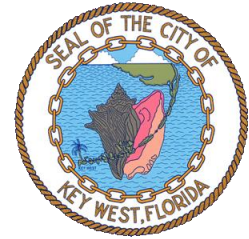


# **Staff Report**

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



**To:** Chair and Planning Board Members

**From:** Kevin Bond, AICP, LEED Green Associate  
Acting Planning Director

**Meeting Date:** December 18, 2014

**Agenda Item:** **Change of Nonconforming Use – 1103-1105 Whitehead Street (RE # 00028130-000000, AK # 1028908)** – A request for a change of nonconforming use from light industrial and retail/office to low-intensity commercial retail on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-32(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

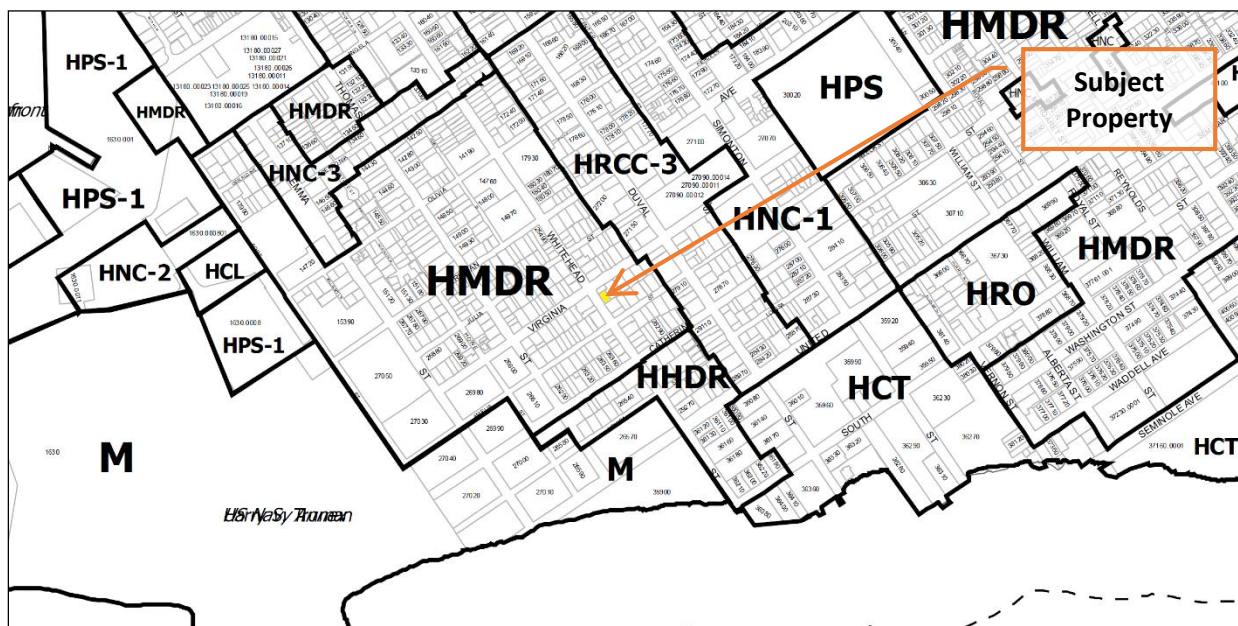
**Request:** Approval to change former light industrial and retail/office uses to low-intensity commercial retail.

**Applicant:** Trepanier & Associates, Inc.

**Property Owner:** 1103-1105 Whitehead St of Key West LLC

**Location:** 1103-1105 Whitehead Street (RE # 00028130-000000, AK # 1028908)

**Zoning:** Historic Medium Density Residential (HMDR)



**Background:**

The property, which is located near the eastern corner of Whitehead and Virginia Streets, is comprised of a one-story, 2,337-square-foot commercial building and is located within the Key West Historic District as a non-contributing structure. According to the Monroe County Property Appraiser records, the building was constructed in 1948. The property is located within the HMDR Zoning District, which does not allow commercial uses. However, the property had commercial uses that were established prior to the adoption of the current zoning ordinance in 1997, and those nonconforming uses have continued. Despite different zoning ordinances through the decades, there is evidence in historic photographs, prior City approvals and Sanborn maps that the property has hosted a variety of commercial uses for over 60 years. According to the City’s licensing records, the following businesses have been issued business tax receipts:

<b>Business Tax Receipts at 1103 Whitehead Street</b>				
<b>Business Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Number</b>	<b>Classification</b>
Key West Press	1995	2008	5081; 15762; 22371	Service – General (Printing)
<b>Business Tax Receipts at 1105 Whitehead Street</b>				
<b>Business Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Number</b>	<b>Classification</b>
M & M Enterprises Inc	2011	2012	25425	Service – General (tax prep; accountant)
Coastline Real Estate	2004	2007	17407; 19886	Service – Real Estate Sales; Service – Professional
Quarters Group Inc	2003	2004	15888	Retail/Mail Order/Wholesale 501-2000 SF

In April 2012, the property transferred to a new owner, 1103-1105 Whitehead St of Key West LLC. The new owner has been issued 12 building permits by the City since June 2012 for various repairs and renovations to the building, including an electrical service upgrade, air conditioning, storefront improvements, roofing and a new concrete slab floor. In July 2014, a new tenant, Southernmost Group LLC, applied for a business tax receipt for retail clothing, resortwear and gifts.

**Request:**

The Applicant proposes a change of nonconforming use from light industrial (printing press) and retail/office to low-intensity commercial retail.

**Surrounding Zoning and Uses:**

North: HMDR Old Town Grocer commercial retail  
South: HMDR Elks Lodge  
East: HMDR Anchor’s Aweigh Club  
West: HMDR Single-family residential, multifamily residential, parking lot

**HMDR Permitted Uses Per City Code Section 122-597:**

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.

(3) Group homes with less than or equal to six residents as provided in section 122-1246

**HMDR Conditional Uses Per City Code Section 122-598:**

- (1) Group homes with seven to 14 residents as provided in section 122-1246
- (2) Cultural and civic activities.
- (3) Educational institutions and day care.
- (4) Nursing homes, rest homes and convalescent homes.
- (5) Parks and recreation, active and passive.
- (6) Places of worship.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Parking lots and facilities.

**Process:**

Development Review Committee:

August 28, 2014

Planning Board:

December 18, 2014

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

Pursuant to City Code Section 122-32(e), a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds that:

**(1) The new use is equally or more appropriate to the zoning district; and**

“Low-intensity commercial retail” means commercial retail uses that generate less than 50 average daily vehicular trips per 1,000 SF. The applicant submitted a traffic analysis concluding that the proposed use would generate 21 daily trips under the assumption that most customers (80%) will travel on foot. Staff agrees with this assumption given the property’s lack of off-street parking and its location between major tourist attractions, including the Southernmost Point and the Hemingway House. Therefore, the proposed use of low-intensity commercial retail would be more appropriate than the former light industrial printing press use and would be equally appropriate as the former retail/office uses. IN COMPLIANCE.

**(2) The change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage.**

***Intensity of Proposed Use: Parking***

The property is currently nonconforming to the City’s off-street parking requirements as there are no off-street parking spaces. However, there are on-street vehicular and bicycle parking spaces nearby. This is a high pedestrian traffic corridor along Whitehead Street. The change of use does not involve enlarging the existing building or adding new floor area. Therefore, the need for parking facilities would not be increased. IN COMPLIANCE.

***Intensity of Proposed Use: Traffic***

According to the submitted traffic analysis, vehicular trip generation is expected to be the same as the prior light industrial and retail/office uses, due to the assumption that 80% of the trips

would be via non-vehicular modes. Therefore, it is anticipated that the proposed use would not increase vehicular traffic to the neighborhood. IN COMPLIANCE.

***Intensity of Proposed Use: Noise, Dust, Fumes and Other Environmental Hazards***

The proposed use is not anticipated to increase noise, dust, fumes or other environmental hazards. IN COMPLIANCE.

***Intensity of Proposed Use: Drainage***

No changes are proposed to the exterior of the building or property that would affect drainage. The change of use would not have an adverse impact on drainage. IN COMPLIANCE.

**Recommendation:**

Based on the above analysis of the standards for considering changes of nonconforming uses in Section 122-32(e) of the Land Development Regulations, the Planning Department recommends the request be **APPROVED** with the following conditions:

1. The building and property shall be ADA accessible.
2. Certificates of Appropriateness shall be obtained for any new signage or other applicable work.
3. A business tax receipt shall be obtained and any applicable impacts fees paid within 30 days of the effective date of the proposed resolution.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NO. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A CHANGE OF NONCONFORMING USE FROM LIGHT INDUSTRIAL AND RETAIL/OFFICE TO LOW-INTENSITY COMMERCIAL RETAIL ON PROPERTY LOCATED AT 1103-1105 WHITEHEAD STREET (RE # 00028130-000000, AK # 1028908) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTION 122-32(E) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the applicant proposes to change the former nonconforming light industrial and retail/office uses to low-intensity commercial retail use on property located at 1103-1105 Whitehead Street (RE # 00028130-000000, AK # 1028908); and

**WHEREAS**, the property is located within the Historic Medium Density Residential (HMDR) Zoning District; and

**WHEREAS**, Section 122-32(e) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that a nonconforming use of a building or structure may be changed to another nonconforming use under certain findings of the Planning Board; and

**WHEREAS**, the new use is equally or more appropriate to the zoning district; and

**WHEREAS**, the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage; and

**WHEREAS**, the Planning Board finds that the granting of the change of nonconforming use will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

**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 change of nonconforming use from the former light industrial and retail/office uses to low-intensity commercial retail is hereby granted on property located at 1103-1105 Whitehead Street (RE # 00028130-000000, AK # 1028908) within the HMDR Zoning District pursuant to Section 122-32(e) of the City of Key West Land Development Regulations, subject to the following conditions:

1. The building and property shall be ADA accessible.
2. Certificates of Appropriateness shall be obtained for any new signage or other applicable work.
3. A business tax receipt shall be obtained and any applicable impacts fees paid within 30 days of the effective date of the proposed resolution.

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

**Section 5.** This change of nonconforming use 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 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this 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 \_\_\_\_ day of \_\_\_\_\_, 2014.

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

---

Richard Klitenick, Planning Board Chairman

Date

**Attest:**

---

Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

---

Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

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

# Application

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



## Application for Change of a Nonconforming Use City of Key West Planning Department

Please print or type a response to the following:

1. Site Address 1103- 1105 WHITEHEAD ST
2. Name of Applicant TREPANIER & ASSOCIATES, INC
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization Form must be completed)
4. Address of Applicant 1421 FIRST  
KEY WEST, FL 33040
5. Phone Number of Applicant 305-293-8983 Email kevin@owentrepanier.com
6. Name of Owner, if different than above 1103-1105 WHITEHEAD STREET OF KEY WEST, LLC
7. Address of Owner 1103 WHITEHEAD ST.  
KEY WEST, FL 33040
8. Phone Number of Owner \_\_\_\_\_ Fax Number \_\_\_\_\_
9. Zoning District of Parcel HMDR RE# 00028130-000000
10. Is Subject Property located within the Historic District? Yes X No \_\_\_\_\_  
If Yes, Date of HARC \_\_\_\_\_ HARC # \_\_\_\_\_
11. Are there easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No X If Yes, please describe and attach the documents. \_\_\_\_\_
12. Description of existing use and proposed use. Please be specific. If there is more than one use please describe each use (use a separate sheet of paper if necessary).  
EXISTING: 1103-LIGHT INDUSTRIAL; 1105-OFFICE/RETAIL (02-134)  
PROPOSED: 1103-1105: LOW INTENSITY COMMERCIAL RETAIL  
PLEASE SEE SUPPLEMENTAL DEVELOPMENT ANALYSIS DATED: 12/3/14
13. Pursuant to Section 122-32(e) of the Municipal Code, a nonconforming use of a building or structure may be changed to another nonconforming use if the Planning Board finds: (1) that the new use is equally or more appropriate to the

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



zoning district; and (2) the change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage. Please explain how the change complies with this standard (use a separate sheet of paper if necessary).

---

PLEASE SEE SUPPLEMENTAL DEVELOPMENT ANALYSIS DATED: 12/3/14

---

---

---

---

Please include the following with this application:

1. A copy of a **recorded warranty deed** containing a legal description of the subject parcel,
2. An application fee of **\$1,000.00** plus a **separate** additional fee of **\$50.00** for Fire Department Review, and an advertising and noticing fee of **\$100.00**. If paying with a check, please make payable to the City of Key West and include your name, address, driver's license number and date of birth on the back of the check.
3. Elevations of proposed buildings or structures, including finished height above grade. Photo may be substituted for existing buildings.
4. Recent Survey of the site by a licensed Surveyor with:
  - Size of site
  - Buildings & structures
  - Topography
  - Easements
  - Parking arrangement & material
  - Utility Lines
- b. Site Plan of area showing:
  - Buildings on Site
  - Existing size, type and location of trees, hedges, and other features.
  - Existing storm-water retention areas and drainage flows
  - Adjacent land uses, buildings, and driveways.

**If you have questions regarding this application, please contact the Planning Department at 809-3720.**



# Project Analysis

1103-1105 Whitehead St. – Change of Nonconforming Use

## Summary:

Prior to 2002 this property contained approximately 2,337sq. ft. of light industrial floor area. In 2002 the property received a change of nonconforming use approval to convert 1,169 sq. ft. from light industrial to commercial retail/ office (furniture store and architect’s office). This portion of the property has since converted to various other commercial retail and office uses. This application seeks to convert the remaining 1,169 sq. ft. of light industrial floor area to low intensity commercial retail use, consistent with the 2002 approval. The proposed change meets the approval criteria of Sec. 122-32(e).

## Analysis:

The following is a complete analysis of the proposed change of nonconforming use review and approval criteria.

Pursuant to Sec. Sec. 122-32(e) - A nonconforming use of a building or structure may be changed to another nonconforming use if the planning board finds that:

1. The new use is equally or more appropriate to the zoning district; and
2. The change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage.

The following timeline shows the property’s use has changed through time with the benefit of City approvals:

History of Use	
Date	Use/ Action
February 1974	Ordinance 74-3 approves change of nonconforming use from a plumbing business to a sheet metal shop. <sup>1</sup>
August 1986	Resolution 86-190 approves a special exception to permit use of the property as a printing shop in HP-3 Light Commercial Historic Preservation District, under Section VII of the Zoning Ordinance of the City of Key West. <sup>2</sup>
June 2001	Variance Resolution 01-255 allows adjustments of property lines of two existing lots to allow division of an existing building with one lot on Whitehead St. (1103-1105 Whitehead St.) and another on Virginia St. (404 Virginia St.), resulting in better compliance with the City Code of Ordinances. <sup>3</sup>

<sup>1</sup> Exhibit 1- Ordinance 74-3

<sup>2</sup> Exhibit 2- Resolution 86-190

<sup>3</sup> Exhibit 3- Variance Resolution 01-255

December 2001	Address Assignment by City of Key West designates two addresses to reflect the two units within the single building: 1103-1105 Whitehead St. <sup>4</sup>
May 2002	Resolution 02-134 approves a change of nonconforming use for half the property from light industrial to low intensity commercial retail/ office. <sup>5</sup>
2002- 2010	Key West Press remains at 1103 Whitehead St. & various, revolving businesses occupy 1105 Whitehead St. <sup>6</sup>
March 2011	1103 Whitehead St. Business License for Key West Press expires <sup>6</sup>
January 2012	1105 Whitehead St. Business License for M&M Tax Service is transferred <sup>6</sup>
June 2012 – April 2014	Various commercial building permits are issued for the intended renovation to the proposed low intensity commercial retail use. <sup>7</sup>
July 2014	Business Tax Receipt application <sup>8</sup>
August 2014	Change of nonconforming Use application submitted to City <sup>9</sup>

Evaluation for Compliance with the Comprehensive Plan

GOAL 1-1: *Ensure that the character and location of land uses incorporate best management practices and principles of resource conservation; enhance community appearances; promote orderly land use transition, and; minimize threats to health, safety and welfare which may be caused by incompatible land uses, environmental degradation, hazards and nuisances.*<sup>6</sup>

The proposed change furthers Goal 1-1 by eliminating a non-compatible light industrial use within a residential district and changing that use to a more compatible low intensity commercial retail use consistent with the exiting approved use on half of the property.

Evaluation for Compliance with the LDRs

The overall intent of Article II of the LDRs is to permit nonconforming uses to be continued, replaced, repaired or maintained under certain conditions. This application complies with the intent of Article II as evidenced by compliance with Section 122-32(e) as follows:

In accordance with Section 122-32(e) a nonconforming use of a building or structure may be changed to another nonconforming use if the planning board finds that:

- a. The new use is equally or more appropriate to the zoning district<sup>10</sup>:

The proposed use of the building as low intensity commercial retail is more appropriate and compatible with this neighborhood than any other past use of the 1,169 sq. ft. in question. The building is located within a several-block stretch of commercial and institutional uses (Figure 1).

The area is characterized by apartments, single-family homes, commercial and institutional uses, guest houses, and tourist attractions (Figure 1).

<sup>4</sup> Exhibit 4- Address Assignment

<sup>5</sup> Exhibit 5- Resolution 02-134

<sup>6</sup> Exhibit 6- License History

<sup>7</sup> Exhibit 7- Building Permit History

<sup>8</sup> Exhibit 8- KW BTR Application

<sup>9</sup> On file with City

<sup>10</sup> Sec. 122-32(e)(1)

The proposed use is a pedestrian tourist-oriented business, located approximately half way between the Hemmingway House and the Light House on one end and the Southernmost Point on the other (Figure 1).

The intended market is the pedestrian traffic moving along this corridor between the guest houses, restaurants and tourist attractions (Figure 1).

The City has approved the property for similar change of uses in the past which has trended this property towards more compatible and appropriate uses (please see the History of Uses/ Actions above).

- b. The change of use would not intensify the use of the premises by increasing the need for parking facilities; increasing vehicular traffic to the neighborhood; increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage<sup>11</sup>.

Parking - pursuant to Sec. 108-571, parking is required any time a building is erected or enlarged or increases in capacity. None of these actions are proposed; therefore no change to the parking situation is proposed or required. Notwithstanding, it is important to point out that the target market for the proposed use is the pass-by pedestrian tourist traffic.

From a planning perspective, parking demand is heavily correlated to trip generation. As evidenced by the Trip Generation Analysis prepared by KBP Consulting, Inc<sup>12</sup>, there is no increase in vehicular traffic to the site and therefore, there will be no increase in required parking related to this change of nonconforming use application. As a result of the proposed change of use, we anticipate an actual reduction in nearby parking demand.

Vehicular traffic - as evidenced by the Trip Generation Analysis submitted by KBP Consulting, Inc. the proposed change of use will not intensify vehicular trip generation.

Noise, dust fumes and other environmental hazards - the change of use will eliminate the light industrial use currently permitted along with the associated noise, dust, fumes or other associated environmental hazards. The proposed use will not propose any noise, dust, fumes or other environmental hazards.

Adverse impact on drainage - the change of use will have no adverse impact on drainage - no changes are proposed to the land, building or structures that affect drainage.

---

<sup>11</sup> Sec. 122-32(e)(2)

<sup>12</sup> Exhibit 9- Trip Generation Analysis- KBP Consulting, Inc.



**Figure 1: Location Map and Vicinity**



## **Conclusion**

The proposed change of use for the remaining light industrial square footage in the building is more appropriate and compatible for the district and will result in a decrease in intensity for the property as evidenced by the following:

1. The proposed change of use from light industrial to low intensity commercial retail is more appropriate to the zoning district.
2. The proposed use complies with Section 122-32(e) and therefore meets the intent of the Land Development Regulations.
3. The proposed use furthers the Goal 1-1 and therefore meets the intent of the Comprehensive Plan.
4. The change of use does not intensify the use of the premises.
5. The change of use does increase the need for parking facilities.
6. The change of use does not increase vehicular traffic to the neighborhood.
7. The change of use reduces noise, dust, fumes and other environmental hazards.
8. The change of use will not have an adverse impact on drainage.

Given the above, the applicant respectfully requests that the City continue the historic trend of approving changes of non-conforming uses for this property and approve the proposed change of nonconforming use in accordance with Section 122-32(e).

