

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: March 15, 2012

Agenda Item: **Conditional Use – 1128-1130 Duval Street (RE# 00027950-000000) -**
A Conditional Use application for a wine bar located in the HRCC-3 zoning district per Section 122-748 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow an existing commercial space to accommodate a wine bar limited to the sale of wine and beer with indoor consumption area only.

Applicant: J. Jon Ashby

Property Owner: The Green Pineapple, LLC

Location: 1128-1130 Duval Street (RE# 000279500-000000)

Zoning: Historic Residential Commercial Core (HRCC-3) zoning district

Background:

The property is located on Duval Street at the corner of Catherine Street. The structure is a two story mixed use building. The first floor is three commercial spaces: currently an art gallery, yoga studio and the commercial space which is part of this application. The mezzanine and second floor is a non-transient residential unit occupied by the property owner. Previous commercial uses for this commercial space have included an art studio and gallery, retail sales and services.

The application was heard at a regularly scheduled Planning Board meeting on February 16, 2012. Subsequent to comments made at that meeting, the floor plan and business format were modified with Conditions of Approval to address the concerns of Planning Board members and neighbors.

Request:

This request is for the conditional use of a 2,300 square foot commercial space located on the first floor in an existing building. The applicant is proposing to use 1,075 square feet of that

space as alcohol consumption area with ten seats. No outdoor consumption area or live amplified entertainment is proposed. The hours of operation are proposed between the hours of 10 am until 10 pm seven days a week.

Surrounding Zoning and Uses:

North: HRCC-3: Art Gallery

South: HRCC-3: Commercial Retail

East: HRCC-3: Restaurant and Hotel

West: HRCC-3: Residential

Uses Permitted Per Section 122-747, Code of Ordinances:

1. Single-family and two-family residential dwellings
2. Multiple-family residential dwellings
3. Group homes with less than or equal to six residents as provided in Section 122-1246
4. Places of worship
5. Business and professional offices
6. Commercial retail low and medium intensity less than or equal to 5,000 square feet as provided in division 11 of Article V of this chapter
7. Hotels, motels, and transient lodging
8. Medical services
9. Parking lots and facilities
10. Restaurants, excluding drive-through
11. Veterinary medical services without outside kennels

Conditional Uses Per Section, 122-748 Code of Ordinances:

1. Group homes with seven to fourteen residents as provided in Section 122-1246
2. Community centers, clubs, and lodges
3. Cultural and civic activities
4. Educational institutions and day care
5. Nursing homes, rest homes, and convalescent homes
6. Parks and recreation, active and passive
7. Protective services
8. Public and private utilities
9. Bars and lounges
10. Commercial low and medium intensity greater than 5,000 square feet
11. Commercial retail high intensity
12. Funeral homes
13. Small recreational power-driven equipment rentals

Process:

Development Review Committee Meeting:

December 16, 2011

Planning Board Meeting:

February 16, 2012, postponed

March 15, 2012

Conditional Use Review:

Code Sec.122-62 (a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during review of the respective application in order to ensure compliance with the Comprehensive Plan and Land Development Regulations. The same section also specifies that “a conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

Conditional Use Criteria Per Code Sec. 122-62:

- (a) **Findings:** The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.” The following criteria form the basis for a finding of compliance.

The property is zoned HRCC-3. In the immediate vicinity, there are several establishments serving alcoholic beverages, these include La Te Dah, Gran Vin, The Banana Café, Sweet Tea’s. The proposed addition of a small bar will intensify the use of the space. Community impact concerns most likely will relate to noise and hours of operation. The consumption area proposed, as well as limits to the type of alcohol sales and hours of operation, prohibition of amplified live music, should help reduce potential impacts.

- (b) **Characteristics of Use Described:**

The applicant is proposing a wine bar use as accessory to the principle commercial retail within the existing structure. The proposed wine bar includes indoor consumption area only. The size of the commercial space is 2,300 square feet with a consumption area to consist of 1075 square feet.

1) Scale and Intensity:

a. Floor Area Ratio:

No changes are being proposed to F.A.R with this conditional use application. The F.A.R. for this commercial unit on this mixed use site is part of a process of previously approved projects.

b. Traffic Generation:

According to the Institute of Transportation Engineers Trip Generation Manual, 7th Edition, the proposed conditional use compared to the existing use on the site should produce similar traffic generation although peak traffic trips may increase from the previous use. In reality most patrons will be pedestrians.

c. Square Feet of Enclosed Building for Each Specific Use:

The building has two stories with commercial use on the first floor and residential use on the mezzanine and second floor. The first floor total square footage is 4,599

square feet which includes the three commercial spaces and the second floor residential space is 2,409 square feet.

d. Proposed Employment

There will be approximately two - three employees working on the site at one time.

e. Proposed Number of Service Vehicles:

The applicant is expecting no additional service vehicles to be making trips to the area. Three to four weekly deliveries are expected for the proposed use. Deliveries to the establishment will be made by the same vehicles that currently deliver to establishments in the vicinity. Per Section 70-372, all deliveries shall be made between 6 am and 2 pm.

f. Off-Street Parking:

The proposed site is within the historic commercial pedestrian-oriented area, pursuant to Section 108-573 (c) of the City Code. This section provides that no additional off-street parking shall be required within the historic commercial pedestrian-oriented area if a commercial structure is the subject of a change of commercial use, as long as additional floor area is not added. No additional floor area is being constructed on the site.

2) On or Off site Improvements Required and Not Listed in Subsection (b)(1).

a. Utilities:

No utility changes are expected as a result of the proposed conditional use. Additionally, Keys Energy Services and Florida Keys Aqueduct Authority have no objections to the proposed conditional use.

b. Public facilities:

No changes to public facilities are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. There are no expected changes regarding level of service for potable water, sanitary sewer, or drainage. Additionally, it is anticipated that the proposed change in use would not have an adverse impact on roadway capacity or trip generation.

c. Roadway or Signal Improvements:

No changes are required or proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

No accessory structures or facilities are generated by the proposed conditional use.

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

The proposed project does not include unique facilities or structures.

3) On-Site Amenities Proposed to Enhance the Site and Planned Improvements.

The applicant is not proposing any exterior changes to the site.

a. Open Space:

The applicant is not proposing any changes to open space on the site.

b. Setbacks from Adjacent Properties:

No changes are proposed that would alter structural setbacks.

c. Screening and Buffers:

No additional screening or buffers are proposed. The building exists and occupies the entire property.

d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:

No landscaped berms are proposed.

e. Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:

To mitigate potential noise concerns the applicant is not proposing amplified live music. The proposed hours of operation are similar to those of surrounding commercial operations. Other noxious impacts are not anticipated to be caused as a result of this proposal.

c) Criteria for Conditional Use Review and Approval. Applications for a Conditional Use review shall clearly demonstrate the following:

1) Land Use Compatibility:

The proposed location of the wine bar is surrounded by a mix of uses, including open air restaurants, retail uses, and residences. This district is characteristically a pedestrian oriented area and additional traffic or parking impacts are presumed to be minimal. The proposed wine bar may increase impacts in the area. However, the applicant has proposed to mitigate impacts by limiting the square footage of proposed consumption area. Further, the applicant has proposed limiting music to the interior of the structure.

2) Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are proposed. The applicant intends to use the existing infrastructure on the site for the wine bar.

3) Proper Use of Mitigative Techniques:

The applicant is not proposing outdoor music in order to minimize noise. The applicant will have access to existing waste handling and recycling services associated with the existing operations. Additional adverse impacts detrimental to the general public health, safety and welfare are not anticipated.

4) Hazardous Waste:

Not applicable; no hazardous waste will be generated by the proposed conditional use.

5) Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of approval. Specifically the City Noise Ordinances per Section 26-191. Additionally, ADA accessible restrooms will be available. The applicant will also provide accessible seating within the space itself.

6) Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

a. Land Uses Within a Conservation Area:

Not applicable; the site is not located in a conservation area.

b. Residential Development:

Not applicable; no further residential development is proposed.

c. Commercial or Mixed Use Development:

Commercial mixed use development exists.

d. Development Within or Adjacent to Historic Districts:

The proposed site is within the City's Historic District. The applicant must apply to HARC for any signage, paint or exterior modifications.

e. Public Facilities or Institutional Development:

Not applicable; no public facilities or institutional development are being proposed.

f. Commercial Structures, Uses and Related Activities Within Tidal Waters:

Not applicable; this site is not located within tidal waters.

g. Adult Entertainment Establishments:

Not applicable; no adult entertainment is being proposed.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Concurrency management has been previously addressed in this report. The proposed site is in compliance with Chapter 94 of the City Code of Ordinances.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use be **approved** with the following conditions:

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

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

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

4. Hours of operation are limited to 10 am to 10 pm.
5. The use is approved for the sale of beer and wine only.
6. There will be no live amplified music on the premises.
7. There will be no more than 1,075 square feet of consumption area allowed without further City approvals.
8. If there is to be prerecorded amplified music, the applicant expressly agrees to provide the City's agents unfettered access to the computer-generated reports and full, real-time web-based access to the digital monitoring of on-site acoustics for the purpose of assuring compliance with condition 2 contained herein. The playing of any music (amplified or otherwise) outside of the premises is not permitted without further City approvals.
9. The bar shall be operated as accessory to and in conjunction with the principle retail operation at 1130 Duval Street only. At least 60% of the consumption area shown on the floor plan submitted March 7, 2012, shall contain clothing racks, shelving, cases and/or other displays of merchandise for retail sale. Displays of beer and wine for retail package sales, if any, shall occupy no more than 20% of the consumption area. The bar shall not be open if the retail operation is closed.
10. The applicant is limited to a maximum of ten seats. Additional seating of any kind is not permitted without further City approvals.
11. The bar use is limited to the interior of the property. The expansion or relocation of the consumption area outside of the building is not permitted without further City approvals.
12. The applicant shall renew the Conditional Use Permit issued by the City on an annual basis. The renewal is due on May 31st of every year.

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION NO. 2012-**

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

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

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

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

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

_____ Chairman

_____ Planning Director

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

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

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

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

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

Section 2. That a conditional use and special exception request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-748(9) is hereby approved as follows: allowing 1,075 square feet of existing consumption area for a beer and wine bar open to the public at 1130 Duval Street for property located at 1128-1130 Duval Street (RE# 00027950-000000), Key West, Florida, as shown in the attached floor plan received March 7, 2012 with the following

conditions:

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

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

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

4. Hours of operation are limited to 10 am to 10 pm.
5. The use is approved for the sale of beer and wine only.
6. There will be no live amplified music on the premises.
7. There will be no more than 1,075 square feet of consumption area allowed without further City approvals.
8. If there is to be prerecorded amplified music, the applicant expressly agrees to provide the City's agents unfettered access to the computer-generated reports and full, real-time web-based access to the digital monitoring of on-site acoustics for the purpose of assuring compliance with condition 2 contained herein. The

_____ Chairman

_____ Planning Director

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

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

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

_____ Chairman

_____ Planning Director

Section 4. This conditional use approval does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

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

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

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
 City of Key West Planning Department
 604 Simonton Street, Key West, FL 33040
 (305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan
 Major _____
 Minor _____

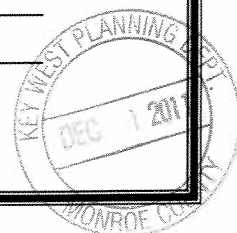
Conditional Use
 X _____

Historic District
 Yes X _____
 No _____

Please print or type:

- 1) Site Address 1130 Duval St.
- 2) Name of Applicant J. Jon Ashby
- 3) Applicant is: Owner _____ Authorized Representative X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1223 White St., Unit 104
Key West, FL 33040
- 5) Applicant's Phone # (305) 293-0084 Email jjashby@bellsouth.net
- 6) Email Address: _____
- 7) Name of Owner, if different than above The Green Pineapple, LLC
- 8) Address of Owner 1130 Duval St., Key West, FL 33040
- 9) Owner Phone # (305) 731-4875 Email _____
- 10) Zoning District of Parcel HRCC-3 RE# 00027950-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
 If Yes: Date of approval _____ HARC approval # _____
 OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

See Attached Exhibit "A"



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



13) Has subject Property received any variance(s)? Yes _____ No X
If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes X No _____

If Yes, describe and attach relevant documents.

