

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

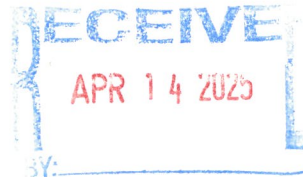
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
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ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)



April 11, 2025

Katie Halloran, Director
Key West Planning Department
1300 White Street
Key West, FL 33040

RE: Transient Transfer License Transfer Application
Two Transient Units from 623 Truman Avenue to 1128-1130 Duval St., Key West, FL

Ms. Halloran,

Please allow this letter and supporting documentation to serve as SAMFRA, INC., a Florida corporation's ("Applicant") application to transfer two (2) transient units and transient business tax receipts currently located at 623-625 Truman Avenue, Key West, Florida 33040 (the "Sender Site") to a location at 1128-1130 Duval Street, Key West, Florida 33040 (the "Receiver Site").

The Sender Site operates as The Conch House Heritage Inn, and has been operating continuously under the same ownership as a traditional Bed and Breakfast Inn for thirty-two years. The property has been in the family since 1895 when Sam Holland's great-great grandfather, Carlos Recio, purchased it. Three generations of the Delaney, Lester and Holland families were raised on property.

Over the years, ownership of all the surrounding Hotels and Inns has changed a minimum of 5 times. Through it all, The Conch House has maintained an excellent reputation for accommodation and guest services and has been awarded the coveted 5-star Trip Advisor rating while employing dozens of locals. Two of the current staff, concierge Carol Christman Brents and general manger Hillary Lee, have been with the property for over 25 years.

The commercial lodging industry in Key West is the largest property taxpayer in Monroe County. In recent years, the explosion of residential properties available for short term rentals through private investors and OTA's like VRBO and Airbnb, has dramatically impacted the small lodging sector and greatly impacted the availability of residential housing.

In 2024, to adapt to the market changes and combat declining occupancy projections, the Delaney Cottage at 623 Truman Avenue, which contained three guest rooms, was converted to the vacation rental format. The guest rooms Hemingway, Frangipani and Delaney Suite were removed from The Conch House website in June of 2024. A third party now represents Delaney House. The Conch House continues to operate the remaining guest rooms.

The applicant seeks to transfer two (2) units and transient licenses from the total of ten (10) licenses bearing license number LIC 2024-000188 to a receiver site located at 1128-1130 Duval Street.

The Sender Site is located within the Historic Neighborhood Commercial (HNC -1) zoning district, where transient units and licenses are permitted to be transferred. As referenced above and as shown on the attached Sender Site Existing Layout, the Hemingway unit (D-1) and the FrangiPani unit (D-2) are to be transferred to the Receiver Site. Additionally, one unit in the main house will be coming offline.

The Receiver Site is located within the Historic Residential Commercial Core-Duval Street Oceanside (HRCC-3) zoning district which permits transient use as of right. This property is a 5,229 sq. ft. lot and is a mixed-use site with commercial business on the first floor and two residential units upstairs. The density of the property is 2.64 (rounded up to 3) dwelling units. There is currently an active residential rental BTR assigned to the property for one non-transient rental unit.

This application proposes that the Receiver Site will add two transient units and maintain, in its bundle of rights, two non-transient units, in the same manner as was approved by PB Resolution 2024-03. The subject transfer of Resolution 2024-03 was never executed. Below is a proposed condition to be added to any conditions that the planning department will be proposing:

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.

Please note: SAMFRA, INC. owns the transient BTR and operates the Bed and Breakfast. SAMFRA is wholly owned by Walter S. Holland Jr. 623 and 625 Truman Avenue are owned by single purpose limited liability companies which are also wholly owned by Walter S. Holland, Jr.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard J. McChesney, Esq.

Enclosures
As stated

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	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

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

Address of Site

623 Truman Avenue

RE# 00018400-000000

Name(s) of Owner(s):

SAMFRA, INC

Name of Agent or Person to Contact:

Richard J. McChesney

Address: 500 Fleming Street,
Key West, FL 33040

Telephone 305-294-9556 Email Richard@spottswoodlaw.com

Receiver Site

Address of Site

1028-1030 Duval Street

RE# 00027950-000000

Name(s) of Owner(s):

1128-1130 Duval LLC

Name of Agent or Person to Contact:

Greg Oropeza

Address: 221 Simonton Street
Key West, FL 33040

Email greg@oropezastonescardenas.com

For Sender Site:

"Local name" of property The Conch House Heritage Inn Zoning district HNC-1

Legal description KW LOT 3 SQR 1 TR 5

Current use: Guesthouse

Number of existing transient units: 3

Size of site 5100 sf Number of existing city transient rental licenses: 3

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

What are your plans for the sender site? Return to original use as a single family
use with one transient license.

For Receiver Site:

"Local name" of property _____ Zoning district HRCC-3

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

Current use Commercial at first floor and non-transient apartments on second floor

Size of site: 5229.52 Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 2

Existing non-residential floor area 4542 sq. ft.

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

What are your plans for the receiver site? Convert the existing two

Sender Site: Current Owner Information

FOR INDIVIDUALS

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

FOR CORPORATIONS

A. CORPORATE NAME SAMFRA, INC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO
D. NAMES OF OFFICERS AND DESIGNATIONS

Walter S. Holland, Jr., Director

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:

Walter (Sam) Holland

TELEPHONE(S) 305-797-6475 FAX _____

Receiver Site: Current Owner Information

FOR INDIVIDUALS

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

FOR CORPORATIONS

A. CORPORATE NAME 1128-1130 Duval 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

Greg Oropeza, Registered Agent

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:

Greg Oropeza

TELEPHONE(S) 305.294.0252 FAX _____

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
DOCUMENTS**

Sender Site Authorization & Verification



**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, Walter S. Holland, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

Director of SAMFRA, INC
Name of office (President, Managing Member) Name of owner from deed
authorize Spottswood, Spottswood, Spottswood & Sterling, PLLC
Please Print Name of Representative

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

Walter S. Holland Jr
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 4/7/25
Date

by Walter S. Holland Jr.
Name of person with authority to execute documents on behalf of entity owner

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

Diane T. Castillo
Notary's Signature and Seal

Diane T. Castillo
Name of Acknowledger typed, printed or stamped

Commission Number, if any



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

I, Richard J. McChesney, in my capacity as Member
(print name) (print position: president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(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:

623-625 Truman Avenue

(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.

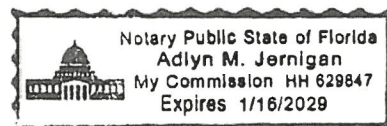
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Richard J. McChesney
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this April 8, 2025 by
date
Richard McChesney
Name of Applicant

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

Adlyn Jernigan
Notary's Signature and Seal
Adlyn Jernigan
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Sender Site Ownership

Sender Site
623 Truman

350,000

Doc# 2047168 09/28/2015 3:31PM
 Filed & Recorded in Official Records of
 MONROE COUNTY AMY HEAVILIN

Prepared by and return to:

Erica Hughes-Sterling
 Attorney at Law
 Spottswood, Spottswood & Spottswood
 500 Fleming Street
 Key West, FL 33040
 305-294-9556
 File Number: 15-452-EB
 Purchase Price: \$350,000.00

09/28/2015 3:31PM
 DEED DOC STAMP CL: Krys \$2,450.00

Doc# 2047168
 Bk# 2762 Pg# 1267

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Warranty Deed

This Warranty Deed made this 22nd day of September, 2015 between 623 Delaney, LLC, a Florida limited liability company whose post office address is 623 Truman Avenue, Key West, FL 33040, grantor, and 623 Truman, LLC, a Florida limited liability company whose post office address is 623 Truman Avenue, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

SEE EXHIBIT "A" ATTACHED

Parcel Identification Number: 00018400-000000

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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

DoubleTime®

Doc# 2047168
Bk# 2762 Pg# 1268

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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:

Hillary H. Lee
Witness Name: Hillary H. Lee
Lynn Smith
Witness Name: Lynn Smith

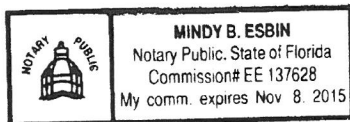
623 Delaney, LLC, a Florida limited liability company

By: Francine D. Holland
Francine D. Holland, Authorized Member

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 10 day of September, 2015 by Francine D. Holland, Authorized Member of 623 Delaney, LLC, a Florida limited liability company, on behalf of said company. She ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Mindy B. Esbin
Notary Public

Printed Name: Mindy B. Esbin

My Commission Expires: _____

EXHIBIT "A"Doc# 2047168
Bk# 2762 Pg# 1269**Lot 3**

On the Island of Key West, and known as part of Tract 5, according to Whitehead's map, better described as part of Lot 3 of Square 1 of said Tract 5, according to a diagram of the estate of Walter C. Maloney, late of Monroe County, deceased, recorded in Plat Book 1, page 5, Monroe County, Florida, Beginning at a point on Division Street 103 feet from the corner of Elizabeth Street and Division Street, running thence along Division Street in a Southwesterly direction 25 feet and 6 inches, thence at right angles in a Northwesterly direction 100 feet, thence at right angles in a Northeasterly direction 25 feet and 6 inches, thence at right angles in a Southeasterly direction 100 feet to the point of beginning.

