

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



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: August 22, 2013

Agenda Item: Special Exception Request – Truman Avenue (RE# 00030470-000000, AK 1031241)-A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HNC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

Request: To allow “the Silver Palm Hotel” the ability for the sale of alcoholic beverages within 300 feet of a church.

Applicant: Ashish Soni

Property Owner: Tejas, LLC

Location: 830 Truman Avenue (RE# 00030470-000000, AK 1031241)

Zoning: HNC-1 zoning district



Background and Request:

The applicant has requested a Special Exception to Section 18-28 of the Code of Ordinances, so that alcoholic beverages may be sold. The Silver Palm Hotel is located within 300 feet of St. Mary Star of the Sea. The applicant intends to operate a pool-side between 10 a.m. and 9 p.m. and 12 p.m. and 9 p.m. on Sundays.

Process:

Development Review Committee: July 25, 2013
Planning Board Meeting: August 22, 2013

Evaluation for Compliance with Section 18-28 of the Code of Ordinances:

(a.) Pursuant to Section 18-28 of the Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home. Such distance shall be measured by following the shortest route of ordinary fare from the nearest point of the property line of the place of business to the property line of the church, school, cemetery, or funeral home facilities. However, any person licensed to conduct and legally conducting a business involving the sale of alcoholic beverages as of January 4, 1995, shall be governed by the provisions of this section which existed at the time of the original licensure of such business.

(b.) The prohibition in subsection (a) above shall not apply if a property owner is granted a Special Exception to specifically sell alcoholic beverages:

(1.) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or

(2.) Pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety, or welfare after consideration of all of the following criteria:

A. Compatibility with surrounding existing uses:

The property is located within the HNC-1 zoning district. Although the hotel is located within 300 feet of a church, the scope of requested alcohol sales is for guests only without intent to operate a commercial bar-lounge. There are numerous guest houses, two liquor stores and two adult entertainment businesses within four blocks of the property. Thus it does not appear to be incompatible with the surrounding existing uses.

B. The extent of conflict between the proposed use and the hours of operation of the facilities described in Section (a) Above:

According to the website for St. Mary's, general service times are as follows: Sunday 7:30 a.m., 9:00 a.m., and 11:00 a.m.; Tuesday 5:30 p.m.; and Wednesday 9:00 a.m. Section 18-27 regulates hours of operation for alcohol sales within City limits, prohibiting sales occurring from 4:00 a.m. to 7:00 a.m. each day.

Based on the established service times of the church, and the City's restriction on hours of alcohol sales, the Planning Department anticipates that very little, if any, conflict would occur on Sundays should the hotel be approved to sell alcohol. However, there is overlap between when alcohol sales could occur during the week when the church holds services or is otherwise open to the public

C. Mitigation measures agreed to be implemented by the applicant:

The applicant met with the church to discuss the potential concerns regarding alcohol sales. According to the applicant, no neighborhood impact concerns were raised by citizens.

D. Public input:

To date, the Planning Department has not received any public input regarding the request for retail sales of alcohol.

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

Based on information provided to the Planning Department, it appears that the applicant has met the "good neighbor policy" by reaching out to the church. As mentioned previously, the Planning Department has not received any public input to date indicating that there are neighborhood impact concerns.

F. Any other factors the approving body determines relevant to the public's health, safety, and welfare:

According to Section 18-28 (c), Special Exceptions granted for alcoholic beverage sales within 300 feet of sensitive uses may be approved with conditions, which conditions shall be monitored in accordance with Code Section 18-610. Should the Planning Board approve the application, Section 18-28 (c) requires that the approval be specific to the applicant only, shall not be transferable, and shall only be effective in conjunction with the use(s) specified in the application. As a result, should the Planning Board approve the proposal, these operational controls will be embedded in the approval; however, based on public input, further conditioning may be necessary to ensure continued neighborhood compatibility.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 18-28 (b) of the City Code for Special Exception have been met by the applicant.

Based on the information provided to the Planning Department, the standards established by Section 18-28 (b) of the City Code for Special Exception have been met by the applicant.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the City Code, recommends the request for Special Exception be approved with the following condition:

1. The exception is granted exclusively to of Ashish Soni of Tejas, LLC, Manager and is not transferable.
2. The sale of alcohol is for registered guests only.
3. Purchase of alcohol is for on premises consumption only.

Draft Resolution

**PLANNING BOARD
RESOLUTION NUMBER 2013-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A SPECIAL EXCEPTION TO ASHISH SONI ALLOWING FOR THE SALE OF ALCOHOL TO OCCUR WITHIN 300 FEET OF A CHURCH FOR PROPERTY LOCATED WITHIN THE HNC-1 ZONING DISTRICT, AT 830 TRUSMAN AVENUE (RE#000030470-000000, AK 1031241), PURSUANT TO SECTION 18-28 (b)(2) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 18-28 (a) of the Code of Ordinances provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

WHEREAS, Section 18-28 (b)(2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;

_____Chairman

_____Planning Director

- C. Mitigation measures agreed to be implemented by the applicant;
- D. Public input;
- E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;
- F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

WHEREAS, the applicant requested a Special Exception to sell alcohol within 300 feet of an established church, pursuant to Section 18-28 (b)(2); and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 22, 2013; and

WHEREAS, the Planning Board finds that the applicant’s proposal to sell alcohol is compatible with surrounding existing uses; and

WHEREAS, the Planning Board finds that the extent of conflict between the proposed use, church, and funeral home will be minimal; and

_____Chairman

_____Planning Director

WHEREAS, the Planning Board considered the mitigation measures agreed to be implemented by the applicant; and

WHEREAS, the Planning Board considered public input; and

WHEREAS, the Planning Board has found that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors; and

WHEREAS, the Planning Board considered other factors determined relevant to the public’s health, safety, and welfare; 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 a Special Exception, under Section 18-28 (b) (2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: exclusive to Ashish Soni to be located at 830 Truman Avenue (RE#000030470-000000, AK 1031241), Key West, Florida with the

_____Chairman

_____Planning Director

following conditions:

1. The exception is granted exclusively to Mark Gambuzza, Managing Member of “Uva” Wine, LLC while he is 51% majority owner and is not transferable.
2. The sale of alcohol is for guests only only.
3. Purchase of alcohol is for on premises consumption only.

Section 3. Full, complete, and final application for all 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 Special Exception does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations).