Boundary agreement + perpetual easement w/ owner of adjacent property
Easement given by City of Key West for balcony encroachment

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.



EXHIBIT "A"

BACKGROUND:

The Property is located at 1128 and 1130 Duval St. The building is a two story mixed use building. The first floor consists of commercial space and non transient residential on the second floor. Previous commercial uses were for an art gallery.

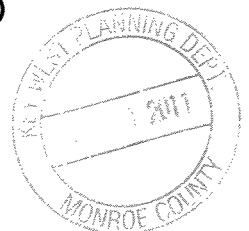
(b)CHARACTERISTICS OF USE DESCRIBED:

This request is for a conditional use of approximately 2300 square feet of commercial indoor space on the first floor. The applicant is proposing a wine bar and lounge with a total of approximately 1075 square feet of consumption area, while still primarily functioning as commercial retail boutique. No outdoor music is proposed, and the proposed hours of operation are between 10:00 a.m. and 2:00 a.m.

1) Scale and Intensity

- a. Floor Area Ratio: No changes are being proposed.
- b. Traffic Generation: proposed use should compare with existing use on the site.
- c. Square Feet of Enclosed Building for Each Specific Use: Within the enclosed mixed use principal structure is retail, residential, and the proposed bar and lounge uses. The proposed floor area to be used is approximately 2300 square feet. The proposed use for alcohol consumption is approximately 1075 square feet.
- d. Proposed Employment: Primarily two (2) but no more than three (3) employees.
- e. Proposed number of service vehicles: Deliveries to the establishment will be made by the same vehicles that currently deliver to the establishments in the vicinity. Deliveries can be made via the Catherine Street side of the property.
- f. Off street parking: Property is within the historic commercial pedestrian oriented area, and no additional floor area is being added. Thus no parking is required.

2) On or off site improvements Required and not listed in Subsection (b)(1)



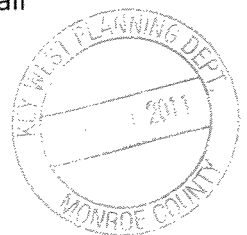
- a. Utilities: No utility changes are expected.
- b. Public Facilities: No changes.
- c. Roadway or Signal improvements: No changes.
- d. Accessory Structures or Facilities: None
- e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements: Proposed project does not include unique facilities or structures.

3) On-Site Amenities Proposed to Enhance the Site and Planned Improvements

- a. Open Space: No changes to open space on the site.
- b. Setbacks from Adjacent Properties: No changes that would alter structural setbacks.
- c. Screening and Buffers: No additional screening or buffers are proposed.
- d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites: None proposed.
- e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts: No live music or outdoor amplified music is being proposed. The proposed hours of operation are Monday through Sunday 10:00 a.m. – 2:00 a.m.

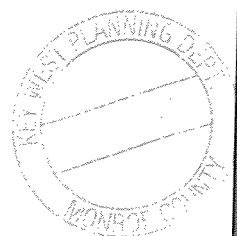
c) Criteria for Conditional Use Review and Approval.

- 1) Land Use Compatibility: The proposed location of the bar and lounge is surrounded by a mix of uses, including bars, lounges, restaurants, retail uses, galleries and transient and non-transient residences. The district is pedestrian oriented area and additional traffic and parking impacts are expected to be minimal.
- 2) Sufficient site size, adequate site specifications and infrastructure to accommodate the proposed use: The size and shape of the site are adequate to accommodate the scale and intensity of the conditional use requested.
- 3) Proper use of mitigative techniques: The applicant is not proposing outdoor music to minimize noise levels.
- 4) Hazardous Waste: N/A
- 5) Compliance with applicable laws and ordinances: Applicant will comply with all applicable laws and regulations as a condition of approval.



6) Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

- a. Land uses within Conservation Area: N/A
- b. Residential Development: N/A
- c. Commercial or mixed use development: N/A
- d. Development within or adjacent to historic district: Proposed site is within the City's Historic District. The Applicant will apply to HARC for any/all signage.
- e. Public facilities or institutional development: N/A
- f. Commercial structures, uses, and related activities within tidal waters: N/A
- g. Adult Entertainment establishments: N/A



Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, J. Jon Ashby, 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

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/22/11 by
date

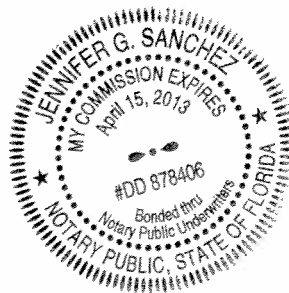
J. Jon Ashby
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Jennifer G. Sanchez
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization Form

**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

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

managing member of The Green Pineapple, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize J. Jon Ashby
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 11/22/11 by

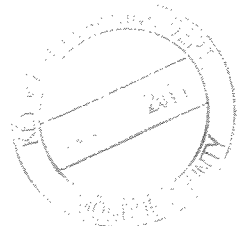
Deborah Lippi
Name of Authorized Representative

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

Jennifer G. Sanchez
Notary's Signature and Seal

Jennifer G. Sanchez
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Deed

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

Parcel ID# 000279500-000000; AK Number: 1028720

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29th day of Sept., 2011, by **DEBORAH E. LIPPI**, a single woman, first party, to **THE GREEN PINEAPPLE, LLC**, a Florida limited liability company, whose address is 1130 Duval St., Key West, FL 33040 second party:

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

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

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

1. Subject to current taxes, easements, and restrictions of record.
2. Conveyance between related parties of unencumbered property, therefore, minimum documentary stamps are affixed.

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

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

WITNESSES

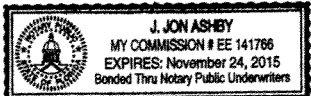
[Signature]
Witness Signature **J. Jon Ashby**
Printed Name

GRANTOR
[Signature]
DEBORAH E. LIPPI

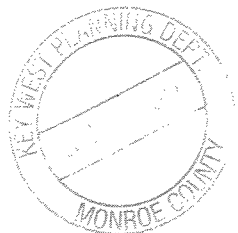
[Signature]
Witness Signature **Diane K Paglia**
Printed Name

STATE OF FLORIDA)
COUNTY OF MONROE)

On this 29th day of Sept., 2011, before me personally came **DEBORAH E. LIPPI** who is/are personally known to me or who has produced _____ as identification to me, and who acknowledged execution of the foregoing instrument.



[Signature]
Notary Public
Name: **J. Jon Ashby**



My Commission Expires:

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



[Home](#) [Contact Us](#) [E-Filing Services](#) [Document Searches](#) [Forms](#) [Help](#)

[Previous on List](#) [Next on List](#) [Return To List](#)

Entity Name Search

No Events

No Name History

Detail by Entity Name

Florida Limited Liability Company

THE GREEN PINEAPPLE LLC

Filing Information

Document Number L11000055879
FEI/EIN Number NONE
Date Filed 05/11/2011
State FL
Status ACTIVE
Effective Date 08/01/2011

Principal Address

1130 DUVAL STREET
KEY WEST FL 33040 US

Mailing Address

1130 DUVAL STREET
KEY WEST FL 33040 US

Registered Agent Name & Address

LIPPI, DEBORAH E MS.
1130 DUVAL STREET
KEY WEST FL 33040 US

Manager/Member Detail

Name & Address

Title MGR

LIPPI, DEBORAH E MS.
1130 DUVAL STREET
KEY WEST FL 33040 US

Annual Reports

No Annual Reports Filed

Document Images

[05/11/2011 -- Florida Limited Liability](#)

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



[Previous on List](#)

[Next on List](#)

[Return To List](#)

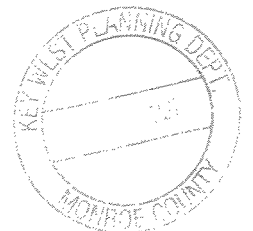
Entity Name Search

No Events

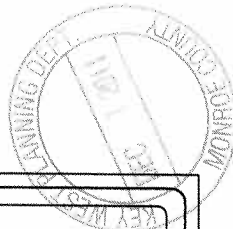
No Name History

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State of Florida, Department of State



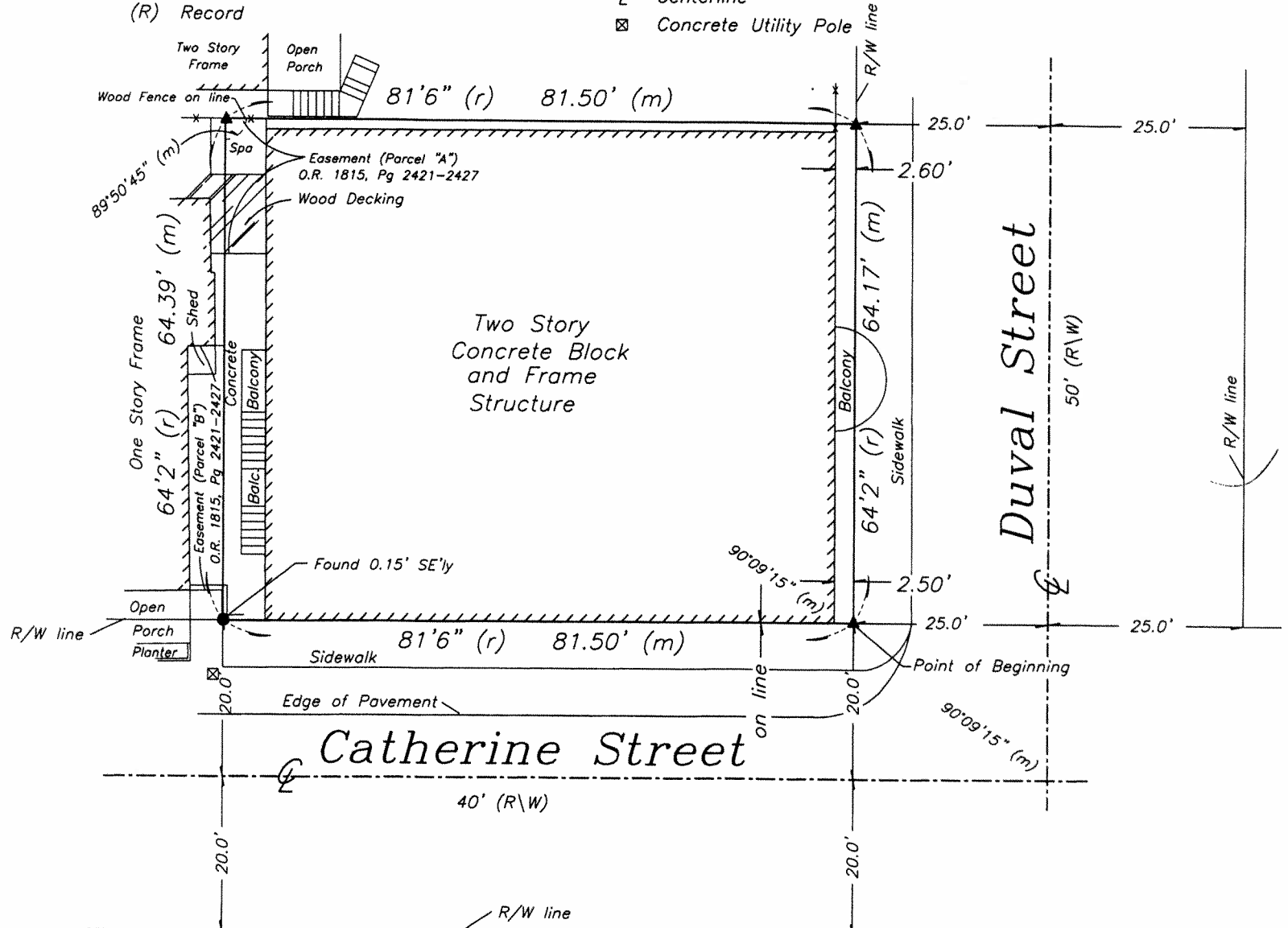
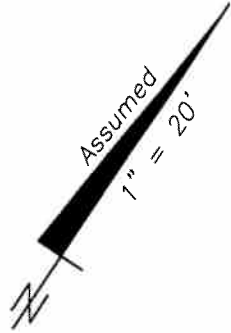
Survey



LEGEND

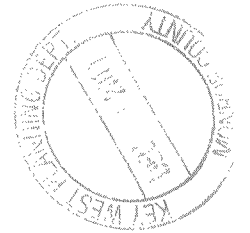
- △ Set Nail & Disc (LB 7131)
- ▲ Found Nail & Disc (Norby)
- Found 1/2" Iron Rod (5234)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊠ Concrete Utility Pole

Map of:
Boundary Survey for:
Andrew & Deborah Lippi of
part of Lot 1, Square 6, Tract 11,
Island of Key West



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. Adoiners are not furnished.

