



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 28, 2022

Applicant: Thomas E. Pope, Architects

Application Number: H2022-0024

Address: 255 Trumbo Road

Description of Work:

Major Development Plan – New two -story concrete structure with 24 units and a new one-story non-residential concrete structure. Parking area and site improvements.

Site Facts:

The site under review is a vacant lot and part of the manmade land for the Florida East Railway Company. In 1906 dredging work began to create Trumbo Island. Due to the need for more land to accommodate the railroad depot, warehouses, storage yard, and shipping piers, Trumbo Island was extended to the south which completely changed the north shoreline of Key West. The Trumbo name comes from Howard Trumbo, engineer, and owner of the dredging company.

In 1917, due to its strategic location, the Navy leased part of the land of Trumbo Point. The Naval Base change the name to Naval Air Station Key West and became a small coastal air patrol station. Meanwhile, the East Coast Railway maintained operations at the western side of Trumbo Point until 1935 when on Labor Day a category five hurricane destroyed most of the railroad bridges and infrastructure.

Construction of buildings at Trumbo Point Military Base started in 1942 and between 1951-1952 the Steam Plant was built as replacement of the Diesel Plant. The School Board acquired their current land from the Navy in the early 1970s. In 1970 large oil tanks for the Steam Plant were built on the north side of the lot, where the proposed housing project will be located, and the tanks

were removed by late 1990's. In May 1991 the Steam Plant ceased energy production. Around 1992 the city installed a pump station on the site.



September 1, 1999

In 2008 the Steam Plant was adapted to its current use and a new complex, Railway Condominium, was built as the workforce housing component of the development.

The site under review is subject to existing interlocal agreements including the 2019 “Keys Overnight Temporary Shelter (KOTS) and Essential Governmental Employee Housing Interlocal Agreement” between the City of Key West and Monroe County. The Agreement allows the city to acquire a permanent site for the construction of a new homeless shelter in exchange for the County’s acquisition of City land for the construction of essential governmental employee housing. The vacant lot has a utility easement within the property for the pump station.

The site is outside of the Key West Historic District listed in the National Register of Historic Places, but is zoned as a historic district zone, Historic Residential Commercial Core- Key West Bight (HRCC-2). On May 19, 2022, the Planning Board approved this Major Development Plan under Resolution 2022-26.



Current aerial photograph with site under review outlined in yellow.

Guidelines Cited on Review:

- New Construction (pages 38a- 38q), specifically guidelines 1, 2, last paragraph page 38-h, compatibility and street and block patterns sections (pages 38-i and j), 8, 11, 12, 13, 14, 15, 16, 18, 22, 23, and 25.
- Air conditioning units and trash facilities (pages 42-43) specifically guidelines 5 and 6.
- Parking areas, landscaping, and open environment (page 43), specifically guidelines 2, 3, 4, 6, and 9.

Staff Analysis:

The Certificate of Appropriateness under review is for the construction of a two-story concrete structure that will house 24 affordable units for law enforcement personnel and their families. The design also includes a one-story non-residential structure that will serve as a visual buffer for the required parking area. The site in question is vacant and a pump station sits in the front yard. The site has a waterfront view on its west side and the historic Steam Plant abuts its south side. Another residential development, Railway Condominium, can be found to the south side of the Steam Plant and lush vegetation, vast green area, and fencing separates both complexes. Railway Condominiums consist of three buildings, the two ones closest to Grinnell Street are three-story

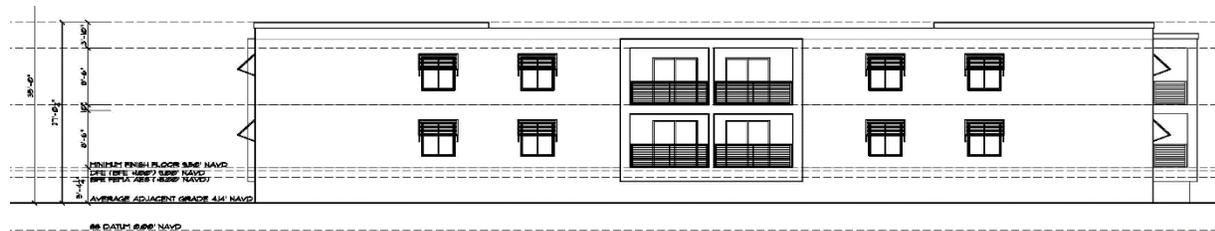
over parking, while the third structure is a two-story building located at the rear of the lot. All buildings are made in concrete with flat roofs. Closer to the site, towards the southwest, you can see the ferry terminal, built in 2003. Old Navy buildings, now used by the School Board, are adjacent to the east and north side of the site.

The new proposed residential building has a “U” shape footprint elevated from grade approximately 4 feet over piers. The structure is setback approximately 48 feet from front property line and will be located closer to the north boundary line. The building will have a maximum height of approximately 27'- 1/4” and all staircases, hallways and ramps will face the courtyard. Three modules in both stories containing porches will project five feet from the front elevation. These elements will be slightly lower than the exterior wall. Both ends of the main façade will have window fenestrations and will be approximately one foot taller than the central wall.



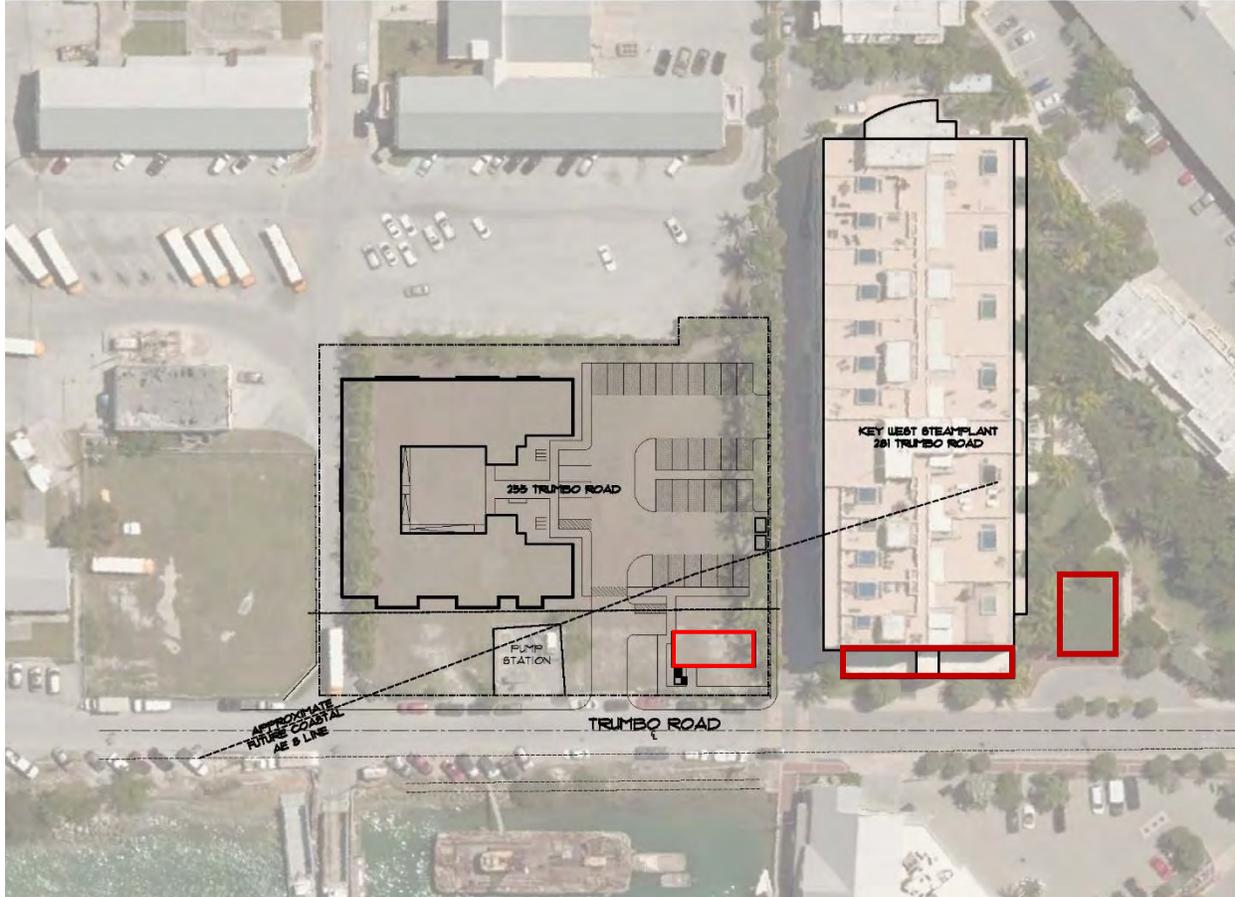
Proposed front elevation of housing building facing Trumbo Road.

The north and east elevations will have a different treatment for porches, as they will not extend from the exterior wall. The exterior walls will be finished with fine knockdown stucco, porches will have aluminum railings with stainless steel cables, windows will be white aluminum horizontal rollers and aluminum louvered shutters are proposed over the windows. Roof will be flat. For mechanical equipment the plans include condenser units to be facing the courtyard and on the north side of the lot.



Proposed north elevation of housing building.

The plans also included a one-story detached non-residential structure facing Trumbo Road that will serve as a buffer for the parking area and will serve as a transitional piece with the one-story front volume found in the Steam Plant. The Steam Plant has also a one-story detached structure located in the south side.



Proposed site plan and contrast with Steam Plant.

The one-story detached structure will be rectangular in footprint and will be elevated approximately 5'-3" from grade. The concrete structure will have a recessed entrance with stairs on its northernmost part of the front façade. An enclosed lift will serve for ADA access. The structure will be approximately 16'-8 1/4" high from grade and will have a flat roof. Three pair of windows with aluminum louvered shutters are proposed in the main elevation. The walls will be finished with stucco.



Proposed front elevation of detached one-story non-residential building.

The plans also include a parking area for 32 cars. The 20' wide driveway and paths will be finish in asphalt while most of the parking spaces will have previous bricks. One ADA parking space will be dedicated for the non-residential building. A trash area is depicted in the plans and will be located towards the south area of the parking. Existing fences are to be kept on the site. Removal of some trees, replanting of palm trees, and new landscape plans have been approved by the Tree Commission. The southwest portion of the south wall will be used as a canvas for Art in Public Places.

Consistency with Cited Guidelines:

Staff finds the proposal to be consistent with cited regulations for new construction, mechanical equipment, trash facilities and parking areas. The site under review is not the traditional urban lot found within the district. The man-made land and adjacent buildings were developed due to industrial and military needs and demand. The unique waterfront location of the site under review, the safety needs of the new residents, zoning regulations and existence of the water pump were elements taken into consideration during the design process as expressed by the architects. Furthermore, the Steam Plant, which its original use was not residential, has a scale and mass that will dwarf any new proposed development designed in accordance to current zoning and HARC regulations.

Similar land use structures in the area are the Railway Condominium, south from the Steam Plant, which are three and two-story concrete buildings, the former ones build over parking. Staff opines that the scale, mass, building materials, building forms and fenestration rhythm of the proposed new buildings are similar and compatible with same land use structures adjacent to the site. Although front porches are not found within the adjacent buildings front elevations the design adapts this architectural element that convey a sense of residential use, will add rhythm to the front elevation and will break with the horizontal elongated façade.

The one-story nonresidential building in the plans is essential to conform with HARC regulations as it will serve as a buffer to the parking area and is a transitional piece between the historic front elevation of the Steam Plant and the new development. Staff finds that the proposed buildings forms, materials, fenestrations, and frontage porches are in keeping with existing adjacent buildings. New proposed art for the south elevation will require a Certificate of Appropriateness.

APPLICATION

(HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE AE-7	ZONING DISTRICT HRCC-2	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	255 Trumbo Road, Key West, FL 33040	
NAME ON DEED:	Monroe County, FL	PHONE NUMBER 305-292-4441
OWNER'S MAILING ADDRESS:	1100 Simonton Street, Suite 205 Key West, FL 33040	EMAIL ballard-lindsey@monroecounty-fl.gov
APPLICANT NAME:	Tom Pope of Thomas E. Pope, PA	PHONE NUMBER 305-296-3611
APPLICANT'S ADDRESS:	610 White Street Key West, FL 33040	EMAIL holly@p-s-architects.com
APPLICANT'S SIGNATURE:		DATE 3.9.2022

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ___ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE ___
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO ___ INVOLVES A HISTORIC STRUCTURE: YES ___ NO ___
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO ___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	New two story 23,086 sq. ft. concrete structure with 24 units and a new one story 936 sq. ft. nonresidential concrete structure.
MAIN BUILDING:	23,086 sq. ft. two story concrete structure with 24 units for needed affordable County Sheriff housing.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	N/A

**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
AC units attached to main structure with landscape screening.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.



