscape waiver is a condition of the parking variance approved by the Planning Board at the September 20, 2012 regular meeting; and

**WHEREAS**, the strict application of the landscaping requirements would limit the outdoor consumption area; and

**WHEREAS**, the addition of trees and shrubs to the site will improve the current conditions and create a more pedestrian friendly site; and

**WHEREAS**, not all of the standards established by Section 90-395 of the City Code have been met by the applicant for the variance/waiver requested. However, the Planning Board approved

the applicant's parking waiver with the condition that the applicant must apply for a landscape waiver, and the waiver must be accompanied by a landscape plan prepared by a licensed landscape architect for the areas marked "No Parking Area" and "Concrete Curbed Area;" and

**WHEREAS**, it was then discovered this area has monitoring wells remaining from a previous business (Boa Tire Service). The property owner wrote a letter to the City expressing concern about landscaping being planted in the ground at this area due to potential damage to the existing wells, and that landscaping might hinder sampling from the wells. The owner supplied a letter from the Florida Department of Environmental Protection that references a letter from the Bureau of Petroleum Storage Systems that states the work was performed satisfactorily; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the landscape waiver application, and by addressing the objections expressed by those neighbors; 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.** That the application for a landscape waiver be conditionally approved, per Sections 108-413 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as follows: the condition that the applicant locate an additional six (6) shrubs in planters (less than 30 inches in height) in the “No Parking Area” so as to prevent parking of automobiles in this area. The “No Parking Area” is referenced on the Planting Plan signed and dated 11-6-2012.

**Section 3.** It is a condition of this landscape waiver that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

**Section 5.** This waiver does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority

respecting the property.

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

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

Read and passed on first reading at a regularly scheduled meeting held this 15th day of November, 2012.

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

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Richard Klitenick  
Planning Board Chairman

Date

**Attest:**

---

Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

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

# Application

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



Landscape Waiver  
Variance Application

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

Please print or type a response to the following:

1. Site Address 825 Duval St.
2. Name of Applicant Robert M Konopka c/o Le Petit Paris LLC
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative ✓
4. Address of Applicant 1010 Virginia St., Key West, Fl. 33040
5. Phone # of Applicant \_\_\_\_\_ Mobile# \_\_\_\_\_
6. E-Mail Address cerlowkeypl@aol.com
7. Name of Owner, if different than above Dion Rental Properties LLC
8. Address of Owner 638 United St. Key West, Fl. 33040
9. Phone # of Owner \_\_\_\_\_
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel HRCC-3 RE# 00016830-000000
12. Description of Proposed Construction, Development, and Use  
Restaurant. Property currently has 15 indoor seats. Proposed development is requesting for (30) outdoor seats.
13. List and describe the specific variance(s) being requested:  
Parking Variance for 7 spaces.



RJ Bamao

# Verification Form

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an entity)*

I, ROBERT KONOPKA, in my capacity as owner managing member  
*(print name)* *(print position; president, managing member)*  
of Le Petit Paris 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:

825 Dural 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.

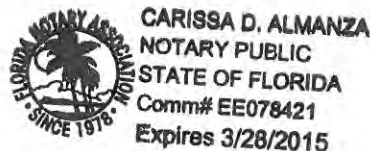
*Robert Konopka*  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 9/12/12 by  
Robert Konopka  
*Name of Authorized Representative*

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

*Carissa D Almanza*  
*Notary's Signature and Seal*

Carissa D Almanza  
*Name of Acknowledger typed, printed or stamped*



EE078421  
*Commission Number, if any*

# Authorization Form



City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, ROBERT KONOPKA as  
*Please Print Name of person with authority to execute documents on behalf of entity*

owner managing member of Le Petit Paris LLC (lease holder)  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Barry Barroso  
*Please Print Name of Representative*

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

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

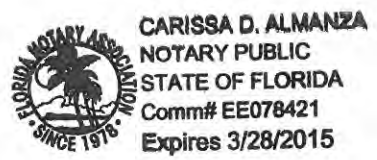
Subscribed and sworn to (or affirmed) before me on this 9/12/12 by  
*date*

Robert Konopka  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Carissa D. Almanza  
*Name of Acknowledger typed, printed or stamped*



EE078421  
*Commission Number, if any*

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, Suzanne D. BANKS as  
*Please Print Name of person with authority to execute documents on behalf of entity*

LARRY DEAN CORE  
CEO / Vice President - Sec. of Dun Rental Properties LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Robert M. KONOPIKA  
*Please Print Name of Representative*

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

Suzanne D. Banks  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 7/30/12 by  
*date*

Suzanne D. BANKS  
*Name of Authorized Representative*

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

Judith Katherine Simons  
*Notary's Signature and Seal*

Judith Katherine Simons  
*Name of Acknowledger typed, printed or stamped*



EE052637  
*Commission Number, if any*

\* outside sending

**Deed**

This instrument was prepared by and is to  
be returned to:

RCD Jul 29 2003 03:14PM  
DANNY L KOLHAGE, CLERK

Paul Rampell, Esquire  
50 Cocoanut Row, Suite 220  
Palm Beach, Florida 33480

DEED DOC STAMPS 0.70  
07/29/2003 RP DEP CLK

Alternate Key Number:  
1017221  
Grantee's Tax Identification Number:

**WARRANTY DEED**

**THIS WARRANTY DEED** is made as of July 21, 2003, between Lawrence R. Dion and Florence L. Dion, husband and wife, whose mailing address is 1615 Atlantic Boulevard, Key West, Florida 33040 ("Grantor"), and Dion Rental Properties, LLC, a Florida limited liability company, whose mailing address is 638 United Street, Key West, Florida 33040 ("Grantee").