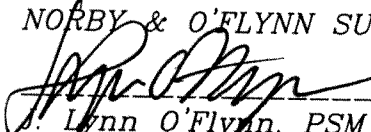


BOUNDARY SURVEY OF: Part of Lot One (1) in Square Six (6) of Tract Eleven (11) according to Charles W. Tift's map or plan of the City and Island of Key West and being more particularly described as follows:

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

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

NORBY & O'FLYNN SURVEYING, INC.


Lynn O'Flynn, PSM
Florida Reg. #6298

February 10, 2003

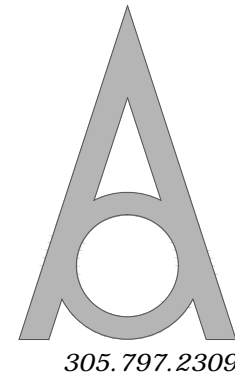
NORBY & O'FLYNN
Surveying, Inc.



Professional Land Surveyors
LB No. 7131

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

Site Plans



CONDITIONAL USE PLANNING

THE GREEN PINEAPPLE MARKETPLACE

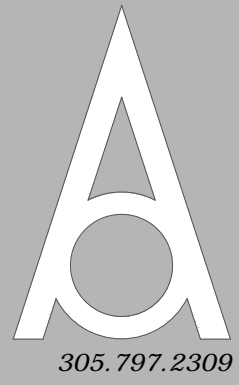
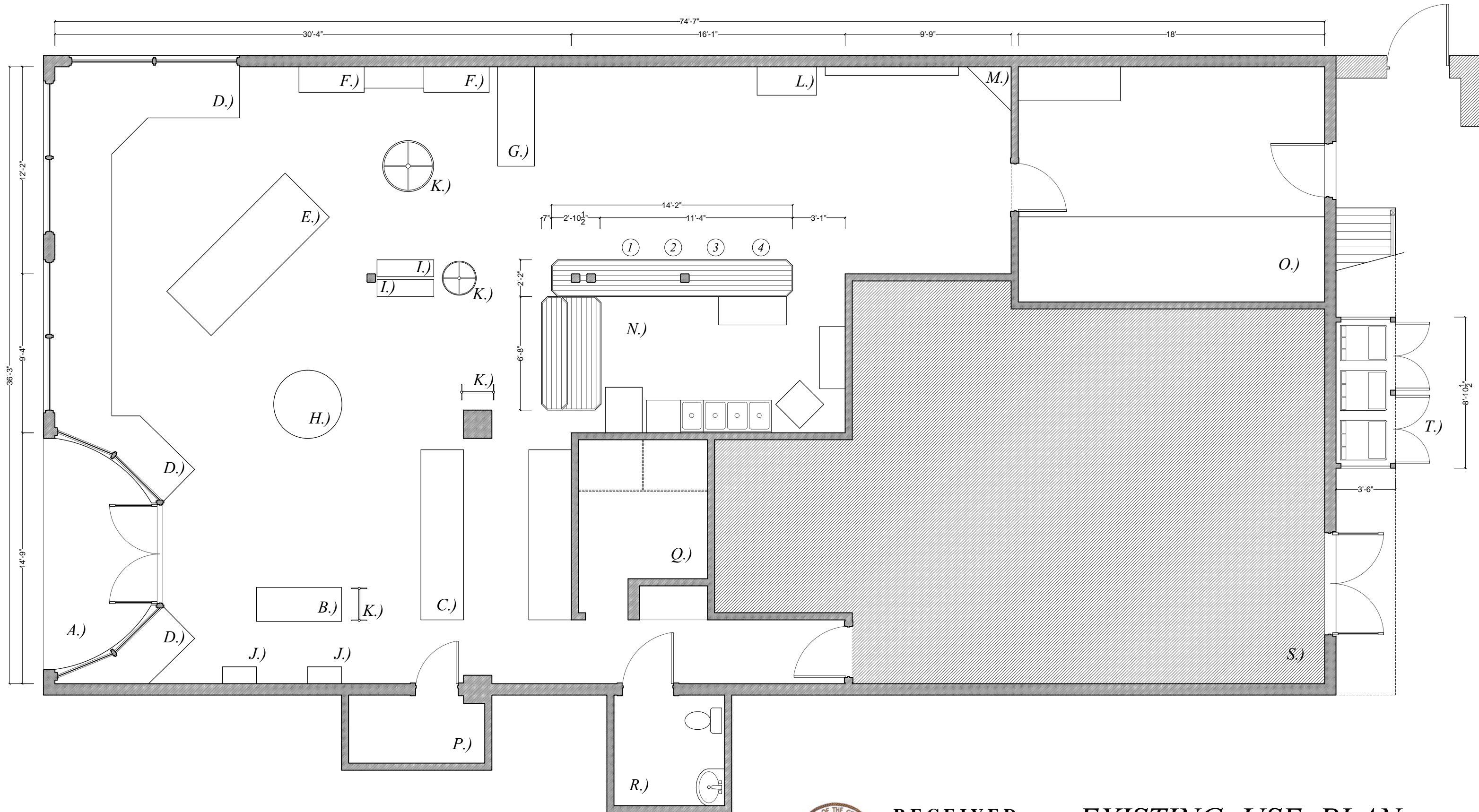
1130 DUVAL STREET

KEY WEST, FL 33040



THE SCOPE OF WORK FOR THESE DRAWINGS ENGAGES THE CONDITIONAL USE PLANNING FOR THE GREEN PINEAPPLE MARKETPLACE AND LUSH BAR (WITHIN).

- A.) STOREFRONT ENTRY FOYER.
- B.) MERCHANDISE DISPLAY CASE (2'-0" X 5'-0").
- C.) SALES DESK (2'-6" X 10'-0").
- D.) BUILT-IN DISPLAY AREA (130 SF).
- E.) MERCHANDISE DISPLAY TABLE (3'-8" X 9'-10").
- F.) MERCHANDISE DISPLAY SHELVING (1'-6" X 3'-10").
- G.) MERCHANDISE DISPLAY CASE (2'-2" X 5'-10").
- H.) MERCHANDISE DISPLAY TABLE (4'-0" DIA).
- I.) MERCHANDISE DISPLAY SHELVING (1'-0" X 3'-4").
- J.) MERCHANDISE DISPLAY CASE (1'-0" X 2'-0").
- K.) CLOTHING DISPLAY RACKS.
- L.) MERCHANDISE DISPLAY SHELVING (1'-8" X 3'-6").
- M.) MERCHANDISE DISPLAY CUPBOARD (3'-8" FRONT).
- N.) LUSH BAR AREA (17'-10" X 10'-2").
- O.) MERCHANDISE STORAGE AREA (18'-0" X 13'-10").
- P.) MERCHANDISE STORAGE AREA (4'-0" X 8'-0").
- Q.) FITTING ROOM (7'-6" X 8'-2").
- R.) ADA ACCESSIBLE RESTROOM (6'-5" X 6'-5").
- S.) YOGA SANCTUARY (NOT APPLICABLE).
- T.) TRASH AND RECYCLING STORAGE (3'-6" X 8'-10.5").



CONDITIONAL USE PLANNING
 THE GREEN PINEAPPLE MARKETPLACE
 1130 DUVAL STREET
 KEY WEST, FLORIDA 33040

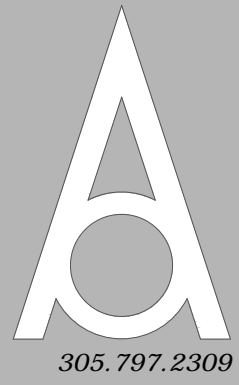
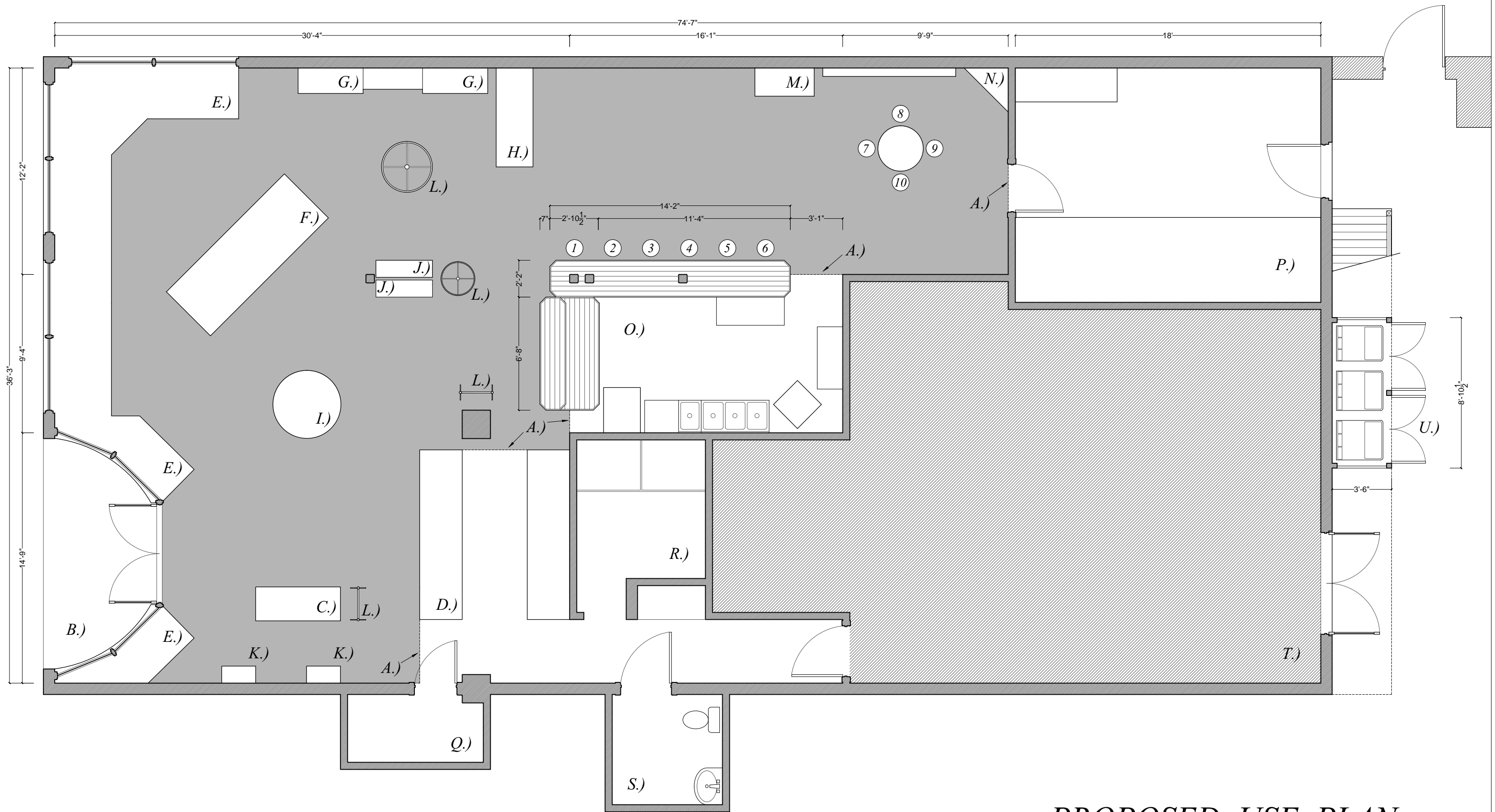