255 Trumbo Road
Mo Co Sheriff Housing

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, Roman Gastesi as
Please Print Name of person with authority to execute documents on behalf of entity

County Administrator of Monroe County, Florida
Name of office (President, Managing Member) Name of owner from deed

authorize Thomas E. Pope, PA & Trepanier & Associates, Inc.
Please Print Name of Representative

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

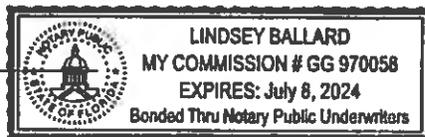
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 13th day of October, 2022
Date

by Roman Gastesi
Name of person with authority to execute documents on behalf of entity owner

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

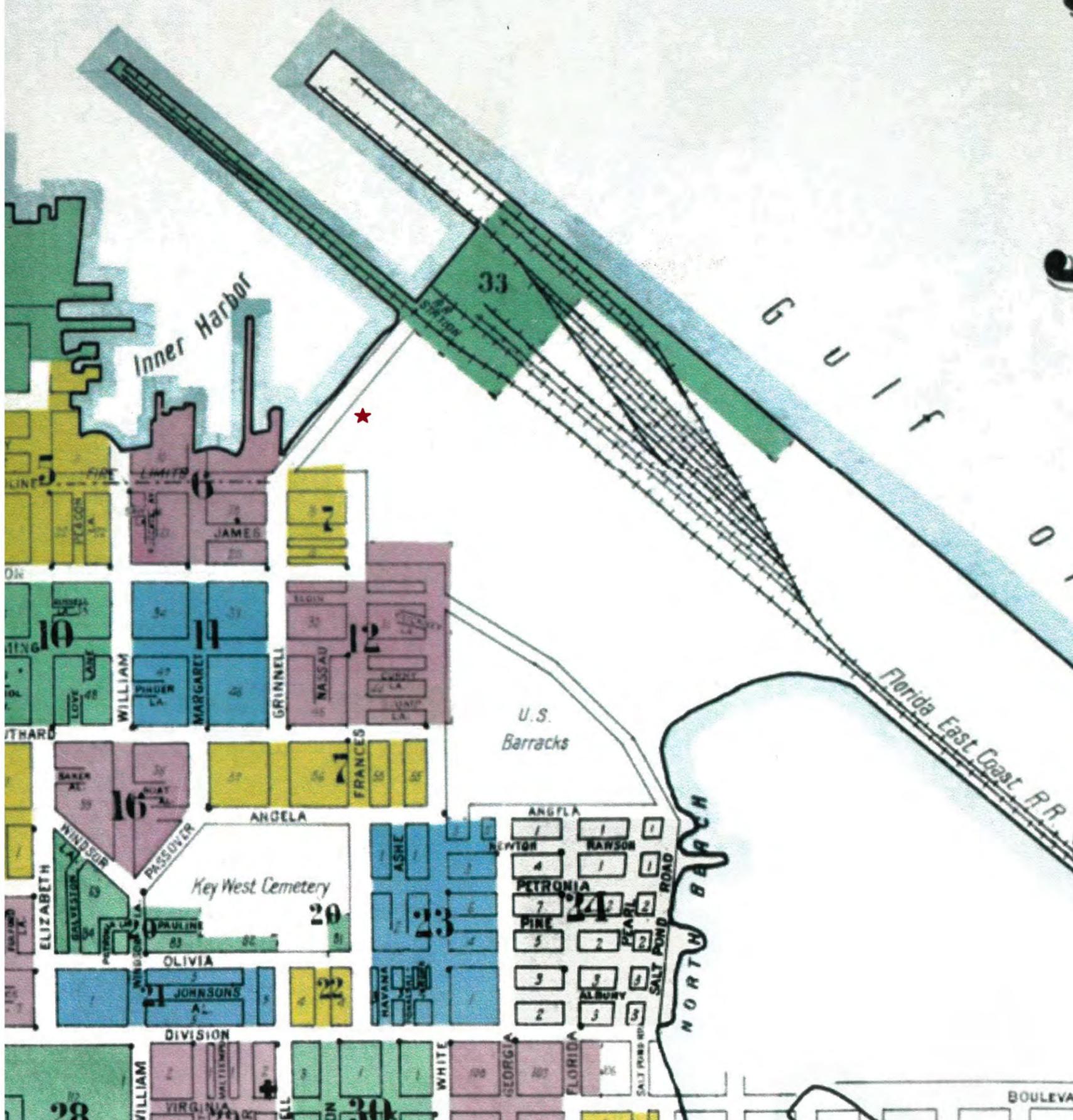
LBallard
Notary's Signature and Seal



Lindsey Ballard
Name of Acknowledger typed, printed or stamped

GG 970058
Commission Number, if any

SANBORN MAPS



Insurance Maps of
KEY WEST
FLORIDA MONROE COUNTY

SANBORN
MAP COMPANY
SCALE 50 FT. TO AN INCH 11 BROADWAY, N.Y.

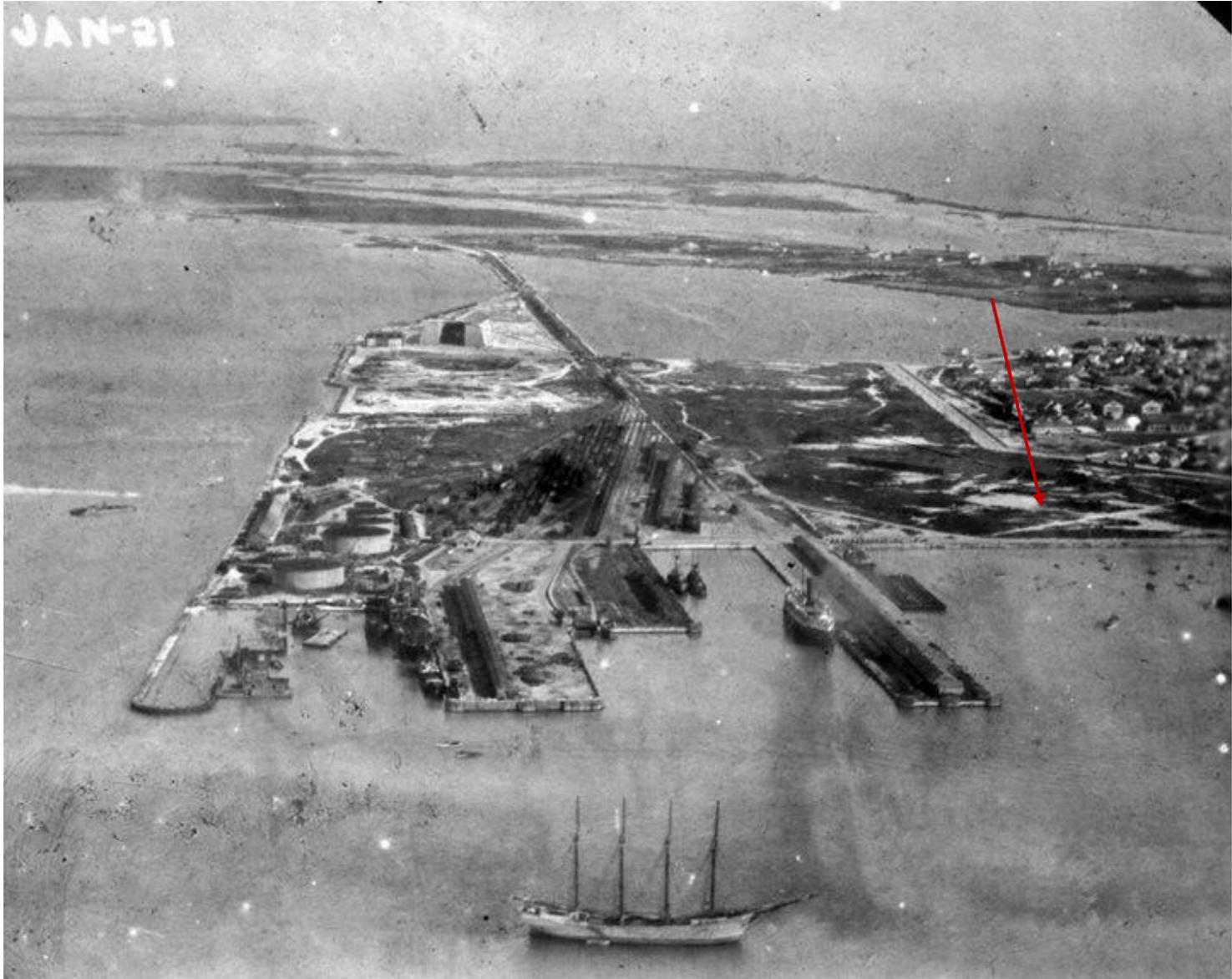
April, 1912

Copyright, 1912, by the Sanborn Map Co.

JUN 4 1912

Population 22,000.

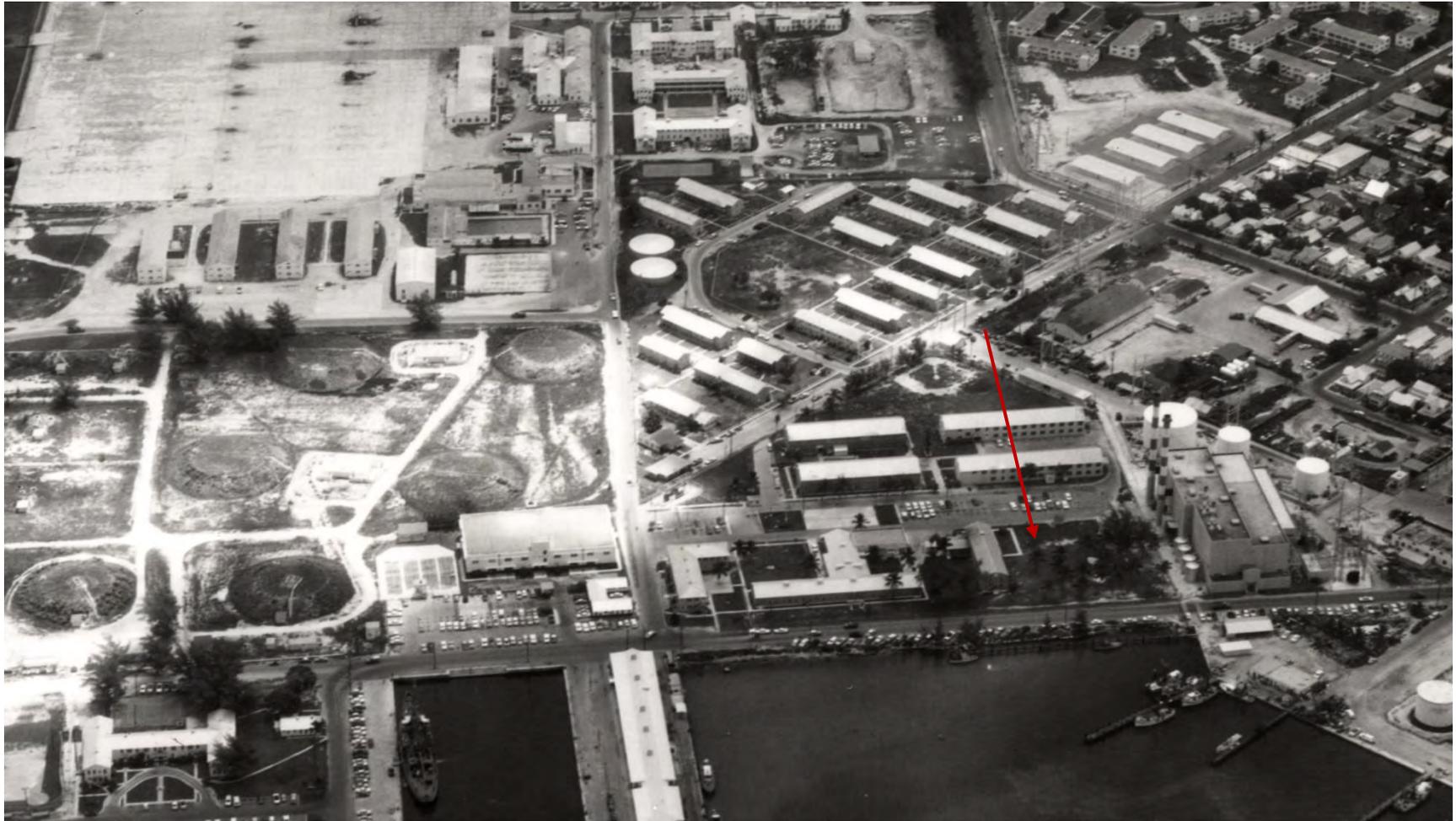
PROJECT PHOTOS



January 1921. Monroe County Library.



