

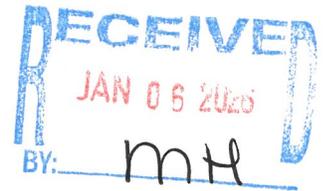


**TRANSFER OF TRANSIENT UNIT
AND LICENSE APPLICATION
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Transfer of Transient Unit and License Application	\$ 5,360.39
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

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

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

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

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

A. Fill in the following information.

<i>Sender Site</i>	<i>Receiver Site</i>
Address of Site	Address of Site
719 South Street, Key West, FL 33040	1128-1130 Duval Street, Key West, FL 33040
RE# <u>00038260-000000</u>	RE# <u>00027950-000000</u>
Name(s) of Owner(s):	Name(s) of Owner(s):
Red Palm Rentals, LLC	1128-1130 Duval LLC
Name of Agent or Person to Contact:	Name of Agent or Person to Contact:
Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC	Gregory S. Oropeza, Esq. Oropeza Stones & Cardenas, PLLC
Address: <u>221 Simonton Street</u> <u>Key West, FL 33040</u>	Address: <u>221 Simonton Street</u> <u>Key West, FL 33040</u>
Telephone <u>305-294-0252</u>	Email <u>greg@oropezastonescardenas.com;</u> <u>lisa@oropezastonescardenas.com</u>

For Sender Site:

“Local name” of property N/A Zoning district HRO

Legal description See Attached Exhibit A

Current use: 3 transient rental units and 2 non-transient rental unit

Number of existing transient units: 3

Size of site 6,000 SF Number of existing city transient rental licenses: 3

What is being removed from the sender site? 1 Transient License

What are your plans for the sender site? _____

The Unit will be rented as a long-term rental.

For Receiver Site:

“Local name” of property N/A Zoning district HRCC-3

Legal description See Attached Exhibit B

Current use Commercial space in the lower level, 2 transient licenses and units on the second floor and open space on the third floor.

Size of site: 5,229.52 SF Number of existing city transient rental licenses: 2

Number of existing transient and/or residential units: 2

Existing non-residential floor area 4,542 SF

What will be transferred to the receiver site? 1 Transient License

What are your plans for the receiver site? _____

To add a third bedroom to existing transient rental unit 2. The first floor will remain commercial space.

The Second floor will remain 2 transient rental units with this license being assigned to Unit 2, which is currently a 2 bedroom unit but will be remodeled to provide access to the third floor where a third bedroom will be built. Unit 1 will remain on the second floor with two bedrooms.

Sender Site: Current Owner Information

FOR INDIVIDUALS

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

FOR CORPORATIONS

A. CORPORATE NAME Red Palm Rentals, LLC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Margaret Pedersen, Manager

FOR PARTNERSHIPS

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

FOR CORPORATIONS AND PARTNERSHIPS

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

TELEPHONE(S) _____ FAX _____

Receiver Site: Current Owner Information

FOR INDIVIDUALS

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

FOR CORPORATIONS

A. CORPORATE NAME 1128-1130 Duval, LLC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Marius Venter, Manager

FOR PARTNERSHIPS

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

FOR CORPORATIONS AND PARTNERSHIPS

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

TELEPHONE(S) _____ FAX _____

REQUIRED ATTACHMENTS

Sender Site

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

Receiver Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s).
4. Copy of last recorded deed to show ownership as listed on application
5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.)
6. Proposed site plan if changed for future use **N/A- No Change**
7. Proposed floor plans if changed for future use
8. Other _____

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



GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | AUDREY M. PERRY

VIA HAND DELIVERY

January 6, 2026

Taylor Brown, Planning Director
City of Key West
1300 White Street
Key West, Florida 33040

Re: Application for Transient License Transfer to 1128-1130 Duval Street, Key West, Florida 33040:

Dear Mr. Brown:

Enclosed please find the Application for Transfer of Transient License on behalf of this firm's clients, 1128-1130 Duval, LLC and Red Palm Rentals, LLC ("Owners"), for the transfer of one (1) transient license from the real property located at 719 South Street, Key West, Florida 33040 (the "Sender Site") to 1128-1130 Duval Street, Key West, Florida 33040 (the "Receiver Site"). This Application proposes to transfer one (1) of three (3) transient licenses from the Sender Site to the Receiver Site.

Sender Site – 719 South Street

Currently, the Sender Site consists of one multi-family property consisting of five (5) total units, three (3) of which are transient rental units and two (2) of which is a non-transient rental units. Each of the three (3) transient rental units are comprised of one-bedroom units. The Sender Site will retain two (2) of the three (3) transient rental units under LIC2025-000106.