Read and passed at a regularly scheduled meeting held this 22nd day of August, 2013.

_____Chairman

_____Planning Director

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application



THE CITY OF KEY WEST
Planning Department

**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD
MEMBERS ABOUT THE REQUEST
OUTSIDE OF THE HEARING**

*Alcohol Sales Special Exception
Application*

Please print or type a response to the following:

1. Site Address 830 Truman Avenue, Key West, FL 33040
2. Name of Applicant Ashish Soni
3. Applicant is: Owner _____ Authorized Representative X
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 1301 Ashby St. Key West, FL 33040
5. Phone # of Applicant _____ Mobile# 305-394-2923 Fax# _____
6. **E-Mail Address** asonilaw@gmail.com
7. Name of Owner, if different than above Tejas, LLC - Managing Member Hansa Soni
8. Address of Owner 1301 Ashby St. Key West FL 33040
9. Phone Number of Owner 305-292-9596 Fax# _____
10. Email Address hansavsoni@gmail.com
11. Zoning District of Parcel HNC-1 RE# 00030470-000000
12. Description of Use and Exception Requested
Please see sheet attached to application.

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public’s health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:

Please see sheet attached to application.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

Please see sheet attached to application.

15. What are the mitigative measures proposed to be implemented by the applicant:

Please see sheet attached to application.

12. Description of Use and Exception Requested:

830 Truman Avenue is the home to the Silver Palms Inn, a 50 unit boutique hotel. The property is not very large, which limits our ability to offer common area amenities and thus we are unable to satisfy the increasing demands of visitors. A common complaint by our guests is that we do not serve alcoholic beverages on the premises. We strongly believe that by allowing us to serve alcoholic beverages we can better compete with our competitors, who typically have alcohol and beverage licenses. We are requesting this exception so that we can serve alcohol around our pool area.

The property is within 300ft of a church and thus requires a special exception.

13. Demonstrate compatibility with surrounding existing uses:

The Silver Palms Inn is small boutique hotel that prides itself in being a quiet family friendly property. Granting this exception would not impact our neighbors or change the character of the hotel as our guests currently purchase alcohol at nearby liquor and grocery stores to consume on the premises. Within a two block area there are many guest houses, two liquor stores, an adult video establishment, a couple of restaurants, and a strip club, thus we do not feel that granting of this exception will have an impact on the nature and character of the area. We are also surrounded by some residential properties, and throughout our 30 years of ownership of this property we have not received any complaints from our neighbors and hope to keep it that way.

We have no intention on being in the "bar business" or hope to drive significant revenue through alcohol sales. We merely want to provide an extra amenity for our guests to enhance their experience at the Silver Palms Inn and provide them with the ability to have a drink while relaxing by the pool.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

Because we are in the hotel industry our property is open 24 hours a day, but the hours of our pool area is limited from 7am to 9pm. We close the pool area at 9pm not only for the safety of our guests but also to reduce any potential noise from our pool area that could disturb any sleeping guests. The serving of alcohol would be limited from 10:00 am until 9:00 pm on all days except for Sundays. On Sundays we would not serve alcohol prior to 12:00 pm.

15. What are the mitigative measures proposed to be implemented by the applicant:

We would limit the serving of alcohol to only hotel guests and limit the hours of operation to the hours indicated above. Also the sale of alcohol would be limited to only the pool area.

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Ashish Sont, 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:

830 Truman Avenue

Street address of subject property

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

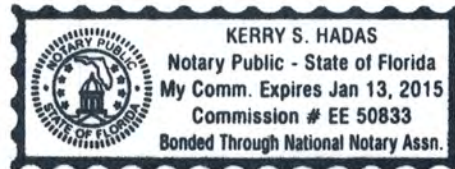
[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this June 17, 2013 by
date

Ashish Sont
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



Kerry S Hadas.
Name of Acknowledger typed, printed or stamped

EE 50833.
Commission Number, if any

In the area surrounding the hotel the following businesses are permitted to sell alcoholic beverages:

BUSINESS

LOCATION

BARE ASSETS

1029 TRUMAN AVENUE

FLAMING BUOY

1100 PACKER ST.

DONS PLACE

1000 TRUMAN AVENUE

KYUSHU JAPANESE RESTAURANT (no longer operating)

929 TRUMAN AVENUE

WING MASTERS

934 TRUMAN AVENUE

ISLAND GROCERY

800 OLIVIA STREET

EL SIBONEY

900 CATHERINE STREET

Deed

This Indenture.

1300

Made this 16th day of July, A. D. 1985
Between VASANTLAL B. SONI,
whose mailing address is 830 Truman Avenue, Key West, Florida
33040,

of the County of Monroe and State of Florida,
part of the first part, and TEJAS, INC.,

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 second part,

Witnesseth, that the said part of the first part, for and in consideration of the sum
of --TEN (\$10.00) and other good and valuable consideration of dollars, to him
in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold,
aliened, remised, released, enfeoffed, conveyed and confirmed and by these presents does
grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of
the second part and its successors and assigns forever, all that certain parcel of land lying and
being in the County of Monroe and State of Florida, more particu-
larly described as follows:

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

SUBJECT TO:

1. Taxes for the year 1985 and subsequent years;
2. Conditions, restrictions, limitations, reservations and easements of record, if any, which are not hereby reimposed;
3. Applicable zoning ordinances.

This Deed was prepared without benefit of title examination or
abstract or survey and is based upon representation of the
Grantor and Grantee.

THIS INSTRUMENT PREPARED BY:
JOHN M. SPOTTSWOOD, JR.
ATTORNEY AT LAW
POST OFFICE BOX 1352
KEY WEST, FLORIDA 33040

399787 REC 0948 PMEO 18.5

DS Paid 504 Date 7-18-85
MONROE COUNTY
DANNY L. KOLLE
By Andria Blave DR.

85 JUL 18 PM 13

Together with all the tenements, hereditaments and appurtenances, with every privilege,
right, title, interest and estate, dower and right of dower, reversion, remainder and easement
thereto belonging or in anywise appertaining:

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

And the said part of the first part do covenant with the said party of the second part
that lawfully seized of the said premises, that they are free of all incumbrance,
and that good right and lawful authority to sell the same, and that said part
of the first part doth 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 above written.

