

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Interim Planning Director

Meeting Date: January 25, 2011

Application: An application for Exception for Outdoor Merchandise Display, to allow the display of merchandise in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To clarify and continue the existing outdoor display approval as granted through Board of Adjustment Resolutions 00-275 and 05-354 for an additional 60 month time span.

Applicant: John Lepouski

Property Owner: Eli Jean

Location: 111 Duval Street (aka Duval Village) RE# 00000490-000000

Zoning: Historic Residential Commercial Core (HRCC-1)



BACKGROUND

Duval Village is an outdoor market which has typically sold various souvenir items. In September of 2005, the Board of Adjustment approved a 60-month Exception for Outdoor Display application for 111 Duval Street (Resolution 05-023). That approval allowed the outdoor display of "certain merchandise by not more than ten vendors" in a courtyard environment.

Since the original approval was granted, most of the vendors have moved out and the applicant has assumed their spaces. At this time, the applicant maintains the majority of the booths, shops and kiosks. No significant changes to the display area, as defined in the original approval, have occurred. As some of the original vendors have moved out, the nature of the merchandise has been slightly modified.

REQUEST

The applicant is requesting that the Planning Board extend the existing approval to allow the continued outdoor display of goods. The previously approved exception area is not changing through the expansion of floor area or the number of vendor locations within the courtyard. However, the applicant would like to exercise flexibility in the types of items that can be displayed within that area. The applicant seeks the maximum time exception of 60 months.

ANALYSIS-EVALUATION- COMPLIANCE WITH CITY OF KEY WEST LAND DEVELOPMENT REGULATIONS

According to Section 106-52 of the Code, the outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board. Pursuant to Section 106-51 of the Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Granting or denying a proposed Exception on a case-by-case basis gives the Planning Board the discretion to approve or deny proposed displays based on the following criteria:

(1) Factors favoring the Exception are as follows:

- a. The location of the proposed Exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.**

The approved Exception is located in an interior courtyard. The location of the Exception is the same as the existing approval.

- b. The Exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.**

The type of merchandise and the type of display is compatible with the character of the neighborhood. The Exception is located in the HRCC-1 zoning district. Pursuant to Section 122-686 of the City Code, the HRCC-1 Duval Street gulfside district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The

core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core.

The Exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

The entrance to the courtyard, where the previously approved Exception is located, is visible from the public right-of-way; however it is not located in the public right-of-way. The approved Exception would remain the same; however, the applicant would like to exercise flexibility and broader latitude on the types of items that can be displayed. The previous approval is attached.

(2) Factors disfavoring the Exception are as follows:

a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the Exception.

As existing and proposed, the Exception will not obscure the surrounding architecture contributing to the historic fabric or visual character of the neighborhood.

b. The location of the proposed Exception abuts, with minimal setback, a street of the historic district, thus the Exception is visible from heavily used public places and rights-of-way.

The location of the courtyard where the Exception was previously granted is conforming to front yard setbacks. The minimum front yard setback in the HRCC-1 zoning district is zero feet. The immediately visible displays are setback from the sidewalk so the vendors can conduct their business on private property. The applicant is not proposing to alter this aspect of the site, but is asking rather to broaden the description of merchandise types that can be displayed. Currently there is a tiki bar and a cart featuring Christmas ornaments.

c. The Exception presents a hazard to public safety.

The applicant has provided a sketch that shows a minimum clear path of seven feet between buildings, booths and carts. As of the date of this report, the Department is not aware of any life safety violations.

(3) Exceptions to Section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months, and may be granted subject to terms and conditions specified by the Board in order to protect the architectural heritage and visual character of the district.

Visibility from the public right-of-way is largely limited to the two vendors at the entrance to the courtyard, therefore the visual impact to the character of the district is lessened than it would be if the entire site was visible. The applicant is requesting only that the merchandise be flexible in type within the defined display area within the courtyard itself.

- (4) Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:**
- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;**
 - b. The Exception was granted pursuant to mistaken or misleading information; or**
 - c. The Exception is not compatible or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.**

If the Exception for Outdoor Display is approved by the Planning Board, and if at any time the applicant is out of compliance with any conditions of approval, the approval can be revoked by the Planning Board, under Section 106-52 (4) of the City Code.

RECOMMENDATION

The Planning Department, based on criteria in the City Code, recommends the request for Exception to Outdoor Merchandise Display be approved per the proposed plan to allow merchandise as currently displayed with the following conditions:

1. The Exception for the Outdoor Merchandise Display is limited to the existing courtyard, and will not be placed in the City right-of-way. The arrangement and type of items shown within the courtyard can be modified.
2. The Exception for the Outdoor Merchandise Display will only be present during hours of operation.
3. The Exception for the Outdoor Merchandise Display is specific to the tenant, John Lepouski and granted for 60 months.

**Draft
Resolution**

RESOLUTION NUMBER 2011-

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY TO ALLOW THE DISPLAY OF MERCHANDISE SOLD IN-STORE IN THE HRCC-1 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 111 DUVAL STREET (RE# 00000490-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core Zoning District (HRCC-1); and

WHEREAS, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

WHEREAS, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

WHEREAS, the Board of Adjustment approved applications for Exception to Outdoor Display to allow the outdoor display of merchandise through Resolution 00-275 on August 7, 2000 and Resolution 05-354 on November 3, 2005; and

_____Chairman
_____Interim Planning Director

WHEREAS, a request was submitted for Planning Board consideration to clarify that any item sold in the store can be displayed within the approved Exception area, and that the arrangement of the furniture in the display area be flexible; and

WHEREAS, the Planning Board met on January 25, 2011 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

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

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

Section 2. That an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing the outdoor display of merchandise in a courtyard located at 111 Duval Street (RE# 00000490-000000), with the following conditions, and per the attached site plan received November 1, 2010:

- (1.) The Exception for the Outdoor Merchandise Display is limited to the existing courtyard and will not be placed in the City right-of-way. The arrangement and type of items shown within the courtyard can be modified.
- (2.) The Exception for the Outdoor Merchandise Display will only be present during hours of operation.

- (3.) The Exception for the Outdoor Merchandise Display is specific to the tenant, John Lepouski and granted for 60 months.

Section 3. Exceptions to 106-51 may be revoked by the Planning Board after notice and hearing on grounds:

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section.
- b. The Exception was granted pursuant to mistaken or misleading information; or
- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

Section 4. The City Manager or the Planning Board, upon any written petition by any city resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

Section 5. This Exception for Outdoor Display 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 will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit 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 special meeting held this 25th day of January, 2011.

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

Richard Klitenick, Chairman
Key West Planning Board
Date

Attest:

Donald Leland Craig, AICP
Interim Planning Director
Date

Filed with the Clerk:

Cheryl Smith, City Clerk
Date

Chairman

Interim Planning Director

Application

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



(Pursuant to Section 106-51 & 52 City of Key West Land Development Regulations)

Please fill out this application as completely as possible. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305.809.3720 to schedule an appointment with a Planner.

Applicants Name Duval Village / JOHN LEPOUSKI
Address of Proposed Display 111 Duval St.
RE# of Property 0000490-000000 Duval Village@hotmail.com
Business Name Duval Village
Business Address 111 Duval St.
Applicants Mailing Address Same
Telephone 305 942 1571 Fax # 305 293 9566
Name of Property Owner ELI JEAN
Mailing Address 111 Duval St., Key West, FL 33040
Telephone 786.554.0169 Fax # 305.293.9566

This application is for: (check those which apply)

Advertising Display only Conducting business

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth. (Must have received or obtained HARC approval)
- a portable table, rack, or other non-permanent equipment.



Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Describe the Specific Merchandise to be Displayed and Business Conducted.