The Sender site is located within the Historic Residential/Office District (HRO), which permits both residential and commercial uses, and further specifically allows for transient living accommodations. Properties within the HNC-1 are restricted to a max density of 16 dwelling units per acre and a maximum floor area of 1. There will be no change to the Sender Site.

Receiver Site – 1128-1130 Duval

The Receiver Site is a mixed-use property consisting of 4,542 square feet of commercial floor space, the businesses for which are licensed under License Numbers LIC2021-001057, LIC2025-000155, LIC2025-000188, and LIC2024-000214, as well as two (2) transient rental units pursuant to Planning Board Resolution Number 2025-036.

The Receiver Site is located in the Duval Street Oceanside District (HRCC-3), which permits single-family and two-family residential dwellings as well as hotels, motels and transient lodging, along with commercial retail low and medium intensity with less than or equal to 5,000 square feet, and business and professional offices. Properties within the HRCC-3 district are restricted to a maximum density of 22 dwelling units per acre and a maximum floor area ratio of 1. The transfer will result in the Receiver Site's continued operation with two transient rental units, and the Receiver Site will retain its non-transient rental unit which shall remain in no-use.

Proposed Transfer

This application seeks to transfer one (1) of three (3) transient licenses under LIC2025-000106 from the Sender Site to the Receiver Site. The Sender Site will retain two (2) of the three (3) transient units under LIC2025-000106 as well as two (2) non-transient rental units. The transfer will not result in an increase in the total number of units at either the Sender Site or the Receiver Site.

The supporting documentation accompanying the Application includes:

- a. Legal Description for Sender Site
- b. Legal Description for Receiver Site
- c. Sender Site Documents
 - a. Authorization and Verification Forms
 - b. Current Survey
 - c. Current Floor Plans (No change after transfer)
 - d. Copies of current Licenses
 - e. Copy of the Last Recorded Deed
- d. Receiver Site Documents
 - a. Authorization and Verification Forms
 - b. Current Survey
 - c. Current Floor Plans
 - d. Copies of Current Licenses
 - e. Copy of Last Recorded Deed

If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,



Gregory S. Oropeza

Enclosures as stated

Authorization and Verification Forms



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

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

Manager of Red Palm Rentals, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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

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

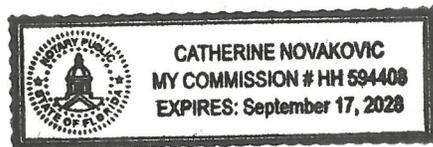
Subscribed and sworn to (or affirmed) before me on this 12/31/25
Date

by Margaret Pedersen
Name of person with authority to execute documents on behalf of entity owner

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

Notary's Signature and Seal

CATHERINE NOVAKOVIC
Name of Acknowledger typed, printed or stamped



Commission Number, if any



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

I, Gregory S. Oropeza, in my capacity as Managing Partner of Oropeza Stones & Cardenas, PLLC

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:

719 South Street, Key West, FL 33040
Street address of subject property

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

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

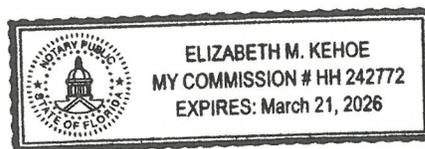
[Handwritten Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 11/5/2021 by Gregory Oropeza
date
Name of Applicant

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

[Handwritten Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization and Verification Forms



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

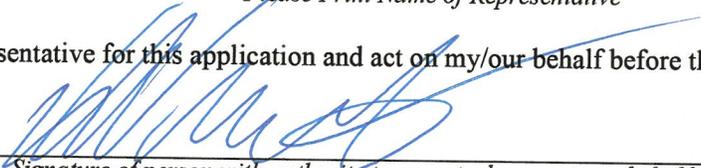
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Marius Venter _____ as
Please Print Name of person with authority to execute documents on behalf of entity

Manager _____ of 1128-1130 Duval, LLC, a Florida limited liability
Name of office (President, Managing Member) company *Name of owner from deed*

authorize Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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



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

Subscribed and sworn to (or affirmed) before me on this 12/31/25
Date

by Marius Venter _____
Name of person with authority to execute documents on behalf of entity owner

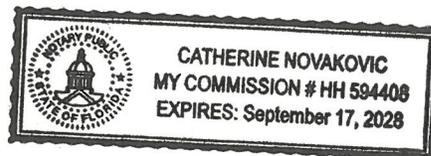
He/She is personally known to me or has presented _____ as identification.



