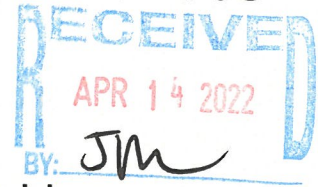


Application

Application - Development Plan & Conditional Use

City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3764
www.cityofkeywest-fl.gov



Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$310.00 advertising/noticing fee and the \$110.25 fire review fee)
Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan	
Minor:	
Within Historic District	\$ 3,397.00
Outside Historic District	\$ 2,735.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Major:	\$ 4,499.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Administrative Modification	\$ 800.00
Minor Modification	\$ 1,525.00
Major Modification	\$ 2,155.00
Conditional Use (not part of a development plan)	\$ 3,176.50
Extension (not part of a development plan)	\$ 971.50
Revision or Addition (not part of a development plan)	\$ 2,000.00

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

X

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address: 431 Front Street #6, 7, Key West, FL 33040
- 2) Name of Applicant: 190 Octane Retail LLC
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1115 N. Causeway Blvd., Suite 200, Mandeville, LA 70471
- 5) Applicant's Phone #: 850-681-6788 Email: amanda@rutledge-ecenia.com
- 6) Email Address: Amanda@rutledge-ecenia.com re: Conditional Use application
- 7) Name of Owner, if different than above: Key Caribe LLC
- 8) Address of Owner: 8 Salt Marsh Dr., Fernandina Beach, FL 32034

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9) Owner Phone #: 305-394-9020 Email: will@keyrealestate.com

10) Zoning District of Parcel: HRCC-1 Duval St. Gulfside District RE# 00000150-000000

11) Is Subject Property located within the Historic District? Yes X No

If Yes: Date of approval

HARC approval #

OR: Date of meeting

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Operation of a Fat Tuesday frozen drink bar selling frozen alcoholic beverages and beer as may be permitted by law. Hours of operation desired are 11:00am to midnight, each day of the week.

13) Has subject Property received any variance(s)? Yes No X

If Yes: Date of approval Resolution #

Attach resolution(s).

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

Yes No X

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

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

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.

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- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.

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- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms.
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.

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- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
 - (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and

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e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

(c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.

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City of Key West, Florida • Planning Department

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- b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
- c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

**CONDITIONAL USE APPLICATION
190 OCTANE RETAIL LLC
431 FRONT STREET, #6,7, KEY WEST, FL 33040**

- Floor area ratio (enclosed building for use/site area) - $1,361 / 11,074 = .1229$ (.12x)
- Traffic generation - No changes/changes alterations expected for traffic generation
- Square feet of enclosed building for the use - 1,361
- Proposed employment - 12-15
- Proposed number and type of service vehicles - Zero
- Off-street parking needs - There are no changes expected for off-street parking
- Any proposed site improvements, if any - Interior and signage

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Cecil E. Allf as
Please Print Name of person with authority to execute documents on behalf of entity

Cecil E. Allf of Key Caribe, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Maggie Schultz, Esq. and Amanda Hessein, Esq. of Rutledge Ecenia, P.A.
Please Print Name of Representative

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

Cecil E. Allf (allf)
Signature of person with authority to execute documents on behalf of entity owner

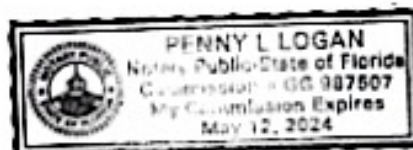
Subscribed and sworn to (or affirmed) before me on this 4/6/2022
Date

by Penny L. Logan
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.

Penny L. Logan
Notary's Signature and Seal

Penny L Logan
Name of Acknowledger typed, printed or stamped



GG 987507
Commission Number, if any

Verification Form



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

I, Amanda Hessein, Esq., 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:

431 Front Street #6, 7, 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 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.

A handwritten signature in blue ink, appearing to read "Amanda Hessein".

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 07.20.2022 by

date

Amanda Hessein

Name of Authorized Representative

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

A large, stylized handwritten signature in black ink, likely belonging to the notary.

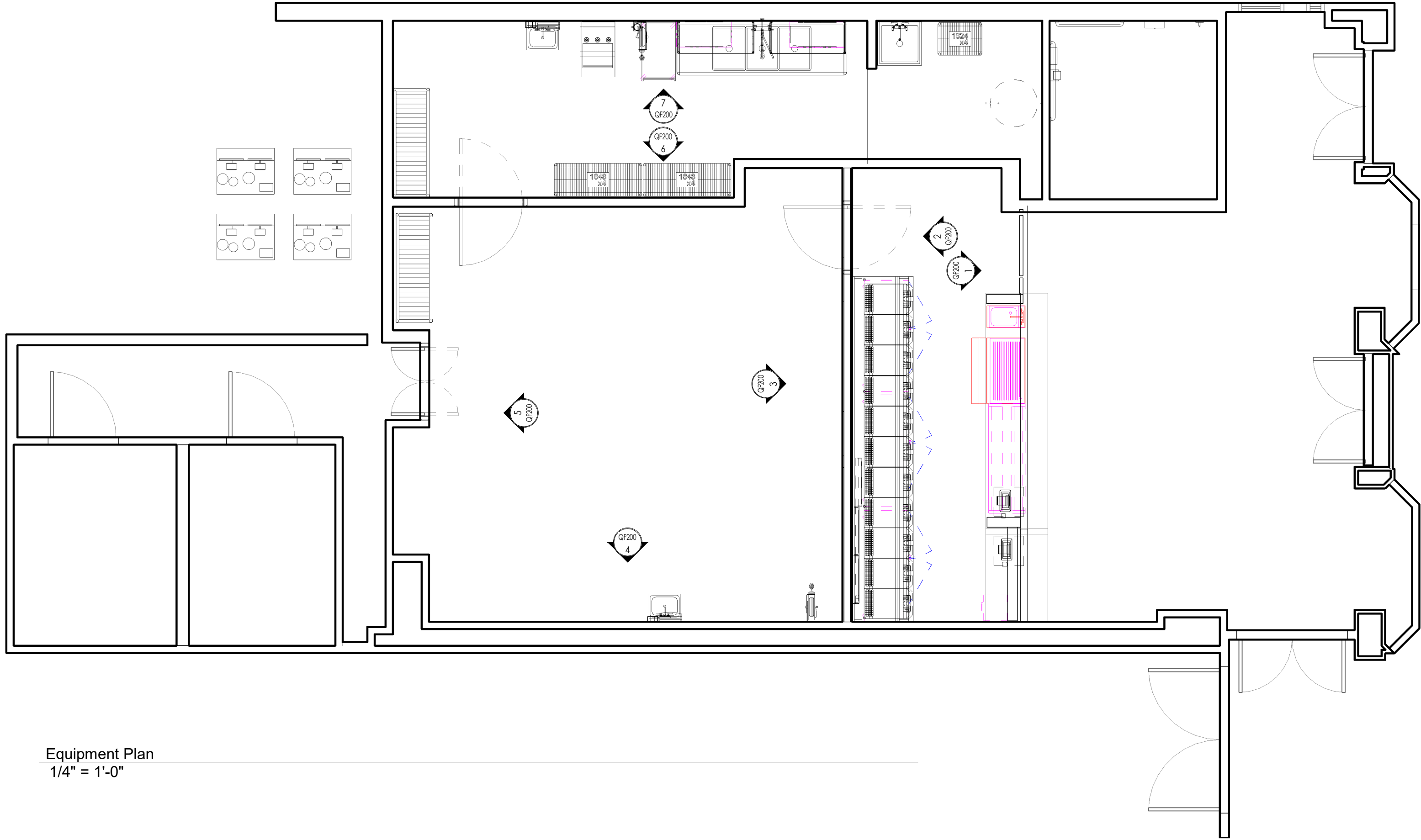
Notary's Signature and Seal



Name of Notary, typed, printed or stamped

Commission Number, if any

Ukg'Rnc p



Equipment Plan
1/4" = 1'-0"

Equipment Utility Schedule																											
Item Number	Qty	Description	Manufacturer	Model	Furnished By	Installed By	FL Amps	Watts	HP	Volts	Phase	Conn Plug	Electrical RI	Electrical Remarks	Cold Water Size	Cold Water RI	Hot Water Size	Hot Water RI	Indirect Waste Size	Direct Waste Size	Direct Waste RI	Chilled Water Supply Size	Chilled Water Supply RI	Chilled Water Return Size	Chilled Water Return RI	Plumbing Remarks	Item Number
1	1	Dunnage Rack	Advance Tabco	DUN-2060-8-1X	DON	DON																					1
2	1	Underbar Hand Sink	Advance Tabco	CR-HS-12	DON	DON									1/2"	10"	1/2"	10"		1 1/2"	12"						2
2.1	1	Drainboard, w/ Dbl Speed Rail	Advance Tabco	CRD-30BM+DT3	DON	DON													1"								2.1
4	11	Frozen Drink Machine	Frosty Factory	232W	OWN	OWN/PC	15 A		2	208 V	1	6-20P	50"									1/2"	44"	1/2"	44"	Connect to Remote Chillers	4
4.1	4	Remote Condensing Unit	Frosty Factory	Flex 3-1	DON	MC	22 A			208 V	1	Direct															4.1
5	1	12+liq Units Counter Top Only 33in	Metal Fab	189-Custom S.S. w/drain	DON	DON/PC																					5
5.1	3	24" Backbar Cooler	True	TBB-24-60-S-HC	DON	DON	2.7 A	311 W	1/4	115 V	1	5-15P	12"														5.1
8.1	2	Soap & Towels	By Smallwares	By Smallwares	VEN	VEN																					8.1
10	5	Wire Wall Mt Shelving	Advance Tabco	<varies>	DON	DON																					10
11	2	Hose Reel w/35' Hose	T&S Brass	5HR-232-12	DON	DON/PC									1/2"	72"									Pressure: 20 - 125 psi	11	
12	1	Electric Pump 35PSI	Flojet	04300-525A	DON	DON	1.5 A			115 V	1	5-15P	24"		3/4"										3/4" barbed Connection port	12	
13.1	1	Chem Shelving	Advance Tabco	Lot	DON	DON																					13.1
15	2	Shelving, Beer Kegs	Advance Tabco	KC-42-X +KC-60-X	DON	DON																					15
16	1	Wire Wall Mt Shelving	Advance Tabco	EC-1842-X	DON	DON																					16
17	2	Chem Shelving	Advance Tabco	Lot	DON	DON																					17
18	1	Work Table	Advance Tabco	KMS-30x18	DON	DON																					18
19	1	Gelatin Shot Maker, Countertop	JEVO	Model One	OWN	OWN/PC	14.6 A	1752 W		120 V	1	5-20P	48"		1/4"	44"			3/8"						Air-Gap Drain to FS	19	
20	1	Cart, Utility	Vallrath	97101	DON	DON																					20
21	1	Depository Safe	Protex	FD-2014	DON	DON																					21
CD	2	Cash Drawer	AURES	3S-430	VEN	VEN																					CD
e8	2	Hand Sink - Existing	Advance Tabco	7-PS-66-1X	EXIST	EXIST									1/2"	19"	1/2"	19"		1 1/2"	21"						e8
E9	1	SINK, THREE COMPARTMENT	EXIST	EXIST	EXIST	EXIST													1 3/4"								E9
e9.1	1	Pre-Rinse Faucet	T&S Brass	B-2187	EXIST	EXIST									1/2"	14"	1/2"	14"							Add on Faucet:	e9.1	
eMOP	1	Mop Sink	Advance Tabco	9-OP-20	EXIST	EXIST									3/4"	36"	3/4"	36"		2"					Waste Per Code/By PC	eMOP	
eWH	1	Water Heater	EXIST	TBD	EXIST	EXIST	28.9 A			208 V	3	Direct	48"		1"	18"	1"	18"									eWH
MENU	3	Verfical Menu Monitor	By Owner	TBD	OWN	EC	5 A					5-15P	84"														MENU
POS	2	POS	By Owner	By Owner	VEN	VEN				120 V	1	5-15P	12"	Verify Electrical Utilities And Data w/ Vendor													POS

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THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY BEAR THE APPROVAL STAMP OF JURISDICTIONAL REGULATING AGENCY. THE PROJECT IS LOCATED WITHIN:



Fat Tuesday
KEY WEST
431 Front St.
Key West, FL 33040
FGA0093-01

ACCOUNTAGE: CM
(253)258-3670 chrism@smithandgreene.com
PROJECT MGR: CK
(513)344-5492 chrisk@smithandgreene.com
DESIGNER: BKB
(425)988-6676 Brick@smithandgreene.com

SHEET SIZE
D size (36"x24")
SCALE: 1/4"=1'0" (UON)

INDEX OF SHEETS	
QF100	Equipment Plan
QF120	General Notes
QF200	Elevations
QF300	Plumbing Spotting
QF400	Electrical Spotting
QF600	Special Conditions

