

Memorandum

MEMORANDUM



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: October 18, 2023
To: City of Key West Planning Department
From: Thomas Francis-Siburg, Planning Manager
CC: Mr. Edward Russo
Ms. Jennifer Hulse
Mr. Owen Trepianier
Mr. Jeff Burgess
Re: **Transfer of Transient Unit and License**
Sender Site – 1004 Eaton St (RE #00005290-000000)
Receiver Site – 1128-1130 Duval St (RE #00027950-000000)

The attached application seeks to transfer two (2) transient units and licenses from 1004 Eaton Street to 1128-1130 Duval Street.

The "Sender Site" is 1004 Eaton Street, Key West (RE #00005290-000000), which is located in the Historic Neighborhood Commercial 2 (HNC-2) zoning district. Transient uses are not a permitted or conditional use in HNC-2.

The "Receiver Site" is 1128-1130 Duval Street, Key West (RE #00027950-000000), which is located in the Historic Residential Commercial Core-Duval Street Oceanside (HRCC-3) zoning district. This property is a 5,229 square foot lot and is a mixed-use site with commercial businesses on the first floor and two residential units in the upstairs second and penthouse floors. The density of the property is 2.64 dwelling units. There is currently an active residential rental BTR assigned to the property for one non-transient rental unit.

This project proposes the property add two transient residential units and maintain in its bundle of property rights the two non-transient residential units. As part of this transfer, the project proposes the same condition approved by Planning Board on 6/15/23 by the transient unit + license transfer Resolution No. 2023-012:

The transferred units shall not operate to increase density of the receiver site above the maximum allowed density. The owner shall execute an agreement acknowledging that a third and fourth unit shall not be utilized at the receiver site unless the Code of Ordinances is amended to increase the maximum-permitted density in the zoning district in which the site is located.

Further, existing non-transient units unrecognized by the city may require lawful recognition. The project proposes the following additional condition:

In the event the Code of Ordinances is amended to increase the maximum-permitted density in the zoning district in which the site is located, the owner shall seek lawful recognition for any non-residential units currently unrecognized by the city.

All the required attachments indicated on page 5 of the application have been included as part of this application package.

MEMORANDUM



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: October 18, 2023
To: City of Key West Planning Department
From: Thomas Francis-Siburg, Planning Manager
CC: Mr. Edward Russo
Ms. Jennifer Hulse
Mr. Owen Trepanier
Mr. Jeff Burgess
Re: **Transfer of Transient Unit and License**
Sender Site – 1004 Eaton St (RE #00005290-000000)
Receiver Site – 1128-1130 Duval St (RE #00027950-000000)

The attached application seeks to transfer two (2) transient units and licenses from 1004 Eaton Street to 1128-1130 Duval Street.

The "Sender Site" is 1004 Eaton Street, Key West (RE #00005290-000000), which is located in the Historic Neighborhood Commercial 2 (HNC-2) zoning district. Transient uses are not a permitted or conditional use in HNC-2.

The "Receiver Site" is 1128-1130 Duval Street, Key West (RE #00027950-000000), which is located in the Historic Residential Commercial Core–Duval Street Oceanside (HRCC-3) zoning district. This property is a 5,229 square foot lot and is a mixed-use site with commercial businesses on the first floor and two residential units in the upstairs second and penthouse floors. The density of the property is 2.64 dwelling units. There is currently an active residential rental BTR assigned to the property for one non-transient rental unit.

This project proposes the property add two transient residential units and maintain in its bundle of property rights the two non-transient residential units. As part of this transfer, the project proposes the same condition approved by Planning Board on 6/15/23 by the transient unit + license transfer Resolution No. 2023-012:

The transferred units shall not operate to increase density of the receiver site above the maximum allowed density. The owner shall execute an agreement acknowledging that a third and fourth unit shall not be utilized at the receiver site unless the Code of Ordinances is amended to increase the maximum-permitted density in the zoning district in which the site is located.

Further, existing non-transient units unrecognized by the city may require lawful recognition. The project proposes the following additional condition:

In the event the Code of Ordinances is amended to increase the maximum-permitted density in the zoning district in which the site is located, the owner shall seek lawful recognition for any non-residential units currently unrecognized by the city.

All the required attachments indicated on page 5 of the application have been included as part of this application package.

APPLICATION



**TRANSFER OF TRANSIENT UNIT
AND LICENSE APPLICATION
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Transfer of Transient Unit and License Application	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$ 5,071.76

Deliver the original and 2 signed & sealed surveys and site plans to the Planning Department located at 1300 White Street, Key West, FL 33040. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

Following is the application process for a Transfer of Transient Unit and License:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site

Address of Site

1004 Eaton St

1130 Duval St

RE# 00005290-000000

RE# 00027950-000000

Name(s) of Owner(s):

Name(s) of Owner(s):

Key Endeavors LLC

Green Pineapple Holdings LLC

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

Owen Trepanier

Owen Trepanier

Trepanier & Associates Inc

Trepanier & Associates Inc

1421 First St, Unit 101

1421 First St, Unit 101

Address: Key West, FL 33040

Address: Key West, FL 33040

Telephone (305) 293-8983

Email owen@owentrepanier.com

For Sender Site:

Knowles House
"Local name" of property 1004 Eaton St Zoning district HNC-2

Legal description KW PT LOT 3 SQR 32

Current use: Guesthouse

Number of existing transient units: 8

Size of site 4,020 sf Number of existing city transient rental licenses: 8

What is being removed from the sender site? 2 transient units & licenses

What are your plans for the sender site? Single-family residence with 2 transient units & licenses

For Receiver Site:

"Local name" of property 1130 Duval St Zoning district HRCC-3

Legal description KW PT SUB 3-4 PT LOT 1 SQR 6 TR 11

Current use Residential / commercial

Size of site: 5,230 sq ft Number of existing city transient rental licenses: 0
2 non-transient units

Number of existing transient and/or residential units: BTR for 1 of the non-transient units

Existing non-residential floor area 4,599 sf

What will be transferred to the receiver site? 2 transient units & licenses

What are your plans for the receiver site? Commercial use on ground floor, 2 transient residential units on 2nd floor

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS (LIMITED LIABILITY COMPANY)

A. CORPORATE NAME Key Endeavors LLC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
MGR: Bryan Whitmore

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

c/o Owen Trepanier, Trepanier & Associates Inc
1421 First Street, Unit 101, Key West, FL 33040

TELEPHONE(S) c/o (305) 293-8983 FAX c/o (305) 293-8748

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS (Limited Liability Company)

A. CORPORATE NAME Green Pineapple Holdings LLC
B. STATE/COUNTRY OF INCORPORATION FL
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA XYES NO
D. NAMES OF OFFICERS AND DESIGNATIONS

MGR - Jennifer Hulse (wife)

MGR - Edward Russo (husband)

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

c/o Owen Trepanier, Trepanier & Associates Inc
1421 First Street, Unit 101, Key West, FL 33040

TELEPHONE(S) c/o (305) 293-8983 FAX c/o (305) 293-8748

REQUIRED ATTACHMENTS

Sender Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s) for transient rental use
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application
5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Detailed description of how use of transient rental units will be extinguished.
9. Other _____

Receiver Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s).
4. Copy of last recorded deed to show ownership as listed on application
5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.)
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Other _____

~ ***NOTE: The above items constitute one (1) complete application package.***
Two (2) signed & sealed surveys and site plans are required ~

Sender Site Warranty Deed

Doc # 2319433 Bk# 3097 Pg# 471 Recorded 5/14/2021 at 10:10 AM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$18.50 Deed Doc Stamp \$18,900.00

Prepared by and return to:

Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 21-449
Consideration: \$2,700,000.00

Parcel Identification No. 00005290-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30 day of April, 2021 between Leslie J. Vollmert, Trustee of the Leslie J. Vollmert Living Trust dated November 26, 2010 whose post office address is 1004 Eaton Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Key Endeavors LLC, a Florida limited liability company whose post office address is 702 Commercial Street, Suite 3A, Emporia, KS 66801 of the County of Lyon, State of Kansas, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

In the City of Key West, Monroe County, Florida, and part of Lot Three (3) of Square Thirty-two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


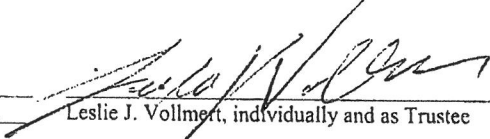
THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.


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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

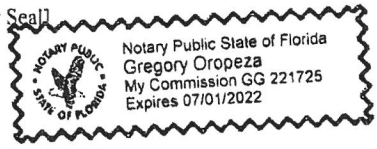

 Witness Name: Gregory Oropeza  Leslie J. Vollmert, individually and as Trustee



 Witness Name: _____

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2021 by Leslie J. Vollmert, Trustee of the Leslie J. Vollmert Living Trust dated November 26, 2010, who is personally known or has produced a driver's license as identification.

[Notary Seal]




 Notary Public _____
 Printed Name: _____
 My Commission Expires: _____

Sender Sunbiz Information



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
KEY ENDEAVORS LLC

Filing Information

Document Number L21000150913
FEI/EIN Number 86-2973199
Date Filed 03/31/2021
Effective Date 03/31/2021
State FL
Status ACTIVE

Principal Address

1004 EATON STREET
KEY WEST, FL 33040

Mailing Address

702 COMMERCIAL ST
SUITE 3A
EMPORIA, KS 66801

Registered Agent Name & Address

NGOV, MICHAEL
425 GREENE ST
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

WHITMORE, BRYAN
702 COMMERCIAL ST
EMPORIA, KS 66801

Annual Reports

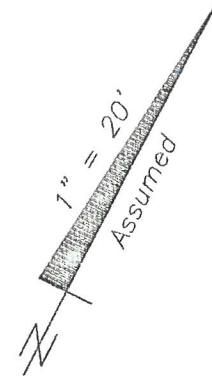
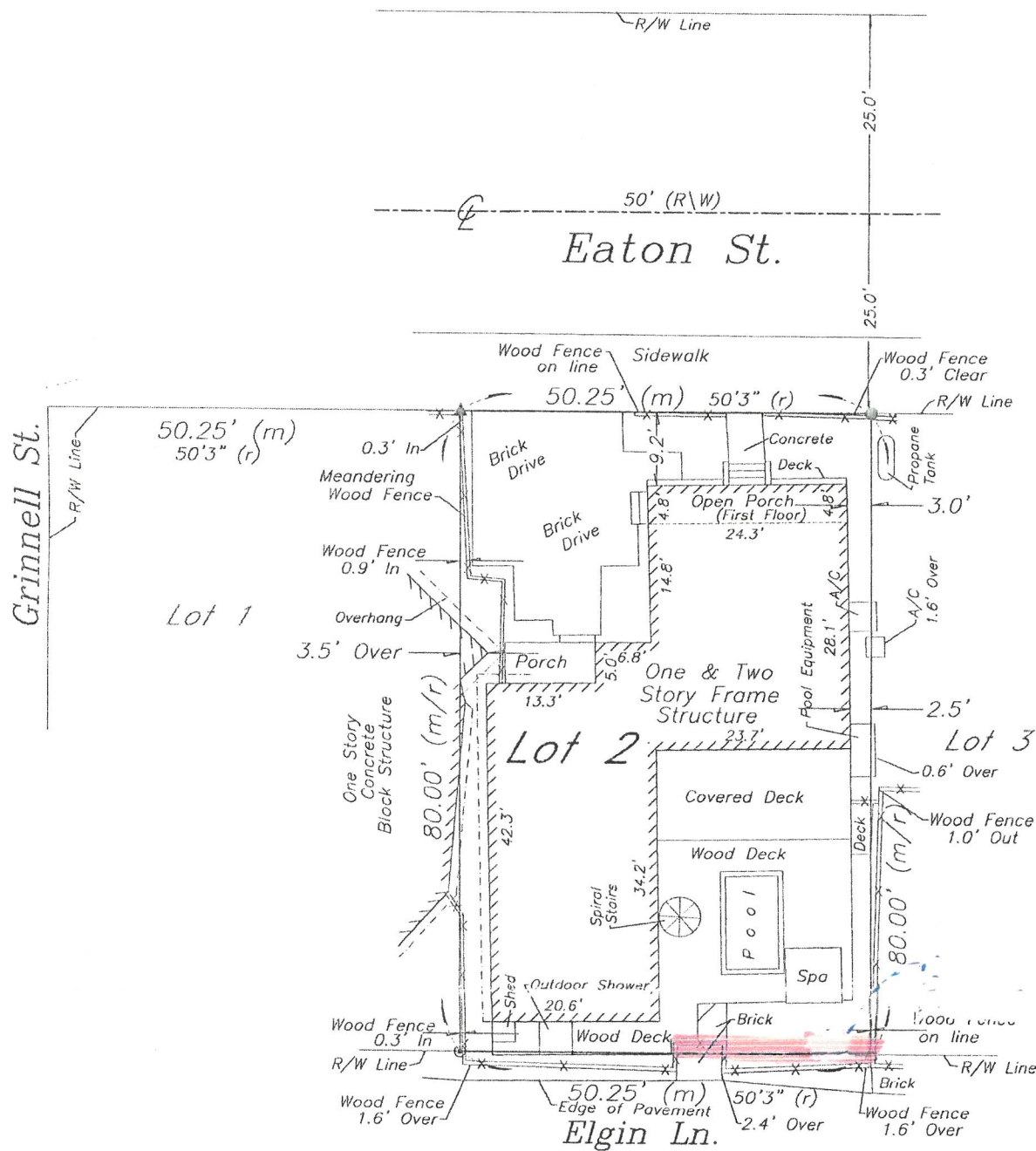
Report Year	Filed Date
2022	01/29/2022
2023	02/13/2023