Signed, Sealed and Delivered in Our Presence:

Andria Blave

Andria Blave

PARCEL ONE: The following described property situate in Monroe County, Florida, to-wit: All that part of Tract 12 on the Island of Key West, described by metes and bounds as follows: Commencing at the corner of Margaret and Division Streets and running thence along the Southeasterly side of Division Street (now Truman Avenue) in a Southwesterly direction 68 feet; thence at right angles in a Southeasterly direction 125 feet; thence at right angles in a Northeasterly direction 68 feet to Margaret Street; thence at right angles in a Northwesterly direction 125 feet along Margaret Street to the point of beginning.

ALSO: Part of Tract 12 on the Island of Key West, according to Wm. A. Whitehead's map of said Island delineated in February A.D. 1829, described by metes and bounds as follows: Commencing at a point on the Southwesterly side of Margaret Street distant 125 feet Southeasterly from the corner of Division and Margaret Streets which corner is 157 feet from the Tract line dividing Tracts 12 and 13 and running thence along the Southwesterly side of Margaret Street in a Southeasterly direction 50 feet; thence at right angles in a Southwesterly direction 68 feet; thence at right angles in a Northwesterly direction 50 feet; thence at right angles in a Northeasterly direction 68 feet to the point of beginning.

ALSO: Part of Tract 12 on the Island of Key West, according to William A. Whitehead's map of said Island delineated in February, 1829. Commencing at a point on the Southeasterly side of Division Street (now Truman Avenue) distant 68 feet from the corner of Division and Margaret Streets which said corner is 157 feet from the tract line dividing Tracts 12 and 13 and running thence along the Southeasterly side of Division Street in a Southwesterly direction 107 feet; thence at right angles in a Southeasterly direction 125 feet; thence at right angles in a Northeasterly direction 107 feet; thence at right angles in a Northwesterly direction 125 feet back to the point of beginning.

PARCEL TWO: The following described land situate, lying and being in Monroe County, Florida, to-wit: For a starting point run Southwesterly on the Southeasterly side of Truman Avenue a distance of 175 feet from the corner of Truman Avenue and Margaret Street to a point; from said point and at right angles to Truman Avenue run Southeasterly 125 feet to the point of beginning of the parcel of land being conveyed; from said point of beginning run Southeasterly and at right angles to Truman Avenue a distance of 50 feet; thence at right angles in a Northeasterly direction 107 feet; thence at right angles in a Northwesterly direction 50 feet; thence at right angles in a Southwesterly direction 107 feet, back to the point of beginning.

Additional Information

Certificate of Conversion
For
"Other Business Entity"
Into
Florida Limited Liability Company

This Certificate of Conversion **and attached Articles of Organization** are submitted to convert the following **"Other Business Entity"** into a **Florida Limited Liability Company** in accordance with s.608.439, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of this Certificate of Conversion is:

TEJAS, INC.

(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a CORPORATION

(Enter entity type. Example: corporation, limited partnership,
general partnership, common law or business trust, etc.)

first organized, formed or incorporated under the laws of FLORIDA

(Enter state, or if a non-U.S. entity, the name of the country)

on FEBRUARY 2, 1984

(Enter date "Other Business Entity" was first organized, formed or incorporated)

3. If the jurisdiction of the "Other Business Entity" was changed, the state or country under the laws of which it is now organized, formed or incorporated:

4. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:

TEJAS, LLC

(Enter Name of Florida Limited Liability Company)

5. If not effective on the date of filing, enter the effective date: _____

(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; **AND** 2) must be the same as the effective date listed in the attached Articles of Organization, if an effective date is listed therein.)

6. The conversion is permitted by the applicable law(s) governing the other business entity and the conversion complies with such law(s) and the requirements of s.608.439, F.S., in effecting the conversion.

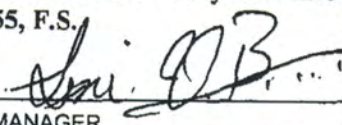
7. The "Other Business Entity" currently exists on the official records of the jurisdiction under which it is currently organized, formed or incorporated.

RECEIVED
11 MAR - 2 PM 4:15
STATE DEPARTMENT OF REVENUE
TALLAHASSEE, FLORIDA


Signed this 24th day of Feb 2011.

Signature of Member or Authorized Representative of Limited Liability Company:

Individual signing affirms that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s.817.155, F.S.

Signature of Member or Authorized Representative: 
Printed Name: VASANTLAL B. SONI Title: MANAGER

Signature(s) on behalf of Other Business Entity: Individual(s) signing affirm(s) that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s.817.155, F.S. [See below for required signature(s).]

Signature: 
Printed Name: VASANTLAL B. SONI Title: PRESIDENT

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

If Florida Corporation:

Signature of Chairman, Vice Chairman, Director, or Officer.
If Directors or Officers have not been selected, an Incorporator must sign.

If Florida General Partnership or Limited Liability Partnership:

Signature of one General Partner.

If Florida Limited Partnership or Limited Liability Limited Partnership:

Signatures of ALL General Partners.

All others:

Signature of an authorized person.

Fees:

Certificate of Conversion:	\$25.00
Fees for Florida Articles of Organization:	\$125.00
Certified Copy:	\$30.00 (Optional)
Certificate of Status:	\$5.00 (Optional)

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

TEJAS, LLC

(Must end with the words "Limited Liability Company, the abbreviation "L.L.C.," or the designation "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

830 TRUMAN AVENUE

830 TRUMAN AVENUE

KEY WEST, FL 33040

KEY WEST, FL 33040

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

VASANTLAL B. SONI

Name

830 TRUMAN AVENUE

Florida street address (P.O. Box NOT acceptable)

KEY WEST FL 33040

City, State, and Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S..


Registered Agent's Signature (REQUIRED)

(CONTINUED)

Page 1 of 2

FILED
11 MAR -2 PM 4:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IV- Manager(s) or Managing Member(s):

The name and address of each Manager or Managing Member is as follows:

Title:

"MGR" = Manager

"MGRM" = Managing Member

Name and Address:

MGR

VASANTLAL B. SONI

MGR

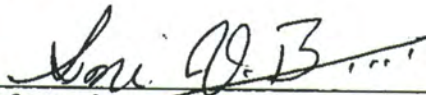
HANSA SONI

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____
(OPTIONAL)

(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; AND 2) must be the same as the effective date listed in the attached Certificate of Conversion, if an effective date listed therein.)

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.)

SONI VASANTLAL B.