Modification	Date
PRELIMINARY EQ DESIGN	04.02.22
EQUIPMENT SET	04.08.22
ROUGH-IN SET	04.08.22
SUBMITTAL SET	04.08.22

Food Service Revision List		
#	Description	Date

Equipment Plan

QF100

GENERAL CONTRACTOR NOTES:

1. General Contractor to cut and provide holes through ceiling, roofs, walls, and floors for ducts, refig. lines, etc. in accordance with local fire and building codes and in accordance with duct sizes specified. General Contractor to provide the resealing of all holes (including the "mopping-in" of fan curbs and roof jacks.) General Contractor to provide all duct fire separation enclosures, wrappings, etc., as may be required by local building and fire codes.(See Notes Below)
2. General Contractor to provide all duct chases/shafts from hood to Fan, sized and constructed, conforming to jurisdictional codes.
3. Where noise or vibration producing equipment (dish machine, disposer, etc.) is located adjacent to dining areas and/or any public areas, provisions should be made by the General Contractor to sound proof common walls.
4. All roof curb and roof jacks to be provided, located and installed by GC including resealing of roof and roof penetrations
5. "QF-XXX" drawings are provided for the sole purpccose of locating equipment requirements only and do not relieve the General Contractor or Subcontractor of the responsibility of complying with all applicable codes. Please see Architect's drawings for all other requirements and codes.
6. It is the responsibility of the Owner, Architect and/or General Contractor to inform the KEC in writing of any and all changes and all addendums to plans which are made prior to and during construction. KEC assumes no responsibility for equipment deviations of size and/or utilities from lack of this information. The Owner will be responsible for all cost incurred by failure to give KEC notice of changes.
7. Last dated revisions void all previous plans.
8. Sleeves and conduits to be provided by GC in walls, floors, and ceiling for lines (drains, refrigeration, beverage, fire suppression, etc.) to pass through and G.C. to reseal after lines are run. All conduit to meet local codes - see detail on sheet QF800.
9. General Contractor to provide access to hoods at area above hoods for mounting of hood supports. If access is not provided, General Contractor to provide hood supports. All roof curb and jacks to be provided, located and installed by GC, including resealing of roof and roof penetrations. General Contractor to provide structurally engineered support for all equipment hanging from ceiling.
10. General Contractor to provide sprinkler heads in walk-in boxes if required and to adequately protect against freezing.
11. Provide door wall openings and or passages to assure access for all kitchen equipment and front end items. Coordinate sizes with KEC Removal of window glass, window frames, doors and door frames and center post for entry of equipment shall be the responsibility of the General Contractor and at no expense to KEC if necessary.
12. General Contractor to provide and install all wall backing per location by KEC.
13. All dimensions shown are measured from guidelines; finished walls, floors, ceilings, and/or column to center lines of studs or outlets. Allowance shall be made for miscellaneous obstructions, structures, venting, electrical, plumbing, and thickness of finishes when framing and/or roughing-in as required.
14. When equipment is noted as existing it is the responsibility of respective trade to confirm existing utility requirements.
15. When equipment is noted by vendor, utility requirements should be verified by respective trades to confirm utility requirements.
16. General Contractor shall keep the working area free from debris of all kinds, and shall remove all rubbish resulting from the work being done by them. When the work is completed, contractor shall leave the premises in a clean and finished condition. General Contractor to provide waste container at job site for KEC.
17. Provide walk-in refrigerator/freezer depressions, if required. Refer to shop drawings.
18. General Contractor to provide enclosures from top of walk-in to ceiling, if required.
19. Provide coved base-molding or coved integral floor material at all vertical surfaces for kitchen and food prep floors, per jurisdictional code.
20. All metal curbs included with equipment shall be sealed and water proofed to floor, tiled and /or sealed to equipment by GC. Cove base and interior cove in walk-in boxes to be provided by GC unless otherwise specified by KEC.
21. Provide minimum 20 foot candles of light in all food preparation and storage areas.
22. Walls and ceilings of food preparation and storage shall be smooth, washable, light in color.

PLUMBING CONTRACTOR NOTES:

1. All rough-ins related to foodservice equipment only. Please see architectural/engineering plans for additional plumbing requirements and codes.
2. Final connections to all equipment to be by Plumbing Contractor. all required tubing, misc. fittings, traps, etc., shall be supplied by the plumbing contractor unless otherwise specified.
3. Water quality requirement. The recommended minimum water quality standards whether untreated or pretreated, based upon 10 hours of use per day, and a daily blow-down, are as follows:

a. Total dissolved solids – less than 300 parts per million

b. Total alkalinity – less than 85 parts per million

c. Silica – less than 13 parts per million

d. pH Factor – Greater than 7.5
4. Plumbing Contractor to verify all plumbing rough-ins and location with owner, vendor, or GC on existing equipment or other equipment not provided by KEC.
5. Plumbing Contractor to furnish and install the following as per jurisdictional code:

a. All water, waste, gas, and steam service to point of rough-in as shown on plan. Rough-in outlets to stub 4" out of walls at height indicated from finished floor to center line of outlet. Pressure reducing and/or regulating valves for dishwashers, booster heaters, and as otherwise noted, in kitchen areas.

c. All floor sinks, complete with top grates, and removable sediment bucket set flush with finished floor, unless noted or as per local code.

d. All waste lines, direct and indirect, except as noted, shall be pitched downward. All waste lines shall have adequate clean-out provisions.

e. Indirect waste lines for walk-in refrigerated/freezers, pitched 1/4" per 12" (minimum) and with a "P" trap at end over floor sink as required by jurisdictional code.

f. Heater tape, with 35 watts per lineal foot of drain line, and insulation of all drain lines inside freezer compartments.

- g. Install in an accessible location the fire control gas shut-off valve as supplied by Fire Protection System Supplier if gas cooking equipment is used.
- h. Vacuum breakers as required.
- i. Insulation of all steam, hot water and condensate lines in kitchen.
- j. Clean-out valves for steam condensate and air lines.
- k. All piping condensate and drain lines, to and from equipment, must be kept a minimum of (6") above finished floor to allow for cleaning or prevolling jurisdictional code.
- l. In-line water filters are recommended for the following equipment (water filter by PC unless otherwise noted):

-Soda Systems

-Ice Machines

-Steam Equipment

6. Plumbing Contractor to interconnect dish machine with booster heater and water-type ventilators with control panels as per manufacturer's instruction, when applicable and noted.

7. All lines routed through equipment shall not interfere with intended use.

8. All line routes shall not Interfere with seiving of equipment.

9. All vent pipes are to be concealed in walls and column chases.

10. Plumbing Contractor is responsible for interconnection between steam equipment and steam generator.

11. Grease trap to be specified and located by Mechanical Engineer and provided and installed by Mechanical or Plumbing Contractor, if required.

12. All plumbing locations are shown at optimum spots. Utilize all existing services where applicable.

13. All plumbing to be concealed within walls where possible.

14. Hot water heater to provide a minimum of 140 degree water to all kitchen equipment.

15. All dimensions shown are measured from grid lines, finished calls, floors ceilings and/or column to center lines of stubs or outlets. The plumbing contractor shall make allowance for miscellaneous obstructions such as piping mains, electrical components, structures, venting and thickness of finishes when roughing-in as required.

16. All faucets and/or disposers located on foodservice plan shall be provided loose by KEC and installed by Plumbing Contractor, unless otherwise agreed upon.

17. Hand sinks are to be mounted by KEC/GC (unless otherwise noted) and connected by Plumbing Contractor.

18. These drawings are not to be considered architectural drawings. The data shown on these drawings are reasonably accurate. Exact locations, distances, heights, and levels will be governed by the building and/or field conditions.

19. All work shall comply with the latest jurisdictional codes and all applicable amendments.

20. Where stubbing up out of a floor, piping shall extend a minimum 6" above the finished floor or curb.

21. Hose reel control box to connect in or through valve compartment, Contractor shall stub-up into valve compartment at height indicated on rough-in plan, cap their work and make final connections after equipment is in place.

ELECTRICAL CONTRACTOR NOTES:

1. The electrical specifications and connections shown on these plans are for foodservice equipment requirements only. It is the responsibility of the Electrical Contractor to consult the Architect's, Mechanical Engineer's, and/or General Contractor's plans and Owner for further building electrical requirements.
2. Access areas and cut-ins on custom and buy-out equipment and fixtures shall be provided by the KEC as required for proper installation of electrical outlets, junction boxes, home runs, etc. The Electrical Contractor shall provide and install shields and extension boxes as required.
3. The Electrical Contractor shall connect all compressors and provide fused disconnects, magnetic starters, and thermos overload protection as required.
4. Vapor proof light fixtures for exhaust hoods shall be furnished by the hood supplier. The Electrical Contractor shall supply and install pull boxes, conduit, wire, bulbs, etc. Provide and connect to a wall mounted switch located per plans, if required.
5. It shall be the responsibility of the Electrical Contractor to interconnect and install light fixtures (provided loose by KEC) as required. Electrical Contractor to supply, install, and connect all drain lines heater tape.
6. Electrical Contractor to interconnect the remote refrigeration compressor, evaporator, T-stat, solenoid, and defrost timer (all controls) where required.
7. All electrical materials including wiring, fuses, conduit, switches, disconnects, magnetic starters, thermos-overload protectors, transformers, electrical panels, cords, plugs, GFCI receptacles, bulbs, etc. shall be supplied by the Electrical Contractor unless specified in these plans or in writing by the KEC.
8. It shall be the responsibility of the Electrical Contractor to provide waterproof power outlet(s) on the roof for exhaust system fan(s) make-up air fan(s) and refrigeration system(s) as required. Low voltage (or common voltage) wiring shall also be supplied and installed by the Electrical Contractor when necessary to control and interconnect the above systems.
9. The Electrical Contractor shall furnish and install any and all electrical connections as required by applicable codes and ordinances.
10. All dimensions shown on these plans are measured from finished walls, floors, ceilings, and/or column center lines or grid lines to enter lines of outlets and pull boxes. The Electrical Contractor shall make allowances for finishes when roughing-in as required.
11. The Electrical Contractor shall provide and install element contact or relay shut-offs (shunt trip) and/or solenoid shut-off valve and interconnect with the fire suppression system for the cooking equipment, to shut off all equipment automatically in case of fire. Verify with local codes for shut-down of exhaust fan(s) and/or make-up air fan(s) requirements.
12. All 115/120 volt convenience outlets not designated with specific loads are to be rated 20.0 amps. Electrical Contractor is to confirm any additional outlets as requested by Architect, Owner and/or General Contractor. GFCI as required by code.
13. Electrical Contractor to provide caps and cords for all equipment where caps and cords are not standard from manufacturer.
14. Internal wiring and plumbing of fabricated fixtures shall be by the Electrical and/or Plumbing Contractors.
15. Electrical Contractor to provide temporary power to food service equipment contractors' installers, as required.

17. All receptacles and junction boxes to be flushed mounted in walls with stainless steel cover plates, unless noted otherwise. No exposed conduit. Contractors are to provide minimum wall furring if required. Outlets are dimensioned on-center.
18. Where applicable, Electrical Contractor to provide conduit, wiring, install electrical components, and inter wire, between the following:

a. Control panels to ventilators and exhaust/supply fans per manufacturer's instructions

b. Kitchen exhaust hood/ventilators to fire control system and hood controls

c. Kitchen printers, POS, and monitors as required

d. Sneeze guard lighting

e. Module counters and components or equipment mounted on counters

f. Heat lamps are to be connected through remote controls, pilot lights, etc.

g. Air curtain and micro switch(s)

19. Electrical Contractor to provide and install all light bulbs for fixtures, where applicable.

20. All symbols for outlet on walls are indicated at the specific height. Height of outlet is given from finished floor to center-line of outlet.

21. These drawings are not to be considered architectural drawings, the data shown on these drawings are reasonably accurate. Exact locations, distances, heights, and levels will be governed by the building and/or field conditions.

22. All work shall comply with the latest jurisdictional codes and all applicable amendments.

23. Where stubbing up out of the floor, conduit shall extend a minimum of 8" above the finished floor or curb.

24. Electrical Contractor shall pack and seal all exposed J-Box and conduit on walk-in coolers and freezers to prevent internal condensation.

25. Electrical Contractor shall furnish hexagon boxes for fire suppression system pull stations at 48" AFF as specified by Fire Safety Inspector.

VENTILATION NOTES:

1. Mechanical Contractor to provide fans, duct work, (all welding of hood and duct required) controls, duct collar, final connection(s), hanging of hoods, permits and make-up air equipment, unless otherwise noted. Any seismic engineering required will be supplied by Mechanical Contractor.In Conditions of high deck (exceeding 4ft) GC to provide structural scaffolding to hang hood below at correct height.
2. Mechanical Contractor to balance exhaust system.
3. All duct collars, cut-outs and penetrations in hoods to be located and provided by Mechanical Contractor in field.
4. All Class 1 Hoods are Specified as "ZERO CLEARANCE", Contractor to Verify Local Code.