Document Images

02/13/2023 -- ANNUAL REPORT	View image in PDF format
01/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- Florida Limited Liability	View image in PDF format

Sender Site Survey

Boundary Survey Map of part of Lot 3, Square 32
Island of Key West, known as Lot 2 of John Lowe, Jr. Subdivision



LEGEND

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

NOTES:

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: 1004 Eaton 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. All concrete and bricking is not shown.
9. Date of field work: July 25, 2016
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, and being a part of Lot Three (3) of Square Thirty-Two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

BOUNDARY SURVEY FOR: Leslie J. Vollmert;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

August 6, 2016

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Sender Property Card

Monroe County, 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.

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

Summary

Parcel ID 00005290-000000
Account# 1005479
Property ID 1005479
Millage Group 10KW
Location Address 1004 EATON St, KEY WEST
Legal KW PT LOT 3 SQR 32 B5-192 OR923-1576/77 OR924-241/44 OR939-2027/29
Description OR961-1423 OR1010-1435 OR1070-2435 OR1129-1651 OR1207-2209/12 OR1207-2213/14 OR1224-1412 OR1436-1493/94 OR1436-1495/97 OR1440-1892/94 OR2496-524/25 OR2511-470/71 OR3097-0471
(Note: Not to be used on legal documents.)
Neighborhood 32090
Property Class HOTEL - LUXURY (3900)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Housing No



Owner

[KEY ENDEAVORS LLC](#)
 702 Commercial St
 Ste 3A
 Emporia KS 66801

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$971,506	\$969,517	\$1,172,972	\$1,420,464
+ Market Misc Value	\$138,787	\$138,502	\$130,330	\$142,046
+ Market Land Value	\$1,665,439	\$1,662,029	\$1,303,302	\$1,278,417
= Just Market Value	\$2,775,732	\$2,770,048	\$2,606,604	\$2,840,927
= Total Assessed Value	\$2,775,732	\$2,770,048	\$2,606,604	\$2,717,229
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,775,732	\$2,770,048	\$2,606,604	\$2,840,927

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,662,029	\$969,517	\$138,502	\$2,770,048	\$2,770,048	\$0	\$2,770,048	\$0
2021	\$1,303,302	\$1,172,972	\$130,330	\$2,606,604	\$2,606,604	\$0	\$2,606,604	\$0
2020	\$1,278,417	\$1,420,464	\$142,046	\$2,840,927	\$2,717,229	\$0	\$2,840,927	\$0
2019	\$1,235,105	\$1,111,594	\$123,510	\$2,470,209	\$2,470,209	\$0	\$2,470,209	\$0
2018	\$1,207,318	\$1,086,586	\$120,732	\$2,414,636	\$2,414,636	\$0	\$2,414,636	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use (3900)	Number of Units	Unit Type	Frontage	Depth
	4,020.00	Square Foot	50	80

Buildings

Building ID	39345	Exterior Walls	MIN WOOD SIDING
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	HOTEL/MOTEL C / 39C	Effective Year Built	1998
Building Name		Foundation	
Gross Sq Ft	3325	Roof Type	GABLE/HIP
Finished Sq Ft	2438	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD

Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	393	Bedrooms	0
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,438	2,438	412
OPU	OP PR UNFIN LL	65	0	36
OOU	OP PR UNFIN UL	405	0	84
OPF	OP PRCH FIN LL	408	0	130
SBF	UTIL FIN BLK	9	0	12
TOTAL		3,325	2,438	674

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	0 x 0	1	12 SF	2
FENCES	1985	1986	0 x 0	1	1207 SF	2
WOOD DECK	1985	1986	0 x 0	1	486 SF	2
FENCES	1996	1997	25 x 5	1	125 SF	2
WOOD DECK	1996	1997	0 x 0	1	272 SF	2
WALL AIR COND	1996	1997	0 x 0	1	3 UT	2
BRICK PATIO	1999	2000	25 x 25	1	625 SF	2
COMM POOL	1999	2000	8 x 13	1	104 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/10/2021	\$100	Quit Claim Deed	2324676	3104	1559	11 - Unqualified	Improved		
4/30/2021	\$2,700,000	Warranty Deed	2319433	3097	0471	01 - Qualified	Improved		
3/8/2011	\$100	Warranty Deed		2511	470	11 - Unqualified	Improved		
11/26/2010	\$100	Warranty Deed		2496	524	11 - Unqualified	Improved		
12/1/1996	\$400,000	Warranty Deed		1436	1493	Q - Qualified	Improved		
3/1/1992	\$163,000	Warranty Deed		1207	2209	U - Unqualified	Improved		
4/1/1990	\$199,000	Warranty Deed		1129	1651	Q - Qualified	Improved		
12/1/1985	\$89,900	Warranty Deed		961	1423	Q - Qualified	Improved		
4/1/1985	\$85,000	Warranty Deed		939	2027	Q - Qualified	Improved		

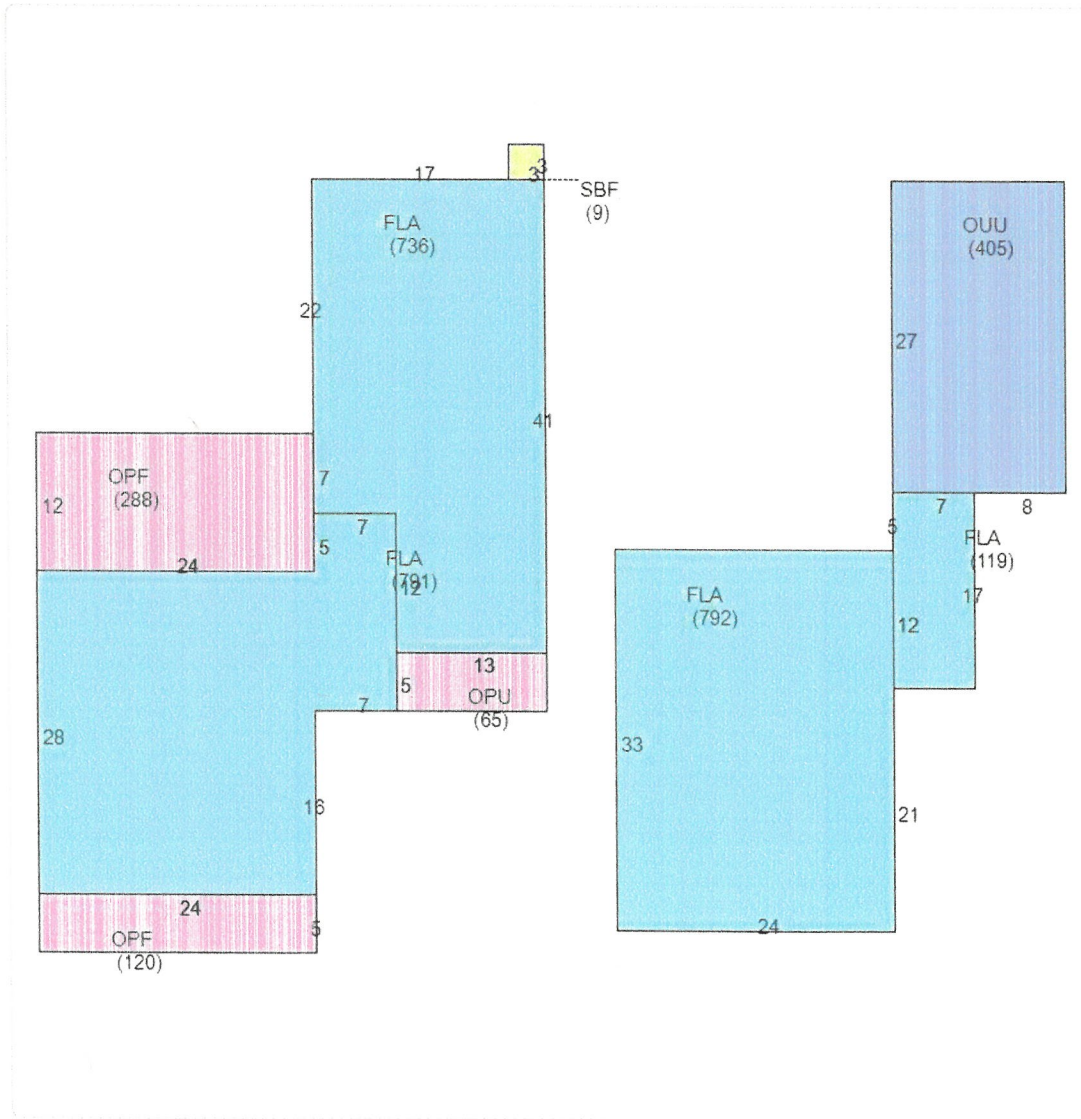
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-1992	9/1/2023	9/15/2023	\$1,000		Upgrade smoke detectors for conversion of 8 unit guest house to a transient single family residence with accessory cottage.
2017-00004589	11/28/2021	11/3/2020	\$0		HURRICANE REPAIRS TO ROOF. INSTALLED 300 SF OF 26 VCRIMP METAL ROOFING.
BLD2018-1395	12/20/2018	5/21/2019	\$0		CLARIFICATION FORM SUBMITTED POOL TO BE RE-PLASTERED AND RE-TILED
05-3700	8/29/2005	10/31/2005	\$500		EMERGENCY ELECTRIC REPAIRS
03-2264	3/26/2003	10/7/2004	\$2,300		REPLACED A/C UNT
0003490	10/24/2000	11/3/2000	\$1,500		PAaint EXTERIOR
0002609	9/13/2000	11/3/2000	\$1,750		RESURFACE POOL
9901001	5/21/1999	8/16/1999	\$1,000		INSTALL BRICK PAVING
9900849	3/9/1999	8/16/1999	\$53,800		NEW SEWER LINE
9802351	8/4/1998	11/3/1998	\$9,000		8 WINDOWS/JACUZZI
9702772	10/1/1997	12/1/1997	\$115,000		NEW ADDITION
9703312	10/1/1997	12/1/1997	\$3,966		ROOF
9703380	10/1/1997	12/1/1997	\$4,500		PLUMBING
9703577	10/1/1997	12/1/1997	\$5,000		2ND FLOOR BATH
9703703	10/1/1997	12/1/1997	\$11,500		ELECTRICAL
9703736	10/1/1997	12/1/1997	\$1,500		PLUMBING
9700160	1/1/1997	12/1/1997	\$500		SIGN

