

Application

RECEIVED
AUG 28 2019
BY: MF

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3764



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3764 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

Applicant's Name Dekel Elbaz / Mark Sanouf
Address of Proposed Display 417-419 Green str., Key West, Florida
RE# of Property Kino Plaza / DE Key West, LLC
Business Name Happy Rooster
Business Address 417 Green Street, Key West, Florida
Applicant's Mailing Address 417 Green Street, Key West, FL, 33040
Telephone 305 923 6494 Email happyrooster1102@gmail.com
Name of Property Owner Robert Kino Sandals / New Ideas, Inc.
Mailing Address 33040, 107 Fitzpatrick St., Key West, FL.
Telephone 305 304 1900 Email _____

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
 an arcade, gazebo, or other temporary structure.
 a cart or movable booth.
 a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

417 Green street the oldest historical building in Kino Plaza. Entrance doors of the building equipped with metal bars and remind a prison. Hanging flags outside will cover metal bars and decorate the street and looks very attractive for tourists and visitors.

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3764



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

4 doors with size 41x81 with metal bars going top to bottom every 4 inch.

How far is the display from the street? 14 FT

How far is the display from the sidewalk? 24 in

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

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

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

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

Signature _____ Date _____

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3764



Sec. 106-51. - Prohibited.

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

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

Sec. 106-52. - Exceptions.

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

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
- c. The exception presents a hazard to public safety.

(3) Exceptions to section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions

Application for Exception for Outdoor Merchandise Display
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3764



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

- (4) Exceptions to section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an exception in this section;
 - b. The exception was granted pursuant to mistaken or misleading information; or
 - c. The exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.
- (5) The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an exception, which notice shall be issued by the city clerk.

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

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Individual)

I, Dekel Elbaz, 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:

417-419 Green Street

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

4-27-2020

Subscribed and sworn to (or affirmed) before me on this April 26, 2020 by

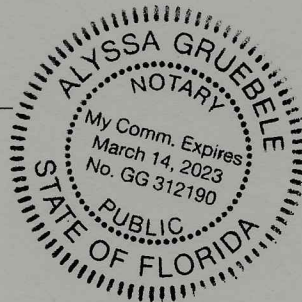
Dekel Elbaz
Name of Authorized Representative

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

[Signature] April 27, 2020
Notary's Signature and Seal

Alyssa Gruebele
Name of Acknowledger typed, printed or stamped

GG 312190
Commission Number, if any



Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Robert F. Lopez / New Ideas authorize
Please Print Name(s) of Owner(s) as appears on the deed

Oskel Elbaz
Please Print Name of Representative

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

Robert Lopez
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this August 30, 2019
Date

by Robert F. Lopez
Name of Owner

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

Christina Ruiz
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Site visit/photos
January 23, 2020



HAPPY ROOSTER KIDS

HAPPY ROOSTER LADIES

HAPPY ROOSTER

WARNING
24 HOUR VIDEO SURVEILLANCE

WELCOME ABOARD

Time Pass
When You're Having Fun

PREPARE TO BOARD

KEY WEST FL

Two people walking on the sidewalk. One is wearing a white t-shirt and dark shorts, the other is wearing a light blue t-shirt and dark shorts.