There is multiple merchandise being sold from gifts, jewelry, clothing, drinks, Christmas ornaments, and hats.

Describe the Structure and Equipment used in the Display in Detail, Including any Seating.

There kiosks, booths, small stores, small bar, and sporadic seating around the area. Including trash outlets and a restroom for customers.

How far is the display from the street? displays start at Street View-7'
How far is the display from the sidewalk? displays are up to the sidewalk
Length of time exception will be needed (no more than 60 months) 60 months

YOU MUST DO THE FOLLOWING BEFORE YOUR APPLICATION IS COMPLETE:

- 1. PROVIDE FEE OF \$100.00. THERE ARE ADDITIONAL FEES OF \$50.00 FOR FIRE DEPARTMENT REVIEW AND \$100.00 FOR ADVERTISING AND NOTICING. MAKE CHECKS OUT TO CITY OF KEY WEST.**
- 2. ATTACH A PHOTOGRAPH AND SKETCH OF LOCATION ON PROPERTY.**
- 3. RETURN APLICATION AND REQUESTED ITEMS TO CITY OF KEY WEST PLANNING DEPARTMENT AT 605-A SIMONTON ST., KEY WEST, FL 33040**

The information furnished above is true and accurate to the best of my knowledge.

Signature

A handwritten signature consisting of several overlapping loops.

Date

SEPT. 1, 2010

STAFF COMMENTS: (BOA MEETING DATE _____)

Verification Form

Verification Form

Please note, Planning Board meetings and Board of Adjustment hearings are quasi-judicial proceedings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, JOHN LEPOUSKI, being duly sworn, depose and say
Name(s) of Applicant(s)

that I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

111 Duval St. Key West, Fl 33040
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

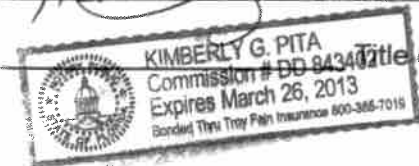
[Signature]
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 1/12/11 (date) by
John Lepouski (name). He/She is personally known to me or has
presented ID L120466693250 as identification.

[Signature]
Notary's Signature and Seal

Kimberly G. Pita Name of Acknowledger typed, printed or stamped



Title or Rank Commission Number (if any)



Authorization Form

Authorization Form

Please note, Planning Board meetings and Board of Adjustment hearings are quasi-judicial proceedings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

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

I, ELI JEAN authorize
Please Print Name(s) of Owner(s)

JOHN LEPOUSKI
Please Print Name of Representative

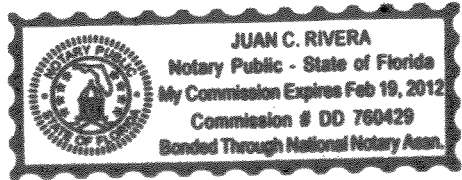
to be the representative for this application and act on my/our behalf before the Planning Board.

[Signature] Signature of Owner [Signature] Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on Eli Jean (date) by
1/5/11
Please Print Name of Affiant

He/She is personally known to me or has presented FL DL # J500 200 482960 as identification.

[Signature]
Notary's Signature and Seal



Juan C Rivera Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS

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No Events

No Name History

Detail by Entity Name

Florida Profit Corporation

LA MER ENTERPRISES, INC.

Filing Information

Document Number P94000072655**FEI/EIN Number** 650530062**Date Filed** 10/04/1994**State** FL**Status** ACTIVE

Principal Address

111 DUVAL ST
KEY WEST FL 33040 US

Changed 05/18/1995

Mailing Address

20201 E COUNTRY CLUB DRIVE
#605
AVENTURA FL 33180 US

Changed 06/23/2009

Registered Agent Name & Address

JEAN, ELI
20201 E COUNTRY CLUB DRIVE
#605
AVENTURA FL 33180

Name Changed: 06/23/2009

Address Changed: 06/23/2009

Officer/Director Detail

Name & Address

Title DP

JEAN, ELI
20201 EAST COUNTRY CLUB DR SUITE 605
AVENTURA FL 33180

Annual Reports

Report Year Filed Date

2008 01/28/2008

2009 06/23/2009
2010 03/09/2010

Document Images

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Note: This is not official record. See documents if question or conflict.

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Survey

MAP OF BOUNDARY SURVEY LOT 3, SQUARE 7 WILLIAM A. WHITEHEAD'S MAP



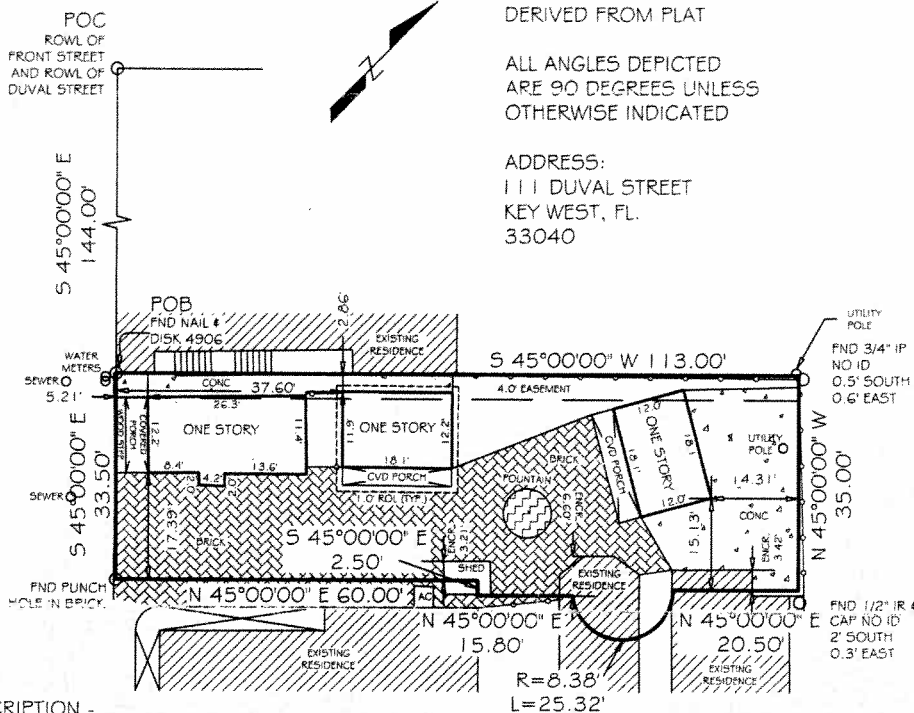
LOCATION MAP - N.T.S.

SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
111 DUVAL STREET
KEY WEST, FL.
33040



LEGAL DESCRIPTION -

Part of Lot 3, Square 7, according to Willam A. Whitehead's Map of the Island of Key West, delineated in February A.D. 1829, and more particularly described as follows:

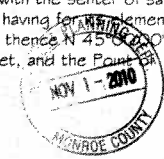
COMMENCE at the Intersection of the Southeasterly Right-of-Way line of Front Street and the Northeasterly Right-of-Way line of Duval Street; thence S 45°00'00" E along the said Northeasterly Right-of-Way Line of Duval Street for 144.00 feet to the Point of Beginning; thence continue S 45°00'00" E along said Northeasterly Right-of-Way Line of Duval Street for 33.50 feet; thence N 45°00'00" E for 60.00 feet; thence S 45°00'00" E for 2.5 feet; thence N 45°00'00" E for 15.80 feet to a point on a curve, with the center of said curve bearing N 38°08'46" E thence in an Easterly, Northeasterly and Northernly direction along the said curve, having for its elements a radius of 8.38 feet and a central angle of 173°08'46" for 25.32 feet; thence N 45°00'00" E for 20.50 feet; thence N 45°00'00" W for 35 feet; thence S 45°00'00" W for 113.00 feet to the said Northeasterly Right-of-Way Line of Duval Street, and the Point of Beginning.