Notary's Signature and Seal

CATHERINE NOVAKOVIC
Name of Acknowledger typed, printed or stamped

Commission Number, if any





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

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
 of Oropeza Stones & Cardenas, PLLC
(print name of entity)

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

1128-1130 Duval Street, Key West, FL 33040
Street address of subject property

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

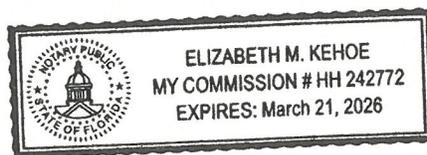
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 11/5/20 by
date
Gregory Oropeza
Name of Applicant

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

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Copy of Last Recorded Deed

Prepared by and return to:
Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, P.L.L.C.
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 24-80
Consideration: \$2,600,000.00

Parcel Identification No.: 00038260-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 23rd day of February, 2024 between Brugman Holdings, LLC, a Florida Limited Liability Company whose post office address is 7894 Stow Rd, Hudson, OH 44236 of the County of Summit, State of Ohio, grantor*, and Red Palm Rentals, LLC, a Florida Limited Liability Company whose post office address is 341 Worten Rd, Essex, MD 21221 of the County of Baltimore, State of Maryland, grantee*,

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

Lot 11 in Block 18 in Tract 17 according to the Diagram of the Key West Investment Company of Part of Tract No. 17 recorded in Plat Book 1, Page 88, Monroe County, Florida, Public Records; Said Lot commencing at a point 147 feet and 2 inches from the corner of William and South Streets and running thence along South Street in a Southwesterly direction 50 feet; thence at right angles in a Northwesterly direction 120 feet; thence at right angles in a Northeasterly direction 50 feet; thence at right angles in a Southeasterly direction and parallel with William Street 120 feet to the point of beginning.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Brugman Holdings, LLC, a Florida Limited Liability Company

[Signature]
Witness
Printed Name: LAURA BESSON
Address: 221 SIMONTON ST
Key West FL 33040

[Signature]
Edward J. Brugman, Member

[Signature]
Witness
Printed Name: Elizabeth Kehoe
Address: 221 Simonton Street, Key West, FL 33040

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of February, 2024 by Edward J. Brugman, Member of Brugman Holdings, LLC, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

Detailed Description of How Use of Transient Rental Will be
Extinguished:

It is the intent of the Property Owner to continue to utilize the unit as a rental unit, however, it will be rented as a non-transient rental only.

Copy of Last Recorded Deed

Prepared by and return to:

Gregory S. Oropeza

Attorney

Oropeza Stones & Cardenas, PLLC

221 Simonton Street

Key West, FL 33040

(305) 294-0252

File Number: 24-840

Consideration: \$5,600,000.00

Parcel Identification No.: 00027950-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 20th day of February, 2025 between Green Pineapple Holdings LLC, a Florida limited liability company whose post office address is 1130 Duval Street, Key West, Florida 33040 of the County of Monroe, State of Florida, grantor*, and 1128-1130 Duval, LLC, a Florida Limited Liability Company whose post office address is of the County of Monroe, State of Florida, grantee*,

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

PARCEL A:

Part of Lot 1 in Square Six of Tract Eleven, according to Charles W. Tilt's map or plan of the City and Island of Key West, Monroe County, Florida, and being more particularly described as follows:
Commencing at the corner of Duval and Catherine Streets and running thence in a Northwesterly direction along the Southwesterly side of Duval Street sixty-four feet and two inches; thence at right angles in a Southwesterly direction eighty-one feet and six inches; thence at right angles in a Southeasterly direction sixty-four feet and two inches to the Northwesterly side of Catherine Street; thence at right angles in a Northeasterly direction along Catherine Street eighty-one feet and six inches to the Point of Beginning.

PARCEL B:

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

AND ALSO:

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

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

LESS AND EXCEPT:

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

Commence at the intersection of the Southeasterly right of way line of Catherine Street with the Southwesterly right of way line of Duval Street and run thence Southwesterly along the right of way

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

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

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

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

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

Signed, sealed and delivered in our presence:

X [Signature]
Witness
Printed Name: BASCOM L GROOMS, II
Address: 1415 Thompson Street
Key West, FL 33040

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

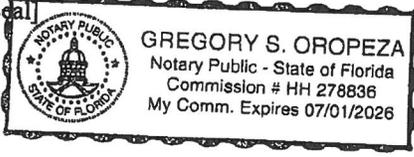
By: [Signature]
Jennifer L. Hulse, Manager

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

State of FL
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of February, 2025 by Jennifer L. Hulse, Manager of Green Pineapple Holdings LLC, a Florida limited liability company, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

Copies of Current Occupational Licenses

Copies of Current Occupational Licenses

**PLANNING BOARD
RESOLUTION NO. 2025-036**

TRANSFER OF A TRANSIENT UNIT AND LICENSE – A REQUEST TO TRANSFER TWO TRANSIENT UNITS AND LICENSES FROM A SENDER SITE LOCATED AT 623 - 627 TRUMAN AVENUE (RE# 00018400-000000, 00018390-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL DISTRICT TO A RECEIVER SITE LOCATED AT 1128-1130 DUVAL STREET (RE# 00027950-000000) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – 3 ZONING DISTRICT, PURSUANT TO SECTION 122-1338, AND 122-747 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCE OF KEY WEST, FLORIDA.