AND

On the Island of Key West and known as a part of Tract Five (5), according to W.A. Whitehead's map, delineated in February, A.D. 1829, but now better known as a part of lot Three (3) in Square One (1) of said Tract Five (5), according to W.C. Maloney's diagram, recorded in Plat Book One, Page 5, Monroe County, Florida, Records: Commencing at a point on Division Street, distant One Hundred and Twenty-eight (128) feet and Six (6) inches from the corner of Elizabeth and Division Streets, and running thence along Division Street, in a SW'ly direction Twenty-five (25) feet and Six (6) inches; thence at right angles in a NW'ly direction One Hundred (100) feet; thence at right angles in a NE'ly direction Twenty-five (25) feet and Six (6) inches; thence at right angles in a SE'ly direction One Hundred (100) feet to the Place of Beginning.

AND

Parcel 5;
On the Island of Key West, and known as part of Square Seven (7) of Tract Four (4), according to C.W. Tit's map of said Island, but better known and described according to a diagram of Charles R. Pierce's subdivision of Lot One (1), and Two (2) in said Square Seven (7) of Tract Four (4) recorded in Plat Book One (1), Page Twenty (20), Monroe County, Records, as part of Lot Five (5) of said Subdivision, commencing at a point on Division Street Two Hundred Forty-five (245) feet, Six and one-half (6½) inches from the corner of Division and Stanton Streets, and runs along Division Street Northeasterly Two (2) feet, Five and one-half (5½) inches; thence at right angles Northwesterly One Hundred Sixty-three (163) feet and Six (6) inches; thence at right angles Southwesterly Two (2) feet, Five and one-half (5½) inches; thence at right angles Southeasterly One Hundred Sixty-three (163) feet, Six (6) inches out to Division Street, to the Point of Beginning.

**MONROE COUNTY
OFFICIAL RECORDS**

Monroe County, FL

****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 00018400-000000
 Account# 1018899
 Property ID 1018899
 Millage Group 10KW
 Location 623 TRUMAN Ave, KEY
 Address WEST
 Legal KW LOT 3 SQR 1 TR 5 YY-
 Description 223 OR593-695/96
 OR751-516/17 OR758-5
 OR779-902/03 OR1940-
 996/98 OR2638-1340/42
 OR2762-1267/69
 (Note: Not to be used on
 legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID
 (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

[623 TRUMAN AVE LLC](#)
 623 Truman Ave
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$726,557	\$690,448	\$347,269	\$231,362
+ Market Misc Value	\$29,919	\$30,599	\$31,277	\$5,224
+ Market Land Value	\$1,265,126	\$1,084,505	\$821,712	\$607,757
= Just Market Value	\$2,021,602	\$1,805,552	\$1,200,258	\$844,343
= Total Assessed Value	\$1,229,711	\$1,117,919	\$1,016,290	\$844,343
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,021,602	\$1,805,552	\$1,200,258	\$844,343

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,265,126	\$726,557	\$29,919	\$2,021,602	\$1,229,711	\$0	\$2,021,602	\$0
2023	\$1,084,505	\$690,448	\$30,599	\$1,805,552	\$1,117,919	\$0	\$1,805,552	\$0
2022	\$821,712	\$347,269	\$31,277	\$1,200,258	\$1,016,290	\$0	\$1,200,258	\$0
2021	\$607,757	\$231,362	\$5,224	\$844,343	\$844,343	\$0	\$844,343	\$0
2020	\$603,106	\$236,503	\$5,369	\$844,978	\$844,978	\$0	\$844,978	\$0
2019	\$635,664	\$226,221	\$5,514	\$867,399	\$867,399	\$0	\$867,399	\$0
2018	\$559,694	\$231,362	\$5,733	\$796,789	\$796,789	\$0	\$796,789	\$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
RES SUPERIOR DRY (01SD)	5,100.00	Square Foot	51	100

Buildings

Building ID	1366	Exterior Walls	CUSTOM
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	Effective Year Built	2017
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2084	Roof Type	GABLE/HIP
Finished Sq Ft	1374	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	172	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	6	Grade	600
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	378	0	150
DUF	FIN DET UTILIT	180	0	58
FLA	FLOOR LIV AREA	1,374	1,374	172
OPU	OP PR UNFIN LL	84	0	40
OPF	OP PRCH FIN LL	68	0	42
TOTAL		2,084	1,374	462

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	2001	2002	37 x 10	1	370 SF	2
FENCES	2001	2002	39 x 2	1	78 SF	5
FENCES	2001	2002	46 x 6	1	276 SF	2
BRICK PATIO	2001	2002	0 x 0	1	368 SF	2
RES POOL	2021	2022	10 x 20	1	200 SF	5

Sales

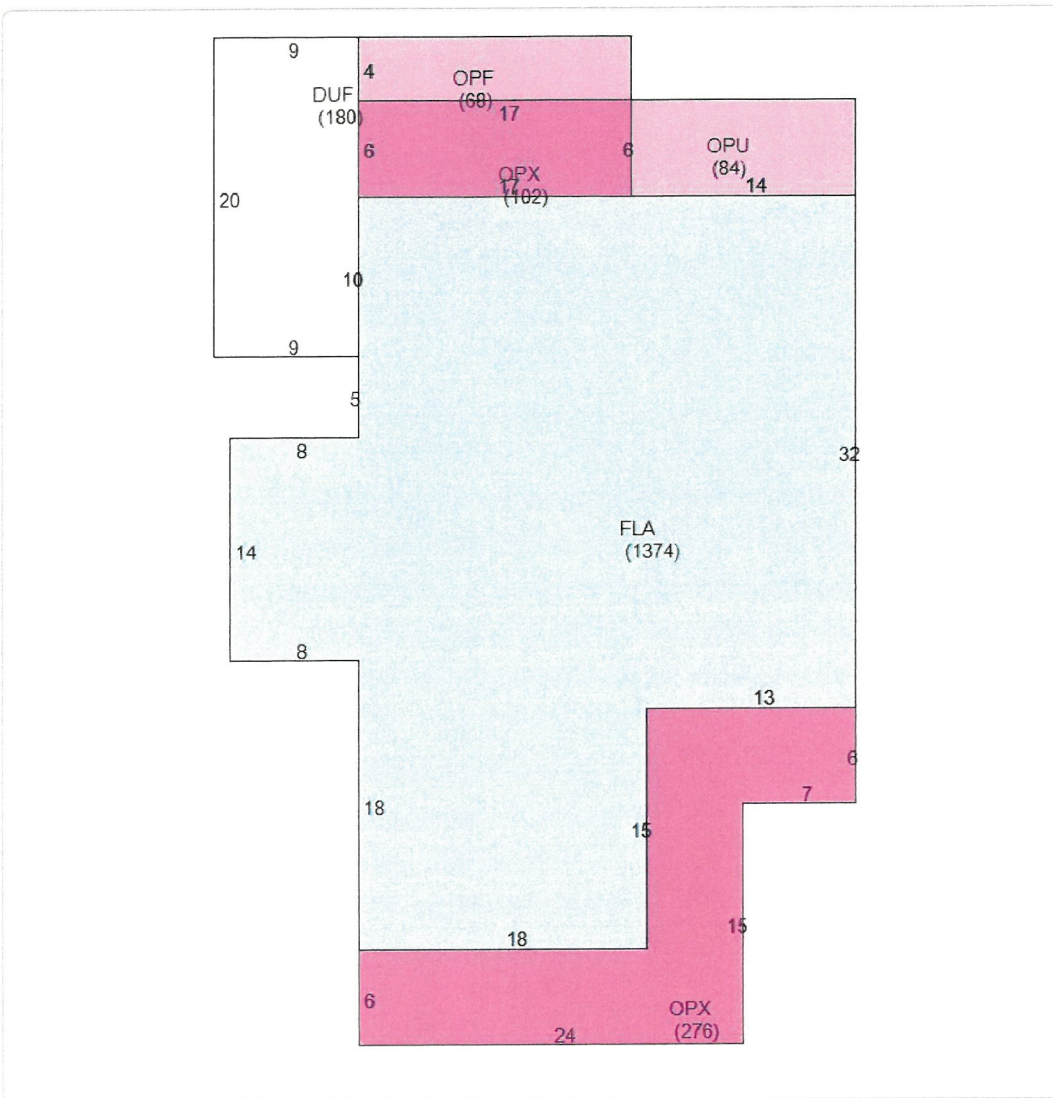
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/10/2015	\$350,000	Warranty Deed		2762	1267	30 - Unqualified	Improved		
6/14/2013	\$100	Warranty Deed		2638	1340	11 - Unqualified	Improved		

Number	Date Issued	Status	Amount	Permit Type	Notes
24-0539	02/29/2024	Active	\$2,000	Residential	Install a 2.5SQ 5V-Crimp metal roofing system with Grace Ice & Water Shield to the new accessory structure
24-0147	01/19/2024	Active	\$4,000	Residential	New wiring
21-2481	09/03/2021	Completed	\$2,400	Residential	
21-0707	05/20/2021	Completed	\$40,000	Residential	Build 10 x 20 shotcrete swimming pool as per plans
20-3326	01/12/2021	Completed	\$4,500	Residential	o the rear valley at right: Remove 4.5SQ existing metal shingles and replace with new Berridge Metal Shingle roof system.
16-3563	09/14/2016	Completed	\$39,000	Residential	TO REMODEL (11) EXISTING BATHROOMS. Good afternoon, I am writing in reference to permit number 16-3563 for 916 Elizabeth St. We pulled the permit, but the job was cancelled before we completed any work. We did not perform any work at this address for this permit number. We would like to get this permit closed now. Please let me know what needs to be done in order to close the permit out
16-3593	09/14/2016	Completed	\$6,500	Residential	R&R EXISTING CONCH SHINGLE ROOFING ON LEFT SIDE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 4/9/2025, 1:36:27 AM

Sender Site
625 Truman

64 2,300

Prepared by and return to:
Erica N. Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 13-241-ED
Will Call No.:

Doc# 1940826 07/09/2013 2:12PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

07/09/2013 2:12PM
DEED DOC STAMP CL: DS \$4,496.80

Doc# 1940826
Bk# 2638 Pg# 1343

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Warranty Deed

This Warranty Deed made this 7th day of June, 2013 between **WALTER SAMUEL HOLLAND, JR., a married man** whose post office address is **P.O. Box 4492, Key West, FL 33041** grantor, and **625 Truman, LLC, a Florida limited liability company** whose post office address is **625 Truman Avenue, Key West, FL 33040**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

SEE EXHIBIT "A" ATTACHED

Parcel Identification Number: 00018390-000000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

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:

DoubleTime®

Doc# 1940826
Bk# 2638 Pg# 1344

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Name Printed: ERICA H. STERLING

[Signature]
Witness Signature
Name Printed: Diane T. Castillo

By: [Signature]
WALTER SAMUEL HOLLAND, JR.