KIM
PLA
F-PS CREW
INTERNET
HAPPY
ROOSTER
ROOSTER
KING
SANDA
FACTORY
TUCKER
WHEELER

HAPPY
ROOSTER
THE BEST
SELECTION
OF KEY WEST
GIFTS &
SOUVENIR

HAPPY
ROOSTER

HAPPY
ROOSTER

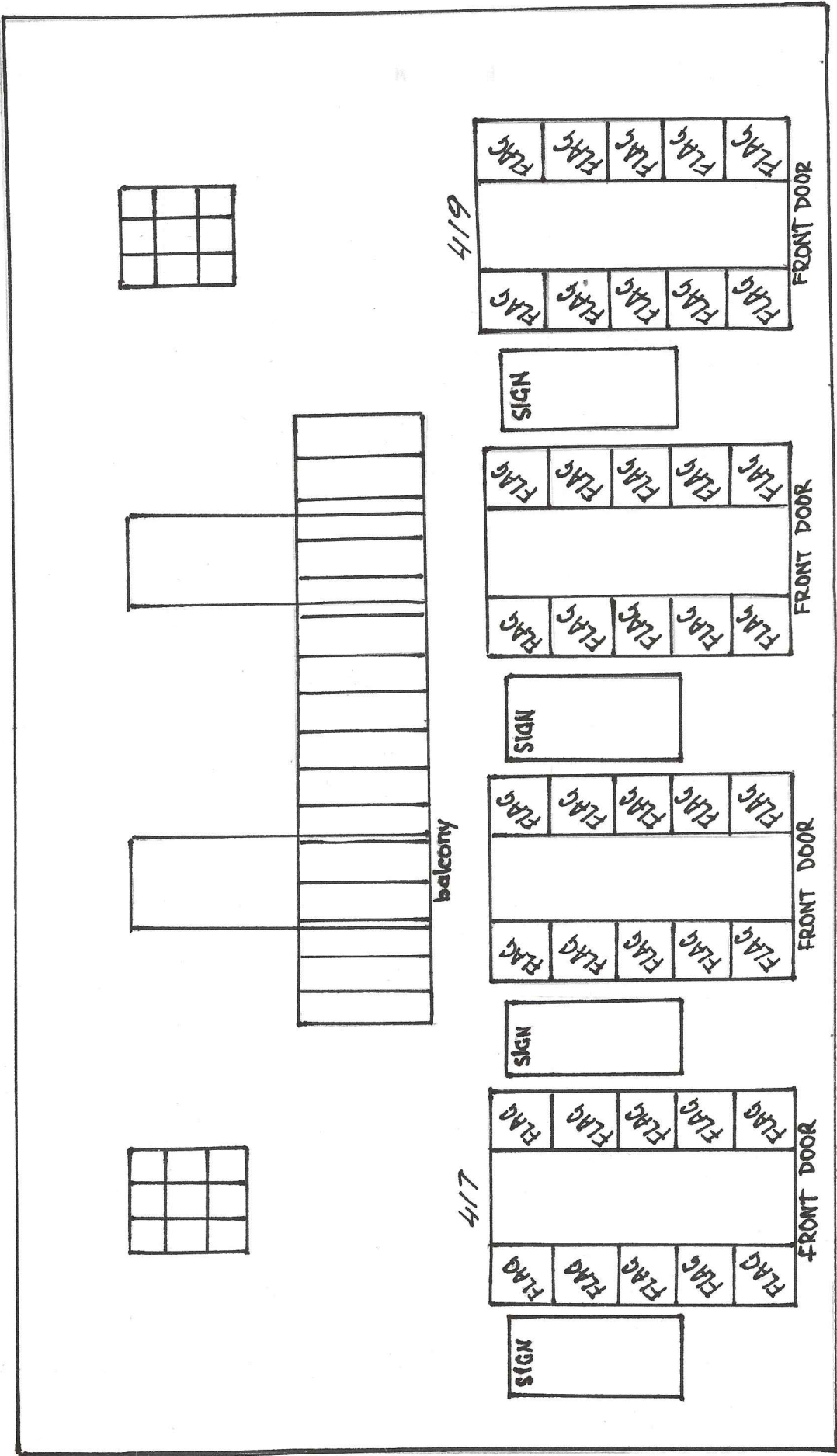
HAPPY
ROOSTER
KIDS

HAPPY
ROOSTER
LADIES



Sketch

SIDEWALK



GREENE ST.

ALLEY

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 00000620-000000
 Account# 1000612
 Property ID 1000612
 Millage Group 10KW
 Location 413 GREENE St, KEY WEST
 Address
 Legal KW PT LOT 5 & PT LOT P SQR 8 OR460-962/968 OR460-981-983 OR552-847
 Description OR666-123-124
 (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class SHOPPING CENTER (1600)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

NEW IDEAS INC
 1512 S Roosevelt Blvd
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$1,820,095	\$1,241,447	\$1,241,447	\$1,340,329
+ Market Misc Value	\$9,402	\$9,402	\$9,402	\$9,402
+ Market Land Value	\$2,423,375	\$2,210,100	\$1,768,080	\$1,753,935
= Just Market Value	\$4,252,872	\$3,460,949	\$3,018,929	\$3,103,666
= Total Assessed Value	\$3,652,903	\$3,320,821	\$3,018,929	\$3,103,666
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,252,872	\$3,460,949	\$3,018,929	\$3,103,666

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1600)	22,101.00	Square Foot	110	200

Commercial Buildings

Style SHOPPING CENTR-COMTY / 16C
 Gross Sq Ft 23,890
 Finished Sq Ft 13,632
 Perimeter 0
 Stories 3
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1978
 Year Remodeled

Effective Year Built 1996

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	13,632	13,632	0
OJU	OP PR UNFIN UL	180	0	0
OPF	OP PRCH FIN LL	1,788	0	0
PTO	PATIO	952	0	0
SFB	SEMI-FIN BASE	7,338	0	0
TOTAL		23,890	13,632	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1977	1978	1	168 SF	5
BRICK PATIO	1977	1978	1	2172 SF	2
FENCES	1977	1978	1	81 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1973	\$85,000	Conversion Code		666	123	Q - Qualified	Improved