AN ORDINANCE PERMITTING THE CHANGE OF ONE NON-CONFORMING USE (PLUMBING SHOP) TO ANOTHER NON-CONFORMING USE (SHEET METAL SHOP) IN ACCORDANCE WITH PARAGRAPH C, SECTION 6 OF SECTION VI OF THE ZONING ORDINANCE OF THE CITY OF KEY WEST, FLORIDA (ORDINANCE 69-29) ON THE PROPERTY KNOWN AS 1103-1105 WHITEHEAD STREET MORE PARTICULARLY DESCRIBED AS FOLLOWS:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829 as part of Tract 11, but now better known as part of Square 6 in Tract 11, and is described by metes and bounds as follows: to-wit:

Commencing at a point distant 22 feet. 10 inches Southeasterly from the corner of Whitehead and Virginia Streets and running thence in a Southeasterly direction along Whitehead Street 60 feet. more or less; thence at right angles in a North-easterly direction 50 feet; thence at right angles in a Northwesterly direction 60 feet more or less; thence at right angles in a Southwesterly direction 50 feet to the place of beginning.

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829 as a part of Tract 11 but now better known as Sub-division 3 of Lot 3 in Square 6 of said Tract 11 according to a diagram duly recorded in the Public Records of Monroe County, Florida.

Commencing at a point on Virginia Street distant 50 feet from the corner of Virginia and Whitehead Streets and running thence along the line of Virginia Street in a North-easterly direction 25 feet; thence at right angles in a Southeasterly direction 82 feet and 10 inches; thence at right angles in a Southwesterly direction 25 feet; thence at right angles in a Northwesterly direction 82 feet and 10 inches to the place of beginning on Virginia Street; also known as 1103-1105 Whitehead Street, Key West, Monroe County, Florida.

REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES OF SAID CITY IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE, TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING WHEN ORDINANCE GOES INTO EFFECT.

BE IT enacted by the City Commission of the City of Key West, Florida:

Section 1. That the existing non-conforming use (plumbing shop) on the following described property is hereby

changed to a different non-conforming use (sheet metal shop) and permission is hereby granted for the conducting of the activities of the sheet metal shop on the following described property:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A. D. 1829 as part of Tract 11, but not better known as part of Square 6 in Tract 11, and is described by metes and bounds as follows: to-wit:

Commencing at a point distant 22 feet, 10 inches southeasterly from the corner of Whitehead and Virginia Streets and running thence in a southeasterly direction along Whitehead Street 60 feet, more or less; thence at right angles in a northeasterly direction 50 feet; thence at right angles in a northwesterly direction 60 feet more or less; thence at right angles in a southwesterly direction 50 feet to the place of beginning.

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A. D. 1829 as a part of Tract 11 but now better known as subdivision 3 of lot 3 in square 6 of said tract 11 according to a diagram duly recorded in the public records of Monroe County, Florida.

Commencing at a point on Virginia Street distant 50 feet from the corner of Virginia and Whitehead Streets and running thence along the line of Virginia Street in a northeasterly direction 25 feet; thence at right angles in a southeasterly direction 82 feet and 10 inches; thence at right angles in a southwesterly direction 25 feet; thence at right angles in a northwesterly direction 82 feet and 10 inches to the place of beginning on Virginia Street; also known as 1103-1105 Whitehead Street; Key West, Monroe County, Florida.

Section 2. All ordinances or parts of ordinances of said city in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 3. This ordinance 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.

Read and passed on first reading at a regular meeting held February 4, A. D. 1974.

Second reading dispensed with by unanimous consent of the Commission.



\_\_\_\_\_

Mayor.

ATTEST:



\_\_\_\_\_

city clerk.

EXHIBIT 1

RESOLUTION NO. 86-190

A RESOLUTION ALLOWING USE AS A PRINTING SHOP TO HP-3, LIGHT COMMERCIAL HISTORIC PRESERVATION DISTRICT UNDER SECTION VII OF THE ZONING ORDINANCE OF THE CITY OF KEY WEST, FLORIDA (ORDINANCE NO. 69-29) TO ALLOW FOR USE AS A PRINTING SHOP ON THE FOLLOWING DESCRIBED PROPERTY: ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND IS PART OF SUBDIVISIONS 3 AND 4, LOT 3, SQUARE 6, ACCORDING TO BEVERLY B. BROWN'S SUBDIVISION OF PART OF SQUARES 3 AND 6, TRACT 11, ACCORDING TO C. W. TIFT'S MAP OF SAID TRACT, DRAWN IN 1874, AS RECORDED IN DEED BOOK "J" AT PAGE 671, OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF VIRGINIA STREET AND THE NORTHEASTERLY LINE OF WHITEHEAD STREET GO NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF VIRGINIA STREET A DISTANCE OF 50 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF VIRGINIA STREET A DISTANCE OF 25 FEET TO A POINT; THENCE SOUTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 82.83 FEET TO A POINT; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 11 FEET TO A POINT; THENCE NORTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 2.27 FEET TO A POINT; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 64 FEET TO A POINT IN THE NORTHEASTERLY LINE OF WHITEHEAD STREET A DISTANCE OF 57.73 FEET TO A POINT; THENCE NORTHEASTERLY AND AT RIGHT ANGLES A DISTANCE OF 50 FEET TO A POINT; THENCE NORTHWESTERLY AND AT RIGHT ANGLES A DISTANCE OF 22.83 FEET BACK TO THE POINT OF BEGINNING. ALSO KNOWN AS 1103 AND 1105 WHITEHEAD STREET, KEY WEST, MONROE COUNTY, FLORIDA.

Whereas, special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the subject district; and

Whereas, literal interpretation of the provisions of the Zoning Ordinance of the City of Key West would deprive the owner of the subject property of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.

Whereas, the special conditions and circumstances do not result from the actions of the applicant.

Whereas, the granting of the special exception requested will not confer on the applicant any special privilege that is denied by the ordinance to other land, structures of buildings in the same district; now therefore,

BE IT RESOLVED by the City Commission of the City of Key West, Florida:

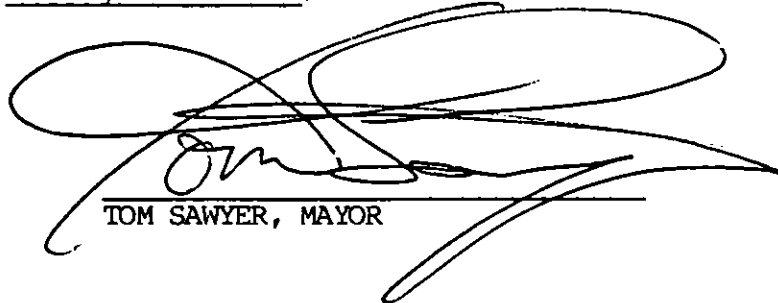
Section 1. That a special exception to permit use as a printing shop in HP-3, Light Commercial Historic Preservation District, under Section VII of the Zoning Ordinance of the City of Key West, Florida (Ordinance No. 69-29), be on the following described property:

On the Island of Key West, Monroe County, Florida, and is part of Subdivisions 3 and 4, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 and 6, Tract 11, according to C. W. Tift's map of said Tract, drawn in 1874, as recorded in Deed Book "J" at page 671, of Monroe County Public Records and is more particularly described as follows: From the intersection of the Southeasterly line of Virginia Street and the Northeasterly line of Whitehead Street go Northeasterly along the Southeasterly line of Virginia Street a distance of 50 feet to a point, which point is the point of beginning; thence continue Northeasterly along the Southeasterly line of Virginia Street a distance of 25 feet to a point; thence Southeasterly and at right angles a distance of 82.83 feet to a point; thence Southwesterly and at right angles a distance of 11 feet to a point; thence Northwesterly and at right angles a distance of 2.27 feet to a point; thence Southwesterly and at right angles a distance of 64 feet to a point in the Northeasterly line of Whitehead Street a distance of 57.73 feet to a point; thence Northeasterly and at right angles a distance of 50 feet to a point; thence Northwesterly and at right angles a distance of 22.83 feet back to the Point of Beginning. Also known as 1103 and 1105 Whitehead Street, Key West, Monroe County, Florida.

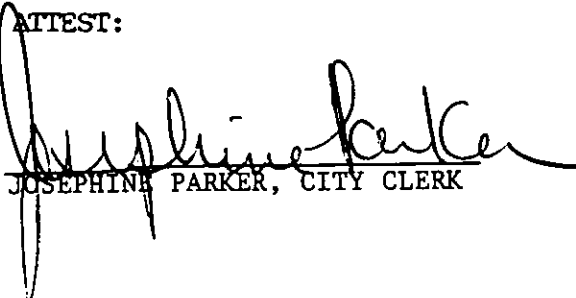
Section 2. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed at a regular meeting held this

6 day of August, 1986.

  
TOM SAWYER, MAYOR

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK

*file*

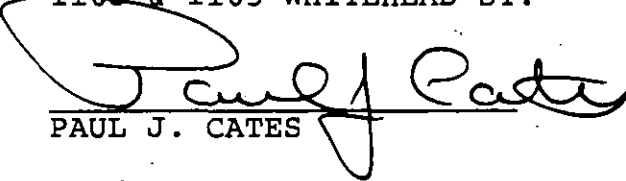
# CITY OF KEY WEST, FLORIDA

OFFICE MEMORANDUM

DATE JUNE 16, 1986

**TO:** STEVE STITT, CITY ATTORNEY  
**FROM:** PAUL J. CATES, CHIEF BUILDING OFFICIAL  
**SUBJECT:** SPECIAL EXCEPTION

PLEASE PROCESS THE ATTACHED APPLICATION FOR MICHAEL PADRON,  
1103 & 1105 WHITEHEAD ST.

  
PAUL J. CATES

PJC/mb

CC: ART MOSLEY, CITY PLANNER  
SULLINS STUART, D.C.A.  
JOSEPHINE PARKER, CITY CLERK

EXHIBIT 2



APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, OR AMENDMENT

OK to proceed  
see map

DATE: 5-14-86

This application must be completed and returned, with all enclosures referred to herein, to the office of Zoning Director of the City Key West, Florida.

The applicant is reminded that a variance, special exception or amendment must be justified, and the mere filing of the application does not ensure approval of the application.

1. Name of Applicant (Print) Michael Padron  
Address 3rd Street Stock Island  
City Key West State FLA Tel. No. 33040

2. Legal description of property covered by application (attach a copy of either the Warranty Deed or a copy of the Abstract).

ATTACHED

3. Size of area covered by application AND ADDRESS: 1103 + 1105 Whitehead

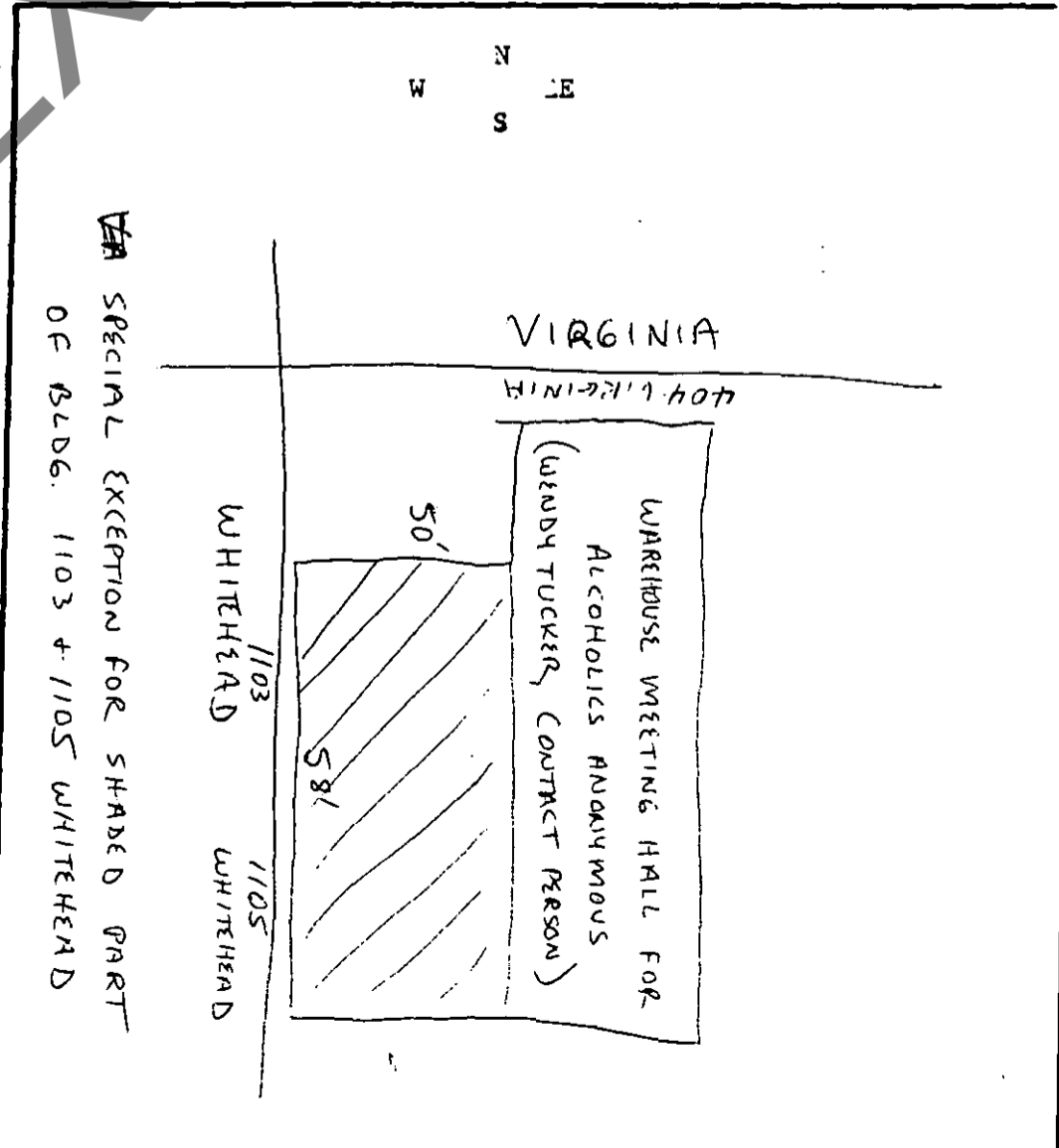
4. Street boundaries Virginia + Whitehead

5. Zoning classification HP-3

6. Variance, special exception or amendment for use as a printing shop

7. Draw rough sketch of your property and buildings thereon in space provided in lower right corner. Indicate all dimensions of Property and buildings.

EXHIBIT 2



8. The following enclosures are needed to complete this application:

\_\_\_\_\_ Plot plan of proposed layout.

\_\_\_\_\_ Building plans of structures to be erected.

\_\_\_\_\_ Application fee in the amount of \$50.00 in cash or check drawn to the order of the City of Key West, Florida.

STATE OF FLORIDA

COUNTY OF MONROE

I, Michael A. Padron, Jr. being first duly sworn, depose and say that:

I am the owner/legal representative of the owner/lessee of the property described which is the subject matter of the application. That all of the answers to the questions in said application, and all sketches and data attached to and made a part of said application are true and correct to the best of my knowledge and belief.

M. A. Padron, Jr.

Sworn to and subscribed before me this

28th day of April 1986

Elizabeth Garcia  
(NOTARY)  
Monroe County

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES AUG 7 1986  
BONDED THRU GENERAL INS UNDERWRITERS

APPENDIX "A"

On the Island of Key West, Monroe County, Florida, and is Part of Subdivisions 3 and 4, Lot 3, Square 6, according to Beverly E. Brown's Subdivision of Part of Squares 3 and 6, Tract 11, according to C. W. Pitt's Map of said tract, drawn in 1874, as recorded in Deed Book "J" at Page 671, of Monroe County Public Records and is more particularly described as follows:

From the intersection of the Southeasterly line of Virginia Street and the Northeasterly line of Whitehead Street go North-easterly along the Southeasterly line of Virginia Street a distance of 50 feet to a point, which point is the point of beginning; thence continue Northeasterly along the Southeasterly line of Virginia Street a distance of 25 feet to a point; thence Southeasterly and at right angles a distance of 82.83 feet to a point; thence Southwesterly and at right angles a distance of 11 feet to a point; thence Northwesterly and at right angles a distance of 2.27 feet to a point; thence Southwesterly and at right angles a distance of 64 feet to a point in the Northeasterly line of Whitehead Street a distance of 57.73 feet to a point; thence Northeasterly and at right angles a distance of 50 feet to a point; thence Northwesterly and at right angles a distance of 22.83 feet back to the point of beginning.

TOGETHER WITH the improvements situate thereupon.

within 15 days from the delivery of the aforementioned abstract; otherwise the herein named Escrow Agent is hereby directed by both seller and purchaser to divide the moneys being held by said Escrow Agent between the seller and broker herein named as hereinafter provided. It is further agreed that in the event of such procedure the Escrow Agent is relieved from any and all further liability. It is further agreed that in case of default by the purchaser, the seller may at his option take legal action to enforce this contract, in which event the purchaser shall pay reasonable attorney fees and court costs; or else the seller may at his option retain one-half of the deposit herein paid as consideration for the release of the purchaser by the seller from any and all further obligations under this contract to the seller, which release shall be implied from such act of retention by the seller.

Time shall be the essence and this contract shall be binding on both parties, their heirs, personal representatives, and/or assigns when this contract shall have been signed by both parties or their agents.

None Broker By

I, or we, agree to purchase the above described property on the terms and conditions stated in the foregoing contract, and do hereby approve, ratify and confirm said contract in all respects.

Witness: Dora A. [Signature]  
Burton N. McKee

[Signature] (Seal)  
[Signature] (Seal)

RESOLUTION NO. 01-255

VARIANCE: 1103-1105 WHITEHEAD STREET  
& 404-406 VIRGINIA STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ADJUST THE PROPERTY LINES OF TWO EXISTING LOTS TO ALLOW DIVISION OF AN EXISTING BUILDING WITH ONE LOT ON WHITEHEAD STREET AND ANOTHER ON VIRGINIA STREET, RESULTING IN BETTER COMPLIANCE WITH THE CITY CODE OF ORDINANCES BY GRANTING VARIANCES TO SECTION 2-5.5.1(E) DIMENSIONAL REGULATIONS FOR PROPERTY IN THE HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, UNDER THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA. SPECIFICALLY PERMITTING VARIANCES: FOR PROPOSED REAL ESTATE PARCEL #28140 (VIRGINIA STREET)-- BUILDING COVERAGE OF 17.1 PERCENT, FROM THE 40 PERCENT ALLOWED TO THE 57.1 PERCENT PROPOSED (FOR NEW PARCEL CONFIGURATION INCLUDING VACANT LAND), MINIMUM LOT DEPTH OF 7.17 FEET FROM THE 90 FEET REQUIRED TO THE 82.83 FEET PROPOSED FOR A DISTANCE OF 50 FEET ALONG VIRGINIA STREET FROM THE LEFT PROPERTY LINE, AND OF 32.27 FEET TO THE 57.73 FEET PROPOSED FOR A DISTANCE OF 9.98 FEET (EXISTING STRUCTURE) TO THE PROPOSED RIGHT PROPERTY LINE; ADDITIONALLY FOR PROPOSED REAL ESTATE PARCEL #28130 (WHITEHEAD STREET) -- MINIMUM LOT SIZE OF 1,688.5 SQUARE FEET, FROM THE 4,000 SQUARE FEET REQUIRED TO THE 2,311.5 SQUARE FEET PROPOSED AND MINIMUM LOT DEPTH OF 49.96 FEET, FROM THE 90 FEET REQUIRED TO THE 40.04 FEET PROPOSED. FOR PROPERTY LOCATED AT 1103-1105 WHITEHEAD STREET & 404-406 VIRGINIA STREET (RE NOS. 00028130-000000 AND 00028140-000000); PROVIDING CONDITIONS.