Aerial photograph circa 1945. Monroe County Library.



Aerial photograph circa 1961. Monroe County Library.



December 1978. Monroe County Library.



Aerial photograph circa 1990. Monroe County Library.



Aerial photograph September 1, 1999. Monroe County Library.



Aerial photograph June 9, 2006. Monroe County Library.



Current aerial photograph.



Site - Street View

255 Trumbo Road



Key West Steamplant
Street View from Trumbo Road



Site – at Pump Station
Street View from Trumbo Road



Site – at Pump Station
Street View from Trumbo Road



Site – at Pump Station

Street View from Trumbo Rd looking towards Steamplant

SURVEY

1 TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A LEASEHOLD ESTATE CREATED BY THAT CERTAIN LEASE BY AND BETWEEN MONROE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, LESSOR, AND SPGL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSEE, EVIDENCING THE DEMISE OF THE FOLLOWING DESCRIBED PREMISES, TO WIT:

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING DESCRIBED AS:

(POC) COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF TRUMBO ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRINNELL STREET; THENCE RUN NORTH ALONG THE EAST R/W LINE OF TRUMBO ROAD FOR A DISTANCE OF 354.45 FEET TO THE (POB) POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD FOR A DISTANCE OF 250.00 FEET; THENCE ALL AT RIGHT ANGLES, EAST FOR A DISTANCE OF 195.00 FEET; THENCE SOUTH FOR A DISTANCE OF 200.00 FEET; THENCE EAST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH FOR A DISTANCE OF 50.00 FEET; THENCE WEST ALONG THE NORTHERLY BOUNDARY LINE OF THE "STEAMBOAT CONDO" FOR A DISTANCE OF 210.00 FEET BACK TO THE EAST RIGHT-OF-WAY LINE OF TRUMBO ROAD AND (POB) THE POINT OF BEGINNING.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 2061-5274427, DATED: FEBRUARY 22, 2021 AT 8:00 A.M.

NOTE: THE 200.00 FEET CALL ABOVE MAY BE A SCRIVENER'S ERROR IN THE TITLE DESCRIPTION AND SHOULD READ 210.00 FEET FOR CLOSURE

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2061-5274427, COMMITMENT DATE: FEBRUARY 22, 2021 AT 8:00 A.M.

8 ZONING INFORMATION

ZONING NOT PROVIDED

5 FLOOD INFORMATION

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "VE" OF THE FLOOD INSURANCE RATE MAP FOR MONROE COUNTY, FLORIDA, COMMUNITY-PANEL OR MAP NUMBER 12087C 1508K, BEARING AN EFFECTIVE DATE OF 02/18/2005. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "VE" OR "V1-30" = COASTAL AREAS WITH A 1% OR GREATER CHANCE OF FLOODING AND AN ADDITIONAL HAZARD ASSOCIATED WITH STORM WAVES. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BASE FLOOD ELEVATIONS DERIVED FROM DETAILED ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THESE ZONES.

THE SUBJECT PROPERTY IS ALSO SUBJECT TO A LETTER OF MAP CHANGE (LOMC), CASE NO. 16-04-4726P, DATED 01/24/2017

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

- 11** COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS CONTAINED IN QUITCLAIM DEED BY AND BETWEEN THE UNITED STATES OF AMERICA, GRANTOR, AND THE CITY OF KEY WEST, FLORIDA, GRANTEE, DATED JUNE 29, 1973 AND RECORDED IN OFFICIAL RECORDS BOOK 551, PAGE 218 (AFFECTS, NO PLOTTABLE ITEMS)
- 15** RESERVATION OF A PERPETUAL UTILITY EASEMENT OCCUPIED BY THE GRANTEE AS A UTILITY LIFT STATION AND ACCESSORY RELATED EQUIPMENT AS CONTAINED IN THAT CERTAIN QUIT CLAIM DEED FROM THE CITY OF KEY WEST, FLORIDA, A MUNICIPAL CORPORATION, TO MONROE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED JANUARY 13, 2020 IN OFFICIAL RECORDS BOOK 3003, PAGE 879, AS RE-RECORDED JANUARY 31, 2020 IN OFFICIAL RECORDS BOOK 3006, PAGE 1711 (AFFECTS, DESCRIPTION CONTAINED IN DOCUMENTS NOT PRECISE, POSSIBLE EASEMENT AREA SHOWN HEREON)

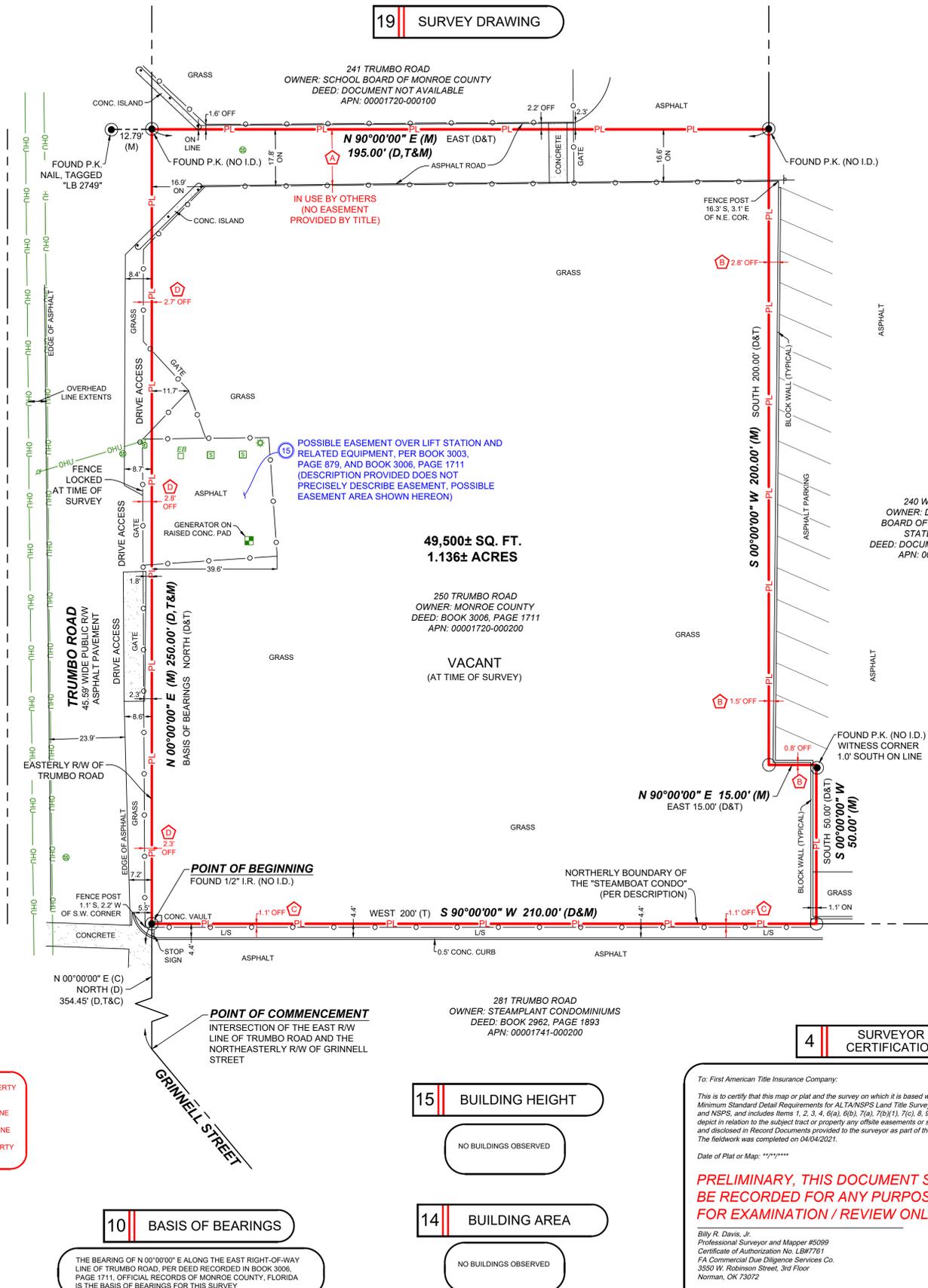
12 PARKING INFORMATION

NO PARKING OBSERVED ON SITE

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED

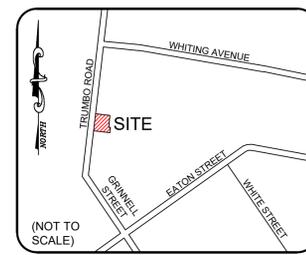
19 SURVEY DRAWING



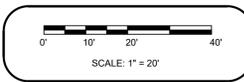
11 SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 2061-5274427, COMMITMENT DATE 02/22/2021, AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD.
- SUBJECT TRACT HAS DIRECT DRIVEWAY ACCESS TO TRUMBO ROAD, A PUBLIC RIGHT-OF-WAY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION.
- NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHTS-OF-WAY OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- ALL MONUMENTS SET ARE 18" X 5/8" REBAR WITH A PLASTIC CAP MARKED "LB 7761" UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS, OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
- IN REGARDS TO ALTA TABLE A ITEM 11(A), NO UNDERGROUND UTILITY PLANS AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME THIS SURVEY WAS PERFORMED.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- UNLESS SHOWN OTHERWISE THE SURVEYED BOUNDARY SHOWN HEREON IS CONTIGUOUS WITH THE ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

16 VICINITY MAP



17 NORTH ARROW / SCALE



9 LEGEND

- GENERATOR
- UTILITY POLE
- ELECTRIC METER
- EP = ELECTRIC BOX
- SIGN
- LIFT STATION
- LIGHT POLE
- SANITARY SEWER MANHOLE
- BOLLARD
- SCHEDULE B ITEM NO.
- POSSIBLE APPARENT PHYSICAL USE
- MONUMENT FOUND (AS NOTED)
- CALCULATED CORNER (SEE SURVEYOR'S NOTE ITEM 6)
- ADJOINING PROPERTY
- PROPERTY LINE
- CHAIN LINK FENCE
- OVERHEAD UTILITY
- (D) = DEED CALL
- (T) = TITLE CALL
- (C) = CALCULATED CALL
- (M) = MEASURED CALL
- R/W = RIGHT-OF-WAY
- L/S = LANDSCAPE AREA
- TYP = TYPICAL
- COV. = COVERED AREA
- CONCRETE

13 LAND AREA

49,500± SQ. FT.
1.136± ACRES

49,500± SQ. FT.
1.136± ACRES

VACANT
(AT TIME OF SURVEY)

4 SURVEYOR CERTIFICATION

To: First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 19, and 20(a). Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A" of Table A thereof. The fieldwork was completed on 04/04/2021.