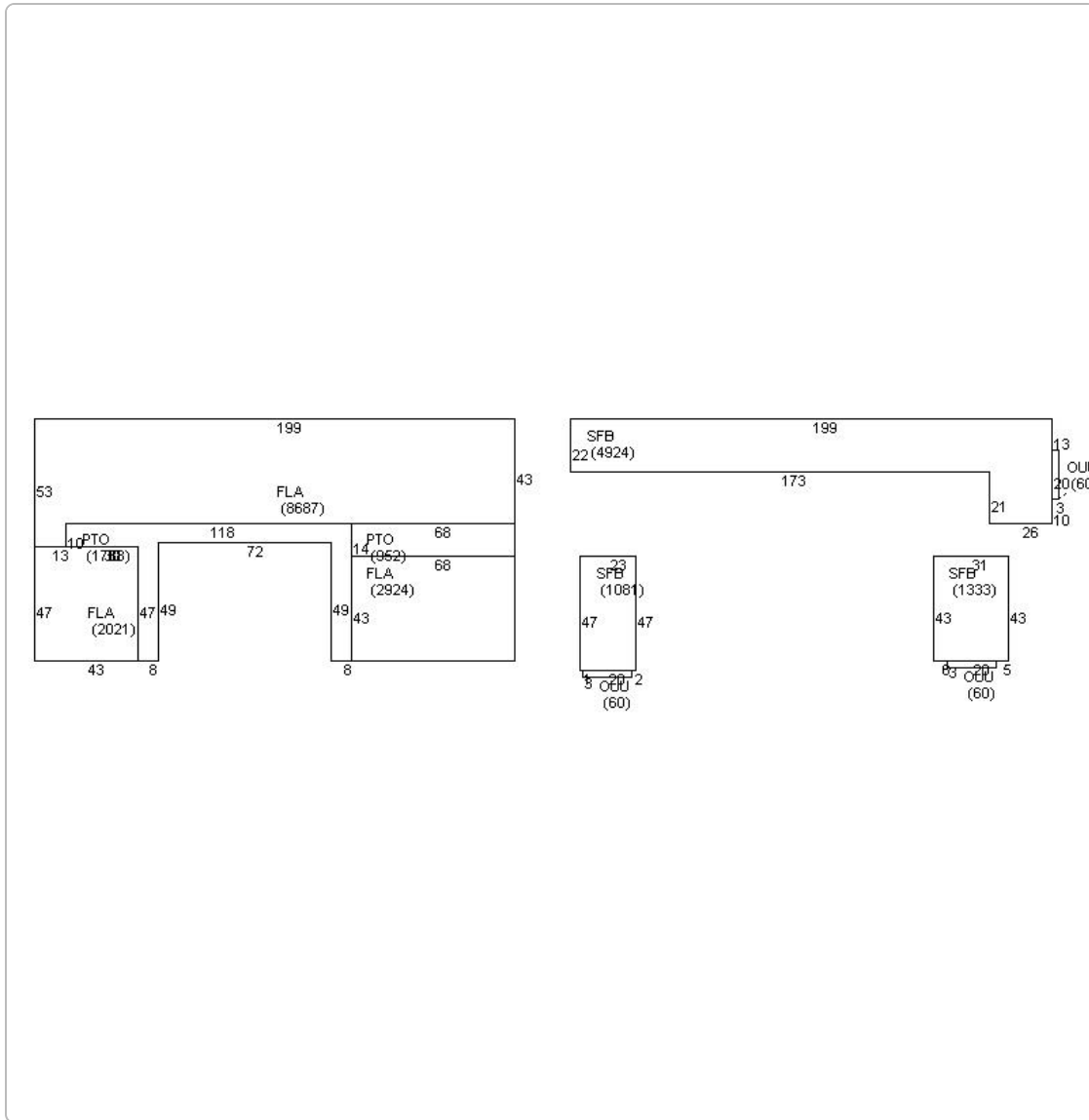
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-4014	11/12/2019		\$140,000	Commercial	Re Roof 150,00 SQ of Built up Roof to 1.5 ISO Board with TPO Membrane.
HARC2019-0094	6/16/2019		\$4,500	Commercial	Reinstall sidewalk and curb that we removed two years ago
BLD2019-1354	4/23/2019	6/19/2019	\$5,740	Commercial	HAGING SIGN 36" x 20" 5 Q FT; SIGN COPY " HAPPY ROOSTER KIDS" WALL SIGH 30" X 46' ; 8.33 SQ FT; SIGN COPY "HAPPY ROOSTER KIDS" WALLSIGN 30 x 46 8.33 SQ/FT SIGN COPY " HAPPY ROOSTER LADIES" LINEAR 21.25; TOTAL ALLOWABLE SIGN SQ FOTTAGE EQUALS 26.56 ALL SIGNS SAND BLASTED..
BLD2019-1428	4/17/2019		\$2,400	Commercial	Trouble shooting water line repair.
18-00002129	5/29/2018		\$11,400	Commercial	REMOVING 5 TON UNIT SHOWN IN PHOTO, INSTALLING TWO (2) 3 TON SINGLE ZONE DUCTLESS SPLIT SYSTEMS WITH HEAT. CONDENSING UNITS TO BE INSTALLED ON ALUMINUM STANDS AND SECURED TO ROOF IN LOCATION SHOWN IN PHOTO.
17-3075	8/31/2017	8/8/2019	\$1,650	Commercial	UPGRADE 60A PANELS TO NEW 100A 24 SPACE PANEL. PULL IN #6 GROUND FROM METER PACK TO PANEL. ADD 30A CIRCUIT FOR NEW HOT LINE FOOD BINS. N.O.C. EXEMPT
17-00000226	2/1/2017	3/9/2017	\$5,000	Commercial	TO INSTALL 1- NEW 3 PK COMPARTMENT SINK 1-20 GPM GREASE TRAP 1-FLLOR SINK 1-HAND SINK 1-MOP SINK 1-ELECTRIC WATER HEARER. NOC REQUIRED GH
16-2767	10/19/2016		\$32,500	Commercial	INTERIOR RENOVATIONS, COUNTER TOP, DRYWALL, ACOUSTICAL CEILING, PAINTING, TILE, TRIM, DOORS AND FRAMING Revision #1: Changes to interior, move walls and add door.
16-3288	9/29/2016	12/12/2016	\$15,000	Commercial	Installation of new 200amp/208v/1ph breaker panel, branch circuits for receptacles, equipment, branch circuits for lighting, controls and smoke detectors. Install exit/emergency lights and light fixtures
13-4095	9/24/2013		\$740	Commercial	INSTALL SECURITY SYSTEM WITH ONE DOOR, MOTION, 2 SMOKE DETECTORS.
13-0484	5/8/2013		\$6,988	Commercial	*REVISION* INSTALL 6' 1/2" ROUND GUTTERS IN COURTYARD AREA.
13-0484	2/11/2013	12/31/2013	\$34,839	Commercial	INSTALL 1850 SQ/FT 18 1/2 SQS OF STILE 26 G METAL PANEL ROOFING SIMULATED SPANISH TILE ON COURTYARD AWNING ROOF
13-0486	2/8/2013	12/31/2013	\$11,000	Commercial	INSTALL 1850 SQ/FT 18 1/2 SQS OF 1x6 T&G ROOF SHEETING W/A LAYER OF 1/2" PLYWOOD ON TOP
08-0883	3/28/2008		\$1,000	Commercial	CHANGE OF PARAPET WALL DETAIL
07-4781	10/19/2007		\$42,500	Commercial	REPAIR 380 LN FT OF TIE BEAM AND THREE COLUMNS APPROX. 12"X3"X17", REPLACE 360' PARAPET WALL, CONSTRUCT NEW PARAPET WALL
04-3502	11/10/2004	12/17/2004	\$1,000	Commercial	REMOVE PARTITION WALL
04-3456	11/4/2004	12/17/2004	\$6,000	Commercial	INST 5-TON A/C + 7 DROPS
9704270	1/22/1998	1/1/1999	\$585	Commercial	INSTALL SECURITY
9703023	9/1/1997	11/1/1997	\$250	Commercial	CONNECT AC
9703306	9/1/1997	11/1/1997	\$622	Commercial	SECURITY ALARM SYSTEM
9702586	8/1/1997	11/1/1997	\$12,000	Commercial	CENTRAL AC