REAL ESTATE PARCELS #00028130-000000 AND 00028140-000000, ALSO KNOWN AS 1103-1105 WHITEHEAD STREET AND 404-406 VIRGINIA STREET, KEY WEST, MONROE COUNTY, FLORIDA

WHEREAS, special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the subject district; and

WHEREAS, literal interpretation of the provisions of the Zoning Ordinance of the City of Key West would deprive the owner of the subject property of rights commonly enjoyed by other properties in the same district under the terms of the Land Development Regulations.

WHEREAS, the special conditions and circumstances do not result from the actions of the applicant.

WHEREAS, the granting of the variances requested will not confer on the applicant any special privilege that is denied by the ordinance to other land, structures or buildings in the same district.

WHEREAS, the reasons set forth in the application justify the granting of the variances, and that the variances are the minimum variances that will make possible the reasonable use of the land, building, or structure.

WHEREAS, the granting of the variances will be in harmony with the general purpose and intent of the Land Development Regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; now therefore,

BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. That variances to SECTION 2-5.5.1(E) DIMENSIONAL regulations in the HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL Zoning District, under the Land Development Regulations of the City of Key West, Florida, are hereby granted as follows: FOR PROPOSED REAL ESTATE PARCEL #28140 (VIRGINIA STREET) -- BUILDING COVERAGE OF 17.1 PERCENT, FROM THE 40 PERCENT ALLOWED TO THE 57.1 PERCENT PROPOSED (FOR NEW PARCEL CONFIGURATION INCLUDING VACANT LAND), MINIMUM LOT DEPTH OF 7.17 FEET FROM THE 90 FEET REQUIRED TO THE 82.83 FEET PROPOSED FOR A DISTANCE OF 50 FEET ALONG VIRGINIA STREET FROM THE LEFT PROPERTY LINE, AND OF 32.27 FEET TO THE 57.73 FEET PROPOSED FOR A DISTANCE OF 9.98 FEET (EXISTING STRUCTURE) TO THE PROPOSED RIGHT PROPERTY LINE; ADDITIONALLY FOR PROPOSED REAL ESTATE PARCEL #28130 (WHITEHEAD STREET) -- MINIMUM LOT SIZE OF 1,688.5 SQUARE FEET, FROM THE 4,000 SQUARE FEET REQUIRED TO THE 2,311.5 SQUARE FEET PROPOSED AND MINIMUM LOT DEPTH OF 49.96 FEET, FROM THE 90 FEET REQUIRED TO THE 40.04 FEET PROPOSED. THE PURPOSE OF THE REQUEST IS TO ADJUST THE PROPERTY LINES OF TWO EXISTING LOTS TO ALLOW DIVISION OF AN EXISTING BUILDING WITH ONE LOT ON WHITEHEAD STREET AND ANOTHER ON VIRGINIA STREET, RESULTING IN BETTER COMPLIANCE WITH THE CITY CODE OF ORDINANCES FOR PROPERTY LOCATED AT 1103-1105 WHITEHEAD STREET & 404-406 VIRGINIA STREET (RE NOS. 00028130-000000 AND 00028140-000000); PROVIDING CONDITIONS.

REAL ESTATE PARCELS #00028130-000000 AND 00028140-000000, ALSO KNOWN AS  
1103-1105 WHITEHEAD STREET AND 404-406 VIRGINIA STREET, KEY WEST,  
MONROE COUNTY, FLORIDA

Section 2. It is an essential condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof. It is an essential condition of this variance that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of said 12-month period.

Section 3. Failure to submit full and complete application for permits for new construction for which this variance is wholly or partly necessary, or failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 4. This variance 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.

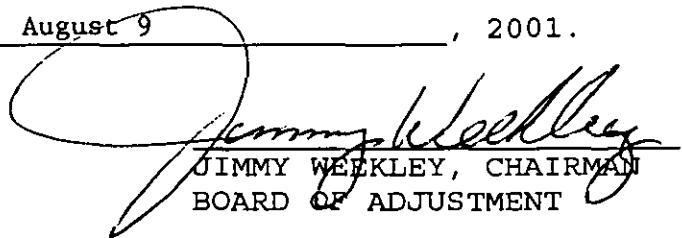
**Section 5.** That the grant of variance is conditioned upon the applicant: (1) restoring the firewall and presenting the City with an architect's or engineer's certification of compliance with the Fire Safety Code requirement that where the buildings in separate ownership share a party wall, that wall must have a two-hour burn rate separation; and (2) constructing under permit restroom facilities to replace those removed by the firewall restoration.

**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.

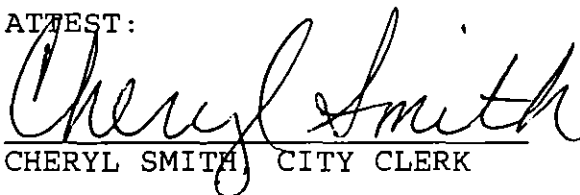
Read and passed on first reading at a regular meeting held this 8th day of August, 2001.

Authenticated by the presiding officer and Clerk of the Board on 9th day of August, 2001.

Filed with the Clerk on August 9, 2001.

  
JIMMY WEEKLEY, CHAIRMAN  
BOARD OF ADJUSTMENT

ATTEST:

  
CHERYL SMITH, CITY CLERK





Roland Flowers  
Director General Services  
City Engineer

Phone (305) 292-8155  
Fax (305) 292-8293

**December 3, 2001**

U.S. Post Office  
Supervisor of Delivery,  
400 Whitehead Street  
Key West, Florida 33040

**RE: ASSIGNMENT of STREET ADDRESS**

Dear Mimi,

**The following addresses are confirmed for the two units located on RE: 2813**

**1103 Whitehead Street**  
**1105 Whitehead Street**

If you have any questions or require further information, please call me at (305) 292-8155.

Sincerely,

Roland S. Flowers, P.E.  
Director General Services/City Engineer

Attachment (1)

C: Revenue Department  
OMI  
AT & T Cablevision  
Florida Keys Aqueduct Authority  
Southern Bell Telephone Company  
Planning Department  
Dennis Grote - Finance

Building Department  
Sewer Department  
Monroe County Tax Appraiser  
City Electric System  
Waste Management Information  
KWPD – Officer Hades

RESOLUTION NO. 02-134

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT GRANTING A CHANGE OF NON-CONFORMING USE UNDER SECTION 2-8.7E, OF THE LAND DEVELOPMENT REGULATIONS TO REDUCE THE AREA OF A LIGHT INDUSTRIAL NON-CONFORMING USE IN AN EXISTING BUILDING BY ALLOWING A NON-CONFORMING RETAIL AND OFFICE USE. SPECIFICALLY REDUCING THE AREA OF OPERATION OF A PRINT SHOP AND ADDING A FURNITURE SHOWROOM AND ARCHITECT OFFICE, IN THE HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT; PROVIDING A CONDITION FOR PROPERTY LOCATED AT 1103/1105 WHITEHEAD STREET (RE#00028130-000000).

REAL ESTATE PARCEL #00028130-000000, ALSO KNOWN AS 1103/1105 WHITEHEAD STREET, KEY WEST, MONROE COUNTY, FLORIDA

WHEREAS, Ordinance No. 00-10 of the City of Key West, Florida, amending the Key West Land Development Regulations, added Section 2-8.7E, which provides that a nonconforming use of a building or structure may be changed to another nonconforming use under certain findings of the Board of Adjustment; and

WHEREAS, the Board of Adjustment finds that reasons set forth in the application justify the granting of the change of nonconforming use; and

WHEREAS, the Board of Adjustment finds that the new use is equally or more appropriate to the zoning district; and

WHEREAS, the Board of Adjustment finds that the change of use would not intensify the use of the premises by increasing the need for parking facilities; by increasing vehicular traffic to the neighborhood; by increasing noise, dust, fumes or other environmental hazards; or by having an adverse impact on drainage; and

WHEREAS, the Board of Adjustment finds that the granting of the change of nonconforming use will be in harmony with the general purpose and intent of the Land Development Regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; now therefore,

BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. That a change of nonconforming use in the HMDR, Historic Medium Density Residential Zoning District, under the Land Development Regulations of the City of Key West, Florida, is hereby granted as follows: TO REDUCE THE AREA OF A LIGHT INDUSTRIAL NON-CONFORMING USE IN AN EXISTING BUILDING, BY ALLOWING NON-CONFORMING

RETAIL AND OFFICE USE. SPECIFICALLY REDUCING THE AREA OF OPERATION OF A PRINT SHOP AND ADDING A FURNITURE SHOWROOM AND ARCHITECT OFFICE ON PROPERTY LOCATED AT 1103/1105 WHITEHEAD STREET (RE#00028130-000000); PROVIDING A CONDITION.

Section 2. The grant of this variance is conditioned upon the property owner removing garbage cans from the right-of-way, except as provided by law for garbage pick-up.

Section 3. 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.

Read and passed on first reading at a regular meeting held this 8th day of May, 2002.

Authenticated by the presiding officer and Clerk of the Board on 15th day of May, 2002.

Filed with the Clerk on May 15, 2002.

*Jimmy Weekley*  
JIMMY WEEKLEY, CHAIRMAN  
BOARD OF ADJUSTMENT

ATTEST:

*Cheryl Smith*  
CHERYL SMITH, CITY CLERK

Kevin,

I again requested Tampa licensing for 1103-1105 Whitehead street.

Also attached are the building permits you requested.

Leigh Steckly  
305-809-3968

---

**From:** Carolyn Walker  
**Sent:** Thursday, October 02, 2014 11:21 AM  
**To:** Leigh Steckly  
**Subject:** FW: 1103-1105 Whitehead St

Leigh, here is a screen print; not too much activity at this location.

As you can see, when we run a report, it comes up "empty" because nothing is active.

Remind requestors that Florida Statute does not require that we hold on to licensing records for over 12 months; unlike building records which have much longer retention rates.

If CRM didn't return anything from Tampa, there is nothing we can do. If you wish to try again with them, please go ahead.

Here is a screen print, anyway.

Carolyn Walker

5085 KEY WEST PRESS      1103 WHITEHEAD ST printer open from 1986 until 2011. No records will exist for this one.  
12728 QUARTERS GROUP INC      1105 WHITEHEAD ST retail business open 2003-2004 only.  
14332 COASTLINE REAL EST / JORDAN      1105 WHITEHEAD ST office open 2004 – 2007 only.  
14617 COASTLINE REAL ESTATE/EMANUEL      1105 WHITEHEAD ST same as above  
15110 COASTLINE REAL ESTATE / MABIE      1105 WHITEHEAD ST same as above

---

**From:** Carolyn Walker [<mailto:cwalker@keywestcity.com>]  
**Sent:** Wednesday, October 01, 2014 1:11 PM  
**To:** Kevin Sullivan  
**Cc:** Sue Harrison  
**Subject:** RE: 1103-1105 Whitehead St

Please check with Leigh; she handles the public record requests for Building / Licensing.

cw

---

**From:** Kevin Sullivan [<mailto:kevin@owentrepanier.com>]  
**Sent:** Wednesday, October 01, 2014 12:01 PM  
**To:** Carolyn Walker  
**Cc:** Sue Harrison  
**Subject:** RE: 1103-1105 Whitehead St



**Kevin Sullivan**

---

**From:** Kim Pita [kpita@cityofkeywest-fl.gov]  
**Sent:** Wednesday, December 03, 2014 10:39 AM  
**To:** Kevin Sullivan

Property address . . . . : 1103 WHITEHEAD ST

Business name . . . . . : KEY WEST PRESS

Source Code	Note	Date	License
BUSS	AC# S 50015382018	8/30/95	
BUSS	RMRK S CL 19944	8/30/95	
BUSS	RMRK S PER BILL KIGHT, ADD PARTNER GEORGE HAUSE	8/19/97	
BUSS	RMRK S TRANSFER OF OWNER FROM KIGHT TO SALA	4/23/03	
BUSS	RMRK S CHANGED FROM SALA TO MEALOR	3/28/08	
BUSS	RMRK S SENT FINAL NOTICE	4/20/09	
BUSS	RMRK S SENT FINAL NOTICE	2/18/10	
BUSS	RMRK S OB, PER CODE, GINNY HALLER	3/02/11	
BUSS	RMRK S NO EVIDENCE WHEN ACTUALLY CLOSED.	3/02/11	

Kim Pita  
License Administrator  
P.O. Box 1409  
Key West, FL 33040  
305-809-3971

[kpita@cityofkeywest-fl.gov](mailto:kpita@cityofkeywest-fl.gov)

EXHIBIT 6

Business License Selection Display

Positi

Business name: DOGS BY THE SEA

Type o  
1=Sel

Type options, press Enter.  
1=Select

Co  
Opt nu

Co	Opt	License Number	Status	Classification
---	---	11 00022579	2N	SERVICE = GENERAL
---	---	10 00022579	RN	SERVICE = GENERAL
---	---	09 00022579	RN	SERVICE = GENERAL
1	---	08 00022579	RN	SERVICE = GENERAL
1	---			

Bottom

F3=Exit F11=View 2 F12=Cancel

F3=Exi

EXHIBIT 6



RE #/PARCEL #/TAX ID etc 0002-8130-000000- - Previous utility acct # 1028908.00

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
09 00001805	6/16/09 SECURITY FIRE ALARM	3/24/10 PERMIT PRINTED	1103/1105 WHITEHEAD ST LLC FLORIDA KEYS ELECTRIC
** PERMIT: ELC 00 ELECTRICAL PERMIT COMMERCIAL			
STATUS: PERMIT PRINTED		ISSUE DATE: 3/24/10	FEE ASSESSED: 35.00 FEE PAID: 35.00
DATE: 3/24/10		ISSUE NBR: 0900001805	PERMIT VALUE: 2991

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
12 00002126	6/12/12 RENOVATION, ADDITION, CONVERSION: COMMERCIAL	6/26/12 PERMIT PRINTED	1103/1105 WHITEHEAD ST OF KW LB DEVELOPMENT & ENGINEERING

\* STRUCTURE: 000 000 STATUS: APPROVED STATUS DATE: 6/12/12 C.O. DATE:

\*\* PERMIT: REPR 00 REPAIR AND REMODELING  
STATUS: PERMIT PRINTED ISSUE DATE: 6/26/12 FEE ASSESSED: 22.00 FEE PAID: 22.00  
DATE: 6/26/12 ISSUE NBR: 1200002126 PERMIT VALUE: 2500

\*\*\* INSPECTION: B07 0001 FOOTING  
STATUS: INSPECTION COMPLETED REQUEST DATE: 8/14/12 BY: GH  
DATE: 8/15/12 INSPECTOR: DAVID RAY RESULTS: DISAPPROVED DATE 8/15/12  
REQ COMMENTS: CALL IF ANY QUESTIONS YAKOV 609-517-7155 GH \*  
T/S: 08/08/2012 09:55 AM KEYWGR2  
T/S: 08/03/2012 09:59 AM KEYWAMR2  
T/S: 08/13/2012 03:21 PM KEYWAMR2  
RES COMMENTS: T/S: 08/15/2012 08:03 AM KEYWDLR  
need plans that have been approved by city plan reviewer  
also need chairs to support steel matss

\*\*\* INSPECTION: B07 0002 FOOTING  
STATUS: INSPECTION COMPLETED REQUEST DATE: 8/16/12 BY: AR  
DATE: 8/16/12 INSPECTOR: DAVID RAY RESULTS: DISAPPROVED DATE 8/16/12  
REQ COMMENTS: T/S: 08/15/2012 03:00 PM KEYWAMR2  
RES COMMENTS: T/S: 08/16/2012 04:18 PM KEYWDLR  
coverage not per ACI 318 per florida building

\*\*\* INSPECTION: B07 0003 FOOTING  
STATUS: INSPECTION COMPLETED REQUEST DATE: 8/21/12 BY: AR  
DATE: 8/22/12 INSPECTOR: JOHN CRUZ RESULTS: APPROVED DATE 8/22/12  
REQ COMMENTS: 3\*\*AM PLEASE PLEASE\*\* YAKOV 609-517-7455  
T/S: 08/20/2012 03:11 PM KEYWAMR2  
T/S: 08/20/2012 04:07 PM KEYWAMR2  
T/S: 08/22/2012 07:28 AM KEYWJHC  
RES COMMENTS: T/S: 08/22/2012 07:28 AM KEYWJHC

\*\*\* INSPECTION: B08 0001 FRAMING  
STATUS: INSPECTION COMPLETED REQUEST DATE: 9/06/12 BY: AR  
DATE: 9/07/12 INSPECTOR: JOHN CRUZ RESULTS: APPROVED DATE 9/07/12  
REQ COMMENTS: ELAN 609-517-7155 \*\*\*AM PLEASE\*\*\*

RE #/PARCEL #/TAX ID etc 0002-8130-000000- - Previous utility acct # 1028908.00

REQ COMMENTS: T/S: 09/05/2012 02:24 PM KEYWAMR2 -----  
T/S: 09/05/2012 02:25 PM KEYWAMR2 -----  
T/S: 09/07/2012 07:40 AM KEYWJHC -----  
RES COMMENTS: T/S: 09/07/2012 07:40 AM KEYWJHC -----

APPLICATION APPLICATION DATE/  
APPLICATION TYPE STATUS DATE/  
STATUS DESC PROPERTY OWNER/  
CONTRACTOR

12 00002565 7/13/12  
ELECTRIC ONLY 6/25/14  
COMPLETED 1103/1105 WHITEHEAD ST OF KW  
SOUTH COAST ELECTRIC CORP

\*\* PERMIT: ELC 00 ELECTRICAL PERMIT COMMERCIAL  
STATUS: FINAL INSPECTION COMPLETE ISSUE DATE: 7/16/12 FEE ASSESSED: 75.00 FEE PAID: 75.00  
DATE: 3/12/13 ISSUE NBR: 1200002565 PERMIT VALUE: 0

\*\*\* INSPECTION: E99 0001 ELECTRICAL FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 3/12/13 BY: VC  
DATE: 3/12/13 INSPECTOR: TERRY RICHARDSON RESULTS: APPROVED DATE 3/12/13  
REQ COMMENTS: T/S: 03/11/2013 02:29 PM KEYWVXC -----  
RES COMMENTS: March 12, 2013 3:06:38 PM keywtnr.