View Tax Info

[View Taxes for this Parcel](#)

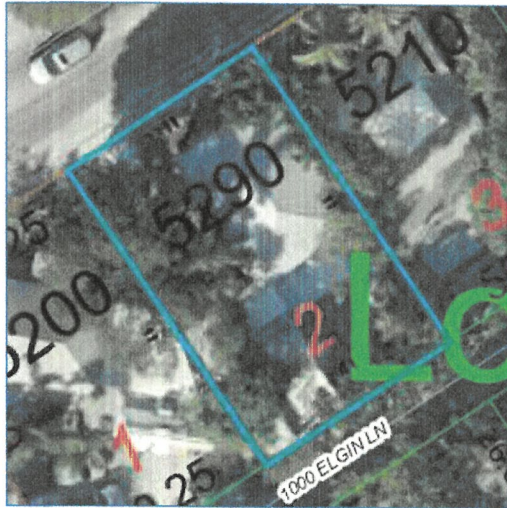
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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: 10/17/2023, 4:02:28 AM](#)

[Contact Us](#)

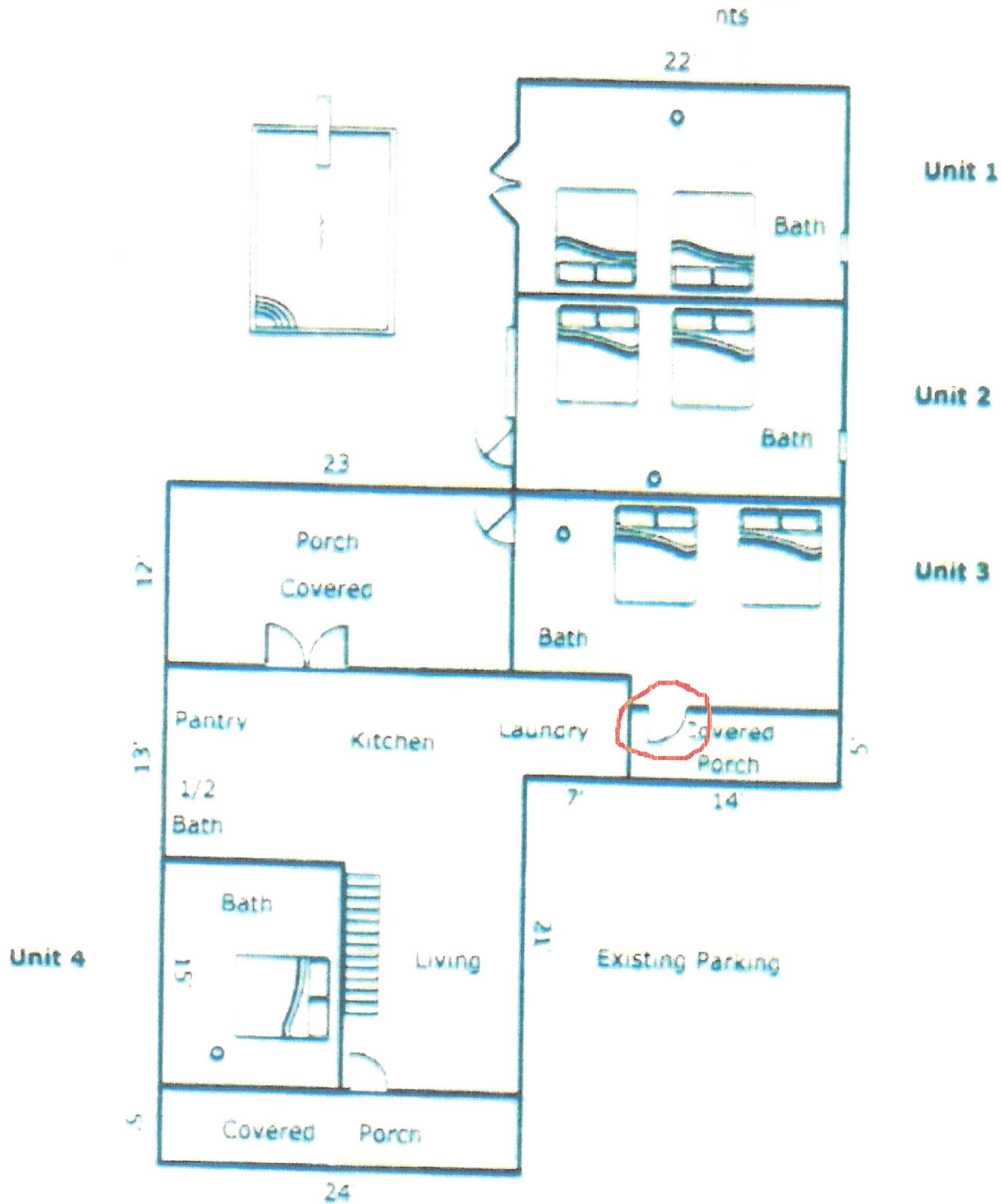


Sender Floor Plans

KNOWLES HOUSE
1004 EATON ST.
KEY WEST, FL

CONVERSION OF 8 UNIT TRANSIENT
GUEST HOUSE TO TRANSIENT SINGLE
FAMILY w/ ACCESSORY COTTAGE,

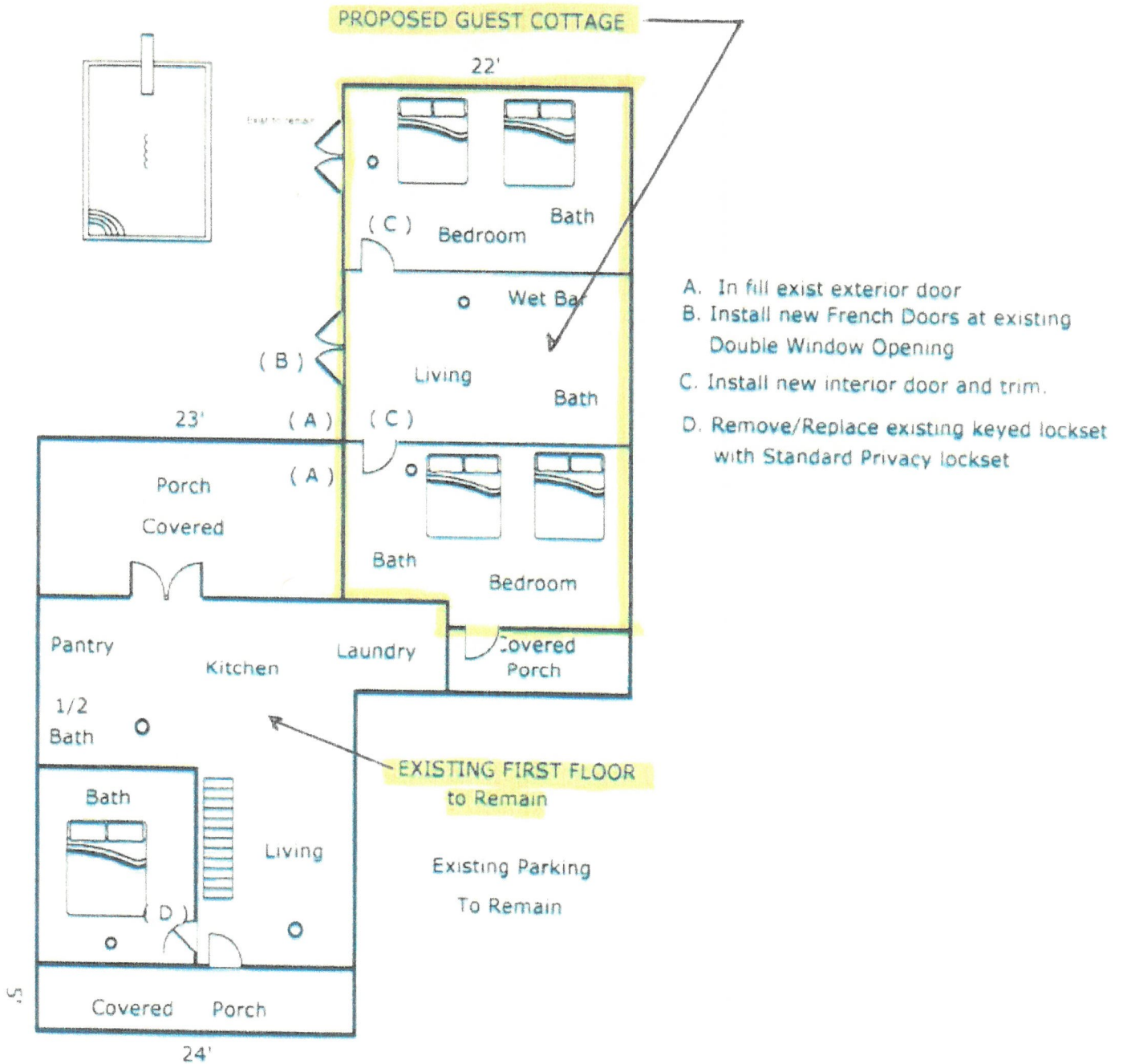
EXISTING FIRST FLOOR PLAN



DRAWN BY: MM
DATE: JUNE, 2023
305-797-1066

KNOWLES HOUSE
 1004 EATON ST.
 KEY WEST, FL

CONVERSION OF 8 UNIT TRANSIENT
 GUEST HOUSE TO TRANSIENT SINGLE
 FAMILY W/ ACCESSORY COTTAGE.



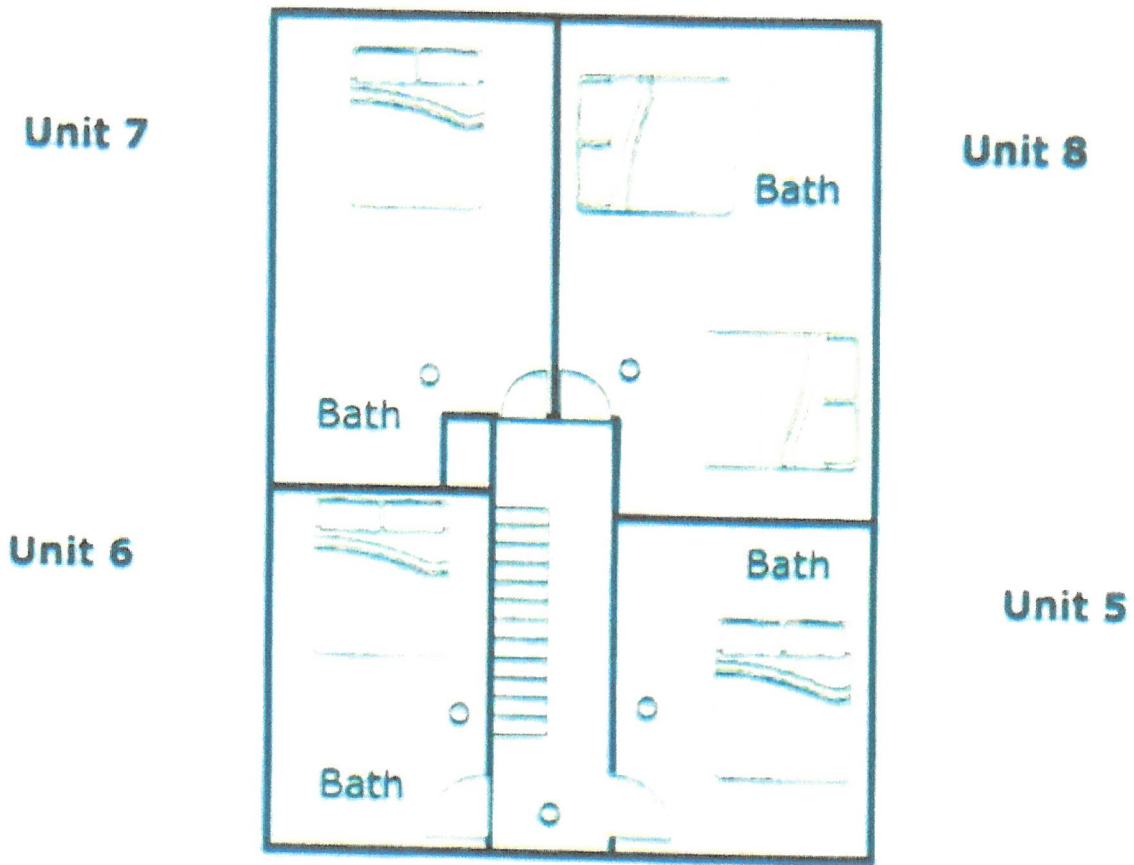
DRAWN BY: MM
 DATE: JUNE 2023
 305-797-1066

KNOWLES HOUSE
1004 EATON ST.
KEY WEST, FL

CONVERSION OF 8 UNIT TRANSIENT
GUEST HOUSE TO TRANSIENT SINGLE
FAMILY w/ ACCESSORY COTTAGE.