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the [User Privacy Policy](#) [GDPR Privacy Notice](#)



Last Data Upload: 3/13/2020, 4:51:07 AM

Version 2.3.45

Warranty Deed

31668

WARRANTY DEED

THIS DEED, Made this 19th day of July, A. D., 1973, BETWEEN ROBERT A. DION, and LOUIS A. DION, individually and as trustees and joined by their respective wives, AULON N. DION and N. ANGELA DION, and JOHN B. DION, a single man, individually and as trustee, of the County of Monroe, in the State of Florida, parties of the first part, and NEW IDEAS, INCORPORATED, a Florida corporation, of the County of Monroe, State of Florida whose post office address is 1512 Roosevelt Boulevard, Key West, Florida party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party of the second part, its heirs and assigns forever, the following described land, situated, and being in the County of Monroe, State of Florida, to-wit:

On the Island of Key West and contains all of lot lettered "P" and part of Lot "S" Square B according to WILLIAM A. WHITEHEAD'S MAP of said Island delineated in 1829 is more particularly described as follows:

Begin at the intersection of the northwest line of Green Street and the northwest line of Fitzpatrick Street; thence northwesterly along the northeast line of Fitzpatrick Street a distance of 200 feet to a point; thence at right angle and northeasterly a distance of 110 feet to a point; thence at right angle and southeasterly a distance of 200 feet to a point in the northwest line of Green Street; thence southwesterly along the northwest line of Green Street a distance of 110 feet back to the point of beginning.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Jarvis C. Bell
As to Robert A. Dion and

Robert A. Dion L.S.
Robert A. Dion

Aulon N. Dion
As to Aulon N. Dion

Aulon N. Dion L.S.
Aulon N. Dion

Louis A. Dion
As to Louis A. Dion

Louis A. Dion L.S.
Louis A. Dion

N. Angela Dion
As to N. Angela Dion

N. Angela Dion L.S.
N. Angela Dion

John B. Dion
As to John B. Dion

John B. Dion L.S.
John B. Dion

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared ROBERT A. DION, individually and as trustee, joined by his wife AULON N. DION, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS MY HAND and official seal in the county and State last aforesaid this 17th day of July, A. D. 1973.

Suzette A. Brundage
Notary Public
Notary Public, State of Florida at Large
My Commission Expires Sept. 4, 1974
General Insurance Underwriters, Inc.

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared LOUIS A. DION, individually and as trustee, joined by his wife K. ANGELA DION, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

Thayer L. Shannon
Notary Public
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPTEMBER 30, 1973
GENERAL INSURANCE UNDERWRITERS, INC.

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared JOHN B. DION, a single man individually and as Trustee to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of July, A. D., 1973.

This instrument prepared by John La Salle,
President/Attorney Joseph T. Romano,
1640 Coral Way, Miami, Fla. 33145

Thayer L. Shannon
Notary Public
31668

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPTEMBER 30, 1973
GENERAL INSURANCE UNDERWRITERS, INC.

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
KARL E. ADAMS
CLERK OF CIRCUIT COURT

FLORIDA
MONROE
This copy is a True Copy of the
original as filed in this Office. Witness
my hand and official seal
this 20th day of July, 1973.