STATE OF Florida }
COUNTY OF monroe }

The foregoing instrument was acknowledged before me this 7th day of June, 2013, by Walter Samuel Holland, Jr. who is personally known to me or who has produced his _____ as identification.

(SEAL)

[Signature]
Notary Public
Printed Name: Diane T. Castillo

My Commission Expires:



Doc# 1940826
Bk# 2638 Pg# 1345

EXHIBIT "A"

On the Island of Key West and known as Lot Two (2) of Square One (1) of Tract Five (5) according to diagram recorded on Page 5 of Plat Book 1, Monroe County Florida Records, and commences at a point on Division Street Fifty-two (52) feet from the corner of Elizabeth Street and runs along Division Street S.W./reinvestment Fifty-one (51) feet; thence at right angles N.W./reinvestment One Hundred (100) feet; thence N.E./reinvestment Fifty-one (51) feet; thence runs S.E./reinvestment One Hundred (100) feet to point of beginning. Being same land as is contained in deed from J.M. Phipps to Carlos Redo, June 17, 1898.
TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

ALSO

Part of Tract Five (5) according to William A. Whitehead's map of the Island of Key West delineated in February 1829. Commencing at the corner of Elizabeth and Division Streets and running thence in a Southwesterly direction along Division Street Fifty-two (52) feet; thence at right angles in a Northwestery direction One Hundred (100) feet; thence at right angles in a Northeastery direction Fifty-two (52) feet to Elizabeth Street; thence at right angles in a Southeastery direction along Elizabeth Street One Hundred (100) feet to the point of beginning. Same being Lot One (1) in Square One (1), said Tract Five (5), according to Chas. W. Tilt's map dated July, 1874, as revised by Geo. W. Reynolds, December, 1900.
TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

MONROE COUNTY
OFFICIAL RECORDS

Monroe County, FL

****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 00018390-000000
 Account# 1018881
 Property ID 1018881
 Millage Group 10KW
 Location 627 TRUMAN Ave, KEY WEST
 Address
 Legal
 Description KW LOTS 1 AND 2 SQR 1 TR 5 XX-171 H3-145 OR657-610/11 OR694-427/28 OR758-5 OR779-902/03 OR826-893/94 OR1232-1748/49 OR1232-1750/52 OR1280-559/61 OR1686-1353/54 OR1701-148/50 OR1701-151/52 OR1701-153/54 OR2638-1343/45
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property Class HOTEL - GUEST HOUSE (10 ROOMS OR LESS) (3907)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

625 TRUMAN LLC
 625 Truman Ave
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,088,539	\$993,363	\$944,827	\$1,265,159
+ Market Misc Value	\$466,517	\$141,909	\$134,975	\$140,573
+ Market Land Value	\$1,555,056	\$1,702,908	\$1,619,703	\$1,405,733
= Just Market Value	\$3,110,112	\$2,838,180	\$2,699,505	\$2,811,465
= Total Assessed Value	\$3,110,112	\$2,838,180	\$2,699,505	\$2,811,465
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,110,112	\$2,838,180	\$2,699,505	\$2,811,465

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,555,056	\$1,088,539	\$466,517	\$3,110,112	\$3,110,112	\$0	\$3,110,112	\$0
2023	\$1,702,908	\$993,363	\$141,909	\$2,838,180	\$2,838,180	\$0	\$2,838,180	\$0
2022	\$1,619,703	\$944,827	\$134,975	\$2,699,505	\$2,699,505	\$0	\$2,699,505	\$0
2021	\$1,405,733	\$1,265,159	\$140,573	\$2,811,465	\$2,811,465	\$0	\$2,811,465	\$0
2020	\$1,178,273	\$1,309,192	\$130,919	\$2,618,384	\$2,618,384	\$0	\$2,618,384	\$0
2019	\$1,287,449	\$1,158,704	\$128,745	\$2,574,898	\$2,574,898	\$0	\$2,574,898	\$0
2018	\$1,287,449	\$1,158,704	\$128,745	\$2,574,898	\$2,574,898	\$0	\$2,574,898	\$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
(3900)	5,100.00	Square Foot	51	100
(3900)	5,200.00	Square Foot	52	100

Buildings

Building ID	39781	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1938	
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1993	
Building Name		Foundation		
Gross Sq Ft	4057	Roof Type		
Finished Sq Ft	2927	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	376	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	987	0	0
FLA	FLOOR LIV AREA	2,927	2,927	0
SBF	UTIL FIN BLK	143	0	0
TOTAL		4,057	2,927	0

Building ID	39782	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1993	
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1993	
Building Name		Foundation		
Gross Sq Ft	700	Roof Type		
Finished Sq Ft	504	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	128	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	500	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	106	0	0
FLA	FLOOR LIV AREA	504	504	0
OPF	OP PRCH FIN LL	90	0	0
TOTAL		700	504	0

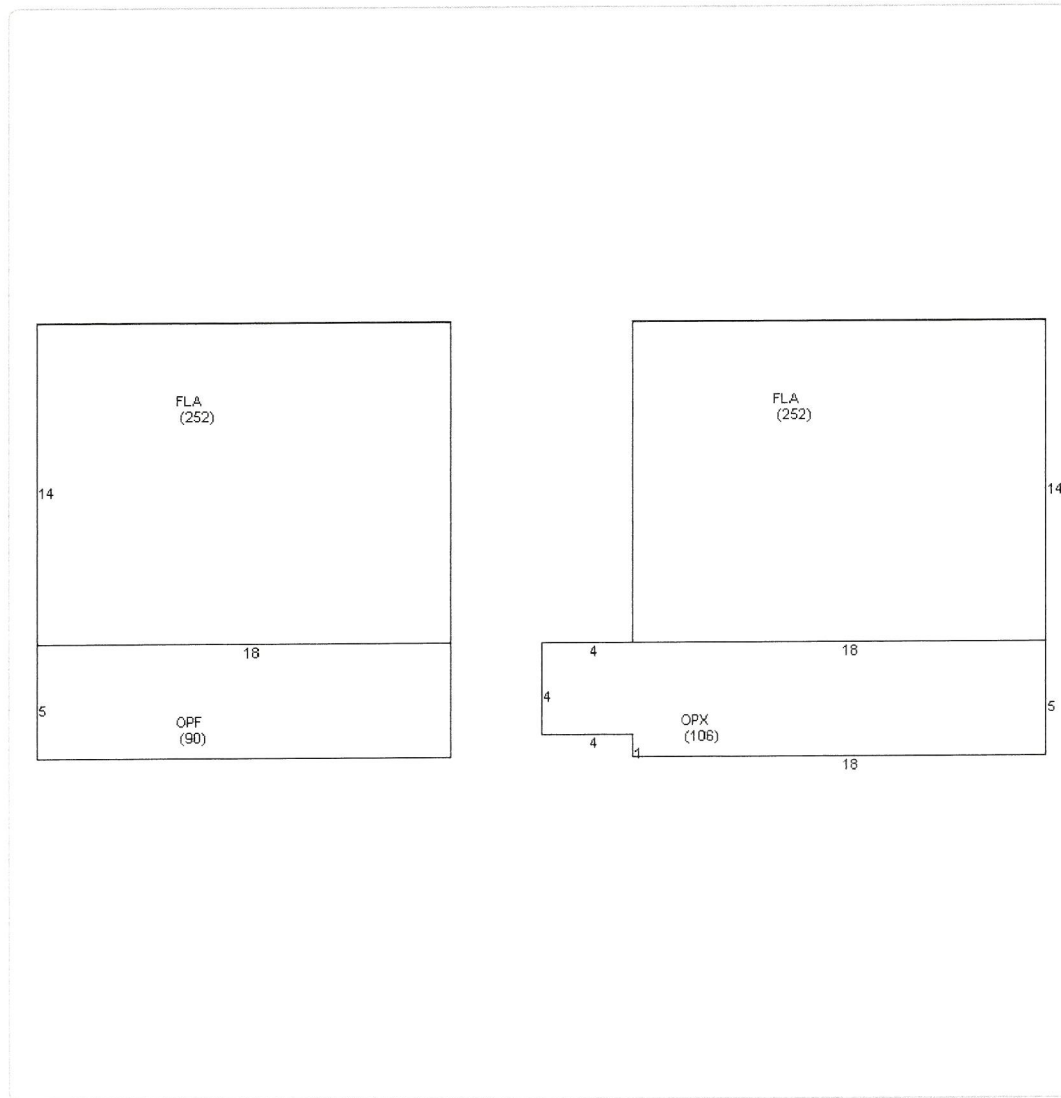
Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1949	1950	10 x 18	1	180 SF	3
UTILITY BLDG	1949	1950	5 x 7	1	35 SF	1
CUSTOM PATIO	1992	1993	0 x 0	1	1109 SF	4
FENCES	1992	1993	0 x 0	1	1286 SF	2
WALL AIR COND	1992	1993	0 x 0	1	2 UT	2
COMM POOL	1992	1993	15 x 22	1	330 SF	4
CONC PATIO	1992	1993	0 x 0	1	595 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/7/2013	\$642,400	Warranty Deed		2638	1343
3/28/2001	\$191,000	Warranty Deed		1701	0148

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-0450	02/28/2024	Completed	\$3,500	Commercial	INSTALL ONE NEW 9000 BTU DUCTLESS AC SYSTEM.
BLD2024-0428	02/16/2024	Completed	\$5,500	Commercial	Rough and set of one toilet, one lav, one shower, tie into existing plumbing *
BLD2022-3093	10/26/2022	Completed	\$9,000	Commercial	Install new fence. Remove and replace existing 6ft picket fence 52 lf. To match existing in height, material, design and color.
BLD2021-3546	12/29/2021	Completed	\$8,500	Commercial	REPLACE APPROX. 150 SQFT OF WOOD SIDING REPLACE 2 WINDOWS WITH NEW WOOD WINDOWS. PAINT TO MATCH EXISTING.