EXISTING SECOND FLOOR PLAN

nts



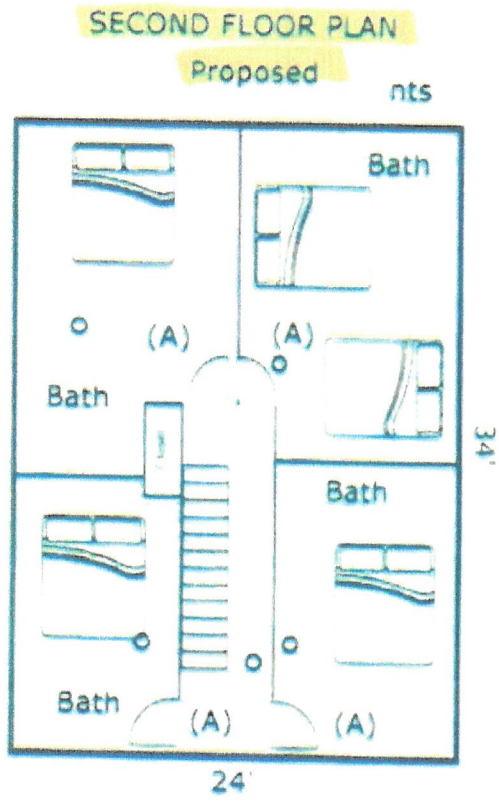
24'

Drawn by: MM
DATE: JUNE, 2023
305-797-1066

P. 3 OF 4

KNOWLES HOUSE
1004 EATON ST.
KEY WEST, FL

CONVERSION OF 8 UNIT TRANSIENT
GUESTHOUSE TO TRANSIENT SINGLE
FAMILY W/ ACCESSORY COTTAGE.



A. Remove/Replace exist keyed
lockset with standard privacy

DRAW BY: MM
DATE: JUNE, 2023
305 797-1066

RESIDENTIAL RENOVATION

1004 EATON ST.
KEY WEST, FL 33040

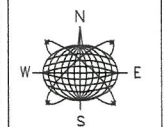


SITE LOCATION

3 LOCATION MAP
SCALE: NOT TO SCALE

PROJECT DATA				
RENO.	PROPOSED	EXISTING	REQUIRED	VARIANCES OBTAINED
REN.O.	03005:00-000000			
SETBACKS				
FRONT	9'-0"	8'-0"	10'	NONE
SIDE	3'-0"	3'-0"	5'	NONE
REAR	30'-10"	30'-10"	15'	NONE
LOT SIZE	4,020 SQ. FT.	4,020 SQ. FT.		NONE
BUILDING HEIGHT			9' MAX	NONE
BUILDING COVERAGE	1,865 SQ. FT. 42%	1,865 SQ. FT. 42%	40% MAX	NONE
FLOOR AREA				NONE
IMPERVIOUS AREA	2,844 SQ. FT. 71%	2,825 SQ. FT. 70%	60% MAX	NONE
OPEN SPACE	1,176 SQ. FT. 29%	1,195 SQ. FT. 30%	35% MIN	NONE

NOTES:
- TREES TO BE PROTECTED IN WORK AREA.
- CERTIFIED TO REMOVE ANY NON PROTECTED TREES.



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-2328 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THE DESIGNER
RICHARD J. MELLELLI
PE #58315

General Notes

RESIDENTIAL
RENOVATION
1004 EATON ST.
KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No: 14-034	Scale: AS NOTED
AutoCAD File No.	

Revisions

TITLE:
EXISTING AND PROPOSED SITE PLAN, LOCATION MAP

Sheet Number:
C-1

Date: JANUARY 11, 2017

SITE DATA

SITE ADDRESS: 1004 EATON KEY WEST, FL 33040
RE: 0000500-000000
ZONING: HM-DR
FLOOD ZONE: AE7
FIRM: MAP 5-PANEL #13087C-1816 SURFICIAL DATE: 03-18-05
LEGAL DESCRIPTION: KEY WEST LOT 3 SQ. 31 SS-122
SECTION-TOWNSHIP-RANGE: 05-68-25

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: AS PER 1-10
WIND LOAD: 180 mph, 3.5 psf EXPOSED, ROOF LIVE LOAD: 20 PSF, DEAD LOAD: 15 PSF, FLOOR LL: 40 PSF
SOIL BEARING CAPACITY: ASSUMED 2000 LBS PER SQ. FT.

INDEX OF DRAWINGS

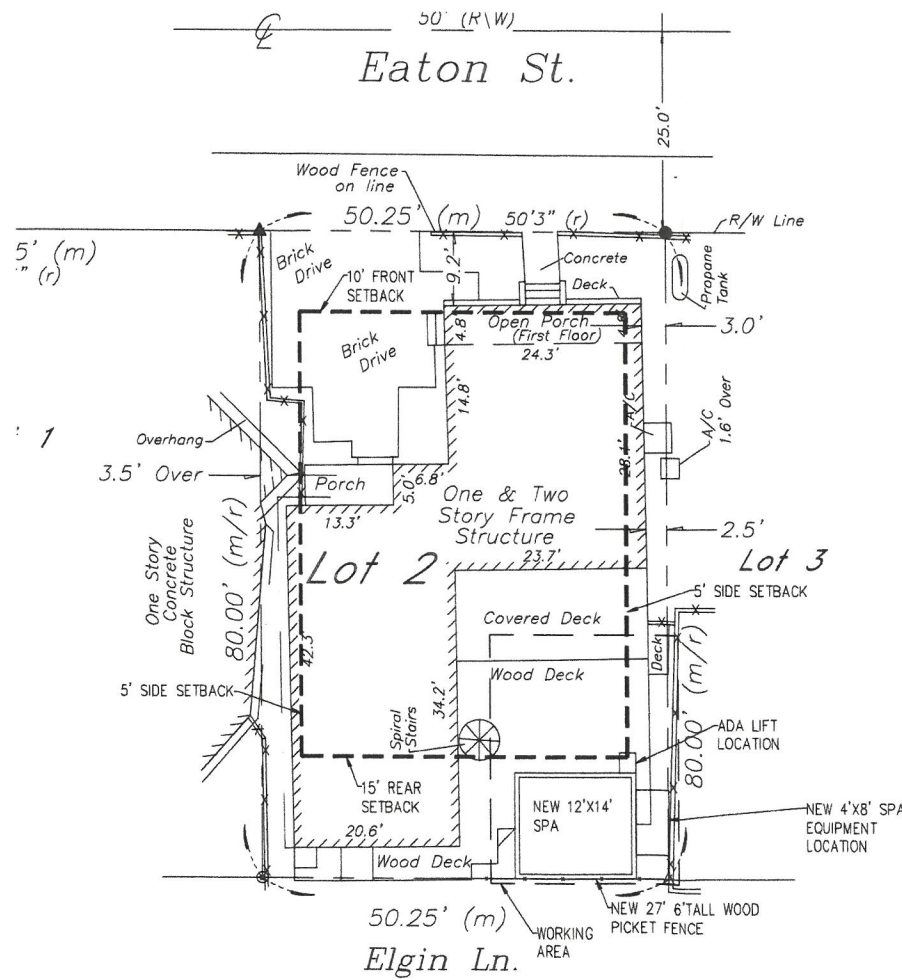
SHEET C-1 - SITE PLAN
SHEET C-2 - PROPOSED SITE PLAN AND DRIVEWAY DETAILS
SHEET C-3 - FENCE AND GATE DETAIL

GENERAL NOTES

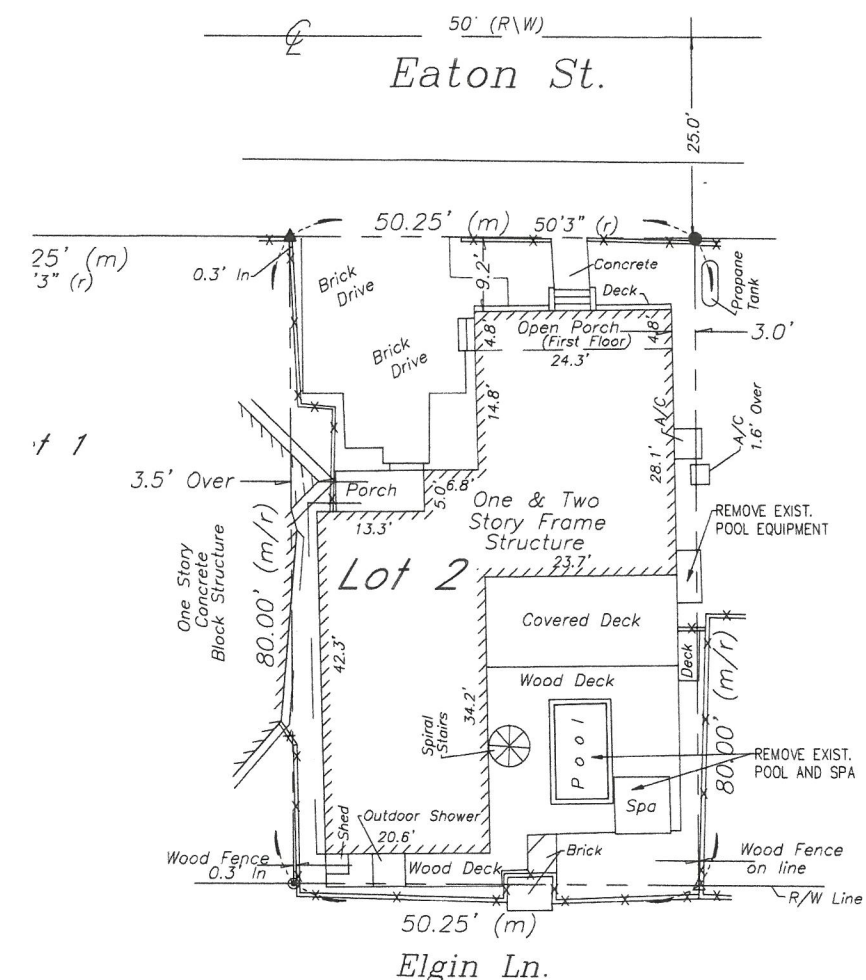
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNDESIRABLE CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER, AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		S AND B AT APPROX. APPROXIMATELY
		FT. FOOT/FEET
		FIN. FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		O.C. ON CENTER
		LB. POUND PER SQUARE INCH
		PT. POUND PER SQUARE FOOT
		SF. SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		W.M. WELDED WIRE MESH



2 PROPOSED SITE PLAN
SCALE: 1"=10'



1 EXISTING SITE PLAN
SCALE: 1"=10'

Business Tax Receipts

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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 **KNOWLES HOUSE**

Location Addr **1004 EATON ST**

Lic NBR/Class **LIC2023- PROPERTY RENTAL**
 000504

Issued Date **8/15/2022 Expiration Date: **September 30, 2023****

TRANSIENT NO USE PERMITTED

Comments: **6 NO USE PERMITTED TRANSIENT UNITS**

Restrictions: **NO USE PERMITTED**

KNOWLES HOUSE
KEY ENDEAVORS LLC
702 COMMERCIAL ST STE 3A
EMPORIA , KS 66801

This document must be prominently displayed.