WHEREAS, transient units may be transferred with an accompanying business tax receipt to reduce noncomplying density; and

WHEREAS, the applicant filed a request to transfer two (2) transient units and two (2) transient license from a sender site located at 623 - 627 Truman Avenue (RE# 00005290-000000) in the Historic Neighborhood Commercial (HNC-1) zoning district, to a receiver site located at 1128 – 1130 Duval Street (RE# 00027950-000000) in the Historic Residential Commercial Core – 3 (HRCC-3) zoning district, pursuant to Sections 122-1338 and 122-747 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; and

WHEREAS, Section 122-1338 outlines the review criteria for the transfer of transient units; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 17, 2025; and

WHEREAS, the Planning Board found that the proposed transient unit and license transfer



Chairman


Planner

complies with the criteria in Section 122-1338; and

WHEREAS, the approval of the transient unit and license transfer 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 request for a transient license transfer, under the Code of Ordinances of the City of Key West, Florida, per Section 122-1338 is hereby approved as follows: two transient units and licenses shall be transferred from the sender site at 623 - 627 Truman Avenue (RE# 00018400-000000, 00018390-000000) to the receiver site at 1128 – 1130 Duval Street (RE# 00027950-000000), pursuant to Section 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida with the following conditions:

1. Layout of units and licenses at the sender site shall maintain consistency with those submitted with the application and in the staff report.
2. Floor plans of both units at the receiver site shall maintain consistency with those submitted with the application and in the staff report.



Chairman



Planner

3. The 'Delaney guest cottage' at 623 Truman Avenue must maintain a minimum of two licenses.
4. The applicant shall comply with the requirements of Section 122-1371: Transient living accommodations in residential dwellings; regulations.
5. If the transferee does not complete the purchase and sale of the transient licenses subject to this resolution within 90 days of the effective date of this resolution, the transfer and resolution shall be null and void and of no force or effect.

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

Section 4. This transient unit license transfer 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 Commerce. 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 DOC with all exhibits and



Chairman

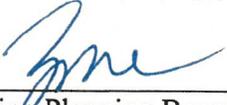


Planner

applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DOC 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.

Read and passed on first reading at a regularly scheduled meeting held this 17th day of July 2025.

Authenticated by the Chairman of the Planning Board and the Planner assigned to the project.



Freddy Varela, Acting Planning Board Chair



Date

Attest:



Benjamin Gagnon, Planner



Date

Filed with the Clerk:



Keri O'Brien, City Clerk



Date



Chairman

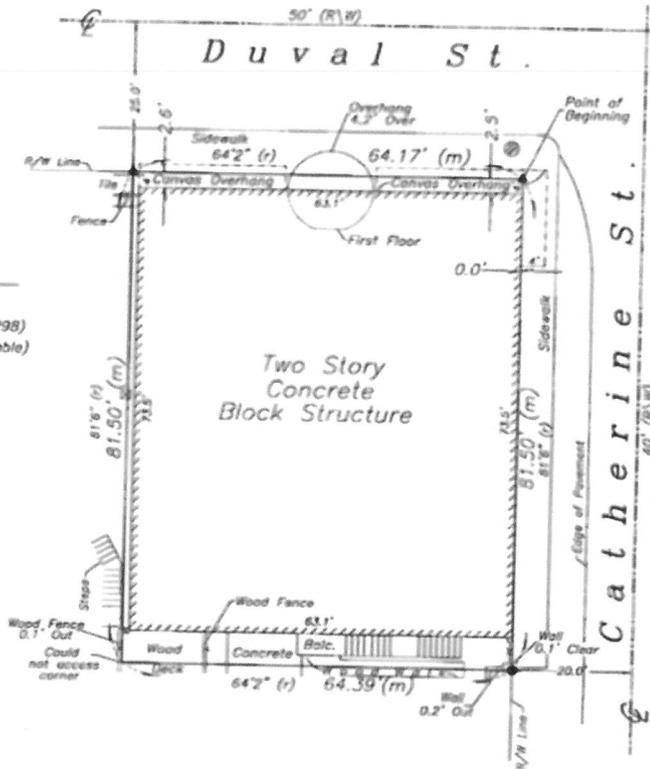


Planner

Sender Site Current Survey

Receiver Site Current Survey

Boundary Survey Map of part of Lot 1, Square 6,
Tract 11, Island of Key West



LEGEND

- Found 1/2" Iron Rod (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (3234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- F Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. 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: 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. Date of field work: April 28, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: 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.