Date of Plat or Map: ***/**/****

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY

Billy R. Davis, Jr.
Professional Surveyor and Mapper #5089
Certificate of Authorization No. LB87761
F/A Commercial Due Diligence Services Co.
3550 W. Robinson Street, 3rd Floor
Norman, OK 73072

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

15 BUILDING HEIGHT

NO BUILDINGS OBSERVED

14 BUILDING AREA

NO BUILDINGS OBSERVED

10 BASIS OF BEARINGS

THE BEARING OF N 00°00'00" E ALONG THE EAST RIGHT-OF-WAY LINE OF TRUMBO ROAD, PER DEED RECORDED IN BOOK 3006, PAGE 1711, OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA IS THE BASIS OF BEARINGS FOR THIS SURVEY

KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE APPARENT PHYSICAL USE ON/OFF OR FROM ADJOINING PROPERTIES
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

18 Boundary and ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Drawn By: CZM	Date: --
Surveyor Ref. No.: 21-03-0557	Revision: --
Approved By: BRD	Date: --
Field Date: 04/04/2021	Revision: --
Scale: 1" = 20'	Date: --
	Revision: --

Prepared For:

NCS No.: _____ Asset No.: _____
Client Ref. No.: _____

20 PROJECT ADDRESS

250 Trumbo Road
Key West, Florida 33040

Project Name:
Trumbo Rd-Key West, FL
CDS Project Number:
21-03-0557

PROPOSED DESIGN

ARCHITECTURE SHEETS

PROJECT DATA	A0.0
SITE PLAN	A0.1
LIFE SAFETY PLAN, FIRST FLOOR	A1.1
LIFE SAFETY PLAN, SECOND FLOOR	A1.2
EXTERIOR ELEVATIONS	A2.1
EXTERIOR ELEVATIONS	A2.2
CONTEXT SITE PLAN	A2.3

CIVIL ENGINEERING SHEETS

EROSION CONTROL PLAN	C-100
CONCEPTUAL GRADING AND DRAINAGE PLAN	C-200

LANDSCAPE SHEETS

LANDSCAPE PLAN	L3.00
PLANT SCHEDULE AND DETAILS	L3.01



Mailbox Spec

ILLUMINATING
UR20
ARCHITECTURAL AREA LIGHTS

FEATURES

- 27" tall in application with 18" wide and 18" deep
- High performance optics up to 180° beam spread
- 180° beam spread
- 180° beam spread
- 180° beam spread

CONTROL TECHNOLOGY

RELATED PRODUCTS

CONSTRUCTION

CONCRETE

INSTALLATION

FINISH

REVISIONS

NOTES

ILLUMINATING

ILLUMINATING
UR20
ARCHITECTURAL AREA LIGHTS

DIMENSIONS

REVISIONS

INSTALLATION

FINISH

REVISIONS

NOTES

ILLUMINATING

Site Lighting

- NARRATIVE OF REVISION 2, DATED 04-21-2022
- 5 PARKING SPACES ADDED. VALUES ON TABLE ADJUSTED TO MATCH.
 - ASPHALT PAVING CHANGED TO BRICK PAVERS (50% IMPERVIOUS) AT PARKING SPACES. VALUES ON TABLE ADJUSTED TO MATCH.
 - CONTEXT SITE PLAN (SHEET A2.3) ADDED TO DRAWING SET.
 - NON-RESIDENTIAL BUILDING RAISED ABOVE FLOOD AND REDESIGNED. SIDEWALK ADJUSTED ACCORDINGLY. VALUES ON TABLE ADJUSTED TO MATCH.

PROJECT SCOPE OF WORK

A 24 UNIT RESIDENTIAL BUILDING, SINGLE-STORY NON-RESIDENTIAL BUILDING, AND SITE IMPROVEMENTS DESIGNED AND TO BE BUILT IN COMPLIANCE WITH SEVENTH EDITION 2020 FLORIDA BUILDING CODE.

APPLICABLE BUILDING CODES:

FAIR HOUSING ACT
FLORIDA BUILDING CODE, 11TH EDITION (2020) BUILDING
FLORIDA BUILDING CODE, 11TH EDITION (2020) ACCESSIBILITY
FLORIDA BUILDING CODE, 11TH EDITION (2020) ENERGY CONSERVATION
FLORIDA BUILDING CODE, 11TH EDITION (2020) MECHANICAL
FLORIDA BUILDING CODE, 11TH EDITION (2020) PLUMBING
FLORIDA FIRE PREVENTION CODE
NFPA 70: NATIONAL ELECTRICAL CODE

BUILDING

BUILDING NOTES	PROPOSED USE OF SPACE	PROPOSED USE OF SPACE
OCCUPANCY	R-2 (APARTMENTS)	B (OFFICE)
USE	RESIDENTIAL	BUSINESS
TYPE OF CONSTRUCTION	TYPE III-B	TYPE III-B
PER TABLE 506.2	16,000 SF PER FLOOR ALLOWABLE	19,000 SF PER FLOOR ALLOWABLE
PER TABLE 504.4	4 STORY ALLOWABLE	3 STORY ALLOWABLE
FIRE RESISTANCE RATINGS PER TABLE 601	2 HOUR EXTERIOR BEARING WALL NO RATING AT OTHER BUILDING ELEMENTS	2 HOUR EXTERIOR BEARING WALL NO RATING AT OTHER BUILDING ELEMENTS
AUTOMATIC SPRINKLER SYSTEM PER 903.3.1	SPRINKLERS PROVIDED	SPRINKLERS NOT REQUIRED SPRINKLERS PROVIDED
EXISTING BUILDING SF	23,358 SF (11,815 SF PER FLOOR)	936 SF
EXISTING BUILDING STORIES	2 STORY	1 STORY

AREA SUMMARY - RESIDENTIAL BUILDING

	BUILDING (ENCLOSED)	BUILDING (UN-ENCLOSED)	TOTAL
LEVEL 1	9,142 SF	2,673 SF	11,815 SF
LEVEL 2	9,142 SF	2,401 SF	11,543 SF
TOTAL	18,284 SF	5,074 SF	23,358 SF

AREA SUMMARY - NON-RESIDENTIAL BUILDING

	BUILDING (ENCLOSED)	BUILDING (UN-ENCLOSED)	TOTAL
LEVEL 1	186 SF	111 SF	297 SF

PARKING SUMMARY

- 33 SURFACE PARKING SPACES TOTAL:
- 29 RESIDENTIAL PARKING SPACES
 - 1 ACCESSIBLE PARKING SPACE
 - 30 SPACES TOTAL (1 PER DWELLING UNIT)
- 2 NON-RESIDENTIAL PARKING SPACES
- 1 ACCESSIBLE PARKING SPACE
 - 3 SPACES TOTAL (1 PER 300 SF)
- 6 BICYCLE SPACES

TRUMBO VILLAGE
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
FLORIDA BUILDING CODE 2020, BUILDING
FROM TABLE 1004.5

	FLOOR AREA (SF)	SF PER OCCUPANT	# OF OCCUPANTS
INTERIOR BUILDING AREAS			
FIRST FLOOR			
RESIDENTIAL	9,987	200 GROSS	49.9
FIRST FLOOR OCCUPANTS			49.9
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	14.98
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	9.987
SECOND FLOOR			
RESIDENTIAL	9,987	200 GROSS	49.9
SECOND FLOOR OCCUPANTS			49.9
TOTAL STAIR EXIT WIDTH REQUIRED	IN INCHES	0.3	14.98
TOTAL OTHER EXIT WIDTH REQUIRED	IN INCHES	0.2	9.987
TOTAL OCCUPANTS			100

CAPACITY OF MEANS OF EGRESS
FLORIDA BUILDING CODE 2020, BUILDING
FROM SECTION 1005.1 AND TABLE 1020.2

AREA	OCCUPANT LOAD	EGRESS COMPONENT	REQUIRED	PROVIDED
FIRST FLOOR	49.9	MIN. NUMBER OF EXITS	2	2
		CORRIDOR (INCHES)	44	6.8'
		CAPACITY (INCHES)	10.0	36'
		PER SECTION 1005.1		
		STAIRS (INCHES)	15.0	(2) 4.8'
SECOND FLOOR	49.9	MIN. NUMBER OF EXITS	2	2
		CORRIDOR (INCHES)	44	6.8'
		CAPACITY (INCHES)	10.0	36'
		PER SECTION 1005.1		
		STAIRS (INCHES)	15.0	(2) 4.8'

255 Truman Road
UNIT MATRIX

UNIT TYPE	INTERIOR AREA (SF)	1ST FLR	2ND FLR	TOTALS
1 BEDROOM	650	3	3	6
1 BEDROOM	655	3	3	6
1 BEDROOM	813	2	2	4
2 BEDROOM	900	2	2	4
2 BEDROOM	915	2	2	4
UNIT TOTALS		12	12	24



date:
12/10/2021
revision:
02/11/2022
04/21/2022

sheet:
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Trumbo Village
255 Trumbo Road
Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
610 White St., Key West FL
(305) 296 3611

255 Trumbo Road		
Zoning		HRCC-2
Flood Zone		AE 7
Design Flood Elevation (BFPAS)	BFE+1.5'	8.5' NAVD
Flood Elevation Provided		9.50' NAVD
Site Area		49,500
Site Area (Ac)		1.14
Max Lot Coverage	50%	24,750.0
Existing Lot Coverage	0.0%	-
Proposed Lot Coverage	25.7%	12,712.0
Max Impervious Area	60%	29,700.0
Existing Impervious Area	9.8%	4,843.0
Proposed Impervious Area	56.1%	27,773.0
Min Open Space Ratio	0.35	17,325.0
Existing Open Space	0.90	44,657.0
Proposed Open Space	0.39	19,459.0

Max Height		35'
Setbacks		
Front		10'
Side (Street)		7.5'
Side		5'
Rear		15'

BUILDING AREAS (LOT COVERAGE)	EXISTING SF	PROPOSED SF
New Building - 24 Units	-	11,815
Non-Residential Building	-	897
Total Lot Coverage (SF)	-	12,712
Lot Coverage (%)	0.0%	25.7%

SITE AREAS (IMPERVIOUS AREA)	EXISTING SF	PROPOSED SF
Lot Coverage	-	12,712
Pump Station	1,471	1,471
Ramp/Stairs		472
Sidewalks		2,275
Asphalt Paving	3,372	8,550
Pervious Pavers (50% impervious)		2,268
Mailboxes		25
Total Impervious Area (SF)	4,843	27,773
Impervious Area (%)	9.8%	56.1%

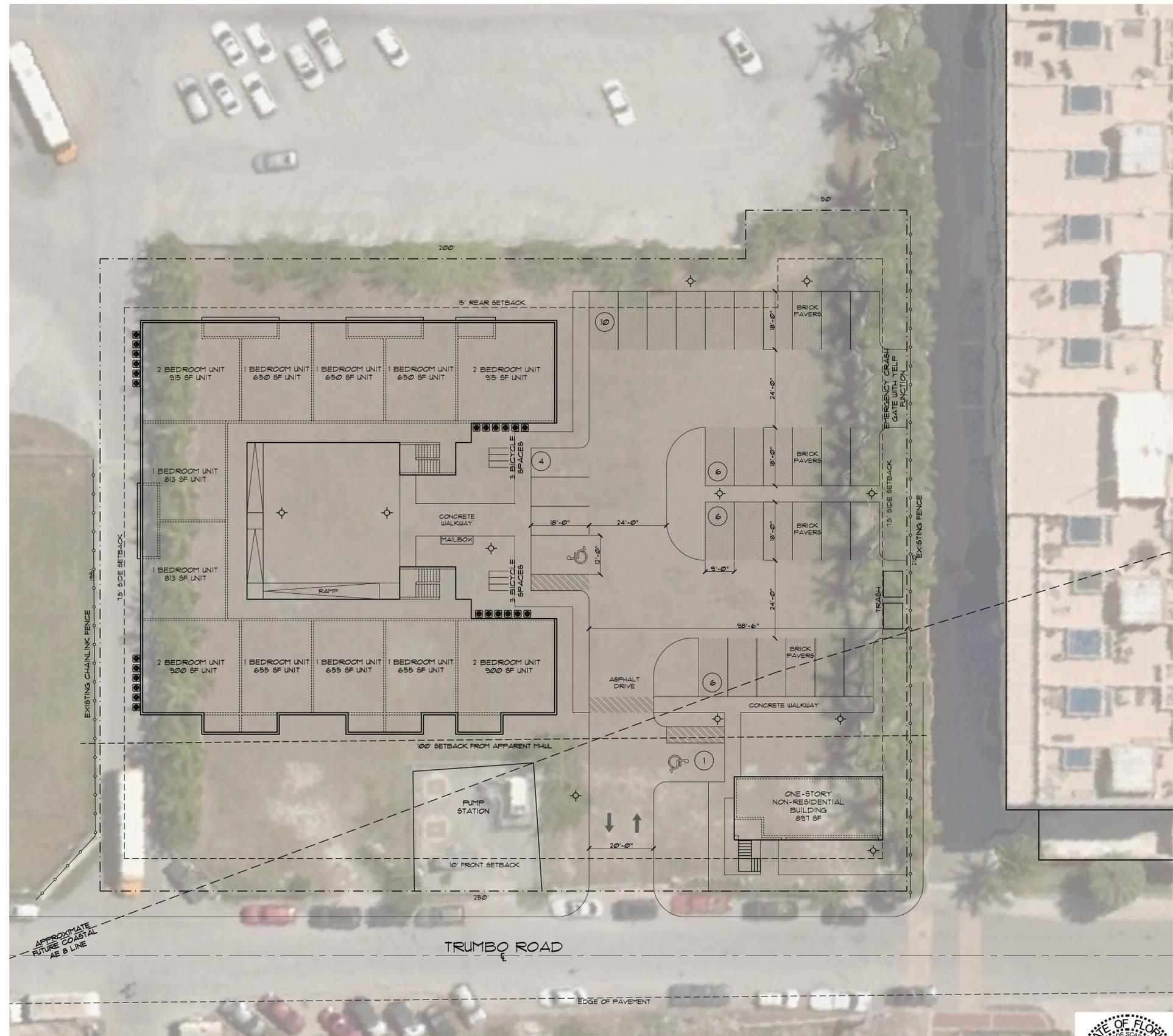
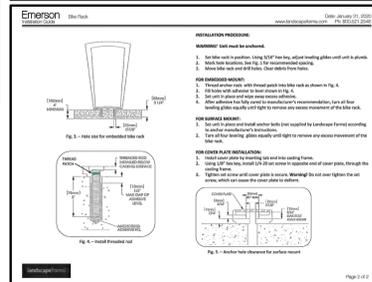
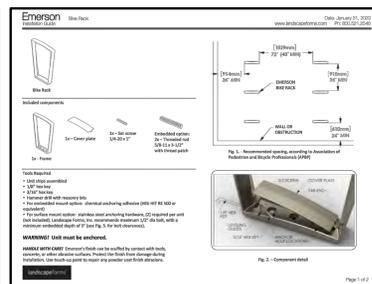
SITE AREAS (OPEN SPACE)	EXISTING SF	PROPOSED SF
Impervious Areas	4,843	27,773
Pervious Pavers (50% impervious)		2,268
Open Space (SF)	44,657	19,459
Open Space Ratio	0.90	0.39