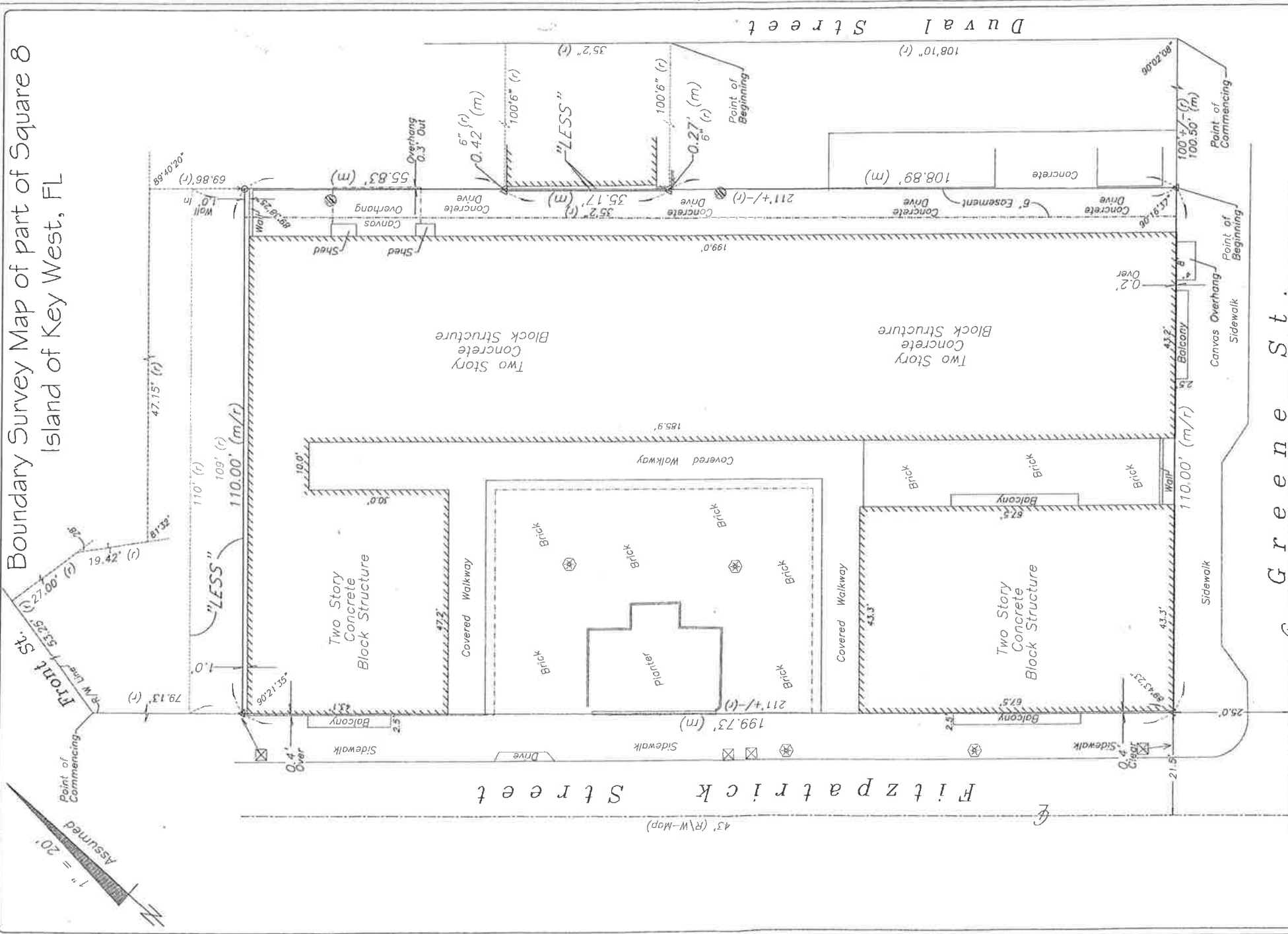


DOCUMENTARY SURTAX \$3.50
STATE OF FLORIDA DOCUMENTARY STAMP TAX \$255.00

A. D., 20 20
KEVIN MADOK, CPA
Clerk Circuit Court
By: *Ashley Soto*
Deputy Clerk

Boundary Survey

Boundary Survey Map of part of Square 8
Island of Key West, FL



Greene St.

50' (R/W)

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6288
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

NOTE:
 This Survey Map is not
 full and complete without
 the attached Survey Report.

Boundary Survey Report of part of Square 8 Island of Key West, FL

LEGEND

○	Found 1" Iron Pipe (No ID)	C.B.S.	Concrete Block Structure
○	Set 3/4" Iron Pipe w/cap (6298)	R\W	Right of Way
●	Found 1/2" Iron Rod (5234)	CLF	Chain Link Fence
▲	Found Nail & Disc (5234)	☒	Centerline
△	Set Nail & Disc (6298)	☉	Wood Utility Pole
(M)	Measured	☒	Concrete Utility Pole
(R)	Record	-P-	Overhead Utility Lines
(M/R)	Measured & Record		

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 413 Greene 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. Date of field work: June 13, 2017
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, and known on William A Whitehead's map delineated in February A.D. 1829, as part of Square 8, and more particularly described as follows:

Beginning at a point on Greene Street 100 feet more or less, from Duval Street, on the Northerly side, thence run Westerly 110 feet to the corner of Greene and Fitzpatrick Streets; thence run Northerly 211 feet, more or less; thence Easterly 110 feet; thence Southerly 211 feet to the point of beginning.

EXCEPTING from the above Southwesterly 6 inches of the following described property, to-wit:

On the Island of Key West and known on the map of William A. Whitehead delineated in February, A.D. 1829, as a part of Lot 2, Square 8, and more particularly described as follows:
Commencing at a point on Duval Street 108 feet, 10 inches from the corner of Duval and Greene Streets, and running thence in a Northwesterly direction 35 feet, 2 inches, more or less; thence at right angles in a Southwesterly direction 100 feet, 6 inches; thence at right angles in a Southeasterly direction 35 feet, 2 inches, more or less; thence at right angles in a Northeasterly direction 100 feet, 6 inches to the point of beginning.

ALSO LESS

On the Island of Key West and is Part of Lots 5 and 6, Square 8, according to William A. Whitehead's Map of said Island delineated in February 1829 and is more particularly described as follows:

Begin at the intersection of the Northeasterly line of Fitzpatrick Street (as constructed) and the Easterly line of Front Street (as constructed); thence Northerly along the Easterly line of Front Street a distance of 53.25 feet to a point; thence Easterly and at right angles a distance of 27.00 feet to a point; thence Southeasterly making a deflection angle of 28 degrees 0 minutes with the prolongation of the previously described course a distance of 19.42 feet to a point; thence Northeasterly making a deflection angle of 81 degrees 32 minutes with the prolongation of the previously described course a distance of 47.15 feet to a point; thence Southeasterly making a deflection angle of 89 degrees 40 minutes 20 seconds with the prolongation of the previously described course a distance of 69.86 feet to a point; thence Southwesterly making a deflection angle of 90 degrees 19 minutes 40 seconds with the prolongation of the previously described course a distance of 109.00 feet to a point in the Northeasterly line of Fitzpatrick Street; thence Northwesterly and at right angles and along the Northeasterly line Fitzpatrick Street a distance of 79.13 feet back to the point of beginning.

BOUNDARY SURVEY FOR: New Ideas Inc.;

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

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2444

June 22, 2017

Sunbiz.org

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
NEW IDEAS INCORPORATED

Filing Information

Document Number	432133
FEI/EIN Number	59-1695781
Date Filed	08/05/1973
State	FL
Status	ACTIVE

Principal Address

1512 S. ROOSEVELT BLVD
KEY WEST, FL 33040

Changed: 02/11/2010

Mailing Address

1512 S. ROOSEVELT BLVD
KEY WEST, FL 33040

Changed: 02/11/2010

Registered Agent Name & Address

LOPEZ, ROBERT F
107 FITZPATRICK ST.
KEY WEST, FL 33040

Name Changed: 05/14/2018

Address Changed: 05/14/2018

Officer/Director Detail

Name & Address

Title PVD

LOPEZ, MARGOT H
1512 S. ROOSEVELT BLVD.
KEY WEST, FL

Annual Reports

Report Year	Filed Date
2017	07/10/2017

2018 01/24/2018
 2019 02/08/2019

Document Images

02/08/2019 -- ANNUAL REPORT	View image in PDF format
05/14/2018 -- Reg. Agent Change	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
07/10/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
02/03/2015 -- ANNUAL REPORT	View image in PDF format
02/28/2014 -- ANNUAL REPORT	View image in PDF format
02/21/2013 -- ANNUAL REPORT	View image in PDF format
02/21/2012 -- ANNUAL REPORT	View image in PDF format
02/23/2011 -- ANNUAL REPORT	View image in PDF format
02/11/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/21/2008 -- ANNUAL REPORT	View image in PDF format
02/19/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
01/12/2005 -- ANNUAL REPORT	View image in PDF format
04/20/2004 -- ANNUAL REPORT	View image in PDF format
02/24/2003 -- ANNUAL REPORT	View image in PDF format
07/28/2002 -- ANNUAL REPORT	View image in PDF format
03/15/2001 -- ANNUAL REPORT	View image in PDF format
02/14/2000 -- ANNUAL REPORT	View image in PDF format
07/20/1999 -- ANNUAL REPORT	View image in PDF format
02/17/1998 -- ANNUAL REPORT	View image in PDF format
02/10/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
02/27/1995 -- ANNUAL REPORT	View image in PDF format

**Public
Notice**

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, March 19, 2020, City Commission Chambers, 1300 White Street, Key West, Florida, the purpose of the hearing will be to consider a request for:

Exception for Outdoor Merchandise Display- 417-419 Greene Street (RE# 00000620-000000) - A request for an Exception for an Outdoor Merchandise Display on property located within the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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



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

Feed one sheet at a time ↑

↑ Sens d'introduction une feuille à la fois

PUBLIC MEETING NOTICE



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

Front Side

Recto

PUBLIC MEETING NOTICE



YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Exception for Outdoor Merchandise Display - 417-419 Greene Street (RE# 00000620-000000) -
A request for an exception for an outdoor merchandise display on property located within the
Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Section 106-52
of the Land Development Regulations of the Code of Ordinances
of the City of Key West, Florida.

Date of Hearing: March 19, 2020 Time of Hearing: 5:00 PM

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

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

Please provide written comments to: City of Key West City Clerk's Office Email: cityclerk@cityofkeywest-fl.gov,
Phone: (305) 809-3832 or Mail: P.O. Box 1409, Key West, FL 33041-1409

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Exception for Outdoor Merchandise Display - 417-419 Greene Street (RE# 00000620-000000) -
A request for an exception for an outdoor merchandise display on property located within the
Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Section 106-52
of the Land Development Regulations of the Code of Ordinances
of the City of Key West, Florida.

Date of Hearing: March 19, 2020 Time of Hearing: 5:00 PM

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

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

Please provide written comments to: City of Key West City Clerk's Office Email: cityclerk@cityofkeywest-fl.gov,
Phone: (305) 809-3832 or Mail: P.O. Box 1409, Key West, FL 33041-1409