APPLICATION APPLICATION DATE/  
APPLICATION TYPE STATUS DATE/  
STATUS DESC PROPERTY OWNER/  
CONTRACTOR

12 00003336 9/11/12  
MECHANICAL ONLY 9/18/12  
PERMIT PRINTED 1103/1105 WHITEHEAD ST OF KW  
SUB ZERO INC

\*\* PERMIT: MECH 00 MECHANICAL PERMIT  
STATUS: PERMIT PRINTED ISSUE DATE: 9/18/12 FEE ASSESSED: 260.00 FEE PAID: 260.00  
DATE: 9/18/12 ISSUE NBR: 1200003336 PERMIT VALUE: 0

\*\*\* INSPECTION: M02 0001 MECHANICAL ROUGH  
STATUS: INSPECTION COMPLETED REQUEST DATE: 11/21/12 BY: INT  
DATE: 11/21/12 INSPECTOR: JOHN CRUZ RESULTS: APPROVED DATE 11/21/12  
REQ COMMENTS: Call Mike 305 587 8841 30 minutes in advance.  
All ducting to be complete including, exhaust, dryer etc.  
Penetrations to be sealed. No framing allowed after rough  
inspection.  
RES COMMENTS: T/S: 11/21/2012 02:44 PM KEYWRXW2 -----

APPLICATION APPLICATION DATE/  
APPLICATION TYPE STATUS DATE/  
STATUS DESC PROPERTY OWNER/  
CONTRACTOR

12 01001510 9/13/12  
HARC APPLICATION - MECHANICAL 9/18/12  
PERMIT PRINTED 1103/1105 WHITEHEAD ST OF KW  
SUB ZERO INC

\*\* PERMIT: HARC 00 HARC PERMIT  
STATUS: PERMIT PRINTED ISSUE DATE: 9/18/12 FEE ASSESSED: 50.00 FEE PAID: 50.00  
DATE: 9/18/12 ISSUE NBR: 1201001510 PERMIT VALUE: 0

APPLICATION APPLICATION DATE/  
APPLICATION TYPE STATUS DATE/  
STATUS DESC PROPERTY OWNER/  
CONTRACTOR

12 01001764 10/31/12  
HARC APPLICATION - BUILDING 7/17/14  
COMPLETED 1103/1105 WHITEHEAD ST OF KW  
LB DEVELOPMENT & ENGINEERING

RE #/PARCEL #/TAX ID etc 0002-8130-000000- - Previous utility acct # 1028908.00

\*\* PERMIT: HARC 00 HARC PERMIT  
STATUS: PERMIT PRINTED  
DATE: 3/22/13  
ISSUE DATE: 3/22/13  
ISSUE NBR: 1201001764  
FEE ASSESSED: 50.00  
PERMIT VALJE: 0  
FEE PAID: 50.00

\*\*\* INSPECTION: H99 0001 HARC FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 6/26/14 BY: VC  
DATE: 6/26/14 INSPECTOR: DAVID RAY RESULTS:DISAPPROVED DATE 6/26/14  
REQ COMMENTS: T/S: 06/25/2014 03:38 PM KEYWVXC  
RES COMMENTS: T/S: 06/26/2014 01:59 PM KEYWDLR  
Screws missing from window frames

\*\*\* INSPECTION: H99 0002 HARC FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 6/27/14 BY: VC  
DATE: 6/27/14 INSPECTOR: DAVID RAY RESULTS:DISAPPROVED DATE 6/27/14  
REQ COMMENTS: T/S: 06/26/2014 03:56 PM KEYWVXC  
RES COMMENTS: T/S: 06/27/2014 04:09 PM KEYWDLR

\*\*\* INSPECTION: H99 0003 HARC FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 7/01/14 BY: VC  
DATE: 7/02/14 INSPECTOR: DAVID RAY RESULTS:DISAPPROVED DATE 7/02/14  
REQ COMMENTS: T/S: 06/30/2014 04:26 PM KEYWVXC  
RES COMMENTS: T/S: 07/01/2014 04:28 PM KEYWDLR

\*\*\* INSPECTION: H99 0004 HARC FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 7/09/14 BY: VC  
DATE: 7/09/14 INSPECTOR: DAVID RAY RESULTS:APPROVED DATE 7/09/14  
REQ COMMENTS: T/S: 07/09/2014 01:03 PM KEYWVXC  
RES COMMENTS: T/S: 07/09/2014 03:41 PM KEYWDLR

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
13 00000341	1/29/13 ELECTRIC ONLY	6/26/14 COMPLETED	1103/1105 WHITEHEAD ST OF KW SOUTH COAST ELECTRIC CORP

\*\* PERMIT: ELC 00 ELECTRICAL PERMIT COMMERCIAL  
STATUS: FINAL INSPECTION COMPLETE  
DATE: 4/08/14  
ISSUE DATE: 1/31/13  
ISSUE NBR: 1300000341  
FEE ASSESSED: 110.00  
PERMIT VALJE: 0  
FEE PAID: 110.00

\*\*\* INSPECTION: E01 0001 ELECTRICAL ROUGH  
STATUS: INSPECTION COMPLETED REQUEST DATE: 2/20/13 BY: VC  
DATE: 2/20/13 INSPECTOR: TERRY RICHARDSON RESULTS:APPROVED DATE 2/20/13  
REQ COMMENTS: T/S: 02/20/2013 08:17 AM KEYWVXC  
RES COMMENTS: February 20, 2013 2:48:24 PM keywtmr.  
Approved the Electrical Rough for South Coast Electric,  
Corp.

\*\*\* INSPECTION: E99 0001 ELECTRICAL FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 4/02/14 BY: TR  
DATE: 4/02/14 INSPECTOR: TERRY RICHARDSON RESULTS:DISAPPROVED DATE 4/02/14  
REQ COMMENTS: April 1, 2014 3:22:33 PM keywtmr.  
RES COMMENTS: April 2, 2014 9:51:52 AM keywtmr.

RE #/PARCEL #/TAX ID etc 0002-8130-000000- - Previous utility acct # 1028908.00

RES COMMENTS: All boxes that use fire pad for fire protection must use a metallic face plate unless the box is 3 1/2" deep. Need to get on the roof to inspect the electrical for the a/c's. Requires 36" in front of the panel.

\*\*\* INSPECTION: B99 0002 ELECTRICAL FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 4/03/14 10 BY: TR  
DATE: 4/08/14 INSPECTOR: TERRY RICHARDSON RESULTS: APPROVED DATE 4/08/14  
REQ COMMENTS: April 2, 2014 3:59:49 PM keywtnr.  
April 3, 2014 7:45:45 AM keywtnr.

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
13 00001068	3/19/13 RENOVATION, ADDITION, CONVERSION: COMMERCIAL	8/26/14 COMPLETED	1103/1105 WHITEHEAD ST OF KW LB DEVELOPMENT & ENGINEERING

\* STRUCTURE: 000 000 STATUS: APPROVED STATUS DATE: 3/19/13 C.O. DATE:

\*\* PERMIT: REPR 00 REPAIR AND REMODELING  
STATUS: PERMIT PRINTED ISSUE DATE: 3/22/13 FEE ASSESSED: 15.00 FEE PAID: 15.00  
DATE: 3/22/13 ISSUE NBR: 1300001068 PERMIT VALUE: 15000

\*\*\* INSPECTION: B99 0001 BUILDING FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 6/26/14 BY: VC  
DATE: 6/26/14 INSPECTOR: DAVID RAY RESULTS: DISAPPROVED DATE 6/26/14  
REQ COMMENTS: To be made after the building is complete and ready for occupancy.  
T/S: 06/25/2014 03:38 PM KEYWVXC  
RES COMMENTS: T/S: 06/26/2014 01:59 PM KEYWDLR  
Screws missing from window frames

\*\*\* INSPECTION: B99 0002 BUILDING FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 6/27/14 BY: VC  
DATE: 6/27/14 INSPECTOR: DAVID RAY RESULTS: DISAPPROVED WITH PENALTY DATE 6/27/14  
REQ COMMENTS: To be made after the building is complete and ready for occupancy.  
T/S: 06/26/2014 03:56 PM KEYWVXC  
RES COMMENTS: T/S: 06/27/2014 04:07 PM KEYWDLR  
wrong size screws

\*\*\* INSPECTION: B99 0003 BUILDING FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 7/01/14 BY: VC  
DATE: 7/01/14 INSPECTOR: DAVID RAY RESULTS: DISAPPROVED WITH PENALTY DATE 7/01/14  
REQ COMMENTS: To be made after the building is complete and ready for occupancy.  
T/S: 06/30/2014 04:25 PM KEYWVXC  
RES COMMENTS: T/S: 07/01/2014 04:31 PM KEYWDLR  
cover plates still have not been removed for inspection and paper work on windows and doors not on site

\*\*\* INSPECTION: B99 0004 BUILDING FINAL  
STATUS: INSPECTION COMPLETED REQUEST DATE: 7/09/14 BY: VC  
DATE: 7/09/14 INSPECTOR: DAVID RAY RESULTS: APPROVED DATE 7/09/14

RE #/PARCEL #/TAX ID etc 0002-8130-000000- - Previous utility acct # 1028908.00

REQ COMMENTS: To be made after the building is complete and ready for  
occupancy.  
T/S: 07/08/2014 01:03 PM KEYWVXC -----  
RES COMMENTS: T/S: 07/09/2014 03:41 PM KEYWDLR -----

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
13 00002755	6/24/13 ROOFING	6/26/14 COMPLETED	1103 WHITEHEAD ST OF KW LLC GARY THE CARPENTER / ROOFING
** PERMIT: ROOF 00 ROOF NEW & REPAIR NOT COATING STATUS: FINAL INSPECTION COMPLETE ISSUE DATE: 6/27/13 FEE ASSESSED: 70.00 FEE PAID: 70.00 DATE: 6/26/14 ISSUE NBR: 1300002755 PERMIT VALUE: 0			
*** INSPECTION: R02 0001 ROOF IN PROGRESS STATUS: INSPECTION COMPLETED REQUEST DATE: 7/02/13 BY: VC DATE: 7/02/13 INSPECTOR: DAVID RAY RESULTS: DISAPPROVED DATE 7/02/13 REQ COMMENTS: IN PROGRESS RES COMMENTS: T/S: 07/02/2013 02:43 PM KEYWDLR ----- not able to inspection, still tearing up damage area			
*** INSPECTION: R99 0001 ROOFING FINAL STATUS: INSPECTION COMPLETED REQUEST DATE: 7/11/13 BY: VC DATE: 6/26/14 INSPECTOR: DAVID RAY RESULTS: APPROVED DATE 7/11/13 REQ COMMENTS: Please call Ray at 797-0251 and give him an estimated time of arrival, so that he can meet you there to set up a ladder. VC RES COMMENTS: T/S: 07/11/2013 04:13 PM KEYWDLR -----			

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
13 00003696	9/02/13 ROOFING	11/18/13 PERMIT PRINTED	1103/1105 WHITEHEAD ST OF KW GARY THE CARPENTER CONSTRUCTIO
** PERMIT: ROOF 00 ROOF NEW & REPAIR NOT COATING STATUS: PERMIT PRINTED ISSUE DATE: 11/18/13 FEE ASSESSED: 46.00 FEE PAID: .00 DATE: 11/18/13 ISSUE NBR: 1300003696 PERMIT VALUE: 0			

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
13 01000925	6/20/13 HARC APPLICATION - ROOF	6/27/13 PERMIT PRINTED	1103/1105 WHITEHEAD ST OF KW GARY THE CARPENTER / ROOFING
** PERMIT: HARC 00 HARC PERMIT STATUS: PERMIT PRINTED ISSUE DATE: 6/27/13 FEE ASSESSED: 25.00 FEE PAID: 25.00 DATE: 6/27/13 ISSUE NBR: 1301000925 PERMIT VALUE: 0			
*** INSPECTION: H99 0001 HARC FINAL STATUS: PRINTED - TO BE INSPECTED REQUEST DATE: 7/11/13 BY: VC DATE: 7/10/13 INSPECTOR: WAYNE GIORDANO RESULTS: DATE			

RE #/PARCEL #/TAX ID etc 0002-8130-000000- - Previous utility acct # 1028908.00

REQ COMMENTS: Please call Ray at 797-0251 and give him an estimated time of arrival, so that he can meet you there to set up a ladder. VC

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
13 01001334	9/05/13 HARC APPLICATION - ROOF	11/18/13 PERMIT PRINTED	1103/1105 WHITEHEAD ST OF JW GARY THE CARPENTER / ROOFING
** PERMIT: HARC 00 HARC PERMIT STATUS: PERMIT PRINTED DATE: 11/18/13			
ISSUE DATE: 11/18/13 FEE ASSESSED: 50.00 FEE PAID: .00 ISSUE NBR: 1301001334 PERMIT VALUE: 0			
APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
14 00001212	3/24/14 RENOVATION, ADDITION, CONVERSION: COMMERCIAL	4/02/14 PERMIT PRINTED	1103/1105 WHITEHEAD ST OF KW KEY WEST TRIM WORKS INC
* STRUCTURE: 000 000 STATUS: APPROVED STATUS DATE: 3/24/14 C.O. DATE:			
** PERMIT: REPR 00 REPAIR AND REMODELING STATUS: PERMIT PRINTED DATE: 4/02/14			
ISSUE DATE: 4/02/14 FEE ASSESSED: 70.00 FEE PAID: 70.00 ISSUE NBR: 1400001212 PERMIT VALUE: 4200			
APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
14 00004253	9/09/14 AWNINGS AND REMOVABLE SHELTERS	9/09/14 CALL BACK	1105/1105 WHITEHEAD ST OF KW SOUTHERNMOST SIGN SERVICE INC.
APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
14 01001005	6/12/14 HARC APPLICATION - BUILDING	5/09/14 IN PLAN CHECK	1103/1105 WHITEHEAD ST OF KW KEY WEST TRIM WORKS INC

# Business Tax Receipt Application

11B

City of Key West  
City Hall Annex  
PO Box 1409  
Key West, FL 33041

Date Applied 7-14-14

BTR # \_\_\_\_\_

Phone 305-809-3955  
Fax 305-809-3978

Business Type: Retail - clothing less than 30%

Business Name: Southernmost Resortwear & Gifts retail

Business Location: 1103-1105 whitehead st

Business Owner: Ronen Teshover Southern Group LLC

State Licensed Qualifier (if applicable): 47-1111398

Mailing Address: 1105 whitehead st

EIN / SS # ~~594-04-0870~~ Phone # 305-407-0764

47-1111398

Ronen Teshover

Applicant name (printed)

[Signature]

Applicant signature

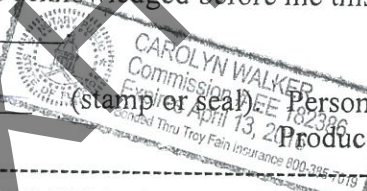
7-14-14

Date

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 25 day of July, 2014, by

Signature of Notary Public



(stamp or seal) Personally known \_\_\_\_\_

Produced id \_\_\_\_\_

- Sales Tax number 305-470-5001 (myflorida.com)
- Lease or deed
- State License DBPR 850-487-1395 (myflorida.com)  
Dept Ag 800-435-7352 (freshfromflorida.com)

- Home occupation application
- Fictitious Name registration (sunbiz.org)

Corporate or LLC registration (sunbiz.org) LLC

Liability / Worker's Comp

Fire Inspector 292-8179

CO / final inspection on any permits

Monroe County or local licensing

Previous use \_\_\_\_\_ dog groomer - not licensed - according to property

Zoning \_\_\_\_\_ owner

Category \_\_\_\_\_ Fee \$ \_\_\_\_\_ she left

Dec 2013

\*\*\*Required prior to opening for business\*\*\* Commercial garbage Waste Mgmt 305-296-2794

Issued in accordance with Chapter 66, Key West Code of Ordinances

\_\_\_\_\_ Approved \_\_\_\_\_ Denied / Reason \_\_\_\_\_

\_\_\_\_\_  
Licensing Official

\_\_\_\_\_  
Date



**Certificate of Registration**

DR-11  
R. 10/13

Issued Pursuant to Chapter 212, Florida Statutes

54-8016486046-2	06/25/14
Certificate Number	Registration Effective Date

This certifies that

SOUTHERNMOST GROUP LLC  
1103 WHITEHEAD ST  
KEY WEST FL 33040-7524

has met the sales and use tax registration requirements for the business location stated above and is authorized to collect and remit tax as required by Florida law. This certificate is non-transferable.

**POST THIS CERTIFICATE IN A CONSPICUOUS PLACE**

**THIS IS YOUR SALES & USE TAX CERTIFICATE OF REGISTRATION  
(DETACH AND POST IN A CONSPICUOUS PLACE)**



**THIS IS YOUR ANNUAL RESALE CERTIFICATE FOR SALES TAX**  
**Note: New dealers who register after mid-October are issued annual resale certificates that expire on December 31 of the following year.**  
**These certificates are valid immediately.**



DR-11R, R. 10/13



**2014 Florida Annual Resale Certificate for Sales Tax**

DR-13  
R. 10/13

**THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2014**

<u>Business Name and Location Address</u>	<u>Registration Effective Date</u>	<u>Certificate Number</u>
SOUTHERNMOST GROUP LLC 1103 WHITEHEAD ST KEY WEST FL 33040-7524	06/25/14	54-8016486046-2

This is to certify that all tangible personal property purchased or rented, real property rented, or services purchased by the above business are being purchased or rented for one of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.
- Re-rental as real property.
- Incorporation into and sale as part of the repair of tangible personal property by a repair dealer.
- Re-rental as transient rental property.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

This certificate cannot be reassigned or transferred. This certificate can only be used by the active registered dealer or its authorized employees. Misuse of this Florida Annual Resale Certificate will subject the user to penalties as provided by law. Use signed photocopy for resale purposes.

Presented to: \_\_\_\_\_ Presented by: \_\_\_\_\_



## COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made and effective July 1, 2014, by and between 1103- 1105 Whitehead Street LLC ("Landlord") and Southernmost Group LLC of Key West ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 1103-1105 Whitehead Street, Key West, Florida and legally described as follows (the "Building"): a retail space consisting of approximately 2338 Square feet.

Landlord makes available for lease of the Building designated as 1103-1105 Whitehead Street, Key West, Florida (first floor building space) (the "Leased Premises").

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

### 1. Term.

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning July 1, 2014 and ending June 30, 2019.

2- Option of additional five years from July 1 2019, and ending June 30, 2024.

This option is for Landlord and tenant, each party may reserve the right to executed the option or cancel in writing within 60 days of the date of the beginner of the option.

Tenant shall pay to Landlord rent as directed by the following schedule:

1. July 1, 2014 to June 30, 2019: \$66,000 per year, payable in installments of \$5500 per month.

If option of five years is exercise tenant shall pay to landlord rent as directed by the following schedule:

2. July 1, 2019 to June 30, 2020 : \$67,980 per year, payable in installments of \$5,665 per month
3. July 1, 2020 to June 30, 2021: \$70,020 per year, payable in installments of \$5,835 per month.
4. July 1, 2021 to June 30, 2022: \$72,120 per year, payable in installments of \$ 6,010 per month.
5. July 1, 2022 to June 30, 2023: \$74,280 per year, payable in installments of \$ 6,190 per month.
6. July 1, 2023 to June 30 ,2024; \$76,500 per year, payable in installments of \$ 6,375 per month.

Each installment payment shall be due in advance on the first day of each calendar month during the base term to Landlord at 18 Lorraine Terrace, Marblehead, MA 01945 or at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.

### 3. Use

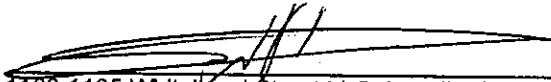
28. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

29. Governing Law.

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Florida.

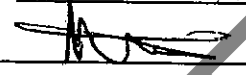
IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.


  
1103-1105 Whitehead Street LLC (Landlord)

By Yakov Blivis Date 7.1.14

  
Southernmost Group LLC (Tenant)

By Ronen Tshoon Date 7-1-14

Witness #1  
Print name MEIR AZRAN  
Signature   
Date 7-1-14

Witness #2  
Print name Nir Cohen  
Signature   
Date 7-1-14

by Landlord, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for thirty (30) days after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

16. Quiet Possession.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

17. Condemnation.

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

18. Subordination.

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attesting to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

19. Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:



By YAKOV BLIVES

If to Tenant to:



By Ronen Teshchen

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L14000094885  
FILED 8:00 AM  
June 12, 2014  
Sec. Of State  
thampton

**Article I**

The name of the Limited Liability Company is:  
SOUTHERNMOST GROUP LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
1103 WHITEHEAD ST  
KEY WEST, FL. US 33040

The mailing address of the Limited Liability Company is:  
1103 WHITEHEAD ST  
KEY WEST, FL. US 33040

**Article III**

The name and Florida street address of the registered agent is:  
RONEN TESHOUVA  
1200 DUVAL ST  
KEY WEST, FL. 33040

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.

Registered Agent Signature: RONEN TESHOUVA

## Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGRM  
YAKOV BLIVES  
1200 DUVAL ST  
KEY WEST, FL. 33040 US

Title: MGRM  
RONEN TESHOUVA  
1103 WHITEHEAD ST  
KEY WEST, FL. 33040 US

L14000094885  
FILED 8:00 AM  
June 12, 2014  
Sec. Of State  
thampton

Signature of member or an authorized representative

Electronic Signature: RONEN TESHOUVA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

EXHIBIT 8

**APPLICATION FOR REGISTRATION OF FICTITIOUS NAME**

REGISTRATION# G14000077117

**Fictitious Name to be Registered:** SOUTHERNMOST POINT RESORT WEAR AND GIFTS

**Mailing Address of Business:** 1103 WHITEHEAD ST  
KEY WEST, FL 33040

**Florida County of Principal Place of Business:** MULTIPLE

**FEI Number:**

**FILED**  
**Jul 25, 2014**  
**Secretary of State**

**Owner(s) of Fictitious Name:**

SOUTHERNMOST GROUP LLC  
1103 WHITEHEAD ST  
KEY WEST, FL 33040 US  
Florida Document Number: L14000094885  
FEI Number: 47-1111398

EXHIBIT 8

I the undersigned, being an owner in the above fictitious name, certify that the information indicated on this form is true and accurate. I further certify that the fictitious name to be registered has been advertised at least once in a newspaper as defined in Chapter 50, Florida Statutes, in the county where the principal place of business is located. I understand that the electronic signature below shall have the same legal effect as if made under oath and I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, Florida Statutes.