REFRIGERATION CONTRACTOR NOTES:

1. Refrigeration lines to be installed and protected from damage.
2. Refrigeration Contractor to be responsible for locating and setting in place remote compressors, verify location with applicable parties.
3. Refrigeration Contractor to be responsible for all applicable permitting required by local jurisdiction.

FIRE PROTECTION SYSTEM NOTES:

1. Where indicated on drawings, dry or liquid chemical system shall be provided to protect all cooking exhaust hoods, ducts, and cooking appliance against fire and re-flash by a fire control system. The size and number of systems shall be in conformance with N.F.P.A. pamphlet 96, and local and state codes. The system shall be installed by authorized installers.
2. The system shall be automatic actuated or be manually operable at the nozzle release and a remote manual pull operator shall be located as shown on the electrical rough-in drawing. Actuation of the system shall provide automatic gas and/or electric fuel line cut-off.
3. Electrically controlled or manually controlled gas solenoid valve shall be installed by the Plumbing Contractor. The Electrical Contractor shall furnish and install line voltage wiring and conduit from cut-off relay to solenoid valve and connect cut-off relay and solenoid valve as required.
4. Electrical cooking equipment shall be shut-off at the electrical panel by means of shunt trips. Electrical Contractor shall furnish and install shunt trips, line voltage wiring and conduit from fire protecting micro-switch, or equivalent, to panels, to meet all local codes.
5. All hand held fire extinguishers to be provided by General Contractor.
6. All tie-ins to fire safety systems to be the responsibility of Electrical Contractor.

MASONRY CONTRACTOR NOTES:

1. All curb dimensions are finished dimensions. Verify face and top finish (where curb is exposed) with Architect, General Contractor and Owner.
2. All curb heights to be taken from finished floor to top of finished curb.
3. All curb dimensions are taken from finished wall to face of finished curb, or from finished face of curb to finished face of curb.
4. Provide a 3/4" radius cove where finished face of curb intersects the finished floor.
5. See plumbing plan(s) for exact location of floor sinks and floor drains. Verify with Plumbing Contractor.
6. Do not scale drawings - use written dimensions shown on "QF-XXX" plans.

FOODSERVICE NOTES:

1. All foodservice equipment and fixtures furnished and installed shall be as approved by the National Sanitation Foundation (NSF) or as approved by local environmental health authorities.
2. Conduits for refrigeration, beverage, and soda lines are not the responsibility of the foodservice equipment contractor, but are to be supplied and installed by other.
4. KEC contractor is responsible for sealing any fixtures to wall and closure panels.
5. All equipment is to be properly leveled and pinned to floor as required.

ABBREVIATIONS:

ABV	Above	MISC	Miscellaneous
AFF	Above Finished Floor	MM	Millimeter
ARCH	Architect(ural)	MOD	Modular
AVG	Average	MT	Mount
BEL	Below	N	North
BTU/H	British Thermal Units per Hour	NIC	Not In Contract
CL	Center Line	NUM	Not To Scale
CLR	Clear(ance)	OPP	Number
CNTR	Counter	OVD	Opposite
COL	Column	OVHD	Overhead
CONN	Connect(or) (ion)	OZ	Ounce
CSWK	Casework	PC	Plumbing Contractor
CNR	Center	PERF	Perforate(d)
CW	Cold Water	PERIM	Perimeter
DBL	Double	PERP	Perpendicular
DEMO	Demolition	PLAM	Plastic Laminare
DFA	Drop From Above	POS	Point of Sales
DIM	Dimension	PTR	Printer
DN	Down	QTR	Quarter
DWG	Drawing	QTY	Quantity
DWR	Drawer	RCPT	Receptacle
E	East	REFR	Refrigerator
EC	Electrical Contractor	REINE	Reinforcing(ment)
ELEC	Electrical	REQD	Required
ELEV	Elevation	RM	Room
ENTR	Entrance	S	South
EP	Electrical Panel	SAN	Sanitation
EQ	Equipment	SCHD	Schedule
EXG	Existing	SECT	Section
EXH	Exhaust	SF	Square Foot
EXT	Exterior	SHT	Sheet
FAB	Fabrication / Fabricator	SLV	Sleeve
FD	Floor Drain	SPEC	Specification(s)
FE	Fire Extinguisher	SQ	Square
FIN	Finish	STD	Standard
FLR	Floor Load	STL	Steel
FL	Floor	STOR	Storage
FO	Face Of	SUSP	Suspended
FSC	Fire Safety Contractor	TEMP	Temperature
FT	Foot, Feet	THRU	Through
GA	Gauge	TO	Top Of
GALV	Galvanized	TV	Television
GC	General Contractor	TYP	Typical
GFCI	Ground Fault Circuit Interrupter	UON	Unless Otherwise Noted
GYP	Gypsum Board	UTIL	Utility
HGT	Height	VBFM	Verify By Field Measurement
HORZ	Horizontal	VEN	Vendor
HP	Horse Power	VENT	Ventilating
HTR	Heater	VERT	Vertical
HW	Hot Water	VOL	Volume
IN	Inch	W	West
INT	Interior	W/	With
JAN	Janitorial	W/O	Without
JB	Junction Box	WD	Wood
KEC	Kitchen Equipment Company	YD	Yard
LAV	Lavatory	YR	Year
LDR	Leader	&	And
LT	Light	@	At
M	Meter	#	Number / Pound
MECH	Mechanical		
MEZZ	Mezzanine		
MFG	Manufacturer		
MIN	Minimum		

SMITH AND GREENE

FOOD SERVICE EQUIPMENT AND DESIGN

19015 66TH AVE S., KENT WA 98032
425.656.8000 • FX-425.656.8075
WWW.SMITHANDGREENE.COM

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THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY BEAR THE APPROVAL STAMP OF JURISDICTIONAL REGULATING AGENCY. THE PROJECT IS LOCATED WITHIN:



Fat Tuesday

KEY WEST

431 Front St.

Key West, FL 33040

FGA0093-01

CM

(253)258-3670 chrism@smithandgreene.com

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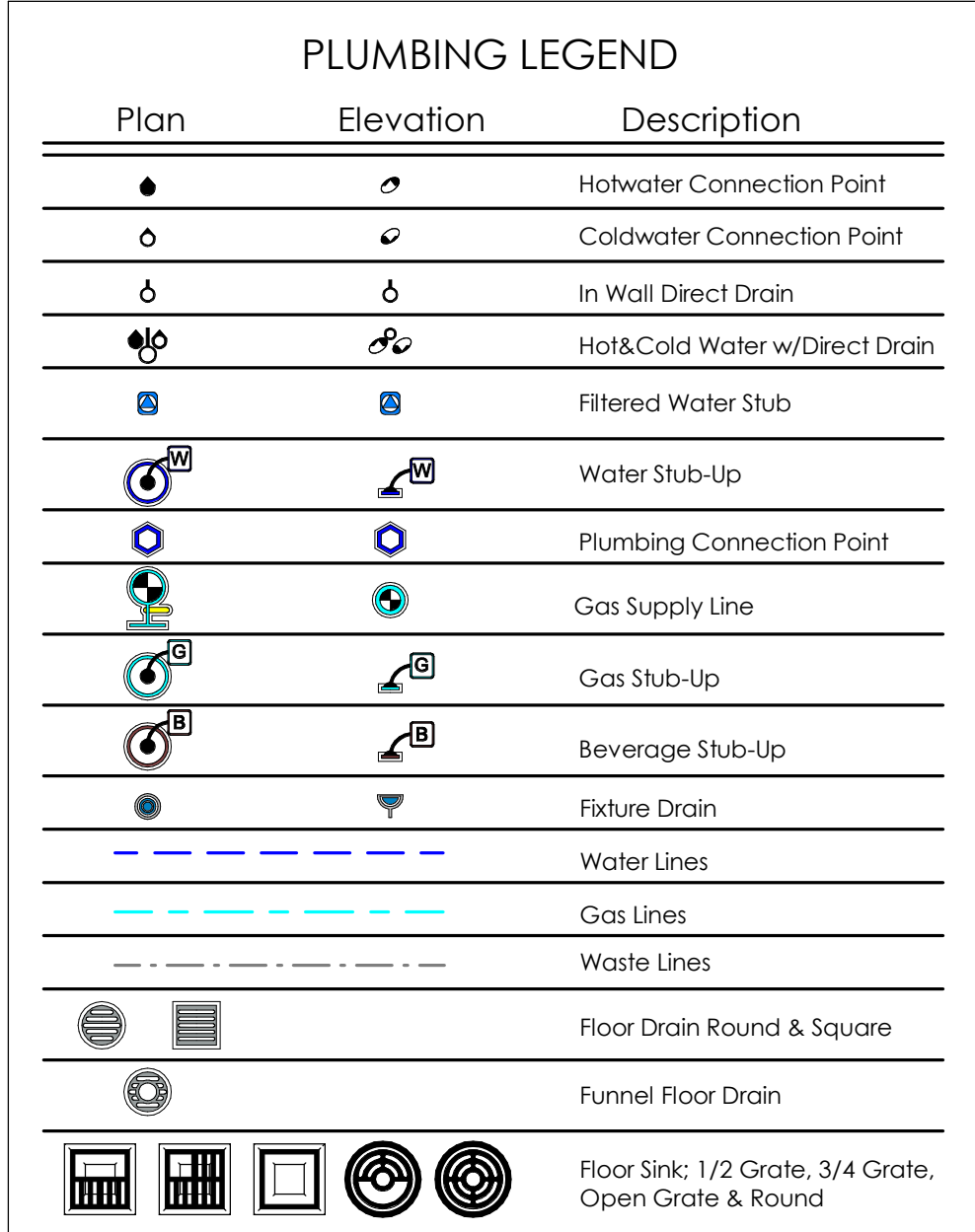
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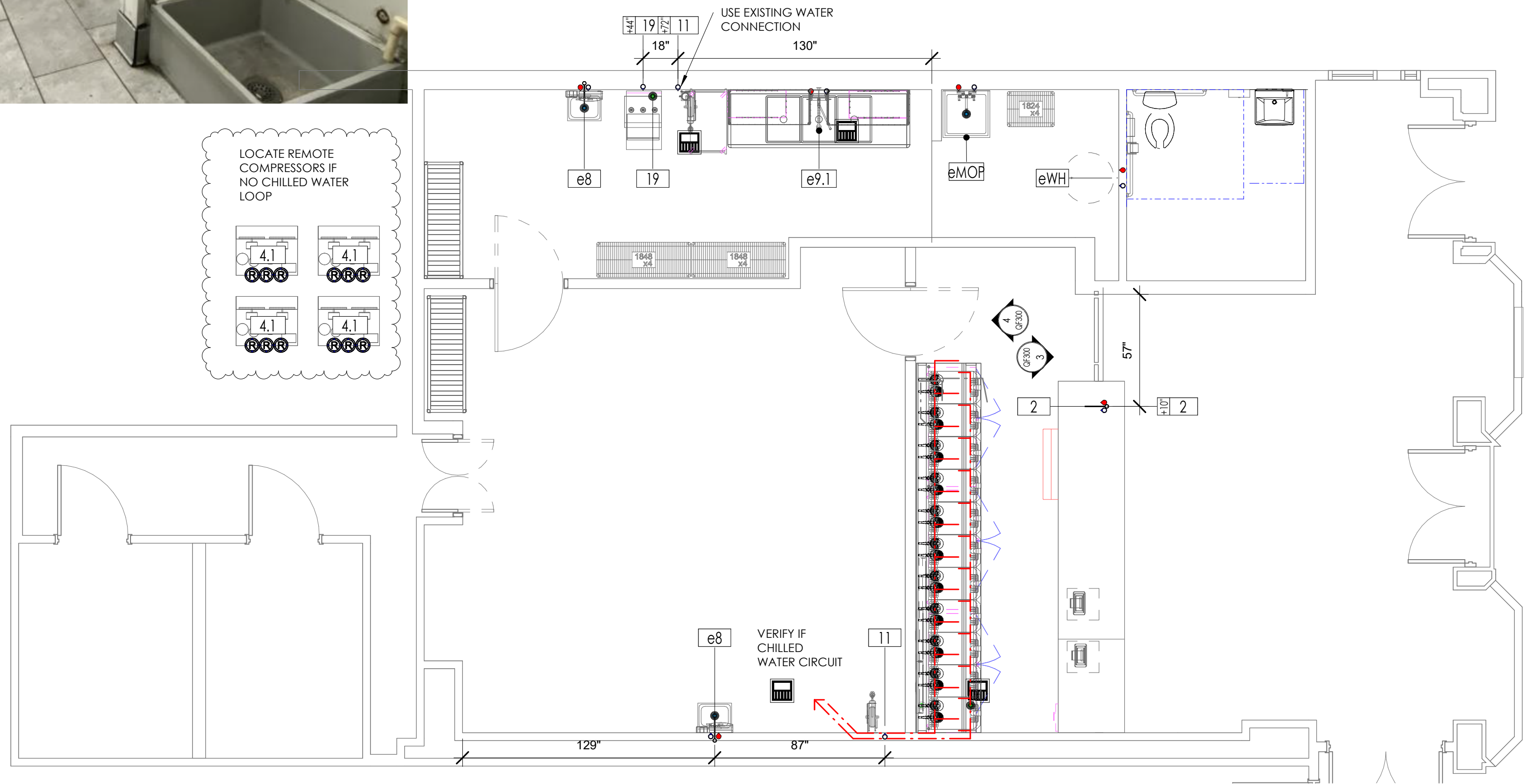
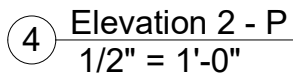
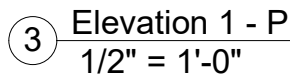
Food Service Revision List	
#	Description
Date	