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Back Side

Verso

BOT TIIF
C/O DEP, DIV OF STATE LANDS
3900 COMMONWEALTH BLVD #108
TALLAHASSEE, FL 32399

LAURAMAR I LIMITED PARTNERSHIP
PO BOX 274
BAT CAVE, NC 28710

OLD TOWN TROLLEY TOURS OF
WASHINGTON INC
201 FRONT ST
KEY WEST, FL 33040

MEL FISHER MARITIME HERITAGE
SOCIETY INC
200 GREENE ST
KEY WEST, FL 33040

LOVE MILE MARKER I LLC
PO BOX 28
WHITE PLAINS, NY 10605

411 CAROLINE LLC
C/O GREG WALKER
727 HARNESS CREEK VIEW DR
ANNAPOLIS, MD 21403

121 DUVAL COMPANY
C/O DUVAL GROUP
7820 PETERS RD STE E104
PLANTATION, FL 33324

SLOPPY JOES ENTERPRISES INC
201 DUVAL ST
KEY WEST, FL 33040

RAMLO CONSTRUCTION CORP
209 DUVAL ST
KEY WEST, FL 33040

213 TELEGRAPH LANE LLC
C/O BRAWN PETER NELSON
PO BOX 1486
KEY WEST, FL 33041

R N J KEY WEST LLC
PO BOX 14433
TALLAHASSEE, FL 32317

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

217 TELEGRAPH LANE LLC
C/O BRAWN PETER NELSON
PO BOX 1486
KEY WEST, FL 33041

212 TELEGRAPH LLC
PO BOX 1527
KEY WEST, FL 33041

MITCHELL WOLFSON FAMILY
C/O WOLFSON LOUIS III
9400 S DADELAND BLVD STE 100
MIAMI, FL 33156

206 DUVAL LLC
24 HILTON HAVEN RD
KEY WEST, FL 33040

208 DUVAL LLC
PO BOX 1527
KEY WEST, FL 33041

KEYS PRODUCTIONS INC
PO BOX 1527
KEY WEST, FL 33041

C AND D PROP OF KEY WEST I LLC
PO BOX 4125
KEY WEST, FL 33041

FRONT STREET INVESTMENTS LLC
C/O COHEN JOSEPH
45 NW 21ST ST
MIAMI, FL 33127

SLOPPY JOES ENTERPRISES INC
101 ANN ST
KEY WEST, FL 33040

4 AND 6 CHARLES STREET LLC
C/O BRAWN PETER NELSON
PO BOX 1486
KEY WEST, FL 33041

LAST KEY 217 LLC
31 S BOUNTY LN
KEY LARGO, FL 33037

LOPES JENNIFER
45 SUNSET KEY DR
KEY WEST, FL 33040

GRIFFITH KERSTIN ELISABETH ROOS
717 FLEMING ST
KEY WEST, FL 33040

QS KWA GREENE LLC
13095 N TELECOM PKWY
TEMPLE TERRACE, FL 33637

511 GREENE RETAIL LLC
1119 VON PHISTER ST
KEY WEST, FL 33040

GREENE STREET CONDOS LLC
301 WHITEHEAD ST
KEY WEST, FL 33040

135 DUVAL COMPANY
C/O DUVAL GROUP
7860 PETERS RD STE E104
PLANTATION, FL 33324

211 DUVAL COMPANY
C/O DUVAL GROUP
7820 PETERS RD STE E104
PLANTATION, FL 33324