BOUNDARY SURVEY FOR: Green Pineapple Holdings, LLC; 1130 Duval St, LLC;
Sanchez & Ashby, P.A.; Chicago Title Insurance Company;

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

May 8, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

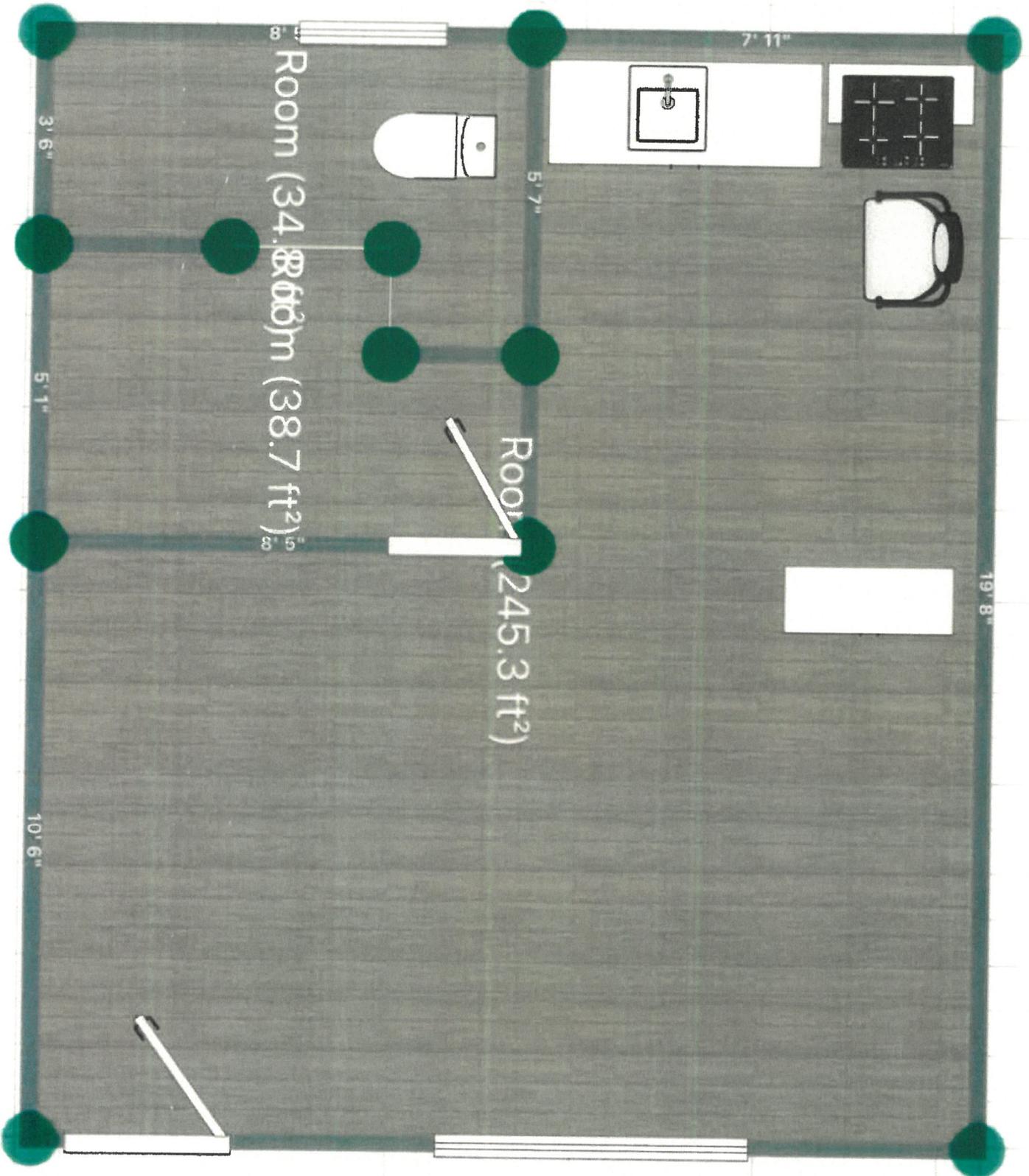
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-7244

Sender Site Current Floor Plans (No Change)



Room (34.866m (38.7 ft²))

Room (245.3 ft²)

7' 11"

5' 7"