RECEIVED
 March 7, 2012
 KW Planning Dpt

EXISTING USE PLAN



- A.) CONSUMPTION AREA BOUNDARY.
- B.) STOREFRONT ENTRY FOYER.
- C.) MERCHANDISE DISPLAY CASE (2'-0" X 5'-0").
- D.) SALES DESK (2'-6" X 10'-0").
- E.) BUILT-IN DISPLAY AREA (130 SF).
- F.) MERCHANDISE DISPLAY TABLE (3'-8" X 9'-10").
- G.) MERCHANDISE DISPLAY SHELVING (1'-6" X 3'-10").
- H.) MERCHANDISE DISPLAY CASE (2'-2" X 5'-10").
- I.) MERCHANDISE DISPLAY TABLE (4'-0" DIA).
- J.) MERCHANDISE DISPLAY SHELVING (1'-0" X 3'-4").
- K.) MERCHANDISE DISPLAY CASE (1'-0" X 2'-0").
- L.) CLOTHING DISPLAY RACKS.
- M.) MERCHANDISE DISPLAY SHELVING (1'-8" X 3'-6").
- N.) MERCHANDISE DISPLAY CUPBOARD (3'-8" FRONT).
- O.) LUSH BAR AREA (17'-10" X 10'-2").
- P.) MERCHANDISE STORAGE AREA (18'-0" X 13'-10").
- Q.) MERCHANDISE STORAGE AREA (4'-0" X 8'-0").
- R.) FITTING ROOM (7'-6" X 8'-2").
- S.) ADA ACCESSIBLE RESTROOM (6'-5" X 6'-5").
- T.) YOGA SANCTUARY (NOT APPLICABLE).
- U.) TRASH AND RECYCLING STORAGE (3'-6" X 8'-10.5").



CONDITIONAL USE PLANNING
 THE GREEN PINEAPPLE MARKETPLACE
 1130 DUVAL STREET
 KEY WEST, FLORIDA 33040



RECEIVED
 March 7, 2012
 KW Planning Dpt

PROPOSED USE PLAN



Prior Approvals

of Key West Clerk's Office
Angela Street
West, FL 33040

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1308951
BK# 195 PG# 1936

RCD Jun 27 2002 03:37PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 2.10
06/27/2002 RR DEP CLK

RESOLUTION NO. 02-127

A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF KEY WEST, FLORIDA, RESTORING
THE EASEMENT FOR 1130 DUVAL STREET;
PROVIDING FOR AN EFFECTIVE DATE

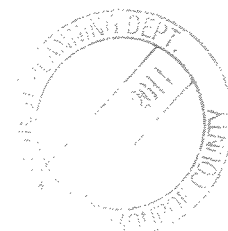
WHEREAS, in Resolution No. 02-009, the City Commission revoked the easement the City had granted to the property owner of 1130 Duval Street for failure to pay the annual easement fee; and

WHEREAS, payment has been received for the annual easement fee;

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

Section 1: That the easement for 1130 Duval Street is hereby restored, and the City Clerk is authorized to re-record the easement.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication

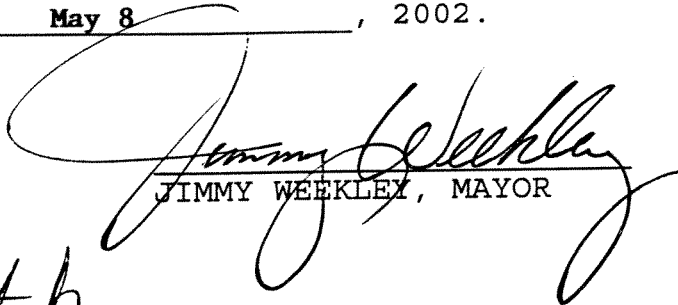


by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 7th day of May, 2002.

Authenticated by the presiding officer and Clerk of the Commission on May 7, 2002.

Filed with the Clerk May 8, 2002.


JIMMY WEEKLEY, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK



EASEMENT AGREEMENT

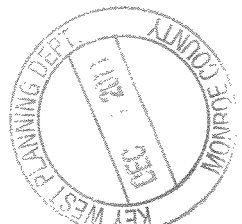
THIS AGREEMENT made this 17th of May, 2002, between the City of Key West, Florida (hereinafter Grantor) and Joan Brown (hereinafter Grantee).

RECITALS

Grantee is owner of the property known as 1130 Duval Street, Key West, Florida, including a semi-circular second floor balcony which encroaches into Grantor's Duval Street right-of-way. More specifically, the balcony attached to the building located at 1130 Duval Street encroaches a maximum depth of 4.2 feet into Duval Street for a length of 13 feet, according to a survey by Norby & Associates, Inc. dated March 26, 1999 (copy attached hereto). This encroachment impedes marketability of title to the property.

I. CONVEYANCE OF EASEMENTS

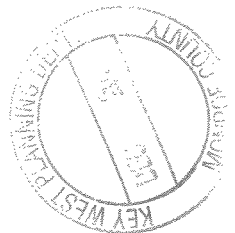
The Grantor hereby agrees to grant and convey to Grantee for the structural life of the encroachment, an easement for use of a semi-circular balcony of a maximum



depth of 4.2 feet and 13 feet in length along the Grantor's Duval Street right-of-way, as is more specifically described in the survey. The easement shall pertain to a balcony and not to any other encroachments. Grantee agrees that the balcony shall not be used for commercial purposes, particularly including the sale of alcoholic beverages, and violation of this condition may result in the termination of this easement at Grantor's sole option.

II. CONSIDERATION

Grantee has paid to Grantor a processing fee in the amount of \$850.00 together with all sums and fees for city sewer, city garbage, if unpaid; to otherwise promptly bring the property and all uses thereof into full compliance with all city and state laws and regulations, if it is not now in full compliance. Grantee further agrees to pay Grantor an annual rental fee for the easement in the total amount of \$300.00, payable annually on the anniversary date of the execution of this Easement Agreement to the City of Key West. Failure to pay such rental shall constitute grounds for the Grantor to terminate the easement.



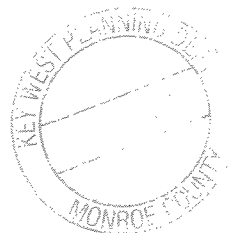
III. EASEMENT TERMINATION

Grantee agrees that any enlargement of the presently existing easement of 13 feet in length by a maximum depth of 4.2 feet easement shall operate to terminate the easement granted hereby, and that Grantor shall thereupon have the right to require Grantee to fully and entirely vacate the easement on the Duval Street right-of-way through demolition or structural alteration of the semi-circular second floor balcony.

Grantee agrees that in the event the structure encroaching Duval Street is removed or substantially destroyed, the easement shall terminate, and that any new structure shall be built entirely on land owned by Grantee, or its assigns, and shall not encroach on Grantor's right-of-way.

Additionally, Grantee recognizes and agrees that Grantor may reclaim or retake its property without process upon a determination of necessity to protect the health, safety or welfare of the City's residents.

Notwithstanding the fact that the easement may terminate at some future date, it is a covenant that runs with the land, and shall be binding on and shall inure to



the benefit of the parties hereto, their heirs, successors
or assigns.

IN WITNESS WHEREOF, the parties have executed this
easement agreement the date above written.

ATTEST:

THE CITY OF KEY WEST

Vivian Lee (deputy)
CHERYL SMITH, CITY CLERK

Julio Avel
JULIO AVAEL, CITY MANAGER

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me
this 28th day of May, 2002 by JULIO AVAEL of
the City of Key West on behalf of the City who is
personally known to me or who has produced _____
as identification.

Maria G. Ratcliff
Notary Public



Maria G. Ratcliff
MY COMMISSION # CC820020 EXPIRES
March 22, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

My commission expires: March 22, 2003

GRANTEE

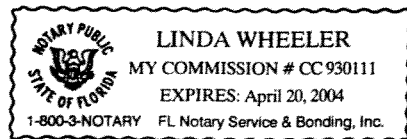
Joan Brown
Joan Brown

STATE OF FLORIDA)
COUNTY OF MONROE)

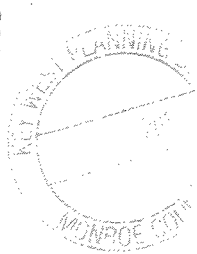
The foregoing instrument was acknowledged before me
this 10th day of JUNE, 2002 by JOAN BROWN who is
personally known to me or who has produced personally known
as identification.

Linda Wheeler
Notary Public

My commission expires: 4/20/2004



LINDA WHEELER
MY COMMISSION # CC 930111
EXPIRES: April 20, 2004
1-800-3-NOTARY FL Notary Service & Bonding, Inc.



RESOLUTION NO. 02-009

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, REVOKING THE EASEMENT FOR ENCROACHMENT AT 1130 DUVAL STREET FOR FAILURE TO PAY ANNUAL EASEMENT FEES; PROVIDING FOR AN EFFECTIVE DATE

RCD Jan 08 2002 09:30AM
DANNY L KOLHAGE, CLERK

WHEREAS, the property owner owes the City the amount of \$300.00;

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

Section 1: That the easement for the property located at 1130 Duval Street is hereby revoked and terminated.

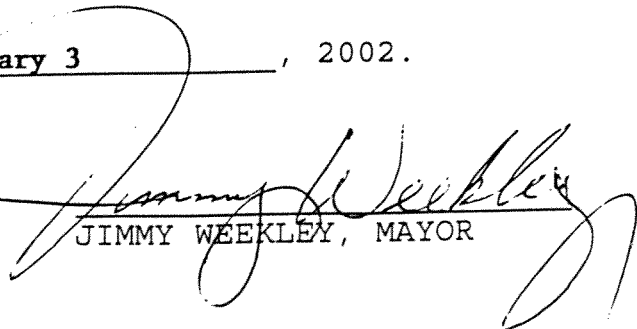
Section 2: That Code Enforcement is hereby directed to obtain compliance.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

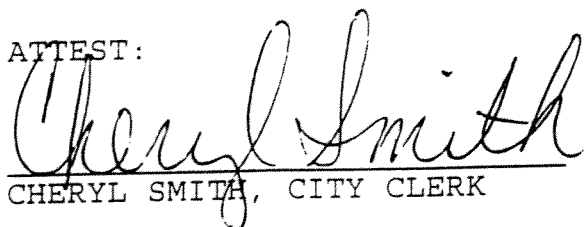
Passed and adopted by the City Commission at a meeting held this 2nd day of January, 2002.

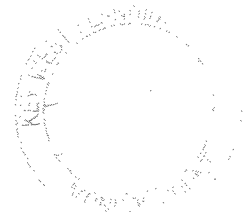
Authenticated by the presiding officer and Clerk of the Commission on January 3, 2002.

Filed with the Clerk January 3, 2002.