Photos



Map

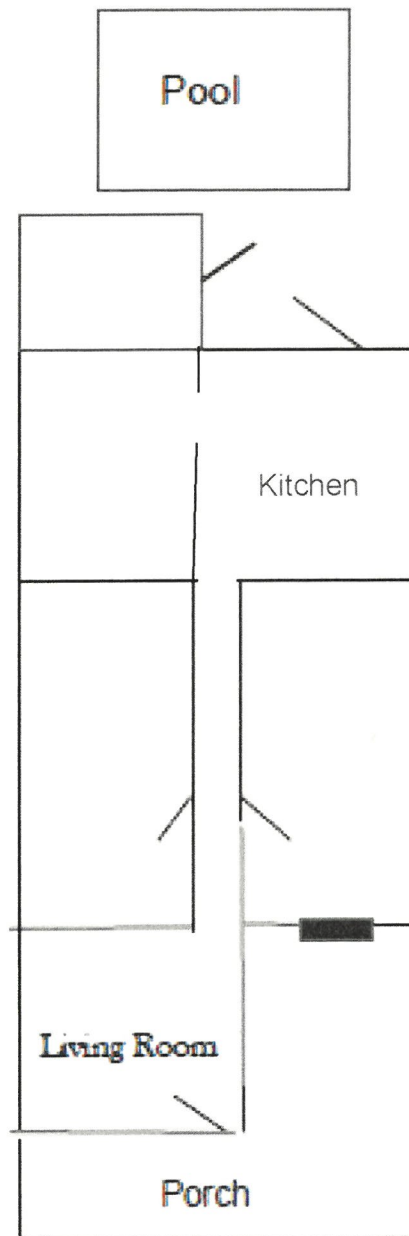


TRIM Notice



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[Last Data Upload: 4/7/2025, 1:25:30 PM](#)

Sender Site
623-625 Truman
Proposed

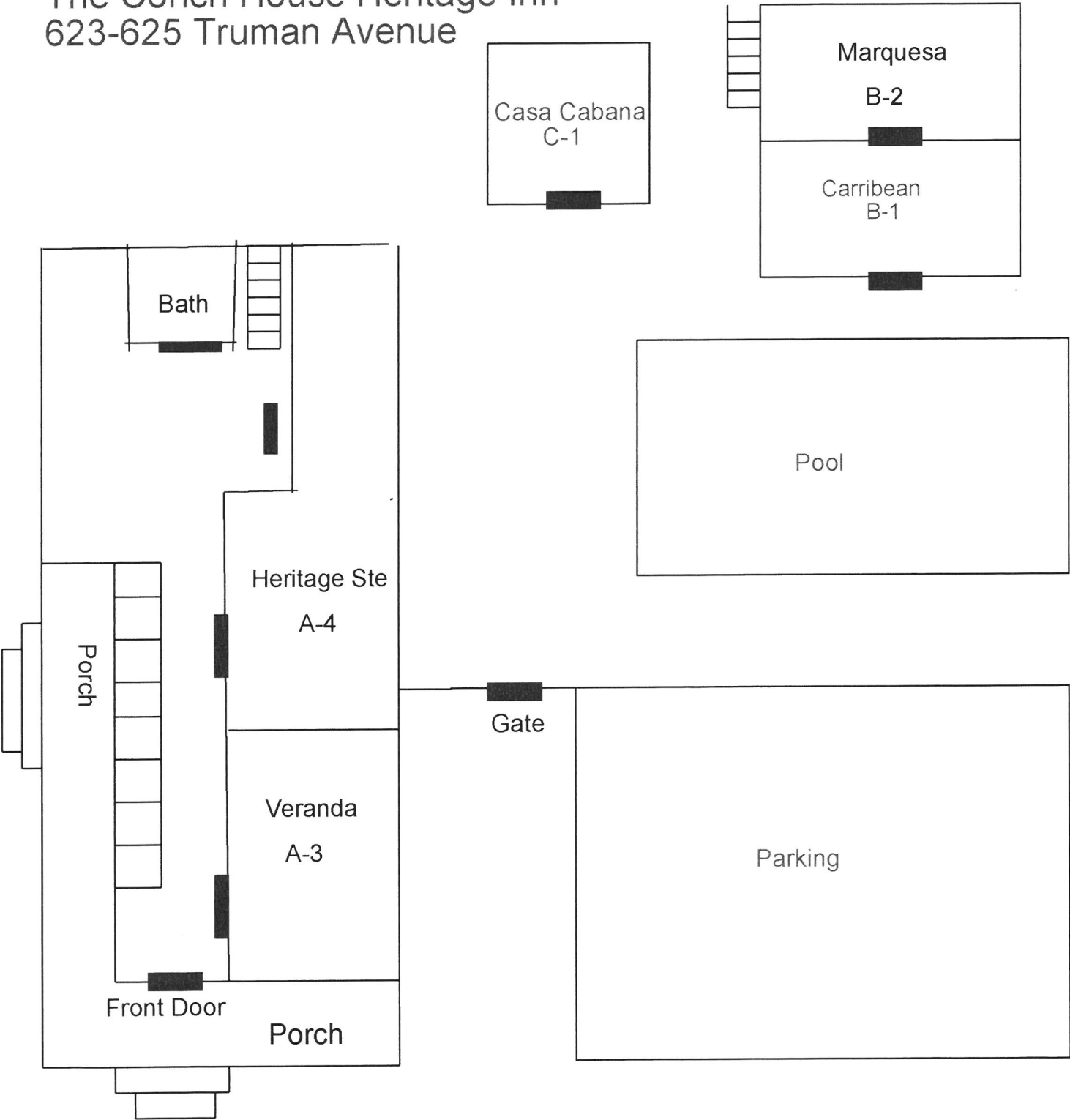


Delaney Cottage 623

The Conch House Heritage Inn
623-625 Truman Avenue

Proposed Floor Plan

The Conch House Heritage Inn
623-625 Truman Avenue



Main House

Upstairs

Proposed Second Floor Plan (No change to first floor layout)

**RECIEVER
SITE
DOCUMENTS**

Receiver Site Authorization & Verification



**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, Gregory Oropeza as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Person of 1128-1130 DUVAL, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Spottswood, Spottswood, Spottswood & Sterling, PLLC
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 3-26-25
Date

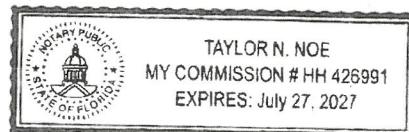
by Gregory Oropeza
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any





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

I, Richard J. McChesney, in my capacity as Member
(print name) (print position: president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

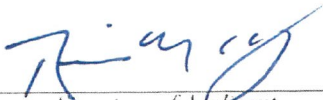
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1128-1130 Duval Street

Street address of subject property

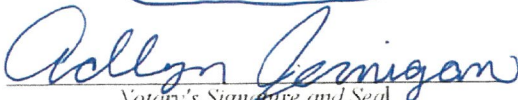
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein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

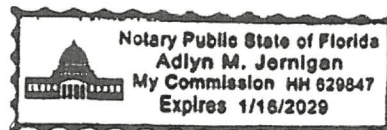

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this April 9, 2025 by
date
Richard McChesney
Name of Applicant

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


Notary's Signature and Seal

Adlyn Jernigan
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Receiver Site Ownership

Doc # 2492495 Bk# 3315 Pg# 314 Recorded 3/10/2025 at 9:25 AM Pages 3
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$27.00 Deed Doc Stamp \$39,200.00

Prepared by and return to:

Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 24-840
Consideration: \$5,600,000.00
Parcel Identification No.: 00027950-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 26th day of February, 2025 between **Green Pineapple Holdings LLC, a Florida limited liability company** whose post office address is 1130 Duval Street, Key West, Florida 33040 of the County of Monroe, State of Florida, grantor*, and **1128-1130 Duval, LLC, a Florida Limited Liability Company** whose post office address is of the County of Monroe, State of Florida, 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:

PARCEL A:

Part of Lot 1 in Square Six of Tract Eleven, according to Charles W. Tilt's map or plan of the City and Island of Key West, Monroe County, Florida, 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 B:

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, 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 $91^{\circ} 38' 05''$ to the right for a distance of 61.22 feet; thence Southeasterly along a line deflected $91^{\circ} 38' 05''$ 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.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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:

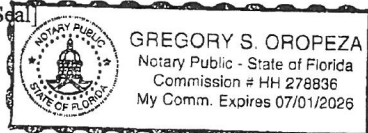
Witness
Printed Name: BASCOM L GROOMS JR
Address: 1415 Thompson Street
Key West, FL 33040

Witness
Printed Name: Gregory S. Oropeza
Address: 221 Simonton Street
Key West, FL 33040

State of FL
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of February, 2025 by Jennifer L. Hulse, Manager of Green Pineapple Holdings LLC, a Florida limited liability company, who ☐ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



Green Pineapple Holdings, LLC, a Florida limited liability company,

By: Jennifer L. Hulse, Manager

Notary Public

Printed Name: _____

My Commission Expires: _____

PROPERTY RECORD CARD

Disclaimer

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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 1128 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 OR2491-1566 OR2508-1027
OR2542-1383 OR2555-505 OR3100-0039 OR3315-314
(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

Monroe County, FL



Owner

1128-1130 DUVAL LLC
 C/O OROPEZA STONES & CARDENAS PLLC
 221 Simonton St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,024,349	\$1,046,993	\$1,046,993	\$947,058
+ Market Misc Value	\$2,262	\$2,324	\$2,386	\$2,447
+ Market Land Value	\$1,672,008	\$1,672,008	\$1,552,579	\$979,319
= Just Market Value	\$2,698,619	\$2,721,325	\$2,601,958	\$1,928,824
= Total Assessed Value	\$2,698,619	\$2,721,325	\$2,601,958	\$1,928,824
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,698,619	\$2,721,325	\$2,601,958	\$1,928,824

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,672,008	\$1,024,349	\$2,262	\$2,698,619	\$2,698,619	\$0	\$2,698,619	\$0
2023	\$1,672,008	\$1,046,993	\$2,324	\$2,721,325	\$2,721,325	\$0	\$2,721,325	\$0
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	1STY 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
OUU	OP PR 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
2/26/2025	\$5,600,000	Warranty Deed	2492495	3315	0314	99 - Unqualified	Improved		
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		

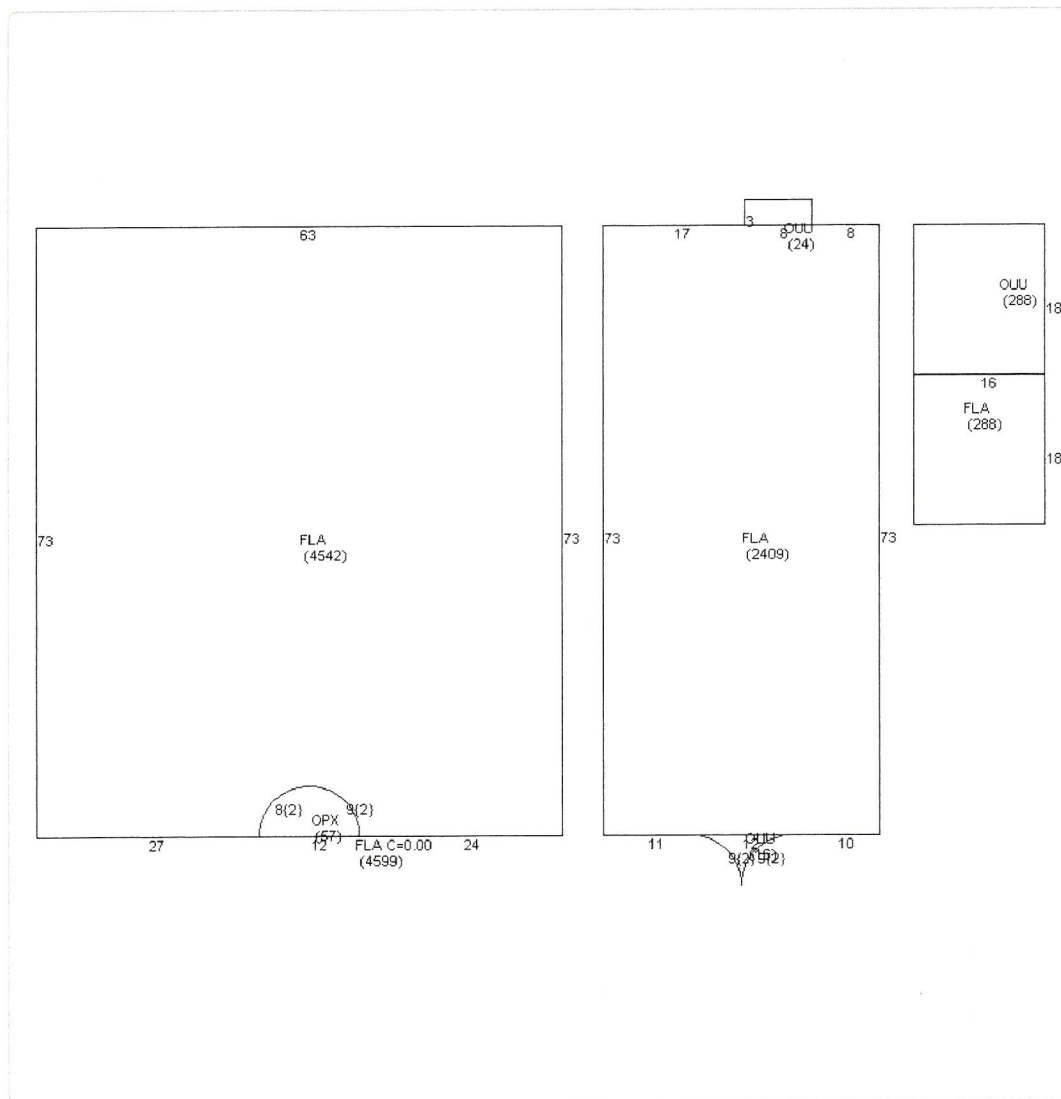
Number	Date Issued	Status	Amount	Permit Type	Notes
2024-0733	04/18/2024	Active	\$20	Commercial	
BLD2021-2574	09/02/2021	Completed	\$8,000	Commercial	INSTALL NEW 400A; 120/240V; 1-PH; NEMA-3R, OVER-HEAD SERVICE ENTRANCE, RISER, WEATHER-HEAD, GROUNDING- SYSTEM, GROUNDING-BRIDGE, AND MAIN-MEANS OF DISCONNECT. **NOC REQUIRED** **HARC INSPECTION EXEMPT**
15-4776	11/30/2015	Completed	\$17,000	Commercial	1600 SF COMPLETE WIRING
15-4327	11/12/2015	Completed	\$85,000	Commercial	RENOVATION OF COMMERCIAL SPACE.
15-3669	09/06/2015	Completed	\$4,000	Commercial	REMOVE ALL EXISTING INTERIOR FINISHES
15-4326	01/12/2015	Completed	\$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	04/24/2012	Completed	\$0	Commercial	ADD CONSUMPTION AREA (4 SEATS ONLY) TO INTERIOR OF EXISTING RETAIL AREA, INCLUDING ELECTRICAL, PLUMBING AND MECHANICAL.
11-2300	07/04/2011	Completed	\$300	Commercial	RUN BATHROOM EXHAUST FOR SEAL DUCT FOR ADA BATHROOM. INSTALL EXTERIOR VENT CAP W/BIRDCAGE
11-1590	06/03/2011	Completed	\$750	Commercial	DEMO EXISTING CABINETRY ADD FRAMING AND DOORS FOR PURPOSE OF CLOSET, APPROX. 80SF.
11-0158	04/21/2011	Completed	\$20,000	Commercial	REPLACE EXISTING WINDOWS AND DOORS; ADD 96SF NEW CONSTRUCTION; REPAIR EXISTING ROOF DECKING MATERIAL ADD NEW WOOD COMPOSIT DECKING.
11-0160	04/21/2011	Completed	\$2,725	Commercial	INSTALL 175SF GALV VCRIMP AND 250SF SINGLE PLY UPPER REAR ROOFS.
11-0161	04/21/2011	Completed	\$2,400	Commercial	cap off existing plumbing
10-3152	09/23/2010	Completed	\$6,542	Commercial	AFTER THE FACT: REMOVE EXISTING WOOD DOORS AND TRANSOM; REPLACE WITH ALUM IMPACT-RATED DOORS, BLACK FRAMES.
10-2878	09/16/2010	Completed	\$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	07/21/2010	Completed	\$2,466	Commercial	REMOVE AND REPLACE APPROX. 300SF OF SHEATHING AND INSTALL NOVELTY SIDING TO MATCH.
10-2338	07/20/2010	Completed	\$5,500	Commercial	APPROX. 70LF OF CRACKS AND FILL WITH CONCRETE REPAIR PRODUCTS
10-2311	07/19/2010	Completed	\$4,850	Commercial	6 OPENINGS WITH ALUMINUM HURRICAN PANELS.
10-2265	07/15/2010	Completed	\$4,000	Commercial	INSTALL 2400SF SHEATHING OVER EXISTING T&G.
10-2247	07/13/2010	Completed	\$184,000	Commercial	INSTALL 2400SF OF 26G GALVALUME V-CRIMP METAL ROOFING ON THE TWO LOWER WINGS REPLACING DIMENTIONAL SHINGLES.
10-1820	06/03/2010	Completed	\$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	02/16/2010	Completed	\$2,902		RECOVER AWNING 280SF