411 CAROLINE LLC
C/O GREG WALKER
727 HARNESS CREEK VIEW DR
ANNAPOLIS, MD 21403

JOHNSON RICHARD
23 PORT SIDE DR
FT LAUDERDALE, FL 33316

STEELE JESSICA
3729 CINDY AVE
KEY WEST, FL 33040

210 DUVAL STREET LLC
PO BOX 2068
KEY WEST, FL 33045

LOVE IN KEY WEST LLC
PO BOX 28
WHITE PLAINS, NY 10605

SUNSET PLAZA INC
ATTN: STORE ACCOUNTING
1 CVS DR # MC2320
WOONSOCKET, RI 02895

RUPP WILLIAM R TR
C/O LUBA KOGAN
14 PENN STE 1800
NEW YORK, NY 10122

FAVELLI GEORGEANN MARION LIV TR
1523 PATRICIA ST
KEY WEST, FL 33040

KEY CARIBE LLC
8 SALT MARSH DR
FERNANDINA BEACH, FL 32034

OLD HARBOR HOUSE INC
C/O DUVAL GROUP
7820 PETERS RD STE E104
PLANTATION, FL 33324

105 WHITEHEAD STREET CORP
209 DUVAL ST
KEY WEST, FL 33040

117 DUVAL LLC
C/O DUVAL GROUP
7820 PETERS RD STE E104
PLANTATION, FL 33324

RIEXINGER ATHUR C
1885 SHERMAN VALLEY RD
HOPEWELL, PA 16650

FAULKNER JUDITH S
1885 SHERMAN VALLEY RD
HOPEWELL, PA 16650

230 EAST 7TH STREET ASSOCIATES
C/O COHEN JOSEPH
45 NW 21ST ST
MIAMI, FL 33127

126 DUVAL COMPANY
C/O DUVAL GROUP
7820 PETERS RD STE E104
PLANTATION, FL 33324

117 DUVAL LLC
C/O DUVAL GROUP
7820 PETERS RD STE E104
PLANTATION, FL 33324

NEW IDEAS INC
1512 S ROOSEVELT BLVD
KEY WEST, FL 33040

HUGHES II HERBERT DANIEL
112 ANN ST
KEY WEST, FL 33040

HUGHES MAURA GRACE
112 ANN ST
KEY WEST, FL 33040

HILARIO RAMOS CORP
209 DUVAL ST
KEY WEST, FL 33040

HUGHES KEY WEST HOLDINGS LLC
512 FRONT ST
KEY WEST, FL 33040

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

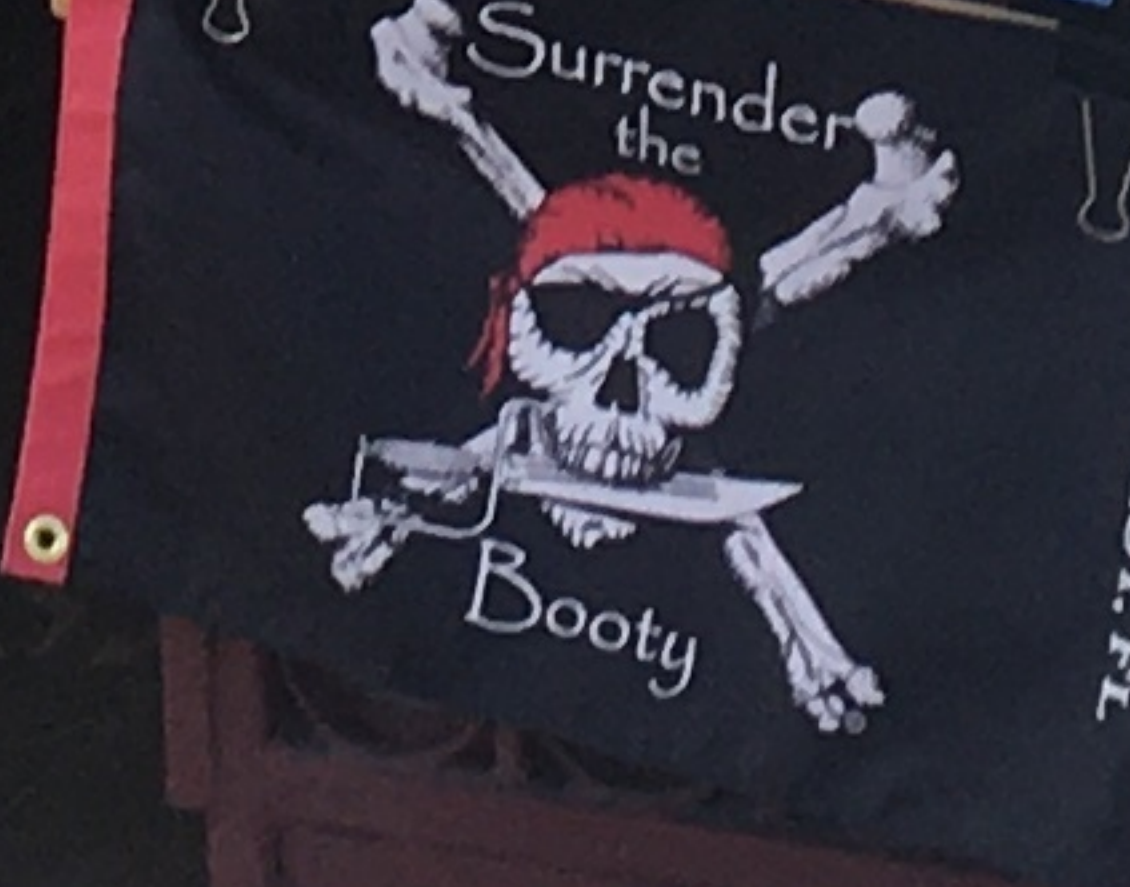
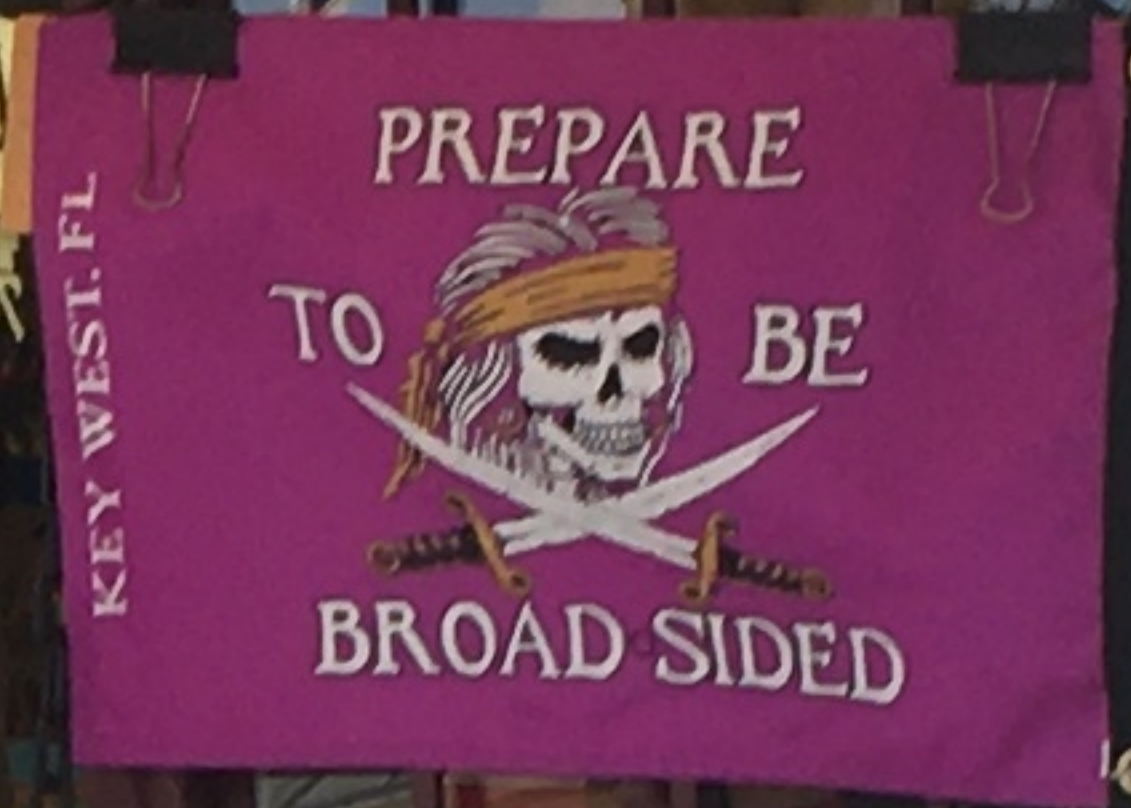
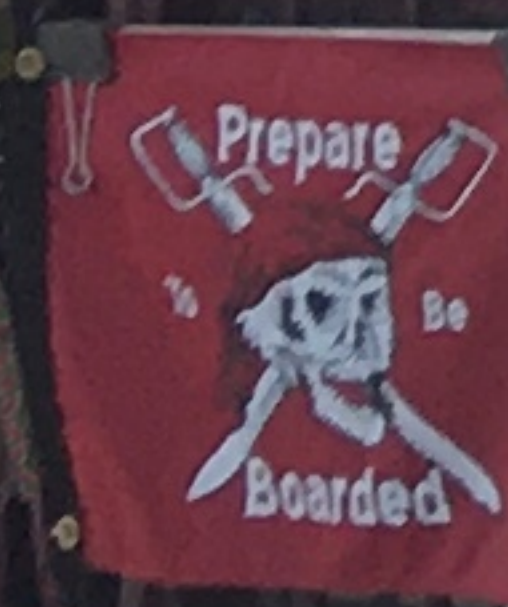
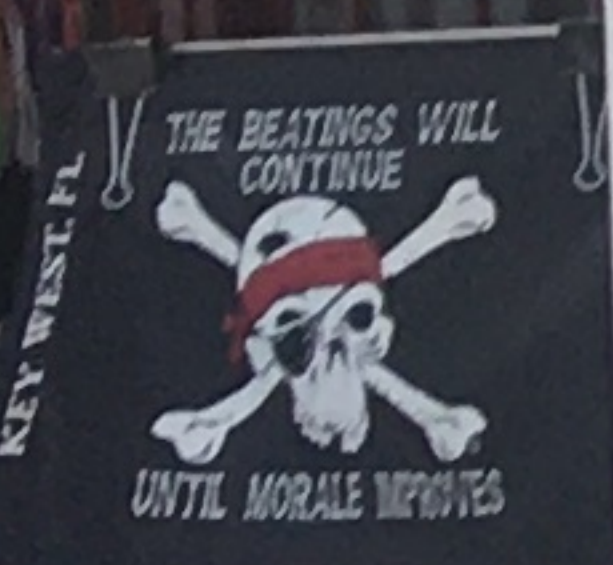
TIKAL REAL ESTATE HOLDING I LLC
PO BOX 1778
KEY WEST, FL 33041

130 DUVAL STREET INC
19707 TURNBERRY WAY
MIAMI, FL 33180

FAVELLI GEORGEANN MARION LIV TR
1523 PATRICIA ST
KEY WEST, FL 33040

US FOODS OF KEY WEST LLC
PO BOX 691598
ORLANDO, FL 32869

ROOSTER KIDS



Public Meeting Notice

HAPPY ROOSTER KIDS



WARNING
24 HOUR VIDEO SURVEILLANCE

Public Meeting Notice

ROSS AND ALLS

Please DO NOT Block Driveway!