100' Setback Area		11,683.0
Min Open Space Ratio (Within 100' Setback)	0.50	5,841.5
Existing Open Space	9,322.00	0.80
Proposed Open Space	4,254.00	0.64

SITE AREAS (OPEN SPACE) WITHIN 100' SETBACK	EXISTING SF	PROPOSED SF
Non-Residential Building	-	897
Pump Station	1,471	1,471
Stairs		50
Asphalt Paving	890	1,245
Sidewalk	-	591
Sub Totals	2,361	4,254
Open Space (SF)	9,322	7,429
Open Space Ratio	0.80	0.64



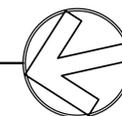
Bike Rack



- NARRATIVE OF REVISION 2, DATED 04-21-2022**
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Site Plan

1/16" = 1' - 0"



date:
12/10/2021
revision:
04/21/2022

sheet:

A0.1

Trumbo Village

255 Trumbo Road Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS

610 White St, Key West FL
(305) 296 3611

LIFE SAFETY NOTES

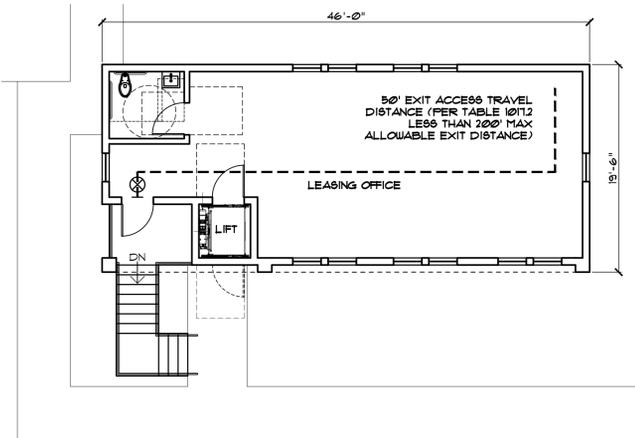
BUILDING EQUIPPED WITH FIRE SPRINKLERS
 CBC 2020 TABLE 1011.2
 OCCUPANCY TYPE R-2 250 FT TO EXIT (MAX ALLOWED)
 HVAC FIRE DAMPERS TO BE INSTALLED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES
 CORRIDOR 4 DEMISING WALLS TO HAVE ONE HOUR FIRE RATING (MINIMUM REQUIRED)
 ALL BEDROOMS TO HAVE SMOKE DETECTORS, REFER TO FLOOR PLANS AND ELEVATIONS FOR ALL SMOKE DETECTOR 4 FIRE ALARM LOCATIONS
 BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM

LEDGEND REFER TO SHEET A3.0 FOR WALL DETAILS

	TWO HOUR FIRE SEPARATION
	EXIT PASSAGE
	WALL TYPE

LIFE SAFETY SYMBOLS

	SMOKE DETECTOR
	MANUAL PULL STATION
	HORN W/ STROBE
	FIRE EXTINGUISHER
	CARBON DETECTOR
	EXIT SIGN

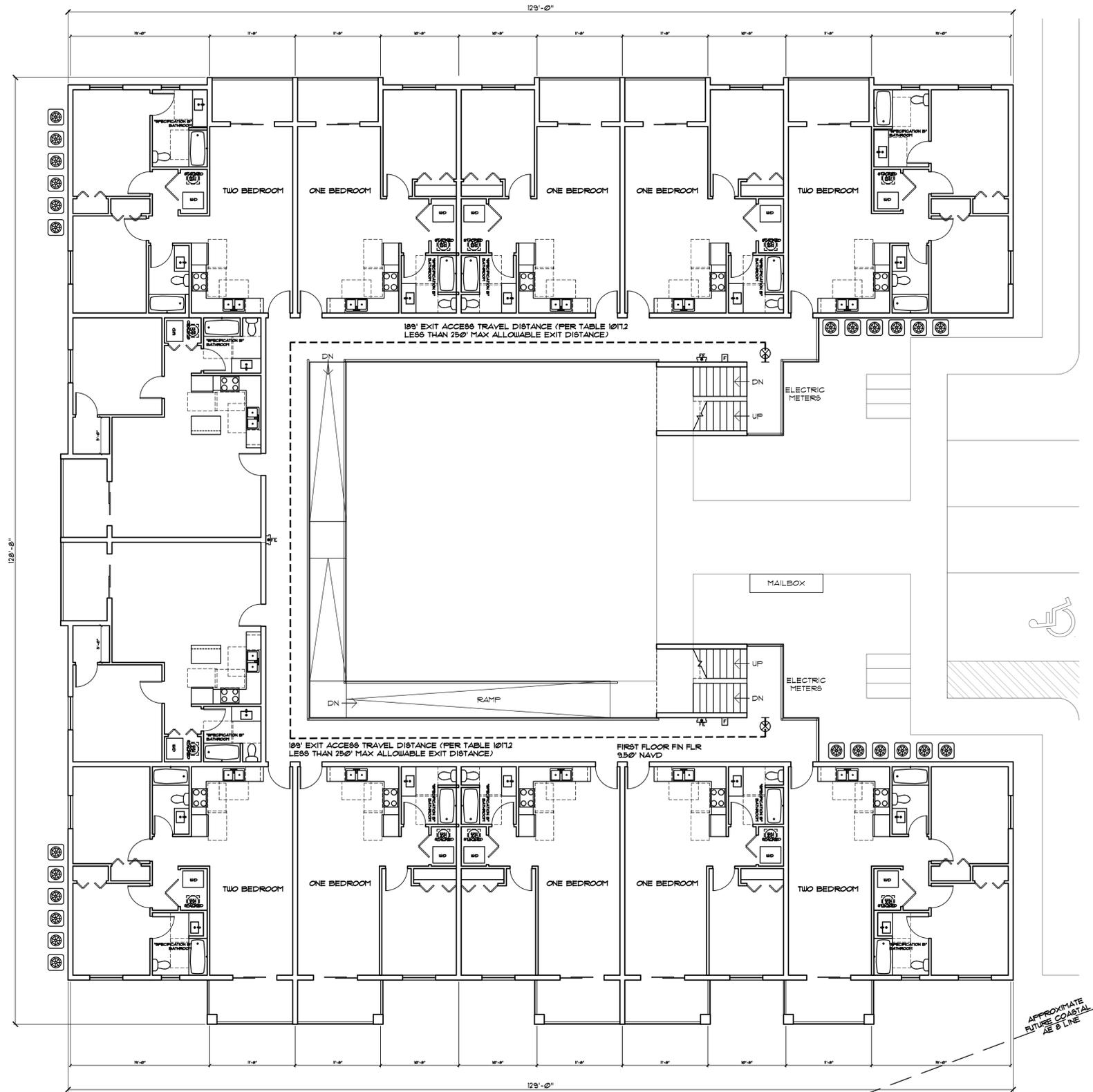


Floor Plan

1/8" = 1' - 0"

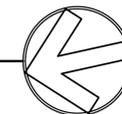
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First Floor Plan

1/8" = 1' - 0"



date: 12/10/2021
 revision: 02/11/2022
 04/21/2022

sheet:

A1.1

Trumbo Village

255 Trumbo Road Key West, FL

THOMAS E. POPE, P.A.
 POPE-SCARBROUGH-ARCHITECTS
 (305) 296 3611 610 White St, Key West FL

APPROXIMATE FUTURE COASTAL AE 1 LINE

LIFE SAFETY NOTES

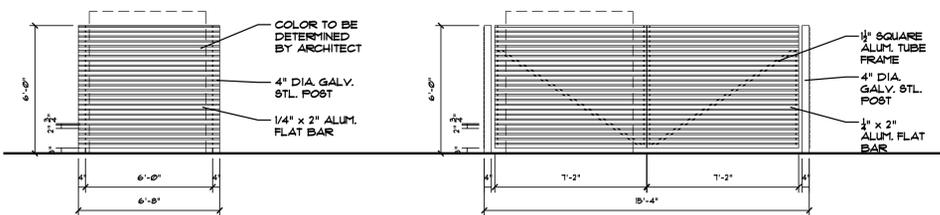
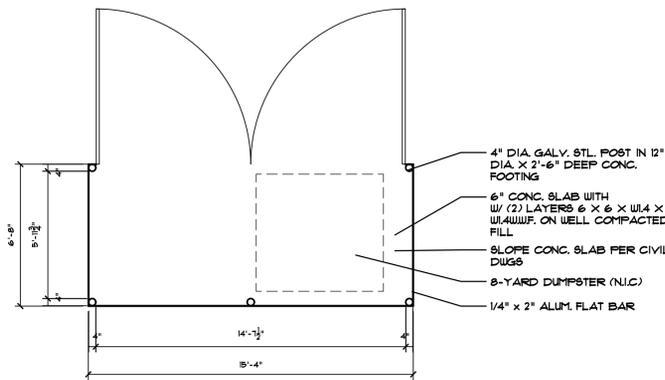
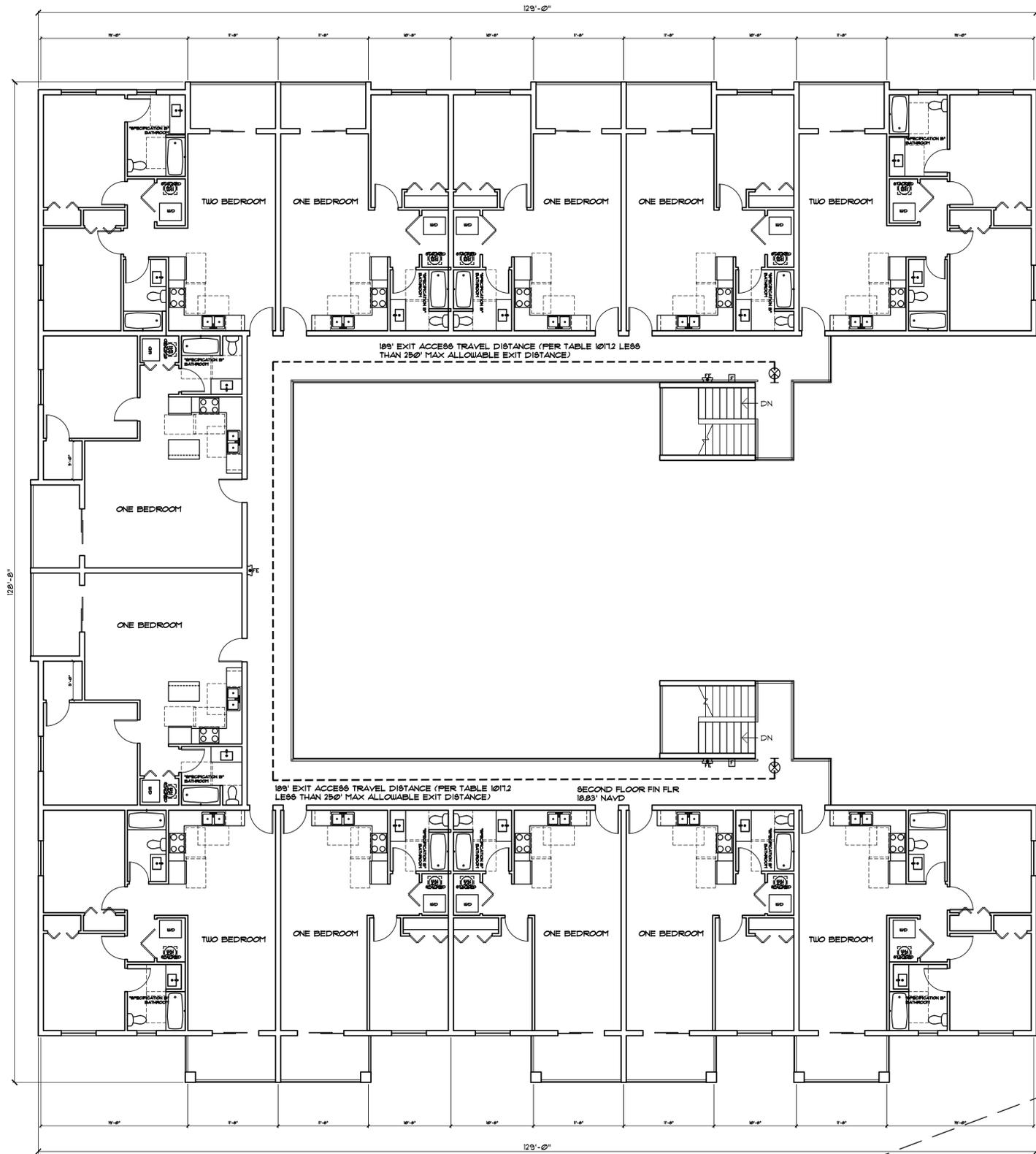
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	TWO HOUR FIRE SEPARATION
	EXIT PASSAGE
	WALL TYPE