Number	Date Issued	Status	Amount	Permit Type	Notes
05-4368	10/03/2005	Completed	\$300	Commercial	REPLACE TWO COMBO EXIT LIGHTS
05-4238	09/29/2005	Completed	\$400	Commercial	REVISION TO EXISTING PERMIT
05-3945	09/15/2005	Completed	\$750	Commercial	TEMPORARY PARTITIONS FOR TANNING BOOTH.
05-3984	09/12/2005	Completed	\$1,500	Commercial	Install electric for dryer circuits
03-1258	04/24/2003	Completed	\$1,500	Commercial	NEW AWNING
0000223	01/26/2000	Completed	\$5,100	Commercial	CABLE,PHONE,TV WIRING
9902640	08/30/1999	Completed	\$200,000	Commercial	INTERIOR RENOVATIONS
9902396	07/12/1999	Completed	\$15,000	Commercial	DEMO/EXPLORATORY
9801317	05/21/1998	Completed	\$2,500	Commercial	REMOVE GARAGE DOOR
9604676	12/01/1996	Completed	\$350	Commercial	PAINTING
9604373	11/01/1996	Completed	\$650	Commercial	REPAIR/REMODELING
9602704	07/01/1996	Completed	\$3,836	Commercial	ROOF
9600864	02/01/1996	Completed	\$650	Commercial	ELECTRIC
9600579	01/01/1996	Completed	\$3,000		RENOVATION
E951628	05/01/1995	Completed	\$650		1HP & 5HP MOTORS
M951598	05/01/1995	Completed	\$5,000		5 TON AC
A951300	04/01/1995	Completed	\$600		8 SQS ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



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Receiver Site

Sunbiz



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

Detail by Entity Name

Florida Limited Liability Company
1128-1130 DUVAL, LLC

Filing Information

Document Number	L24000491750
FEI/EIN Number	33-2091986
Date Filed	11/22/2024
State	FL
Status	ACTIVE

Principal Address

608 GRIFFIN LANE
KEY WEST, FL 33040

Mailing Address

608 GRIFFIN LANE
KEY WEST, FL 33040

Registered Agent Name & Address

OROPEZA, ESQ., GREGORY S
221 SIMONTON ST.
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

VENTER PROP MANAGEMENT, LLC
608 GRIFFIN LANE
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2025	03/10/2025

Document Images

[03/10/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[11/22/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

Receiver Site

BTRs

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 1128-1130 DUVAL LLC

Location Addr 1130 Duval St

Lic NBR/Class LIC2025-000154 PROPERTY RENTAL

Issued Date 3/17/2025

Expiration Date: September 30, 2025

NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL UNIT

Restrictions:

1128-1130 DUVAL LLC
MARIUS VENTER
615 1/2 DUVAL ST, UNIT 4
KEY WEST, FL 33040

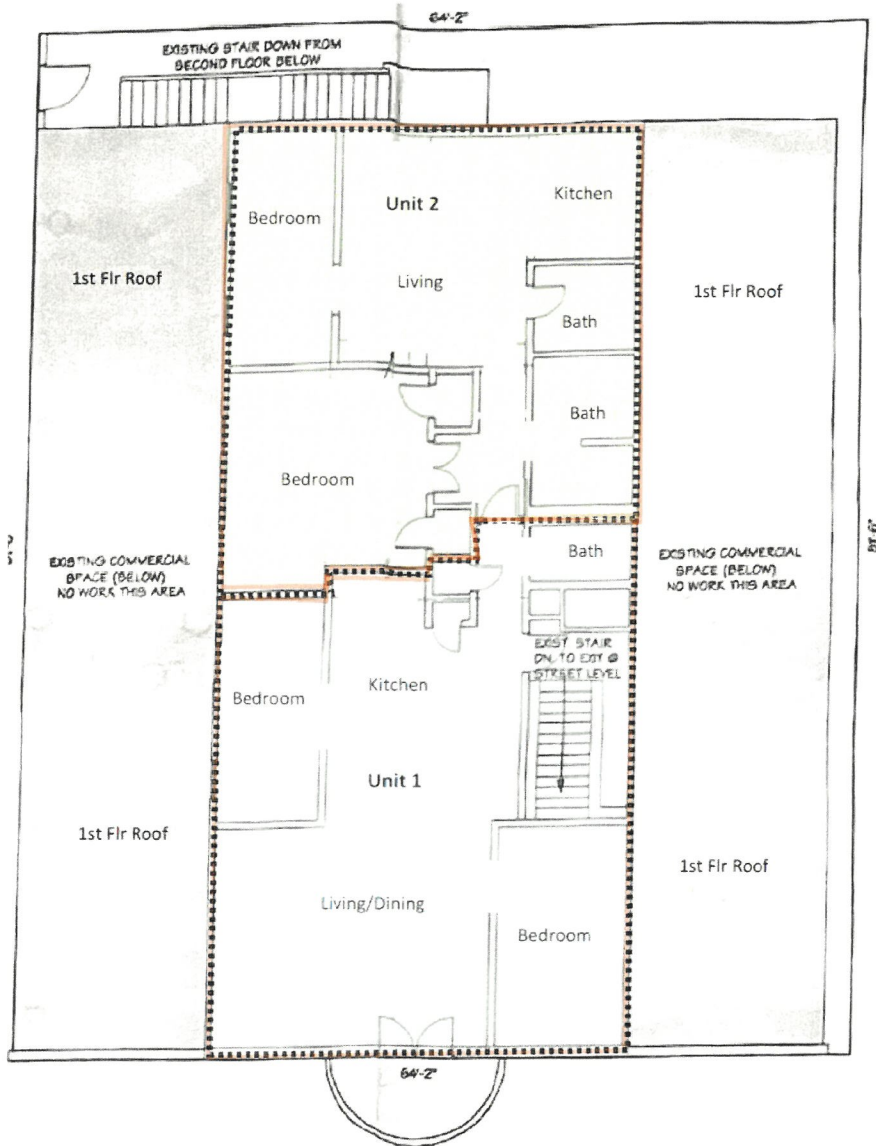
This document must be prominently displayed.

1128-1130 DUVAL LLC

Receiver Site Layout

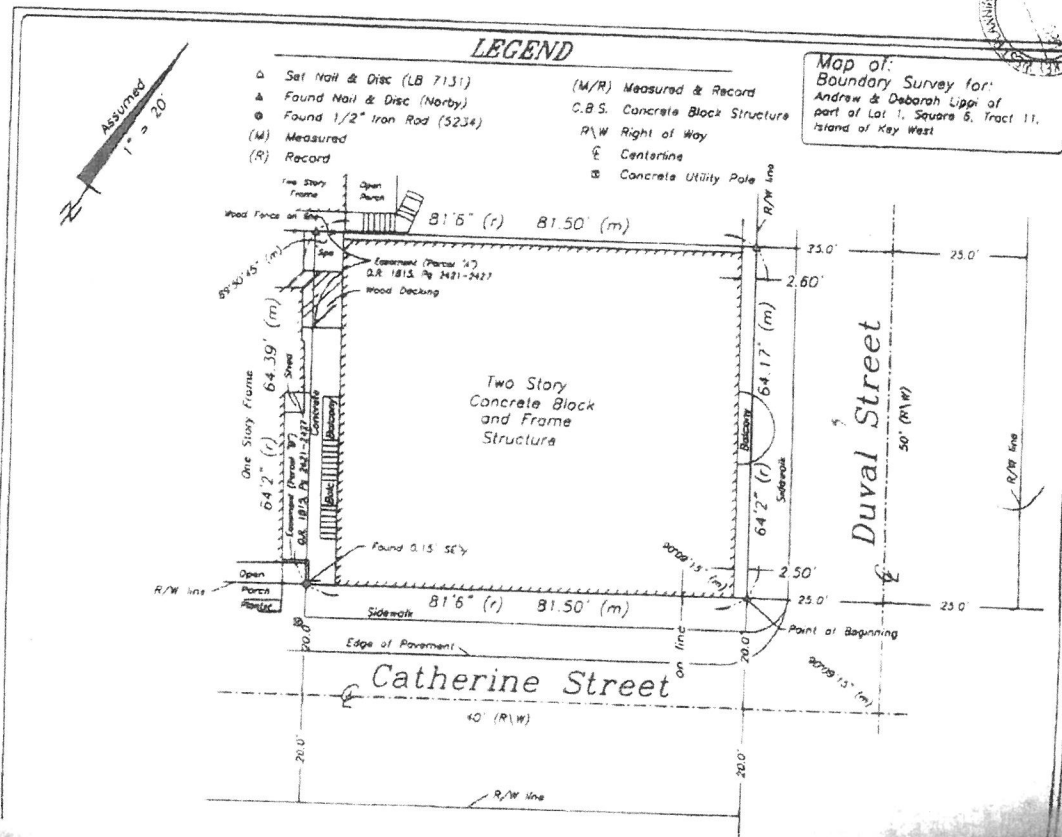


Receiver site floor plans:



Receiver Site Survey

EXHIBIT A



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.

[Signature]
Lynn O'Flynn, PSM
Florida Reg. #6298

February 10, 2003

NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
1430 Duval Ave., Key West, FL 33040
(305) 285-7432 FAX (305) 282-0200

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.

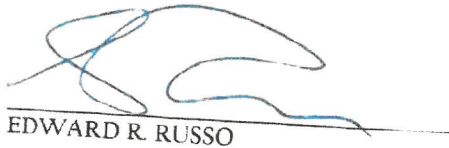
4. To the best of our knowledge and belief, there have been no improvements, including but not limited to buildings, sheds, fences, or swimming pools, constructed on any adjoining property which might encroach onto any part of the Property.