KEY ENDEAVORS LLC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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 KNOWLES HOUSE
Location Addr 1004 EATON ST
Lic NBR/Class LIC2021- PROPERTY RENTAL
 000517
Issued Date 8/15/2022 Expiration Date: **September 30, 2023**

TRANSIENT GUESTHOUSE UNITS

Comments: 2 GUESTHOUSE ROOMS

Restrictions: BNB5402187 (10/01/23)

KNOWLES HOUSE
KEY ENDEAVORS LLC
702 COMMERCIAL ST STE 3A
EMPORIA , KS 66801

This document must be prominently displayed.

KEY ENDEAVORS LLC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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
Location Addr 1130 DUVAL ST
Lic NBR/Class 26476 RETAIL WHOLESALE OR MAIL ORDER
Issued Date 10/11/2022 Expiration Date: September 30, 2023

RETAIL ESTABLISHMENT 501 TO 2000 SQ FT

Comments: ISLAND APPAREL & YOGA WEAR

Restrictions: CONDITIONAL USE #26811

GREEN PINEAPPLE, THE
1130 DUVAL ST

KEY WEST, FL 33040

This document must be prominently displayed.

GREEN PINEAPPLE KEY WEST
LLC, THE

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 REGULATORY LICENSES AND PERMITS
Issued Date 5/20/2022 Expiration Date: May 31, 2023

CONDITIONAL USE PERMIT

Comments: AUTHORIZED FOR 4 SEATS

Restrictions: RESOLUTION #2012-008

GREEN PINEAPPLE, THE (CUP)
1130 DUVAL ST

KEY WEST, FL 33040

This document must be prominently displayed.

GREEN PINEAPPLE KEY WEST
LLC, THE

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 (REV)
Location Addr 1130 DUVAL ST
Lic NBR/Class LIC2022-000365 REGULATORY LICENSES AND PERMITS
Issued Date 7/6/2023 Expiration Date: April 20, 2024

REVOCABLE LICENSE FOR AWNINGS OR SIGNS

Comments: SIGN OVER CITY R.O.W / THE GREEN PINEAPPLE

Restrictions: BLDG PERMIT #2012-279/ CPS7776042 (04/20/24)

GREEN PINEAPPLE, THE (REV)
1130 DUVAL ST

This document must be prominently displayed.

KEY WEST, FL 33040

GREEN PINEAPPLE KEY WEST
LLC, THE

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 (REV)
Location Addr 1130 DUVAL ST
Lic NBR/Class LIC2022-000366 REGULATORY LICENSES AND PERMITS
Issued Date 7/6/2023 Expiration Date: April 20, 2024

REVOCABLE LICENSE FOR AWNINGS OR SIGNS

Comments: AWNING OVER CITY R.O.W

Restrictions: BLDG PERMIT #2010-437/ CPS7776042 (4/20/24)

GREEN PINEAPPLE, THE (REV)
1130 DUVAL ST

This document must be prominently displayed.

KEY WEST, FL 33040

GREEN PINEAPPLE KEY WEST
LLC, THE

Authorization Forms



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

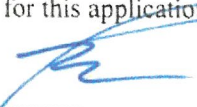
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Bryan Whitmore as
Please Print Name of person with authority to execute documents on behalf of entity

MGR of Key Endeavors LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Owen Trepanier / Thomas Francis-Siburg (Trepanier & Associates Inc)
Please Print Name of Representative

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


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

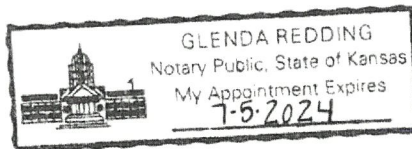
Subscribed and sworn to (or affirmed) before me on this August 31, 2023
Date

by Bryan Whitmore
Name of person with authority to execute documents on behalf of entity owner

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

Glenda Redding
Notary's Signature and Seal

Glenda Redding
Name of Acknowledger typed, printed or stamped



Commission Number, if any



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Edward Russo / Jennifer Hulse as
Please Print Name of person with authority to execute documents on behalf of entity

MGR of Green Pineapple Holdings LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Owen Trepanier, Trepanier & Associates Inc
Please Print Name of Representative

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

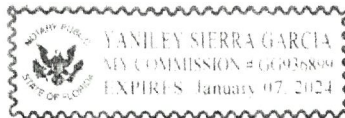
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 8-17-23
Date

by Edward Raymond Russo
Name of person with authority to execute documents on behalf of entity owner

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

Notary's Signature and Seal



Yaniley Sierra Garcia
Name of Acknowledger typed, printed or stamped

66 936 899
Commission Number, if any

Verification Forms



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates Inc
(print name of entity)

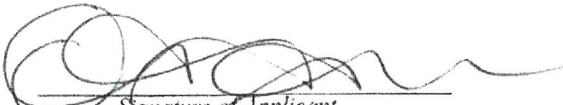
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1004 Eaton Street, Key West, FL 33040

Street address of subject property

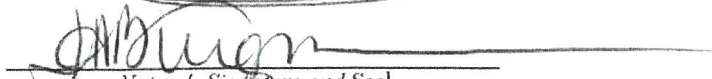
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

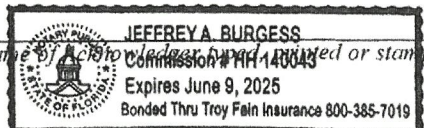
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 10/4/23 by
date
Owen Trepanier
Name of Applicant

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


Notary's Signature and Seal


Name of Notary, if any; typed or stamped

Commission Number, if any



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates Inc
(print name of entity)


being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1130 Duval St, Key West, FL 33040

Street address of subject property

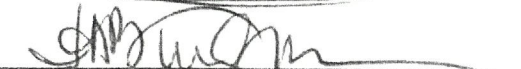
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application: that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

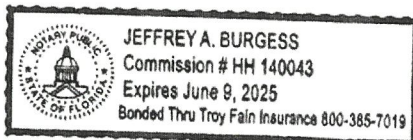

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 8/16/23 by
OWEN TREPANIER
Name of Applicant
date

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


Notary's Signature and Seal

JEFFREY A. BURGESS
Name of Acknowledger typed, printed or stamped



HH 140043
Commission Number, if any

Receiver Site Warranty Deed

Doc # 2321423 Bk# 3100 Pg# 39 Recorded 5/24/2021 at 1:38 PM Pages 3
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$27.00 Deed Doc Stamp \$35,000.00

This Instrument Prepared by and return to:
Jennifer G. Sanchez, Esq.
Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040
(305) 293-0084
Actual Consideration paid is
\$5,000,000.00

Parcel ID No.: 00027950-000000

WARRANTY DEED

THIS WARRANTY DEED is made and executed this 17th day of May, 2021, 2019 by **1130 DUVAL STREET, LLC, a Florida limited liability company**, 49 Camino Tetzoco, Sante Fe, NM ("**Grantor**"), to **GREEN PINEAPPLE HOLDINGS, LLC, a Florida limited liability company**, having an address of 1130 Duval Street, Key West, FL 33040 ("**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument, singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees, wherever the context so admits or requires.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and their successors and assigns forever, that certain real property located in Monroe County, Florida and fully described as follows (the "**Property**"):

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the foregoing in fee simple forever.

SUBJECT TO: (1) taxes for the year 2021 and all subsequent years thereafter, and (2) all conditions, easements and restrictions of record, without hereby reimposing same.

GRANTOR does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed as of the day and year first above written.

WITNESSES:

Dorlene W Woolley
Print Name: Dorlene Woolley
MARGARET HOPPE
Print Name: MARGARET HOPPE

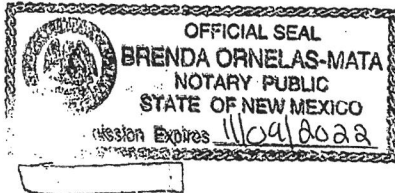
GRANTOR:

1130 DUVAL STREET, LLC, a
Florida limited liability company

By: Deborah Lippi
DEBORAH LIPPI, Authorized
Member

STATE OF New Mexico)
COUNTY OF Santa Fe)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of May, 2021 by Deborah Lippi, as Authorized Member of 1130 Duval Street, LLC, a Florida limited liability company. She is personally known to me or has produced Drivers license as identification.



My commission expires: 11/04/2022
NOTARY PUBLIC, State of NM
Notary Signature: [Signature]
Printed Name: Brenda Ornelas

EXHIBIT "A"

Legal Description

PARCEL "A":

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.

Property Address – 1130 Duval St., Key West, FL 33040; Parcel ID 00027950-000000

PARCEL "B":

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

In the City of Key West, Monroe County, Florida, being a part of Lot 2, Square Nine of Tract Eleven, according to the map or plan of the City of Key West. Commencing at a point on Catherine Street, one hundred thirty-seven feet and nine inches from the corner of Duval Street and Catherine Street; thence along Catherine Street in a Southwesterly direction sixty feet; thence at right angles in a Southeasterly direction sixty feet; thence at right angles in a Northeasterly direction sixty feet; thence at right angles in a Northwesterly direction sixty feet to Catherine Street, the Point of Beginning.

AND ALSO:

On the Island of Key West and in a part of Subdivision 21, being a part of Lot 3, Square 9, Tract 11, also part of Subdivision 23, being a part of Lot 3, Square 9, Tract 11, more particularly described as follows:

Commencing at a point on Catherine Street a distance of one hundred seventy-six feet and nine inches from the corner of Whitehead Street; and running thence along Catherine Street in a Northeasterly direction twenty feet; thence at right angles in a Southeasterly direction eighty-four feet and two inches; thence at right angles in a Southwesterly direction twenty feet; thence at right angles in a Northwesterly direction eighty-four feet and two inches out to the Point of Beginning.

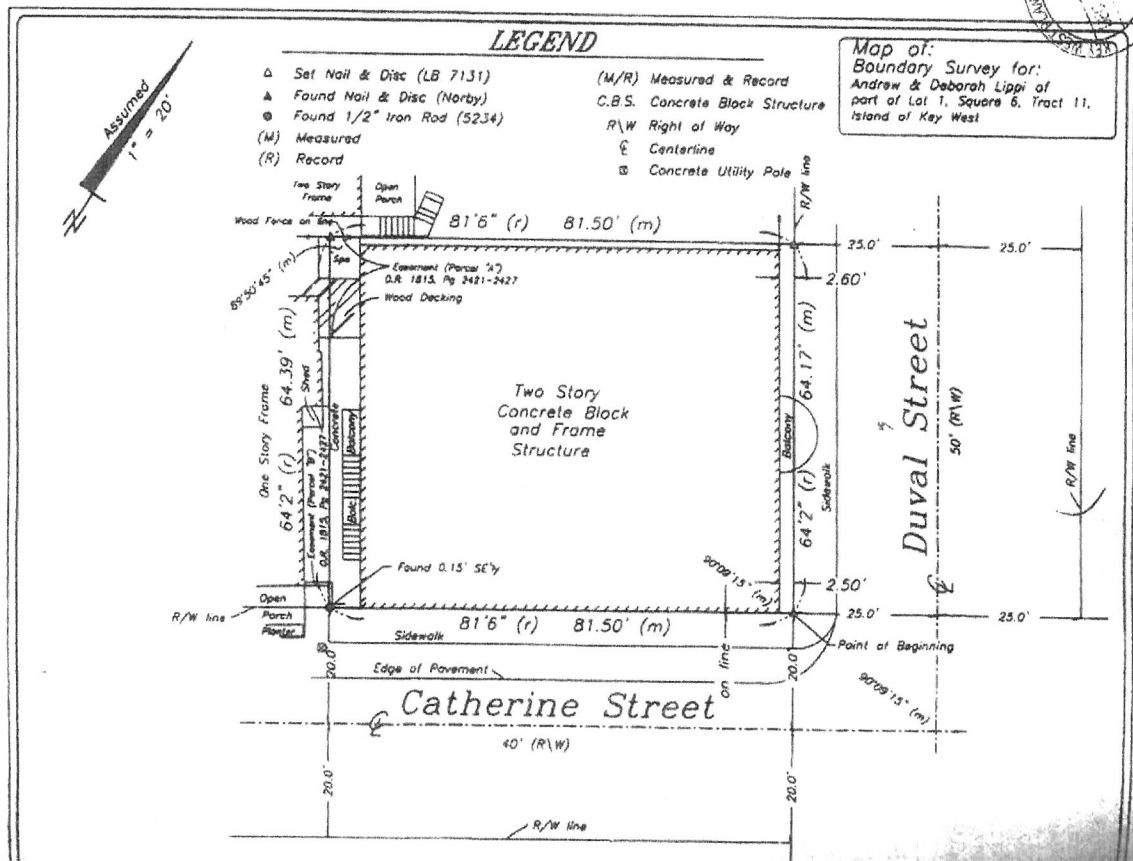
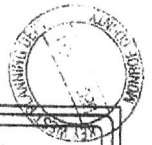
LESS AND EXCEPT:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 9, according to Sweeney's Diagram as recorded in Deed Book "L" at Page 564 of the Public Records of the same County; said parcel being described as follows:

Commence at the intersection of the Southeasterly right of way line of Catherine Street with the Southwesterly right of way line of Duval Street and run thence Southwesterly along the right of way line of the said Catherine Street for a distance of 137.75 feet to the Southwesterly right of way line of Thompson Lane; thence Southeasterly and at right angles and along the said right of way line of the said Thompson Lane for a distance of 53.61 feet to the Point of Beginning of the parcel of land being described herein; thence Southwesterly along a line deflected 91° 38' 05" to the right for a distance of 61.22 feet; thence Southeasterly along a line deflected 91° 38' 05" to the left for a distance of 32.31 feet; thence Northeasterly and at right angles for a distance of 1.19 feet; thence Southeasterly and at right angles for a distance of 1.73 feet to a chain link fence; thence Northeasterly and along the said fence and prolongation thereof for a distance of 60.00 feet to the Southwesterly right of way line of said Thompson Lane; thence Northwesterly and along the Southwesterly right of way line of the said Thompson Lane for a distance of 33.60 feet, more or less, back to the Point of Beginning

Property Address – 420 Catherine St., Key West, FL 33040; Parcel ID 00029090-000000

Receiver Survey



NOTES:

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
 Lynn O'Flynn, PSM
 Florida Reg. #6296

February 10, 2003

NORBY & O'FLYNN
 Surveying, Inc.
 Professional Land Surveyors
 LB No. 7181
 3430 Duch Ave., Key West, FL 33040
 (305) 288-7422 Fax (305) 288-0696

OWNER'S SURVEY AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MONROE

Our names are, EDWARD R. RUSSO & JENNIFER L. HULSE, the undersigned Affiants, after first being duly sworn, depose and say the following:

1. The Affiants are the Managers of GREEN PINEAPPLE HOLDINGS, LLC, a Florida limited liability company, which is the owner of the real property commonly described as 1128 Duval Street, Key West, FL 33040, more particularly described as:

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.

PARCEL IDENTIFICATION NO.: 00027950-000000; ALTERNATE KEY ("AK") NO.: 1028720

2. Attached hereto as Exhibit "A," is a survey drawing prepared by J. Lynn O'Flynn, Inc., J. Lynn O'Flynn (PSM # 6298) dated February 10, 2003 (hereinafter referred to as the "Survey") depicting the Property.

3. To the best of our knowledge and belief, the Survey remains an accurate depiction of the above-described property and reveals all improvements located thereon at the time of the Survey. No additional improvements, including but not limited to, buildings, sheds, fences or swimming pools, were constructed on the property; or any alterations to the existing improvements since the date of the survey was completed that would cause an encroachment onto an adjoining parcel other than as shown thereon.


4. To the best of our knowledge and belief, there have been no improvements, including but not limited to buildings, sheds, fences, or swimming pools, constructed on any adjoining property which might encroach onto any part of the Property.

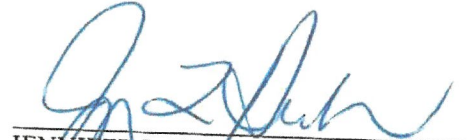
5. Affiants further state that they are familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument for this nature.

(Balance of page intentionally left blank)

6. Affiants further certify that they have read the full facts of this affidavit and understand its contents.

FURTHER AFFIANTS SAYETH NAUGHT.


EDWARD R. RUSSO



JENNIFER L. HULSE

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this 18th day of October, 2023, before me, an officer duly authorized to administer oaths and take acknowledgements in the State of Florida, the foregoing instrument was acknowledged by means of physical presence or online notarization by EDWARD R. RUSSO & JENNIFER L. HULSE, who are personally known to me to be the Affiants described in the foregoing, or who have produced FLDL & FLDL as identification, and they acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, Monroe County, Florida.

(STAMP/SEAL)


Notary Public, State of FL
My Commission Expires: June 12, 2026



Receiver Sunbiz Information



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GREEN PINEAPPLE HOLDINGS LLC

Filing Information

Document Number L21000169274
FEI/EIN Number N/A
Date Filed 04/12/2021
State FL
Status ACTIVE

Principal Address

1130 DUVAL ST
KEY WEST, FL 33040

Mailing Address

1130 DUVAL ST
KEY WEST, FL 33040

Registered Agent Name & Address

HULSE, JENNIFER L
1130 DUVAL ST
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

HULSE, JENNIFER
1130 DUVAL ST
KEY WEST, FL 33040

Title MGR

RUSSO, EDWARD
1130 DUVAL ST
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	04/25/2022

2023

04/19/2023

Document Images

[04/19/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/25/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/12/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

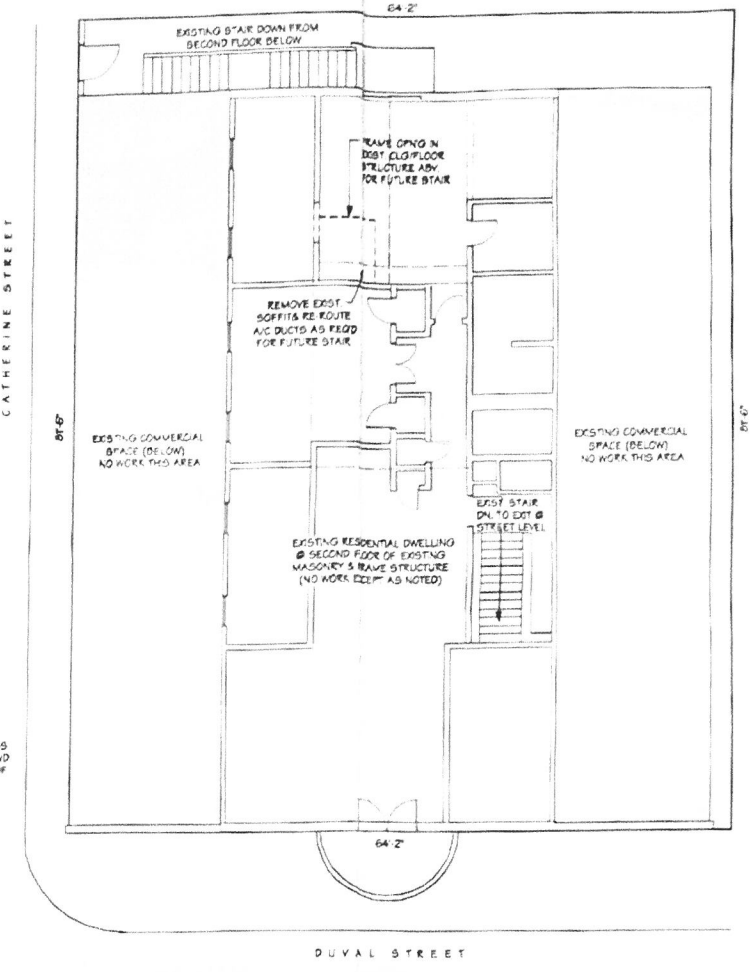
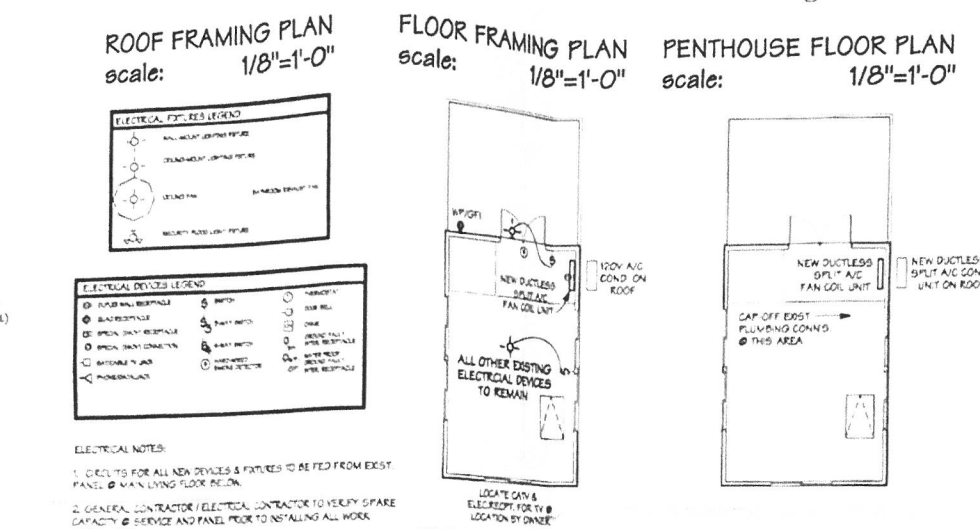
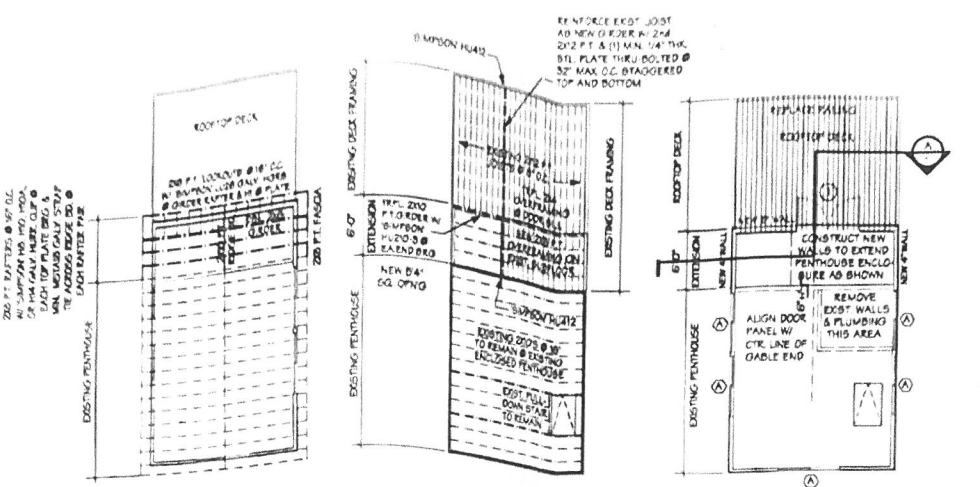
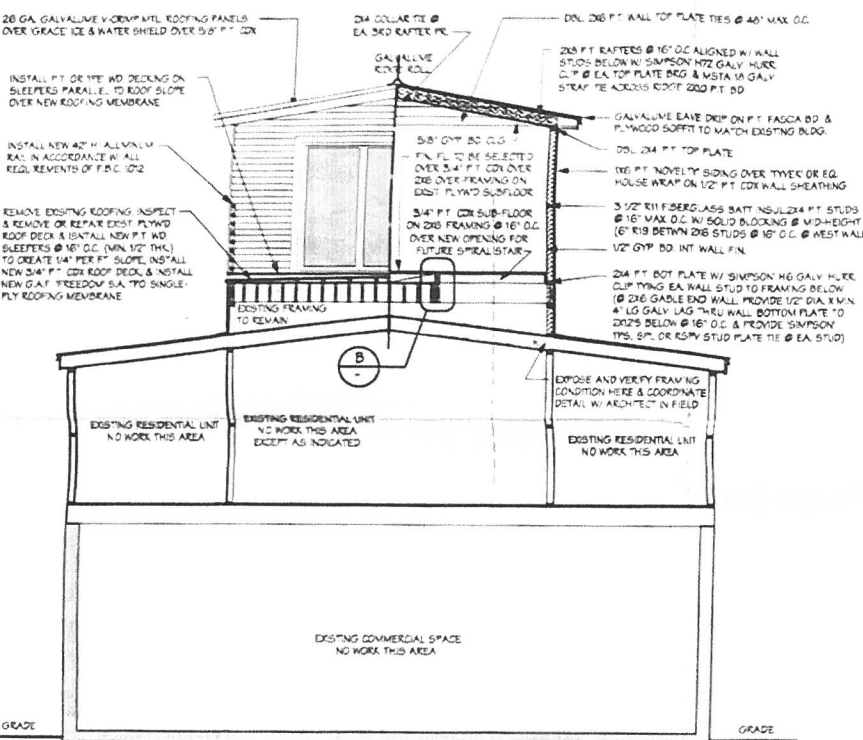
Receiver Floor Plans

BUILDING DATA		FLORIDA BUILDING CODE		JOB INFORMATION	
WIND SPEED (MPH)	150	2007 / ACSE 7		COMPANY	ROBERT L. DELAUNE ARCHITECT, P.A.
IMPORTANCE FACTOR	1.0	DESIGN PRESSURES		PREPARED BY	ROBERT L. DELAUNE
EXPOSURE CATEGORY	C	FOR OPENINGS		CLIENT NAME	DESIGN LIFT
INTERNAL PRESSURE COEFFICIENT	+0.18			JOB DESCRIPTION	RENOVATIONS & ADDITIONS TO 100 DUVAL STREET KEY WEST, FLORIDA
MEAN ROOF HEIGHT (FT)	35				
BUILDING WIDTH (FT)	62				
BUILDING LENGTH (FT)	74				
ROOF SLOPE (DEGREES)	8				

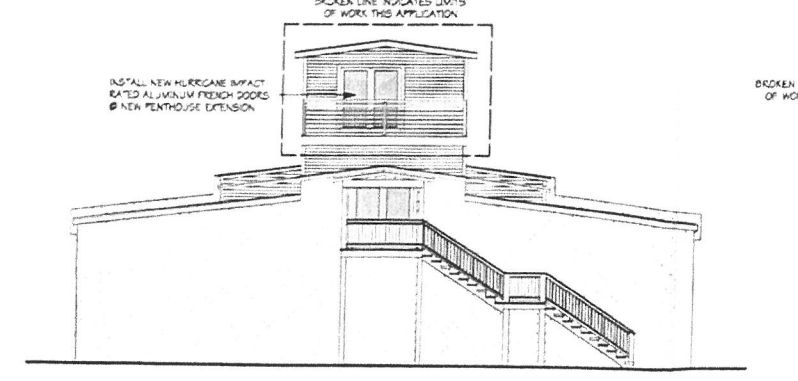
WALL OPENINGS						
OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEV. (FT)	OPENING DIMENSIONS (FT)	MAXIMUM POSITIVE PRESSURE (PSF)	MAXIMUM NEGATIVE PRESSURE (PSF)
A	WINDOW	B	30	6'	80.5	80.6
1	DOOR	B	30	6.67'	87.7	75.3

WINDOW & DOOR SCHEDULE										
MARK	WIDTH	HEIGHT	TYPE	MFR.	CAT. NO.	MATERIAL	GLAZING	N.O.A.	RATINGS	PRODUCT APPROVAL
A	72"	36"	HORIZ.ROLL	T.M. LLC	805	ALUM.	TYPE 'B'	08-110.2	+90, -130, IMPACT	5 REQD
1	72"	80"	FRENCH	T.M. LLC	230		TYPE 'A'	06-0327.02	+80, -90, IMPACT	

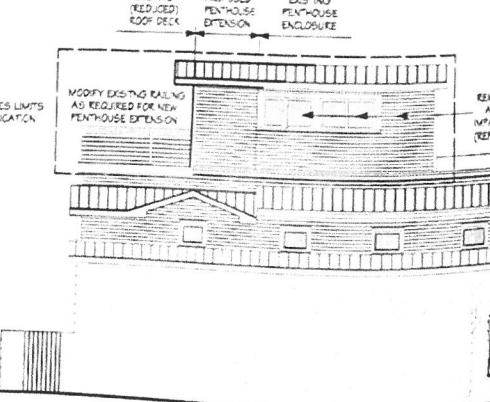
- WINDOW & DOOR NOTES:
- CONTRACTOR TO CONFIRM ALL WINDOW SIZES AND VERIFY INSTALLATION CONDITIONS PRIOR TO SUBMITTING A PROPOSAL OR ORDERING WINDOW UNITS.
 - ALL DOOR AND WINDOW UNITS SHALL BE FLORIDA'S BEST AS MANUFACTURED BY T.M. WINDOWS LLC.
 - DOORS SHALL BE EQUIPPED WITH 2 5/8" H.L. TWO-PIECE SILL HARDWARE OPTIMUM TO BE AS SELECTED BY OWNER.



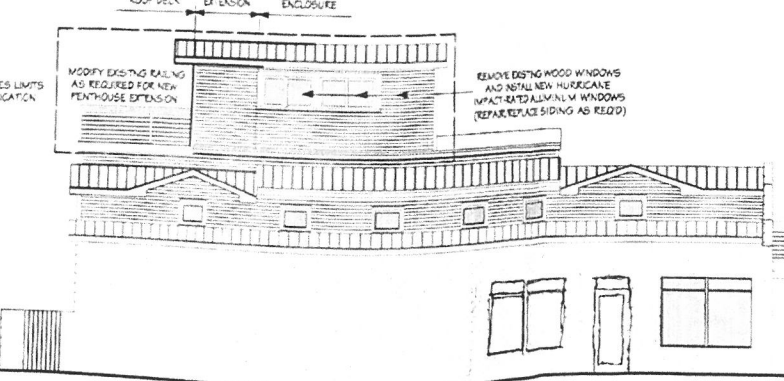
A BUILDING SECTION THRU PENTHOUSE EXTENSION & ROOF DECK LOOKING EAST
scale: 1/4"=1'-0"



B DETAIL @ EDGE OF NEW STAIR OPN'G
scale: 3/4"=1'-0"

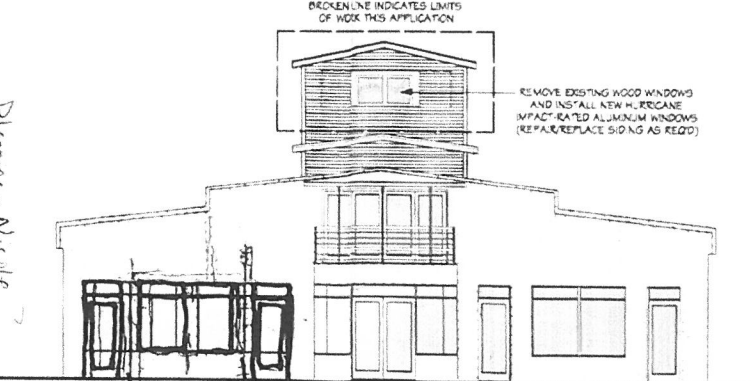


CATHERINE STREET (SOUTH) ELEVATION
scale: 1/8"=1'-0"
(NORTH ELEVATION SIMILAR)



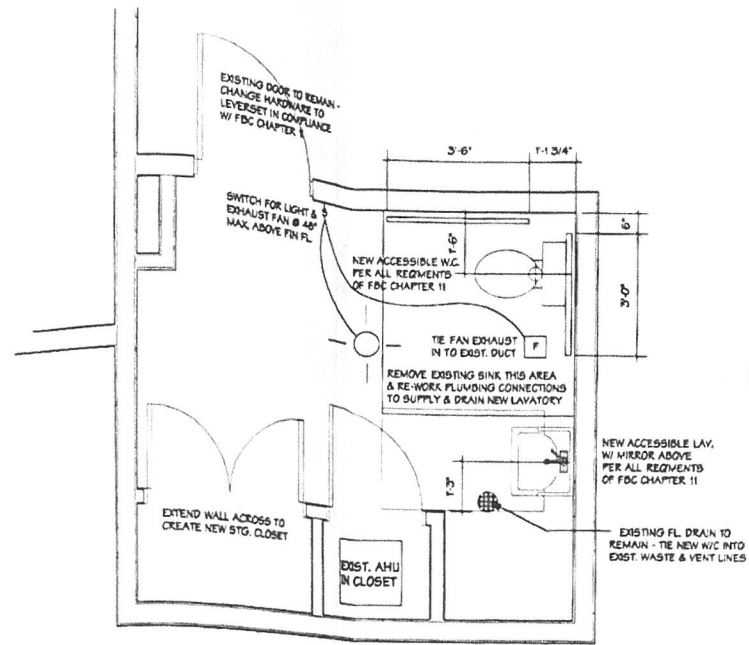
Planning - Nicole
Learning - Cynthia Walker
HARC - Erid

DUVAL STREET (EAST) ELEVATION
scale: 1/8"=1'-0"



renovations & additions to
1130 DUVAL STREET
KEY WEST, FLORIDA

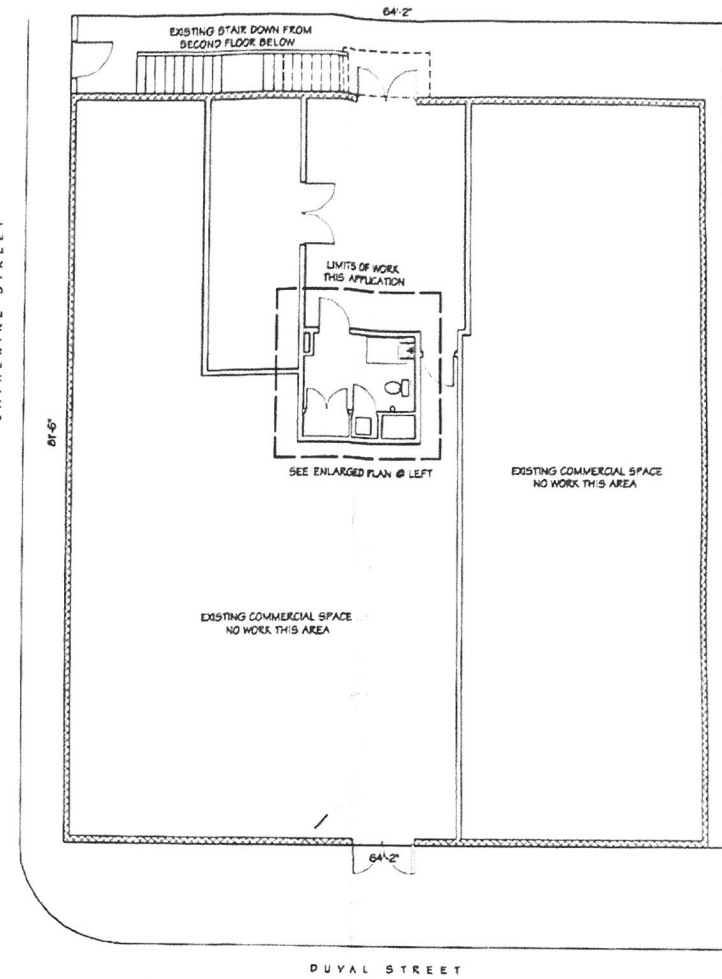
Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594



ENLARGED PLAN @ NEW ACCESSIBLE RESTROOM
scale: 1/2"=1'-0"

SPECIAL NOTES:

1. THE GENERAL CONTRACTOR SHALL REVIEW ALL REQUIREMENTS OF CHAPTER 11 AND THE BATHROOM LAYOUT INDICATED HEREIN, AND VERIFY GENERAL COMPATIBILITY OF THE LAYOUT WITH THE REQUIREMENTS OF CHAPTER 11. PROCEED TO COMMENCING WORK.
2. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL PROVISIONS OF CHAPTER 11. IF, IN THE CONTRACTOR'S OPINION, IT IS NOT POSSIBLE TO PROVIDE FULL COMPLIANCE WITH CHAPTER 11 WITH THE BATHROOM CONFIGURATION INDICATED, THE CONTRACTOR SHALL STOP WORK AND SEEK FURTHER GUIDANCE FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. GENERAL CONTRACTOR SHALL DETERMINE ROUTING LENGTH OF DUCT, NUMBER OF TURNS, ETC. OF EXISTING EXHAUST DUCT AND VERIFY COMPATIBILITY WITH SELECTED BATHROOM EXHAUST FAN. ADJUST FAN SELECTION AND/OR CONTACT ARCHITECT FOR FURTHER GUIDANCE IF EXISTING EXHAUST DUCT CANNOT BE DETERMINED TO BE SUITABLE FOR NEW FAN EXHAUST.
4. ALL FIXTURES, FITTINGS, DEVICES, ACCESSORIES, ETC. SHALL BE DESIGNED, MANUFACTURED AND INSTALLED IN COMPLIANCE WITH ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE (2009 EDITION), CHAPTER 11 (ACCESSIBILITY).
5. ALL MATERIALS AND FINISHES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (BUILDING), 2009 EDITION, AND THE FLORIDA BUILDING CODE (PLUMBING), 2009 EDITION.
6. REMOVE EXISTING CABINETRY & PLUMBING FIXTURES.
7. CUT CONCRETE FLOOR TO DETERMINE LOCATION AND DIRECTION OF WASTE LINE FROM FLOOR DRAIN TO MAIN BUILDING DRAIN.
8. VERIFY SIZE, LOCATION, CONFIGURATION AND ADEQUACY OF SUPPLY, WASTE, AND VENT PIPING AND CONTACT ARCHITECT FOR GUIDANCE IF SUITABLE PIPING IS NOT ENCOUNTERED.
9. PLACE NEW PLUMBING FIXTURES (WATER CLOSET & LAVATORY) AS INDICATED AND TIE IN TO EXISTING SUPPLY, WASTE, AND VENT PIPING (SUBJECT TO NOTE 3 ABOVE).
10. REPAIR CONCRETE SLAB AFTER INSTALLATION OF NEW WASTE PIPING.
11. GENERAL CONTRACTOR TO SELECT BATHROOM EXHAUST FAN SUFFICIENT CAPACITY (CFM) TO COMPLY WITH ALL CODE REQUIREMENTS FOR THIS APPLICATION.
12. CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR, FIXTURES, FINISHES, ETC. FOR A COMPLETE AND FINISHED INSTALLATION AND ALL WORK SHALL BE EXECUTED IN A PROFESSIONAL AND WORKMANLIKE MANNER.



SITE PLAN W/ 1st FLOOR PLAN
scale: 1/8"=1'-0"

SITE DATA:

LOT SIZE: 5220 S.F.

ZONING DISTRICT: HRCC-3

	EXISTING	PROPOSED
SITE BLDG COVERAGE:	4655 S.F. (89%)	NO CHANGE
SITE IMPERVIOUS COVER:	4655 S.F. (89%)	NO CHANGE
SETBACKS:		
FRONT:	ZERO	NO CHANGE
SIDE:	2	NO CHANGE
STREET SIDE:	ZERO	NO CHANGE
REAR:	4	NO CHANGE
HEIGHT:	33'	NO CHANGE

SITE DRAINAGE CALCULATIONS:

THIS PROPOSED PROJECT RESULTS IN AN INCREASE OF IMPERVIOUS LOT COVER OF ZERO. THEREFORE, NO NEW DRAINAGE STRUCTURES ARE REQUIRED.

GENERAL NOTES

1. All work shall comply with the Florida Building Code, latest edition, and with all applicable laws, ordinances, and codes of the City of Key West, Florida.
2. Verify all field conditions prior to submitting a bid.
3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall be provided gradual grades and slopes. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
4. Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.
5. Dimensions shall take precedence over scale.
6. All new utilities shall be underground, unless otherwise noted.
7. Drawings and specifications are complimentary. Refer to all sheets of the drawings and applicable sections of the specifications for interfaces of work with that of other trades.
8. After completion of construction, remove all debris and construction equipment. Restore site to original condition.

new accessible bathroom @
1130 DUYAL STREET
KEY WEST, FLORIDA

Robert L. Delaune, *Architect, p.a.*
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

Receiver Property Card

Monroe County, 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.

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 OR586-903 OR899-473
 Description OR1105-1 OR1569-9 OR1600-1105 OR1857-2470 OR2491 OR2508-1027 OR2542-1383 OR2555-505 OR3100-0039
 (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

[GREEN PINEAPPLE HOLDINGS LLC](#)
 1130 Duval St
 Key West FL 33040

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$1,046,993	\$1,046,993	\$947,058	\$947,058
+ Market Misc Value	\$2,324	\$2,386	\$2,447	\$2,509
+ Market Land Value	\$1,672,008	\$1,552,579	\$979,319	\$979,319
= Just Market Value	\$2,721,325	\$2,601,958	\$1,928,824	\$1,928,886
= Total Assessed Value	\$2,721,325	\$2,601,958	\$1,928,824	\$1,928,886
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,721,325	\$2,601,958	\$1,928,824	\$1,928,886

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,552,579	\$1,046,993	\$2,386	\$2,601,958	\$2,601,958	\$0	\$2,601,958	\$0
2021	\$979,319	\$947,058	\$2,447	\$1,928,824	\$1,928,824	\$0	\$1,928,824	\$0
2020	\$979,319	\$947,058	\$2,509	\$1,928,886	\$1,928,886	\$0	\$1,928,886	\$0
2019	\$932,685	\$947,058	\$2,571	\$1,882,314	\$1,882,314	\$0	\$1,882,314	\$0
2018	\$932,685	\$862,445	\$2,632	\$1,797,762	\$1,797,762	\$0	\$1,797,762	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	5,229.52	Square Foot	64	81.5

Buildings

Building ID	39946	Exterior Walls	C.B.S.
Style		Year Built	1948
Building Type	1 STY STORE-A / 11A	EffectiveYearBuilt	2009
Building Name		Foundation	
Gross Sq Ft	7665	Roof Type	
Finished Sq Ft	7239	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	559	Bedrooms	0
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	19	Grade	500
Interior Walls		Number of Fire Pl	0

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

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	0 x 0	1	315 SF	2
WOOD DECK	2000	2001	10 x 15	1	150 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/18/2021	\$5,000,000	Warranty Deed	2321423	3100	0039	05 - Qualified	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

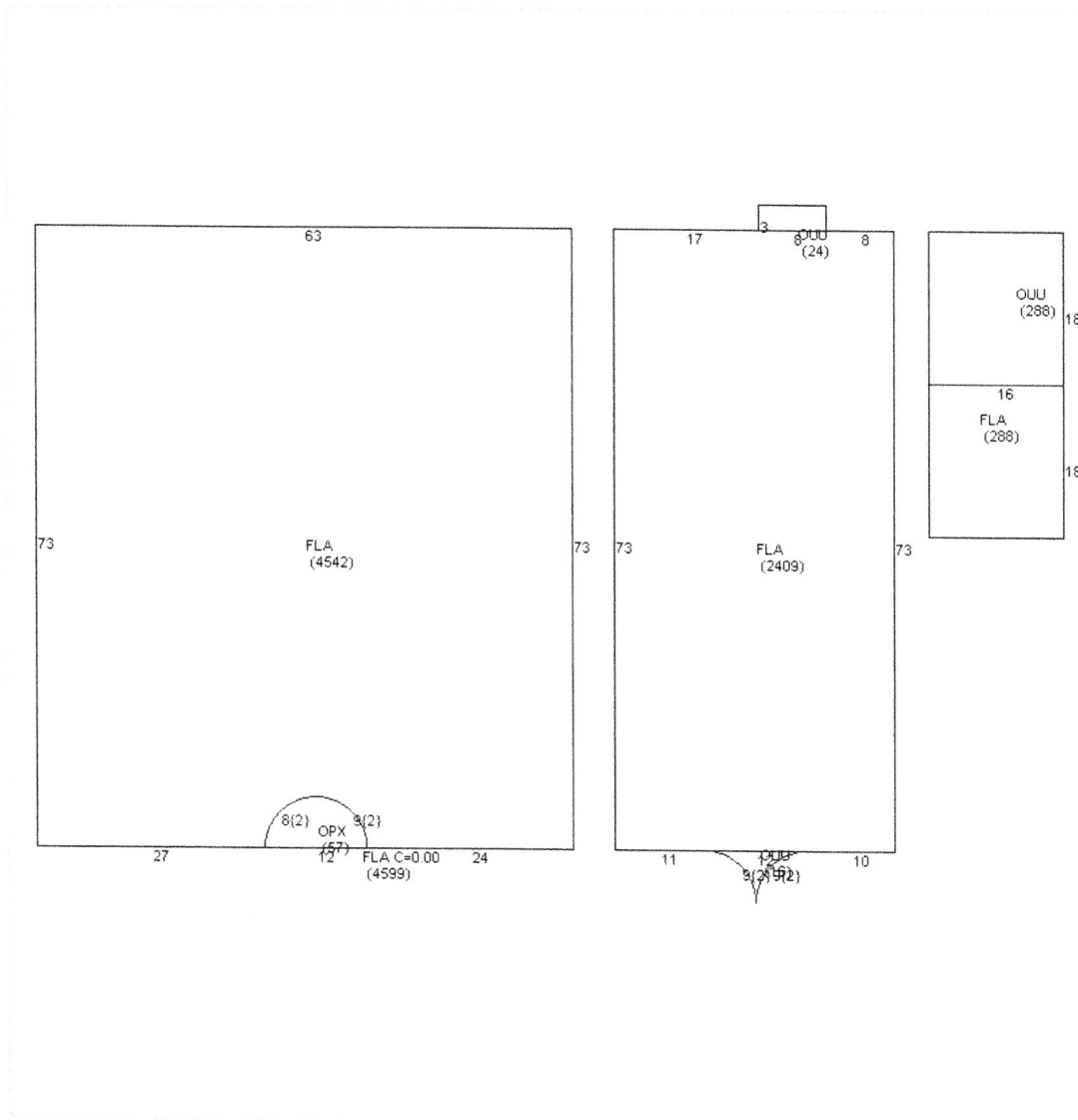
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-2574	9/2/2021	9/29/2021	\$8,000	Commercial	INSTALL NEW 400A; 120/240V; 1-PH; NEMA-3R, OVER-HEAD SERVICE ENTRANCE, RISER, WEATHER-HEAD, GROUNDING- SYSTEM, GROUNDING-BRIDGE, AND MAIN-MEANS OF DISCONNECT. **NOC REQUIRED** **HARC INSPECTION EXEMPT**
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 FROTN 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	6/11/2012	\$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.

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
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

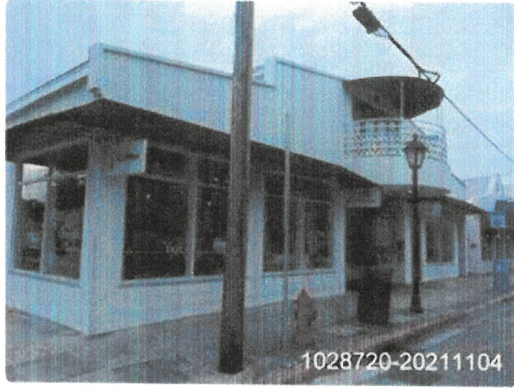
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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 can not 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: 10/17/2023, 4:02:28 AM

[Contact Us](#)



Letter of Support



PO Box 458 • 1201 S. Missouri Ave.
Marceline, MO 64658
660-376-2077

September 20, 2023

City of Key West, Florida
1300 White Street
Key West, Florida 33040

RE: Consent to sell/transfer transient license

To Whom It May Concern:

Regional Missouri Bank consents to the sale or transfer of the transient license for the property located at 1004 Eaton Street, Key West, Florida commonly known as the Knowles House. If any additional information is required from us, please contact us at 660-376-2077.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Amer", is written over a light blue horizontal line.

Marc Amer
Vice-President
Regional Missouri Bank