General Notes

QF120



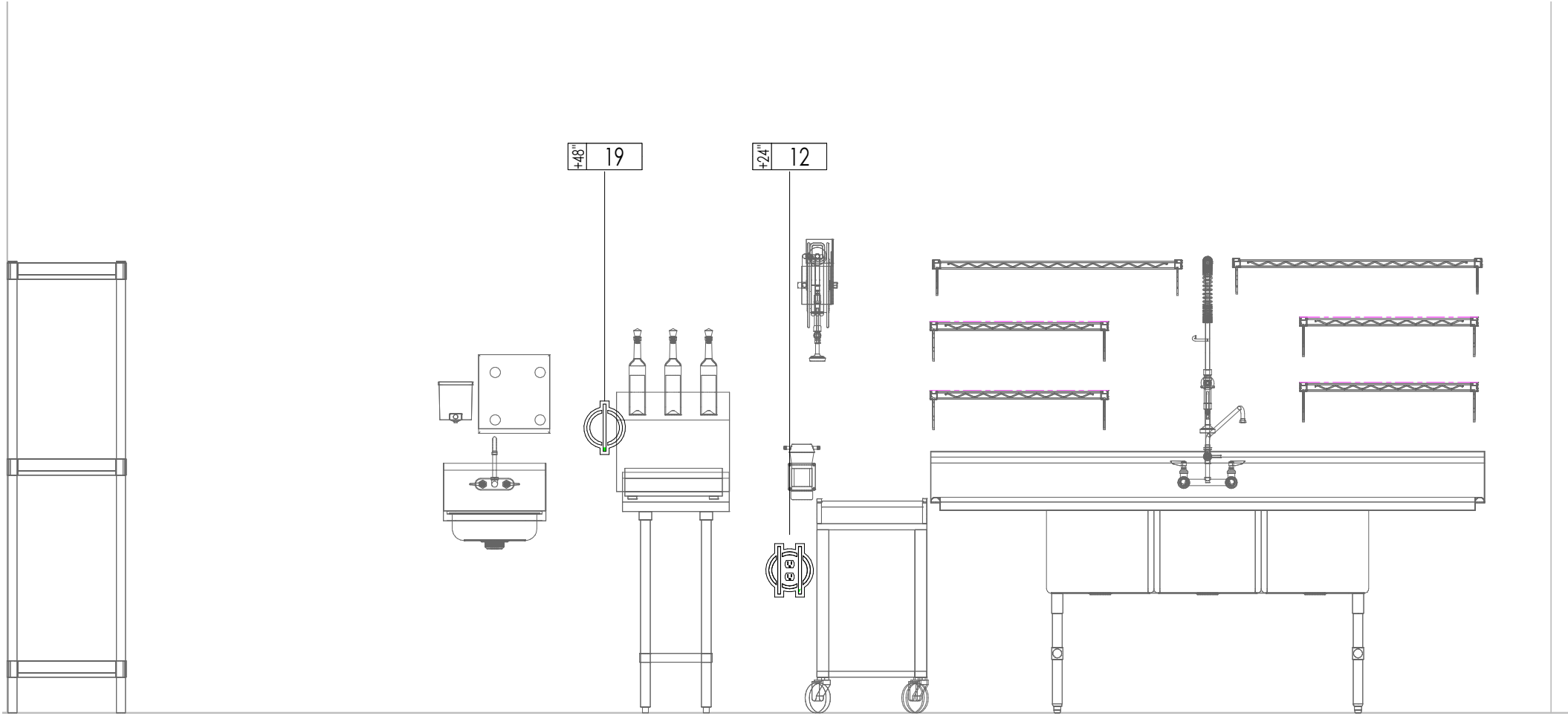
NOTE: FLOOR DRAINS AND FLOOR SINKS BY PC. PC TO VERIFY QTY, SIZE, AND LOCATIONS



② Plumbing Spotting
1/4" = 1'-0"

[illegible]

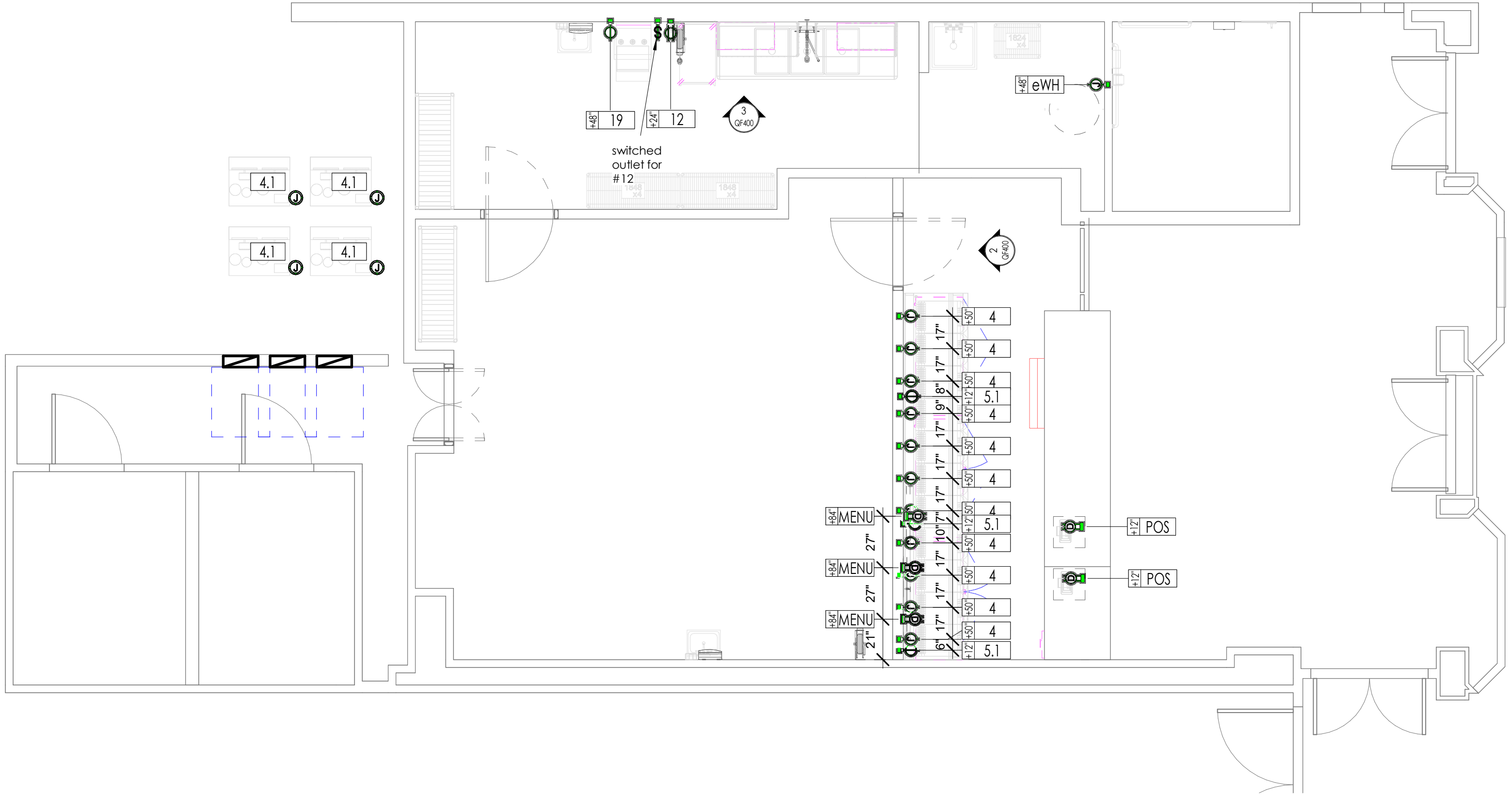
QF300



3 Elevation 7 - e
1/2" = 1'-0"



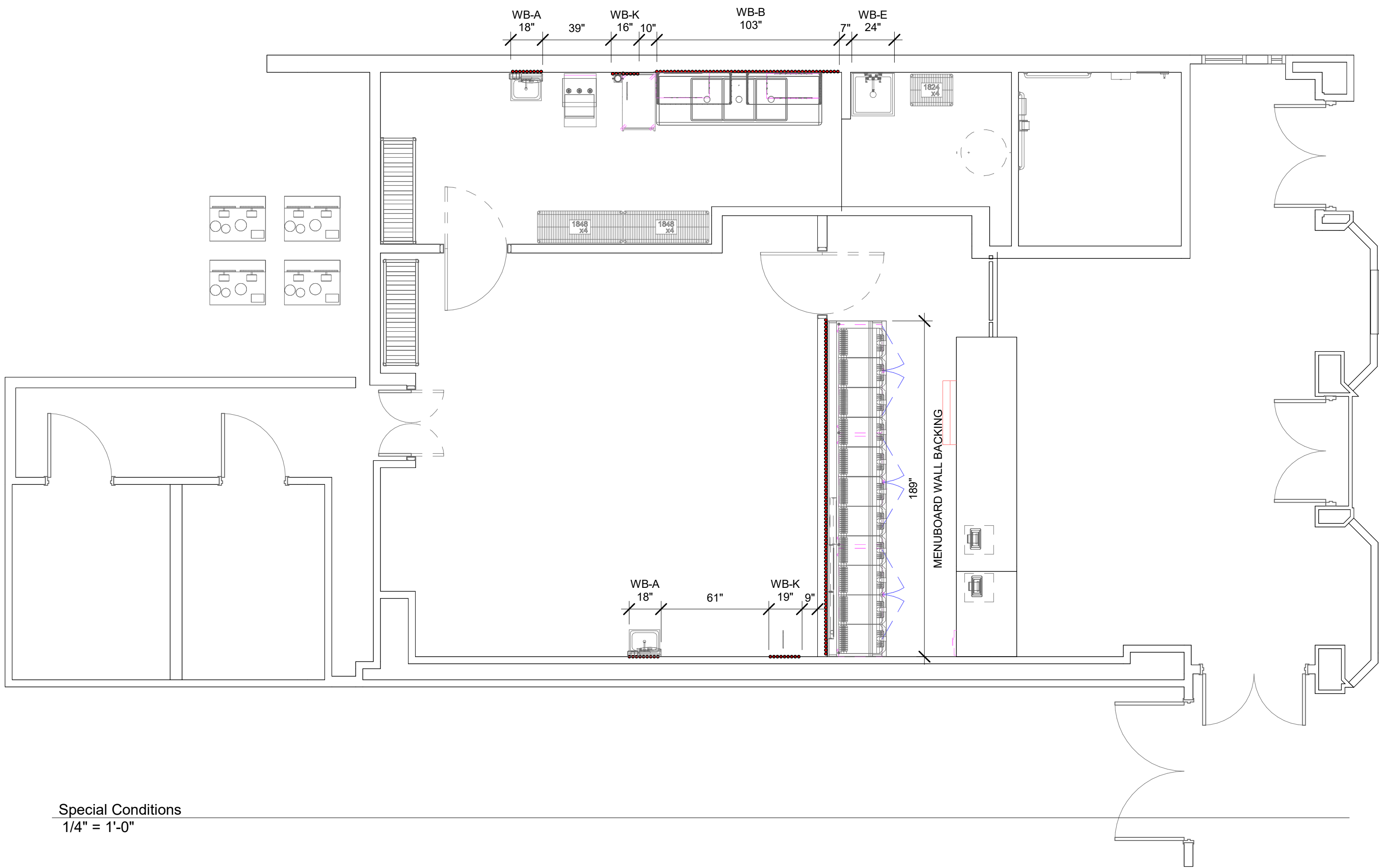
2 Elevation 2 - E
1/2" = 1'-0"