JIMMY WEEKLEY, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK



MONROE COUNTY
OFFICIAL RECORDS

FILE #1323137
BK#1815 PG#2421

DEED DOC STAMPS 0.70
09/17/2002 DEP CLK

RCD Sep 17 2002 05:19PM
DANNY L KOLHAGE, CLERK

BOUNDARY AGREEMENT AND PERPETUAL EASEMENT

THIS BOUNDARY AGREEMENT AND PERPETUAL EASEMENT made on this 13th day of September, 2002, by JOAN ROBYN BROWN, a married woman, also known as JOAN ROBYN SPINA, also known as JOAN SPINA, also known as JOAN BROWN-CESSNA, also known as JOAN CESSNA, whose address is: 7832 Sonoma Springs Circle, Apt. 204, Lake Worth, Florida 33463, hereinafter referred "GRANTOR", and

LEWIS C. HASKELL and SUSAN M. HASKELL, a married couple, whose address is 5859 Lake Kessler court, Indianapolis, Indiana 46226, hereinafter referred to as "GRANTEE".

RECITALS

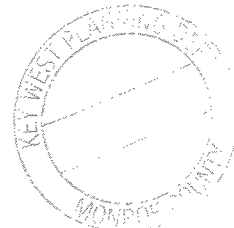
1. GRANTOR is the owner of two parcels of real property located in Key West, Monroe County, Florida; to wit, single family residence located at 427 Catherine Street, Key West, Florida and mixed use/commercial property located at 1128/1130 Duval Street, Key West, Florida. The legal descriptions for each parcel are as follows:

Street Address: 427 Catherine Street, Key West, Florida

Legal Description: A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 1 in Square 6 of Tract 11 according to Charles W. Tift's Map as recorded in Deed Book "L" at page 433 of the Public Records of Monroe County, said parcel being described as follows: Commence at the intersection of the Northwesterly 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 81.50 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Southwesterly along the right of way line of the said Catherine Street for a distance of 23.50 feet; thence Northwesterly and at right angles for a distance of 63.59 feet; thence Northeasterly and at right angles for a distance of 23.50 feet; thence Southeasterly for a distance of 63.59 feet back to the Point of Beginning.

Street Address: 1128/1130 Duval Street, Key West, Florida

Legal Description: 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;

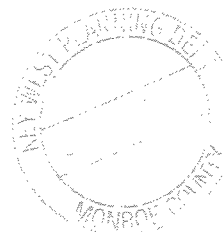


thence at right angles in a S.W.'ly direction Eighty-one (81) feet, Six (6) inches; thence at right angles in a S.E.'ly direction Sixty-four (64) feet and Two (2) inches to the N.W.'ly side of Catherine Street; thence at right angles in a N.E.'ly direction along Catherine Street Eighty-one (81) feet,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

2. Said parcels share a common boundary on the northeast boundary line of 427 Catherine Street and the southwest boundary line of 1128/1130 Duval Street.
3. Grantor has agreed to sell and Grantee has agreed to purchase property located at 427 Catherine Street, Key West, Florida.
4. According to the survey dated September 9, 2002, performed by Thomas A. Norby, Professional Land Surveyors, Norby and Associates, Inc., Florida Registration #5234, there are certain encroachments impeding the marketability of title to the respective parcels. A copy of the survey is attached hereto and incorporated by reference.

BOUNDARY AGREEMENT AND GRANT OF EASEMENT

5. Grantor hereby grants and conveys to Grantee, his/her heirs, successors-in-interest and assigns, a perpetual easement for the use of the existing improvements (fence, deck and hot tub) on the following real property described as "PARCEL A". Grantor reserves to Grantor, his/her heirs, successors-in-interest and assigns, the right to enter upon "PARCEL A" at times reasonable and upon prior notice, for the purpose of repairs and maintenance to the southwesterly exterior of the two-story CBS and frame building located at 1128/1130 Duval Street, Key West. The legal description for "PARCEL A" is attached hereto and incorporated by reference.
6. Grantee hereby grants and conveys to Grantor, his/her heirs, successors-in-interest and assigns, a perpetual easement for ingress and egress purposes the existing paved walkway located on the real property described as "PARCEL B" having as its southwesterly border the northeasterly face of the one-story frame residence located at 427 Catherine Street, Key West, Florida and having as its northwesterly border the northwesterly boundary line. Grantee reserves to Grantee, his/her heirs, successors-in-interest and assigns, the right to enter upon "PARCEL B" at all times reasonable for the purpose of repairs and maintenance to the northeasterly exterior of the one-story frame residence located at 427 Catherine Street, and for the purpose of repairs or replacement of the existing hot water heater and two air conditioning units located in an existing shed at the northwest end of said "PARCEL B". Further, Grantor grants to Grantee the right to utilize without notice for emergency purposes the existing front gate and the existing paved walkway located between the one-story frame residence at 427 Catherine Street and the two-story CBS structure located at 1128/1130 Duval Street and to utilize same upon reasonable prior notice to Grantor for the purpose of repairs and maintenance of the facade and for service or replacement of existing utility services and equipment at 427 Catherine Street.
7. Grantor hereby agrees to remove within 90 days of closing, those certain wood-frame storage sheds (excluding the northwesterly shed housing Grantee's existing hot water heater and two air conditioning units) used by Grantor and Grantor's third-party tenants and located upon the real property described in "PARCEL B". Said sheds abut the northeasterly face of the one-story frame residence located at 427 Catherine Street, Key West, Florida. The costs for demolition and removal of the sheds shall be shared equally by the Grantor and Grantee. The parties hereby agree that at closing, the closing agent shall escrow \$2,500 from each party (\$5,000 total escrow funds) for the purpose of securing demolition and removal of the sheds. The closing agent



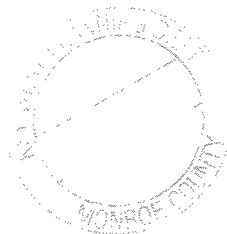
is hereby instructed without further consent to pay those fees and costs charged by the Grantor's contractor/agent for removal of the sheds and disposal of the shed materials. Further, the closing agent is hereby instructed without further consent to refund equally to the parties (50%/50%) any escrow balance remaining after payment for completion of the demolition and removal of the sheds. In the event additional funds are required to complete this work, each party agrees to contribute equally to said reasonable additional costs or fees.

"PARCEL "A": A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 1 in Square 6 of Tract 11 according to Charles W. Tift's Map as recording in Deed Book "L" at Page 433 of the Public Records of Monroe County, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NW'ly right of way line of Catherine Street with the SW'ly right of way line of Duval Street and run thence SW'ly along the NW'ly right of way line of the said Catherine Street for a distance of 81.50 feet to the SW'ly boundary line of the lands described in Official Record Book 1569 at Page 12; thence NW'ly and at right angles along the SW'ly boundary line of the said lands for a distance of 47.09 feet to the SE'ly face of an existing wooden deck, said point being the Point of Beginning of the parcel of land being described herein: thence continue NW'ly along the previously mentioned course for a distance of 17.08 feet to the NW'ly boundary line of the lands described in said O.R. Book 1569 at Page 12; thence NE'ly and at right angles along the NW'ly boundary line of the said lands for a distance of 5.50 feet; thence SE'ly and at right angles along the SW'ly face of an existing two story structure and NW'ly extension thereof for a distance of 17.08 feet; thence SW'ly and at right angles along the SE'ly face of said wooden deck for a distance of 5.50 feet back to the Point of Beginning.

PARCEL "B": A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 1 in Square 6 of Tract 11 according to Charles W. Tift's Map as recording in Deed Book "L" at Page 433 of the Public Records of Monroe County, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NW'ly right of way line of Catherine Street with the SW'ly right of way line of Duval Street and run thence SW'ly along the NW'ly right of way line of the said Catherine Street for a distance of 81.50 feet to the SW'ly boundary line of the lands described in Official Record Book 1569 at Page 12; thence NW'ly and at right angles along the SW'ly boundary line of the said lands for a distance 3.83 FEET TO THE Pont of Beginning of the parcel of land being describe herein: thence continue NW'ly along the previously mentioned course for a distance of 31.51 feet; thence SW'ly with a deflection angle of 90° 41'00" to the left and along the SE'ly face of an existing one story structure and NE'ly extension thereof for a distance of 4.68 feet; thence SE'ly and at right angles along the NE'l face of said structure for a distance of 31.50 feet; thence NE'ly and at right angles for a distance of 4.30 feet back to the Point of Beginning.

CONSIDERATION

Grantee and Grantor hereby agree and acknowledge the sum of \$10.00 and other good and valuable consideration paid by each to the other, the receipt of which is hereby acknowledged.



COVENANT RUNS WITH THE LAND

The parties hereto acknowledge and agree that this boundary agreement and perpetual easement constitutes a covenant that runs with the land and shall be binding on and inure to the benefit of the parties hereto, their successors or assigns.

MAINTENANCE

Parties agree to maintain their respective easement properties.

INDEMNIFICATION

The parties expressly waive and release the other from all claims against the other relating to the easement properties and further, to indemnify and hold the other harmless for any loss resulting from and against any and all loss, liability, damage or expense arising out or in connection with each party's use of the easement property.

IN WITNESS WHEREOF THE PARTIES SET HER/HIS HAND AND SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

John Sloan
Signature of Witness #1
John Sloan

Print Name of Witness #1

Tiffany Grant
Signature of Witness #2
Tiffany Grant

Print Name of Witness #2

STATE OF PA)
COUNTY OF Chester)

Grantor:

JOAN ROBYN BROWN

BY:

Virginia Marie Brown
VIRGINIA MARIE BROWN

POWER OF ATTORNEY FOR JOAN ROBYN BROWN

7832 Sonoma Springs Circle, Apt. 204
Lake Worth, Florida 33463

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, VIRGINIA MARIE BROWN, POWER OF ATTORNEY FOR JOAN ROBYN BROWN, also known as JOAN ROBYN SPINA, also known as JOAN SPINA, also known as JOAN BROWN-CESSNA, also known as JOAN CESSNA, to me well known or who provided Drivers Lic AS IDENTIFICATION, and known to me to be the person described in and who executed the foregoing and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at the aforesaid County and State, this 16 day of SEPTEMBER 2004

Kyle A. Smith
Kyle A. Smith
Print Name of Notary Public

My Commission Expires:

4-27-2004

Notarial Seal
Kyle A. Smith, Notary Public
East Goshen Twp., Chester County
My Commission Expires Apr. 27, 2004

Member, Pennsylvania Association of Notaries

(SEAL)

Page 4



Grantee:
LEWIS C. HASKELL

Lewis C. Haskell
LEWIS C. HASKELL
5859 Lake Kessler Court
Indianapolis, IN 46226

SOYA JEFFRIES
Signature of Witness #1
SOYA JEFFRIES
Print Name of Witness #1

Margaret Pollard
Signature of Witness #2
MARGARET POLLARD
Print Name of Witness #2

STATE OF INDIANA)
COUNTY OF MARION)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **LEWIS C. HASKELL**, to me well known or who provided IN DR LIC # 1930 04 0700 AS IDENTIFICATION, and known to me to be the person described in and who executed the foregoing and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at the aforesaid County and State, this 16th day of SEPTEMBER 2002.