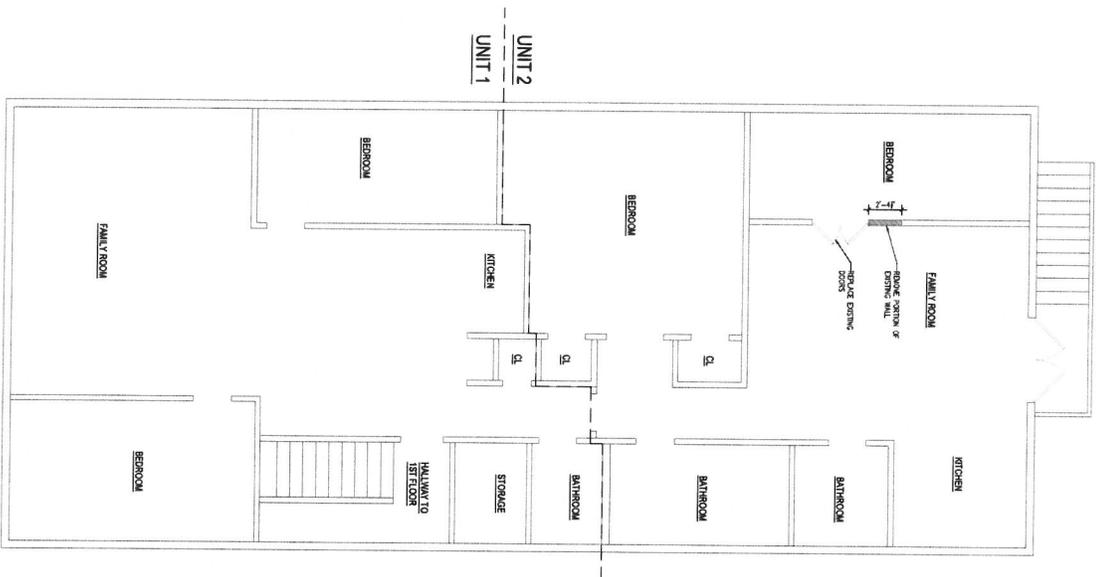
19' 8"

3' 6"

5' 1"

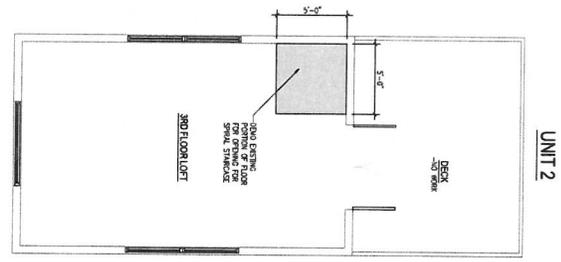
10' 6"

Receiver Site Current Floor Plans



EXISTING 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT 1 SQ. FT. = 1,192 SQ. FT.
UNIT 2 SQ. FT. = 1,040 SQ. FT.
UNIT 3 SQ. FT. = 332 SQ. FT.



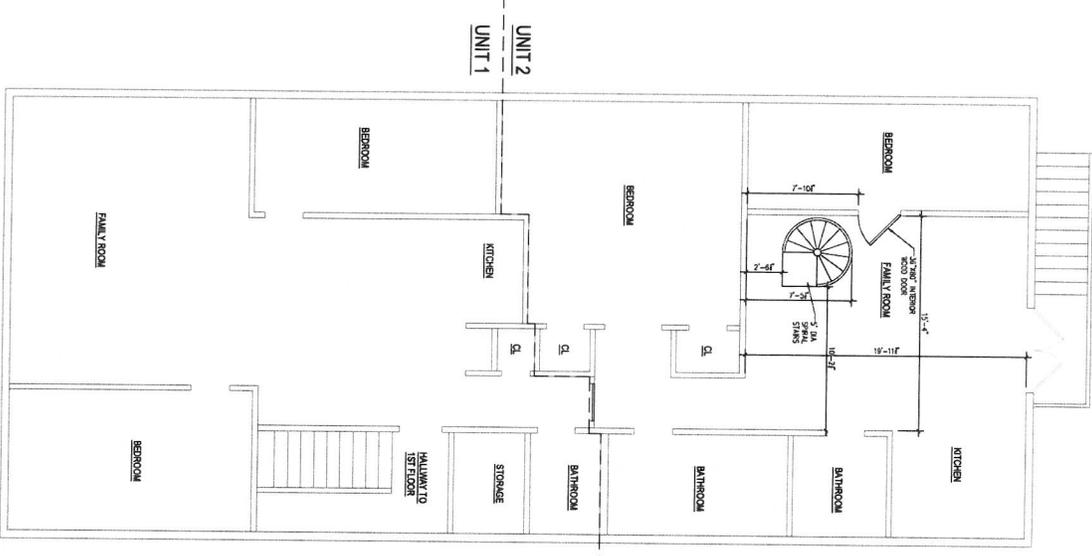
EXISTING 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING AND 3RD FLOOR PLAN
A-1
DATE: 01/11/07
DRAWN BY: JF
CHECKED BY: RH