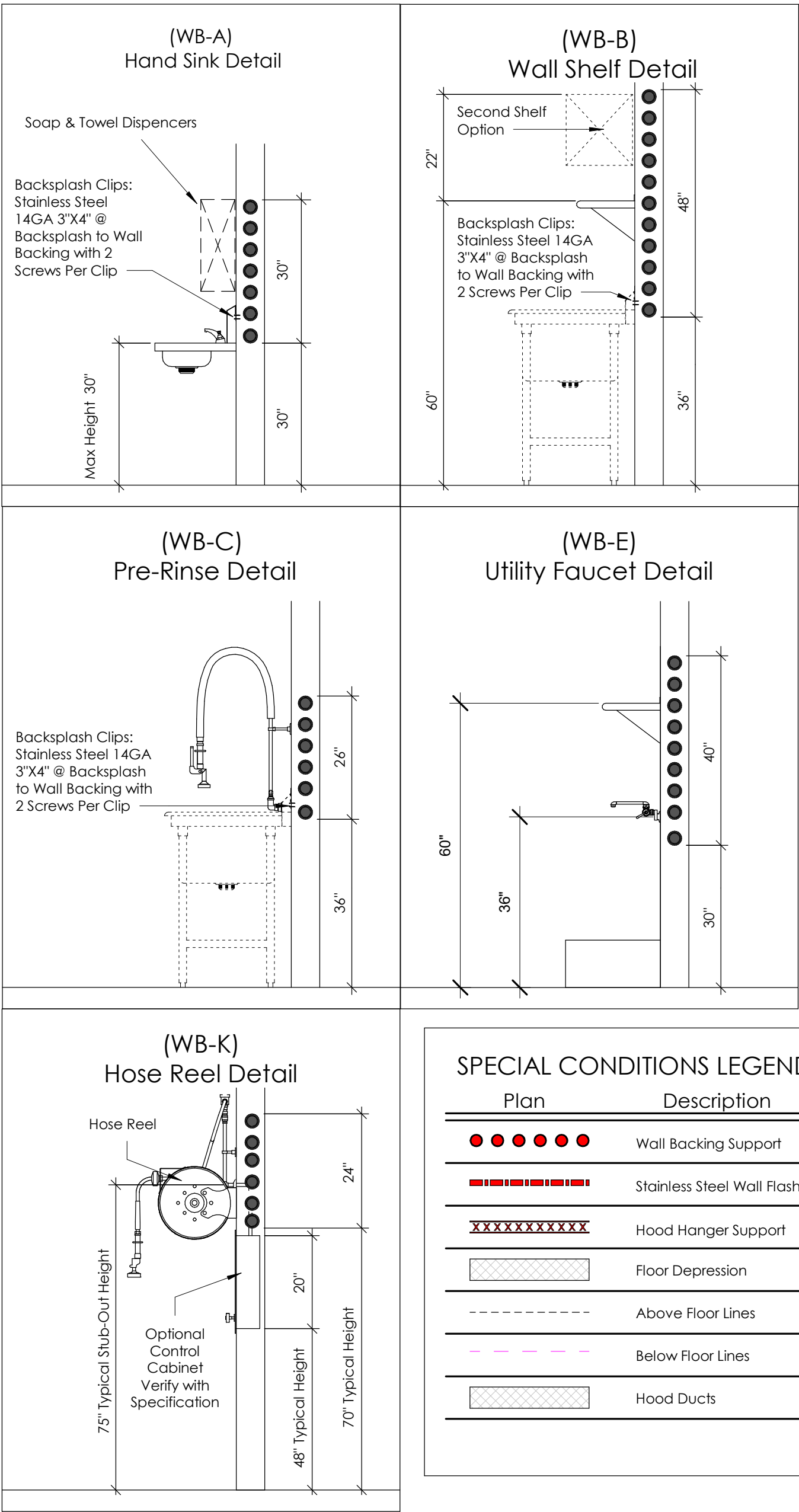
1 Electrical Spotting
1/4" = 1'-0"

ELECTRICAL LEGEND		
Plan	Elevation	Description
		120V Dedicated; Single, Duplex & Quadplex Outlet
		120V Duplex Drop Cord
		120V Duplex & Quadplex Floor Outlet
		High Voltage Outlet 208-480V
		J-Box Fixture Mounted & Wall Mounted
		Duplex Outlet w/ Data Point
		Electrical Stub-Up
		Electrical Connection Point
		Fire Pull Station To Be Verified By Fire Inspector
		Light Switch
		Light Fixture
		Electrical Disconnect Point
		Thermostat
		Blower Fixture Mounted
		Alarm Connection Point
		Electrical Lines

Electrical Schedule											
Item Number	Count	Equipment Description	Connection Description	FL Amp	Watts	HP	Volts	Phase	Conn Plug	Elec RI Height	Electrical Remarks
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4	1	Frozen Drink Machine	High Voltage Outlet	15 A		2	208 V	1	6-20P	50"	Verify Plug w/ Vendor
4.1	1	Remote Condensing Unit	JBox	22 A			208 V	1	Direct		See Shop Drawings
4.1	1	Remote Condensing Unit	JBox	22 A			208 V	1	Direct		See Shop Drawings
4.1	1	Remote Condensing Unit	JBox	22 A			208 V	1	Direct		See Shop Drawings
4.1	1	Remote Condensing Unit	JBox	22 A			208 V	1	Direct		See Shop Drawings
5.1	1	24" Backbar Cooler	Dedicated Outlet	2.7 A	311 W	1/4	115 V	1	5-15P	12"	
5.1	1	24" Backbar Cooler	Dedicated Outlet	2.7 A	311 W	1/4	115 V	1	5-15P	12"	
5.1	1	24" Backbar Cooler	Dedicated Outlet	2.7 A	311 W	1/4	115 V	1	5-15P	12"	
12	1	Electric Pump 35PSI	Duplex Outlet	1.5 A			115 V	1	5-15P	24"	6ft Cord & Plug wired to Wall Switch by EC
19	1	Gelatin Shot Maker, Countertop	Dedicated Outlet	14.6 A	1752 W		120 V	1	5-20P	48"	
eWH	1	Water Heater	JBox WM	28.9 A			208 V	3	Direct	48"	
MENU	1	Vertical Menu Monitor	Pwr & Data	5 A	100 W		120 V	1	5-15P	84"	Verify Placement
MENU	1	Vertical Menu Monitor	Pwr & Data	5 A	100 W		120 V	1	5-15P	84"	Verify Placement
MENU	1	Vertical Menu Monitor	Pwr & Data	5 A	100 W		120 V	1	5-15P	84"	Verify Placement
POS	1	POS	Pwr & Data	6 A					5-15P	12"	Verify Electrical Utilities And Data w/ Vendor
POS	1	POS	Pwr & Data	6 A					5-15P	12"	Verify Electrical Utilities And Data w/ Vendor



Special Conditions
1/4" = 1'-0"



ALL DETAILS ARE TYPICAL AND SHOULD BE
VERIFIED WITH ARCHITECTURAL DRAWINGS



Fat Tuesday
KEY WEST
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FGA0093-01

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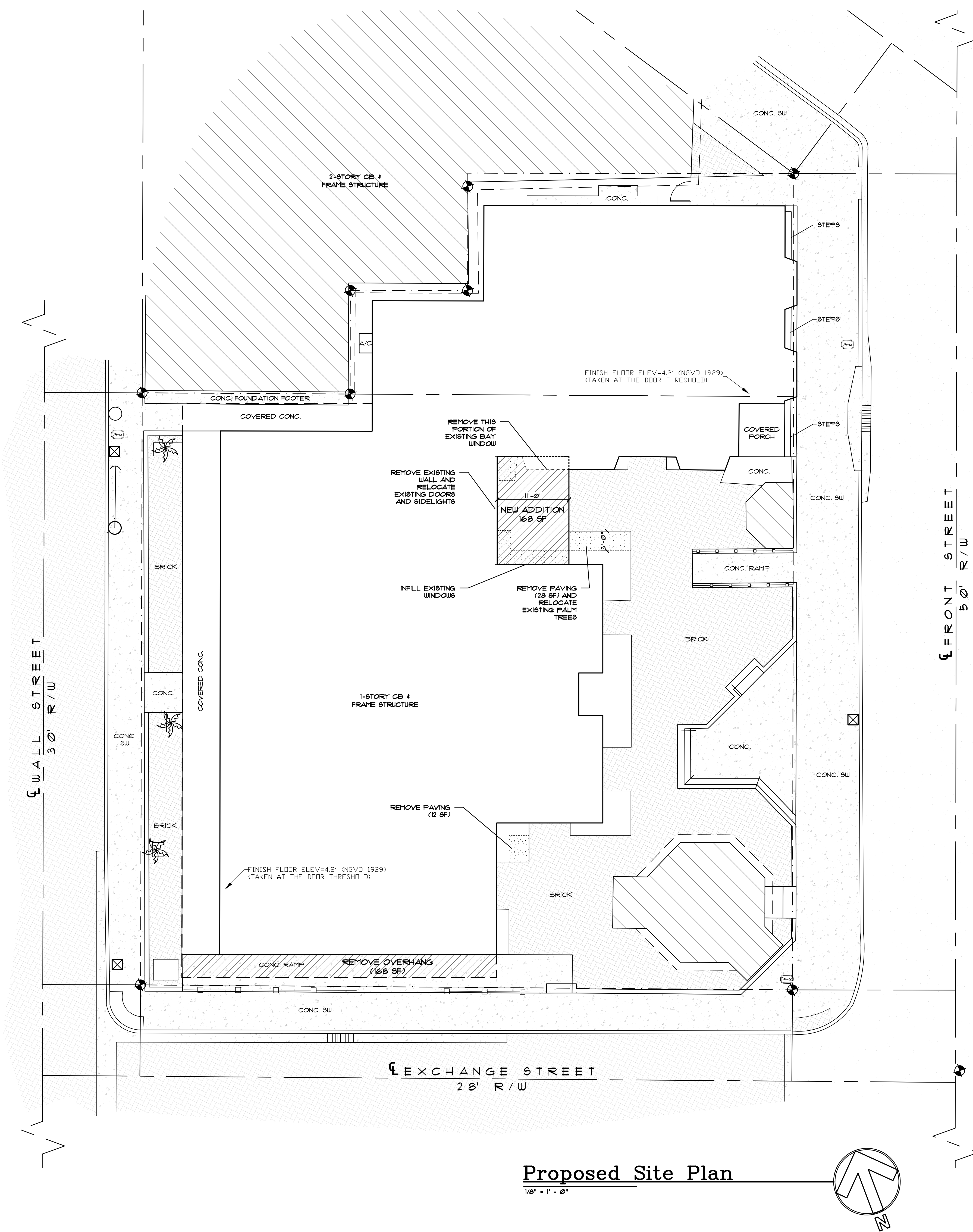
Food Service Revision List		
#	Description	Date

Special Conditions

QF600

425 FRONT STREET			
Zoning			HMDR
Flood Zone			X
Design Flood Elevation	BFE+1'		8'-0" NGVD
Site Area			11,074
Max Lot Coverage	50%		5,537.0
Max Impervious Area	70%		7,751.8
Min Open Space Ratio	0.35		3,875.9
	Max	Existing	
Height	30'		N/A
Setbacks			
Front	10'		0'-0"
Rear	15'		10'-0"
Side	7.5'		2'-6"
Side	5'		5'-0"
Building Areas	Existing	Proposed	
	Covered Building Area (SF)	Impervious Area (SF)	Covered Building Area (SF) Impervious Area (SF)
Existing Building	6,958	6,958	6,790 6,790
Existing Building	64	64	64 64
Existing Building	407	407	407 407
Proposed Addition			168 168
Site Areas			
Paving		3,349	3,349
Site Area (SF)	11,074		
Site Area (AC)	0.25		
Total Lot Coverage (SF)	7,429		7,429
Lot Coverage (%)	67.1%		67.1%
Total Impervious Area (SF)		10,778	10,778
Impervious Area (%)		97.3%	97.3%
Improvement in Impervious (SF)			0
Proposed Open Space (SF)		296	296
Proposed Open Space Ratio		0.03	0.03
Improvement In Open Space (SF)			0
Flood Elevation Provided		N/A	N/A

Floor area ratio (enclosed building for use/site area): .12x
Traffic Generation: No changes/alterations expected for traffic generation.
Square Ft. of Enclosed Building For The Use: 1,361 Sq. Ft.
Proposed Employment: 12-15 total
Proposed number/type of service vehicles: 0
Off-Street Parking Needs: No changes/alterations expected for off-street parking
Any proposed site improvments: Interior only and signage



Old Town Square
425 Front Street
Key West, FL

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

date:
09/01/20
revision:

sheet:
A0.2

Boundary Survey

BEARING BASE:
ALL BEARINGS ARE BASED ON N19°27'04"E
ASSUMED ALONG THE CENTERLINE OF FRONT STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