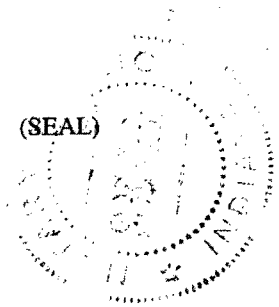
Janet H. Scott
JANET H. SCOTT
Print Name of Notary Public

My Commission Expires:

(SEAL)

JANET H. SCOTT, Notary Public
My Commission Expires November 13, 2008
County of Residence: Marion

SUSAN M. HASKELL



[Signature]
Signature of Witness #1
LINDA Wheeler
Print Name of Witness #1

Susan Haskell
SUSAN M. HASKEILL
5859 Lake Kessler Court
Indianapolis, IN 46226

[Signature]
Signature of Witness #2
Wendy Zintsmaster
Print Name of Witness #2

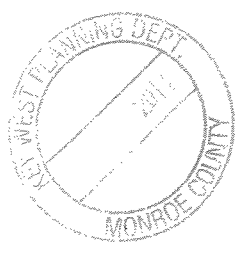
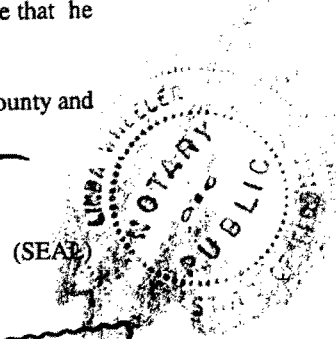
STATE OF FLORIDA)
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **SUSAN M. HASKEILL**, to me well known or who provided IN. DRIVERS LICENSE AS IDENTIFICATION, and known to me to be the person described in and who executed the foregoing and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at the aforesaid County and State, this 17th day of SEPTEMBER 2002.

[Signature]
LINDA Wheeler
Print Name of Notary Public

My Commission Expires: 4/20/2004



CLF Chain Link Fence

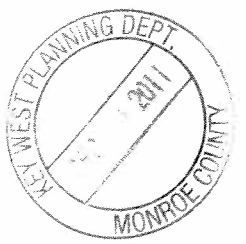
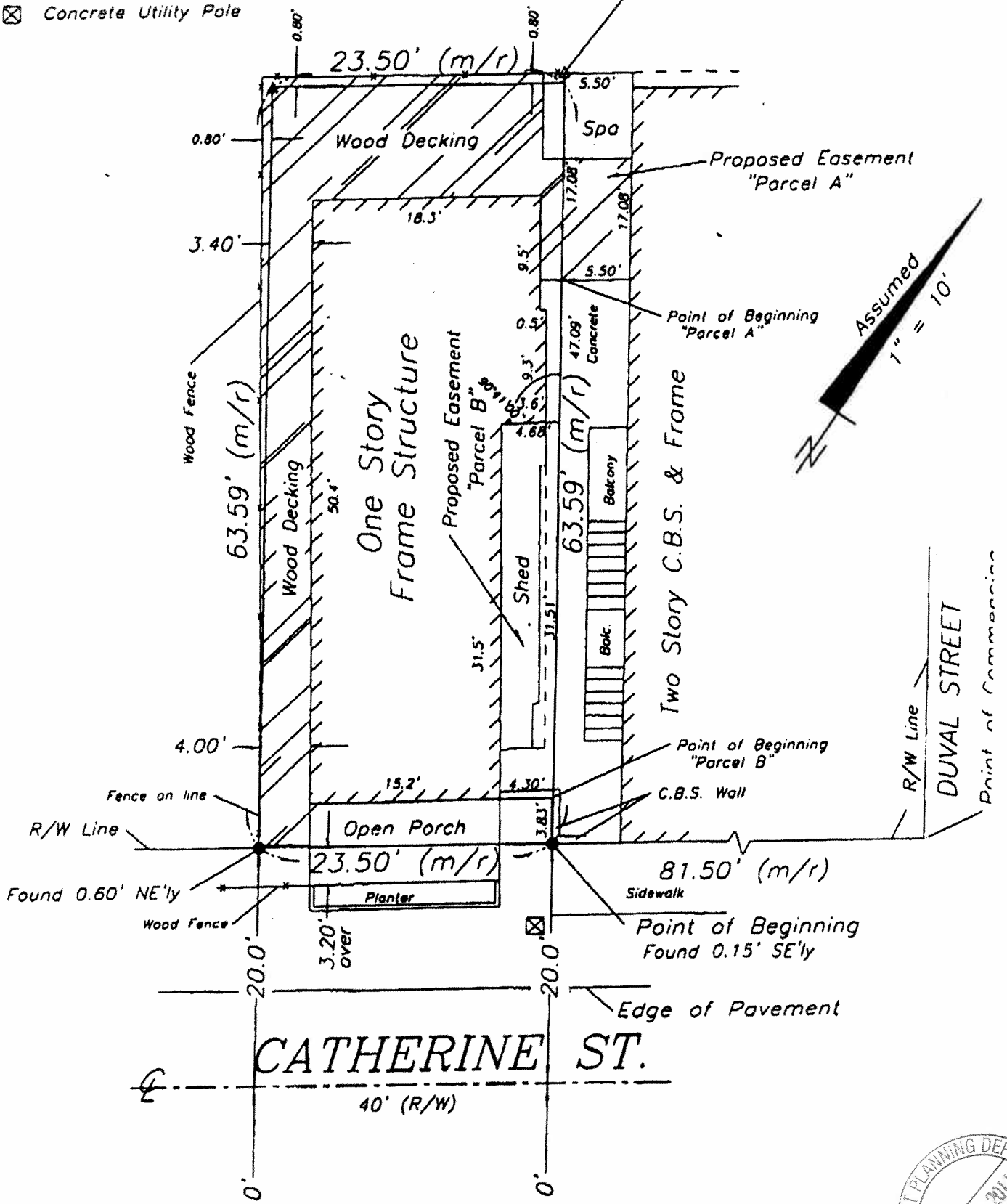
R/W Right of Way

⊕ Centerline

⊗ Concrete Utility Pole

PL# 1323137
BK# 1815 PG# 2427

Set 1.00' NW'ly



Report of:
Boundary Survey for:
Lewis & Susan Haskell of Part
of Lot 1, Square 8, Tract 11,
Island of Key West.

FILE #1323137
BK#1815 PG#2427A

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: 427 Catherine 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: September 5, 2002.
10. Adjoiners are not furnished.
11. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 1 in Square 8 of Tract 11 according to Charles W. Tift's Map as recorded in Deed Book "L" at Page 433 of the Public Records of Monroe County, said parcel being described as follows: **COMMENCE** at the intersection of the Northwestly right of way line of Catherine Street with the Southwestly right of way line of Duval Street and run thence Southwestly along the right of way line of the said Catherine Street for a distance of 81.50 feet to the Point of Beginning of the parcel of land being described herein; thence continue Southwestly along the right of way line of the said Catherine Street for a distance of 23.80 feet; thence Northwestly and at right angles for a distance of 83.69 feet; thence Northeastly and at right angles for a distance of 23.90 feet; thence Southeastly for a distance of 83.59 feet back to the Point of Beginning.

PROPOSED EASEMENTS. (Prepared by the undersigned)

"Parcel A": A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 1 in Square 8 of Tract 11 according to Charles W. Tift's Map as recorded in Deed Book "L" at Page 433 of the Public Records of Monroe County, said parcel being more particularly described by metes and bounds as follows: **COMMENCE** at the intersection of the NWly right of way line of Catherine Street with the SWly right of way line of Duval Street and run thence SWly along the NWly right of way line of the said Catherine Street for a distance of 81.50 feet to the SWly boundary line of the lands described in Official Record Book 1589 at Page 12; thence NWly and at right angles along the SWly boundary line of the said lands for a distance of 47.09 feet to the SEly face of an existing wooden deck, said point being the Point of Beginning of the parcel of land being described herein; thence continue NWly along the previously mentioned course for a distance of 17.08 feet to the NWly boundary line of the lands described in said O.R. Book 1589 at Page 12; thence NEly and at right angles along the NWly boundary line of the said lands for a distance of 5.30 feet; thence SEly and at right angles along the SWly face of an existing two story structure and NWly extension thereof for a distance of 17.08 feet; thence SWly and at right angles along the SEly face of said wooden deck for a distance of 5.50 feet back to the Point of Beginning.

"Parcel B": A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 1 in Square 8 of Tract 11 according to Charles W. Tift's Map as recorded in Deed Book "L" at Page 433 of the Public Records of Monroe County, said parcel being more particularly described by metes and bounds as follows: **COMMENCE** at the intersection of the NWly right of way line of Catherine Street with the SWly right of way line of Duval Street and run thence SWly along the NWly right of way line of the said Catherine Street for a distance of 81.50 feet to the SWly boundary line of the lands described in Official Record Book 1589 at Page 12; thence NWly and at right angles along the SWly boundary line of the said lands for a distance of 3.83 feet to the Point of Beginning of the parcel of land being described herein; thence continue NWly along the previously mentioned course for a distance of 31.61 feet; thence SWly with a deflection angle of 90°41'00" to the left and along the SEly face of an existing one story structure and NEly extension thereof for a distance of 4.88 feet; thence SEly and at right angles along the NEly face of said structure for a distance of 31.60 feet; thence NEly and at right angles for a distance of 4.30 feet back to the Point of Beginning.

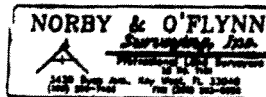
BOUNDARY SURVEY FOR: Lewis C. Haskell & Susan M. Haskell;
Orion Bank, ISACA;
Linda B. Wheeler;
Attorneys' Title Insurance Fund, Inc.:

NORBY & O'FLYNN SURVEYING.

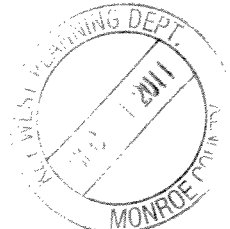
J. Lynn O'Flynn, PLS
Florida Reg. #6598

September 9, 2002

Sheet Two of Two Sheets



MONROE COUNTY
OFFICIAL RECORDS



Property Appraiser Information

Karl D. Borglum Property Appraiser Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1028720 Parcel ID: 00027950-000000

Ownership Details

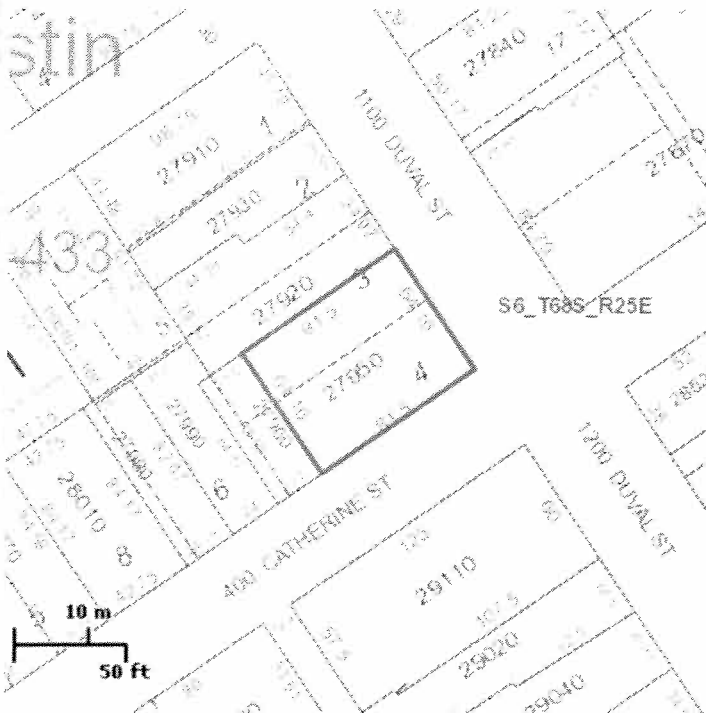
Mailing Address:
LIPPI DEBORAH
1130 DUVAL ST
KEY WEST, FL 33040-3157

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1128 DUVAL ST KEY WEST
1130 DUVAL ST KEY WEST
Legal Description: KW PT SUB 3-4 PT LOT 1 SQR 6 TR 11 G9-431 G32-455/56 OR586-903/905/CONT OR899-473/474 OR1105-1 OR1569-9/12 OR1600-1105/08-E(RES NO 99-201) OR1857-2470/72 OR2491/1566/67F/J OR2508-1027/29



Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	64	82	5,229.52 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 7239
 Year Built: 1948

