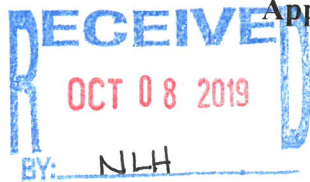


Application



Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

Applicant's Name Edward Russo
Address of Proposed Display 1130 Duval Street
RE# of Property _____
Business Name Green Pineapple Key West LLC
Business Address 1130 Duval ST
Applicant's Mailing Address 279 Golf Club Dr
Telephone 908 966 4824 Email ERUSSO7404@AOL.COM
Name of Property Owner Deborah Lippi
Mailing Address 1130 Duval ST.
Telephone 305 731 6775 Email JJ@Ashby@Belmont.net

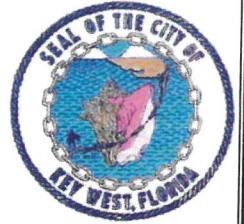
Located in or on:

- ☐ 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.

Describe the specific merchandise to be displayed and business conducted.

1 Bistro Tables w/ 2 chairs
1 ~~Mannequin~~ Mannequin
1 clothing Display Rack

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



Describe the structure and equipment used in the display in detail, including any seating.

2 Chalk Boards
Menu Board

How far is the display from the street? _____

How far is the display from the sidewalk? _____

Length of time exception will be needed (no more than 60 months) _____

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

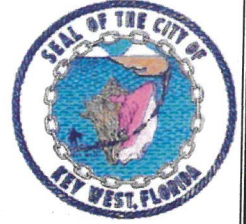
1. Provide fee of \$100.00. There are additional fees of \$50.00 for fire department review and \$100.00 for advertising and noticing. **For a total of \$250.00.** Please, make check payable to the City of Key West.
2. **Photographs** of the existing area and proposed display
3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way
4. Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
6. Recent Property Boundary **Survey**
7. **Property Appraisers** information (<http://qpublic.net/fl/monroe/>)

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

Signature _____

Date 10-2-19

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade, outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

(Ord. No. 97-10, § 1(3-16.1(C)(1)), 7-3-1997; Ord. No. 08-04, § 16, 5-20-2008)

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the Planning Board as follows:

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

(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.
- 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.
- c. The exception presents a hazard to public safety.

(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

**Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720**



specified by the board in order to protect the architectural heritage and visual character of the district. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.

- (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.
- (5) The city manager or the planning board, upon 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.

(Ord. No. 97-10, § 1(3-16.1(C)(2)), 7-3-1997; Ord. No. 06-09, § 1, 5-2-2006; Ord. No. 08-04, § 17, 5-20-2008)

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, Deborah Lippi as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Member of 1130 Duval St, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Edward Russo
Please Print Name of Representative

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

Deborah Lippi by J. Jon Ashby Attorney in fact
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this September 24, 2019
Date

by J. Jon Ashby
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

BETH M PELLICIER MARSTON
Notary Public - State of Florida
Commission # 195779134
My Comm. Expires May 26, 2021
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Property Record Card

**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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00027950-000000
 Account# 1028720
 Property ID 1028720
 Millage Group 10KW
 Location 1130 DUVAL St, KEY WEST
 Address
 Legal KW PT SUB 3-4 PT LOT 1 SQR 6 TR 11 G9-431 G32-455/56 OR586-903/905/CONT OR899-473/474 OR1105-1 OR1569-9/12 OR1600-1105/08-E(RES NO 99-201) OR1857-2470/72 OR2491/1566/67F/J OR2508-1027/29 OR2542-1383 OR2555-505
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32070
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

1130 DUVAL ST LLC
 1130 Duval St
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$947,058	\$862,445	\$907,248	\$994,049
+ Market Misc Value	\$2,571	\$2,632	\$2,694	\$2,830
+ Market Land Value	\$932,685	\$932,685	\$932,685	\$729,623
= Just Market Value	\$1,882,314	\$1,797,762	\$1,842,627	\$1,726,502
= Total Assessed Value	\$1,882,314	\$1,797,762	\$1,842,627	\$1,726,502
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,882,314	\$1,797,762	\$1,842,627	\$1,726,502

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,229.52	Square Foot	64	81.5

Commercial Buildings

Style 1 STY STORE-A/ 11A
 Gross Sq Ft 7,665
 Finished Sq Ft 7,239
 Perimeter 0
 Stories 3
 Interior Walls
 Exterior Walls C.B.S.
 Quality 500 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1948
 Year Remodeled
 Effective Year Built 2001
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	57	0	0
FLA	FLOOR LIV AREA	7,239	7,239	0
OUU	OP PR UNFIN UL	369	0	0
TOTAL		7,665	7,239	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1964	1965	1	315 SF	2
WOOD DECK	2000	2001	1	150 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/31/2011	\$100	Quit Claim Deed		2555	505	11 - Unqualified	Improved
9/29/2011	\$100	Quit Claim Deed		2542	1383	11 - Unqualified	Improved
9/13/2010	\$100	Quit Claim Deed		2508	1027	11 - Unqualified	Improved
2/8/2003	\$1,200,000	Warranty Deed		1857	2470	Q - Qualified	Improved
6/17/1999	\$900	Conversion Code		1600	1105	O - Unqualified	Vacant
3/26/1999	\$1,150,000	Warranty Deed		1569	0009	Q - Qualified	Improved
9/1/1989	\$300,000	Warranty Deed		1105	1	Q - Qualified	Improved