RONEN TESHOUVA

07/25/2014

Electronic Signature(s)

Date

**Certificate of Status Requested ( )**

**Certified Copy Requested ( )**

# KBP CONSULTING, INC.

November 26, 2014

Mr. Kevin Sullivan, AICP  
Trepanier & Associates, Inc.  
1421 First Street, P.O. Box 2155  
Key West, Florida 33045-2155

**Re: 1103-1105 Whitehead Street – Key West, Florida  
Trip Generation Analysis**

Dear Kevin:

A new specialty retail use is proposed to be located at 1103-1105 Whitehead Street in Key West, Monroe County, Florida. The subject site is located, generally, on the northeast side of Whitehead Street between Amelia Street and Virginia Street. The proposed specialty retail use will be a 2,338 square foot retail apparel / gift / souvenir store to be located within a facility that has historically housed a variety of uses including light industrial printing, professional offices, and a dog grooming facility. The purpose of this correspondence is to document the projected trip generation characteristics of the proposed specialty retail component and compare them with those of the previous uses.

## **Trip Generation Analysis**

The trip generation for this project was determined utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9<sup>th</sup> Edition)*. According to the subject ITE manual, the most appropriate land use categories for the previous and proposed uses are Land Use #110 – General Light Industrial, Land Use #710 – General Office Building, and Land Use #826 – Specialty Retail Center. The trip generation rates and equations used to determine the vehicle trips associated with this analysis are presented below.

### **General Light Industrial – ITE Land Use #110**

- ☐ Weekday:  $T = 6.97 (X)$   
*where  $T$  = number of trips and  $X$  = 1,000 square feet of gross floor area*
- ☐ AM Peak Hour:  $T = 0.92 (X)$  (88% in / 12% out)
- ☐ PM Peak Hour:  $T = 0.97 (X)$  (12% in / 88% out)

### **General Office Building – ITE Land Use #710**

- ☐ Weekday:  $T = 11.03 (X)$   
*where  $T$  = number of trips and  $X$  = 1,000 square feet of gross floor area*
- ☐ AM Peak Hour:  $T = 1.56 (X)$  (88% in / 12% out)
- ☐ PM Peak Hour:  $T = 1.49 (X)$  (17% in / 83% out)

## Specialty Retail Center – ITE Land Use #826

- Weekday: T = 44.32 (X)  
where T = number of trips and X = 1,000 square feet of gross leasable area
- AM Peak Hour: T = 0.00 (X)
- PM Peak Hour: T = 2.71 (X) (44% in / 56% out)

From a historical perspective, the previous use(s) with the highest trip generation intensity occurred between 2004 and 2011 when 1,169 square feet of the facility was used for light industrial printing and 1,169 square feet was used for professional office space. (There is no industry data relative to the trip generation characteristics of dog grooming facilities.)

Regarding the subject site, the location (i.e. between “the heart” of Duval Street and the Southernmost Point landmark), the proposed use (i.e. T-Shirt / souvenir shop) and limited parking, it is clearly evident that a majority of the patrons will likely utilize modes of travel other than personal automobiles. Principally, it is expected that most patrons will be tourists and nearly all of them will walk or bike to the site. Conservatively, it is estimated that 80% of the patrons will utilize non-automobile modes of transportation to frequent the proposed tenant.

Table 1 below summarizes the trip generation characteristics associated with the subject site on Whitehead Street in the City of Key West, Florida.

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Previous</i>								
General Light Industrial	1,169 SF	8	1	0	1	0	1	1
General Office Building	1,169 SF	13	2	0	2	0	2	2
<b>Total</b>	<b>2,338 SF</b>	<b>21</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>3</b>
<i>Proposed</i>								
Specialty Retail Center	2,338 SF	104	0	0	0	3	3	6
- Non-Automotive Travel (80%)		(83)	0	0	0	(2)	(3)	(5)
<b>Total</b>	<b>2,338 SF</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Difference (Proposed - Previous)</b>	<b>0 SF</b>	<b>0</b>	<b>(3)</b>	<b>0</b>	<b>(3)</b>	<b>1</b>	<b>(3)</b>	<b>(2)</b>

Compiled by: KBP Consulting, Inc. (November 2014).

Source: Institute of Transportation Engineers (ITE) Trip Generation (9th Edition) Report.

As indicated above, the number of daily vehicle trips associated with the proposed retail use is anticipated to be generally equivalent to that of the previous industrial / office uses. During the AM and PM peak hours, the number of vehicle trips associated with the proposed retail use is anticipated to be less than that of the previous industrial / office uses. Based upon experience with similar uses in the area, as well as elsewhere in the Florida Keys, these operating characteristics appear to be reasonable and justifiable.



# **KBP CONSULTING, INC.**

## **Conclusions**

In summary, the foregoing trip generation analysis indicates that the proposed retail use will generate an equivalent number of vehicle trips on a daily basis and slightly fewer vehicle trips during the AM and PM peak hours when compared with the previous industrial and office uses.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

**KBP CONSULTING, INC.**



Karl B. Peterson, P.E.  
Florida Registration Number 49897  
Engineering Business Number 29939

EXHIBIT 9

# **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, Yakov Blives as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Yakov Blives-- Owner of 1103-1105 Whitehead Street of Key West LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Trepanier & Associates Inc  
*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 August 28, 2014  
*Date*

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

He/She is personally known to me or has presented Florida Dr. Lic 13412-960-69-386-0 as identification.

[Signature]  
*Notary's Signature and Seal*

Richard Puente  
*Name of Acknowledger typed, printed or stamped*

FF 067969  
*Commission Number, if any*





## Detail by Entity Name

### Florida Limited Liability Company

1103-1105 WHITEHEAD STREET OF KEY WEST LLC

### Filing Information

<b>Document Number</b>	L12000061302
<b>FEI/EIN Number</b>	45-5081554
<b>Date Filed</b>	05/07/2012
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Effective Date</b>	05/01/2012

### Principal Address

1103 WHITEHEAD STREET  
KEY WEST, FL 33040

### Mailing Address

1103 WHITEHEAD STREET  
KEY WEST, FL 33040

### Registered Agent Name & Address

BLIVES, YAKOV  
1103 WHITEHEAD STREET  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

BLIVES, YAKOV  
1103 WHITEHEAD STREET  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2013	02/12/2013
2014	04/30/2014

### Document Images

[04/30/2014 -- ANNUAL REPORT](#)

View image in PDF format

[02/12/2013 -- ANNUAL REPORT](#)

View image in PDF format

[05/07/2012 -- Florida Limited Liability](#)

View image in PDF format

---

[Frs|uikwE #iqg#Subdf|#Srdflny](#)

Vwdh#r:#Hrclgd/#Ghsdwp hqwh:#i#Vdwh

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*

of Trepanier & Associates, Inc.  
*(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:

1103-1105 WHITEHEAD 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.

*[Handwritten Signature]*, Pres. OTTH, NC.  
*Signature of Authorized Representative*

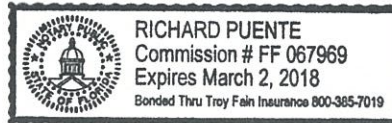
Subscribed and sworn to (or affirmed) before me on this December 9<sup>th</sup> 2014 by

Mr. Owen Trepanier w/ Trepanier & Associates, Inc.  
*Name of Authorized Representative*

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

*[Handwritten Signature]*  
*Notary's Signature and Seal*

Richard Puente  
*Name of Acknowledger typed, printed or stamped*



FF 067969  
*Commission Number, if any*

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an entity)

I, YAKOV BLIVES in my capacity as President  
(print name) (print position; president, managing member)  
of 1103-1105 whitehead st of Key West 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:

1103-1105 whitehead st.  
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.

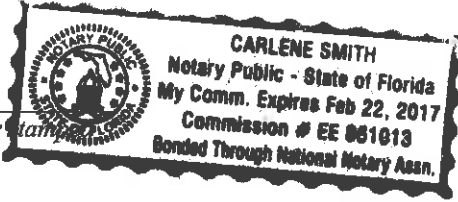
[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8/1/14 by  
Yakov Blives  
Name of Authorized Representative  
date

He/She is personally known to me or has presented FI ID# B412-960-69-386-D as identification.

[Signature]  
Notary's Signature and Seal

\_\_\_\_\_  
Name of Acknowledger typed, printed or stamped  
  
\_\_\_\_\_  
Commission Number, if any





**Deed**

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

Doc# 1880004 04/25/2012 11:19AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

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

04/25/2012 11:19AM  
DEED DOC STAMP CL: DS \$2,450.00

Doc# 1880004  
Bk# 2566 Pg# 1599

\$350,000.00

## Warranty Deed

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

Made this 19th day of April A. D. 2012,

Between, **1103/1105 WHITEHEAD STREET, LLC, a Florida Limited Liability Company,**

Whose address is 419 Amelia Street, Key West, FL 33040  
the County of Monroe, in the State of Florida, party of the first part, and

**1103-1105 WHITEHEAD STREET OF KEY WEST, LLC, a Florida Limited Liability Company,**

Whose address is 1103 Whitehead Street, Key West, FL 33040  
the County of Monroe, in the State of Florida, party of the second part,

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

### LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

**SUBJECT TO** taxes for the year 2012 and subsequent years.

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

**SUBJECT TO** Purchase Money First Mortgage to **WILLIAM J. KIGHT, JR. and KATHRYN F. KIGHT, husband and wife**, in the original principal sum of \$250,000.00, recorded of even date hereof.

**Parcel Identification Number: 00028130-000000**

**Alternate Key Number: 1028908**

**Property Address: 1103-1105 Whitehead Street, Key West, FL 33040**

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

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

Signed, Sealed and Delivered in Our Presence:

**Witnesses:**

1103/1105 WHITEHEAD STREET, LLC, a  
Florida Limited Liability Company

#1 Deborah Condella

Robert G. Marrero L.S.  
By: **ROBERT G. MARRERO, Managing Member**

Printed Deborah Condella

#2 Dawn D. Lowe

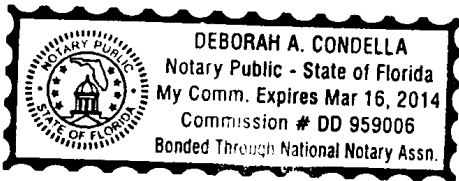
\_\_\_\_\_ L.S.

Printed DAWN D. LOWE

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this 19th day of April, 2012, by **ROBERT G. MARRERO, Managing Member of 1103/1105 Whitehead Street, LLC, a Florida Limited Liability Company**, who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification and who did (did not) take an oath.



Deborah A. Condezza  
NOTARY PUBLIC  
SEAL:

CD-3998

Doc# 1880004  
Bk# 2566 Pg# 1600

## LEGAL DESCRIPTION:

On the Island of Key West, Monroe County, Florida, and is Part of Subdivisions 3 and 4, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 and 6, Tract 11, according to C.W. Tift's Map of said Tract, drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows:  
From the intersection of the Southeasterly line of Virginia Street and the Northeasterly line of Whitehead Street go Northeasterly along the Southeasterly line of Virginia Street a distance of 50 feet to a point, which point is the point of beginning; thence continue Northeasterly along the Southeasterly line of Virginia Street a distance of 25 feet to a point; thence Southeasterly and at right angles a distance of 82.83 feet to a point; thence Southwesterly and at right angles a distance of 11 feet to a point thence Northwesterly and at right angles a distance of 2.27 feet to a point; thence Southwesterly and at right angles a distance of 64 feet to a point on the Northeasterly line of Whitehead Street; thence Northwesterly and along the Northeasterly line of Whitehead Street a distance of 57.73 feet to a point; thence Northeasterly and at right angles a distance of 50 feet to a point; thence Northwesterly and at right angles a distance of 22.83 feet back to the Point of Beginning.

## LESS AND EXCEPT:

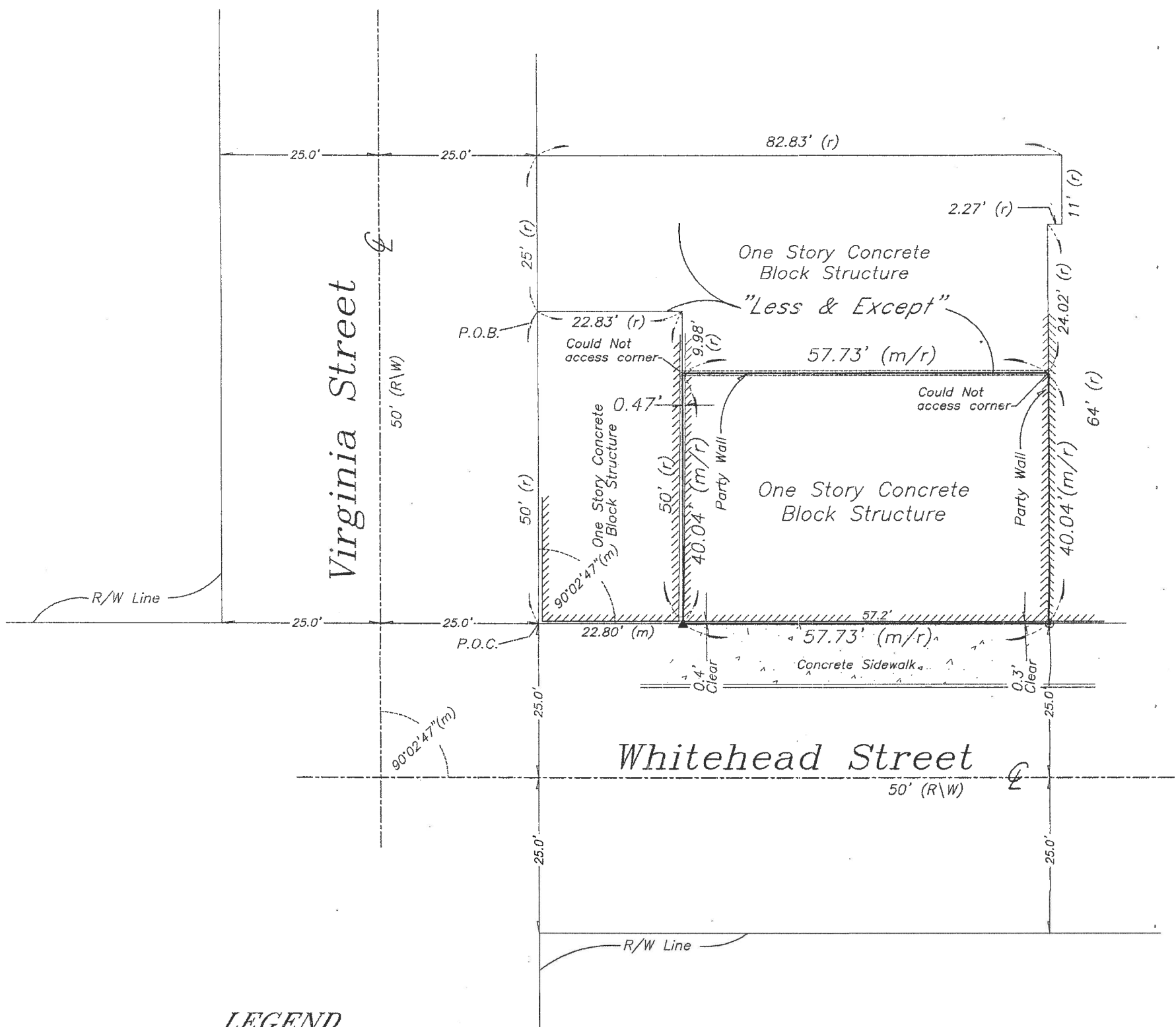
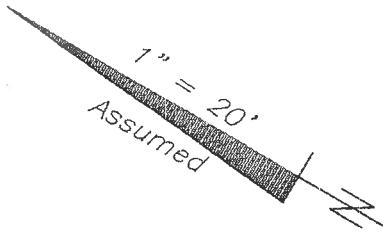
On the Island of Key West, Monroe County, Florida, and is Part of Subdivisions 3 and 4, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 and 6, Tract 11, according to C.W. Tift's Map of said Tract, drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows:  
From the intersection of the Southeasterly line of Virginia Street and the Northeasterly line of Whitehead Street go Northeasterly along the Southeasterly line of Virginia Street a distance of 50 feet to a point, which point is the point of beginning; thence continue Northeasterly along the Southeasterly line of Virginia Street a distance of 25 feet to a point; thence Southeasterly and at right angles a distance of 82.83 feet to a point; thence Southwesterly and at right angles a distance of 11 feet to a point thence Northwesterly and at right angles a distance of 2.27 feet to a point on the center of a party wall of an existing one story concrete block structure; thence Southwesterly and at right angles along said party wall for a distance of 24.02 feet to a point on the center of a party wall; thence Northwesterly and at right angles along the said party wall, and Northwesterly extension thereof, for a distance of 57.73 feet to a point, said point being 0.47 feet Northwesterly of the Northwesterly face of said structure; thence Northeasterly and at right angles a distance of 9.98 feet to a point; thence Northwesterly and at right angles and parallel with the said Whitehead Street a distance of 22.83 feet back to the Point of Beginning.

**Doc# 1880004  
Bk# 2566 Pg# 1601**

**MONROE COUNTY  
OFFICIAL RECORDS**

# Survey

# Boundary Survey Map of part of Subdivision 4, Lot 3, Square 6, Tract 11, Island of Key West



## LEGEND

- ⊙ Found Bolt
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- P.O.C. Point of Commencing
- P.O.B. Point of Beginning

**NOTE:**  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# Boundary Survey Report of part of Subdivision 4, Lot 3, Square 6, Tract 11, Island of Key West

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1103-1105 Whitehead Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: August 22, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** On the Island of Key West, Monroe County, Florida, and is Part of Subdivisions 3 and 4, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 and 6, Tract 11, according to C.W. Tift's Map of said Tract, drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows:

From the intersection of the Southeasterly line of Virginia Street and the Northeasterly line of Whitehead Street go Northeasterly along the Southeasterly line of Virginia Street a distance of 50 feet to a point, which point is the point of beginning; thence continue Northeasterly along the Southeasterly line of Virginia Street a distance of 25 feet to a point; thence Southeasterly and at right angles a distance of 82.83 feet to a point; thence Southwesterly and at right angles a distance of 11 feet to a point; thence Northwesterly and at right angles a distance of 2.27 feet to a point; thence Southwesterly and at right angles a distance of 64 feet to a point on the Northeasterly line of Whitehead Street; thence Northwesterly and along the Northeasterly line of Whitehead Street a distance of 57.73 feet to a point; thence Northeasterly and at right angles a distance of 50 feet to a point; thence Northwesterly and at right angles a distance of 22.83 feet back to the Point of Beginning.