**WITNESSETH:** Grantor, for and in consideration of Ten Dollar (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, certain real property located in Monroe County, Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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

Subject to all conditions, covenants, limitations, restrictions, reservations, and easements listed in any title insurance policy that Grantor received at Grantor's acquisition of the subject property, if any, which are not reimposed hereby; taxes for the year 2003 and subsequent years; and zoning and/or restrictions and prohibitions imposed by any governmental or quasi-governmental authorities.

To have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good and lawful authority to sell and convey said land; and that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.



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

Signed, sealed, and delivered in our presence:

Witnesses:

*James R. Holyfield*  
Print Name: JAMES R. HOLYFIELD

*David J. Thomas*  
Print Name: DAVID J. THOMAS

*James R. Holyfield*  
Print Name: JAMES R. HOLYFIELD

*David J. Thomas*  
Print Name: DAVID J. THOMAS

Grantor:

*Lawrence R. Dion* [seal]

Lawrence R. Dion  
Grantor Address:  
1615 Atlantic Boulevard  
Key West, Florida 33040

*Lawrence R. Dion* [seal]

Florence L. Dion, by her attorney-in-fact,  
Lawrence R. Dion  
Grantor Address:  
1615 Atlantic Boulevard  
Key West, Florida 33040

State of Florida

County of MCALPIN

The foregoing instrument was sworn to and subscribed before me this 14 day of May, 2003, by Lawrence R. Dion, both individually and as attorney-in-fact for Florence L. Dion, who (✓) is personally known to me, or ( ) has produced \_\_\_\_\_ as identification.

*Paul Rampell*  
Notary Public, State of Florida  
Print Name: PAUL RAMPPELL  
My commission expires: 8/25/05

[notary seal]



**EXHIBIT "A"**

**(Rental 1017221)**

FILE #1385924  
BK#1913 PG#1700

On the Island of Key West and known as Part of Lot 4, Square 5, of Tract 4, Simonton and Well's Addition to the City of Key West, according to Plat thereof recorded in Deed Book E, Page 245, of the Public Records of Monroe County, Florida.  
Beginning at the corner of Duval and Olivia Streets and running thence in a Northwesterly direction along Duval Street 94 feet, 8 inches; thence at right angles in a Northeasterly direction 81 feet; thence at right angles in a Southeasterly direction 94 feet, 8 inches, to Olivia Street; thence at right angles in a Southwesterly direction along Olivia Street 81 feet to place of beginning.

MONROE COUNTY  
OFFICIAL RECORDS



**Larry Dion Corporation**  
**Post Office Box 1209**  
**Key West, FL 33041**  
**Phone(305)296-2000      FAX (305)296-0635**

**7/30/12**

**Please see listed below a breakdown of the corporate structure to show the relationship and ownership between the following governing entities:**