FLOOR PLANS
1130 DUVAL ST.
KEY WEST, FL 33040

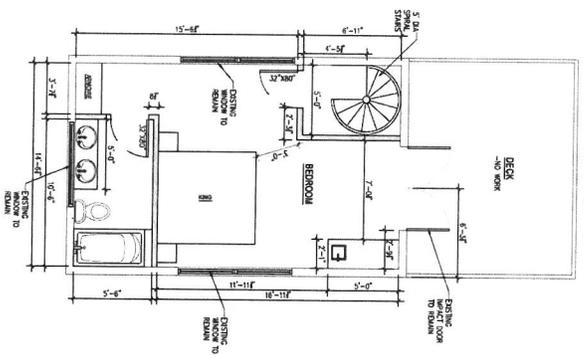
<p>DATE: 01/11/07 REV: SET</p>	<p>NAVINIUS ARCHITECTS P.A.</p>	<p>LAKEWOOD ENGINEERING INC.</p>	<p>STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER NO. 10000 EXPIRES 12/31/08</p>	<p>STATE OF FLORIDA REGISTERED PROFESSIONAL ARCHITECT NO. 10000 EXPIRES 12/31/08</p>
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Receiver Site Proposed Floor Plans



PROPOSED 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

UNIT 1 SQ. FT. = 1,162 SQ. FT.
UNIT 2 SQ. FT. = 1,040 SQ. FT.
UNIT 2 3RD FLOOR SQ. FT. = 332 SQ. FT.



PROPOSED 3RD FLOOR PLAN
SCALE 1/4" = 1'-0"

- INTERIOR NOTES:**
- OWNER TO SELECT ALL FINISHES
 - OWNER TO SPECIFY RAIL BENCHES, DOOR AND WINDOW TRIM AND CROWN MOULDING
 - OWNER TO SELECT PAINT
 - OWNER TO SELECT INTERIOR DOOR STYLE
 - OWNER TO SELECT FLOOR FINISH
 - BUILDING IS SPRINKLED ON ALL FLOORS
 - APART COOR 322 SQ FT
- WALLLEGENDS:**
- INTERIOR 2X4 WALLS

PROPOSED 2ND AND 3RD FLOOR PLAN
A-2

FLOOR PLANS
1130 DUVAL ST.
KEY WEST, FL 33040

300 N.W. 10TH AVENUE, SUITE 200
MIAMI, FL 33136
TEL: 305.371.1111
WWW.LAKEWOOD-ENG.COM

LAKEWOOD ENGINEERING

ROBERT WALDE, P.E.
LCE# 90457

NATURAL HAZARD MITIGATION

DATE: REV: SET

Receiver Site - Site Plans

NO CHANGE

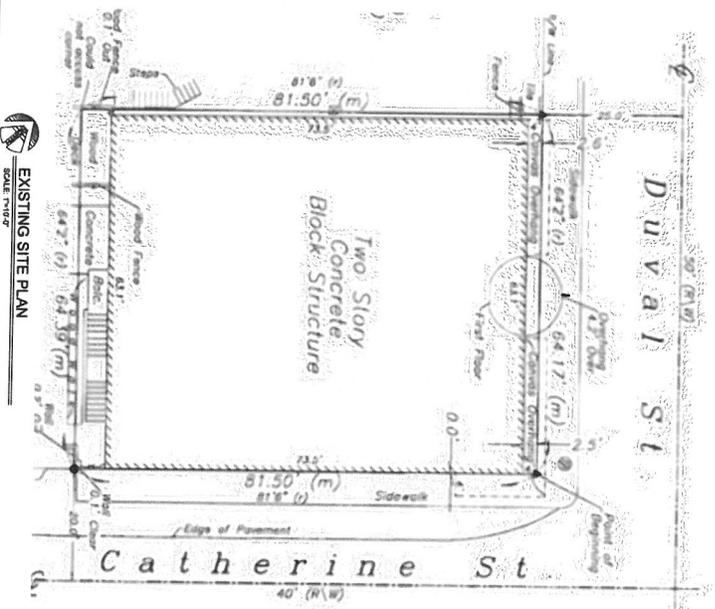
SITE DATA

SITE ADDRESS: 1130 DUVAL ST. KEY WEST, FL 33004
 REG. NO. 0000000000
 PROJECT NO. 20260106
 FLOOR CODE: 444
 REG. NO. 0000000000
 PROJECT NO. 20260106
 LOCAL JURISDICTION: KEY WEST
 TYPE OF CONSTRUCTION: N