## LESS AND EXCEPT

On the Island of Key West, Monroe County, Florida, and is Part of Subdivisions 3 and 4, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 and 6, Tract 11, according to C.W. Tift's Map of said Tract, drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows:

From the intersection of the Southeasterly line of Virginia Street and the Northeasterly line of Whitehead Street go Northeasterly along the Southeasterly line of Virginia Street a distance of 50 feet to a point, which point is the point of beginning; thence continue Northeasterly along the Southeasterly line of Virginia Street a distance of 25 feet to a point; thence Southeasterly and at right angles a distance of 82.83 feet to a point; thence Southwesterly and at right angles a distance of 11 feet to a point; thence Northwesterly and at right angles a distance of 2.27 feet to a point on the center of a party wall of an existing one story concrete block structure; thence Southwesterly and at right angles along said party wall for a distance of 24.02 feet to a point on the center of a party wall; thence Northwesterly and at right angles along the said party wall, and Northwesterly extension thereof, for a distance of 57.73 feet to a point, said point being 0.47 feet Northwesterly of the Northwesterly face of said structure; thence Northeasterly and at right angles a distance of 9.98 feet to a point; thence Northwesterly and at right angles and parallel with the said Whitehead Street a distance of 22.83 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Yakov Blives;

J. LYNN O'FLYNN, INC.

  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

THIS SURVEY  
IS NOT  
ASSIGNABLE

August 25, 2014

Sheet Two of Two Sheets

**J. LYNN O'FLYNN, Inc.**

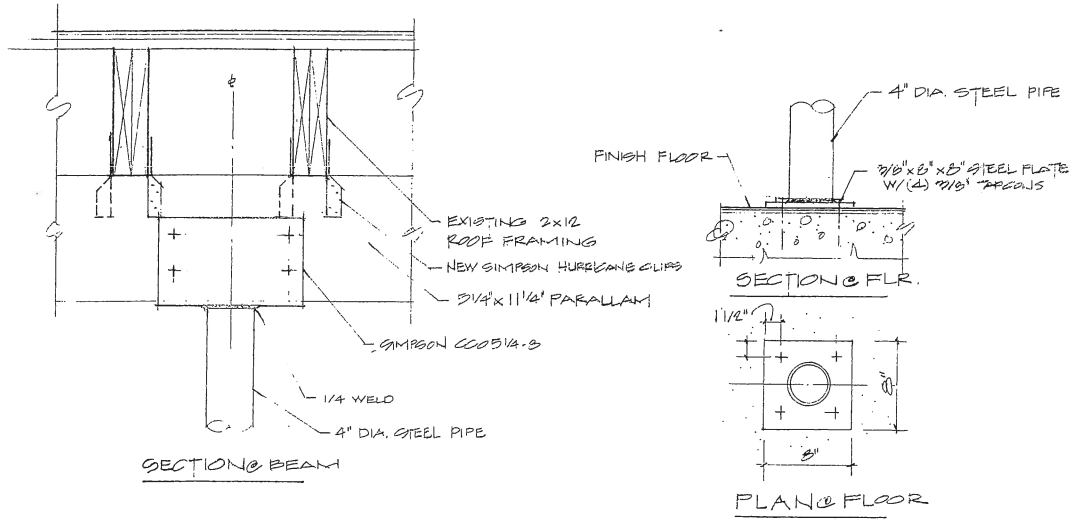


Professional Surveyor & Mapper  
PSM #6298

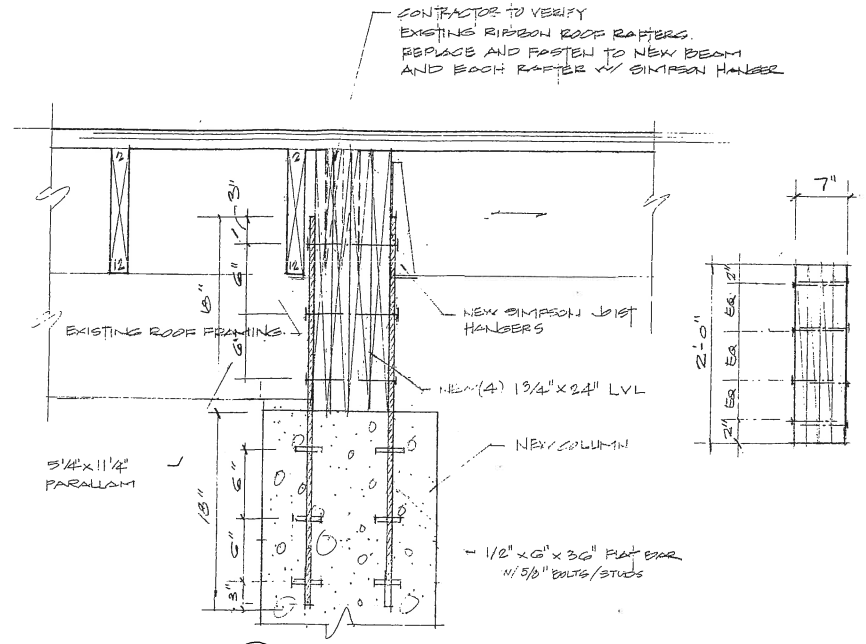
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# Plans

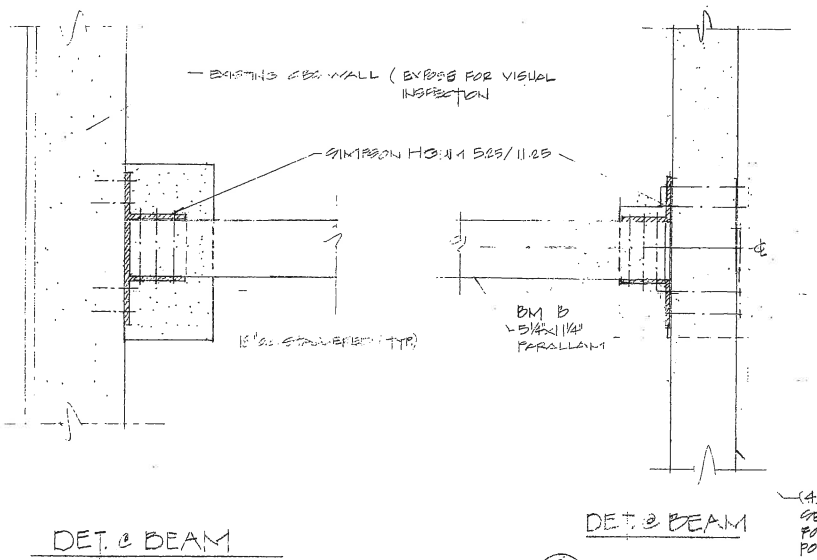
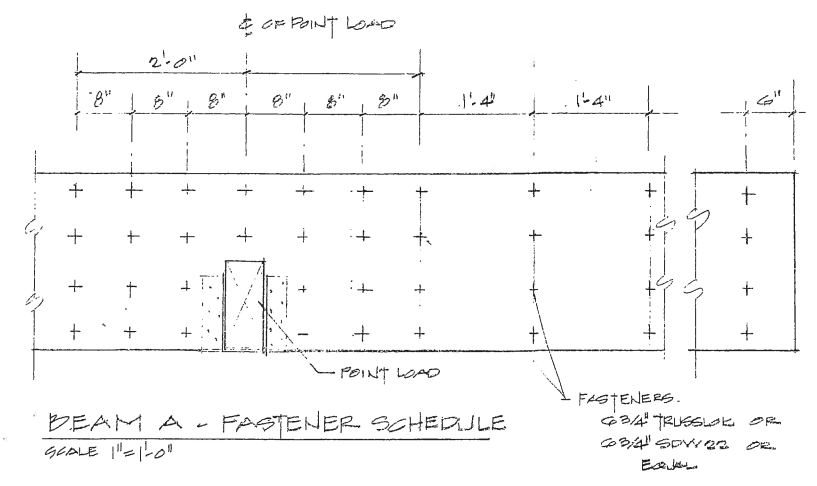




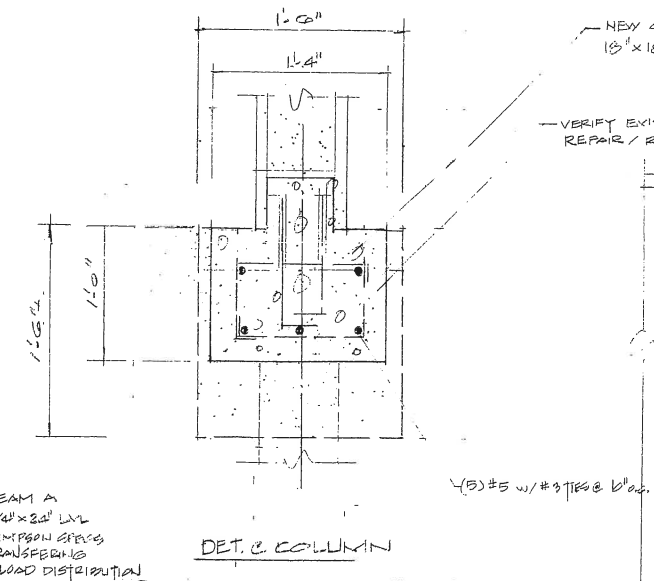
4  
A2



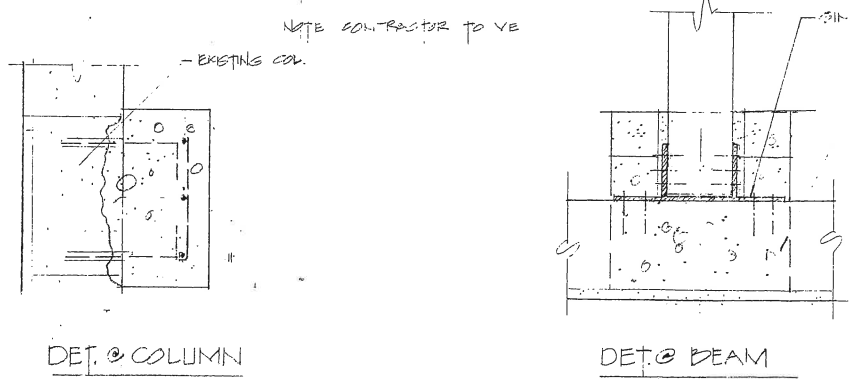
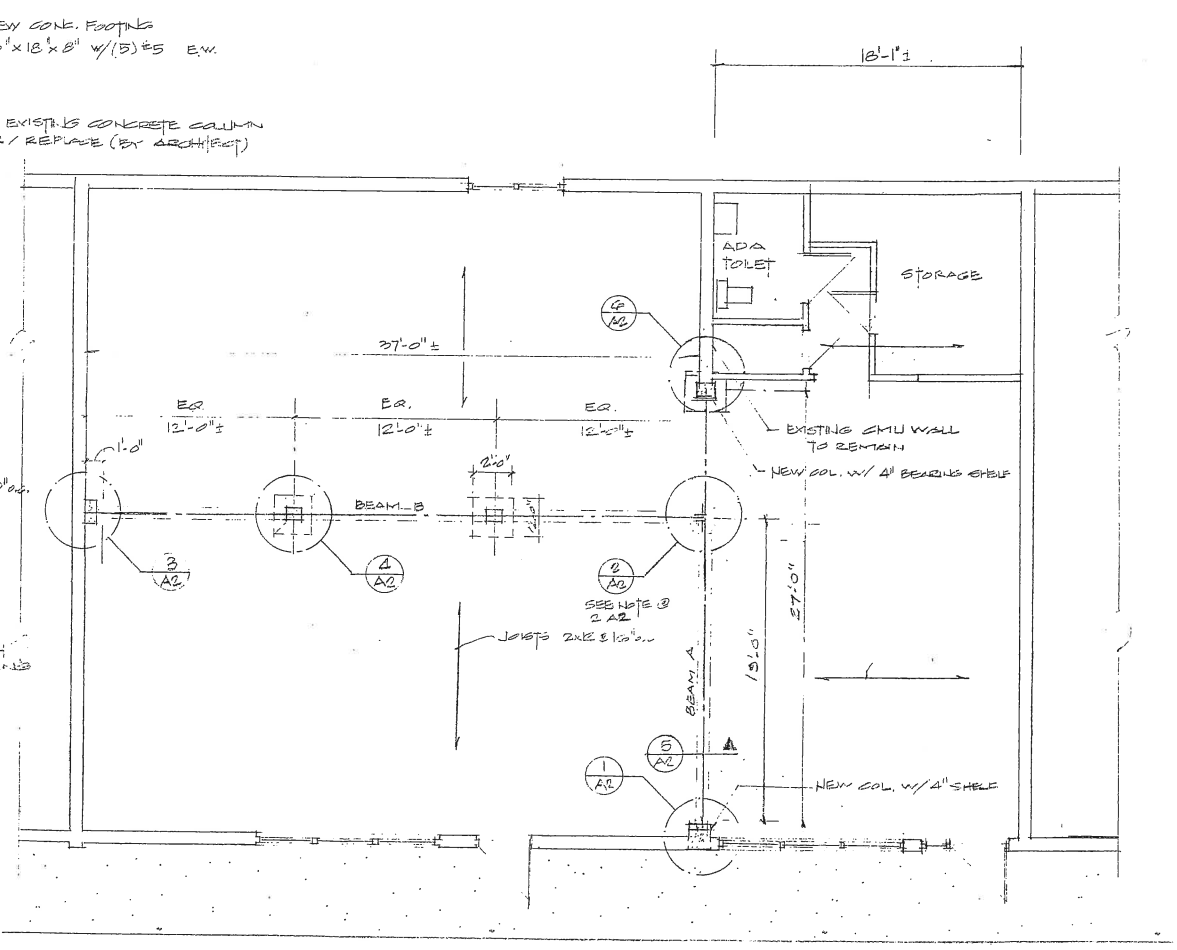
5  
A2



2  
A2

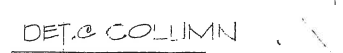


3  
A2



3  
A2

1  
A2



DET. @ COLUMN

NOTE:  
- CONTRACTOR TO VERIFY FOOTING WIDTH AND DEPTH OF EXISTING

CONTRACTOR TO EXPOSE THIS COLUMN. ARCHITECT TO DETERMINE REPAIR OR REPLACEMENT. CONTRACTOR TO SUBMIT ALTERNATIVE REPAIRMENT. REPAIR: REPLACE VERTICAL REINFORCEMENT IN EXISTING COLUMN AND TIE INTO NEW VERTICAL REBAR.

FLOOR PLAN  
SCALE 3/16" = 1'-0"



PROPOSED

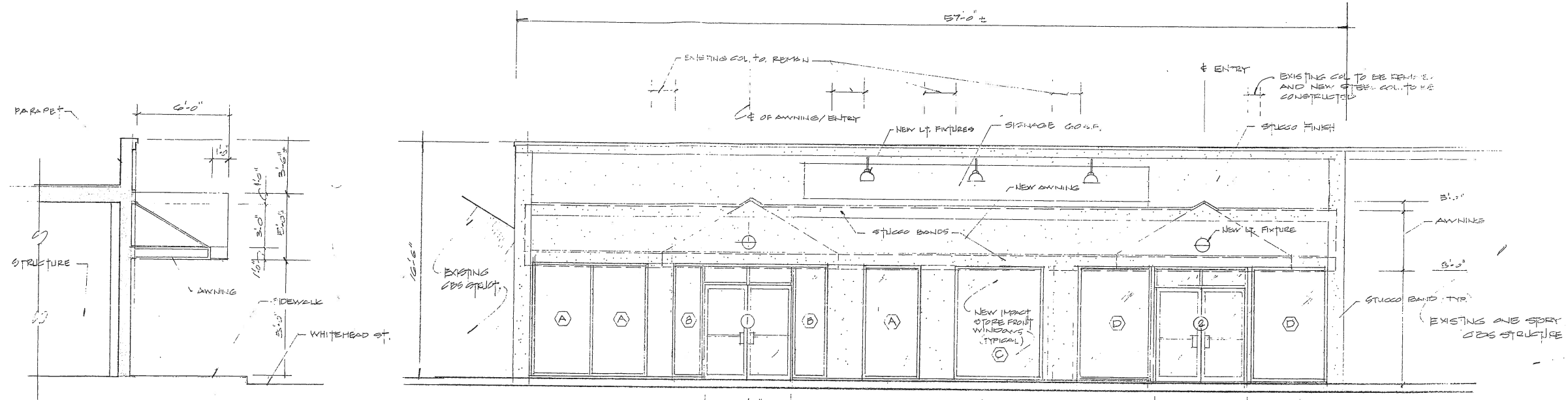
1103/1105 WHITEHEAD ST. LLC  
INTERIOR RENOVATION  
1103/1105 WHITEHEAD STREET KEY WEST, FLORIDA

WILLIAM ROWAN  
ARCHITECTURE  
521 DEACONLANE  
KEY WEST, FLORIDA  
FLORIDA LICENSE AR-001751  
305 296 3784

JOB NUMBER  
1222  
REVISED  
8.10.12  
DATE 6.1.12

A2  
2 OF 4

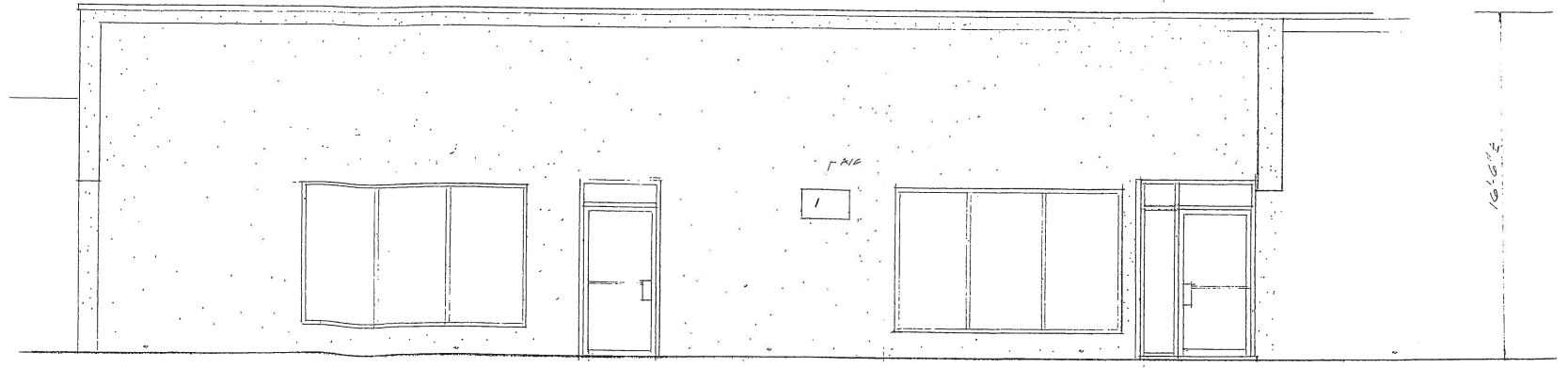
WIND PRESSURE COMPONENTS						
MARK	DESCRIPTION	EFFECTIVE WIND AREA	ZONE	PRESSURE REQUIRED	PRESSURE PROPOSED	N.O.A. NO. DATE
1	35' x 68' x 1 3/4" DOORS	20.4 SF	A	02 - 02	1/35	11-0621.04 4-15-14
2	" " " "	20.4 SF	A	" "		
A	STORE FRONT WINDOWS 42' x 88'	32 SF	A	02.6 - 02.9		
B	22' x 88'	16 SF	A	06.5 - 06.6		
C	62' x 88'	43 SF	A	02.0 - 02.0		
D	50' x 88'	40 SF	A	02.0 - 02.0		
*	TRANSOM 35' x 1 1/2"	2 SF				



SECTION @ AWNING  
SCALE 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

NOT INCLUDED IN THIS PERMIT



EXISTING SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

DESCRIPTION: Series "IR-500 Flush, Dry and Wet Glazed" Aluminum Storefront System - L.M.I.  
 APPROVAL DOCUMENT: Drawing No. 1633, titled "IR500 Aluminum Store Front System - Large Missile Impact" Sheets 1 thru 10 of 10, dated 01/27/09 with revision #A1 dated 06/07/11, prepared by W. W. Schaefer Engineering & Consulting, P.A., signed and sealed by Warren W. Schaeffer, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.  
 MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

1103/1105 WHITEHEAD ST. LLC  
 EXTERIOR RENOVATION  
 1103/1105 WHITEHEAD STREET KEY WEST, FLORIDA

WILLIAM R. OWAN ARCHITECTURE  
 521 PEACOCK LANE  
 305 296 3784  
 KEY WEST, FLORIDA  
 FLORIDA LICENSE AF-007751

JOB NUMBER  
 1222

DATE  
 10.30.12

A3  
 3 OF 4

# Site Photos

1103-1105 Whitehead St  
circa 1965 when it was a plumbing store



1107 Whitehead St  
now the Elks Lodge, circa 1965



**1103 Whitehead St Rear**  
now the Anchor's Aweigh Club at  
404 Virginia St, circa 1965



# **DRC Minutes/Comments**

# Development Review Committee Minutes

## August 28, 2014 **FINAL**

Planning Director, Don Craig called the Development Review Committee meeting of August 28, 2014 to order at 10:00 AM at Old City Hall in the antechamber at 510 Greene Street, Key West.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

Present were: Planning Director, Don Craig; Fire Department, Jason Barroso; Engineering Services, Elizabeth Ignaffo; Building Official, Ron Wampler; Urban Forestry Manager, Karen DeMaria; HARC Planner, Enid Torregrosa; and Art in Public Places, Dick Moody.