LIFE SAFETY SYMBOLS

	SMOKE DETECTOR
	MANUAL PULL STATION
	HORN W/ STROBE
	FIRE EXTINGUISHER
	CARBON DETECTOR
	EXIT SIGN

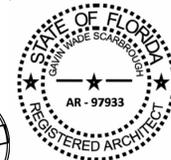
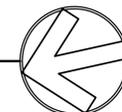


Trash Enclosure

1/8" = 1' - 0"

Second Floor Plan

1/8" = 1' - 0"



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 (305) 296 3611 610 White St, Key West FL

Trumbo Village
 255 Trumbo Road Key West, FL

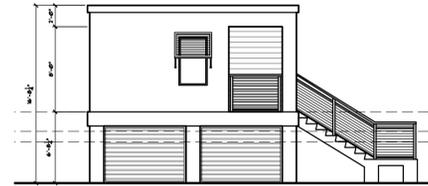
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 12/10/2021
 revision:
 02/11/2022

sheet:
A1.2



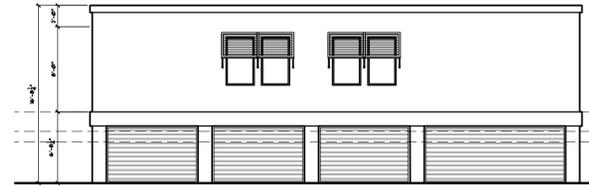
Trumbo Road Elevation

1/8" = 1' - 0"



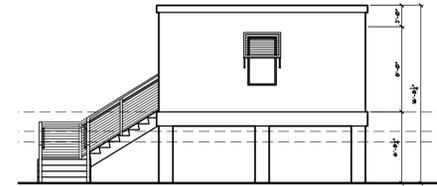
Side Elevation

1/8" = 1' - 0"



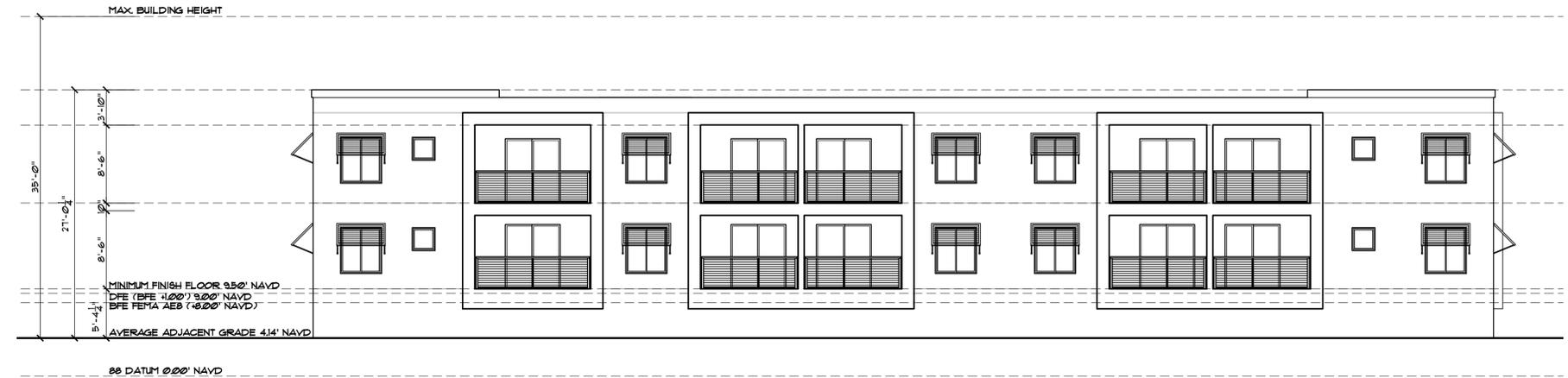
Rear Elevation

1/8" = 1' - 0"



Side Elevation

1/8" = 1' - 0"



Rear Elevation

1/8" = 1' - 0"



Trumbo Road Elevation

1/8" = 1' - 0"

NARRATIVE OF REVISION 2, DATED 04-21-2022

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01/04/2022
revision:
02/11/2022
04/21/2022

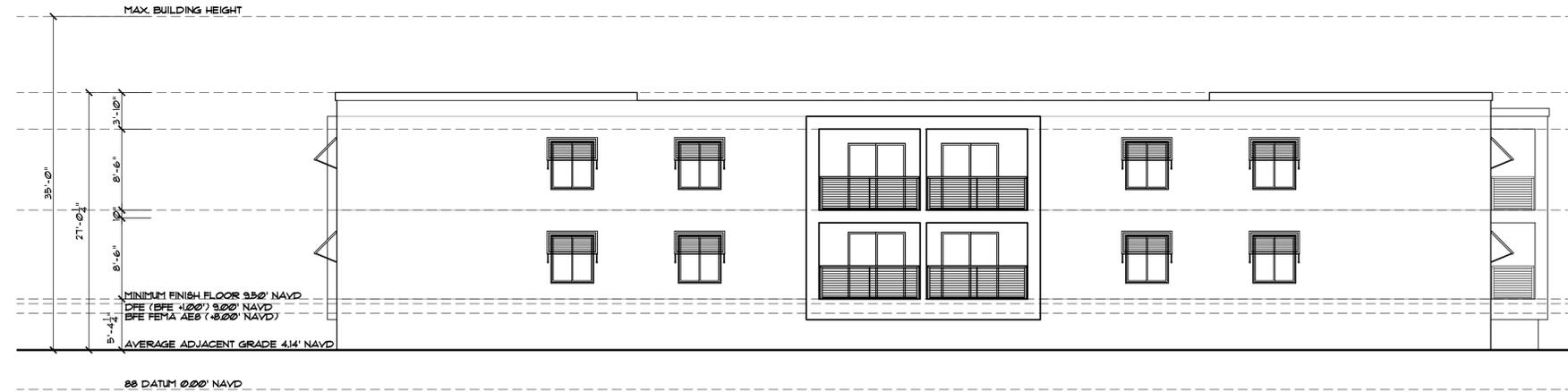
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A2.1

Trumbo Village

255 Trumbo Road Key West, FL

THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611



Side Elevation

1/8" = 1' - 0"



Parking Side Elevation

1/8" = 1' - 0"



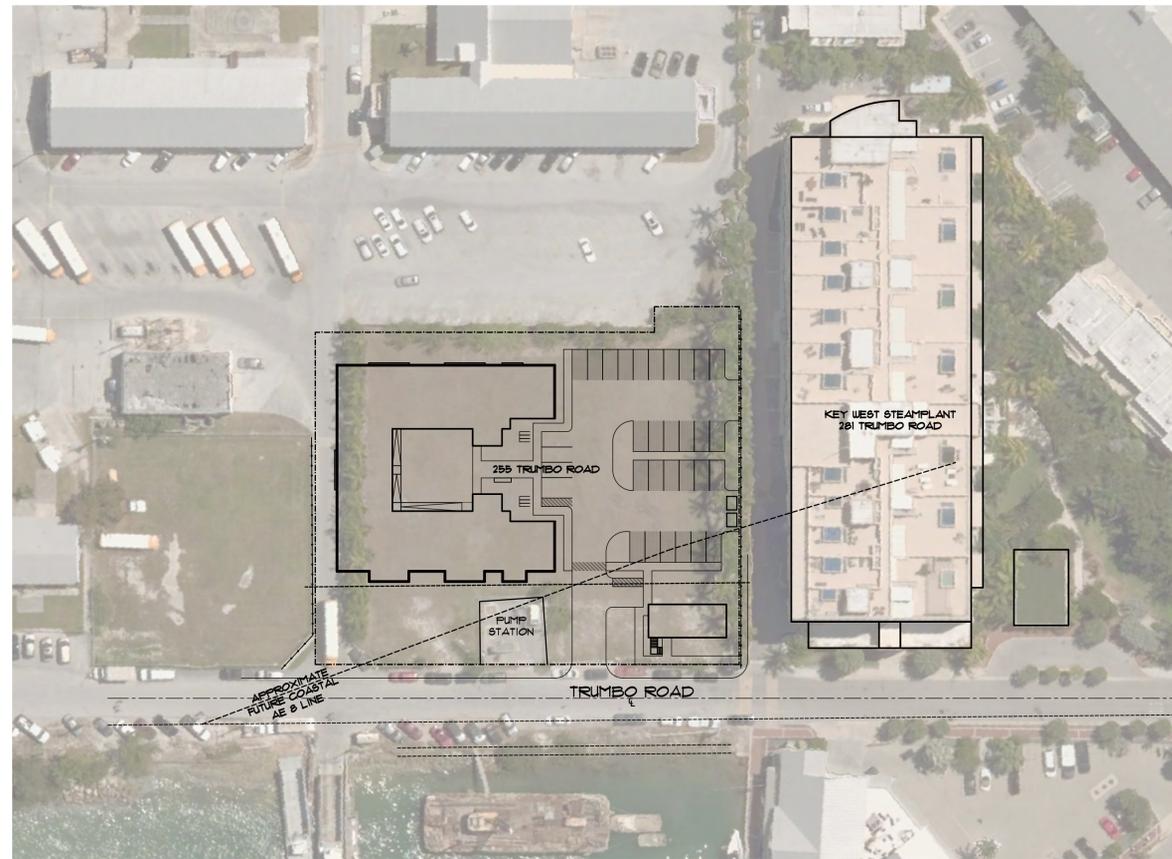
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12/10/2021
revision:

sheet:

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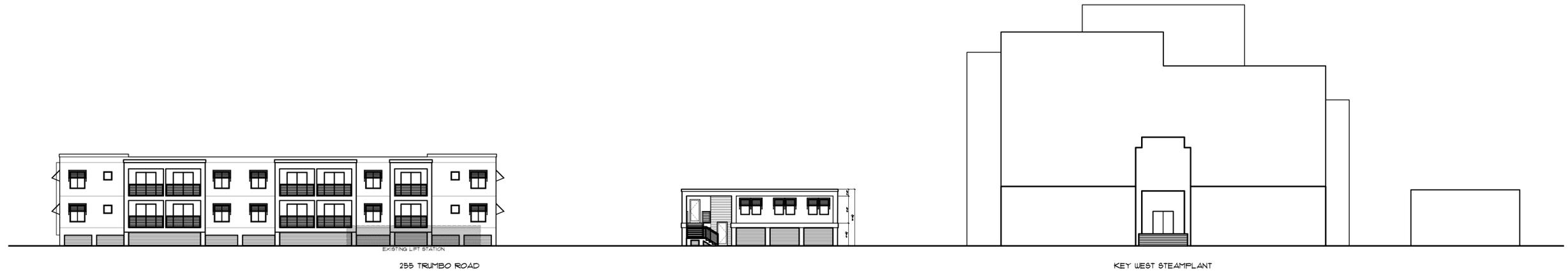
Trumbo Village
255 Trumbo Road Key West, FL