**Dion Partnership, LTD. is the managing member of Dion Rental Properties LLC.**

**Larry Dion Corporation is general partner of Dion Partnership, LTD.**

**Suzanne D. Banks is the Vice President & Secretary of Larry Dion Corporation.**

**Sincerely,**

*Suzanne D. Banks*VP

**Larry Dion Corporation**



# Survey

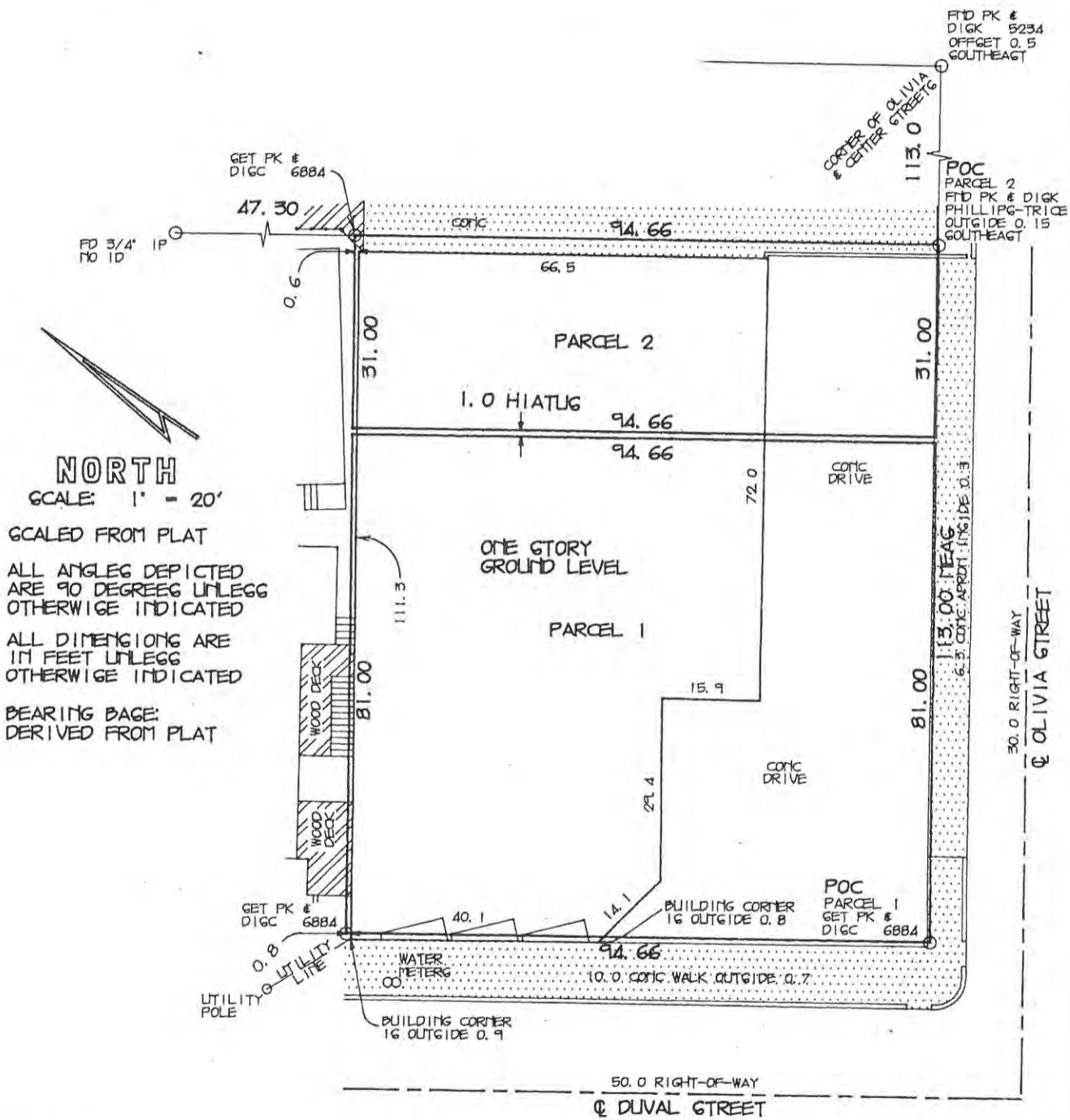


MAP OF BOUNDARY SURVEY  
 PART OF LOT 4 IN SQUARE 5 OF TRACT 4  
 SIMONTON AND WALL 6 ADDITION  
 TO THE CITY OF KEY WEST

ADDRESS:  
 825 DUVAL STREET  
 KEY WEST, FL  
 33040



LOCATION MAP  
 N.T.S.



NORTH  
 SCALE: 1" = 20'

SCALED FROM PLAT  
 ALL ANGLES DEPICTED  
 ARE 90 DEGREES UNLESS  
 OTHERWISE INDICATED  
 ALL DIMENSIONS ARE  
 IN FEET UNLESS  
 OTHERWISE INDICATED  
 BEARING DATA:  
 DERIVED FROM PLAT

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

CERTIFIED TO:

LAWRENCE R. DION and FLORENCE L. DION,  
 husband and wife  
 FIRST STATE BANK OF THE FLORIDA KEYS,  
 its successors and/or assigns  
 CHICAGO TITLE INSURANCE COMPANY  
 SPOTTSWOOD SPOTTSWOOD AND SPOTTSWOOD

LEGAL DESCRIPTION

SEE PAGE 1

4.



LOCATION MAP  
N.T.S.

LEGAL DESCRIPTION:

PARCEL 1

On the Island of Key West and known as part of Lot 4 in Square 5 of Tract 4, SIMONTON AND WALL'S ADDITION to the City of Key West, according to Plat thereof recorded in Deed Book E, Page 245, of the Public Records of Monroe County, Florida.

Beginning at the corner of Duval and Olivia Streets and running thence in a NW'ly direction along Duval Street 94.66 feet; thence at right angles in a NE'ly direction 81 feet; thence at right angles in a SE'ly direction 94.66 feet, to Olivia Street; thence at right angles in a SW'ly direction along Olivia Street 81 feet to place of beginning.

AND ALSO:

PARCEL 2

On the Island of Key West and known on Wm. A. Whitehead's map delineated in February, A.D. 1829, as part of Tract 4, but now better known as part of Lot 4, Square 5, of said Tract 4, according to Simonton & Walls Addition, plat of which is recorded in the Public Records of Monroe County, Florida.

Commencing at a point on the Northwest side of Olivia Street, distant 113 feet from the corner of Olivia and Center Streets and running thence along Olivia Street in a Southwesterly direction 31 feet; thence at right angles in a Northwesterly direction 94.66 feet; thence at right angles in a Northeasterly direction 31 feet; thence at right angles in a Southeasterly direction 94.66 feet, back to the point of beginning.

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.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

<p>CERTIFIED TO:</p> <p>LAWRENCE R. DION and FLORENCE L. DION, husband and wife FIRST STATE BANK OF THE FLORIDA KEYS, its successors and/or assigns CHICAGO TITLE INSURANCE COMPANY SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD</p>	<p>LEGAL DESCRIPTION</p> <p>SEE ABOVE</p>
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SCALE N/A	A = CENTRAL ANGLE ASPH = ASPHALT CALC = CALCULATED CL = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE	CVRD = COVERED DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT FND = FOUND	FF = FINISHED FLOOR IP = IRON PIPE IR = IRON ROD L = ARC LENGTH MEAS = MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	OS = OFFSET PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PK = PARKET KALON NAIL PL = PROPERTY LINE	POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS	RES = RESIDENCE TYP = TYPICAL UEASE = UTILITY EASEMENT
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BOUNDARY SURVEY  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS

## **Additional Information**



# Florida Department of Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

Rick Scott  
Governor

Jennifer Carroll  
Lt. Governor

Herschel T. Vinyard Jr.  
Secretary

October 5, 2011

Mr. Philip Cook, P.G.  
Handex Consulting & Remediation Southeast, LLC  
430 S. Congress Ave., Ste. 1-D  
Delray Beach, FL 33445

Subject: LSSI Deliverable Review  
Boas Tire Service  
825 Duval St.  
Key West, Monroe County  
FDEP Facility ID# 44/9101760  
Discharge Dates: 3/27/91 (ATRP)  
Priority Score: 9  
Work Order #2011-95-W94515

Dear Mr. Cook:

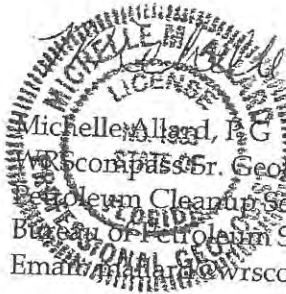
The Bureau of Petroleum Storage Systems (BPSS) has reviewed the Site Assessment Report dated September 30, 2011 (received October 3, 2011), submitted for this facility. The report is acceptable and demonstrates that the work outlined in Work Order #2011-95-W94515 was satisfactorily performed.

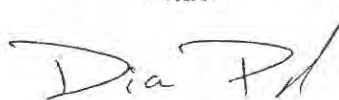
Based on the results of the LSSI assessment we concur with your recommendation to terminate the assessment and await funding for continued assessment and cleanup in priority order.