INDEX OF DRAWINGS

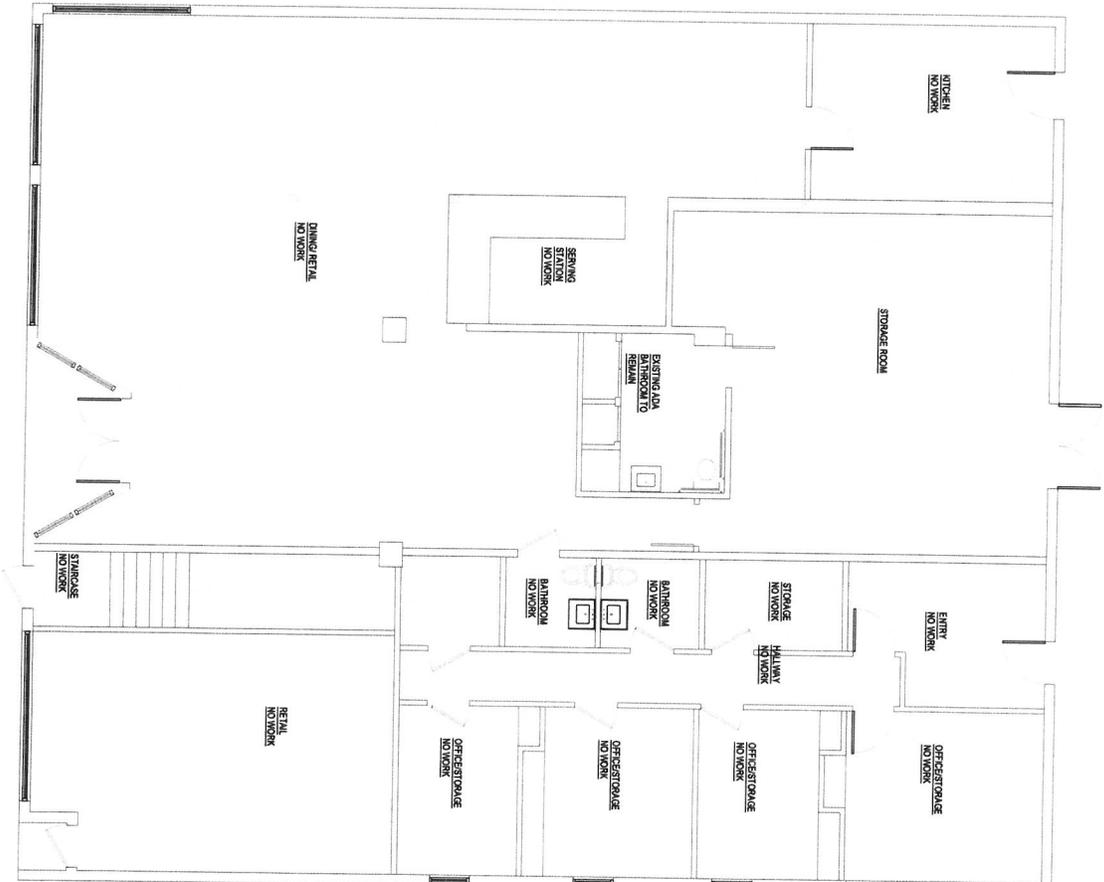
SHEET CS-1 EXISTING SITE PLAN AND 1ST FLOOR PLAN
 SHEET M-1 EXISTING 2ND AND 3RD FLOOR PLANS
 SHEET M-2 PROPOSED 2ND AND 3RD FLOOR PLANS

PROJECT DATA	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RENO.	NO CHANGE	0	0	NO CHANGE
STREET SIDE	NO CHANGE	0	0	NO CHANGE
REAR	NO CHANGE	0	0	NO CHANGE
LEFT SIDE	NO CHANGE	0	0	NO CHANGE
RIGHT SIDE	NO CHANGE	0	0	NO CHANGE
FLOOR AREA	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
BUILDING HEIGHT	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
IMPERVIOUS AREA	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
OPEN SPACE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE



1ST FLOOR COMMERCIAL SQ. FT. = 4,294 SQ. FT.

EXISTING 1ST FLOOR PLAN



CS-1

EXISTING 1ST FLOOR PLAN

FLOOR PLANS
 1130 DUVAL ST.
 KEY WEST, FL 33040

Digitally signed by Robert Hulec
 Date: 2026.01.06 09:35:19 -0500

ROBERT HULEC P.E.
 L.C.P.# 6667

LAKEWOOD ENGINEERING
 1000 W. 10TH AVE. SUITE 100
 KEY WEST, FL 33040
 (305) 857-1111

NAUTIFLOUS
 2100 W. 10TH AVE. SUITE 100
 KEY WEST, FL 33040
 (305) 857-1111

DATE	REV	SET