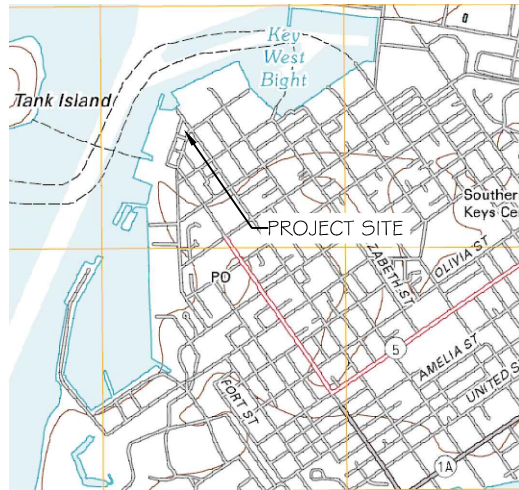
ADDRESS:
425 FRONT STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 7 ± 9

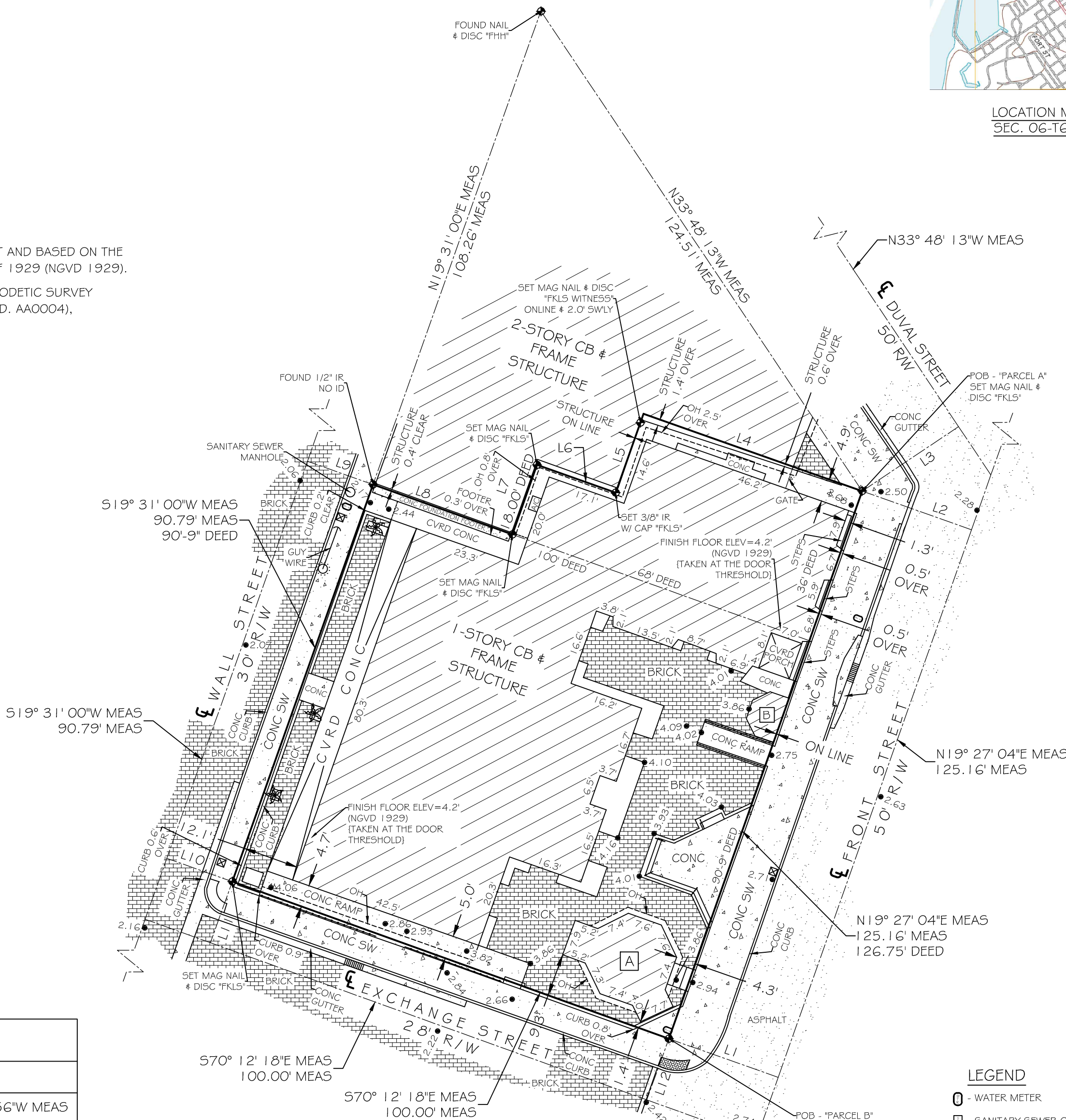
ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY
BENCHMARK "872 4580 TIDAL 25" (P.I.D. AA0004),
ELEVATION= 5.11' (NGVD 1929).

MAP OF BOUNDARY SURVEY



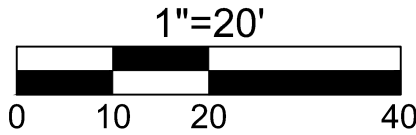
LOCATION MAP - NTS
SEC. 06-T685-R25E



LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- - 8" WOOD PYLON
- - SPOT GRADE ELEVATION (TYPICAL)
- - METAL HAND RAIL
- ▨ - CATCH BASIN
- ✿ - PALM TREE

- A = 1-STORY FRAME STRUCTURE
FINISH FLOOR ELEVATION=4.4' (NGVD 1929)
- B = 1-STORY OPEN "TROLLEY TOURS" STAND



TOTAL AREA = 11,074.33 SQFT ±

Parcel Line Table

Line #	Length	Direction
L1	25.00' MEAS	N70° 32' 56"W MEAS
L2	25.00' MEAS	N70° 32' 56"W MEAS
L3	25.00' MEAS	S56° 11' 47"W MEAS
L4	50.00' MEAS	N70° 32' 56"W MEAS
L5	18.00' MEAS	S19° 27' 04"W MEAS
L6	18.00' MEAS	N70° 32' 56"W MEAS
L7	15.90' MEAS	S19° 27' 04"W MEAS
L8	31.89' MEAS	N70° 18' 42"W MEAS
L9	15.00' MEAS	S70° 29' 00"E MEAS
L10	15.00' MEAS	S70° 29' 00"E MEAS
L11	14.00' MEAS	N19° 47' 42"E MEAS
L12	14.00' MEAS	N19° 47' 42"E MEAS

CERTIFIED TO -

Key Canbe, LLC;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL
PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C 4 G = 2" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPT = CONCRETE POWER POLE
CVRD = COVERED
DELT = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FI = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PCC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE
MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UR = UNREADABLE
UE = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACKLINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

LEGAL DESCRIPTION -

"PARCEL A"

On the Island of Key West and known on William A. Whitehead's map delineated in February A.D. 1829, as part of Lot 1 in Square 3. Commence at the corner of Front and Duval Streets and running thence at right angles with Front Street in a Westerly direction 50 feet; thence at right angles in a southerly direction 18 feet; thence at right angles in a westerly direction 18 feet thence at right angles in a southerly direction along the line of a cistern 18 feet; thence at right angles in a Easterly direction 68 feet, out to Front Street; thence at right angles in a Northerly direction 36 feet to the point of beginning.

"PARCEL B" - AND ALSO

Part of Square 3 according to Wm. A. Whitehead's map of the City of Key West, delineated in February, A.D. 1829, said land commencing at the corner of Front Street and Exchange Alley and running thence along Front Street in a northeasterly direction 90 feet and 9 inches; thence at right angles in a Northwesterly direction 100 feet to Wall Street; thence at right angles in a Southwesterly direction 90 feet and 9 inches along Wall Street; thence at right angles in a Southeasterly direction 100 feet along Exchange Alley to the place of beginning at the corner of Front Street and Exchange Alley.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 1/11/2017
REVISION DATE: XX/XX/XXXX
SHEET: 1 OF 1
DRAWN BY: MPB
CHECKED BY: EAI
JOB NO.: 17-380

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER
ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



FLORIDA KEYS
LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

Property Record Card

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00000150-000000
Account# 1000141
Property ID 1000141
Millage Group 10KW
Location 425 FRONT St, KEY WEST
Address
Legal KW PT LOT 1 AND PT LOT 2 SOR 3 G24-269 G24-271 OR490-875/77 OR636-140/41 OR765-1672/74 OR998-401/02 OR1161-1008/09 OR1339-1303 OR1446-770/72 OR1450-2109/12 OR2004-426/27 OR2784-359/60 OR2784-361/62
Description (Note: Not to be used on legal documents.)
Neighborhood 32020
Property RETAIL-MULTI TENANT (1101)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

KEY CARIBE LLC
 8 Salt Marsh Dr
 Fernandina Beach FL 32034

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$515,788	\$733,587	\$765,989	\$488,504
+ Market Misc Value	\$10,974	\$10,987	\$11,001	\$11,533
+ Market Land Value	\$1,904,950	\$1,904,950	\$1,733,605	\$3,617,837
= Just Market Value	\$2,431,712	\$2,649,524	\$2,510,595	\$4,117,874
= Total Assessed Value	\$2,431,712	\$2,649,524	\$2,510,595	\$4,117,874
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,431,712	\$2,649,524	\$2,510,595	\$4,117,874

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	11,199.00	Square Foot	126	100

Buildings

Building ID 39026
Style
Building Type 1 STY STORE-B / 11B
Gross Sq Ft 6996
Finished Sq Ft 5950
Stories 1 Floor
Condition GOOD
Perimeter 442
Functional Obs 0
Economic Obs 0
Depreciation % 35
Interior Walls

Exterior Walls MIN WOOD SIDING with 18% AB AVE WOOD SIDING
Year Built 1976
EffectiveYearBuilt 1995
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 400
Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,950	5,950	0
OPU	OP PR UNFIN LL	288	0	0
OPF	OP PRCH FIN LL	758	0	0
TOTAL		6,996	5,950	0