Not present were: Recreation Director, Greg Veliz; Police Department, Steve Torrence; Sustainability Coordinator, Alison Higgins; Director of Transportation, Norman Whitaker; Floodplain Manager, Scott Fraser; Solid Waste Recycling Coordinator, Will Thompson; ADA Coordinator, Peg Corbett; Bicycle Pedestrian Coordinator, John Wilkins.

Additional comments provided by (not read into the record): Keys Energy Supervisor of Engineering Matthew Alfonso and Scott Fraser, Floodplain Manager.

Also in attendance was Planning Department staff: Kevin Bond, Carlene Smith and Venetia Flowers.

### **APPROVAL OF AGENDA**

### **APPROVAL OF MINUTES**

No minutes to approve

### **DISCUSSION ITEMS**

#### **New Business**

- 1. Administrative Variance – 714 Elizabeth St Rear** (RE # 00018190-000200, AK # 8497563) – A request for administrative variance to minimum side and rear setbacks in order to renovate and add a second story loft to the existing single-family residential dwelling on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-398, 122-630(6)b. and 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the administrative variance request.

The applicant, Jennifer Reed, William Rowan Architecture, gave members an overview of the administrative variance request.

**PLANNING DIRECTOR:** No comments



## Development Review Committee Minutes August 28, 2014 **FINAL**

architectural barrier must be removed. He also stated that air conditioners can be problematic in the setback.

**TREE:** No comment

**HARC:** Ms. Torregroso stated that the new walk-in cooler in the rear of the property may require a 5 ft. setback. She is also concerned about the door signage and colors and wanted to know if there was an easement because the building is encroaching on Duval Street.

**ART IN PUBLIC PLACES:** No comments

**KEYS ENERGY:** No objections

- 3. Variance – 1618 North Roosevelt Boulevard** (RE # 00064910-000100, AK # 1065421) – A request for variance to maximum sign area in order to replace an existing freestanding sign on property located within the Commercial General (CG) Zoning District pursuant to Sections 90-395 and 114-140 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the variance request.

The applicant, Randall Mearns, Marathon Electric Sign & Light, Inc., gave members an overview of the variance request.

**PLANNING DIRECTOR:** Mr. Craig stated that the sign dimensions are 6'5"X8'4", 20 ft. tall and is 48 sq. ft. and the maximum is 32 sq. ft.

**FIRE:** Mr. Barroso reminded the applicant that the sign should not block the line of sight and make sure it doesn't block the intersection.

**ENGINEERING:** No comments

**BUILDING:** No comments

**TREE:** No comment

**HARC:** No comments

**ART IN PUBLIC PLACES:** No comments

**KEYS ENERGY:** No objections

- 4. Change of Nonconforming Use – 1103-1105 Whitehead Street** (RE # 00028130-000000, AK # 1028908) – A request for a change of nonconforming use from dog grooming to retail on property located within the

## Development Review Committee Minutes August 28, 2014 **FINAL**

Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-32(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the change of non-conforming use request.

The owner applicant, Yakov Blives gave members an overview of the change of non-conforming use request.

**PLANNING DIRECTOR:** Mr. Craig reminded the owner that if the original business does not remain in operation that they must cease and desist.

**FIRE:** Mr. Barroso stated that the lighting of the canopy must meet the code.

**ENGINEERING:** No comments

**BUILDING:** Mr. Wampler reminded the applicant that the canopy must be treated with fire retardant as per the Florida Building Code.

**TREE:** No comment

**HARC:** Ms. Torregrosa wanted clarification on how the canopy is attached to the building and if there is going to be any changes regarding the color or signage for the property.

**ART IN PUBLIC PLACES:** No comments

**KEYS ENERGY:** No objections

5. **Major Development Plan – 1315 Whitehead Street** (RE # 00036180-000000; AK # 1037044) – A request for major development plan approval for the construction of seven permanent residential units on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 108-91.A.2.(a) and 122-627 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the major development plan request.

The applicant, Lori Thompson, Trepanier & Associates, gave members an overview of the major development plan request.

**PLANNING DIRECTOR:** No comment

**FIRE:** Mr. Barroso asked that the applicant please make an appointment with the Fire department to ensure no setback concerns/accessibility issues.

# **Other Information**



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

M  
E  
M  
O  
R  
A  
N  
D  
U  
M

**To:** Jim Young, Code Compliance Manager  
**From:** Donald Leland Craig, AICP, Planning Director  
**Date:** December 16, 2011  
**Reference:** 1103-1105 Whitehead Street, Dog Grooming and Kenneling Analysis

The purpose of this email is to provide joint coordination for a code case at 1105 Whitehead St. The Planning Department was made aware Monday 12-12-11 that a business was operating outside of proper occupational licensing. The business, which is currently operating as an on-site dog grooming and pet sitting service, received licensure for mobile pet grooming services on November 14, 2011. Upon receiving notice that the business did not have the proper licensing, the customer came into the City's Licensing Division to apply on Monday 12-12-11. Because the property is located in the HMDR zoning district, and retail services are not allowed as permitted or general uses within that district, Licensing staff referred the customer to the Planning Department to make a determination of zoning compliance prior to license issuance.

Section 122-32 of the Land Development Regulations provides that a nonconforming use of a building or structure may be changed to another nonconforming use, based upon findings of neighborhood compatibility reached by the Planning Board. Based on this policy, a change of nonconforming use application would be the typical process that an applicant would undergo in order to change nonconforming uses. However, after Planning staff consideration, it has been found that this process is not necessary, based upon the physical layout of the structure, which is a multi-tenant commercial structure (with addressing at 1103 and 1105 Whitehead Street). After review of Section 122-32 (d), the interpretation is that the intent of this subsection is to preclude nonconforming uses to be extended, expanded, enlarged, or increased in intensity. The structure in question has operated as a legally nonconforming commercial structure, where various businesses have operated and continue to operate. The dog grooming aspect of the business would be considered a continuation of the retail use of the property. As such, a change of nonconforming use is not necessary for the dog grooming aspect of the business. However, the kenneling, or pet-sitting component is not consistent with the Land Development Regulations.

**Xc:**  
Carolyn Walker, Licensing Official  
Dottie Austin, Compliance Officer  
Geofile

Business control nbr . . : 18394  
License number . . . . : 11 00022579  
Pin number . . . . . : 3019  
Business name & address

Last activity:  
Updated: 12/12/11 by KEYWKGP  
Mailing address  
1103 WHITEHEAD ST  
KEY WEST FL 33040

DOGS BY THE SEA  
MOBILE SERVICE - COUNTY  
KEY WEST FL 33040

Classification . . . . . : 12C SERVICE - GENERAL  
Exemption applied . . . . :  
License status, date . . . : SECOND RENEWAL MAILED 11/14/11  
Appl, issue date . . . . . : 2/02/11 2/02/11  
Expiration, valid thru . . : 9/30/11 9/30/11

Date renewal printed . . . : 11/14/11  
Date printed, reprinted . . : 2/02/11  
Prior license . . . . . : 10 00022579  
Municipal code reference :

Press Enter to continue. More...  
F3=Exit F5=Additional charges F6=Charges F7=Miscellaneous information  
F8=Business inquiry F9=Additional requirements F10=Receipts F24=More keys

OL112I03

THE CITY OF KEY WEST - OL  
Location Inquiry - Licenses

12/15/11  
08:16:17

Business control nbr . : 20630

Business name & address

M & M ENTERPRISES, INC.

1105 WHITEHEAD ST

KEY WEST

FL 33040

Type options, press Enter.

1=Select

Opt Lic Nbr

Classification

11 00025425 SERVICE - GENERAL

Mailing address

1105 WHITEHEAD ST

KEY WEST

FL 33040

Status

SECOND RENEWAL MAILED

F3=Exit F12=Cancel

OL112I03

THE CITY OF KEY WEST - OL  
Location Inquiry - Licenses

12/15/11  
08:16:32

Business control nbr : 15110

Business name & address

COASTLINE REAL ESTATE / MABIE  
1105 WHITEHEAD ST  
KEY WEST FL 33040

Mailing address

1105 WHITEHEAD ST  
KEY WEST FL 33040

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status
—	07 00018997	SERVICE - PROFESSIONAL	INACTIVE
—	06 00018997	SERVICE - PROFESSIONAL	RENEWED
—	05 00018997	SERVICE - PROFESSIONAL	RENEWED
—	05 00018495	SERVICE - PROFESSIONAL	TRANSFERRED
—	04 00018495	SERVICE - REAL ESTATE SALES	RENEWED

F3=Exit F12=Cancel

# Business License Transfer Application

City of Key West  
City Hall Annex  
POB 1409  
Key West, FL 33041  
(305) 809-3955 fax (305) 809-3978

Date applied \_\_\_\_\_

License # \_\_\_\_\_

( ) Change of location  
( ) Change of ownership

Fee \$ \_\_\_\_\_

Type of License and Category: Pet Grooming

X Business Name: \_\_\_\_\_

New Owner: \_\_\_\_\_

X Previous Owner: \_\_\_\_\_

X New Address: \_\_\_\_\_

Previous Address: Mobile Service

X Mailing Address: \_\_\_\_\_ X Phone: \_\_\_\_\_

X SS # / EIN# : \_\_\_\_\_

\_\_\_ Bill of Sale

\_\_\_ Liability / Worker's comp

\_\_\_ Sales Tax Number 305-470-5001

\_\_\_ Fire inspector 292-8179

\_\_\_ Lease or deed

\_\_\_ Grease trap inspection 809-3955

\_\_\_ Corporate registration

\_\_\_ Fictitious name registration sunbiz.org

\_\_\_ State inspection / license 305-470-6900 (Dep Ag)  
850-487-1395 (DBPR)

\_\_\_ Proof of commercial garbage (Waste Mgmt 296-8297)  
or 797-3312

\_\_\_ Local occupational license from home base

If change of location, previous use of property:  
\_\_\_\_\_

X Applicant name (printed) \_\_\_\_\_

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

X State of Florida County of Monroe

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by \_\_\_\_\_.

Personally known or produced i.d. \_\_\_\_\_

Notary Public, State of Florida \_\_\_\_\_ (SEAL)

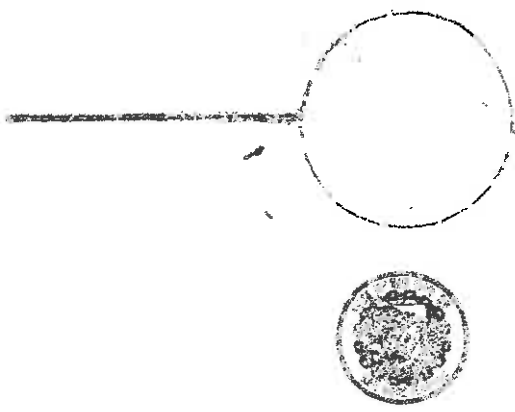
Licensed in accordance with Chapter 66, Key West Code of Ordinances

\_\_\_\_\_ Approved \_\_\_\_\_ Denied (reason)

\_\_\_\_\_  
Licensing Official

\_\_\_\_\_  
Date





City of Key West  
Code Compliance Department  
P.O. Box 1409  
Key West, FL 33041

**GOOD NEIGHBOR COURTESY NOTICE**

On this day, a Key West Code Compliance Officer performed an inspection of this property in response to a complaint / personal observation. The purpose of the inspection was to determine if the property is in violation of the City Code of Ordinances. As a result of that inspection, the Compliance Officer observed your property is in violation of the Code Section(s) below. The City of Key West seeks your voluntary compliance with this matter. In order to address and resolve the issue(s), you or your representative should correct this violation within \_\_\_\_\_ of the date of this warning notice, and then contact the Compliance Officer listed below to verify that the violation has been corrected.

Date 11-11-11 Time 11:00 AM Case# 11-1462  
Address 1111 Duval Street  
Owner (if known) John P. ...

VIOLATION:	SECTION:	CORRECTION METHOD:
Building		
Business Tax		
Plumbing		
Electrical		
Mechanical		
Sign		
Landscap		
Fence		
Enginee		
Zoning		
Trash		
Water R	3139 Riviera Drive P.O. Box 1409 Key West, FL 33041	Phone: (305) 809-3733 Cell: (305) 797-6775 Fax: (305) 809-3739 daustin@keywestcity.com
Other		



City of Key West  
Key West, Florida

**DOTTY AUSTIN**  
CODE COMPLIANCE

This notice was issued by Code Compliance Officer \_\_\_\_\_ who can be reached at (305) 809-\_\_\_\_\_ to verify compliance.

*Thank you for helping keep our city clean and green.*

OL111U01

THE CITY OF KEY WEST - OL  
License File Changes - General Information

12/12/11  
15:21:21

Type information, press Enter.

Last activity:

Business control . . . . . 5085

Updated: 12/12/11 by KEYWKGP

Business name & address

Mailing address

KEY WEST PRESS

1103 WHITEHEAD ST

1103 WHITEHEAD ST

KEY WEST

FL 33040

KEY WEST FL 33040

License number . . . . . : 08 00022371

Appl, issue, expir . . . . . 91107 32808 93008

License status (F4) . . . . . IN INACTIVE

Classification (F4) . . . . . 12e SERVICE - GENERAL

Exemption (F4) . . . . .

License comments . . . . . PRINTING

License restrictions . . . . .

Gross receipts . . . . .

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

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

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

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

Sub codes . . . . . N Y=Yes, N=No

More...

F3=Exit F5=Code description F9=Applicant/Qualifier

F10=Business maintenance F12=Cancel

F24=More keys

## Carlene Smith

---

**From:** Carolyn Walker  
**Sent:** Wednesday, July 30, 2014 4:51 PM  
**To:** Carlene Smith  
**Subject:** FW: nonconforming question: 1103-1105 Whitehead St

**From:** Don Craig [mailto:[dcraig@keywestcity.com](mailto:dcraig@keywestcity.com)]  
**Sent:** Tuesday, July 29, 2014 10:46 AM  
**To:** Carolyn Walker  
**Subject:** Re: nonconforming question: 1103-1105 Whitehead St

as we discussed needs a change of non-conforming use.  
don

On Mon, Jul 28, 2014 at 3:34 PM, Carolyn Walker <[cwalker@keywestcity.com](mailto:cwalker@keywestcity.com)> wrote:  
This property is in a small commercial strip in HMDR zoning district.

Various commercial units have been in the space, Key West Press for years, and most recently a dog grooming business that was cited by Code, but never obtained a license. The dog groomer, according to the new property owner, moved out in December 2013.

I have attached a chain of emails regarding this space.

I received an application today for retail clothing.

Is there any zoning issue; is the use grandfathered – must the owner apply for a change of nonconforming use?

Thanks,

Carolyn

--  
Donald Leland Craig , AICP

Qui sine peccato est primus lapis sint eiecti

Not a blot on my copybook

## Carlene Smith

---

**From:** Carolyn Walker  
**Sent:** Wednesday, July 30, 2014 4:51 PM  
**To:** Carlene Smith  
**Subject:** FW: nonconforming question: 1103-1105 Whitehead St  
**Attachments:** SKMBT\_C45214072815310.pdf

---

**From:** Carolyn Walker [mailto:[cwalker@keywestcity.com](mailto:cwalker@keywestcity.com)]  
**Sent:** Monday, July 28, 2014 3:34 PM  
**To:** [dcraig@keywestcity.com](mailto:dcraig@keywestcity.com)  
**Subject:** nonconforming question: 1103-1105 Whitehead St

This property is in a small commercial strip in HMDR zoning district.

Various commercial units have been in the space, Key West Press for years, and most recently a dog grooming business that was cited by Code, but never obtained a license. The dog groomer, according to the new property owner, moved out in December 2013.

I have attached a chain of emails regarding this space.

I received an application today for retail clothing.

Is there any zoning issue; is the use grandfathered – must the owner apply for a change of nonconforming use?

Thanks,

Carolyn

# **Property Appraiser Record Card**



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

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

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

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: **1028908** Parcel ID: **00028130-000000**

### Ownership Details

**Mailing Address:**  
 1103-1105 WHITEHEAD ST OF KEY WEST LLC  
 1103 WHITEHEAD ST  
 KEY WEST, FL 33040-7524

### Property Details

**PC Code:** 11 - STORES ONE STORY  
**Millage Group:** 11KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 1103 WHITEHEAD ST KEY WEST  
 1105 WHITEHEAD ST KEY WEST  
**Legal Description:** KW PT SUBS 3 AND 4 PT LOT 3 SQR 6 TR 11 OR308-440/41 OR1040-336 OR1040-337/38 OR1325-2200/01C OR1702-2427 OR1723-1606/07 OR1723-1608/09 OR2566-1599/601

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1  
 Total Living Area: 2337  
 Year Built: 1948

## Building 1 Details

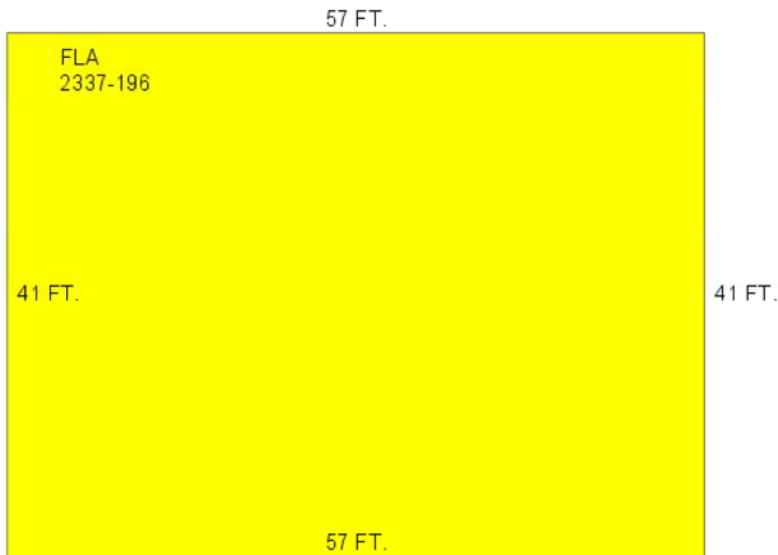
<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade</b> 400
Effective Age 31	Perimeter 196	Depreciation % 40
Year Built 1948	Special Arch 0	Grnd Floor Area 2,337
Functional Obs 0	Economic Obs 0	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

**Extra Features:**

2 Fix Bath 1	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					2,337

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3964	RETAIL MIN INT	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1049	C.B.S.	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	1	2003	2004	1	20

**Appraiser Notes**

TPP 8700610

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 P953598	10/01/1995	12/01/1995	300	Commercial	INSTALL 1SHOWER & 1SINK
1 B953638	10/01/1995	12/01/1995	350	Commercial	NEW CONCRETE FLOOR N SHWR
1 9700926	03/01/1997	12/01/1997	7,038	Commercial	2320 SQ FT FIBERTITE ROOF
1 9801881	06/22/1998	12/02/1998	3,625	Commercial	ADD BATHROOM
1 03-0717	04/03/2003	10/30/2003	3,000	Commercial	INSTALLED A/C UNIT ETC
1 03-1393	04/14/2003	10/30/2003	6,000	Commercial	REPLACED SEWER LINE
1 03-1288	06/17/2003	10/30/2003	400	Commercial	INSTALLED SECURITY
1 03-003794	10/31/2003	12/30/2003	3,200	Commercial	ROOFING
1 03-0717	03/19/2003	10/30/2003	12,200	Commercial	REMODEL BATHRM.
1 09-1059	04/13/2009		1,760	Commercial	REMOVE DETERIORATING CONCRETE OVERHANG ON THE FRONT OF THE BUILDING
1 09-1042	04/13/2009		2,100	Commercial	UPGRADE EXISTING PERMIT #09-801 FOR REPAIR OF ADDITIONAL 100 LF OF SPALLING
1 09-1191	05/04/2009		5,000	Commercial	OPEN UP OLD WINDOW OPENING THAT WAS INFILLED & INSTALL NEW STORE FRONT
1 12-3336	09/18/2012		5,000	Residential	INSTALLATION OF 5 TON A/C SYSTEM WITH 12 DROPS AND 1 BATH EXHAUST FAN.
1 12-2126	06/26/2012		2,500	Commercial	REMOVE EXISTING WALLS AND INSTALL NEW CABINTRY
1 12-2565	07/16/2012		2,000	Commercial	UPGRADE 100 AMP SERVICE TO 200 AMP
1 13-0341	01/31/2013		500	Commercial	WIRE BUILDING AS PER PLANS
1 13-1068	03/22/2013		15,000	Commercial	REMOVE EXISTING WINDOWS AND DOORS AND INSTALL NEW AS PER PLANS.