SUBJECT TO:
A 4-foot easement along the length of the adjoining real property known as "Howe's Lounge" which shall be exclusively used for scavenger service and storage. Purchasers shall be entitled to plant shrubs and other plants (plants) along the easement but no structure or parking of vehicles shall be allowed where the easement exists.

SUBJECT TO:
Easement Agreement dated August 10, 1987 from Ralph B. Jess and Katherine F. Jess to Duval Street Properties, Inc. granting easement for the sole purpose of pedestrian ingress and egress for delivery purposes only.

REVISIONS:

1. 4-12-05: EASEMENT DESCRIPTIVE ADDED - DH



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

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

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET

DELTA = CENTRAL ANGLE	IP = IRON PIPE	PC = POINT OF COMMENCEMENT
ASPH = ASPHALT	IR = IRON ROD	PR = PERMANENT REFERENCE
A = ARC LENGTH	MEAS = MEASURED	TA = TANGENT
CL = CENTERLINE	NAD = NATIONAL GEODETIC	TT = POINT OF TANGENCY
CM = CONCRETE MOUNDMENT	VERT = VERTICAL DATUM (1929)	R = RADIUS
CONC = CONCRETE	WTS = NOT TO SCALE	RES = RESIDENCE
CURV = COVERED	PC = POINT OF CURVE	ROW = RIGHT-OF-WAY LINE
DEASE = DRAINAGE EASEMENT	PCC = POINT OF COMPASS CURVE	ROWL = RIGHT-OF-WAY LINE
EL = ELEVATION	PCP = PERMANENT CONTROL POINT	TR = TYPICAL
ENCL = ENCLOSURE	PK = PARKER ALON NAME	UTL = UTILITY EASEMENT
ENCR = ENCROACHMENT	PL = PROPERTY LINE	W = WATER
ESP = EDGE OF PAVEMENT	POB = POINT OF BEGINNING	
FF = FINISHED FLOOR	PI = POINT OF INTERSECTION	
F = FENCE INSIDE	POC = POINT OF COMMENCEMENT	
FG = FOUND		
FO = FENCE OUTSIDE		
FOL = FENCE ON LINE		

CERTIFIED TO -

LA MER ENTERPRISES, INC., A FLORIDA CORPORATION
COMMERCIAL BANK OF FLORIDA, its successors and/or assigns
JO ANN ABRAMS, ATTORNEY AT LAW
LINDA ROTH-CORTINA, P.A.
ATTORNEYS TITLE INSURANCE FUND, INC.

LEGAL DESCRIPTION -

SEE ABOVE

SCALE: 1" = 20'

FIELD WORK DATE: 03/30/05

REVISION DATE: 04/12/05

SHEET 1 OF 1

DRAWN BY: DDD

CHECKED BY: RR

INVOICE NO.: 5031614

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(D)(3)(ENCROACHMENTS), 1(I) (EASEMENTS). SCHEDULE "B" HAS BEEN PROVIDED.