Building ID	39027	Exterior Walls	MIN WOOD SIDING with 12% MIN WOOD SIDING
Style		Year Built	1970
Building Type	1 STY STORE-B / 11B	EffectiveYearBuilt	1993
Gross Sq Ft	381	Foundation	
Finished Sq Ft	341	Roof Type	
Stories	1 Floor	Roof Coverage	
Condition	GOOD	Flooring Type	
Perimeter	72	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	38	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	400
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	341	341	0
SBF	UTIL FIN BLK	40	0	0
TOTAL		381	341	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	1983	1984	1	36 SF	3
BRICK PATIO	1989	1990	1	1488 SF	5
CONC PATIO	1989	1990	1	241 SF	2
RW2	1989	1990	1	71 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/23/2016	\$100	Warranty Deed		2784	361	11 - Unqualified	Improved
2/19/2016	\$100	Warranty Deed		2784	359	11 - Unqualified	Improved
12/1/1986	\$375,000	Warranty Deed		998	401	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-3501	12/14/2021	2/2/2022	\$2,400	Commercial	INSTALLATION OF SEVEN (7) CEILING MOUNTED LED FIXTURES (INSIDE), REMOVE ALL EXISTING OUTLET PLATE COVERS AND REPLACE WITH NEW SAME TYPE, ADD TWO (2) EXIT/EMERGENCY SIGNS, REWIRE EXISTING 3GANG SWITCH BOX PER NEC, REPLACE SMOKE DETECTOR.
BLD2021-2780	10/1/2021	1/18/2022	\$3,500	Commercial	REMOVE EXISTING WALL SCONES/CONDUIT, NEW INSTALL LIGHTS, EXIT. REMOVE EXISTING WALL SCONES/CONDUIT OUTSIDE, NEW INSTALL 4 - 4" RECESSED LIGHTS CONTROLLED BY SWITCH, 1 EXIT/EMERGENCY LIGHT, 2 WALL SCONES CONTROLLED BY PHOTOCELL (OUTSIDE) OF UNIT D, PLEASE NOTE: PERMIT 2021-0540 IS ASSOCIATED WITH THIS WORK. ** NOC EXEMPT**
BLD2021-0540	8/2/2021	2/7/2022	\$17,876	Commercial	****FINAL APPROVED COLORS BENJAMIN MOORE PEACH CLOUD 2169-60 AND SOFT MINT 2041-60. ET**** 1/5/2022 9:58:58 AM NEW ADD. 168SF, REMOVE EXISTING WALL AND RELOCATE EXISTING DOORS & SIDELIGHTS, INFILL EXISTING WINDOWS, REMOVE PAVING RELOCATE PALM TREES. INTERIOR TO MATCH EXISTING. ANY ELECTRICAL AND ROOFING TO BE UNDER SEPARATE TRADE PERMITS. EXTERIOR/INTERIOR RENOVATION PER PLANS ****PAINT TO MATCH. ET**** NOC REQUIRED HARC INSPECTION REQUIRED **UPDATED LANDSCAPING MUST BE COMPLETED PRIOR TO OPENING OF STORE OR WHEN CONSTRUCTION COMPLETED, WHICH EVER COMES FIRST. BUILDING PERMIT MUST NOT BE CLOSED/COMPLETED UNTIL LANDSCAPING HAS BEEN INSPECTED BY URBAN FORESTRY MANAGER.*KKD** NOC FILED REVISION #1 REQUEST TO REMOVE AND REPLACE THE SIDING OF THE ENTIRE BUILDING. THE COST FOR THIS ADDITIONAL JOB WILL \$18,368 ****COLOR FOR NEW SIDING BENJAMIN MOORE NEON CELERY #2031-60. ET*****NO IMPACTS AUTHORIZED TO OCCUR TO ANY TREES OR PALMS NEAR THE PROPOSED WORK AREAS. TREE PROTECTION MUST BE USED NEAR AREAS OF EXISTING VEGETATION WHEN DEMO AND NEW SIDING BEING INSTALLED. *KKD** REVISION #2 SPALLING REPAIRS AT THE NORTHWEST CORNER EXTERIOR DEMOLITION OF FLOORING, COMMERCIAL SLATS ON WALLS, SOME BAD DRYWALL, BASEBOARDS, AND CASING AT "THE WHITE BOX 1/7/2022 11:38:09 AM ****REVISION #2 HARC CONDITIONS- PAINT AFTER REPAIRS WITH APPROVED COLORS.ET
BLD2021-1446	7/16/2021	1/12/2022	\$6,750	Commercial	REMOVE AND REPLACE STORE FRONT DOORS AND SIDELIGHTS TO MATCH EXISTING ****NON-HISTORIC BUILDING. CHANGE WITH EXACT DESIGN MATCHING EXISTING. ALL FRAME ALUMINUM COMPONENTS WHITE CLEAR UN-TINTED GLASS. ET*** HARC INSPECTION REQUIRED
BLD2021-1445	7/15/2021	1/12/2022	\$6,500	Commercial	REMOVE AND REPLACE STORE FRONT DOORS AND SIDELIGHTS TO MATCH EXISTING
BLD2020-1413	6/24/2020	2/7/2022	\$45,000	Commercial	REMOVE ROOF TO DECK INSTALL NEW DUROLAST SINGLE-PLY ROOF AND NEW GUTTERS. ***JUST FOR EXISTING FLAT ROOF.ET*** NOC RECEIVED 1/12/22 HARC REQUIRED
BLD2019-0524	2/26/2019		\$419	Commercial	1-FRONT STREET ENTRANCE:20" x 49" FRAMED FRE STANDING EXISTING SIGN, OVERLAYED W/RAISED PAINTED WOODEN LETTERS AND LOGO TO BRING UP TO CODE, (ALL OTHER SIGNS WILL BE REMOVED). ALSO SMALL LOGO ON FRONT GLASS DOOR TO BE 10 INCHES. 2-EXCHANGE STREET ENTRANCE:15.5" X 57" EXISTING WOOD SIGN OVERLAYED W/RAISED PAINTED WOODEN LETTER TO BRING UP TO CODE. *(ALL OTHER SIGNS REMOVED). 3-WALL STREET ENTRANCE: 18" x 5' EXISTING WOODEN SIGN OVERLAYED WITH RAISED PAINTED WOODEN LETTERS TO BRING UP TO CODE. (ALL OTHERSIGNS REMOVED). SIGN COPY"KERMIT'S".

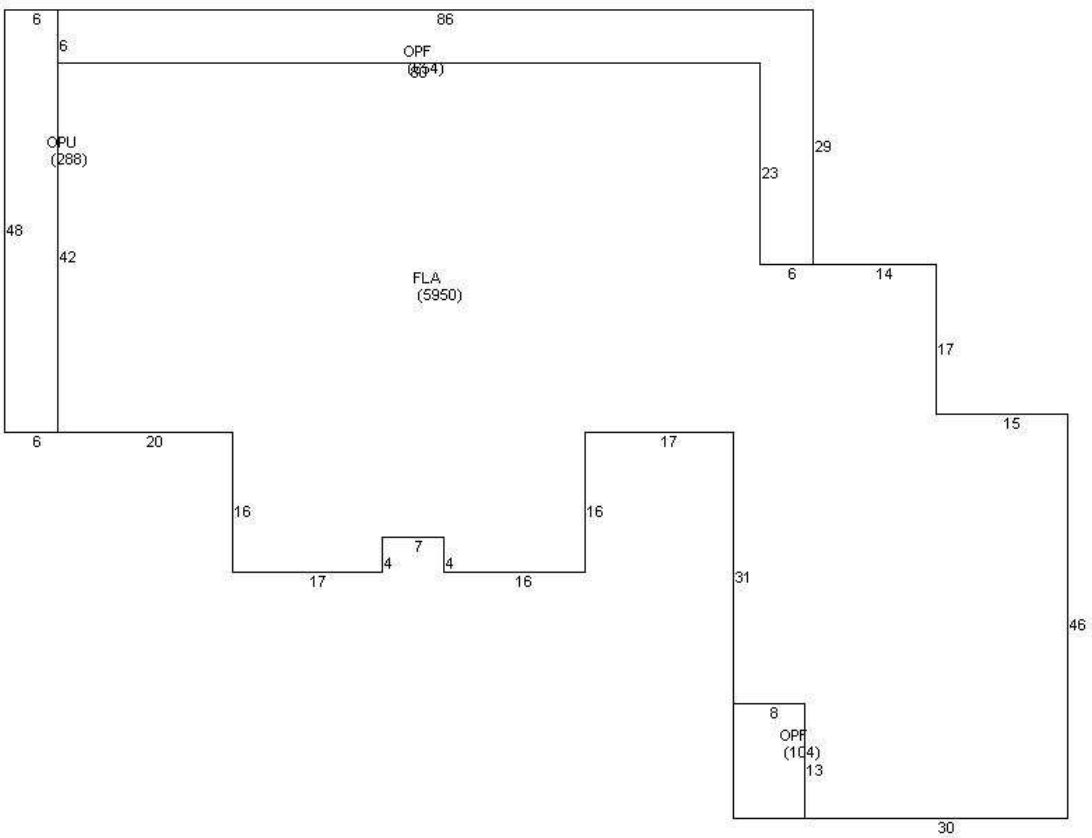
18-00001602	4/27/2018	7/6/2018	\$4,000	Commercial	R/R REAR WINDOW WITH IMPACT FRENCH DOOR.
18-00000837	3/9/2018		\$43,122	Commercial	PAINT AT WALLS AND DOORS REMOVE AND REPLACE TILE AT FLOORS AND WALLS. REMOVE AND STALL CABINETS & SHEEZE GUARD. REMOVE AND REPLACE FRANCHISE BRANDING INCLUDING MENU BOARDS, WALL GRAPHICS. ALL WORK IS INTERIOR ALTERATIONS. N.O.C. REQUIRED. GH.
15-1975	5/22/2015	6/9/2015	\$2,463	Commercial	AWNING ACROSS FRONT OF BLDG
15-1749	5/18/2015	5/17/2017	\$13,953	Commercial	INSTALL 2100 SQ FT (21 SQS) OF 26 G GALVALUME V=CRIMP METAL ROOFING.
14-5076	5/14/2015	6/16/2015	\$296,996	Commercial	(SEE ATTACHMENT) REMOVE STRUCTURAL FROM REVISION. REVISE FRONT DOORS AS SHOWN TO SWING INWARD. DESIGN CHANGE IN FLOOR HEIGHT/ELEVATION, DROPPED CEILING THAT WAS REMOVED IN WORKROOM 2, AND REVISED REFLECTED CEILING PLAN.
15-1715	5/13/2015	6/9/2015	\$2,275	Commercial	EMERGENCY : INSTALL CUSTOMER PROVIDED WALKIN COOLER FREEZER.
15-1846	5/13/2015	5/22/2015	\$800	Commercial	INSTALLING (9) CAT 5 E CABLES FOR DATA AND VOICE EQUIPMENT.
15-0733	4/29/2015	6/7/2015	\$24,500	Commercial	REVISION #1: REVISED ENTIRE MECHANICAL PLAN, INCLUDING HVAC UNITS SCHEDULE AND LAYOUT, DUCTWORK SIZES AND LAYOUT, AND AIR DEVICES SCHEDULE AND LAYOUT. ADDED DETAIL FOR LINEAR RETURN GRILL PLENUM
15-0759	4/29/2015	5/26/2015	\$29,500	Commercial	REVISION #1 : PER CHANGE TO HVAC. E 101, E 201, E 202 & E 502. REVISED LIGHTING PLAN AND FIXTURE SCHEDULE. REVISED POWER PLAN PER CHANGE TO HVAV UNITS.ADDED POWER CONNECTION FOR WATER BOOSTER PUMP.
15-0138	1/22/2015		\$6,900	Commercial	R & R A/C SYSTEM 3.5 TONS
14-5747	12/19/2014	5/14/2017	\$8,834	Commercial	INSTALL WIRING FOR 6 TRACK LIGHTS,1 FAN 3 OUTLETS AND 1 EMERGANCY LIGHT/ EXIT SIGN
14-5076	12/3/2014	6/16/2015	\$296,496	Commercial	BUILDOUT OF NEW COFFEE SHOP
14-5101	11/12/2014	5/22/2015	\$15,000	Commercial	INSTALL 400 AMP 3 SQS SERVICE 120/208 VOLT SYSTEM. NEW METER CAN AND A 400 AMP DISCONNECT.
13-4305	10/21/2013	12/6/2013	\$1,225	Commercial	INSTALL 50SF OF 60 MIL TPO SINGLE PLY ROOF SYSTEM.
13-2083	5/13/2013		\$1,250	Commercial	REPLACE 4 PIECES OF SIDING TO MATCH EXISTING ONE. DEMOLISH-TAKE DOWN OLD VENT FROM ROOF.
13-1186	5/1/2013		\$2,498	Commercial	ROUGH-IN & TRIM OUT: 1-16 GAUGE REGENCY COMPARTMENT SINK. 1-GREASE TAP 50#. 1-REGENCY 12" X 16" WALL MOUNTED HAND SINK W/FAUCET. 1-12" DECK MOUNTED SWITCH FAUCET. 1-PLASTIC MOP SINK W/FAUCET. RUN 35' OF 3" SEWER LATERAL TO EXISTING CLEANOUT, 1-3" FLOOR DRAIN, 1-12 X 12 FLOOR SINK.
13-1675	4/26/2013		\$300	Commercial	INSTALL 3 DIGITAL PRINT OVER 1/2" SIGN BOARD.
12-1879	5/24/2012		\$500	Commercial	INSTALL SIGN ABOVE TWO GLASS ENTRANCE DOORS. INSTALL SIGN ON EXISITING POLLS, SINGLE FACED. SCREWS 2" STAINLESS STEEL W/WASHERS
11-4616	12/21/2011		\$950	Commercial	INSTALL 50' (1/2 SQUARES) OF 'SBS' MODIFIED GITUANE SINGLE PLY ROOFING ON SMALL SIDE ROOF.
11-4349	12/9/2011		\$2,300	Commercial	ROOF FRAME REPAIR SHEATHING NEW PLYWOOD 4' X 8'; TWO (2) EXTERIOR DOORS REPLACE PAINT RAMP 12' L & EXTERIOR WALL TO MATCH EXISTING
11-4245	11/18/2011		\$500	Commercial	INSTALL WALL SIGN - 24" X 72", 1/4 PVC. SIGN COPY "PIRANA JOE".
10-414	3/13/2010	4/9/2010	\$695	Commercial	INSTALL HANGING SIGN
09-0962	4/6/2009		\$5,000	Commercial	REMOVE AND REPLACE WINDOW
08-3112	8/23/2008		\$1,800	Commercial	REMOVE UNUSED EXISTING ELECTRIC, RESTRAP EXISTING WIRING IN ATTIC, INSTALL ELECTRIC FOR ONE 5 TON AND ONE 3 TON A/C UNIT
08-2860	8/9/2008		\$3,000	Commercial	UPGRADE EXISTING SERVICE FROM 100 AMP TO 200 AMP.
08-2526	7/29/2008		\$6,000	Commercial	INSTALL EXAUST HOOD & WALK IN COOLER
08-2630	7/23/2008		\$9,875	Commercial	INSTALL A 5 TON AND 3 TON AC
08-2246	7/7/2008		\$7,550	Commercial	INTERIOR WORK
08-2250	7/7/2008		\$2,400	Commercial	INSIDE ELECTRICAL WORK
08-2251	7/7/2008		\$4,450	Commercial	INSTALL PLUMBING FIXTURES
08-1610	5/12/2008		\$4,500	Commercial	ELECTRICAL WORK
08-1607	5/8/2008		\$26,850	Commercial	INTERIOR WORK
03/06/2008	3/6/2008		\$100	Commercial	REMOVE FIVE TILES & REPLACE WITH BRICK VENEER
08-0149	1/23/2008		\$4,650	Commercial	BEAM SPALLING REPAIR
06-4994	8/24/2006		\$1,800	Commercial	INSTALL ONE WALL SIGN
06-3420	6/6/2006		\$38,856	Commercial	INSTALL 4400SF OF COOLEY C-3 WHITE PVC ROOFING
06-1649	3/13/2006	8/14/2006	\$0	Commercial	CHANGE OUT 5 TON UNIT
06-0991	3/9/2006	8/14/2006	\$8,000	Commercial	ELECTRIC REMODEL PER PRINTS
06-0635	3/3/2006	8/14/2006	\$50,000	Commercial	FIRE REPAIR-REPLACE ALL WALL COVERINGS, DOORS, DRYWALL, INSULATION
06-0479	2/8/2006	8/14/2006	\$1,800	Commercial	INSTALL 3 PANEL UNITS
06-0074	1/6/2006	8/14/2006	\$8,000	Commercial	DEMO WALL FINISHES AFTER FIRE DAMAGE
05-3916	9/9/2005	11/8/2005	\$2,100	Commercial	REPLACE TWO 100AMP PANELS
04-3611	11/22/2004	12/17/2004	\$300	Commercial	FIRE DOOR
04-1726	5/26/2004	9/30/2004	\$2,000	Commercial	CHANGE 4-TON CONDENSOR
04-1653	5/20/2004	9/30/2004	\$3,400	Commercial	ROOF-M/B ROLL
04-0795	3/17/2004	9/30/2004	\$7,300	Commercial	WHEELCHAIR LIFT
03-3491	10/2/2003	11/24/2003	\$250	Commercial	WOOD RAMP
03-1111	5/28/2003	10/7/2003	\$2,000	Commercial	REPLACE GUTTERS
03-1768	5/20/2003	10/7/2003	\$2,500	Commercial	INSTALL ROOFING
03-1439	4/22/2003	10/7/2003	\$1,555	Commercial	REPAIRED A/C UNIT