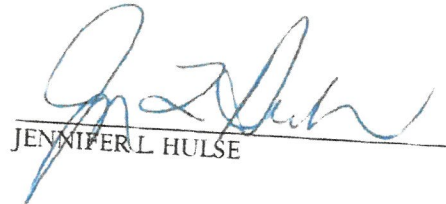
5. Affiants further state that they are familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument for this nature.

(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

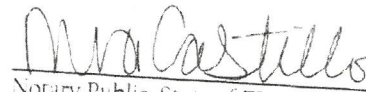
STATE OF FLORIDA
COUNTY OF MONROE

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, FDL 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

Sender Site

BTRs

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 CONCH HOUSE HERITAGE INN, THE
Location Addr 625 TRUMAN AVE
Lic NBR/Class 2301 PROPERTY RENTAL
Issued Date 8/9/2024 **Expiration Date: September 30, 2025**

TRANSIENT GUESTHOUSE UNITS

Comments: TEN TRANSIENT GUESTHOUSE UNITS

Restrictions: BNB5402142 (10/01/2024)

CONCH HOUSE HERITAGE INN, THE
625 TRUMAN AVE

KEY WEST, FL 33040

This document must be prominently displayed.

SAMFRA, INC.

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 CONCH HOUSE HERITAGE INN, THE (TR)
Location Addr 625 TRUMAN AVE
Lic NBR/Class LIC2024- REGULATORY LICENSES AND PERMITS
 000188
Issued Date 8/9/2024 **Expiration Date: September 30, 2025**
TRANSIENT RENTAL MEDALLION

Comments: TEN TRANSIENT GUESTHOUSE UNITS/ MEDALLION #165

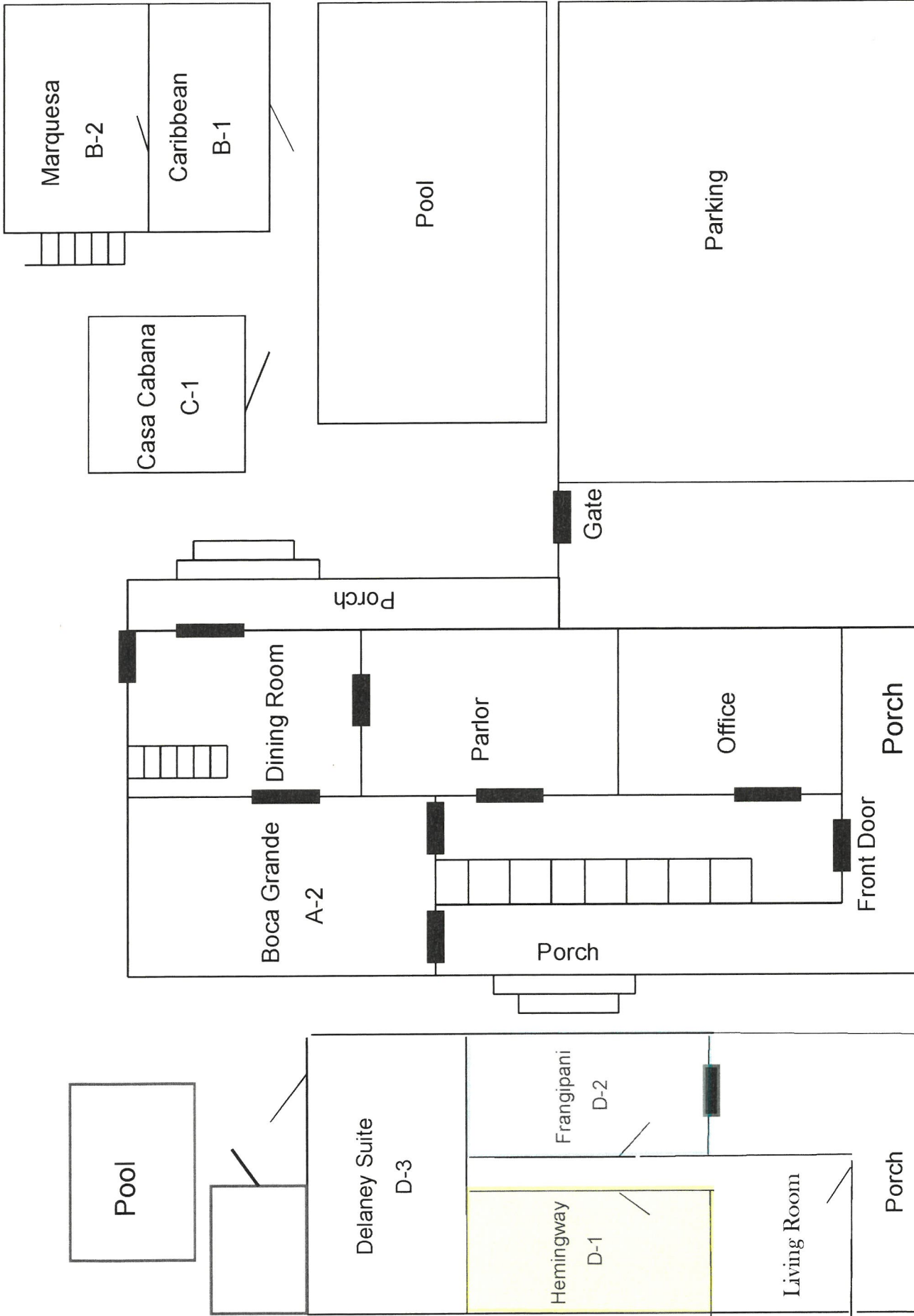
Restrictions: BNB5402142 (10/01/2024)

CONCH HOUSE HERITAGE INN, THE
(TR)
625 TRUMAN AVE
KEY WEST, FL 33040

This document must be prominently displayed.

SAMFRA, INC.

Sender Site
623-625 Truman
Existing

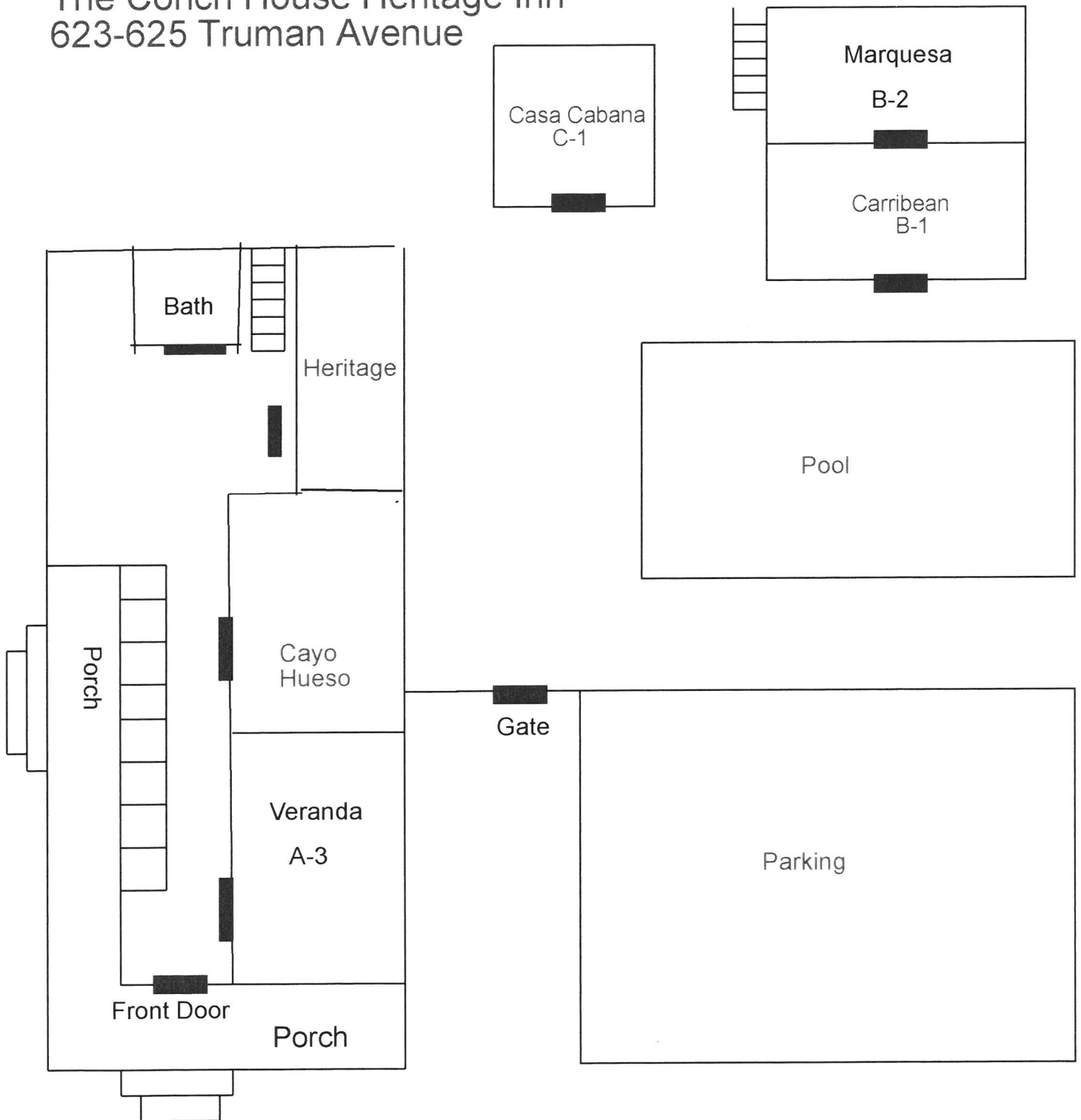


Delaney Cottage 623

Main House 625
Downstairs

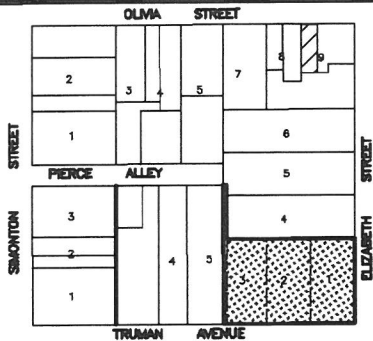
The Conch House Heritage Inn
623-625 Truman Avenue
Existing First Floor Plan
Proposed units to be transferred

The Conch House Heritage Inn
623-625 Truman Avenue



Existing Second Floor Layout

Survey



LOCATION MAP
Square 7, Tract 4 part of Tract 5
City of Key West, Fl.