R. E. Reece
SIGNATURE

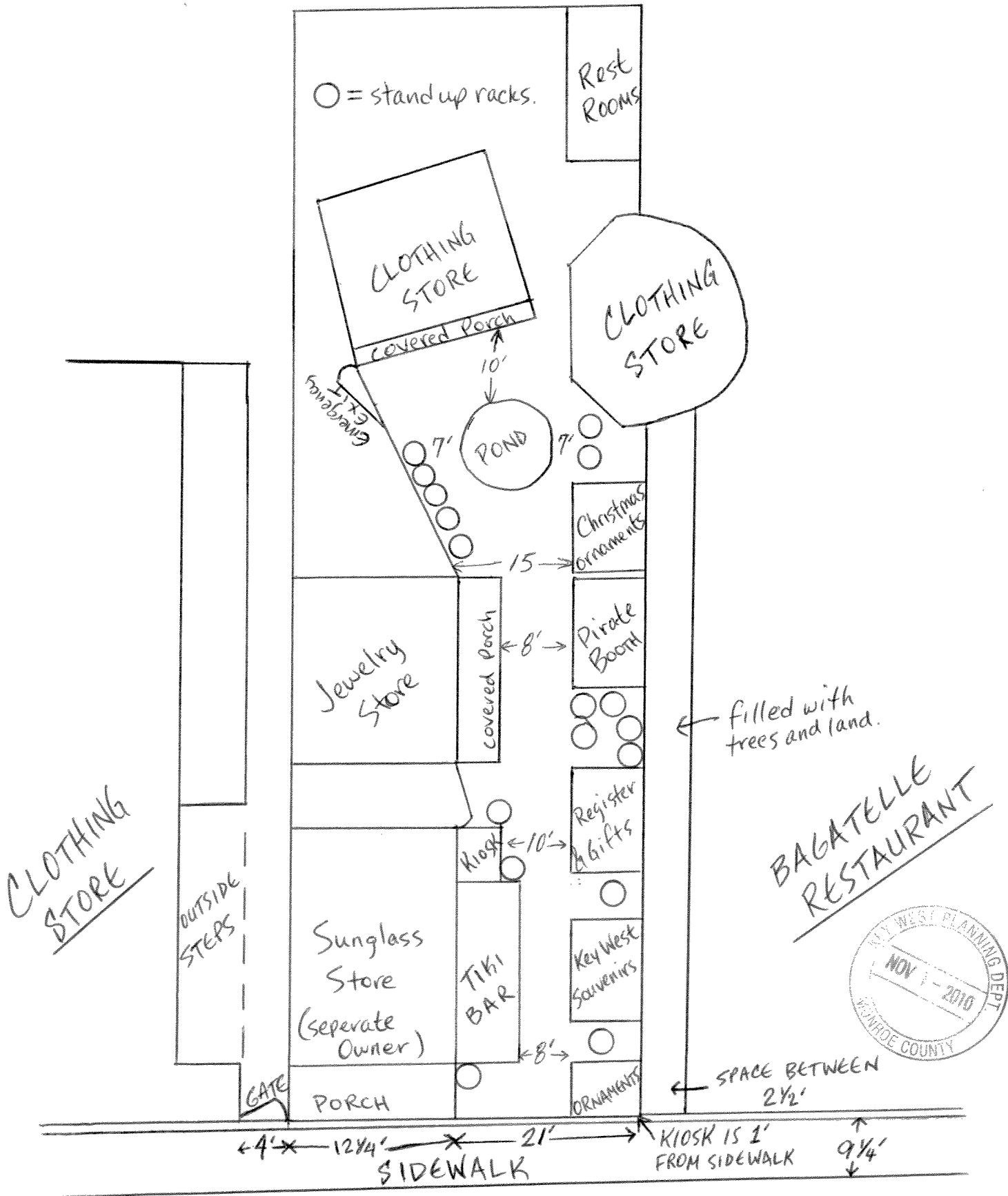
ROBERT E. REECE, P.S. #5632, PROFESSIONAL SURVEYOR AND MAPPER, LD #6684

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

Site Plans

Duval Village

111 Duval Street



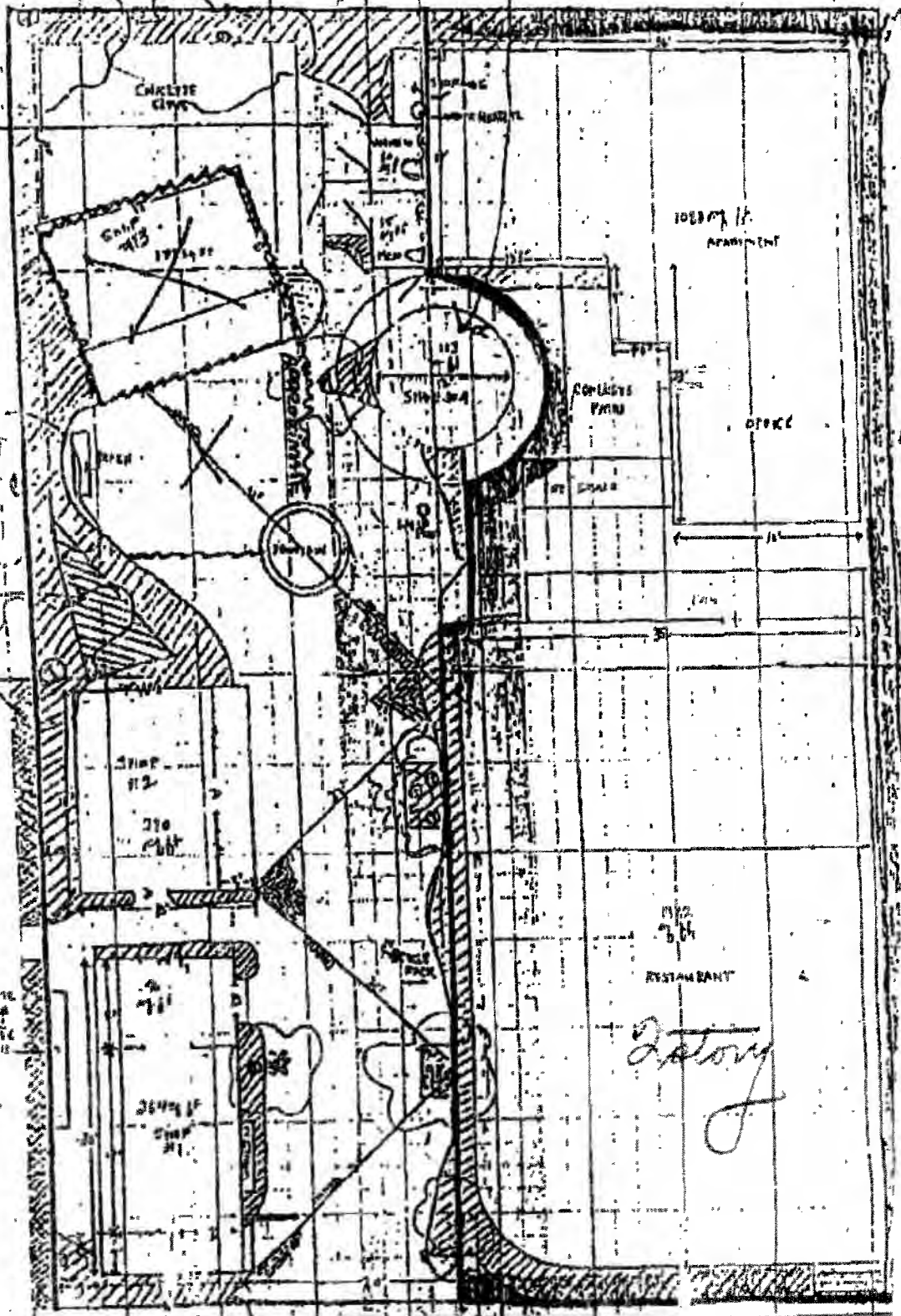
- DUVAL STREET -

UNIMISED
 PREMISES
 +
 2 COMMON
 AREA TO
 FOUNDATION

UNIMISED AREA (1' HP)

2 story

2 story



Prior Approvals

RESOLUTION NO. 05-354

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF KEY WEST, FLORIDA, GRANTING AN EXCEPTION UNDER SECTION 106.52 OF THE KEY WEST CODE OF ORDINANCES BY ALLOWING OUTDOOR DISPLAY OF CERTAIN MERCHANDISE BY NOT MORE THAN TEN VENDORS AT 111 DUVAL STREET; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 106-51 of the Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

WHEREAS, Section 106-52 provides that exceptions to the general prohibition may be granted upon application to the Board of Adjustment; and

WHEREAS, the Board of Adjustment has considered the following factors favoring the exception:

a. The exception is compatible or in visual harmony with the character of the neighborhood visible at the locations (public places and rights-of-way) from which the exception can be seen;

b. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and right-of-way;

c. Public use of public locations from which the exception can be seen is primarily made to gain access to the applicant's business;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1. That an exception is granted under Section 106-52 of the Land Development Regulations to allow the outdoor display of merchandise as described below and in the attached site plan in the courtyard environment at 111 Duval Street:

(1) Key West Hook Bracelet Store: display jewelry, crystals, handmade metal figures.

(2) Shaker Shack: handmade shakers, glass, jewelry, shells, sponges, magnets and postcards.

(3) Kids of Key West: kids' clothing, toys, t-shirts, bags and pictures.

(4) Booth #4 & #5: Adult and kids clothing, sarongs and cover-ups.

(5) Booth #6: Beaded and hemp jewelry, key chain, magnets, and postcards.

(6) Kiosk #7: Souvenirs with 'Mile Marker 0' logo, including shot glasses, mugs and other merchandise.

(7) Booth #8: Handmade Christmas ornaments, wooden signs.

(8) Tiki Bar #9: Coolers of drinks, and signage listing prices.

(9) Kiosk #10: Pocketbooks and jewelry, hat rack, sunglass rack, picture ID rack.

Section 2. That the exception shall not extend beyond 60 consecutive months and shall automatically expire 60 months from the effective date of this Resolution.

Section 3. That the applicant shall comply with Fire Marshall concerns pertaining to an emergency exit, emergency lighting and fire extinguishers.

Section 4. That 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 Board.

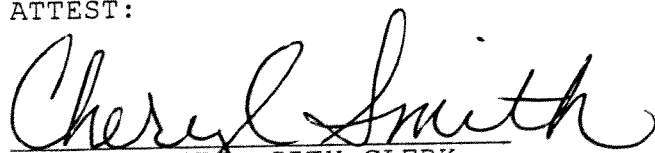
Passed and adopted by the Board of Adjustment at a meeting held this 3rd day of November, 2005.

Authenticated by the Presiding Officer and Clerk of the Board on 4th day of November, 2005.

Filed with the Clerk on November 4, 2005.


MORGAN MCPHERSON, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH, CITY CLERK

RESOLUTION NO. 00-275

ADDRESS: 111-C DUVAL STREET

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF KEY WEST, FLORIDA, GRANTING AN EXCEPTION UNDER SECTION 3-16.1 OF THE KEY WEST LAND DEVELOPMENT REGULATIONS BY ALLOWING OUTDOOR DISPLAY OF CERTAIN MERCHANDISE IN TWO BOOTHS, TWO STORES, AND ONE CART BY TROPICAL BAZAAR, INC. AT 111-C DUVAL STREET, PROVIDING CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 3-16.1 of the Land Development Regulations imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

WHEREAS, Section 3-16.1 provides that exceptions to the general prohibition may be granted upon application to the Board of Adjustment; and

WHEREAS, the Board of Adjustment has considered the following factors favoring the exception;

a. The exception is compatible or in visual harmony with the character of the neighborhood visible at the locations (public places and rights-of-way) from which the exception can be seen;

b. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights of way;

c. Public use of public locations from which the exception can be seen is primarily made to gain access to the applicant's business;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1. That an exception under Section 3-16.1 of the Land Development Regulations to allow the outdoor display of merchandise outside of two booths, two stores and one cart in the courtyard area at 111-C Duval Street is hereby granted with the following conditions: 1) Booth #1 and Booth #2 approval is for display of sarongs, tropical fabric clothing and jewelry displayed on the doors; 2) Store #3 approval is for two display racks on each side of door on the porch for hats, postcards, bags or sunglasses 3) Store #4 approval is for a Pearl and Oyster display 4) the Cart is approved to display jewelry and gift items within the vertical plane of the cart 5) Two 45 gallon trash receptacles must be available on site for use by patrons and visitors and 6) There must be bicycle parking for 4 employees at the rear of the building.

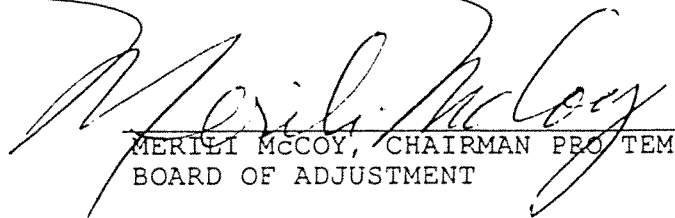
Section 2. That the exception shall not extend beyond 60 consecutive months and shall automatically expire 60 months from the effective date of this Resolution.

Section 3. That 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 Board.


Passed and adopted by the Board of Adjustment at a meeting held this 2nd day of August, 2000.

Authenticated by the Presiding Officer and Clerk of the Board on 7th day of August, 2000.

Filed with the Clerk on August 7, 2000.


MERILI MCCOY, CHAIRMAN PRO TEM
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH, CITY CLERK



Business Information

**2010 / 2011
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2011**

RECEIPT# 48210-103186

Business Name: DUVAL VILLAGE INC

Owner Name: JOHN LEPOUSKI
Mailing Address: 111 DUVAL ST
KEY WEST, FL 33040

Business Location: 111 DUVAL ST
KEY WEST, FL 33040
Business Phone: 305-942-1571
Business Type: RETAIL SALES ()

Rooms Seats Employees Machines Stalls

4

54-8012353423-6

Number of Machines:		For Vending Business Only				
Transfer Fee		Vending Type:				
Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
30.00	0.00	30.00	0.00	0.00	0.00	30.00

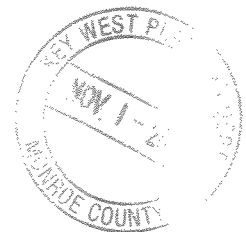
Paid 101-09-00001165 09/20/2010 30.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

Danise D. Henriquez, CFC, Tax Collector
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX.
YOU MUST MEET ALL
COUNTY AND/OR
MUNICIPALITY PLANNING
AND ZONING REQUIREMENTS.





INVOICE

Customer: DUVAL VILLAGE INC
 Account Number: 990-0007754-1098-8
 Invoice Date: 11/01/2010
 Invoice Number: 8026351-1098-3
 Due Date: Due Upon Receipt
 WM ezPay Account ID: 00009-98634-02009

Waste Management of
 the Florida Keys
 3757 Coral Tree Cir
 Coconut Creek FL 33073
 (866) 690-1112
 (305) 296-8297
 (305) 296-8175 FAX

Current Invoice Amount	Total Amount Due
937.26	957.54

Account Summary

Description	Amount
Previous Balance	1,854.24
Total Credits and Adjustments	0.00
Total Payments Received	1,833.96-
Total Current Charges	937.26
Total Amount Due	957.54
Total Amount Past Due	20.28

Service Period: NOVEMBER 2010

Description	Amount
Commercial	937.26
Total Current Charges	937.26

Please pay total amount due. Thank you for your business.



THIS INVOICE INCLUDES A RATE ADJUSTMENT PER OUR CONTRACT WITH YOUR MUNICIPALITY

If full payment of the invoiced amount is not received within 30 days of the invoice date, you will be charged a monthly late fee of 1.5% of the unpaid amount, with a minimum monthly charge of \$3.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Want to pay this bill on-line? Go to www.wm.com to learn more about WMezPay and make a convenient, secure payment.

Current Due	Over 30	Over 60	Over 90	Over 120	Total Due
937.26	20.28	0.00	0.00	0.00	957.54



Waste Management of
 the Florida Keys
 3757 Coral Tree Cir
 Coconut Creek FL 33073
 (866) 690-1112
 (305) 296-8297
 (305) 296-8175 FAX

Learn how we Think Green at
www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
 Please send all other correspondence to your local WM site.

Your Account Number		990-0007754-1098-8	
Invoice Date		11/01/2010	
Your Invoice Number		8026351-1098-3	
Due Date	Total Due	Amount Paid	
Upon Receipt	957.54		

Pay your WM bill online at www.wm.com. To pay by phone, call 866-964-2729.



10989900007754080263510000009372600000095754 6

0002520 01 AV 0.335 **AUTO T4 0 4794 33040-658499 CP2 I2237C15

DUVAL VILLAGE INC
 111 DUVAL ST
 KEY WEST FL 33040-6584

Waste Management
 Florida Keys
 PO BOX 105453
 ATLANTA GA 30348-5453

From everyday collection to environmental protection,
 Think Green. Think Waste Management.

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1



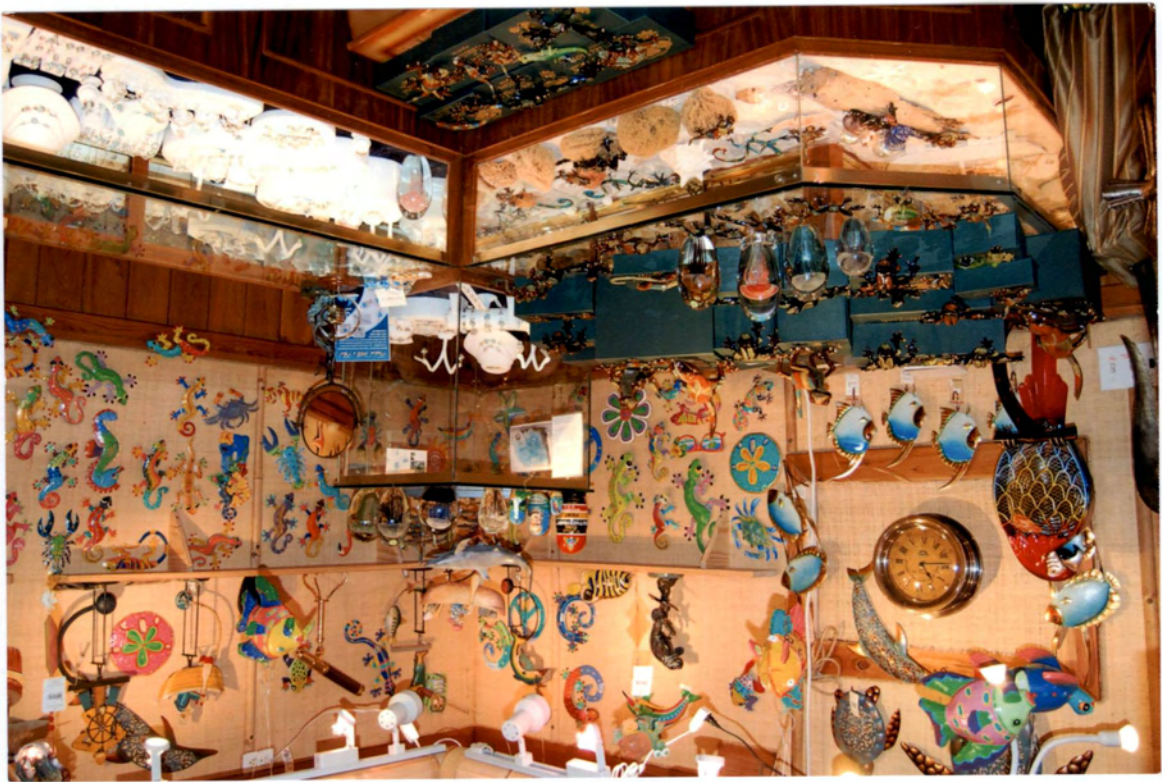
00009863402009

Site Photos



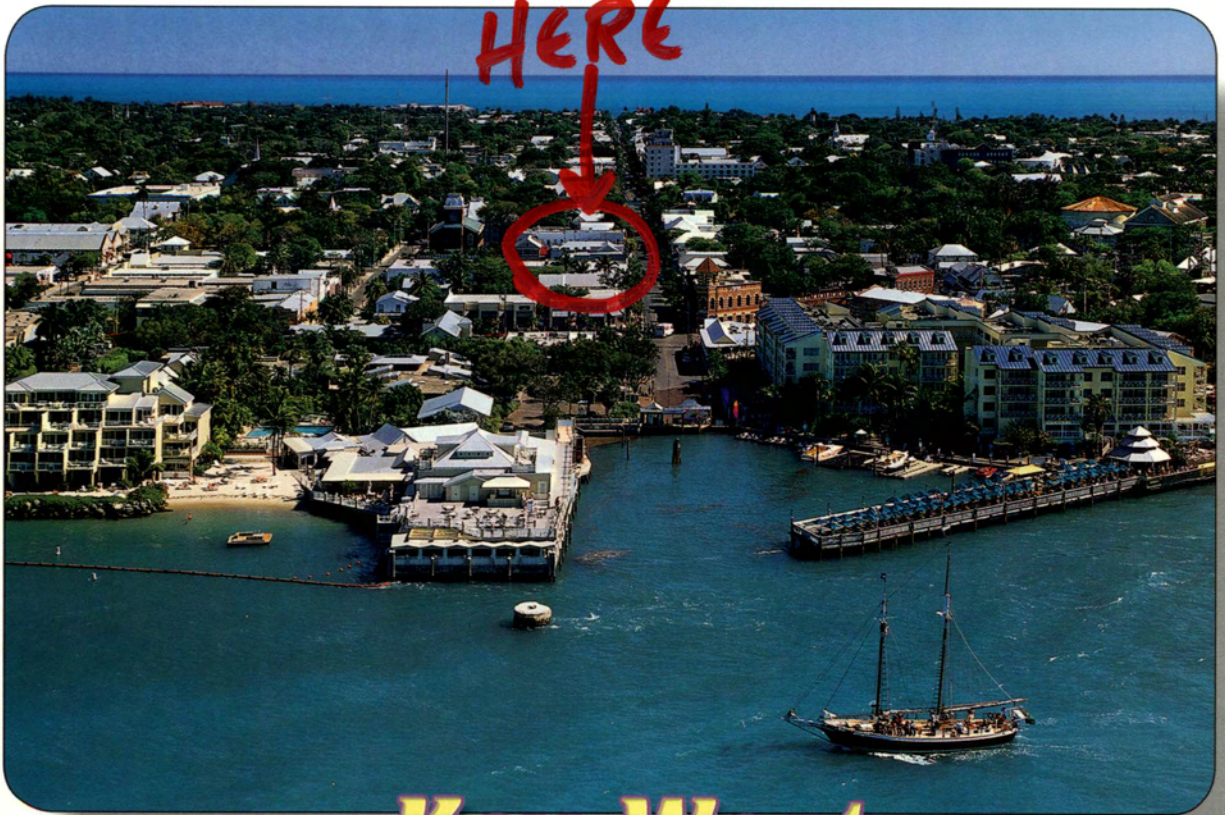












Key West

Florida



Key West

Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1000485 Parcel ID: 00000490-000000

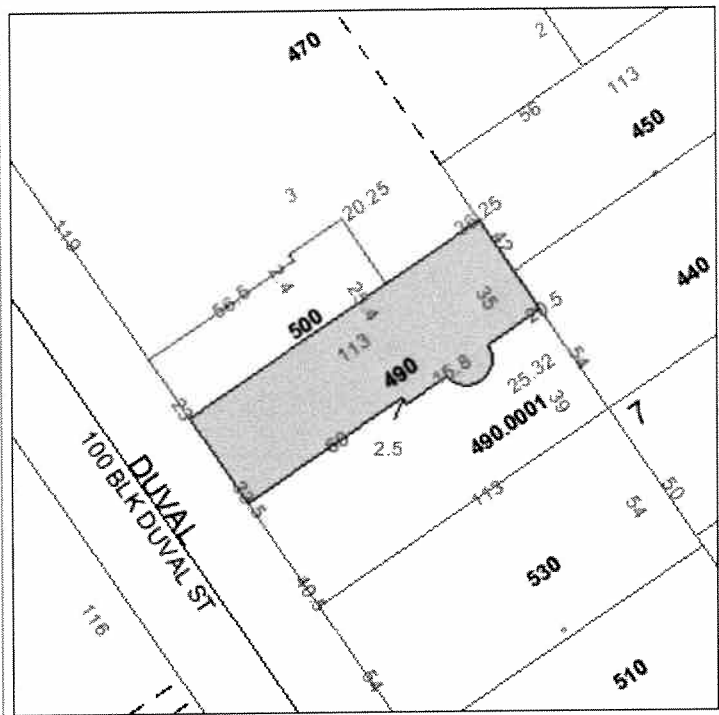
Ownership Details

Mailing Address:
LA MER ENTERPRISES INC
20201 E COUNTRY CLUB DR
APT 605
AVENTURA, FL 33180-3277

Property Details

PC Code: 16 - COMMUNITY SHOPPING CENTERS
Millage Group: 10KW
Affordable Housing: No
Section-Range: 06-68-25
Township-Range: 06-68-25
Property Location: 111 DUVAL ST KEYWEST
Legal Description: KW PT LOT 3 SQR 7 OR112-527/28 OR455-315/16 OR577-319 OR681-339 OR683-566 OR864-1746Q/C OR1039-2006 OR1194-1112/14 OR1318-2185/86 OR1329-2228/29 OR1335-14/16(OORDER) OR1347-162/3-C(LG)

Parcel Map



[Click to open dynamic parcel map.](#)

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	49	113	3,991.00 SF

Building Summary

Number of Buildings: 5
Number of Commercial Buildings: 5
Total Living Area: 910
Year Built: 1978

Building 1 Details

Building Type	Condition A	Quality Grade 250
Effective Age 19	Perimeter 80	Depreciation % 23
Year Built 1978	Special Arch 0	Grnd Floor Area 328
Functional Obs 0	Economic Obs 0	

Inclusions:

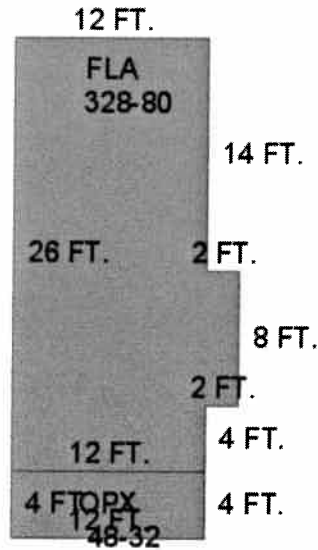
Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	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
Extra Fix 0

Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1978					328
2	OPX		1	1999					48

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	210	1 STY STORE-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
76	CUSTOM	100

Building 2 Details

Building Type
Effective Age 19
Year Built 1978
Functional Obs 0

Condition A
Perimeter 60
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 23
Grnd Floor Area 216

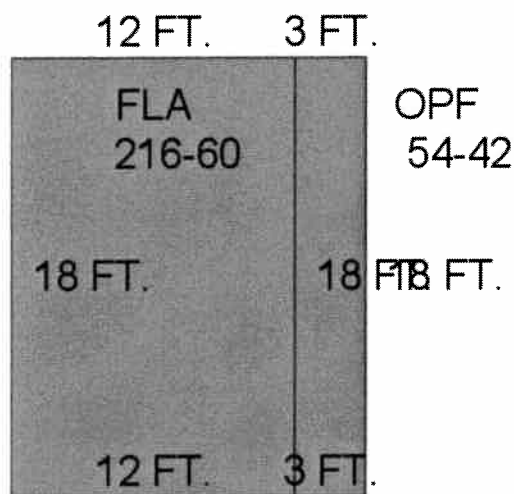
Inclusions:

Roof Type

Roof Cover

Foundation

	Heat 1 Heat Src 1	Heat 2 Heat Src 2	Bedrooms 0
Extra Features:			
	2 Fix Bath 0		Vacuum 0
	3 Fix Bath 0		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	1986					216
2	OPF		1	1986					54

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	211	1 STY STORE-B	100	N	N
	212	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
77	CUSTOM	100

Building 3 Details

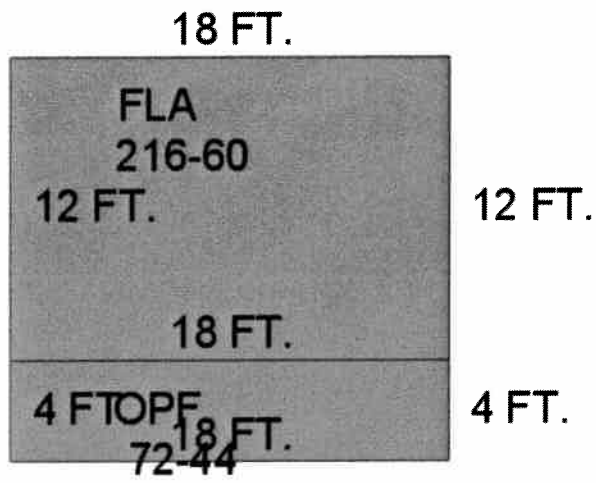
Building Type	Condition <u>A</u>	Quality Grade 250
Effective Age 19	Perimeter 60	Depreciation % 23
Year Built 1978	Special Arch 0	Grnd Floor Area 216
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	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	4	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>		1	1986					216
2	<u>OPF</u>		1	1986					72

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

213	RESTRNT/CAFETR-B-	100	N	N
214	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
78	CUSTOM	100

Building 4 Details

Building Type	Condition <u>A</u>	Quality Grade 250
Effective Age 19	Perimeter 40	Depreciation % 23
Year Built 1978	Special Arch 0	Grnd Floor Area 85
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	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

No sketch available to display

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1986					85

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	215	1 STY STORE-B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
79	MIN WOOD SIDING	100

Building 5 Details

Building Type	Condition <u>A</u>	Quality Grade 250
Effective Age 19	Perimeter 36	Depreciation % 23
Year Built 1978	Special Arch 0	Grnd Floor Area 65
Functional Obs 0	Economic Obs 0	

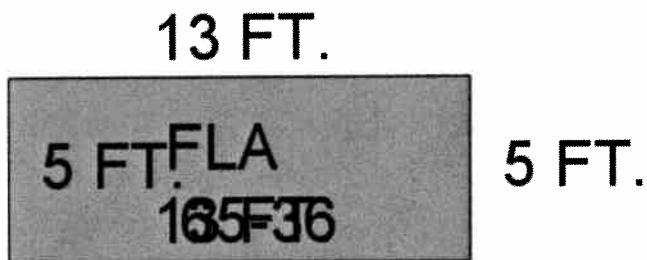
Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1986					65

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	216	RESTRNT/CAFETR-B-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
80	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	1,468 SF	0	0	1977	1978	2	50

2	AC2:WALL AIR COND	2 UT	0	0	1989	1990	1	20
3	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20
4	FN3:WROUGHT IRON	144 SF	0	0	1986	1987	2	60
5	WF2:WATER FEATURE	1 UT	0	0	1979	1980	2	20
6	TK2:TIKI	25 SF	0	0	1987	1988	4	40

Appraiser Notes

2001/10/29 SB, TPP ACCOUNT #8915195.
TPP 8969324 - TROPICAL BAZAAR TPP 8915128 - KEYWEST PEARL CO

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B950974	03/01/1995	11/01/1995	5,000		RENOVATE INTERIOR
	P951167	04/01/1995	11/01/1995	1,800		ADD PLUMBING
	M951601	05/01/1995	11/01/1995	3,000		HOOD /INSPECTION
	M951722	05/01/1995	11/01/1995	2,100		ANSUL SYSTEM/INSPECTION
	9702248	07/01/1997	10/01/1997	600		SIGN
	0003107	10/06/2000	11/01/2000	650		1 SQ V-CRIMP
	02-3444	12/20/2002	12/08/2003	500		MOVE SIGN FROM 817 DUVAL
	03-0017	01/08/2003	12/08/2003	500		SIGNS
	03-4009	11/24/2003	12/08/2003	950		NEW MOP SINK
	05-1203	04/14/2005	07/26/2006	500		PLUMBING
	B950489	02/01/1995	11/01/1995	4,000		REVISE ENTRY BLDG 1
	M950711	03/01/1995	11/01/1995	1,900		3.5 TON AC

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
2010	126,499	9,897	1,487,007	1,204,618	1,204,618	0	1,204,618
2009	126,499	9,922	1,827,066	1,204,618	1,204,618	0	1,204,618
2008	131,427	9,959	1,057,615	1,204,618	1,204,618	0	1,204,618
2007	90,169	10,220	1,057,615	1,204,618	1,204,618	0	1,204,618
2006	92,422	10,461	439,010	762,099	762,099	0	762,099
2005	95,803	10,723	399,100	704,993	704,993	0	704,993
2004	95,794	10,979	399,100	684,459	684,459	0	684,459

2003	95,794	11,224	327,262	684,459	684,459	0	684,459
2002	95,794	11,481	327,262	684,459	684,459	0	684,459
2001	112,199	11,807	327,262	574,777	574,777	0	574,777
2000	111,557	5,336	247,442	559,936	559,936	0	559,936
1999	122,717	5,490	247,442	559,936	559,936	0	559,936
1998	82,856	5,644	247,442	352,224	352,224	0	352,224
1997	82,856	5,790	239,460	352,224	352,224	0	352,224
1996	75,322	5,943	239,460	304,431	304,431	0	304,431
1995	68,934	3,203	239,460	304,431	304,431	0	304,431
1994	68,934	3,336	239,460	288,409	288,409	0	288,409
1993	68,934	2,363	239,460	284,994	284,994	0	284,994
1992	68,934	2,431	239,460	284,994	284,994	0	284,994
1991	68,934	2,498	239,460	284,994	284,994	0	284,994
1990	68,934	2,566	208,530	284,994	284,994	0	284,994
1989	68,934	2,633	207,532	278,710	278,710	0	278,710
1988	41,118	1,292	182,588	224,998	224,998	0	224,998
1987	40,101	1,324	119,730	169,443	169,443	0	169,443
1986	141,596	0	250,860	483,121	483,121	0	483,121
1985	138,139	0	208,716	752,214	752,214	0	752,214
1984	135,427	0	100,344	275,967	275,967	0	275,967
1983	135,427	0	76,429	211,856	211,856	0	211,856
1982	104,354	16,228	76,429	197,011	197,011	0	197,011

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
11/1/1994	1329 / 2228	650,000	<u>WD</u>	<u>C</u>
1/1/1988	1039 / 2006	396,500	<u>WD</u>	<u>U</u>
2/1/1976	683 / 566	140,000	00	<u>Q</u>

This page has been visited 65,707 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Notice