THOMAS E. POPE, P.A.
POPE - SCARBROUGH - ARCHITECTS
610 White St, Key West FL
(305) 296 3611



Site Plan

1" = 50' - 0"



Trumbo Road Elevation

1/16" = 1' - 0"



date:
12/10/2021
revision:

sheet:

A2.3

Trumbo Village
255 Trumbo Road Key West, FL

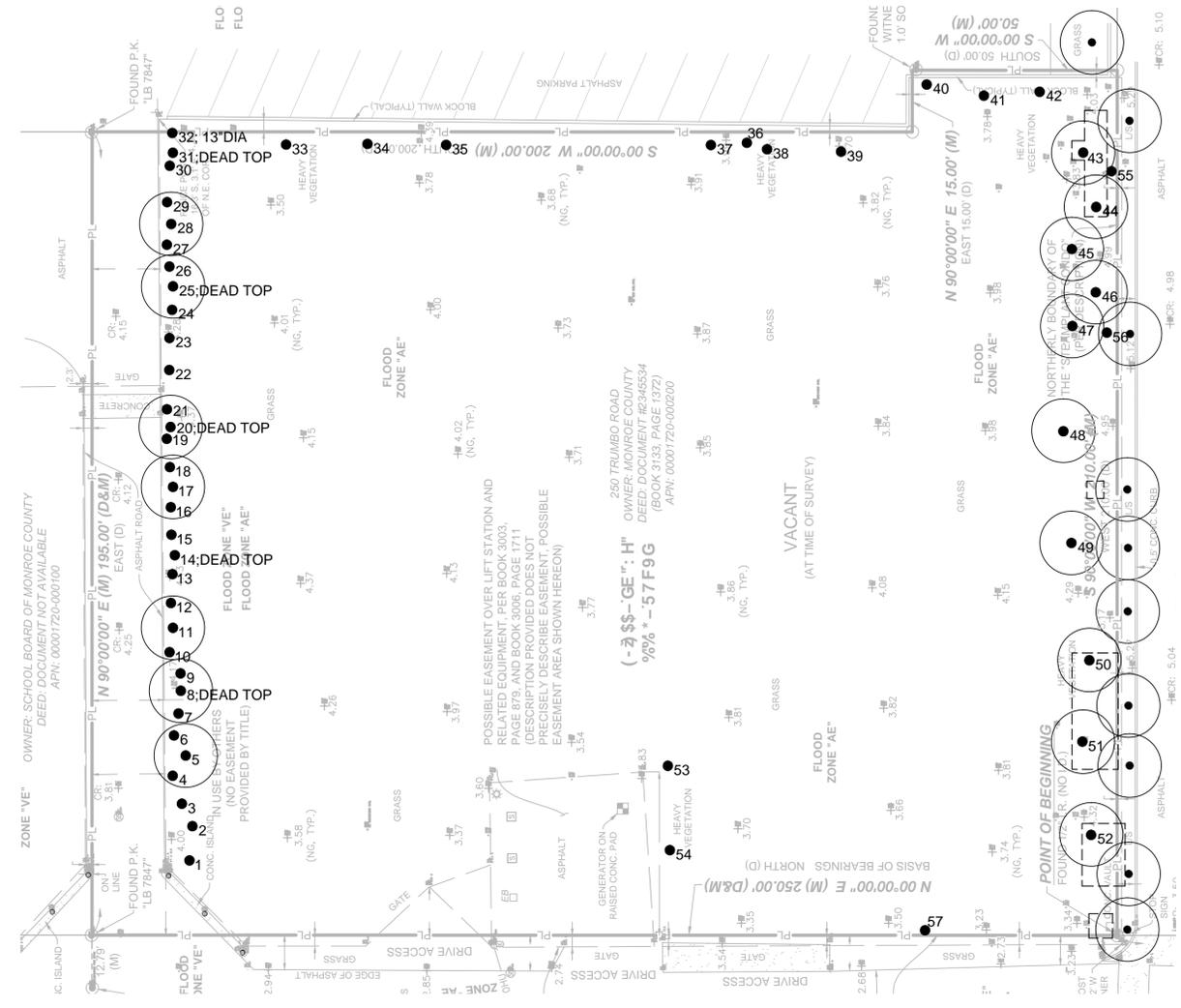
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POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

TREE PROTECTION AND PRESERVATION NOTES

- Protect designated existing trees scheduled to remain against:
 - Unnecessary cutting, breaking, or skinning of roots
 - Skinning and bruising of bark
 - Smothering of trees by stockpiling construction or excavation materials within protection barrier
- Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
- For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
- No grade changes shall be made within the protective barrier zones without prior approval.
- The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
- General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
- Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
- No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
- No more than 30% of the trees roots may be pruned.
- A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
- All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
- After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.

TRANSPLANTING CRITERIA

- All trees and palms to be transplanted are listed on the tree inventory sheet and shown on the proposed landscape plans.
- If transplanted materials are not immediately installed in their final location, they will be held on site. The contractor will set up a holding area and ensure trees and palms are stored in an upright manner and braced appropriately. All root balls will be covered with an organic layer of mulch and soil. Root balls will be kept moist and checked regular for moisture content. A temporary overhead misting system will be installed to keep canopy and plan buds moist to reduce plants from shocking.
- Pruning of trees and palms to be transplanted will be in accordance with the Florida Grades and Standards Manual's most recent addition.
- Trees and palms will be root pruned a minimum of 6 weeks prior to moving or as industry standard and Florida Grades and Standards dictate.



LEGEND

--- TREE PROTECTION BARRIER

R = REMOVE
T = TRANSPLANT
S = SAVE

ALL INVASIVE SPECIES SHALL BE REMOVED FROM SITE

EXISTING TREE SURVEY

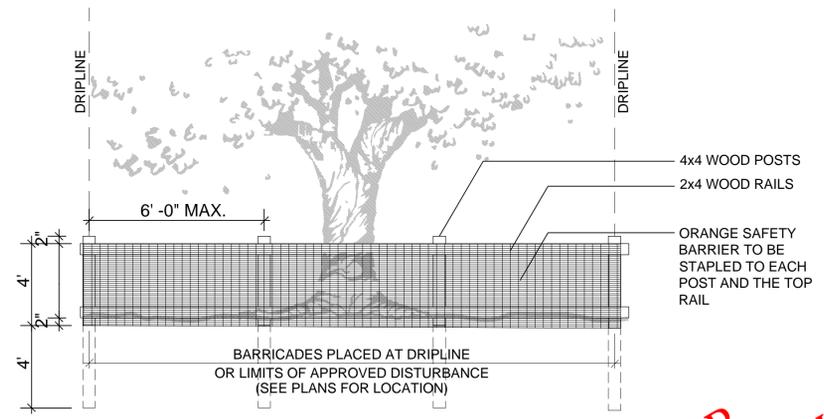
Tree No.	Type	DBH (in.)	
1	Green Buttonwood	10	S
2	Royal Palm	> 20 ft	S
3	Green Buttonwood	10	S
4	Green Buttonwood	11	R
5	Royal Palm	> 20 ft	T
6	Green Buttonwood	12	R
7	Green Buttonwood	11	R
8	DEAD Royal Palm	DEAD	R
9	Green Buttonwood	9	R
10	Green Buttonwood	9	R
11	Royal Palm	> 20 ft	T
12	Green Buttonwood	15	R
13	Green Buttonwood	11	R
14	DEAD Royal Palm	DEAD	R
15	Green Buttonwood	10	R
16	Green Buttonwood	8	R
17	Royal Palm	> 20 ft	T
18	Green Buttonwood	15	R
19	Green Buttonwood	11	R
20	DEAD Royal Palm	DEAD	R
21	Green Buttonwood	12	R
22	Green Buttonwood	8	R
23	Green Buttonwood	9	R
24	Green Buttonwood	10	R
25	DEAD Royal Palm	DEAD	R
26	Green Buttonwood	10	R
27	Green Buttonwood	12	R
28	Royal Palm	> 20 ft	T

REMOVE / REPLACEMENT SUMMARY CHART

Tree No.	Type	DBH (in.)	
29	Green Buttonwood	9	R
30	Green Buttonwood	13	S
31	DEAD Royal Palm	DEAD	R
32	Green Buttonwood	13	S
33	Green Buttonwood	12	S
34	Green Buttonwood	16	S
35	Green Buttonwood	11	S
36	Young Sabal Palm	5 ft	S
37	Green Buttonwood	9	S
38	Green Buttonwood	9	S
39	Green Buttonwood	9	S
40	Green Buttonwood	9	S
41	Green Buttonwood	6	S
42	Green Buttonwood	8	S
43	Royal Palm	> 20 ft	S
44	Royal Palm	> 20 ft	S
45	Royal Palm	> 20 ft	T
46	Royal Palm	> 20 ft	T
47	Royal Palm	> 20 ft	T
48	Royal Palm	> 20 ft	T
49	Royal Palm	> 20 ft	T
50	Royal Palm	> 20 ft	S
51	Royal Palm	> 20 ft	S
52	Royal Palm	> 20 ft	S
53	Green Buttonwood	18	S
54	Green Buttonwood	15	S
55	Fiddlewood	2	S
56	Fiddlewood	2	R
57	Gumbo Limbo	2.5	R

REMOVE / REPLACEMENT SUMMARY CHART

200 Cal. Inches Removed
304 Cal Provided (19 – 4" cal. Gumbo Limbo x4)
24 Cal. Provided (12 – 2" cal. Pigeon Plum x1)



NOT FOR CONSTRUCTION

COMMUNITY SOLUTIONS GROUP
A GAI Consultants, Inc. Service Group
618 E. SOUTH STREET SUITE 700 ORLANDO, FL 32801 407.423.8398
CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
TRUMBO VILLAGE
255 TRUMBO ROAD KEY WEST, FL

CLIENT
POPE-SCARBROUGH ARCHITECTS
610 WHITE STREET KEY WEST, FL 305.296.3611 tel

OWNER

CONSULTANTS

REGISTRATION

ISSUANCE	DD MMM YY
PER DRC COMMENTS	09 FEB 22
TREE COMMISSION	17 FEB 22

PROJECT NUMBER R210943.00
DATE: 12.10.21
SCALE: SCALE: 1"=20'-0"
DRAWN BY: IM
CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW

SHEET TITLE
DEMOLITION PLAN

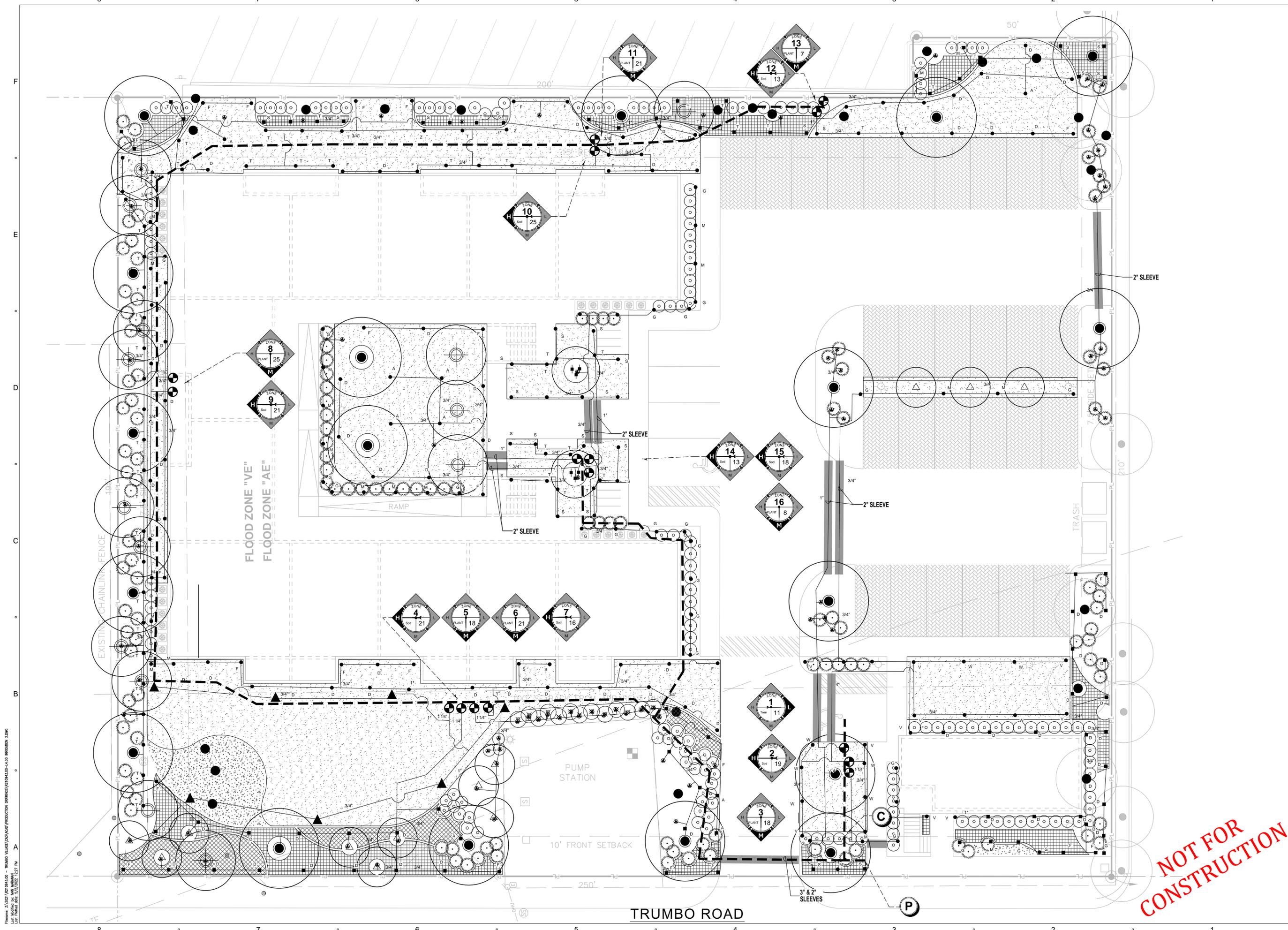
SHEET NUMBER
L0.00



ISSUED FOR:

ISSUANCE	DD MM YY
PER DRC COMMENTS	09 FEB 22
TREE COMMISSION	17 FEB 22
PER COMMENTS	29 APR 22

PROJECT NUMBER	R210943.00
DATE:	12.10.21
SCALE:	SCALE: 1"=10'-0"
DRAWN BY:	IM
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NOT FOR CONSTRUCTION

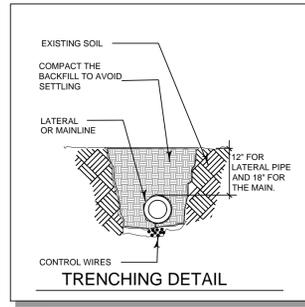
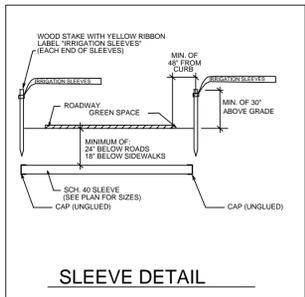
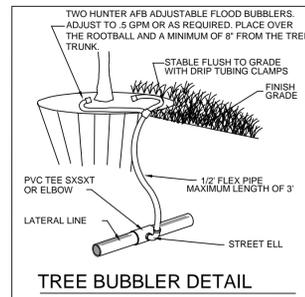
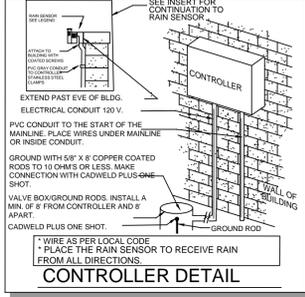
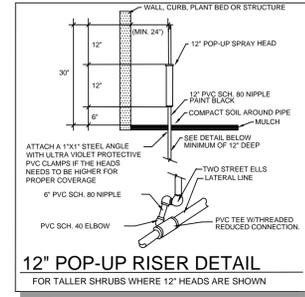
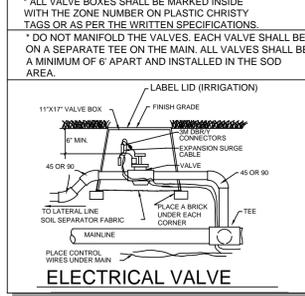
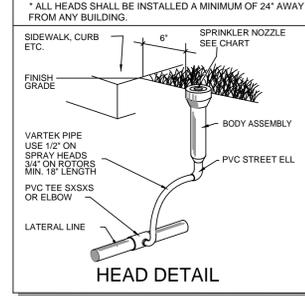
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 User: jmorris Date: 02/21/2021 11:29 AM

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GENERAL NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE ON RECLAIMED SYSTEMS.
- ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
- ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
- 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)
- INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.



NOZZLE CHART

LETTER	SPEC.	COLOR	G.P.M. 40 PSI	DISTANCE	RADIUS	ZONE LABELS
A	MP2000	RED	1.47	19'	FULL 360°	
B	MP CORNER	TURQUOISE	.45	14'	CORNER 105°	
C	MP CORNER	TURQUOISE	.19	14'	CORNER 45°	
D	MP2000	BLACK	.74	19'	HALF 180°	
F	MP2000	BLACK	.40	19'	QUARTER 90°	
G	MP END STRIP	COPPER	.22	5' X 15'	END STRIP	
H	RAIN_XPCN	BLACK	.23	4.5'	HALF PATTERN	
K	MP815	OLIVE	1.87	8'-16'	FULL 360°	
M	MP SIDE S	BROWN	.44	5' X 30'	SIDE STRIP	
S	MP815	MAROON	.49	8'-16'	90° - 180°	
T	MP815	MAROON	.93	8'-16'	90° - 180°	
V	MP3000	BLUE	.86	30'	QUARTER 90°	
W	MP3000	BLUE	1.82	30'	HALF 180°	
X	MP3000	YELLOW	2.73	30'	THREE QTR. 270°	
Y	MP3000	GRAY	3.64	30'	FULL 360°	
Z	MP2000	GREEN	1.10	19'	THREE QTR. 270°	

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE. DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.

LEGEND

Symbol	Description
●	HUNTER PRS40 SPRAY SERIES 6" POP-UP
■	HUNTER PRS40 SPRAY SERIES 12" POP-UP
⊙	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE.
▲	HUNTER PGP ULTRA ROTOR HEAD - 3 GPM
---	CLASS 200 PVC MAINLINE-1 1/2"
---	CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
---	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
⊕	HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"x17" VALVE BOX AND COVER 0-25 GPM=1"
⊙	CONTROLLER- HUNTER ICC2 SERIES. WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER MINI-CLIK RAIN SENSOR. GROUND WITH A MINIMUM 8' COPPER CLAD ROD. SLEEVE TO AS REQUIRED.
⊕	POINT OF CONNECTION TO A 1" POTABLE WATER METER AND BACKFLOW PREVENTER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS.

ZONE CHART

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (PER CYCLE)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	TREE	BUBBLER	LOW	1.5	0.5	11	10	110
2	SOD	SPRAY	HIGH	0.75	1.5	19	60	1,140
3	PLANT	SPRAY	MEDIUM	0.75	1.0	18	40	720
4	SOD	ROTOR	HIGH	0.5	1.5	21	90	1,890
5	PLANT	SPRAY	MEDIUM	0.75	1.0	18	40	720
6	PLANT	SPRAY	MEDIUM	0.75	1.0	21	40	840
7	SOD	SPRAY	HIGH	0.75	1.5	16	60	960
8	PLANT	SPRAY	MEDIUM	0.75	1.0	25	40	1,000
9	SOD	SPRAY	HIGH	0.75	1.5	21	60	1,260
10	SOD	SPRAY	HIGH	0.75	1.5	25	60	1,500
11	PLANT	SPRAY	MEDIUM	0.75	1.0	21	40	840
12	SOD	SPRAY	HIGH	0.75	1.5	13	60	780
13	PLANT	SPRAY	MEDIUM	0.75	1.0	7	40	280
14	SOD	SPRAY	HIGH	0.75	1.5	13	60	780
15	SOD	SPRAY	HIGH	0.75	1.5	18	60	1,080
16	PLANT	SPRAY	MEDIUM	0.75	1.0	8	40	320
TOTAL GPM PER RUN CYCLE						275	800	14,220
TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)								28,440

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

NOT FOR CONSTRUCTION



ISSUANCE	DD MM YY
PER DRC COMMENTS	09 FEB 22
TREE COMMISSION	17 FEB 22
PER COMMENTS	29 APR 22

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 28, 2022, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN – NEW TWO-STORY CONCRETE STRUCTURE WITH 24 UNITS AND A NEW ONE-STORY NONRESIDENTIAL CONCRETE STRUCTURE. PARKING AREA AND SITE IMPROVEMENTS.

#255 TRUMBO ROAD

Applicant – Thomas E. Pope, Architects

Application #H2022-0024

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, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

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 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Gavin Scarbrough, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

255 Trumbo Road on the 9 day of June, 2022.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on June 28, 2022, 2022.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2022-0024

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

[Signature]
Date: 6/9/2022
Address: 610 White St.
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 9 day of _____, 2022.

By (Print name of Affiant) Gavin Scarbrough who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton
Print Name: M. Holly Booton
Notary Public - State of Florida (seal)
My Commission Expires: 1/24/2026



MARJORIE HOLLY BOOTON
Commission # HH 219698
Expires January 24, 2026

Public Meeting Notice

The Board of Commissioners of Broward County, Florida, will hold a public hearing on the following application on June 28, 2023, at 10:00 AM in the Board Room, 1000 West Broward Boulevard, Room 200, Fort Lauderdale, Florida 33304. The hearing will be held in accordance with the provisions of the Florida State Constitution and the Florida Administrative Code.

MAJOR DEVELOPMENT PLAN - NEW TWO-STORY CONCRETE STRUCTURE WITH 24 UNITS AND A NEW ONE-STORY NONRESIDENTIAL CUSTOMER STRUCTURE, PARKING AREA AND SITE IMPROVEMENTS.

6756 THE MERO ROAD

Applicant: Thomas E. Pope, Architect Application # 2023-004

If you wish to see the application or have any questions, you may visit the Planning Department, 1000 West Broward Boulevard, Room 200, Fort Lauderdale, Florida 33304, or call the Planning Department at (954) 350-2200. For more information, visit www.broward.org/planning.

FOR ASSISTANCE: If you need a large print version of this notice, please contact the Planning Department at (954) 350-2200. If you need a Spanish version, please contact the Planning Department at (954) 350-2200. If you need a sign language interpreter, please contact the Planning Department at (954) 350-2200.

PROPERTY APPRAISER INFORMATION



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 00001720-000200
 Account# 1001805
 Property ID 1001805
 Millage Group 12KW
 Location Address 255 TRUMBO Rd, KEY WEST
 Legal Description KW PT OF TRUMBO ISLAND OR551-218 OR813-2458/64 OR1415-127 OR3002-336 OR3003-879 OR3006-1711 OR3133-1372
 (Note: Not to be used on legal documents.)
 Neighborhood 32220
 Property Class CONVEL/REST HOMES (7800)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable Housing No

Owner

[MONROE COUNTY](#)
 C/O BOARD OF COUNTY COMMISSIONERS
 1100 Simonton St Ste 205
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$200,200	\$200,200	\$200,200	\$200,200
+ Market Land Value	\$3,170,178	\$3,170,178	\$3,170,178	\$3,170,178
= Just Market Value	\$3,370,378	\$3,370,378	\$3,370,378	\$3,370,378
= Total Assessed Value	\$3,370,378	\$3,370,378	\$3,370,378	\$3,370,378
- School Exempt Value	(\$3,370,378)	(\$3,370,378)	(\$3,370,378)	(\$3,370,378)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	49,500.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
	1975	1976	1	36400	3

Exemptions

Exemption	Amount
20-E COUNTYLANDS 196.199	\$100.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/25/2021	\$100	Quit Claim Deed	2345534	3133	1372	11 - Unqualified	Improved
1/8/2020	\$0	Quit Claim Deed	2254334	3006	1711	18 - Unqualified	Improved
1/8/2020	\$100	Quit Claim Deed	22516050	3003	879	18 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2018-1517	12/12/2018		\$46,480	Commercial	Lift station H: Install coated rigid & wire from utility pole to MB location.

View Tax Info

[View Taxes for this Parcel](#)

Map



No data available for the following modules: Buildings, Sketches (click to enlarge), Photos, TRIM Notice.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 3/8/2022, 2:26:43 AM](#)