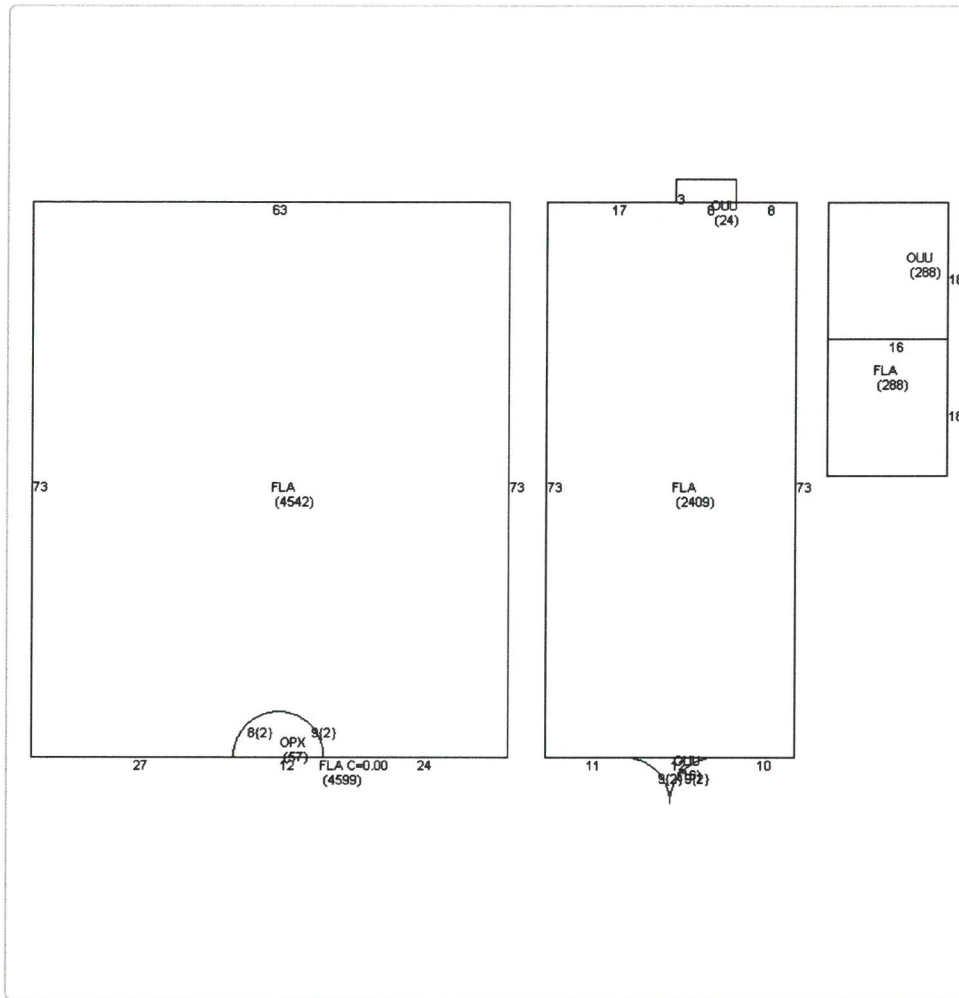
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-4776	11/30/2015	3/2/2016	\$17,000	Commercial	1600 SF COMPLETE WIRING
15-4327	11/12/2015	9/6/2016	\$85,000	Commercial	RENOVATION OF COMMERCIAL SPACE.
15-3669	9/6/2015	3/2/2016	\$4,000	Commercial	REMOVE ALL EXISTING INTERIOR FINISHES
15-4326	1/12/2015	3/2/2016	\$9,200	Commercial	ROUGH AND SET 4 SINKS, 1 TOILET, 1 LAVATORY, 1 WATER HEATER, 1 CLOTHES WASHER AND TIE INTO EXISTING PLUMBING.
10-3152	4/24/2012	4/24/2012	\$0	Commercial	ADD CONSUMPTION AREA (4 SEATS ONLY) TO INTERIOR OF EXISTING RETAIL AREA, INCLUDING ELECTRICAL, PLUMBING AND MECHANICAL.
11-2300	7/4/2011		\$300	Commercial	RUN BATHROOM EXHAUST FOR SEAL DUCT FOR ADA BATHROOM. INSTALL EXTERIOR VENT CAP W/BIRDCAGE
11-1590	6/3/2011		\$750	Commercial	DEMO EXISTING CABINETRY ADD FRAMING AND DOORS FOR PURPOSE OF CLOSET, APPROX. 80SF.
11-0158	4/21/2011		\$20,000	Commercial	REPLACE EXISTING WINDOWS AND DOORS; ADD 96SF NEW CONSTRUCTION; REPAIR EXISTING ROOF DECKING MATERIAL ADD NEW WOOD COMPOSIT DECKING.
11-0160	4/21/2011		\$2,725	Commercial	INSTALL 175SF GALV VCRIMP AND 250SF SINGLE PLY UPPER REAR ROOFS.
11-0161	4/21/2011		\$2,400	Commercial	cap off existing plumbing
10-3152	9/23/2010		\$6,542	Commercial	AFTER THE FACT: REMOVE EXISTING WOOD DOORS AND TRANSOM; REPLACE WITH ALUM IMPACT-RATED DOORS, BLACK FRAMES.
10-2878	9/16/2010		\$2,396	Commercial	REPAIR 2ND FLOOR FRONT PORCH 120SF REPLACE ANY ROTTEN WOOD AROUND STORE FRONT WINDOWS AS NECESSARY TO MATCH EXISTING PAINT.
10-2378	7/21/2010		\$2,466	Commercial	REMOVE AND REPLACE APPROX. 300SF OF SHEATHING AND INSTALL NOVELTY SIDING TO MATCH.
10-2338	7/20/2010		\$5,500	Commercial	APPROX. 70LF OF CRACKS AND FILL WITH CONCRETE REPAIR PRODUCTS
10-2311	7/19/2010		\$4,850	Commercial	6 OPENINGS WITH ALUMINUM HURRICAN PANELS.
10-2265	7/15/2010		\$4,000	Commercial	INSTALL 2400SF SHEATHING OVER EXISTING T&G.
10-2247	7/13/2010		\$184,000	Commercial	INSTALL 2400SF OF 26G GALVALUME V-CRIMP METAL ROOFING ON THE TWO LOWER WINGS REPLACING DIMENTIONAL SHINGLES.
10-1820	6/3/2010		\$25,400	Commercial	INSTALL 630SF SINGLE PLY ROOFING ON THE LOW SLOPE TO SLAT ROOFS, ADD 2200SF, V-CRIMP METAL ROOFING ON THE SLOPED ROOFS, 2400SF OF DIMENSIONAL SINGLE ROOFING.
10-0437	2/16/2010		\$2,902		RECOVER AWNING 280SF
05-4368	10/3/2005	12/31/2005	\$300	Commercial	REPLACE TWO COMBO EXIT LIGHTS
05-4238	9/29/2005	12/31/2005	\$400	Commercial	REVISION TO EXISTING PERMIT
05-3945	9/15/2005	12/31/2005	\$750	Commercial	TEMPORARY PARTITIONS FOR TANNING BOOTH.
05-3984	9/12/2005	12/31/2005	\$1,500	Commercial	install electric for dryer circuits
03-1258	4/24/2003	10/3/2003	\$1,500	Commercial	NEW AWNING
0000223	1/26/2000	11/2/2000	\$5,100	Commercial	CABLE.PHONE.TV WIRING
9902640	8/30/1999	11/2/2000	\$200,000	Commercial	INTERIOR RENOVATIONS
9902396	7/12/1999	11/2/2000	\$15,000	Commercial	DEMO/EXPORATORY
9801317	5/21/1998	6/21/1998	\$2,500	Commercial	REMOVE GARAGE DOOR
9604676	12/1/1996	7/1/1997	\$350	Commercial	PAINTING
9604373	11/1/1996	7/1/1997	\$650	Commercial	REPAIR/REMODELING
9602704	7/1/1996	8/1/1996	\$3,836	Commercial	ROOF
9600864	2/1/1996	8/1/1996	\$650	Commercial	ELECTRIC
9600579	1/1/1996	8/1/1996	\$3,000		RENOVATION
E951628	5/1/1995	9/1/1995	\$650		1HP & 5HP MOTORS
M951598	5/1/1995	9/1/1995	\$5,000		5 TON AC
A951300	4/1/1995	9/1/1995	\$600		8 SQS ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 12/3/2019 2:32:33 AM



Developed by

Version 2.3.23

Quit Claim Deed

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040

Doc# 1870002 02/10/2012 3:47PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

02/10/2012 3:47PM
DEED DOC STAMP CL: DS

\$0.70

Parcel ID# 000279500-000000; AK Number: 1028720

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 31st day of Dec., 2011, by THE GREEN PINEAPPLE, LLC, a Florida limited liability company, first party, to 1130 DUVAL ST, LLC, a Florida limited liability company, whose address is 1130 Duval St., Key West, FL 33040 second party:

WITNESSETH, That the first party, for and in consideration of the sum of \$10.00 in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the second party forever, all the right, title, interest, claim and demand which the first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

Part of Lot 1 in Square Six of Tract Eleven, according to Charles W. Tift's map or plan of the City and Island of Key West and being more particularly described as follows:

Commencing at the corner of Duval and Catherine Streets and running thence in a Northwesterly direction along the Southwesterly side of Duval Street sixty-four feet and two inches; thence at right angles in a Southwesterly direction eighty-one feet and six inches; thence at right angles in a Southeasterly direction sixty-four feet and two inches to the Northwesterly side of Catherine Street; thence at right angles in a Northeasterly direction along Catherine Street eighty-one feet and six inches to the Point of Beginning.

1. Subject to current taxes, easements, and restrictions of record.
2. Conveyance of unencumbered property between entities with the same ownership interest and thus beneficial ownership has not changed. Therefore, minimum documentary stamps are affixed.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit and behoove of the second party forever, together with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described above.

IN WITNESS WHEREOF, The first party has signed and sealed these presents the day and year first written above.

WITNESSES

Witness Signature

J. Jon Ashby

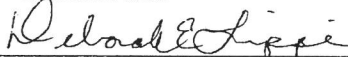
Printed Name

Witness Signature

Jennifer Sanchez

Printed Name

GRANTOR



THE GREEN PINEAPPLE, LLC

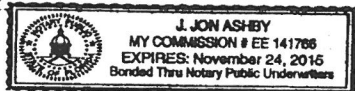
By: Deborah E. Lippi, Managing Member

Doc# 1870002
Bk# 2555 Pg# 505

STATE OF FLORIDA)

COUNTY OF MONROE)

On this 31st day of Dec., 2011, before me personally came **DEBORAH E. LIPPI**, managing member who is/are personally known to me or who has produced as identification to me, and who acknowledged execution of the foregoing instrument



Notary Public

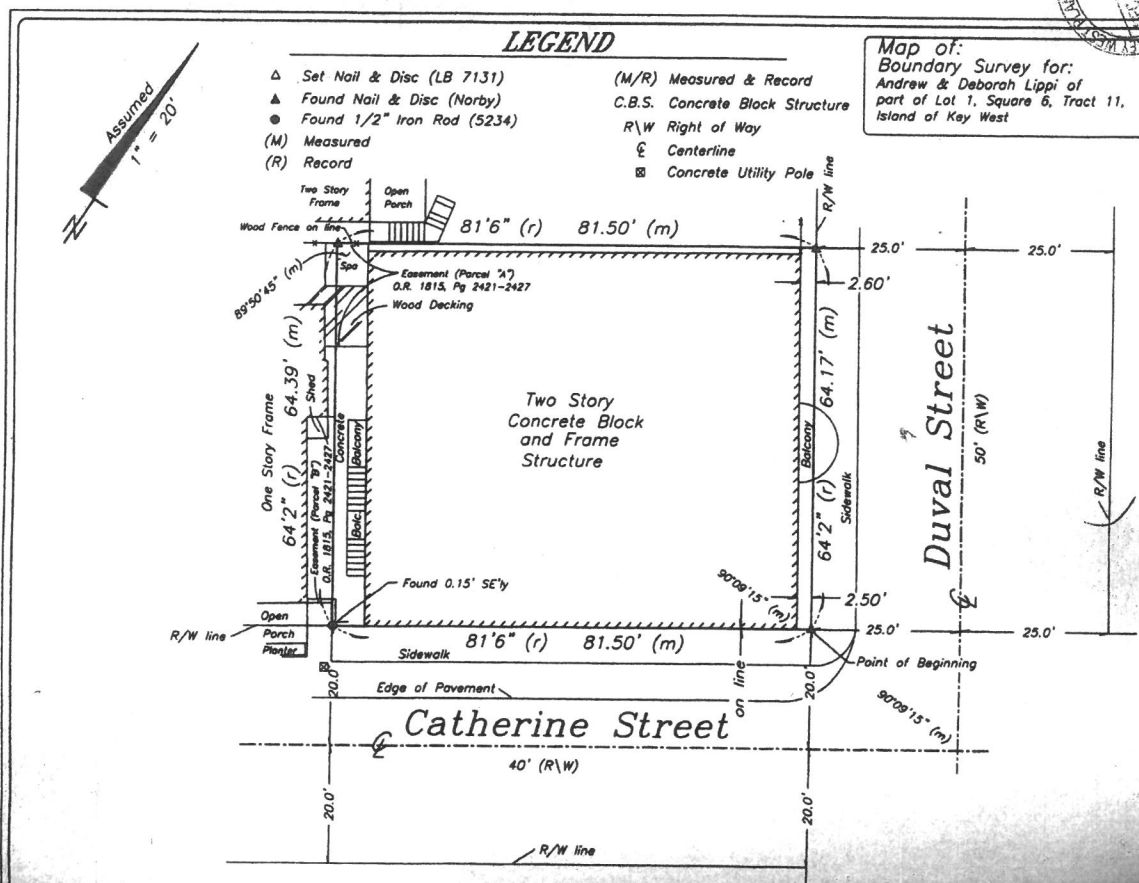
J. Jon Ashby

Name:

My Commission Expires:

MONROE COUNTY
OFFICIAL RECORDS

Boundary Survey



1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1128 & 1130 Duval 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. Error of closure exceeds one part in 10,000.
9. Date of field work: February 10, 2003.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Part of Lot One (1) in Square Six (6) of Tract Eleven (11) according to Charles W. Tift's map or plan of the City and Island of Key West and being more particularly described as follows:

COMMENCING at the corner of Duval and Catherine Streets and running thence in a N.W.'ly direction along the S.W.'ly side of Duval Street Sixty-four (64) feet and Two (2) inches; thence at right angles in a S.W.'ly direction Eighty-one (81) feet, Six (6) inches; thence at right angles in a S.E.'ly direction Sixty-four (64) feet and Two (2) inches to the N.W.'ly side of Catherine Street; thence at right angles in a N.E.'ly direction along Catherine Street Eighty-one (81) feet, Six (6) inches to the Point of Beginning.

BOUNDARY SURVEY FOR: Andrew F. Lippe and Deborah E. Lippe;
Linda B. Wheeler, Esquire;
Attorneys' Title Insurance Fund, Inc.;

NORBY & O'FLYNN SURVEYING, INC.

Lynn O'Flynn, PSM
Florida Reg. #6298

February 10, 2003

Site visit/photos
November 26, 2019

1130

THE GREEN PINEAPPLE
WELLNESS CENTER
CAFE BOUTIQUE YOGA
SPA

THE GREEN PINEAPPLE
WELLNESS CENTER
CAFE BOUTIQUE YOGA

50%
OFF

THE GREEN PINEAPPLE CAFE

Wine · Mimosas · Frosé
Coffee · Nitro Cold Brew
Draft Kombucha

DAILY HAPPY HOUR 5-7PM
2-nd FOR 1 WINES BY THE GLASS
20% OFF BOTTLES

Drinks

FRESH LIMEADE
HIBISCUS Iced TEA
DRAFT KOMBUCHA
BREWED COFFEE
NITRO COLD BREW
ESPRESSO
LATTE
CAPPUCCINO
MACCHIATO

WINE
MIMOSA
FROSÉ
LOCAL BEER

Smoothies

GREEN PINEAPPLE
GOLDEN PINEAPPLE
VERY BERRY
SMOOTHIE BOWL
YOGURT BOWL

Savories

GF AVOCADO TOAST
ARTISANAL CHEESEBOARD
EDAMAME HUMMUS
CAULIFLOWER FLATBREAD
SPINACH SALAD
GF & VEGAN FRESH BAKED GOODS

YOGA STUDIO
classes everyday

ECO-CHIC BOUTIQUE
apparel jewelry accessories

ORGANIC CAFE

coffee & wine & lunch & more

1130

YOGA SCHEDULES

1130

BOU

THE GREEN PINEAPPLE
WELLNESS CENTER
CAFE BOUTIQUE YOGA
SPA

50%
OFF

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ECO-CHIC BOUTIQUE
apparel jewelry accessories

ORGANIC CAFE

coffee & wine & lunch & d

1130

YOGA
EDUCATION

Sunbiz.org

**Division of Corporations, an
official State of Florida website**

2019 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000003098

Entity Name: 1130 DUVAL ST, LLC

Current Principal Place of Business:

1130 DUVAL ST.
KEY WEST, FL 33040

Current Mailing Address:

1130 DUVAL ST.
KEY WEST, FL 33040

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LIPPI, DEBORAH
1130 DUVAL ST.
KEY WEST, FL 33040 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DEBORAH LIPPI

04/08/2019

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name LIPPI, DEBORAH
Address 1130 DUVAL ST.
City-State-Zip: KEY WEST FL 33040

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LIPPI DEBORAH

MGRM

04/08/2019

Electronic Signature of Signing Authorized Person(s) Detail

Date

2019 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000082721

Entity Name: THE GREEN PINEAPPLE KEY WEST, LLC

Current Principal Place of Business:

1130 DUVAL STREET
KEY WEST, FL 33040

Current Mailing Address:

1130 DUVAL STREET
KEY WEST, FL 33040 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HULSE, JENNIFER
1130 DUVAL STREET
KEY WEST, FL 33040 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name HULSE, JENNIFER L
Address 1130 DUVAL STREET
City-State-Zip: KEY WEST FL 33040

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JENNIFER L HULSE

MGR

04/23/2019

Electronic Signature of Signing Authorized Person(s) Detail

Date

Public Notice

THE GREEN
PINEAPPLE

1130

Public
Meeting
Notice

The
GREEN PINEAPPLE
WELLNESS CENTER
CAFE BOUTIQUE YOGA
SPA

THE GREEN PINEAPPLE
WELLNESS CENTER
CAFE BOUTIQUE YOGA
SPA

YOGA STUDIO
classes everyday
ECO-CHIC BOUTIQUE
apparel jewelry accessories
ORGANIC COFFEE
coffee shop
wine & beer
lunch & dessert
SPA

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 5:00 p.m., December 19, 2019, City Commission Chambers, 1300 White Street, Key West, Florida, the purpose of the hearing will be to consider a request for:

Exception for Outdoor Merchandise Display - 1130 Duval Street (RE # 00027950-000000) - A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core (HRCC-3) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street or call 305-809-3764 or visit our website at www.cityofkeywest-fl.gov.



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE

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:

Exception to Outdoor Merchandise Display - 1130 Duval Street (RE# 00027950-000000) - A request for exception to outdoor merchandise display on property located within the Historic Residential Commercial Core - (HRCC-3) zoning district pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Hearing: December 19, 2019 Time of Hearing: 5:00 PM

Location of Hearing: City Commission Chambers, 1300 White Street, Key West, FL 33040

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, that Friday before the meeting at www.cityofkeywest-fl.gov. Click on Agenda's & Minutes. A copy of the corresponding application is available from the City of Key West Planning Department located at 1300 White Street, Key West, Florida, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

Please provide written comments to: City of Key West City Clerk's Office Email: mstewart@cityofkeywest-fl.gov

Phone: (305) 809-3834 or Mail: P.O. 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 a testimony and evidence upon which the appeal is 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) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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1100 DUVAL BUILDING LLC
2405 LINDA AVE
KEY WEST, FL 33040

1102 C DUVAL ST LLC
356 BOCA CHICA RD
KEY WEST, FL 33040

1109 DUVAL LLC
1109 DUVAL ST
KEY WEST, FL 33040

1123 WHITEHEAD LLC
606 GREENE ST
KEY WEST, FL 33040

1130 DUVAL ST LLC
1130 DUVAL ST
KEY WEST, FL 33040

1200 DUVAL STREET LLC
5 BIRCHWOOD DR
KEY WEST, FL 33040

1201 DUVAL LLC
24601 CAPITAL BLVD
CLINTON TOWNSHIP, MI 48036

1210 DUVAL INC
1210 DUVAL ST
KEY WEST, FL 33040

1218 DUVAL KW LLC
600 DUVAL ST
KEY WEST, FL 33040

422 AMELIA TRUST
C/O MUHA DENISE TRUSTEE
PO BOX 6448
ALEXANDRIA, VA 22306

515 AMELIA INC
4200 NORTHCORP PKWY
WEST PALM BEACH, FL 33410

515 LOUISA STREET KEY WEST LLC
PO BOX 500
ENGLISHTOWN, NJ 07726

516 AMELIA STREET LLC
1008 SEMINARY ST
KEY WEST, FL 33040

522 CATHERINE ST LLC
C/O FRASER JIM
5201 MONUMENT AVE UNIT 4A
RICHMOND, VA 23226

ALBURY SAMUEL ESTATE
C/O ALBURY G F - POA
729 NW 43RD ST
MIAMI, FL 33127

AMELIA KEY 4 LLC
8140 GRAFTON END
DUBLIN, OH 43016

AMLIN MARTIN D
505 COLUMBUS AVE
BOSTON, MA 02118

ANDREWS JERRY & YULIYA
10030 GREEN LEVEL CHURCH RD
CARY, NC 27519

AOR LLC
32 HILTON HAVEN RD
KEY WEST, FL 33040

ARTISTS OF DUVAL LLC
451 W END AVE
NEW YORK, NY 10024

BEAVER DENNIS LIV TRUST 6/6/2003
1207 WHITEHEAD ST
KEY WEST, FL 33040

BENDER DENNIS M
4172 EMERALD BLVD
RICHFIELD, OH 44286

BROWN JAMES F & KATHERINE H
603 A MAID MARION RD
ANNAPOLIS, MD 21405

BROWN KARN M
416 AMELIA ST
KEY WEST, FL 33040

BRUCCOLERI DOMINICK & ELIZABETH
56 GREENWAY W
NEW HYDE PARK, NY 11040

BUCCELLO DAVID & PATRICIA
87 MILL BROOK RD
BAR HARBOR, ME 04609

CANALEJO ELBA CECILIA
510 AMELIA ST
KEY WEST, FL 33040

CASEBOLT CHRISTOPHER S &
ELIZABETH A
1121 WHITEHEAD ST
KEY WEST, FL 33040

CASTLEBERRY LARRY G & JACQUELINE L
1116 ELM ST
OKEECHOBEE, FL 34974

CORAL HEAD KEY WEST LLC
1316 VILLA MILL
KEY WEST, FL 33040

DELA CRUZ ROMULO
1108 PINE HEIGHTS AVE
BALTIMORE, MD 21229

DELGADO JANET H
PO BOX 4697
KEY WEST, FL 33041

DELLISANTI ANTHONY & NANCY
1271 OLD STATE ROUTE 61
NORWALK, OH 44857

DEMIER MILAGROS ESTATE
C/O DEMIER CAL T P/R
523 TRUMAN AVE APT C
KEY WEST, FL 33040

DEUTSCH FAMILY LOUISA LLC
6712 VENDOME TER
BETHESDA, MD 20817

DHABALT SEAN
1914 SW TANGLEWOOD CT
ANKENY, IA 50023

DOUGLAS HOUSE INC
419 AMELIA ST
KEY WEST, FL 33040

DUGAS KENNETH J & MARGARET P
412 LOUISA ST
KEY WEST, FL 33040

DUVAL KEY 5 LLC
8140 GRAFTON END
DUBLIN, OH 43016

EDMONDS ROBERT H & PAMELA
PO BOX 127
RUSSELL SPRINGS, KY 42642

ELWELL CHRISTOPHER R
508 LOUISA ST
KEY WEST, FL 33040

FARRELLY GREGORY G
506 LOUISA ST
KEY WEST, FL 33040

FAVELLI THOMAS & GEORGEANN
1523 PATRICIA ST
KEY WEST, FL 33040

FELLING MICHAEL J
WHISLER MARY ANN
11199 OVERSEAS HWY
MARATHON, FL 33050

FERREL WADE DECL OF TR 6/1/2018
PO BOX 4623
KEY WEST, FL 33041

GARDNER JANE K REV TR 5/16/2013
812 FLEMING ST
KEY WEST, FL 33040

GOODSPEED ROBIN B FAMILY
TRUST 10/12/2015
170 HAMBURG RD
OLD LYME, CT 06371

GRIMM DAVID
508 LOUISA ST
KEY WEST, FL 33040

GROOMS IV BASCOM LOVIC
1716 N ROOSEVELT BLVD
KEY WEST, FL 33040

HARTFIEL JACQUELINE L
4172 EMERALD BLVD
RICHFIELD, OH 44286

HASKELL LEWIS C & SUSAN M
324 JULIA ST
KEY WEST, FL 33040

HEGARTY PATRICK T
ROUNDS CHRISTOPHER J
1125 DUVAL ST
KEY WEST, FL 33040

HERNANDEZ SR RIGOBERTO
PO BOX 4697
KEY WEST, FL 33041

HEWETT CHARLES E & JACQUELINE K
410 LOUISA ST
KEY WEST, FL 33040

HOUSEKNECHT KIMBERLY J
105 N SPRUCE ST
BATAVIA, NY 14020

HUKWEEM LLC
PO BOX 527
KEY WEST, FL 33041

ILANE LLC
1215 DUVAL ST
KEY WEST, FL 33040

IRWIN MICHAEL SCOTT
REV LIV TR 8/8/08
1008 SEMINARY ST
KEY WEST, FL 33040

ISLAND CIGAR FACTORY 1 LLC
1100 DUVAL ST
KEY WEST, FL 33040

JAMES NORICE Z
414 VIRGINIA ST
KEY WEST, FL 33040

JUSTIN DYAR LLC
63 COUNTY ROAD 2013
CRANE HILL, AL 35053

KAVANAUGH SANDRA JEAN
1117 WHITEHEAD ST
KEY WEST, FL 33040

KEY WEST RETREAT LLC
2 GRAND ANACAPRI DR
HENDERSON, NV 89011

KEY WEST STRIP INC
507 DUVAL ST
KEY WEST, FL 33040

KIRKMAN JR C G
C/O RENT KEY WEST VACATIONS INC
1075 DUVAL ST STE C11
KEY WEST, FL 33040

KUNZLER & KUNZLER KEY WEST LLC
415 MARGARET ST
KEY WEST, FL 33040

KW ANCHOR POINT LLC
2227 UNIVERSITY BLVD
HOUSTON, TX 77030

LACRONE RICHARD E & ERIN G
3153 GARVERS FERRY RD
APOLLO, PA 15613

LEON JR ALBERT & MARGARET R
1807 GREYSTONE HEIGHTS DR
VALRICO, FL 33594

LOFFRENO CHRISTIAN P
18000 SAN CARLOS BLVD
FORT MYERS BEACH, FL 33931

MARTINEZ AMPARO L
SELLERS AIDA M
509 LOUISA ST
KEY WEST, FL 33040

MC CONNELL DANIEL E & ELEANOR F
1107 DUVAL ST
KEY WEST, FL 33040

MCGEOUGH PETER
41 2ND ST
NEWPORT, RI 02840

ZURKO-SMITH MICHELE
12 TREFOIL RD
OXFORD, CT 06478

MCNULTY ELIZABETH DELA CRUZ &
DELA CRUZ JOSE
24 BLUE WATER DR
KEY WEST, FL 33040

MILLER JUDY
108 HARTFORD CT
MIDLAND, MI 48642

MONROE COUNTY FLORIDA
500 WHITEHEAD ST
KEY WEST, FL 33040

MORISHIGE MARK
416 LOUISA ST
KEY WEST, FL 33040

NICHOLS DESMOND J & SANDRA A
415 AMELIA ST
KEY WEST, FL 33040

OBBAGY JOHN M & DENISE L
JOINT TRUST 12/21/2015
1119 WHITEHEAD ST
KEY WEST, FL 33040

ODELL DIANA H
PO BOX 4697
KEY WEST, FL 33041

OLESKE MICHAEL M & MARY E
59 THE NECK
MANHASSET, NY 11030

ONEIL BRIAN & SUZANNE
PO BOX 199
TAVERNIER, FL 33070

PALMER ANTHONY
1125 WHITEHEAD ST
KEY WEST, FL 33040

PAZO OTILIA
13 THOMPSON LN
KEY WEST, FL 33040

PIENCZKOWSKI ANTHONY & DANIEL
20 SAPPHIRE DR
KEY WEST, FL 33040

POITIER JUDITH WHEELER
408 CATHERINE ST
KEY WEST, FL 33040

POLAKOFF PHILLIP M & LORIANN V
5626 LONG CORNER RD
WHITE HALL, MD 21161

PORTEL RICHARD A & LISA R
5645 PRAIRIE GRASS DR
JOHNSTON, IA 50131

PRADAS-BERGUES FELIX & ZULEMA
512 AMELIA ST
KEY WEST, FL 33040

RIZZO ANTHONY
508 LOUISA ST
KEY WEST, FL 33040

ROGERS MICHAEL L & MADELINE J
1530 POLK ST
NAPA, CA 94559

ROTH DE ROTH RICHARD ESTATE
C/O GROOMS BASCOM
1716 N ROOSEVELT BLVD
KEY WEST, FL 33040

SALLY 1008 LLC
2432 FLAGLER AVE
KEY WEST, FL 33040

SANCHEZ PEDRO ESTATE
C/O MARTINEZ AMPARO P/R
509 LOUISA ST
KEY WEST, FL 33040

SARATOGA DESIGN INC
1523 PATRICIA ST
KEY WEST, FL 33040

SIMPLE BREEZE THREE LLC
618 BELLE ISLE AVE
BELLEAIR BEACH, FL 33786

SMITH DONALD F & DEBORAH L
12 TREFOIL RD
OXFORD, CT 06478

SMITH THOMAS E
8300 YANKEE ST
DAYTON, OH 45458

SOUTH PARK STORAGE LLC
C/O JOE FERIQUES
48 PATTON AVE STE 300
ASHEVILLE, NC 28801

SUAREZ CAMELIA
414 AMELIA ST
KEY WEST, FL 33040

SUNDIN MARY J
136 HOLDEN ST
WORCESTER, MA 01606

TEPPER STEVEN CERTONIO MARK
409 AMELIA ST
KEY WEST, FL 33040

TWO CRAZIES VENTURE LLC
415 UNITED ST
KEY WEST, FL 33040

VANFLEET JR JOHN M & KATHLEEN R
1530 SUN CITY BLVD
GEORGETOWN, TX 78633

WAGNER PETER F
1207 DUVAL ST
KEY WEST, FL 33040

WALKER HELEN E
411 LOUISA ST
KEY WEST, FL 33040

WATERS CLARENCE LEO
555 CHURCH ST
NASHVILLE, TN 37219

WD FLORIDA PROPERTIES LLC
3521 NE 26TH AVE
LIGHTHOUSE POINT, FL 33064

WHITT BERT LIVING TRUST 6/6/2003
1207 WHITEHEAD ST
KEY WEST, FL 33040

WILLIE TS LLC
2029 SE 15TH ST
CAPE CORAL, FL 33990

WILLMAN MATTHEW
1125 WHITEHEAD ST
KEY WEST, FL 33040

YOAKAM JOHN A & LAUREN R
5316 MILLS CREEK LN
NORTH RIDGEVILLE, OH 44039

ZIELINSKI MICHAEL
407 AMELIA ST
KEY WEST, FL 33040

**Planning Board Resolution
2012-08**

**PLANNING BOARD
RESOLUTION NO. 2012-08**


**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING A
CONDITIONAL USE APPROVAL PER
SECTIONS 122-62 AND 122-63 OF THE CODE
OF ORDINANCES FOR A WINE BAR
LOCATED AT 1128-1130 DUVAL STREET (RE#
00027950-000000) IN THE HISTORIC
RESIDENTIAL COMMERCIAL CORE –
DUVAL STREET (HRCC-3) ZONING
DISTRICT, PURSUANT TO SECTION 122-
748(9) OF THE CODE OF ORDINANCES, KEY
WEST FLORIDA; PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the subject property is located in the Historic Residential Commercial Core –
(HRCC-3) zoning district; and

WHEREAS, Section 122-748(9) of the Code of Ordinances provides that bars and lounges
are allowed as a conditional use within the Historic Residential Commercial Core- (HRCC-3) zoning
district; and

WHEREAS, the applicant filed a conditional use application for a bar and lounge to sell beer
and wine at 1130 Duval Street only; and

WHEREAS, Section 122-62 outlines the criteria for reviewing a conditional use application
by the Planning Board; and

 Vice Chairman
 Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 15, 2012; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in Section 122-62 and 122-63; and


WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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

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

Section 2. That a conditional use and special exception request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-748(9) is hereby approved as follows: allowing 1,065 square feet of existing consumption area for a beer and wine bar open to the public at 1130 Duval Street for property located at 1128-1130 Duval Street (RE# 00027950-000000), Key West, Florida, as shown in the attached floor plan received March 7, 2012 with the following conditions:

 Vice Chairman


 Planning Director


Conditions to be completed prior to the issuance of a certificate of occupancy:

1. ADA bathroom access is provided and maintained.
2. If the applicant proposes to provide prerecorded background music the applicant will install and maintain a programmable distributive sound system to assure compliance with the “unreasonable noise” definition of Section 26-191 of the Code of Ordinances, and shall include a computerized sound monitoring system with real time monitoring access is provided to the City.
3. The applicant shall obtain a Conditional Use Permit.

Conditions subject to a Conditional Approval Permit, per Ordinance 10-22 and subject to an associated annual inspection:

4. Hours of operation are limited to 10 am to 10 pm.
5. The use is approved for the sale of beer and wine only.
6. There will be no live amplified music on the premises.
7. There will be no more than 1,065 square feet of consumption area allowed without further City approvals.
8. If there is to be prerecorded amplified music, the applicant expressly agrees to provide the City's agents unfettered access to the computer-generated reports and full, real-time web-based access to the digital monitoring of on-site acoustics for the purpose of assuring compliance with condition 2 contained herein. The

 Vice Chairman

 Planning Director

playing of any music (amplified or otherwise) outside of the premises is not permitted without further City approvals.

9. The bar shall be operated as accessory to and in conjunction with the principle retail operation at 1130 Duval Street. At least 60% of the consumption area shown on the floor plan submitted March 7, 2012, shall contain clothing racks, shelving, cases and/or other displays of merchandise for retail sale. Displays of beer and wine for retail package sales, if any, shall occupy no more than 20% of the consumption area. The bar shall not be open if the retail operation is closed.
10. The applicant is limited to a maximum of ten seats. Additional seating of any kind is not permitted without further City approvals.
11. The bar use is limited to the interior of the property. The expansion or relocation of the consumption area outside of the building is not permitted without further City approvals.
12. The applicant shall renew the Conditional Use Permit issued by the City on an annual basis. The renewal is due on May 31st of every year.

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

Section 4. This conditional use approval does not constitute a finding as to ownership or

right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the 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 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.

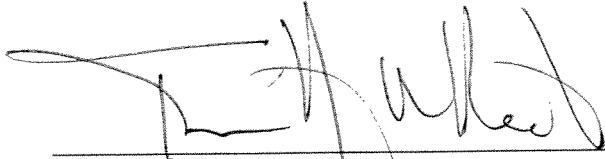
Section 7. The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Read and passed on first reading at a regular meeting held this 15th day of March, 2012.

TuR Vice Chairman

QC Planning Director

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

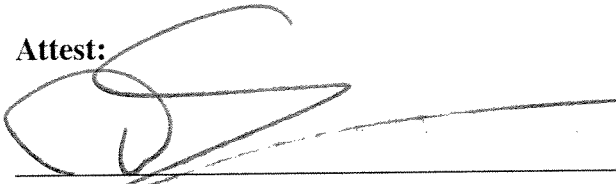


Timothy W. Root, Vice Chairman
Key West Planning Board

3/23/12

Date

Attest:



Donald Leland Craig, AICP
Planning Director

3.21.12

Date


Filed with the Clerk:



Cheryl Smith, City Clerk

3-27-12

Date



Vice Chairman



Planning Director

- A**
305.797.2309



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Regulatory Permit/License

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name GREEN PINEAPPLE, THE (CUP)
Location Addr 1130 DUVAL ST
Lic NBR/Class 26811
Issued Date 5/23/2019
Expiration Date: June 01, 2020

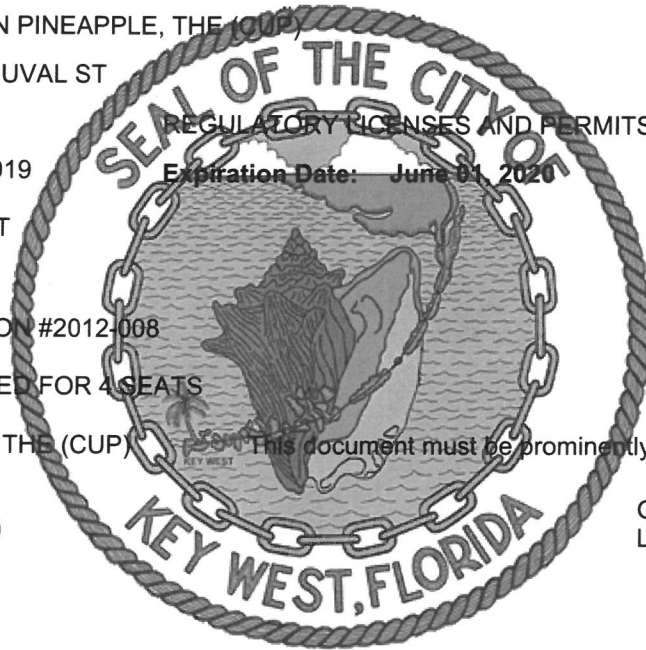
CONDITIONAL USE PERMIT

Comments: RESOLUTION #2012-008

Restrictions: AUTHORIZED FOR 4 SEATS

GREEN PINEAPPLE, THE (CUP)
1130 DUVAL ST

KEY WEST, FL 33040



This document must be prominently displayed.

GREEN PINEAPPLE KEY WEST
LLC, THE