**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
2014	133,321	200	276,777	410,298	384,353	0	410,298
2013	137,765	220	211,427	349,412	349,412	0	349,412
2012	214,856	240	211,427	426,523	426,523	0	426,523



2011	226,018	260	281,903	508,181	508,181	0	508,181
2010	226,018	280	245,984	472,282	472,282	0	472,282
2009	237,179	300	308,965	546,444	546,444	0	546,444
2008	237,179	320	288,650	526,149	526,149	0	526,149
2007	156,846	340	288,650	1,906,922	1,906,922	0	1,906,922
2006	160,537	360	207,828	1,060,730	1,060,730	0	1,060,730
2005	160,537	380	173,190	334,107	334,107	0	334,107
2004	162,382	400	57,730	220,512	220,512	0	220,512
2003	145,739	0	55,421	201,160	201,160	0	201,160
2002	99,368	0	55,421	154,789	154,789	0	154,789
2001	99,368	0	121,704	221,072	221,072	0	221,072
2000	218,218	258	84,939	303,415	303,415	0	303,415
1999	218,218	258	84,939	303,415	303,415	0	303,415
1998	144,497	258	84,939	229,694	229,694	0	229,694
1997	144,497	259	74,797	219,553	219,553	0	219,553
1996	131,362	261	74,797	206,420	206,420	0	206,420
1995	130,561	293	74,797	205,651	205,651	0	205,651
1994	130,561	324	74,797	205,682	205,682	0	205,682
1993	144,266	356	74,797	219,419	219,419	0	219,419
1992	142,015	387	74,797	217,199	217,199	0	217,199
1991	142,015	418	74,797	217,230	217,230	0	217,230
1990	125,038	450	60,852	186,340	186,340	0	186,340
1989	125,038	482	55,781	181,301	181,301	0	181,301
1988	78,959	0	50,710	129,669	129,669	0	129,669
1987	83,591	0	31,060	114,651	114,651	0	114,651
1986	82,213	0	30,426	112,639	112,639	0	112,639
1985	79,576	0	27,383	106,959	106,959	0	106,959
1984	77,614	0	27,383	104,997	104,997	0	104,997
1983	108,299	0	19,995	128,294	128,294	0	128,294
1982	93,060	0	15,351	108,411	108,411	0	108,411

## 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
4/19/2012	2566 / 1599	350,000	WD	01
6/1/2001	1702 / 2427	375,000	WD	K
1/1/1988	1040 / 337	80,000	WD	U

This page has been visited 333,642 times.

Monroe County Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176

# **Public Notice**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 PM on December 18, 2014 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:

**Change of Nonconforming Use – 1103-1105 Whitehead Street (RE # 00028130-000000, AK # 1028908)** – A request for a change of nonconforming use from light industrial and retail/office to low-intensity commercial retail on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-32(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

**Contact:** Kevin Bond, Senior Planner; E-mail: [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); Phone: 305-809-3725; Fax 305-809-3978;  
**Mail:** PO Box 1409, Key West FL 33041-1409

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

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

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

**Change of Nonconforming Use –A request for a change of nonconforming use from light industrial and retail/office to low-intensity commercial retail on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-32(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Applicant:** Trepanier & Associates, Inc. **Owner:** Yakov Blives

**Location:** 1103-1105 Whitehead Street (RE # 00028130-000000, AK # 1028908)

**Date of Hearing:** December 18, 2014 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](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:** Kevin Bond, Senior Planner; **E-mail:** [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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

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

**Change of Nonconforming Use –A request for a change of nonconforming use from light industrial and retail/office to low-intensity commercial retail on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-32(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Applicant:** Trepanier & Associates, Inc. **Owner:** Yakov Blives

**Location:** 1103-1105 Whitehead Street (RE # 00028130-000000, AK # 1028908)

**Date of Hearing:** December 18, 2014 **Time of Hearing:** 6:00 PM

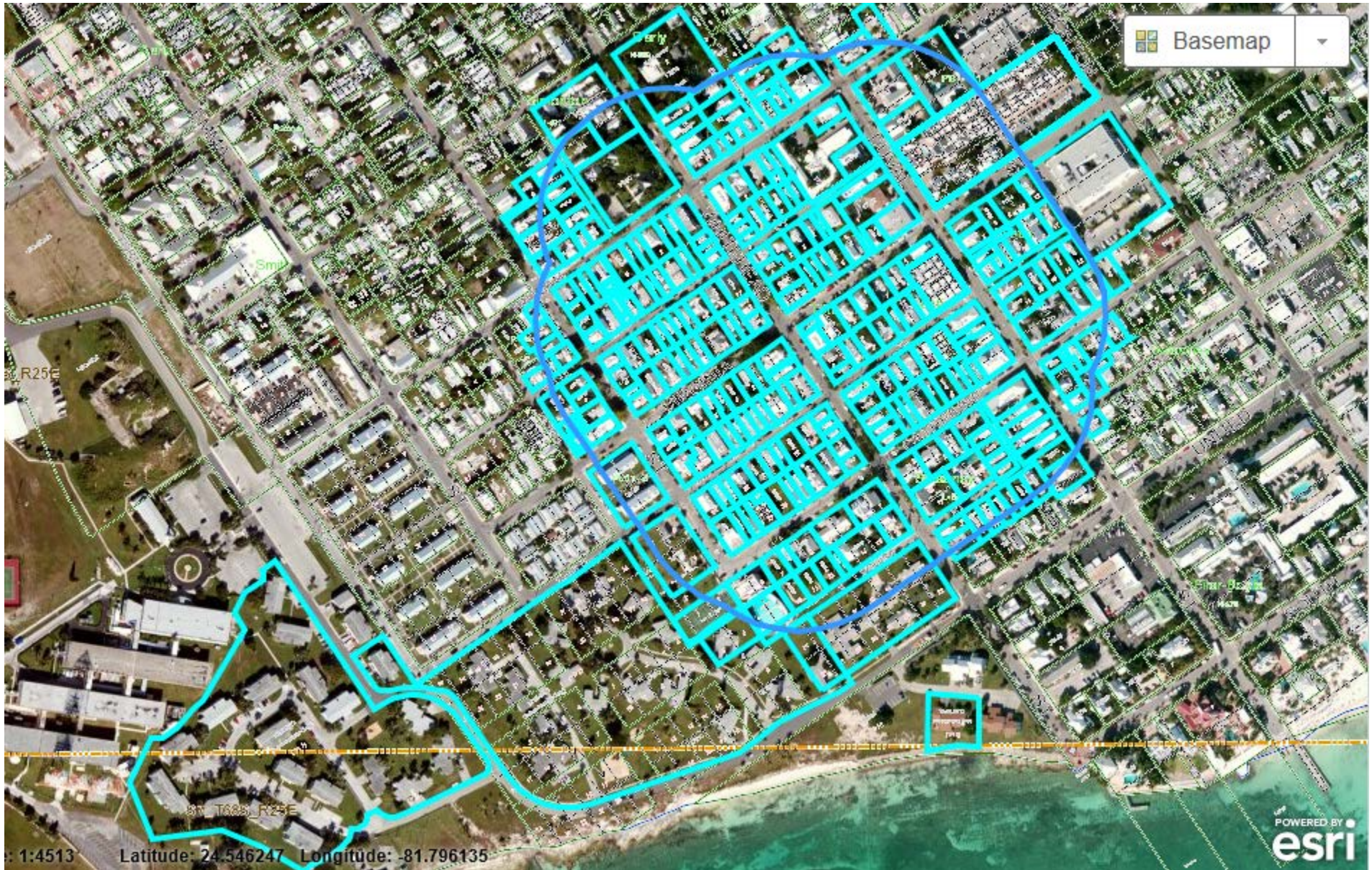
**Location of Hearing:** Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](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:** Kevin Bond, Senior Planner; **E-mail:** [kbond@cityofkeywest-fl.gov](mailto:kbond@cityofkeywest-fl.gov); Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 1023 WHITEHEAD LLC		20 DRIFTV	KEY WEST	FL	33040	
2 1025 WHITEHEAD LLC		3819 PLAZ	FAIRFAX	VA	22030-2512	
3 1100 DUVAL BUILDING LLC		2405 LIND.	KEY WEST	FL	33040-5109	
4 1103/1105 WHITEHEAD STREET L L C		419 AMELI	KEY WEST	FL	33040	
5 1103-1105 WHITEHEAD ST OF KEY WEST LLC		1103 WHIT	KEY WEST	FL	33040-7524	
6 422 AMELIA TRUST	C/O MUHA DENISE TRUSTEE	PO BOX 6:	ALEXANDRIA	VA	22306	
7 ADAMS KAREN T		1124 WHIT	KEY WEST	FL	33040-7563	
8 ALBURY SAMUEL ESTATE	C/O ALBURY G F POA	729 NW 43	MIAMI	FL	33127-2716	
9 AMLIN MARTIN D		505 COLUI	BOSTON	MA	02118-3160	
10 ANCHORS AWEIGH CLUB INC		404 VIRGII	KEY WEST	FL	33040	
11 BAIN CECIL WILSON		326 TRUM	KEY WEST	FL	33040-7343	
12 BANKS LENORA		414 JULIA	KEY WEST	FL	33040-3151	
13 BETTS DAVID A		320 NOYA	SOUTHAMPTON	NY	11968-1456	
14 BOLETO PROPERTIES LLC		537 NE 13'	FORT LAUDERDA	FL	33301-1243	
15 BOOTLE DAVE W AND MARIA		319 AMELI	KEY WEST	FL	33040-7502	
16 BRUCCOLERI DOMINICK AND ELIZABETH H		56 GREEN	NEW HYDE PARK	NY	11040	
17 BUTLER STUART J		421 EATOI	KEY WEST	FL	33040-6511	
18 CAHILL RANDALL		418 AMELI	KEY WEST	FL	33040-3121	CANADA
19 CALABRO DANIEL J	C/O HERZOG AND LITTLE CPA	PO BOX 1:	BRIDGEHAMPTON	NY	11932-1857	
20 CAREY GEORGE A JR ESTATE	C/O CAREY DONALD G	419 VIRGII	KEY WEST	FL	33040	
21 CAREY DONALD G		419 VIRGII	KEY WEST	FL	33040-3146	
22 CASEBOLT CHRISTOPHER S AND ELIZABETH A		1121 WHIT	KEY WEST	FL	33040-7562	
23 CASTILLO DIANE T		318 AMELI	KEY WEST	FL	33040	
24 CASTLEBERRY LARRY G AND JACQUELINE LACRONE		1904 MERI	VIRGINIA BEACH	VA	23455-2627	
25 CLARK MATHEW JR		1017 WHIT	KEY WEST	FL	33040	
26 CLARKE CAROLYN		323 VIRGII	KEY WEST	FL	33040	
27 CONCHS IN PARADISE LLC		8140 GRAI	DUBLIN	OH	43016-9495	
28 CORAL CITY ELKS LODGE 610 & CORAL CITY TEMPLE 400		1107 OR 1	KEY WEST	FL	33040	
29 DEGRAEF JOHAN P		1119 WHIT	KEY WEST	FL	33040-7562	
30 DEVOL THOMAS A		3839 GLEI	SARASOTA	FL	34232-1033	
31 DOUGLAS HOUSE INC		419 AMELI	KEY WEST	FL	33040	
32 EDMONDS ROBERT H AND PAMELA		PO BOX 1:	RUSSELL SPRINC	KY	42642-0127	
33 EHRING WILLIAM EDWARD		1102 WHIT	KEY WEST	FL	33040	
34 ESTES DON		4125 EAGI	KEY WEST	FL	33040-4526	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 FERREL WADE		PO BOX 4	KEY WEST	FL	33041	
36 FICK CLIFFORD		415 JULIA	KEY WEST	FL	33040-3150	
37 FRANGIPANGI LLC		600 ELIZAI	KEY WEST	FL	33040	
38 FRANKE LOUI G		4140 BONI	MIAMI	FL	33133-6339	
39 G AND G CATHERINE STREET LLC		118 CARIE	SUMMERLAND KI	FL	33042-4810	
40 GALLAGHER PATRICIA TRUST 10/23/2000		700 KESSI	INDIANAPOLIS	IN	46228-1429	
41 GARCIA MANUEL E		515 WHITE	KEY WEST	FL	33040	
42 GODLEWSKI STEVEN AND CHRISTINE		30554 18T	BIG PINE KEY	FL	33043-4668	
43 HAMILTON JAMES D		319 CATHI	KEY WEST	FL	33040-7504	
44 HAMILTON JAMES D AND EVA M		321 CATHI	KEY WEST	FL	33040-7504	
45 HASKINS DORA MARTINEZ TRUSTEE		4056 PHOI	WINTER HAVEN	FL	33884	
46 HAYWARD SYLVIA L		66 OVERL	NEW YORK	NY	10040-3825	
47 HOLLOWELL VIOLET ROSALIE		12503 NEV	ORLANDO	FL	32837	
48 HUKWEEM LLC		PO BOX 5	KEY WEST	FL	33041-0527	
49 JAMES NORICE Z		414 VIRGII	KEY WEST	FL	33040	
50 JOHNSON SANDRA GOLDSMITH BRIGHT		11 LANSM	BLUFFTON	SC	29910-7947	
51 KAVANAUGH SANDRA JEAN		1117 WHIT	KEY WEST	FL	33040-7562	
52 KEY WEST RETREAT LLC		425 EATOI	KEY WEST	FL	33040-6511	
53 KNOWLES VERLENE ESTATE		324 VIRGII	KEY WEST	FL	33040	
54 KNOWLES EDWIN JR AND MARIE E		230 VIRGII	KEY WEST	FL	33040-7544	
55 LACRONE RICHARD AND ERIN		3153 GAR'	APOLLO	PA	15613	
56 LAMERE RUTH GARDNER		P O BOX	DUXBURY	MA	2331	
57 LEE JONATHON LEE		1108 DUV	KEY WEST	FL	33040-3199	
58 LIVINGSTON ROBERT W		3647 WRIC	AUGUSTA	GA	30909-8007	
59 LOPEZ CLAYTON L AND PALMA LOUISE H/W		326 AMELI	KEY WEST	FL	33040	
60 MARRERO WILHELMINA		318 TRUM	KEY WEST	FL	33040	
61 MARSH DAVID AND CATHY		854 HENN	WARREN	OH	44484-1215	
62 MC INTOSH SYLVIA L/E		4213 SW 2	HOLLYWOOD	FL	33023	
63 MCGEOUGH PETER		41 SECON	NEWPORT	RI	2840	
64 MCGEOUGH SEAN AND JODI BEVERLY		314 VIRGII	KEY WEST	FL	33040	
65 MILLER SCOTT T AND JUDY B		PO BOX 1	MIDLAND	MI	48641-1866	
66 MILLER STEPHANIE		PO BOX 1	GARIBALDI HIGH	BC	V0N 1T0	
67 MOORE DEBORAH		1114 WHIT	KEY WEST	FL	33040	
68 NEWMAN CHURCH		410 TRUM	KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 NICHOLS DESMOND J AND SANDRA A		415 AMELI	KEY WEST	FL	33040-3120	
70 OLESKE MICHAEL M AND MARY E		59 THE NC	MANHASSET	NY	11030-1315	
71 PEARSON CHARLES N L/E		322 JULIA	KEY WEST	FL	33040	
72 PIENCZKOWSKI ANTHONY		20 SAPHIR	KEY WEST	FL	33040	
73 POLAKOFF PHILLIP MARC AND LORIANN VIRGINIA		5626 LONC	WHITE HALL	MD	21161	
74 POPOVICE MICHAEL J		327 VIRGII	KEY WEST	FL	33040	
75 RAHMING OTIS T ESTATE		910 THOM	KEY WEST	FL	33040-7339	
76 RHOADES SHIRREL AND DIANE		914 GRINN	KEY WEST	FL	33040	
77 ROBERTS MERCEDES L/E		416 JULIA	KEY WEST	FL	33040	
78 ROBINSON ALEXIS		319 VIRGII	KEY WEST	FL	33040-7520	
79 ROEDER TIMOTHY J L/E		322 JULIA	KEY WEST	FL	33040	
80 RUSSELL EDWARD JAMES		16540 OLI	SUGARLOAF KEY	FL	33042	
81 SALINERO DENNIS N		356 BOCA	KEY WEST	FL	33040	
82 SALLY 1008 LLC		2432 FLAG	KEY WEST	FL	33040-3844	
83 SANDRIE R M		PO BOX 4:	SUMMERLAND KI	FL	33042-0216	
84 SAVAGE KW PROPERTIES INC		2700 BAY	DUNEDIN	FL	34698-1626	
85 SCHMAUSSER JOCHEN AND DIANA		3535 MICH	LAKE MARY	FL	32746-4605	
86 SCHMIDT THERON G AND LORRAINE HECKMAN (WIFE)		315 AMELI	KEY WEST	FL	33040	
87 SHEA KEVIN M		413 JULIA	KEY WEST	FL	33040-3150	
88 SHULTZ DAVID L REVOCABLE TRUST 7/10/2014		204 SAINT	YORK	PA	17402-4646	
89 SIMMONS GLENDA D		310 HILLC	SOMERSET	NJ	08873-3083	
90 SKALENAIDO ZBIGNIEW		317 AMELI	KEY WEST	FL	33040	
91 SMITH DONALD F		12 TREFO	OXFORD	CT	06478-1661	
92 SMITH THOMAS E AND DEBORAH L		8300 YANI	DAYTON	OH	45458	
93 SNYDER DOUGLAS S AND BRITTANY P		1118 WHIT	KEY WEST	FL	33040	
94 STONE SUSAN CD		1025 WHIT	KEY WEST	FL	33040-7591	
95 SUAREZ CAMELIA L/E		414 AMELI	KEY WEST	FL	33040-3121	
96 SUNDIN MARY J		136 HOLDI	WORCESTER	MA	01606-3413	
97 TALBOTT KEVIN E		9 EVERGR	KEY WEST	FL	33040-6244	
98 TAWLAW LLC		8 HUBERT	WHIPPANY	NJ	07981-1366	
99 TAYLOR DAVID		409 VIRGII	KEY WEST	FL	33040	
100 TEATE CONSTANCE S		325 AMELI	KEY WEST	FL	33040-7502	
101 TEPPER STEVEN		409 AMELI	KEY WEST	FL	33040	
102 THE OAKS KEY WEST LLC		19 CYPRE	KEY WEST	FL	33040-6236	



<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
103 TREFFEISEN JAMES A AND CATHERINE M		52 UNION	SIDNEY	NY	13838-1439	
104 TYNES MILDRED S		409 JULIA	KEY WEST	FL	33040	
105 WALKER HELEN E H/W		211 UNION	NASHVILLE	TN	37201-1519	
106 WD FLORIDA PROPERTIES LLC		3521 NE 21	LIGHTHOUSE PO	FL	33064-8105	
107 WEBB DONALD E		4000 MIDV	FRANKLIN	TN	37067-6656	
108 WILLIE TS LLC		2029 SE 11	CAPE CORAL	FL	33990-3887	
109 WOLDANSKI PETE F AND KRISTINE A		6760 CED	COCOA	FL	32927-2928	
110 WOLF MICHAEL B		361A CARI	ELKHART LAKE	WI	53020-1961	
111 YOAKAM JOHN A AND LAUREN R		5316 MILL	NORTH RIDGEVIL	OH	44039-2337	
112 ZAPATA LUZ M		326 VIRGII	KEY WEST	FL	33040-7521	
113 ZIELINSKI MICHAEL		407 AMELI	KEY WEST	FL	33040	
114 ZOLL JAMES AND PATRICIA		889 OCEA	TOMS RIVER	NJ	08753-4467	
115 ZURKO-SMITH MICHELLE		12 TREFO	OXFORD	CT	06478-1661	