Typed or printed name of signee

DRC
Minutes & Comments

- 3) **Transient License Transfer - 520 Angela Street Front and Rear (RE# 00015700-000000, AK# 1016063; RE# 00015700-000100, AK# 1016071)** - A request for a Transient License Transfer of three unassigned units and licenses to property in the HNC-1 zoning district per Section 122-1338 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Craig read the title of the Transient License Transfer request and Mr. Cunningham commented on the item. Mr. Cunningham stated the licenses were currently held in unassigned status and Ms. Miano has purchased these units and licenses for the purpose of expanding her guest house operation which will require renovation to accommodate two units and the third would go to her existing house for possible transient rental.

SUSTAINABILITY COORDINATOR: No comment

URBAN FORESTER: No comment

HARC PLANNER: The proposed design was approved by HARC. Ms. Torregrosa recommended the blanks on the application be completed before going before the Planning Board.

ENGINEERING: No comment

FIRE DEPARTMENT: The receiver site should comply with Code regulations regarding smoke alarms, fire extinguishers, emergency light fixtures signs, etc. and they should contact the Fire Marshal.

POLICE DEPARTMENT: No comment

KEYS ENERGY SERVICES: No objections

Ms. Kate Miano, 520 Angela Street, spoke to the members regarding her application.

PLANNING DIRECTOR: Mr. Craig stated they would pass this on to the Planning Board with the amended application.

- 4) **Special Exception, Alcohol Sales in Proximity to a Church - 830 Truman Avenue (RE# 00030470-000000, AK # 1031241)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church and for property located within the HNC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

Mr. Craig read the title of the Special Exception and Ms. Malo commented on the item. Ms. Malo stated this application for the Silver Palms Hotel is based on their proximity to St. Mary's Church. Alcohol sales would be limited to hotel guests only at the pool with limited hours.

SUSTAINABILITY COORDINATOR: Ms. Higgins suggested the hotel become DEP Green certified.

URBAN FORESTER: No comment

HARC PLANNER: Ms. Torregrosa asked if there would be any structure or shade awning proposed. The applicant stated there was no room for a stationary bar with cover. The purpose was to just provide drinks for their guests.

ENGINEERING: No comment

FIRE DEPARTMENT: No comment

POLICE DEPARTMENT: Officer Torrence asked the applicant if he had previous experience with alcohol sales. The applicant had another hotel out of town with a bar and they have had experience with alcohol sales. He had also spoken with Fr. John Backer of St. Mary's and he had no problem with this request.

KEYS ENERGY SERVICES: No objections

PLANNING DIRECTOR: Mr. Craig stated the service to guests only would be a condition that would be stated to the Planning Board. Mr. Craig requested the applicant add a copy of the survey to the application.

Mr. Soni stated they have features within the hotel to keep it Green Certified.

5) **Variances - 416 Elizabeth Street (RE# 00006240-000000, AK# 1006467)** - A request for a variance for detached habitable space to construct a structure for use as a pool house or satellite bedroom in the HMDR zoning district per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Craig read the title of the Special Exception and Ms. Malo commented on the item. She stated there was some confusion regarding information on the site data table regarding the number of units on the site that needed to be clarified on the application. Ms. Malo also stated open space is applicable on residential property. There was a reference to a landscape plan but it was not attached.

SUSTAINABILITY COORDINATOR: Ms. Higgins suggested the homeowner should get a free energy survey from Keys Energy.

URBAN FORESTER: Ms. DeMaria stated she had been to the property and said there had been a diseased tree removed. She had issues with the property survey lines being different from those submitted with the plans. She asked about the adjoining property at 616 Eaton Street. Mr. Bert Bender, 410 Angela Street, for the Applicant, stated the properties are contiguous and are owned by the Applicant.

Property Appraiser Information

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 1031241 Parcel ID: 00030470-000000