Please remember that pursuant to Petroleum Cleanup Program Preapproval Procedures, the final invoice for this work order must be received by November 7, 2011. If you should have any questions about the review, please contact me at (850) 222-6446, ext. 255 or at the letterhead address, Mail Station 4585.

Mr. Philip Cook, P.G.  
FDEP Facility ID # 44/9101760  
Page 2  
October 5, 2011

Sincerely,

 Michelle Allard, P.G. # 1383  
WRScompass Sr. Geologist  
Petroleum Cleanup Section Five  
Bureau of Petroleum Storage Systems  
Email: mallard@wrscompass.com

  
Diane D. Pickett, P.G.  
Environmental Manager  
Assistant Chief Geologist  
Petroleum Cleanup Section Five  
Bureau of Petroleum Storage Systems  
diane.pickett@dep.state.fl.us

cc: Ms. Suzanne Banks, Dion Commercial Properties, LLC, 638 United St.,  
Key West, FL 33040  
File

**Judy Simons**

**From:** Hugh Howell  
**Sent:** Thursday, July 28, 2011 10:18 AM  
**To:** Judy Simons  
**Subject:** FW: FDEP LSSI Various Sites Field Work notification

Judy, Please see the attached environmental site work schedule for 825 Duval, [redacted] and [redacted]. This work is schedule in August and is planned for two visits per location. As you can see from John's e-mail is a list of equipment, support vehicles along with an estimate on the durations of each days testing. I plan to sit with [redacted] on Monday while in Orlando and will discuss their dates with them. If you could inform the tenants at the other locations I would appreciate your assistance.

Thanks,  
 HUGH

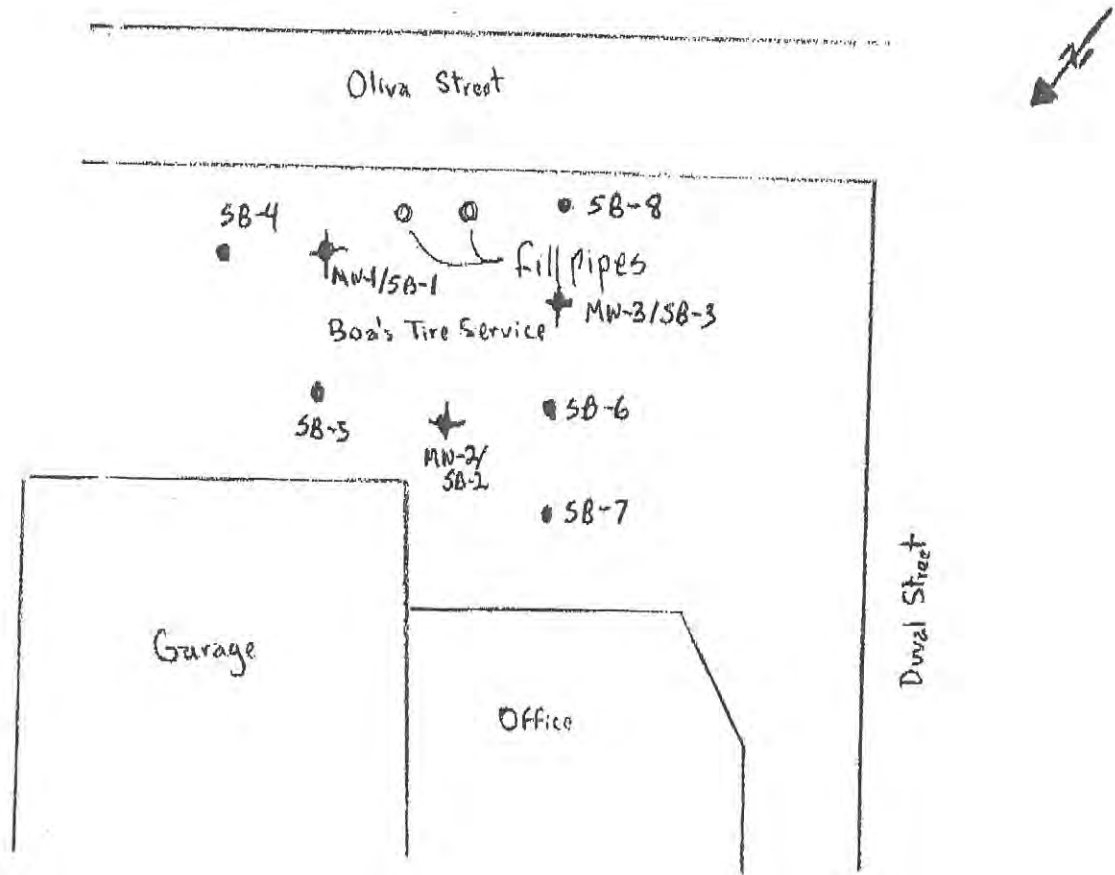
**From:** Baeringer, John [mailto:JBaeringer@handexmail.com]  
**Sent:** Thursday, July 28, 2011 8:55 AM  
**To:** Hugh Howell; Leslie Ojeda  
**Subject:** FW: FDEP LSSI Various Sites Field Work notification

Hugh: As discussed, the fieldwork schedule for the three LSSI sites is provided below. The work scheduled for Boa's on August 9 involves well installation and soil borings and will take most of the day. We will have a 28 ft. trailer and two support trucks. The support trucks will be parked on the street. The trailer will be parked on the street if parking is available directly adjacent to the site. If parking is not available, the trailer will be parked on site. The work scheduled for Boa's on August 16 involves sampling the wells that were installed on August 9. This will only take half a day and should not impact the business.

Thanks,

Site	FDEP Facility I.D	Work Order #	Address	Soil assessment Date	Groundwater Assessment Date
Boa's Tire Service	44/9101760	2011-95-W94515	825 Duval Street West, FL Key	Tentative to be conducted on August 9, 2011	Tentative to be conducted on August 16, 2011
[redacted]	[redacted]	[redacted]	[redacted] st,	[redacted]	[redacted] 7,

[redacted]



Site Sketch.

Boa's Tire Service  
825 Duval St.  
Key West, FL

⊕ proposed Monitorwell/soil boring

● proposed Soil boring

## Low Scored Site Initiative Work Order

20

Work Order Number: 2011-95-W94515	Cost Center #: 37450404555	Category: 087888/FY 10-11/UP
FDEP Facility Id #: 44/9101760	Score: 9	Contract #: PPA003
Site Name: BOAS TIRE SERVICE		Eligibility: LSSI
Address (Street, City): 825 DUVAL ST, KEY WEST		County: Monroe
Contractor Name: HANDEX CONSULTING AND REMEDIATION-SOUTHEAST, LLC		CID #: 01184
Contractor Address: 430 S CONGRESS AVE, SUITE 1D, DELRAY BEACH, FL 33445		FEID #: 20-3908156
Contractor Representative: Philip Cook		Phone #: 561/243-9551 ext.118
FDEP Site Manager: Michelle Allard		Phone #: 850/222-6446 ext.255
Cleanup Phase: Site Assessment		
Cleanup Activity: SITE ASSESSMENT		

**Work Order Description:**

In accordance with section 376.30711(1)(b), F.S., all work, including verbal change orders (VCOs), must be preapproved by the Department prior to the work being performed or the costs being incurred.

Per proposal received 4/21/11 (completed 5/18/11) and 3/18/11 telecon, Handex has stated the acceptable cleanup goal of LSSI will be SRCO only. Work order consists of 1 Event: 1 prop prep, HASP, 1-2 per mobe for in-house DPT completion of 8 borings to WT (approx 10' BLS) screening w/OVA at 2' intervals, collecting 6 samples fr highest OVA locations w/at least 1 fr 0-2' interval representing the most impacted native soil (see SPT for all lab analyses by Xenco), SPLP & TPH speciation to be performed only w/Tm 5 SM approval, installation of 3 MWs w/10' screen (see backup spreadsheet for oversight & kit costs); 1-1 man mobe for sampling of newly installed wells w/water levels. Upon receipt of event results, Handex to contact SM to discuss next field activities or discontinuation of LSSI work. Final deliverable to be a general report w/updated figures, tables and recommendations. All work to be performed in accordance w/Chapter 62,770, F.A.C., BPSS SOP 10/08, DEP SOP 001/01 and LSSI Guidance effective 2/21/11. Any changes to scope of work must have Tm 5 SM approval.

Deliverable 1:	Due Date 1:
Deliverable 2:	Due Date 2:
Deliverable 3:	Due Date 3:
Deliverable 4:	Due Date 4:
Deliverable 5:	Due Date 5:
Deliverable 6:	Due Date 6:
Final Deliverable: GENERAL REPORT	Final Due Date: Sep. 30, 2011

Period of Service: work order return - MA  
 Contractor Representative Signature Date

Amount: [REDACTED]

To 6 months from wo  
Return date - MA

This WORK ORDER is not in effect until signed by all parties. The FDEP will not pay any amount of this WORK ORDER until the original signed copy has been returned to the FDEP. The FDEP will not pay for any portion of the scope of work that has not been performed as of the date of invoice.

Performance of this work order shall be governed by the terms of the preapproval work order performance agreement (PPA) listed above and the additional terms and conditions on the following pages.

FDEP Site Manager: <u>Michelle Allard</u>	Date: <u>5/23/2011</u>
FDEP Manager: <u>[Signature]</u>	Date: <u>5/24/11</u>
Cost Center Administrator: <u>[Signature]</u>	Date: <u>5/24/11</u>
Contractor Representative: <u>John C. Baerugin</u>	Date: <u>6/2/11</u>
Contractor Representative: _____	Date: _____

(second contractor signature is optional)

FDEP Use Only:	Technical review: Initials: <u>MA</u> Date: <u>5/23/11</u>	Fiscal Review: Initials: <u>[Signature]</u> Date: <u>5/24/11</u>
----------------	--	--

LSSI - No capital equipment [Signature]



# **Property Appraiser Information**

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

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

The offices of the Property Appraiser will be closed Monday, Nov. 12th in observance of Veterans Day.

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

**Property Record Card -**  
**Map portion under construction.**

**Alternate Key: 1017230 Parcel ID: 00016830-000000**

**Ownership Details**

**Mailing Address:**  
DION RENTAL PROPERTIES LLC  
638 UNITED ST  
KEY WEST, FL 33040

**Property Details**

**PC Code:** 11 - STORES ONE STORY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 825 DUVAL ST KEY WEST  
**Legal Description:** KW PT LT 4 SQR 5 TR 4 G65-317 OR175-151-152 OR1913-1695/97 OR1913-1698/1700 OR2471-2244D/C OR2471-2250/54



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	95	112	10,603.00 SF

**Building Summary**

Number of Buildings: 1

Number of Commercial Buildings: 1  
 Total Living Area: 6486  
 Year Built: 1958

### Building 1 Details

Building Type  
 Effective Age 18  
 Year Built 1958  
 Functional Obs 0

Condition A  
 Perimeter 348  
 Special Arch 0  
 Economic Obs 0

Quality Grade 400  
 Depreciation % 23  
 Grnd Floor Area 6,486

**Inclusions:**

Roof Type  
 Heat 1  
 Heat Src 1

Roof Cover  
 Heat 2  
 Heat Src 2

Foundation  
 Bedrooms 0

**Extra Features:**

2 Fix Bath 0  
 3 Fix Bath 1  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 6

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					6,486

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3033	1 STY STORE-B	52	N	Y

3034	SERVICE SHOPS-B-	16	N	Y
3035	WAREHOUSE/MARINA C	32	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
793	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	3,967 SF	0	0	1957	1958	2	50

**Appraiser Notes**

GLASS REUNIONS PETITION KW 181-1997

14-1 CHNAGED VALUE FROM \$1824305

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	E951466	05/01/1995	09/01/1995	300 Commercial	200 AMP SERVICE
2	9603250	08/01/1996	10/01/1996	15,000 Commercial	RENOVATIONS
3	9603740	09/01/1996	10/01/1996	5,000 Commercial	RENOVATIONS
5	9604063	10/01/1996	10/01/1996	4,150 Commercial	MECHANICAL
6	98-0456	02/11/1998	12/12/1998	18,000 Commercial	REPLACE ROOF
7	98-0976	03/27/1998	12/12/1998	2,500 Commercial	CHANGE 10 TON AC
8	98-3740	10/22/1998	12/12/1998	5,000 Commercial	DEMOILSH BLOCK WALL
9	9803939	01/07/1999	12/07/1999	8,000 Commercial	NEW FACADE/WINDOWS/DOORS
10	9803481	01/27/1999	12/07/1999	10,000 Commercial	RENOVATIONS/ALTERATIONS
11	9900612	02/19/1999	12/07/1999	400 Commercial	ELECTRICAL
12	9901057	03/26/1999	12/07/2000	3,500 Commercial	REPLACE AC UNIT
13	9901195	04/08/1999	12/07/1999	500 Commercial	ELECTRICAL
14	02/2202	08/21/2002	10/30/2002	12,000 Commercial	INTERIOR RENOVATIONS
15	02/2202	08/22/2002	10/30/2002	1 Commercial	ADD NEW ADA BATH
16	02/2202	08/23/2002	10/30/2002	1 Commercial	NEW DUCTS
17	03-0622	04/24/2003	12/08/2003	2,400 Commercial	INSTALL AWNING
18	05-5364	12/06/2005	11/08/2006	50,000 Commercial	REPAIR CONCRETE STRUCTURE NEW IMPACK WINDOWS & DOOR UNITS PHASE 1
	06-3132	06/07/2006	11/08/2006	30,800	REPAIR EXISTING CONCRETE STRUCTURAL DMG-INSTALL NEW IMPACT WINDOWS
	06-4272	07/17/2006	11/08/2006	28,825	RUBBER ROLL ROOFING
	06*5298	09/20/2006	11/08/2006	5,000	10 TON CENTRAL UNIT

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	506,161	12,694	805,404	1,324,259	1,324,259	0	1,324,259
2011	532,455	12,694	805,404	1,350,553	1,350,553	0	1,350,553
2010	532,455	12,694	804,768	1,349,917	1,349,917	0	1,349,917
2009	558,749	12,694	1,419,275	1,990,718	1,990,718	0	1,990,718
2008	558,749	12,694	1,706,099	2,277,542	2,277,542	0	2,277,542
2007	363,615	12,694	2,433,389	2,869,698	2,869,698	0	2,869,698
2006	374,315	12,694	954,270	1,768,158	1,768,158	0	1,768,158
2005	374,315	12,694	848,240	1,824,305	1,824,305	0	1,824,305
2004	378,613	12,694	636,180	1,658,459	1,658,459	0	1,658,459
2003	378,613	12,694	519,547	1,658,459	1,658,459	0	1,658,459
2002	376,074	12,694	519,547	1,658,459	1,658,459	0	1,658,459
2001	376,074	12,694	519,547	1,308,909	1,308,909	0	1,308,909
2000	376,074	3,967	445,326	1,275,112	1,275,112	0	1,275,112
1999	309,952	3,967	445,326	1,275,112	1,275,112	0	1,275,112
1998	206,635	3,967	445,326	802,100	802,100	0	802,100
1997	206,635	3,967	424,120	802,100	802,100	0	802,100
1996	158,575	3,967	424,120	614,436	614,436	0	614,436
1995	158,575	3,967	424,120	614,436	614,436	0	614,436
1994	158,575	3,967	424,120	582,097	582,097	0	582,097
1993	148,340	3,967	424,120	576,427	576,427	0	576,427
1992	148,340	3,967	424,120	576,427	576,427	0	576,427
1991	148,340	3,967	424,120	576,427	576,427	0	576,427
1990	197,211	3,858	341,947	543,016	543,016	0	543,016
1989	197,211	3,858	339,296	540,365	540,365	0	540,365
1988	173,555	3,858	286,281	463,694	463,694	0	463,694
1987	171,392	3,858	131,154	306,404	306,404	0	306,404
1986	171,749	3,858	127,363	302,970	302,970	0	302,970
1985	169,194	3,858	108,151	281,203	281,203	0	281,203
1984	166,731	3,858	108,151	278,740	278,740	0	278,740
1983	166,731	3,858	67,351	237,940	237,940	0	237,940
1982	152,105	3,858	52,561	208,524	208,524	0	208,524

### Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/2/2010	2471 / 2250	100	QC	11

This page has been visited 9,819 times.

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

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



# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., October 18, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Landscape Waiver - 825 Duval Street (RE# 00016830-000000) - A request to the waiver of landscaping requirements along street frontage in the HRCC-3 zoning district as per Section 108-413 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

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

## YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

**Request:** Landscape Waiver - 825 Duval Street (RE# 00016830-000000) - A request to the waiver of landscaping requirements along street frontage in the HRCC-3 zoning district as per Section 108-413 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

<b>Applicant:</b>	Robert M. Konopka c/o Le Petit Paris LLC	<b>Owner:</b>	Dion Rental Properties, LLC
<b>Project Location:</b>	825 Duval	<b>Date of Hearing:</b>	Thursday, October 18, 2012
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at [kdeberje@keywestcity.com](mailto:kdeberje@keywestcity.com) .**

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

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

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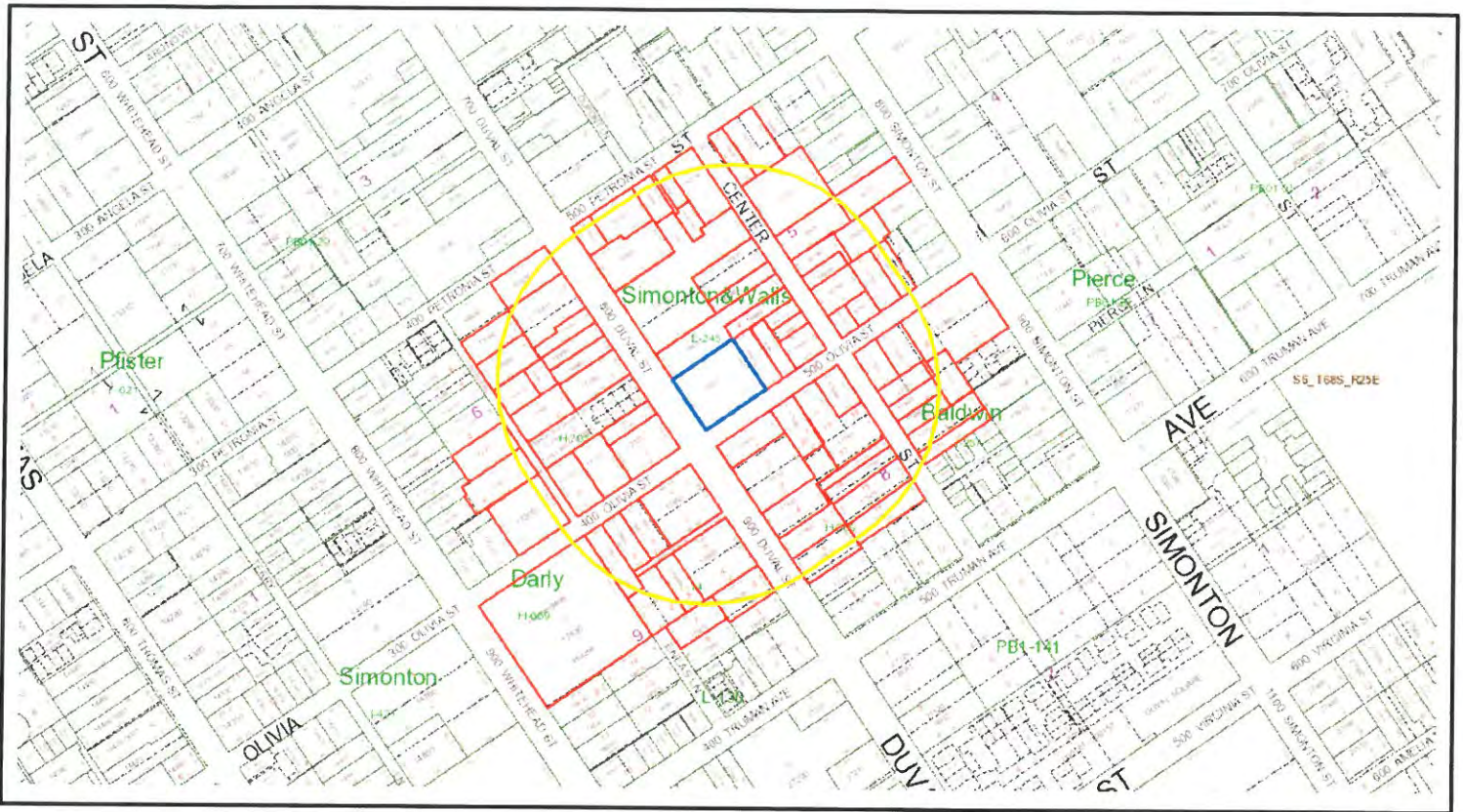
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## Monroe County, Florida