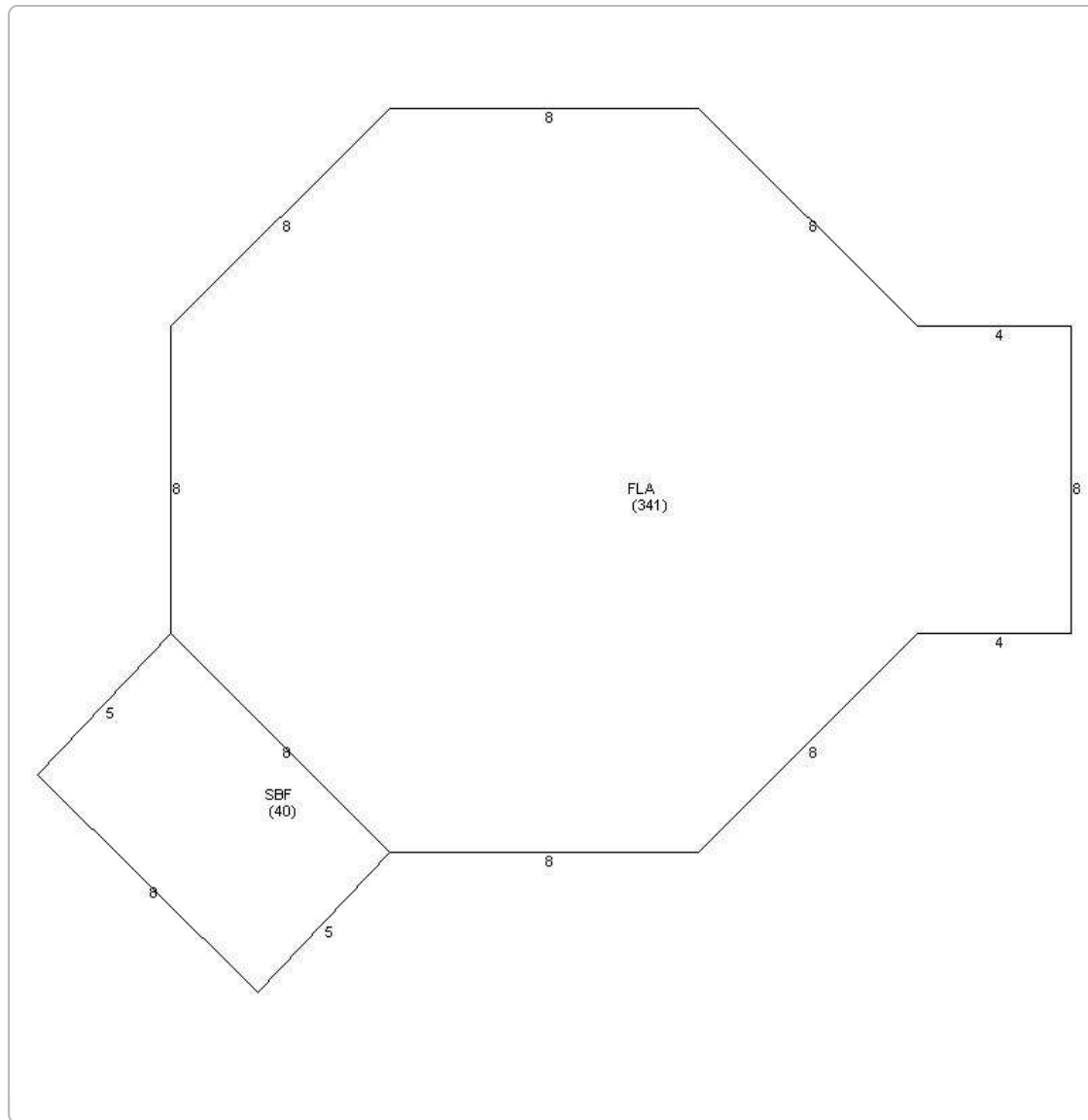
03-1316	4/17/2003	10/7/2003	\$550	Commercial	REPLACED FRONT DOORS
03-1291	4/14/2003	10/7/2003	\$550	Commercial	SIGN
03-0956	3/20/2003	11/24/2003	\$490	Commercial	SIGN
02-3458	1/6/2003	11/24/2003	\$667	Commercial	NEW SIGN
02-2805	10/10/2002	10/25/2002	\$1,250	Commercial	PAINT INSIDE STORE
02-0915	4/23/2002	8/30/2002	\$5,325	Commercial	REPAIR ROOF
01-1920	5/10/2001	10/31/2001	\$3,587	Commercial	INSTALL 2 TON AC
99-2647	7/29/1999	11/4/1999	\$2,500	Commercial	A/C & SECURITY ALARM
99-0657	2/25/1999	11/4/1999	\$3,000	Commercial	REPAIR BATHROOMS
98-2680	10/28/1998	11/5/1998	\$700	Commercial	SIGN
98-1307	5/1/1998	11/5/1998	\$2,100	Commercial	AWNING & SIGN
98-0461	2/11/1998	11/5/1998	\$300	Commercial	ELECTRICAL,A/C
98-0248	1/22/1998	11/5/1998	\$600	Commercial	6 LIGHTS
97-3423	10/1/1997	11/1/1997	\$1,000	Commercial	REPLACE 2 GANG METER
97-3586	10/1/1997	11/1/1997	\$600	Commercial	SIGN
97-2822	8/1/1997	11/1/1997	\$3,000	Commercial	PAINTING
97-2934	8/1/1997	8/1/1997	\$2,700	Commercial	REPLACE AC
97-1947	6/1/1997	8/1/1997	\$600	Commercial	SLOP SINK/GREASE TRAP
97-0652	3/1/1997	8/1/1997	\$1,150	Commercial	CANVAS AWNINGS
97-0260	2/1/1997	8/1/1997	\$10,000	Commercial	RENOVATIONS
97-0013	1/1/1997	8/1/1997	\$800	Commercial	AWNINGS
97-0113	1/1/1997	8/1/1997	\$3,800	Commercial	MECHANICAL
96-4436	11/1/1996	12/1/1996	\$1,000	Commercial	REPAIRS
96-4097	10/1/1996	12/1/1996	\$2,800	Commercial	ELECTRICAL
96-3407	9/1/1996	12/1/1996	\$1	Commercial	SIGN
96-3866	9/1/1996	12/1/1996	\$1	Commercial	MECHANICAL
96-3380	8/1/1996	12/1/1996	\$800	Commercial	ELECTRICAL
96-3399	8/1/1996	12/1/1996	\$1,500	Commercial	CANVAS AWNINGS
96-3406	8/1/1996	12/1/1996	\$1	Commercial	SIGN
96-2821	7/1/1996	12/1/1996	\$1,070	Commercial	FIRE ALARM
96-2421	6/1/1996	12/1/1996	\$1,028	Commercial	SIGN
96-2776	6/1/1996	12/1/1996	\$1,000	Commercial	REPAIRS
96-2151	5/1/1996	12/1/1996	\$700	Commercial	CANVAS AWNINGS
96-1795	4/1/1996	12/1/1996	\$1,573	Commercial	FENCE
9601141	3/1/1996	7/1/1996	\$9,600	Commercial	REPAIRS/REMODELING
9601144	3/1/1996	7/1/1996	\$750	Commercial	PLUMBING
9600747	2/1/1996	7/1/1996	\$5,000	Commercial	REPAIRS/REMODELING
9600862	2/1/1996	7/1/1996	\$1	Commercial	MECHANICAL
9600473	1/1/1996	7/1/1996	\$2,000	Commercial	DEMO BUILDINGS
9600520	1/1/1996	7/1/1996	\$600	Commercial	AWNINGS/REMOVABLE SHELTER
9600648	1/1/1996	7/1/1996	\$2,850	Commercial	ELECTRICAL
E953350	10/1/1995	12/1/1995	\$500	Commercial	ELECTRICAL
B953031	9/1/1995	12/1/1995	\$500	Commercial	REMOVE/REPLACE ROOF
E952977	9/1/1995	12/1/1995	\$250	Commercial	REBUILD SERVICE
E952255	7/1/1995	12/1/1995	\$300	Commercial	MOTORS
M952293	7/1/1995	12/1/1995	\$3,300	Commercial	5 TON AC
A951976	6/1/1995	12/1/1995	\$1,000	Commercial	INSTALL SIGNS
B952107	6/1/1995	12/1/1995	\$3,500	Commercial	NEW SIDING
B951639	5/1/1995	12/1/1995	\$10,000		INTERIOR RENOVATIONS
B951727	5/1/1995	12/1/1995	\$5,700	Commercial	PAINT EXTERIOR
E951402	4/1/1995	12/1/1995	\$2,600	Commercial	ELECTRICAL
P951431	4/1/1995	12/1/1995	\$2,500	Commercial	PLUMBING
A950301	1/1/1995	12/1/1995	\$1,200	Commercial	REPLACE OLD SIGN

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Sketches (click to enlarge)

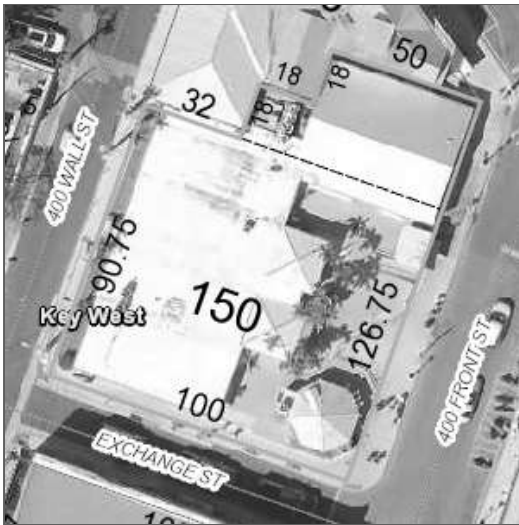




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Map



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Detail by Entity Name

Foreign Limited Liability Company

190 OCTANE RETAIL LLC

Filing Information

Document Number	M21000003297
FEI/EIN Number	86-2817466
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Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/23/2021
Event Effective Date	NONE

Principal Address

1115 N. Causeway Blvd
Suite 200
Mandeville, LA 70471

Changed: 03/31/2022

Mailing Address

1115 N. Causeway Blvd
Suite 200
Mandeville, LA 70471

Changed: 03/31/2022

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

Macedo, Alex
1115 N. Causeway Blvd
Suite 200
Mandeville, LA 70471

Annual Reports

Report Year	Filed Date
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Florida Department of State, Division of Corporations