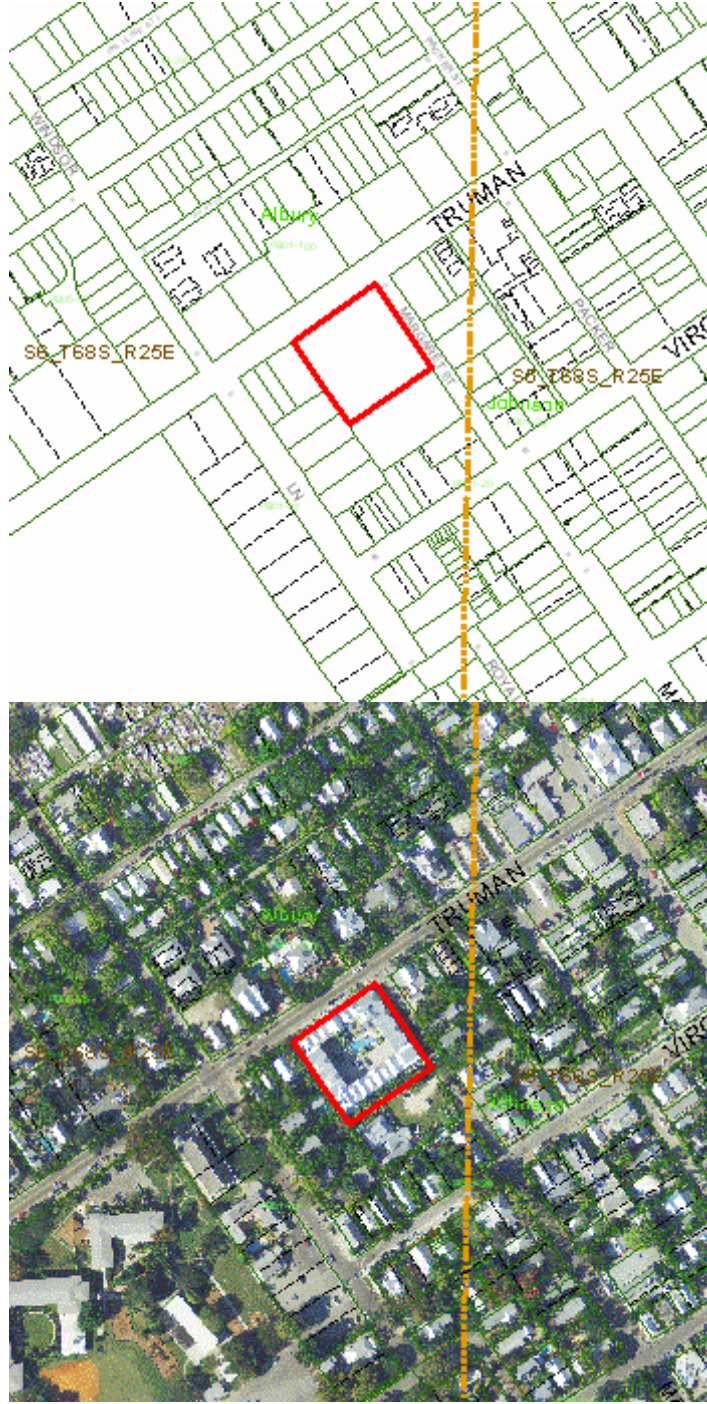
Ownership Details

Mailing Address:
TEJAS LLC
830 TRUMAN AVE
KEY WEST, FL 33040-6426

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 830 TRUMAN AVE KEY WEST
Legal Description: KW PT OF TR 12 PARCELS 1-2 G62-550/51 OR112-434 OR223-239/40 OR555-310 OR559-862 OR762-717/18/719 OR893-72/74 OR948-186/88 OR2512-235/39CERT

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	175	175	30,625.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 14858
Year Built: 2010

Building 1 Details

Building Type
Effective Age 2
Year Built 2010
Functional Obs 0

Condition G
Perimeter 3,500
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 2
Grnd Floor Area 14,858

Inclusions:

Roof Type MANSARD
Heat 1
Heat Src 1

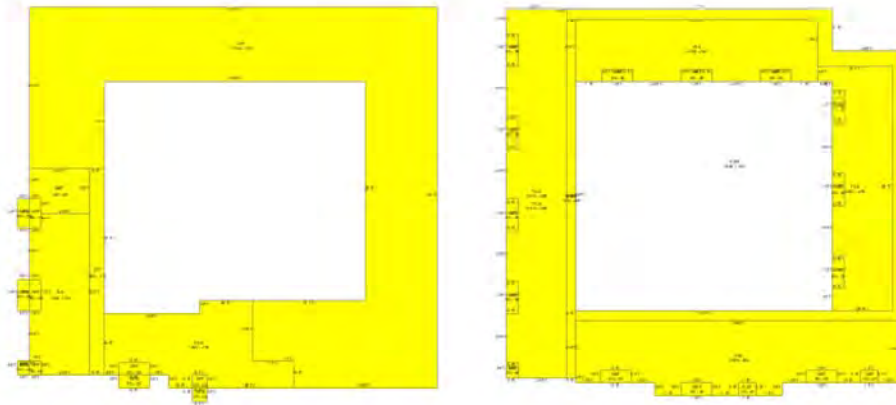
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	6:WD WITH CONC BLK	1	2010		Y			1,927
2	OPF		1	2010					65
3	OPF		1	2010					30
4	FLA	6:WD WITH CONC BLK	1	2010		Y			1,500
5	SBF		1	2010					420
6	OPF		1	2010					30

7	OPF	1	2010		60	
8	OPF	1	2010		65	
9	OPF	1	2010		498	
10	CPF	1	2010		11,333	
11	OPU	1	2010		60	
12	OPU	1	2010		65	
13	OPU	1	2010		30	
14	OPU	1	2010		65	
15	OPU	1	2010		30	
16	FLA	6:WD WITH CONC BLK	1	2010	Y	3,410
17	FLA	6:WD WITH CONC BLK	1	2010	Y	2,330
18	FLA	6:WD WITH CONC BLK	1	2010	Y	2,291
19	FLA	6:WD WITH CONC BLK	1	2010	Y	3,400
20	OUF		1	2010		65
21	OUF		1	2010		65
22	OUF	6:WD WITH CONC BLK	1	2010	Y	65
23	OUF		1	2010		65
24	OUF		1	2010		30
25	OUF		1	2010		65
26	OUF		1	2010		65
27	OUF		1	2010		65
28	OUF		1	2010		65
29	OUF		1	2010		65
30	OUF		1	2010		65
31	OUF		1	2010		35
32	OUF		1	2010		65
33	OUF		1	2010		35
34	OUF		1	2010		65
35	OUF		1	2010		65
36	OUU		1	2010		576
37	OUU		1	2010		1,668

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		HOTEL/MOTEL B	100	N	N
		HOTEL/MOTEL B	100	Y	Y
		HOTEL/MOTEL B	100	Y	Y
		HOTEL/MOTEL B	100	N	N
		HOTEL/MOTEL B	100	N	N
		HOTEL/MOTEL B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
	WD OVER CONC BL	50

WD OVER CONC BL

50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO6:COMM POOL	525 SF	35	15	2010	2010	3	50
2	FN2:FENCES	480 SF	120	4	2010	2010	3	30
3	PT2:BRICK PATIO	1,500 SF	50	30	2010	2010	3	50
4	PSC:PARKING SPACE (CONDO)	17 UT	0	0	2010	2010	1	99