825 Duval

Printed: Oct 05, 2012



DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 MCMILLIN KAY ANN	1007 VON PHIOSTER ST		KEY WEST	FL	33040	
2 CABANAS JUANITA C	1111 SUNSET DR		CORAL GABLES	FL	33143	
3 CLARKE CAMILLA	11215 SW 138TH ST		MIAMI	FL	33176	
4 BEAVER DENNIS A LIVING TRUST DTD 6/6/03	1207 WHITEHEAD ST		KEY WEST	FL	33040	
5 CONCH INVESTORS III LLC	12087 LANDON DR		MIRA LOMA	CA	91752-4004	
6 GEORGIA/CAROLINA I & D LLC	1215 VARELA ST		KEY WEST	FL	33040	
7 GARDNER PAUL W AND DIANA L	126 SPOONBILL POINT CT		ST AUGUSTINE	FL	32080-5393	
8 TODD ROBERT A AND MARY JANE	1304 ELIZA ST		KEY WEST	FL	33040-3424	
9 COWARD NANCY REVOCABLE TRUST	1316 LAIRD ST		KEY WEST	FL	33040	
10 COWARD THOMAS REV TR DTD 5-19-00	1316 LAIRD ST		KEY WEST	FL	33040	
11 TYNES KENNETH L	13312 ARCTURUS AVE		GARDENA	CA	90249-1624	
12 SPAGNOLO PHILIP JR	136 WAVERLY PL	STE 5B	NEW YORK	NY	10014-6822	
13 CENTER COURT - HISTORIC INN & COTTAGES LC	1402 NEWTON ST		KEY WEST	FL	33040-7028	
14 ORTEGA EVELYN A LIV TR 10/30/2008	1418 ROSE ST		KEY WEST	FL	33040	
15 TRANSITIRE INC	1419 REYNOLDS ST		KEY WEST	FL	33040	
16 WOO PATRICIA ERNST REV LIV TRUST AMD 02/27/09	1919 HICKORY ST		ST LOUIS	MO	63104	
17 BAUMLER THOMAS AND MARUEEN	19856 E UNION DR		AURORA	CO	80015	
18 MYAING RAMON T AND MARTHA E	20315 ROSETHORN AVE		GAITHERSBURG	MD	20882	
19 WHALEN BERNARD	2050 CHEROKEE RD		MACOMB	IL	61455	
20 ELLIOTT URSULA WELTERS	222 ENEAS LN		KEY WEST	FL	33040	
21 911 CENTER STREET LLC	223 ROCKY HILL RD		PLYMOUTH	MA	02360-5517	
22 CLEMENS KAREN	225-227 PETRONIA ST		KEY WEST	FL	33040	
23 DIXON CHARLES AND CLEARE GEORGE	256 AUMOE RD		KAILUA	HI	96734	
24 MENDOLA CHARLES AND BIQUETTE	2601 S ROOSEVELT BLVD	APT 210A	KEY WEST	FL	33040	
25 LAWSON LESTER AND HERTISCINE FAMILY TR	2731 WRIGHT AVE		PINOLE	CA	94564-1075	
26 LORDITCH JOSEPH L	2818 TERN DR	UNIT 15	OCEAN CITY	MD	21842	
27 GARCIA MANUEL E AND ANITA	30 EVERGREEN AVE		KEY WEST	FL	33040	
28 901 DUVAL STREET INC	301 LINCOLN ROAD		MIAMI BEACH	FL	33139	
29 NEWMAN-MARINE KEY WEST LLC	3408 N WASHINGTON RD		FORT WAYNE	IN	46802-4905	
30 STUART DAVID SULLINS III TRUST 05/06/2009	3756 LAKE ST		FORT MYERS	FL	33901-7935	
31 ALCOBER ELDA	380 MOUNTAIN RD APT 812		UNION CITY	NJ	07087-7305	
32 PLA STEPHEN E ESTATE	415 OLIVIA ST		KEY WEST	FL	33040	
33 CLARKE OSSIE MAE	416 OLIVIA ST		KEY WEST	FL	33040	
34 511 OLIVIA STREET LLC	517 TRUMAN AVE		KEY WEST	FL	33040-3173	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 MATHIES DELORES	522 OLIVIA ST		KEY WEST	FL	33040	
36 MALSIN ELAINE 2006 REV TRUST 09/18/2006	522 PETRONIA ST		KEY WEST	FL	33040	
37 NESS STEVEN ELLIOTT	524 OLIVIA ST		KEY WEST	FL	33040-7471	
38 CABANAS GEORGE JR	526 OLIVIA ST		KEY WEST	FL	33040-7471	
39 KEHOE GERALD F AND ELIZABETH J	66 BAY DR		KEY WEST	FL	33040-6115	
40 APPEL MILTON LLC T/C	6844 BELMONT SHORE DR		DELRAY BEACH	FL	33446	
41 801 BOURBON INC	728 DUVAL ST		KEY WEST	FL	33040-7400	
42 SAINT PETER'S EPISCOPAL CHURCH OF KW FL INC	800 CENTER ST		KEY WEST	FL	33040	
43 KNOWLES PATRICIA A AND STEVE JR	813 SHAVERS LN		KEY WEST	FL	33040	
44 KAMRADT RICHARD	815 DUVAL ST		KEY WEST	FL	33040-7405	
45 GOLDSTEIN WALTER LIVING TRUST 1990 DTD 11/29/1990	815 DUVAL ST		KEY WEST	FL	33040-7405	
46 GOSSWEILER PATRICK	816 DUVAL ST		KEY WEST	FL	33040	
47 CONDON LINDA KIEL	817 CENTER ST		KEY WEST	FL	33040	
48 SAWYER ELVIRA V	818 SHAVERS LN		KEY WEST	FL	33040	
49 GARCIA GREGORIO AND ISABEL	820 SIMONTON ST		KEY WEST	FL	33040	
50 CLARK ARTHUR ROY AND FRANKIE MAE	821 CENTER ST		KEY WEST	FL	33040	
51 HEPBURN EMILY B ESTATE	821 SHAVERS LN		KEY WEST	FL	33040	
52 OCEAN BLUE COMMERCIAL HOLDINGS	824 DUVAL ST		KEY WEST	FL	33040-7406	
53 MAISON SUR DUVAL CONDOMINIUM	824-826 DUVAL ST		KEY WEST	FL	33040	
54 TEETS JOHN AMD AND REINST TRUST 01/2/2008 T/C	827 CENTER ST		KEY WEST	FL	33040	
55 CABANAS GEORGE	904C SIMONTON ST		KEY WEST	FL	33040	
56 907 WHITEHEAD STREET CORP	907 WHITEHEAD ST		KEY WEST	FL	33040	
57 913 DUVAL ST LLC	913 DUVAL ST		KEY WEST	FL	33040	
58 KEY WEST HOSPITALITY INS LLC	913 DUVAL ST		KEY WEST	FL	33040	
59 CENTER COURT HISTORIC INN AND COTTAGES LC	915 CENTER ST		KEY WEST	FL	33040-7436	
60 BANSHEE LLC	915 DUVAL ST		KEY WEST	FL	33040-7407	
61 FLUKERS CERETTA	917 CENTER ST		KEY WEST	FL	33040-7436	
62 MARTINS ON DUVAL LLC	917 DUVAL ST		KEY WEST	FL	33040-7407	
63 SEPULVEDA ZAIRA	P O BOX 1614		KEY WEST	FL	33041	
64 DION RENTAL PROPERTIES LLC	PO BOX 1209		KEY WEST	FL	33041	
65 903 DUVAL LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
66 TIKAL REAL ESTATE HOLDING II LLC	PO BOX 1778		KEY WEST	FL	33041-1778	
67 O'NEIL BRIAN S AND SUZANNE	PO BOX 199		TAVERNIER	FL	33070	
68 KW LLC	PO BOX 21182		SARASOTA	FL	34276-4182	