Building 1 Details

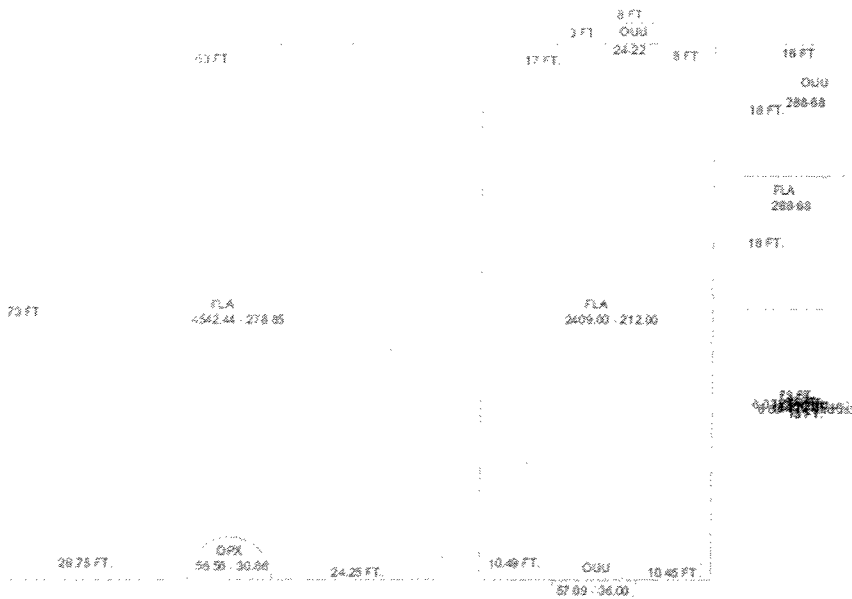
Building Type	Condition E	Quality Grade 450
Effective Age 16	Perimeter 559	Depreciation % 19
Year Built 1948	Special Arch 0	Grnd Floor Area 7,239
Functional Obs 0	Economic Obs 0	

Inclusions:

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

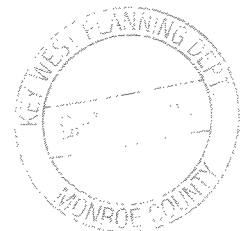
Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	14	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1991		Y			4,542



2	FLA	5:C.B.S.	1	1991	Y	2,409
3	OPX		1	1991		57
4	O UU		1	1991		57
5	O UU		1	1991		24
6	FLA		1	1991		288
7	O UU		1	1997		288

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STY STORE-A	100	N	Y
		APTS-A	100	N	Y
	3937	O UU	100	N	N
	3938	O UU	100	N	N
	3939	APTS-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1044	C.B.S.	100

Misc Improvement Details

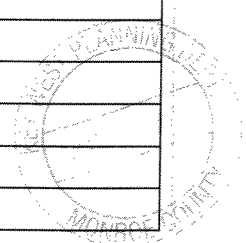
Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	315 SF	0	0	1964	1965	2	50
2	WD2:WOOD DECK	150 SF	15	10	2000	2001	2	40

Appraiser Notes

TPP 8704054 - ISLAND ARTS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
14	05-3984	09/12/2005	12/31/2005	1,500	Commercial	install electric for dryer circuits
15	05-3945	09/15/2005	12/31/2005	750	Commercial	TEMPORARY PARTITIONS FOR TANNING BOOTH.
	05-4238	09/29/2005	12/31/2005	400		REVISION TO EXISTING PERMIT
	05-4368	10/03/2005	12/31/2005	300		REPLACE TWO COMBO EXIT LIGHTS
1	A951300	04/01/1995	09/01/1995	600		8 SQS ROOFING
2	M951598	05/01/1995	09/01/1995	5,000		5 TON AC
3	E951628	05/01/1995	09/01/1995	650		1HP & 5HP MOTORS
4	9600579	01/01/1996	08/01/1996	3,000		RENOVATION
5	9600864	02/01/1996	08/01/1996	650	Commercial	ELECTRIC
6	9602704	07/01/1996	08/01/1996	3,836	Commercial	ROOF
7	9604373	11/01/1996	07/01/1997	650	Commercial	REPAIR/REMODELING
8	9604676	12/01/1996	07/01/1997	350	Commercial	PAINTING
9	9801317	05/21/1998	06/21/1998	2,500	Commercial	REMOVE GARAGE DOOR
10	9902396	07/12/1999	11/02/2000	15,000	Commercial	DEMO/EXPORATORY



11	9902640	08/30/1999	11/02/2000	200,000	Commercial	INTERIOR RENOVATIONS
12	0000223	01/26/2000	11/02/2000	5,100	Commercial	CABLE,PHONE,TV WIRING
13	03-1258	04/24/2003	10/03/2003	1,500	Commercial	NEW AWNING

Parcel Value History

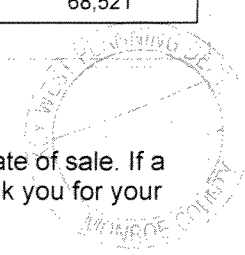
Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	886,272	2,471	684,021	1,572,764	1,572,764	0	1,572,764
2010	930,039	2,529	547,217	1,479,785	1,479,785	0	1,479,785
2009	930,039	2,568	628,446	1,561,053	1,561,053	0	1,561,053
2008	930,039	2,627	856,690	1,789,356	1,789,356	0	1,789,356
2007	629,828	2,666	1,124,347	1,207,328	1,207,328	0	1,207,328
2006	629,828	2,724	444,509	1,207,328	1,207,328	0	1,207,328
2005	545,980	2,763	366,066	1,020,000	1,020,000	0	1,020,000
2004	558,378	2,822	313,771	1,020,000	1,020,000	0	1,020,000
2003	550,836	2,861	235,328	1,135,675	1,135,675	0	1,135,675
2002	532,474	2,919	214,335	1,135,675	1,135,675	0	1,135,675
2001	550,836	2,958	214,335	953,565	953,565	0	953,565
2000	534,739	0	180,994	928,943	928,943	0	928,943
1999	534,739	0	180,994	928,943	928,943	0	928,943
1998	342,530	0	180,994	584,345	584,345	0	584,345
1997	342,530	0	171,468	584,345	584,345	0	584,345
1996	289,148	0	171,468	501,825	501,825	0	501,825
1995	275,488	0	171,468	501,825	501,825	0	501,825
1994	275,488	0	171,468	475,413	475,413	0	475,413
1993	275,488	0	171,468	446,956	446,956	0	446,956
1992	275,012	0	171,468	446,480	446,480	0	446,480
1991	206,841	0	171,468	378,309	378,309	0	378,309
1990	90,039	0	134,555	224,594	224,594	0	224,594
1989	70,003	0	146,412	216,415	216,415	0	216,415
1988	61,820	0	135,954	197,774	197,774	0	197,774
1987	60,104	0	64,055	124,159	124,159	0	124,159
1986	60,464	0	62,748	123,212	123,212	0	123,212
1985	58,439	0	53,438	111,877	111,877	0	111,877
1984	61,443	0	42,122	103,565	103,565	0	103,565
1983	61,443	0	31,104	92,547	92,547	0	92,547
1982	46,459	0	22,062	68,521	68,521	0	68,521

Parcel Sales History

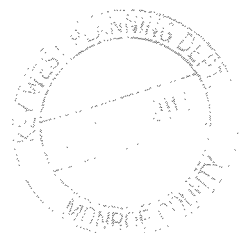
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.



Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/13/2010	2508 / 1027	100	QC	11
2/8/2003	1857 / 2470	1,200,000	WD	Q
6/17/1999	1600 / 1105	900	00	O
3/26/1999	1569 / 0009	1,150,000	WD	Q
9/1/1989	1105 / 1	300,000	WD	Q

This page has been visited 26,860 times.

Monroe County Property Appraiser
 Karl D. Borglum
 P.O. Box 1176
 Key West, FL 33041-1176



Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., February 16, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Conditional Use - 1128 & 1130 Duval Street (RE# 00027950-000000) - A Conditional Use application for a wine bar located in the HRCC-3 zoning district per Section 122-748 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: **Conditional Use - 1128 & 1130 Duval Street (RE# 00027950-000000)** - A Conditional Use application for a wine bar located in the HRCC-3 zoning district per Section 122-748 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	J. Jon Ashby	Owner:	The Green Pineapple, LLC
Project Location:	1128 & 1130 Duval	Date of Hearing:	Thursday, February 16, 2012
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Smith at cesmith@keywestcity.com .

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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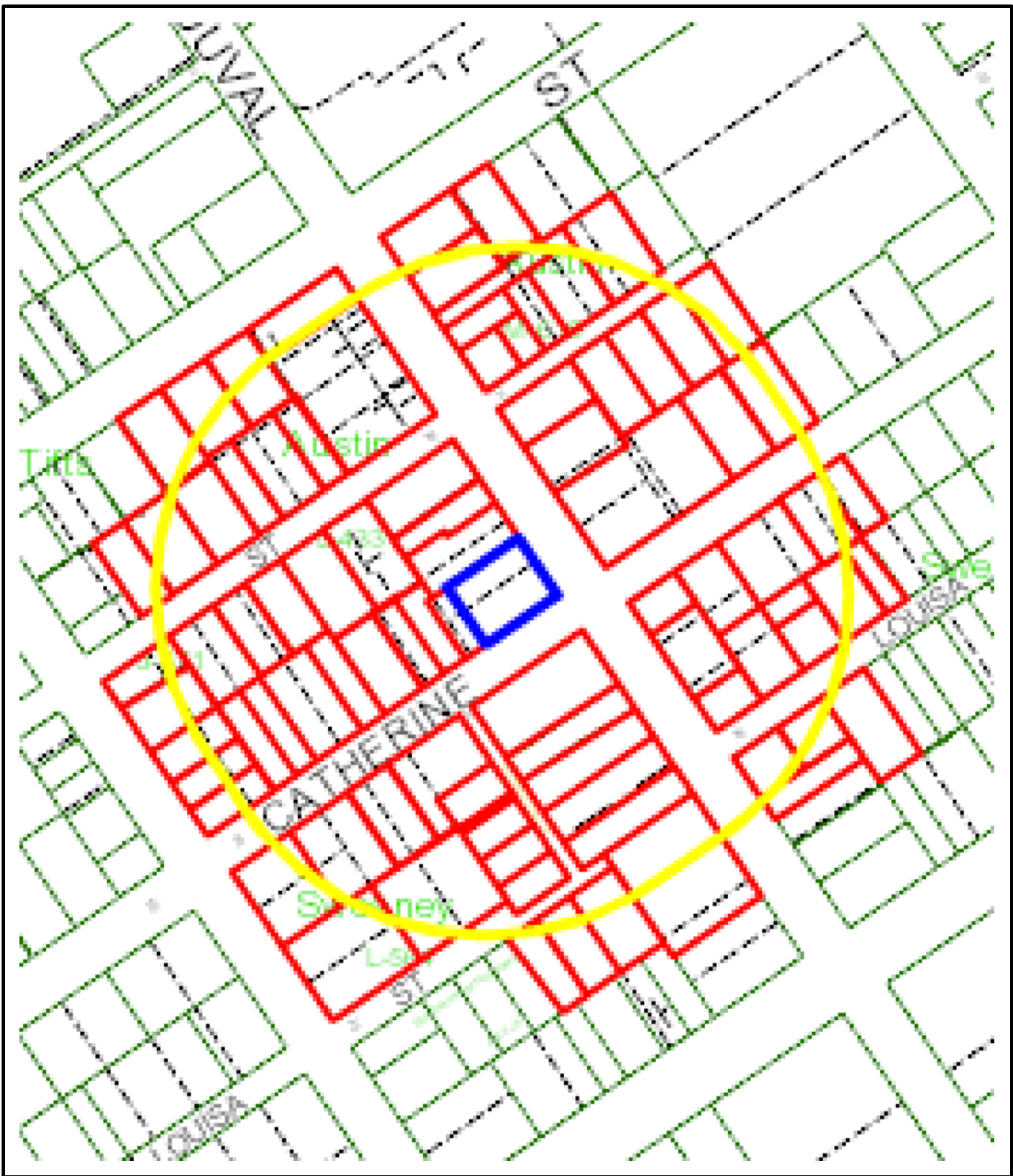
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Monroe County, Florida