Appraiser Notes

830 TRUMAN AVENUE - EL RANCHO MOTEL TPP ACCOUNT #8511701. BUILDING 1 = REAR 2 = OFFICES 3 = FRONT
2003-01-23 (SKI) 48 MOTEL ROOMS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
09-0832	03/20/2009		800	Commercial	DEMO OF EXISTING STRUCTURES	
09-0831	03/20/2009		850	Commercial	DEMO EXISTING ELECTRICAL	
09-0830	03/20/2009		830	Commercial	DEMO OF ALL EXISTING STRUCTURES OF "EL RACHO MOTEL"	
10-147	03/03/2010		44,800	Commercial	PROVIDE FIRE SPRINKLER SYSTEM	
09-3230	02/05/2010	04/12/2010	628,804	Commercial	INSTALL 60 PTCA, ONE 5 TON SPLIT SYSTEM WITH 9 SUPPLY GRILLS AND ONE WALL UNIT PLUS 60 BATHROOM EXHAUST FANS. INSTALL TWO MINI SPLT SYSTEMS 12,000 BTU'S NOC UNDER MAIN BUILDING.	
10-722	03/19/2010	05/12/2010	0	Commercial	DRY IN WITH 30# FELT ON STEEP SLOPE AND WITH PEEL AND STICK BASE ON LOW SLOPE. INSTALL MODIFIED BITUMEN ON LOW SLOPEINSTALL 5 V-CRIMP ON STEEP SLOPE. INSULATION ON FLAT AREAS. INSTALL TPO ROOFING AND INSULATION SLOPE ROOF AREA 188 SF, FLAT 25 SF.	
10-550	03/10/2010	05/12/2010	10,000	Commercial	15' 6" X 40' 2" POOL	
10-734	03/10/2010	06/09/2010	0	Commercial	POOL WIRING	
09-2590		11/11/2010	0		RECONSTRUCTION OF HOTEL, LOBBY, FITNESS AREA, INCLUDING ELECTRICAL, PLUMBING, MECHANICAL, ROOFING AND POOL (50 ROOMS)	
B943342	10/01/1994	06/01/1995	4,650	Commercial	BUILD HANDICAP BATH	
B951661	05/01/1995	06/01/1995	3,200	Commercial	RENOVATE 4 BATHROOMS	
B952125	06/01/1995	06/01/1995	3,600	Commercial	TILEWORK 22,23,44,45	
9600307	01/01/1996	08/01/1996	3,000	Commercial	ELECTRIC	
1	9802700	09/02/1998	11/29/1999	5,000	Commercial	RENOVATIONS
1	9803601	11/13/1998	11/29/1999	20,000	Commercial	RENOVATIONS
9803059	10/06/1998	11/29/1999	700	Commercial	REPAIR FENCE/STORM DAMAGE	
02/2723	10/02/2002	12/31/2002	7,500	Commercial	RENOVATE 4 ROOMS	
02/2723	10/28/2002	12/31/2002	1,950	Commercial	ELECTRIC	

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
2013	3,292,424	270,184	837,716	6,074,834	5,105,688	0	6,074,834
2012	3,292,424	271,549	837,716	4,641,535	4,641,535	0	4,641,535
2011	3,326,020	272,878	837,716	4,237,641	4,237,641	0	4,237,641
2010	0	0	1,684,375	1,684,375	1,684,375	0	1,684,375
2009	1,519,293	44,775	2,159,063	4,568,230	4,568,230	0	4,568,230
2008	1,519,293	46,432	2,388,750	5,206,760	5,206,760	0	5,206,760
2007	1,189,733	41,211	3,215,625	5,170,979	5,170,979	0	5,170,979
2006	1,217,727	42,655	2,450,000	4,854,473	4,854,473	0	4,854,473
2005	1,217,727	43,944	2,143,750	4,242,259	4,242,259	0	4,242,259
2004	1,231,455	45,454	1,837,500	3,903,336	3,903,336	0	3,903,336
2003	1,231,455	46,740	918,750	3,458,967	3,458,967	0	3,458,967
2002	1,231,455	48,185	918,750	3,294,254	3,294,254	0	3,294,254
2001	1,217,461	45,414	918,750	3,294,254	3,294,254	0	3,294,254
2000	1,217,461	26,884	643,125	1,989,330	1,989,330	0	1,989,330
1999	1,038,631	13,602	643,125	1,057,330	1,057,330	0	1,057,330
1998	694,038	14,130	643,125	1,057,330	1,057,330	0	1,057,330
1997	694,038	12,902	581,875	1,057,330	1,057,330	0	1,057,330
1996	632,393	13,306	581,875	816,841	816,841	0	816,841
1995	619,006	13,355	581,875	816,841	816,841	0	816,841
1994	619,006	13,754	581,875	820,014	820,014	0	820,014
1993	619,006	14,026	581,875	700,940	700,940	0	700,940
1992	619,006	14,424	581,875	700,940	700,940	0	700,940
1991	619,006	14,696	581,875	700,940	700,940	0	700,940
1990	448,229	15,095	467,031	700,940	700,940	0	700,940
1989	448,229	1,781	459,375	600,274	600,274	0	600,274
1988	352,195	1,781	367,500	574,476	574,476	0	574,476
1987	345,973	1,781	220,500	568,254	568,254	0	568,254
1986	346,907	1,781	177,696	526,384	526,384	0	526,384
1985	339,727	1,781	119,804	557,580	557,580	25,000	532,580
1984	335,049	1,781	119,804	487,636	487,636	0	487,636
1983	335,049	1,781	119,804	1,217,366	1,217,366	0	1,217,366
1982	308,032	1,781	106,155	415,968	415,968	25,000	390,968

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
9/1/1983	893 / 72	1	WD	M

This page has been visited 184,695 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
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., August 22, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

Special Exception, Alcohol Sales in Proximity to a Church - 830 Truman Avenue (RE# 00030470-000000, AK # 1031241) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church and for property located within the HNC-1 zoning district, pursuant to Section 18-28 (b)(2) 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 <http://keywest.legistar.com/Calendar.aspx>

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Special Exception, Alcohol Sales in Proximity to a Church - 830 Truman Avenue (RE# 00030470-000000, AK # 1031241) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church and for property located within the HNC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

Applicant: Ashish Soni **Owner:** Tejas, LLC –Managing Member Hansa Doni

Project Location: 830 Truman Avenue

Date of Hearing: Thursday, August 22, 2013 **Time of Hearing:** 6:00 PM

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

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

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Stacy Gibson at sgibson@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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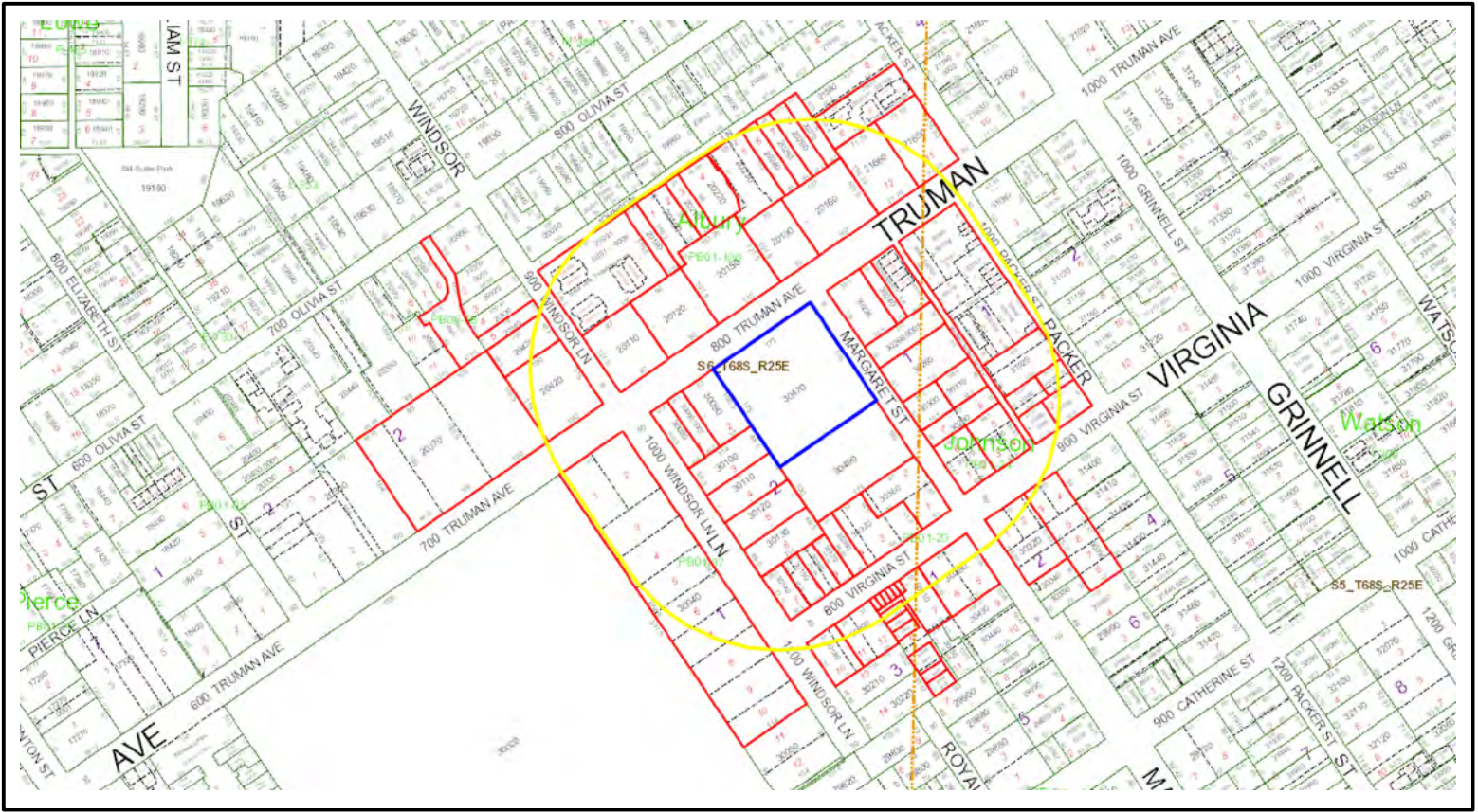
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Monroe County, Florida

830 Truman

Printed: Aug 12, 2013

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 MOYLE ROGER J	14 BIRCH GROVE		RUSHOLME	MANC	M14 5JY	ENGLAND
2 CLARKS GLADYS	828 JOHNSON LN		KEY WEST	FL	33040-6417	
3 GARDNER WILLIAM HOWARD JR	832 JOHNSON LN		KEY WEST	FL	33040	
4 KON MASAYUKI	7525 SW 112TH ST		MIAMI	FL	33156-4544	
5 D'AMBROSIO WAYNE	6203 GENTLE LN		ALEXANDRIA	VA	22310	
6 CRH-YLM 900 LLC	13301 SW 204 ST		MIAMI	FL	33177	
7 COPPOLA MICHAEL C	PO BOX 430437		BIG PINE KEY	FL	33043-0437	
8 LAHTI ERIC E	803 VIRGINIA ST		KEY WEST	FL	33040-3215	
9 SHIELD DAVID M DEC TRUST 7/7/1997	920 VIRGINIA STREET		KEY WEST	FL	33040	
10 THORNBURGH DAWN	1075 DUVAL ST STE C11		KEY WEST	FL	33040-3195	
11 VERGARA MANUEL F AND BEATRIZ	6435 SW 94 ST		MIAMI	FL	33156	
12 806 TRUMAN LLC	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
13 LEWIS DARYL E	E-42 12TH AVE		KEY WEST	FL	33040	
14 SCHNEIDER MARK A	16468 NW 12TH ST		PEMBROKE PINE	FL	33028-1301	
15 ANTHONY PAUL M	1231 WEST BLVD		CLEVELAND	OH	44102	
16 903 VIRGINIA STREET LLC	2932 STAPLES AVE		KEY WEST	FL	33040	
17 WIEMER I FAMILY LIMITED PTNSHP	809 TRUMAN AVE		KEY WEST	FL	33040	
18 D-D PROPERTY HOLDINGS LLC	5200 KRAUS RD		CLARENCE	NY	14031-1568	
19 YACCARINO CLAUDINA L/E	1011 WINDSOR LN		KEY WEST	FL	33040-3269	
20 SUGAR SUSAN BETH	178 FIFTH AVE	APT 10B	NEW YORK	NY	10010	
21 TEJAS LLC	830 TRUMAN AVE		KEY WEST	FL	33040-6426	
22 CBG PROPERTY MANAGEMENT LLC	124 HARBOR VIEW LN		BELLEAIR BLUFF	FL	33770-2605	
23 LAUGHLIN MICHAEL L	P O BOX 323		AIKEN	SC	29802	
24 LAUGHLIN MICHAEL L	P O BOX 323		AIKEN	SC	29802	
25 RUPP WILLIAM R TRUST DATED 10-3-91	3154 GOMER ST		YORKTOWN HEIGHTS	NY	10598	
26 VAN MATER ROBIN	905 TRUMAN AVE		KEY WEST	FL	33040	
27 TURNER NORMAN AND KRISTINA	564 OSPREY RD		CARDINAL	VA	23025-2012	
28 KEYSER LLC	14007 LAKE MAGDALENE BLVD		TAMPA	FL	33618-2319	
29 WIEMER I FAMILY LTD PARTNERSHIP	5705 ARCHER CT		DALLAS	TX	75252-4972	
30 WENSKI THOMAS G ARCHBISHOP OF ARCHDIOCESE OF MIAMI	9401 BISCAYNE BLVD		MIAMI SHORES	FL	33138-2970	
31 FERNANDEZ IRENE	1207 WATSON ST		KEY WEST	FL	33040	
32 WELF LEONARDO A	219 ELIZABETH ST		KEY WEST	FL	33040-6612	
33 GLAZER ARI	1024 SCARLET OAK ST		HOLLYWOOD	FL	33019-4809	
34 SHAW MAUREEN	1023 WONG SONG ALY		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 TORJUSEN HOWARD T	1316 NEWCASTLE DR		ORLANDO	FL	32806-1730	
36 GOTHIER ROBERT JR AND BONNY L	415 FALLOWFIELD RD STE 301		CAMP HILL	PA	17011-4907	
37 STEPANIAK MARK J AND ANNE E	2714 CLEINVIEW AVE		CINCINNATI	OH	45206-1813	
38 GLAZER ARI	701 N 46TH AVE		HOLLYWOOD	FL	33021-5906	
39 PETRICK JOSEPH S	61 BALSAM RD		WAYNE	NJ	07470-5046	
40 FERNANDEZ IRENE	1207 WATSON ST		KEY WEST	FL	33040-3321	
41 ROBERTS KIT ESTATE	907 VIRGINIA ST		KEY WEST	FL	33040-3217	
42 WEHMEYER KENNETH E AND PENNY J	1012 PACKER ST		KEY WEST	FL	33040-3261	
43 DUNN TIMOTHY WILLIAM RANDALL	906 TRUMAN AVE APT 1		KEY WEST	FL	33040-6436	
44 HANKE LEE R AND LYNDA J	906 TRUMAN AVE	APT 2	KEY WEST	FL	33040	
45 1021 MARGARET STREET LLC	2932 STAPLE AVE		KEY WEST	FL	33040	
46 WODDRUFF ANITA D DEC TR 3/25/2004	1901 S ROOSEVELT BLVD APT 101N		KEY WEST	FL	33040-5237	
47 SICIGNANO JOSEPH P AND KAREN LEJA	PO BOX 7		KEY WEST	FL	33041-0007	
48 PIROZEK LINDA A	1013 MARGARET ST		KEY WEST	FL	33040	
49 DEPOO PAUL JULIO	2932 STAPLES AVE		KEY WEST	FL	33040-4043	
50 ISALES RAMON F	PO BOX 1809		OKEECHOBEE	FL	34973-1809	
51 HENSLEY LAURIE	914 PACKER ST APT 4		KEY WEST	FL	33040-6435	
52 HARRIS GERALD L AND LAURA A	2613 LAKEVALE DR		VIENNA	VA	22181-4032	
53 BULLOCK MICHAEL M	3718 FLAGLER AVE		KEY WEST	FL	33040-4529	
54 MOSHER MARINA S REV TR AGR 6/11/2003	1701 ASHBY ST		KEY WEST	FL	33040-5366	
55 VALANOS GEORGE AND FREDERICA	3038 DUMBARTON ST NW		WASHINGTON	DC	20007-3305	
56 HAYES PAUL N	914 WINDSOR LN		KEY WEST	FL	33040	
57 TUPINO JAMES	6 N STEVENS PL		HAZLET	NJ	7730	
58 LEWIS DARYL EUGENE	E-42 12TH AVE		KEY WEST	FL	33040	
59 GUZEWICH FARLIN P JR	806 VIRGINIA ST		KEY WEST	FL	33040-3216	
60 CLIFFORD CHRISTINA L	1702 JOSEPHINE ST		KEY WEST	FL	33040-5339	
61 FULLER NORMAN C	P O BOX 5282		KEY WEST	FL	33045-5282	
62 YEOMAN INVESTMENTS LTD	2432 FLAGLER AVE		KEY WEST	FL	33040	
63 HOWELL KRISTEN K	45 GOOSE NECK RD W		ROCKY POINT	NC	28457-9587	
64 AZUL KEY WEST INC	79 SHORELAND DR		KEY LARGO	FL	33037-4752	
65 THOMAS POWELL S JR AND JUDY ARLENE	808 VIRGINIA ST APT 2		KEY WEST	FL	33040-3267	
66 HACE GERALD J AND FRANCIE	132 LAKEFRONT BLVD UNIT 801		BUFFALO	NY	14202-4348	
67 HOBSON INVESTMENTS LTD	2432 FLAGLER AVE		KEY WEST	FL	33040	
68 KEY LIME INN INC	725 TRUMAN AVE		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 DEHART JACOB G AND LORIE M	938 N MARION ST		OAKPARK	IL	60302	
70 909 WINDSOR LANE LLC	522 ROUTE 9 UNIT 196		ENGLISHTOWN	NJ	07726-8241	
71 911 WINDSOR LANE KEY WEST LLC	522 ROUTE 9 UNIT 196		MANALAPAN	NJ	07726-8937	
72 DUNN DAVID E	2550 M ST NW		WASHINGTON	DC	20037-1301	
73 LOGSDON AMY L	808 VIRGINIA ST APT 6		KEY WEST	FL	33040-3267	
74 FRISSORA CHARLES AND CATHERINE J	106 POWERS RD		SUDBURY	MA	1776	
75 VANORE JOSEPH A JR AND AMY L	200 SHIVERS RUN CT		MULLICA HILL	NJ	8062	
76 VALEGA JANIS H TRUST AGR DATED 5/11/04	4488 STONE CREEK RD		BRUNSWICK	OH	44212	
77 HEWETT CHARLES AND JACQUELINE	109 VALLEY VIEW RD		EAST HOLDEN	ME	4429	
78 DEJA VIEW LLC	9524 W 146TH ST		OVERLAND PARK	KS	66221-2522	
79 MITCHELL SARA	88 KELLY DR		CENTRAL SQUAF NY		13036-3492	
80 HOWE STEPHANIE	914 PACKER ST APT 2		KEY WEST	FL	33040-6435	
81 WONG-INGRAM LLC	1001 WHITEHEAD ST		KEY WEST	FL	33040	
82 MAHLE W STEPHEN AND LYNNE M	188 GWYNEDD MANOR RD		N WALES	PA	19454	
83 GERON MICHAEL J AND DEBORAH A	229 MAIN AVE		BAY HEAD	NJ	8742	
84 GUZEWICH FARLIN P JR	806 VIRGINIA ST		KEY WEST	FL	33040	
85 BEEDE KEVIN R	1024-B MARGARET ST		KEY WEST	FL	33040	
86 SONI AND SONS LIMITED PARTNERSHIP AGREEMENT	830 TRUMAN AVE		KEY WEST	FL	33040-6426	
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