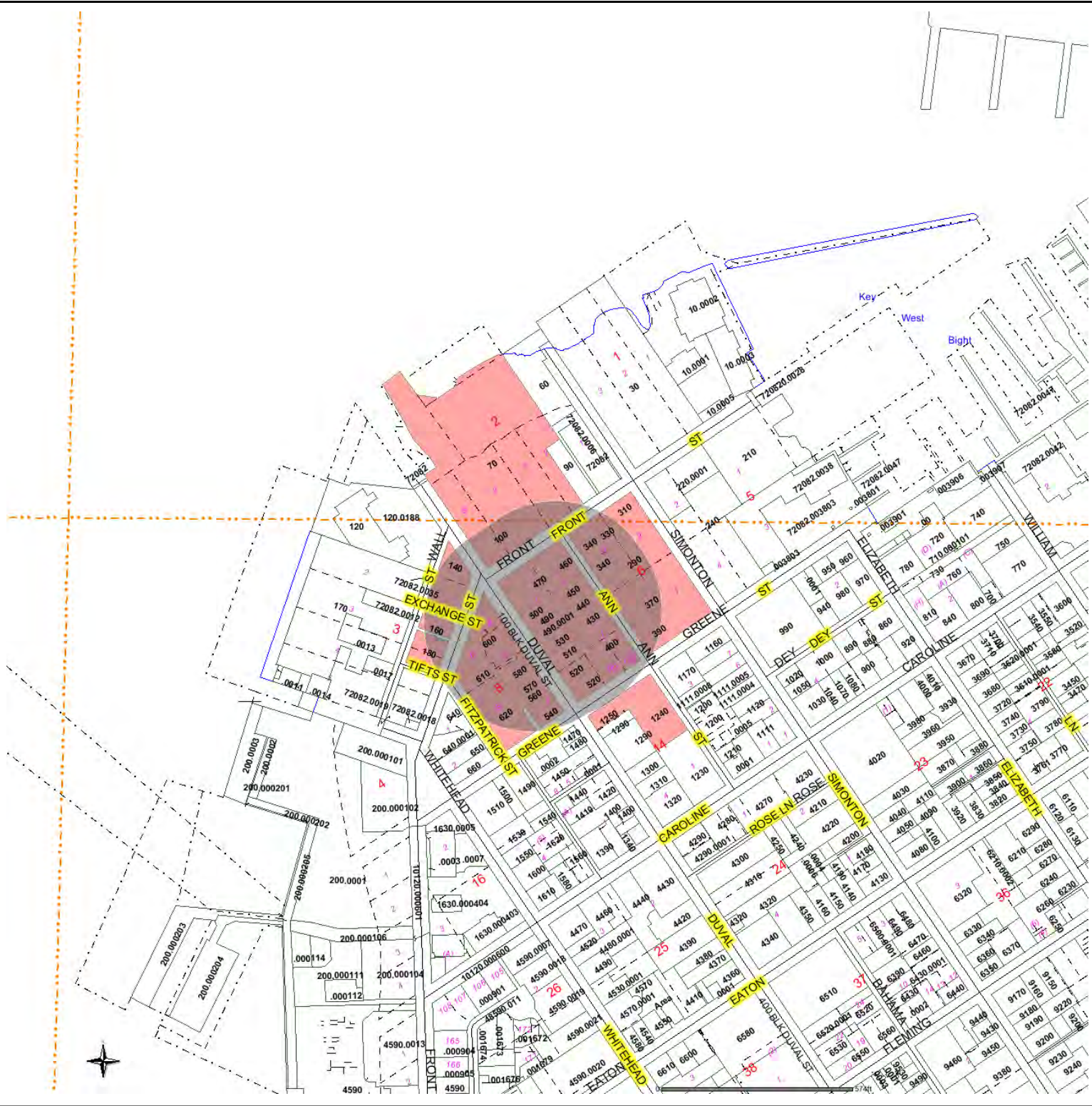
The Key West Planning Board will hold a public hearing **at 6:00 p.m., January 25, 2010, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Exception for Outdoor Merchandise Display – 111 Duval Street (RE# 00000490-000000) To allow the display of merchandise in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the City of Key West.

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

111 Duval

- Legend
- theBuffer
 - theBufferTarget
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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

Date Created: January 21, 2011 10:22 AM

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing on the following requests:

Request: Exception for Outdoor Merchandise Display – 111 Duval Street (RE# 00000490-000000) To allow the display of merchandise in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the City of Key West.

Applicant: John Lepouski

Project Location: 111 Duval Street **Date of Hearing:** Tuesday, January 25, 2011

Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.** Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409, by FAX (305) 809-3978 or by email ccowart@keywestcity.com.

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

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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111 Duval - 32

121 DUVAL COMPANY
423 FRONT ST STE 2
KEY WEST, FL 33040

126 DUVAL COMPANY
423 FRONT ST STE 2
KEY WEST, FL 33040

130 DUVAL STREET INC
19707 TURNBERRY WAY
AVENTURA, FL 33180

135 DUVAL COMPANY
423 FRONT ST STE 2
KEY WEST, FL 33040

511 GREENE STREET LLC
219 SIMONTON ST
KEY WEST, FL 33040

512 PARTNERS LP
512 FRONT ST
KEY WEST, FL 33040

ALLF CECIL E IRREVOCABLE TRUST
10/15/94
111 VIA DLIOMO
NEW SMYRNA BEACH, FL 32169

ANN STREET PROPERTIES LLC
512 FRONT ST
KEY WEST, FL 33040

BAHAMA MAMA OF KEY WEST LLC
18381 LONG LAKE DR
BOCA RATON, FL 33496

CONCH TOUR TRAIN INC
PO BOX 1237
KEY WEST, FL 33041

G AND S KEY WEST LLC
20 AZALEA DR
KEY WEST, FL 33040

GROSSCUP WILLIAM R CAPT
13 HILTON HAVEN
KEY WEST, FL 33040

HILARIO RAMOS CORP
209 DUVAL STREET
KEY WEST, FL 33040

HISTORIC TOURS OF AMERICA INC
201 FRONT ST SUITE 224
KEY WEST, FL 33040

KEY WEST MJM INVESTMENTS INC
P O BOX 403353
MIAMI BEACH, FL 33140

LA MER ENTERPRISES INC
20201 E COUNTRY CLUB DR
AVENTURA, FL 33180

LOVE IN KEY WEST LLC
P O BOX 28 - GEDNEY STATION
WHITE PLAINS, NY 10605

LOVE MILE MARKER I LLC
PO BOX 2528
PALM BEACH, FL 33480

LOVE QUAY WEST LLC
1 CVS DR
WOONSOCKET, RI 02895

MURPHY SHARI S REV TR DTD 9/25/2001
550 PALMER AVE
WINTER PARK, FL 32789

NEW IDEAS INC
1512 ROOSEVELT BLVD
KEY WEST, FL 33040

OLD HARBOR HOUSE INC
423 FRONT ST
KEY WEST, FL 33040

PIACIBELLO FRANK AND GEORGEANN B
1523 PATRICIA STREET
KEY WEST, FL 33040

PIER HOUSE JOINT VENTURE ET AL
ONE DUVAL ST
KEY WEST, FL 33040

R N J KEY WEST LLC
9629 PARKVIEW AVE
BOCA RATON, FL 33428

SLOPPY JOE'S ENTERPRISES INC
201 DUVAL ST
KEY WEST, FL 33040

SLOPPY JOE'S ENTERPRISES INC
101 ANN STREET
KEY WEST, FL 33040

SUNSET PLAZA INC
PO BOX 1268
HALLANDALE, FL 33008

SUNSET VENTURES LLC
P O BOX 520A
VILLANOVA, PA 19085

TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

TIKAL REAL ESTATE HOLDING II LLC
P O BOX 1778
KEY WEST, FL 33041

US FOODS INC
12087 LANDON DR
MIRA LOMA, CA 91752