Printed: Feb 02, 2012

1128-1130 Duval



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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 MC CONNELL DANIEL E AND ELEANOR F	1107 DUVAL ST		KEY WEST	FL	33040	
2 BREWER LLOYD P JR AND LETA P BREWER REV TR 1/25/8	3340 N ROOSEVELT BLVD	STE 6	KEY WEST	FL	33040	
3 SUAREZ CAMELIA L/E	414 AMELIA ST		KEY WEST	FL	33040-3121	
4 MCGEOUGH PETER	41 SECOND ST		NEWPORT	RI	2840	
5 KAVANAUGH EMMETT P	1117 WHITEHEAD ST		KEY WEST	FL	33040	
6 KUNZLER PETER	3 ROCKY TOP CT		HOLMDEL	NJ	07733-1828	
7 MCCONNELL DANIEL E AND ELEANOR F	1107 DUVAL ST		KEY WEST	FL	33040	
8 GROOMS BASCOM LOVIC IV	1716 N ROOSEVELT BLVD		KEY WEST	FL	33040	
9 515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
10 DEUTSCH DANIEL AND JUDITH	6712 VENDOME TER		BETHESDA	MD	20817-4027	
11 508 LOUISA CONDOMINIUM	508 LOUISA ST		KEY WEST	FL	33040	
12 IRWIN JOSEPH H AND CAROL D	132 HAWS LN		FLOURTOWN	PA	19031	
13 LAMERE RUTH GARDNER	P O BOX 342 SNUG HARBOR		DUXBURY	MA	2331	
14 AMELIA STREET CONDOMINIUM	416-418 AMELIA ST		KEY WEST	FL	33040	
15 CAHILL RANDALL	418 AMELIA ST	UNIT 2	KEY WEST	FL	33040	
16 DOUGLAS HOUSE INC	419 AMELIA ST		KEY WEST	FL	33040	
17 LACRONE RICHARD AND ERIN	3153 GARVERS FERRY RD		APOLLO	PA	15613	
18 LACASA LLC	419 AMELIA ST		KEY WEST	FL	33040	
19 DOUCETTE PAUL H	508 LOUISA ST APT 1		KEY WEST	FL	33040-3179	
20 LA CASA DE LUCES CONDOMINIUM	422 AMELIA ST		KEY WEST	FL	33040	
21 WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
22 ELWELL CHRISTOPHER R	508 LOUISA ST	UNIT 3	KEY WEST	FL	33040	
23 NOONAN-CONTRERAS MARY K	114 PARKSHORE DR		PANAMA CITY BE	FL	32413-1070	
24 OSHEA KATHERINE A REV TRUST	414 LOUISA ST		KEY WEST	FL	33040	
25 ROTH DE ROTH RICHARD ESTATE	1102 WHITE ST		KEY WEST	FL	33040	
26 422 AMELIA TRUST	PO BOX 6448		ALEXANDRIA	VA	22306	
27 MILLER SCOTT T AND JUDY B	PO BOX 1866		MIDLAND	MI	48641-1866	
28 LOUISA STREET CONDOMINIUM	515 LOUISA ST		KEY WEST	FL	33040	
29 WD FLORIDA PROPERTIES LLC	3521 NE 26TH AVE		LIGHTHOUSE PO	FL	33064-8105	
30 LACRONE RICHARD E AND ERIN G	3153 GARVERS FERRY RD		APOLLO	PA	15613	
31 517 LOUISA TRUST	PO BOX 6448		ALEXANDRIA	VA	22306	
32 ARTISTS OF DUVAL LLC	451 WEST END AVE	APT 11-E	NEW YORK	NY	10024	
33 HENSLEY TIFFANY L	415 CATHERINE ST		KEY WEST	FL	33040	
34 YOAKAM JOHN A AND LAUREN R	5316 MILLS CREEK LN		NORTH RIDGEVIL OH		44039-2337	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 LOWE MAYNARD V JR AND MARCIE S	6876 MOLAKAI CIR		BOYNTON BEACH	FL	33437-7027	
36 SALERNO GARY L	1835 S LUCE AVE		FREMONT	MI	49412-7359	
37 PAZO OTILIA L/E	13 THOMPSON LN		KEY WEST	FL	33040-3139	
38 WHITT THELBERT A TRUSTEE	1207 WHITEHEAD ST		KEY WEST	FL	33040	
39 TRIPPNER GUENTHER A ESTATE	411 LOUISA ST		KEY WEST	FL	33040-3135	
40 FAVELLI THOMAS AND GEORGEANN	1523 PATRICIA ST		KEY WEST	FL	33040-5034	
41 PORCARO ROBERT	425 CATHERINE ST		KEY WEST	FL	33040-3160	
42 MC CONNELL DANIEL E AND ELEANOR F	1107 DUVAL ST		KEY WEST	FL	33040	
43 CANALEJO IDA ESTATE	512 AMELIA ST		KEY WEST	FL	33040	
44 BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
45 THE GREEN PINEAPPLE LLC	1130 DUVAL ST		KEY WEST	FL	33040-3157	
46 AZUAJE-SMITH FABIOLA M & SMITH JASON R GUARDIANS	1801 VENETIA ST		KEY WEST	FL	33040	
47 DE LA CRUZ JOSE	1214 DUVAL ST		KEY WEST	FL	33040-3130	
48 KUNZLER PETER T/C	3 ROCKY TOP CT		HOLMDEL	NJ	07733-1828	
49 O'NEIL BRIAN AND SUZANNE	P O BOX 199		TAVERNIER	FL	33070	
50 FELLING MICHAEL J	11199 OVERSEAS HWY		MARATHON	FL	33050-3460	
51 DENNY CARL AND LAUREL	421 CATHERINE ST		KEY WEST	FL	33040	
52 HARTFIEL JACQUELINE L & BENDER DENNIS M (HUSBAND)	4172 EMERALD BLVD		RICHFIELD	OH	44286	
53 JOHNSON SANDRA GOLDSMITH BRIGHT	11 LANSMERE PL		BLUFFTON	SC	29910-7947	
54 LA TE DA REDUX INC	1125 DUVAL ST		KEY WEST	FL	33040	
55 HERNANDEZ RIGOBERTO AND TOMASA	515 CATHERINE ST		KEY WEST	FL	33040	
56 HASKELL LEWIS C AND SUSAN M	339 LONGDEN LN		SOLANA BEACH	CA	92075-2379	
57 ZIELINSKI MICHAEL	407 AMELIA ST		KEY WEST	FL	33040	
58 POITIER JUDITH WHEELER	408 CATHERINE ST		KEY WEST	FL	33040	
59 DEGRAEF JOHAN P	1119 WHITEHEAD ST		KEY WEST	FL	33040-7562	
60 KRAUSE HANS F P	1023 JOHNSON ST		KEY WEST	FL	33040	
61 ILANE LLC	1215 DUVAL ST		KEY WEST	FL	33040	
62 MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040	
63 KELLNER BARBARA	503 AMELIA ST		KEY WEST	FL	33040	
64 ALLIONE JOAN E	PO BOX 3250		PAGOSA SPRING	CO	81147-3250	
65 DEMIER CAL T AND MILAGROS	1219 DUVAL ST		KEY WEST	FL	33040-3149	
66 CATALFOMO ANTHONY J	506 LOUISA ST		KEY WEST	FL	33040	
67 DE LA CRUZ JOSE	1214 DUVAL ST		KEY WEST	FL	33040-3130	
68 FERREL WADE	PO BOX 4623		KEY WEST	FL	33041	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 BOOTH DONALD R	411 CATHERINE ST		KEY WEST	FL	33040	
70 BUCCELLO DAVID AND PATRICIA	87 MILL BROOK RD		BAR HARBOR	ME	04609-7375	
71 1200 DUVAL STREET LLC	5 BIRCHWOOD DR		KEY WEST	FL	33040-6209	
72 DALTON PETER O	1401 KINGSLEY AVE		ORANGE PARK	FL	32073-4574	
73 1201 DUVAL LLC	33830 RIVIERA DR		FRASER	MI	48026	
74 SANCHEZ PEDRO ESTATE	509 LOUISA ST		KEY WEST	FL	33040	
75 AYRES ANDREA T/C	1121 WHITEHEAD ST		KEY WEST	FL	33040-7562	
76 SEASHELL INVESTMENTS LLC	400 WISCONSIN ST		RACINE	WI	53401	
77 CANALEJO ELBA CECILIA	510 AMELIA ST		KEY WEST	FL	33040	
78 FRANGIPANI LLC	600 ELIZABETH ST		KEY WEST	FL	33040	
79 OLESKE MICHAEL M AND MARY E	59 THE NCK		MANHASSET	NY	11030-1315	
80 POLAKOFF PHILLIP MARC AND LORIANN VIRGINIA	5626 LONG CORNER RD		WHITE HALL	MD	21161	
81 CUBAN CLUB CONDOMINIUM THE	1102 & 1108 DUVAL ST		KEY WEST	FL	33040	
82 FRANGIPANGI LLC	600 ELIZABETH ST		KEY WEST	FL	33040	
83 HENSHAW TIMOTHY ROGER TRUSTEE	1109 DUVAL STREET		KEY WEST	FL	33040	
84 JAMES NORICE Z	414 VIRGINIA ST		KEY WEST	FL	33040	
85 TEPPER STEVEN	409 AMELIA ST		KEY WEST	FL	33040	
86 GEHRING KURT N AND LINDA S	11505 FAIRCHILDS GARDENS A\ STE 202		PALM BEACH GA	FL	33410	
87 LEON ALBERT JR AND MARGARET R	1807 GREYSTONE HEIGHTS DR		VALRICO	FL	33594	
88 BEAVER DENNIS LIVING TRUST 6/6/2003	1207 WHITEHEAD ST		KEY WEST	FL	33040	
89 RAMAEKERS EILEEN M TRUST 9/22/92	2700 N OCEAN DR	UNIT 1052	WEST PALM BEA	FL	33404	
90 MARTINEZ AMPARO L &	509 LOUISA ST		KEY WEST	FL	33040	
91 HOTTMAN JAMES A	6876 PEN HOLLOW RD		AVOCA	WI	53506-9357	
92 SARATOGA DESIGN INC	1117 DUVAL ST		KEY WEST	FL	33040	
93 KOHEN JOY EMANUEL AND SHLOMO	3200 RIVIERA DR		KEY WEST	FL	33040	
94 KEMP C TODD LIV TRUST	PO BOX 527		KEY WEST	FL	33041-0527	
95 1210 DUVAL INC	1210 DUVAL ST		KEY WEST	FL	33040	
96 AMES MARY E	31537 ROYAL OAKS DR		TEMECULA	CA	92591	
97 TATA LIMITED SA	221 SIMONTON ST		KEY WEST	FL	33040	
98 BRUCCOLERI DOMINICK AND ELIZABETH H	56 GREEN WAY WEST		NEW HYDE PARK	NY	11040	
99 KEDLER ROBERT	PO BOX 10		DAYTON	OH	45405	
100 FRANKE LOUI G TRUST AGREEMENT 05/28/04	4140 BONITA AVE		MIAMI	FL	33133	
101 SMITH THOMAS E AND DEBORAH L	8300 YANKEE ST		DAYTON	OH	45458	
102 SALINERO DENNIS N	356 BOCA CHICA RD		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
103 CASTLEBERRY LARRY G & JACQUELINE LACRONE (WIFE)	1904 MEREDITH RD		VIRGINIA BEACH	VA	23455-2627	
104 FIRST STATE BANK ATTN ACCT DEPT	1201 SIMONTON ST		KEY WEST	FL	33040-3162	