LEGAL DESCRIPTION:

Lots 1 & 2

On the Island of Key West and known as Lot Two (2) of Square One (1) of Tract Five (5) according to diagram recorded on page 5 of Plat Book 1, Monroe County, Florida Records. and commences at a point on Division Street Fifty-two (52) feet from the corner of Elizabeth Street and runs along Division Street Southwesterly Fifty-one (51) feet; thence at right angles Northwesterly One Hundred (100) feet; thence Northeasterly Fifty-one (51) feet; thence runs Southeastery One Hundred (100) feet to the Point of Beginning. Being same land as is contained in deed from J.M. Phipps to Carlos Recio, June 17, 1896.

AND

Part of Tract Five (5) according to William A. Whitehead's Map of the Island of Key West, delineated in February, 1829. Commencing at the corner of Elizabeth and Division Streets and running thence in a Southwesterly direction along Division Street Fifty-two (52) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Fifty-two feet to Elizabeth Street; thence at right angles in a Southeastery direction along Elizabeth Street One Hundred (100) feet to the Point of Beginning. Same being Lot One (1) in Square One (1), said Tract Five (5), according to Charles W. Tift's map dated July, 1874, as revised by Geo. W. Reynolds, December, 1900.

Lot 3

On the Island of Key West and known as Part of Tract 5, according to William Whitehead's map, better described as part of Lot 3 of Square 1, of said Tract 5, according to a diagram of the Estate of Walter C. Maloney, late of Monroe County, deceased, recorder in Plat Book 1, Page 5, Monroe County, Florida. Beginning at a point on Division Street 103 feet from the corner of Elizabeth Street and Division Street, running thence along Division Street in a Southwesterly direction 25 feet and 6 inches; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 25 feet and 6 inches; thence at right angles in a Southeastery direction 100 feet to the Point of Beginning.

AND

On the Island of Key West, and better known as part of Tract Five (5), according to William Whitehead's map, delineated in February, A.D. 1829, but now better known as part of Lot Three (3) in Square One (1) of said Tract Five (5), according to W.C. Maloney's diagram, recorded in Plat Book One, Page 5, Monroe County, Florida, Records; Commencing at a point on Division Street, distance One Hundred and Twenty-eight (128) feet and Six (6) inches from the corner of Elizabeth and Division Streets, and running thence along Division Street, in a S.W.'ly direction Twenty-five (25) feet and Six (6) inches; thence at right angles in a N.W.'ly direction One Hundred (100) feet; thence at right angles in a N.E.'ly direction Twenty-five (25) and Six (6) inches; thence at right angles in a S.E.'ly direction one Hundred (100) feet to the Place of Beginning.

AND

Parcel 5;

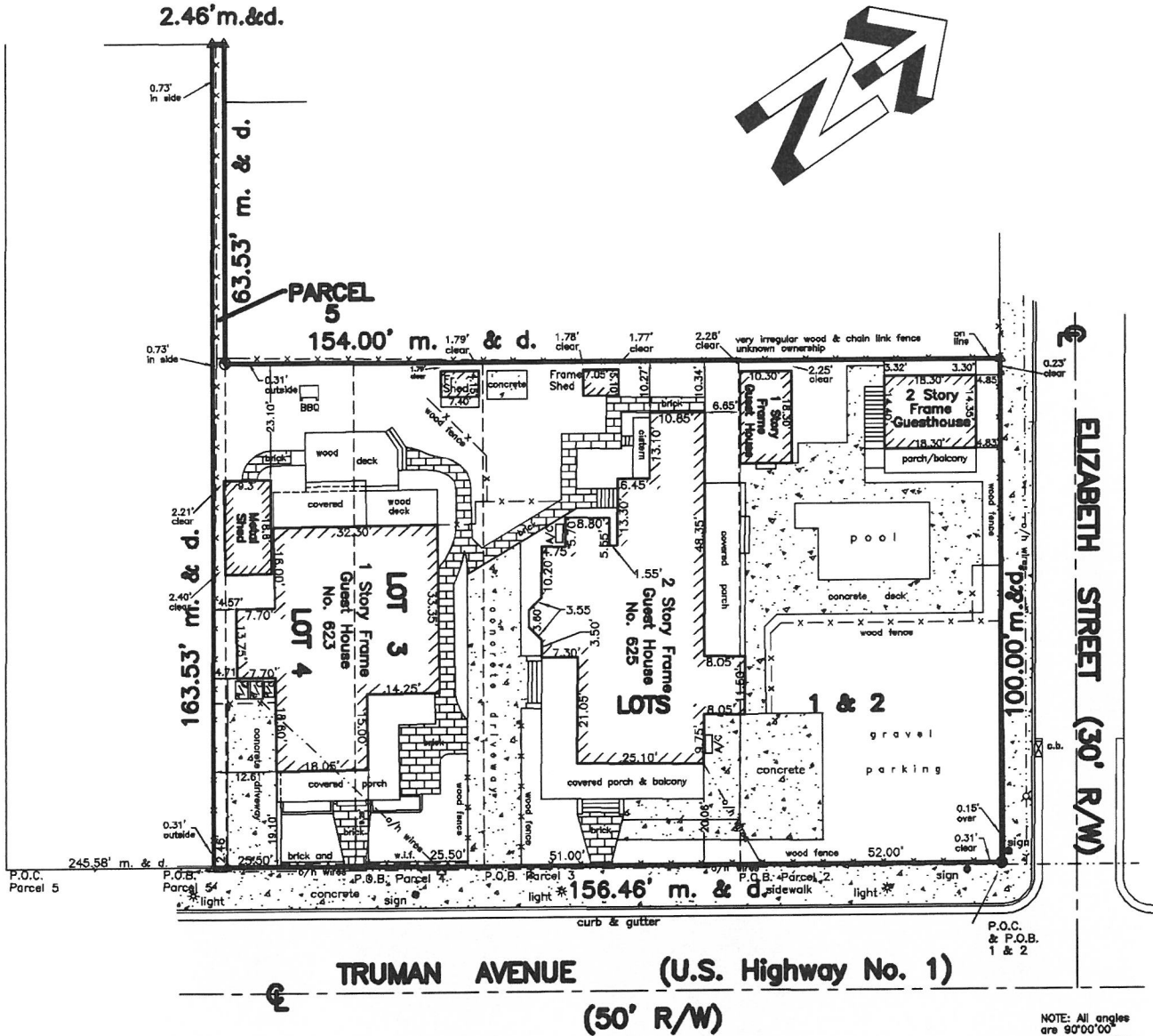
On the Island of Key West, and known as part of Square Seven (7) of Tract Four (4), according to C.W. Tift's map of said Island, but better known and described according to a diagram of Charles R. Pierce's subdivision of Lot One (1), and Two (2) in said Square Seven (7) of Tract Four (4) recorded in Plat Book One (1), Page Twenty (20), Monroe County, Records, as part of Lot Five (5) of said Subdivision, commencing at a point on Division Street Two Hundred Forty-five (245) feet, Six and one-half (6 1/2) inches from the corner of Division and Simonton Streets, and runs along Division Street Northeasterly Two (2) feet, Five and one-half (5 1/2) inches; thence at right angles Northwesterly One Hundred Sixty-three (163) feet and Six (6) inches; thence at right angles Southwesterly Two (2) feet, Five and one-half (5 1/2) inches; thence at right angles Southeastery One Hundred Sixty-three (163) feet, Six (6) inches out to Division Street, to the Point of Beginning.

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

SIMONTON STREET (50' R/W)



NOTE: All angles are 90°00'00" unless otherwise described

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Truman Avenue
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation
B.M. = Bench Mark
C.L.F. = Chain Link Fence

o/h = Overhead
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B.S. = Concrete Block Stucco
cov'd. = Covered
wd. = Wood
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
A/C = Air Conditioner

Monumentation:

● = Found 1/2" Iron Bar, P.L.S. No. 1587
△ = Set P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail, P.L.S. No. 5234

Field Work performed on: 6/3/13

CERTIFICATION MADE TO:

623 Delaney, LLC;
First State Bank of the Florida Keys;
Spottswood, Spottswood & Spottswood

CERTIFICATION MADE TO:

625 Truman, LLC;
First State Bank of the Florida Keys;
Spottswood, Spottswood & Spottswood

623 Delaney, LLC, & 625 Truman, LLC
623-625 Truman Avenue, Key West, Fl. 33040

BOUNDARY SURVEY

Scale: 1"=20'
Date: 6/10/13
Ref. 211-21
Flood panel No. 1516 K
Flood Zone: X
Dwn. No.: 13-231
Dwn. By: F.H.H.
Flood Elev. -

REVISIONS AND/OR ADDITIONS

d/key west / block 74



ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE