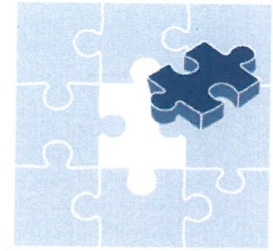


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TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Major Development Plan Project Analysis

1028-1030 Truman Avenue - (RE No. 00033280-000000)

Summary:

The property contained a 4,893 sq. ft., noncontributing, nonconforming, commercial building, which occupied the property until 2016, when it was involuntarily demolished. The property had zero lot line setbacks and no off-street parking. There was no open space, no landscaping, and no storm water management.

We propose to rebuild a much smaller (1,652 sq. ft.), more compliant, historically sympathetic, commercial building in the front of the parcel and two residential dwellings in the rear.

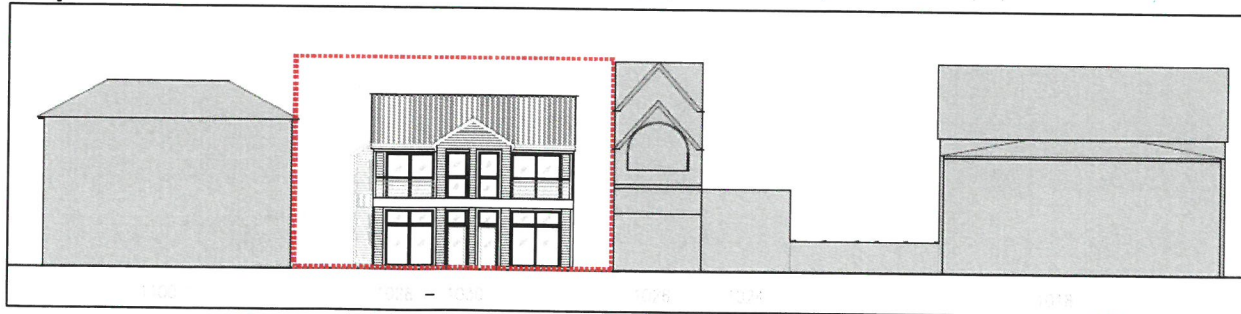
Previous:



Existing:



Proposed:



Solutions Statement:

Pursuant to Sec. 122-28, when a building is involuntarily demolished, it can be rebuilt without the need for variances. In this case, we do not intend to rebuild to the maximum grandfathered nonconformities, instead, we proposed to rebuild a fraction of the previous structure, thereby significantly reducing the nonconformities such as impervious surface, landscaping, storm water management, and open space.

Analysis:

The following is an analysis of the proposed project pursuant to major development plan approval criteria.

Existing development is depicted in attached surveys and plans, including:

- Name of Development
- Name of Owner/ Developer
- Scale
- North arrow
- Preparation and revision dates
- Location/ street address
- Size of site
- Buildings
- Structures
- Parking
- FEMA flood zones
- Topography
- Easements
- Utility locations
- Existing vegetation
- Existing storm water
- Adjacent land uses
- Adjacent buildings
- Adjacent driveways

Proposed development is depicted in attached plans prepared by licensed engineers, including:

- Buildings
- Setbacks
- Parking
- Driveway dimensions and material
- Utility locations
- Garbage and recycling
- Signs
- Lighting
- Project Statistics
- Building Elevations
- Height of buildings
- Finished floor elevations
- Height of existing and proposed grades
- Drainage plan
- Landscape Plan

Title block (Sec. 108-227)

Name of development: 1028-1030 Truman Avenue
Owner/developer: Sun Valley, LLC
Scale: Architectural: 3/16 in = 1 ft.
Preparation and revision dates: As noted on plans
Location: 1028-1030 Truman Avenue

Key persons and entities (Sec. 108-228) involved in this project are as follows:

Owner: Sun Valley, LLC
Authorized Agent: Trepanier & Associates, Inc.
Architect: William Shepler
Surveyor: Island Surveying
Landscape Architect: Landwise Designs
Legal and Equitable Owners: Thomas Favelli, Georgeann Favelli

Project Description (Sec. 108-229):

Rebuild commercial building (approximately 1,500 sq. ft.) in the front of the parcel and build two residential dwellings in the rear.

Site Data	Permitted/ Required	Existing ¹	Proposed	Compliance
Zoning	HNC-1	No Change	No Change	Complies
Height	35 ft.	<20 ft.	28.2 ft.	Complies
Site Size ²	≥ 5,000 sq. ft.	5,000 sq. ft.	No Change	Complies
Density	16 u/ac (1.8 units)	2 units ³	No Change	Complies
Floor Area Ratio	1.0	0.98 (4,893 sq. ft.)	0.33 (1,652 sq. ft.)	Complies
Building Coverage	50% (2,500 sq. ft.)	98% (4,893 sq. ft.)	46% (2,286 sq. ft.)	Complies
Impervious Surface	60% (3,000 sq. ft.)	98% (4,893 sq. ft.)	60% (3,000 sq. ft.)	Complies
Open Space	28% (1,394 sq. ft.)	Unk.	20% (1,041 sq. ft.)	Complies*
Setback – Front	5 ft.	0 ft.	0 ft.	Complies*
Setback – Side	5 ft.	0 ft.	5 ft.	Complies
Setback – Rear	15 ft.	0 ft.	15 ft.	Complies
Parking				
auto	Existing: 18 Proposed: 8	0	2	Complies*
bicycle	Existing: 5 Proposed: 2	0	4	Complies*

* Existing non-conformity pursuant Sec. 122-27

Other Project Information (Sec. 108-230):

Construction is proposed in a single phase to progress steadily based on Key West LDRs, and Florida Building Code.

1. The target date for commencement shall follow entitlement approvals as quickly as possible.
2. Expected date of completion is within 1-2 years of commencement.
3. The proposed development plan is contained herewith.
4. This application proposes to rebuild as depicted on the plans.
5. Project is not a planned unit development.
6. The project will comply with federal flood insurance regulations.
7. This project is not located in an environmentally sensitive area.

Residential Developments (Sec. 108-231):

The proposed development consists of two 2-story structures.

Structure Description:

Front Structure – Commercial

Rear Structure – two-family residential (each unit is 2 bdrm, 2-½ bth)

Intergovernmental Coordination (Sec. 108-232):

Coordination will occur through the Development Review Process of the City of Key West and all applicable Regional, State and Federal Agencies.

¹ Existing situation based on site data prior to condemnation and demolition

² According to the Monroe County Property Appraiser's Records

³ Two units are currently permitted but not yet constructed

Schedule of Approval Process:

The following development approval schedule and process is anticipated:

Step	Date
1. Historical Architecture Review Committee ("HARC") Submission	02/26/18
2. Development Plan Application Submission	05/31/18
3. Development Review Committee ("DRC") Meeting	06/28/18
4. Planning Board Meeting	07/19/18
5. Historic Architecture Review Committee ("HARC") Meeting	07/24/18
6. Tree Commission Submission	07/25/18
7. Tree Commission Meeting	08/14/18
8. City Commission Meeting	09/04/18
9. City Commission Appeal Period	30 days
10. Florida Department of Economic Opportunity Appeal Period (45 days)	45 days

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

Levels of Service –The impacts of the proposed project are generally summarized as follows:

- The proposed change in trip generation = -15.7 peak hour trips
- The proposed change in potable water capacity = -1.4 gal/day
- The proposed change in sanitary sewage capacity = 473.2 gal/day
- The proposed change in solid waste capacity = -19.6 lbs/day
- The proposed change in recycling capacity = 1.3 lbs/day
- The proposed change is expected to reduce storm water impacts.
- The proposed change is not expected to impact recreation LOS.
- The team will coordinate with FCAA to ensure the water pressure and flow will be adequate for fire protection for the type of construction proposed.

Appearance, design, and compatibility (Section 108-234):

This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

- Chapter 102 – This property is located within the Historic District and will go through all appropriate HARC approvals as necessary.
- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Section 108-956 – The project team will coordinate with FCAA to ensure access to potable water and a wastewater disposal system.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

Site Location and Character of Use (Section 108-235):**Location:**

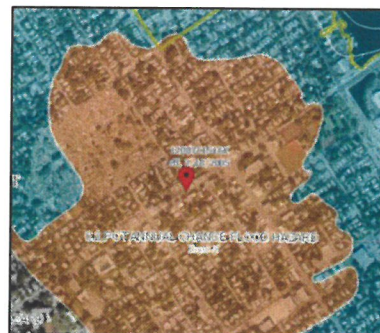
The subject property is located along the 1000 block of Truman Avenue in the HNC-1 mixed use zoning district.

Legal description:

Part of Tract 13, City of Key West, Monroe County, Florida. Commencing at a point on Division Street, 461 feet from the North corner of said Tract and White Street and running Southwesterly 50 feet on Division Street, thence at right angles Southeasterly 100 feet, thence at right angles Northeasterly 50 feet; thence at right angles Northwesterly 100 feet to the Point of Beginning, lying and being in Monroe County, Florida.

Flood Zone:

According to the 2005 FEMA Flood Insurance Map, the property is located within the X-Zone. This means the property is in a moderate risk area within the 0.2% annual chance floodplain. No base flood elevations or base flood depths are mandated within these zones.



Zoning ("HNC-1"):

The HNC districts shall accommodate both residential and neighborhood commercial uses typically located along major thoroughfares which lead into or are adjacent to the central core commercial area of the city. Residential activities permitted within the HNC-1 through 3 districts include single-family and duplex structures as well as multiple-family structures.

Compliance.

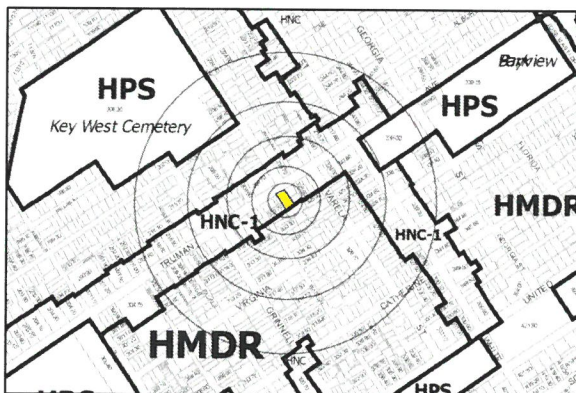
This development plan complies with the requirements set forth in the Key West City Code as they pertain to Concurrency Management, Outdoor Displays and Nuisances, Resource Protection, Signs, and Articles I and III to IX of Chapter 108 of the Key West City Code.

Vicinity Map.

To the right.

Land Use Compatibility.

The project site is located in the Historic Neighborhood Residential 3 ("HNC-1") zoning district. The intent of the Historic Residential/Office (HRO) zoning district is to accommodate both residential and neighborhood commercial uses typically located along major thoroughfares which lead into or are adjacent to the central core commercial area of the city. Residential activities permitted within the HNC-1 through 3 districts include single-family and duplex structures as well as multiple-family structures. The residential density is limited to 16 dwelling units per acre.



Historic and archeological resource protection.

The site is located within the Historic District. Any archeological resources will be protected as required.

Subdivision of Land.

No subdivision is proposed.

Future land use map designation ("FLUM"):

According to the City of Key West 2013 Comprehensive Plan, the property's FLUM designation is Historic Commercial ("HC").

Appearance of Site and Structures (Sec. 108-236):

Attached site plan complies with Sections 108-278 through 108-288 of the Key West City Code. (See below.)

Site Plan (Sec. 108-237):

Site plan of proposed development drawn consistently with Sec. 108-237 is attached.

Architectural Drawings (Sec. 108-238):

All architecture or engineering designs were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. Ch. 471 and 481, respectively, consistent with the provisions of this Section.

Site Amenities (Sec 108-239):

The attached site plan includes existing and proposed amenities which are required to comply with appearance, design and compatibility regulations outlined in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.

Site Survey (Sec 108-240):

Survey of the site is attached.

Soil Survey (Sec 108-241):

Soil surveys are not anticipated as part of this project.

Environmentally Sensitive Areas (Sec. 108-242):

No Environmentally sensitive areas exist on this site.

Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (Sec. 108-243):

All proposed clearing, excavation and landscaping is depicted on attached plans.

On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (Sec. 108-244):

Overall parking demand will decrease by 10 automobile spaces as a result of the redevelopment. There is a 3,241 sq. ft. reduction in non-residential floor area and thus a commensurate reduction in non-residential parking demand of 12 spaces. There is a proposed increase of 2 market-rate residential dwellings with an associated increase in residential parking demand of 2 spaces. Supply of parking follows the demand changes in accordance with requirements of the Land Development Regulations Section 108-572.

Change in Parking Demand		Automobile	
		Required	Demand
Existing	Commercial office (4,893 sq. ft.)	1/300 sq. ft.	17.3
	Residential (0 units)	1/unit	0
	Total Existing Parking Demand		
Proposed	Commercial office (1,652 sq. ft.)	1/300 sq. ft.	5.5
	Residential (2 units)	1/unit	2
	Total Proposed Parking Demand		
Change in Parking Demand			-10

Housing (Sec 108-245):

This project includes two market-rate residential units.

Economic Resources (Sec 108-246):

Trepanier & Associates, Inc. has contacted the Monroe County Property Appraiser's office to seek assistance in estimating the average ad valorem tax yield from the proposed project.

Special Considerations (Sec 108-247):

The proposal complies with the goals, objectives and policies of the comprehensive plan and as demonstrated by the concurrency analysis there are no conflicts with the existing public facilities, such as potable water, sanitary sewer treatment or transportation.

Good Neighbor Policy: Meetings with the neighbors and neighborhood will be held.

Construction Management Plan and Inspection Schedule (Sec 108-248):

The proposed development is single-phase. Construction is proposed to progress steadily based on Key West LDRs, and Florida Building Code. Construction is expected to commence as soon as possible.

Truman Waterfront Port Facilities (Sec 108-249):

This project is not located at the Truman Waterfront Port

SITE PLAN**Scope (Sec 108-276):**

This site plan conforms to all necessary and applicable sections of land development regulations.

Site Location and Character of Use (Sec. 108-277):

As depicted, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed uses in a much more conforming manner than what previously existed. No variances are requested.

Appearance of Site and Structures (Sec. 108-278):

This application's development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

All mechanical equipment and utility hardware will be appropriately screened. All waste storage areas will be screened from adjacent properties.

Front-end loaded refuse container requirements (Sec. 108-280):

No significant changes to the waste removal system are proposed.

Roll-off Compactor Container location requirements (Sec. 108-281):

NA - No roll-off containers proposed as part of the operation of the development. Each unit will maintain and store waste & recycle bins on site.

Utility lines (Section 108-282):

The proposed project will require installation of new utility services. Installation will be coordinated with appropriate utility agency and in accordance with Section 108-282.

Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

All commercial activities will occur within enclosed buildings.

Exterior Lighting (Section 108-284):

All proposed lighting shall be shielded and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

Signs (Section 108-285):

Any signage will obtain HARC approval prior to installation.

Pedestrian sidewalks (Section 108-286):

A new curb cut is proposed for the driveway. Any related repairs will be made with the appropriate ROW permits.

Loading docks (Section 108-287):

No loading docks are required or proposed.

Storage Areas (Section 108-288):

No outdoor storage areas are proposed.

Land Clearing, Excavation, and Fill (Sec 108-289):

There is no land clearing proposed.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

Pursuant to Sec. 108-517, this is a formal request for modification to the standards of Ordinance No. 97-10, to allow the development as depicted on the associated development plans. This request is hereby filed with the city planning office.

This request is to modify landscape requirements of Sec. 108 because proposed landscaping, and associated mitigative techniques, are not contrary to the intent of the applicable regulations and a literal enforcement of the standards would be impractical. The property is an existing nonconformity relative to open space, screening, buffers and landscaping. Significant improvements, as depicted on the plans, are proposed to open space, screening, buffers and landscaping is proposed.

This request is to waive the below cited landscape requirements of Sec. 108 in compliance with the following:

1. Protect and preserve the integrity of the existing site.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area.
4. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
5. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
6. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
7. Strict application of the requirement would be technically impractical.

Off-street parking and loading (Article VII):

Parking is provided on-site as shown on attached plans.

Storm water and Surface Water Management (Article VIII):

A storm water management plan is proposed.

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

The proposed project is located in the X flood zone.

Utilities (Article IX):

See Concurrency Analysis below.

Criteria for review and approval:

- (1) Land use compatibility: As mentioned above, the project site is located in the Historic neighborhood commercial 1 ("HNC-1") zoning district. The HNC districts accommodates both residential and neighborhood commercial uses typically located along major thoroughfares which lead into or are adjacent to the central core commercial area of the city. Residential activities permitted within the HNC-1 through 3 districts include single-family and duplex structures as well as multiple-family structures.
- (2) Sufficient site size, adequate site specifications, and infrastructure: As mentioned above, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use in a much more conforming manner than previously existing.
- (3) Proper use of mitigative techniques: No adverse impacts to adjacent land uses are anticipated, the community character is a mix of commercial and residential homes of various sizes, age and architectural style. Community infrastructure will not be burdened by this project.
- (4) Hazardous waste: The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances: All applicable permits required from agencies other than the City of Key West will be obtained.

CONCURRENCY ANALYSIS:

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Roads/Trip Generation
 2. Potable Water
 3. Sanitary Sewer
 4. Solid Waste
 5. Recyclables
 6. Drainage
-

Policy 2-1.1.1- Transportation

The change in trip generation will be **-15.70 peak hour trips**.

Proposed Change in Trip Generation				
	Land Use	Size (sq. ft.)/ Units	Trips/1k sq. ft.	Total Trips/ Peak Hour
Existing	Athletic Club (ITE 493)	2,446.5	5.96	14.58
	Retail (ITE 826)	2,446.5	2.71	6.63
	Total Existing Peak Hour Trip Generation			21.21
Proposed	Retail (ITE 826)	1,652.0	2.71	4.47
	Residential (ITE 230)	2.0	0.52	1.04
	Total Proposed Peak Hour Trip Generation			5.51
Change in Trip Generation				-15.70

Notwithstanding the reduction in proposed trip generation, Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/capita/day).

The change in potable water flow is anticipated to be **-1.4 gal/day**

Designation		LOS	Daily Capacity	Gal/day
Existing	Residential ⁴	100g/capita/day	100 gal / ppl / day * 0 ppl	0.0
	Commercial ⁵	100g/capita/day	100 g / ppl / day x 4,893 sq. ft. / 1,000 sq. ft. x 1.5833 ppl	774.7
	Total Existing Capacity			774.7
Proposed	Residential ⁶	100g/capita/day	100g / ppl / day x 2 units x 2.63 ppl / unit	526.0
	Commercial ⁷	100g/capita/day	100 g / ppl / day x 1,562 sq. ft. / 1,000 sq. ft. x 1.5833 ppl	247.3
	Total Proposed Capacity			773.3
Change in Potable Water Capacity				-1.4

⁴ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁵ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Commercial

⁶ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁷ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Commercial

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District’s issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to be **473.2 gal/day**

Designation		LOS	Daily Capacity	Gal/day
Existing	Residential ⁸	100g/capita/day	100 gal / ppl / day x 0 unit x 2.63 ppl / unit	0.0
	Commercial	660 gal/acre/day	660 g / acre / day x 0.11 ac.	72.6
	Total Existing Capacity			72.6
Proposed	Residential ⁹	100g/capita/day	100g / ppl / day x 2 units x 2.63 ppl / unit	526.0
	Commercial	660 gal/acre/day	660 g / acre / day x 0.03 ac.	19.8
	Total Proposed Capacity			545.8
Change in Sanitary Sewer Capacity				473.2

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City’s wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

⁸ For the purposes of LOS, “capita” was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁹ For the purposes of LOS, “capita” was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.¹⁰

Policy 4-1.1.2.D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day) and the solid waste LOS for residential development is 2.66 lbs/capita/day).

The change in solid waste impact is anticipated to be **-19.3 lbs/day**

Designation		LOS	Daily Capacity	Lbs/day
Existing	Residential ¹¹	2.66 lbs/capita/day	2.66 lbs / ppl / day x 0 units x 2.63 ppl / unit	0.0
	Commercial ¹²	6.37 lbs/capita/day	6.37 lbs / ppl / day x 4,893 sq. ft. / 1,000 sq. ft. x 1.5833 ppl	49.3
	Total Existing Capacity			49.3
Proposed	Residential ¹³	2.66 lbs/capita/day	2.66 lbs / ppl / day x 2 units x 2.63 ppl / unit	13.9
	Commercial ¹⁴	6.37 lbs/capita/day	6.37 lbs / ppl / day x 1,562 sq. ft. / 1,000 sq. ft. x 1.5833 ppl	15.7
	Total Proposed Capacity			29.6
Change in Sanitary Sewer Capacity				-19.6

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range

¹⁰ City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

¹¹ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹² Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Commercial

¹³ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁴ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Commercial

planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.¹⁵

Policy 4-1.1.2. D- Recyclable Waste Generation Level of Service

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2. D, the recyclable waste LOS for nonresidential development is 0.25 lbs/capita/day) and the recyclable waste LOS for residential development is 0.50 lbs/capita/day).

The recyclable waste impact is anticipated to be **1.3 lbs/day**

Designation		LOS	Daily Capacity	Lbs/day
Existing	Residential ¹⁶	0.5 lbs/capita/day	0.5 lbs / ppl / day x 0 units x 2.63 ppl / unit	0.0
	Commercial ¹⁷	0.25 lbs/capita/day	0.25 lbs / ppl / day x 4,893 sq. ft. / 1,000 sq. ft. x 1.5833 ppl	1.9
	Total Existing Capacity			1.9
Proposed	Residential ¹⁸	0.5 lbs/capita/day	0.5 lbs / ppl / day x 2 units x 2.63 ppl / unit	2.6
	Commercial ¹⁹	0.25 lbs/capita/day	0.25 lbs / ppl / day x 1,562 sq. ft. / 1,000 sq. ft. x 1.5833 ppl	0.6
	Total Proposed Capacity			3.2
Change in Sanitary Sewer Capacity				1.3

Policy 4-1.1.2. E- Drainage Facilities Level of Service

The project will implement a storm water management system pursuant the required standards as depicted in the attached plans.

Existing Level of Service Standard

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

The redeveloped portion of the property will be brought into compliance with storm water management.

¹⁵ City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

¹⁶ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁷ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Commercial

¹⁸ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁹ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Commercial

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major
Minor

Conditional Use

Historic District

Yes
No

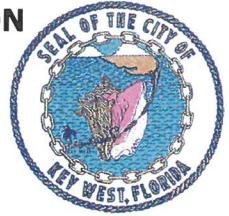
Please print or type:

- 1) Site Address 1028-1030 Truman Ave
- 2) Name of Applicant Trepanier & Associates, Inc.
- 3) Applicant is: Owner Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 1st Street Unit 101
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email owen@owentrepanier.com
- 6) **Email Address:** _____
- 7) Name of Owner, if different than above Sun Valley LLC
- 8) Address of Owner 1523 Patricia St
- 9) Owner Phone # c/o 305-293-8983 Email c/o owen@owentrepanier.com
- 10) Zoning District of Parcel _____ RE# 00033280-000000
- 11) Is Subject Property located within the Historic District? Yes 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).

Redevelop this involuntarily demolished property in a more conforming and compliant manner. Replace 4,893 sq. ft. of nonconforming commercial floor area with a new historically sympathetic 1,652 sq. ft. building and two residential dwellings. Bring the property into better conformance with setbacks, openspace, landscaping, storm water, pervious surface and historical appropriateness.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



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

If Yes: Date of approval 07/28/15 Resolution # 2015-29

Attach resolution(s).

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

Yes No

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.

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.



Legislation Details (With Text)

File #: 15-7342 **Version:** 3 **Name:** 1028-1030 Truman Ave - Variance
Type: Resolution **Status:** Passed
File created: 3/6/2015 **In control:** Planning Board
On agenda: 7/16/2015 **Final action:** 7/16/2015

Title: Variances - 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045) - A request for variance approval to allow for the substitution of nine (9) bicycle parking spaces for the two (2) vehicular parking spaces required as well as variances to front and side yard setbacks in order to construct a new mixed use development on property located within the Historic Neighborhood Commercial - Truman / Simonton (HNC-1) Zoning District pursuant to Sections 90-395, 108-572, 108-574 and 122-810(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report & Application, 2. Noticing Package, 3. Public Comments Revised 6.17.15

Date	Ver.	Action By	Action	Result
7/16/2015	3	Planning Board	Passed	Pass
6/18/2015	3	Planning Board	Postponed	
5/21/2015	2	Planning Board	Postponed	
5/6/2015	1	Development Review Committee	Received and Filed	
4/23/2015	1	Development Review Committee		

Variances - 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045) - A request for variance approval to allow for the substitution of nine (9) bicycle parking spaces for the two (2) vehicular parking spaces required as well as variances to front and side yard setbacks in order to construct a new mixed use development on property located within the Historic Neighborhood Commercial - Truman / Simonton (HNC-1) Zoning District pursuant to Sections 90-395, 108-572, 108-574 and 122-810(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

**PLANNING BOARD
RESOLUTION NO. 2015-29**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO BICYCLE SUBSTITUTION AND FRONT AND SIDE YARD SETBACKS ON PROPERTY LOCATED AT 1028-1030 TRUMAN AVENUE (RE # 00033280-000000; AK # 1034045) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-572, 108-574 AND 122-810(6)A. & B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a new mixed use development on property located at 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045); and

WHEREAS, the existing non-conforming commercial building is located within the Key West Historic District and is considered a contributing structure; and

WHEREAS, the contributing structure is located within the front, side and rear yard setbacks in the HNC-1 zoning district; and

WHEREAS, the applicant applied for a parking variance on February 6, 2015, prior to the City's parking moratorium; and

WHEREAS, Section 108-574 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the applicant may file a request for variance to substitute additional bicycle parking; and

WHEREAS, Section 122-810 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the


Chairman

Planning Director

minimum front yard setback and minimum side yard setback is 5 feet from the 0 feet proposed; and

WHEREAS, the applicant requests variances to allow for the substitution of nine (9) bicycle parking spaces for the two (2) vehicular parking spaces required as well as variances to front and side yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 16, 2015; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

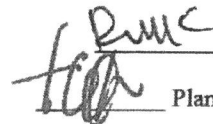

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony

 Chairman
 Planning Director

with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and



WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

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

Section 2. An approval by Resolution of the Key West Planning Board for variances to bicycle substitution and front and side yard setbacks in order to allow for the construction of a new mixed use development per the attached plans dated on May 31, 2014 by Joel Cognevich, Registered Architect, on property located at 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045) in the HNC-1 Zoning District pursuant to Sections 90-395, 108-572, 108-574 and 122-810(6)a. & b. of the City of Key West Land Development Regulations with the following conditions:

 Chairman
 Planning Director

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

1. The owner/contractor shall install combo CO/Smoke detectors in residential units.
2. The owner/contractor shall install a yelp function for the proposed automatic gate to assist all emergency responders with access.



Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

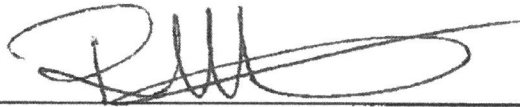
Section 7. This Resolution is subject to appeal periods as provided by the City of Key

 Chairman
 Planning Director

West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of July 2015.

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



Richard Klitenick, Planning Board Chairman

7/27/15
Date

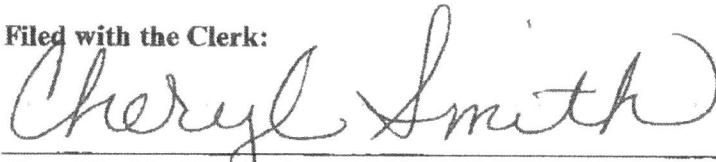
Attest:



Thaddeus Cohen, Planning Director


7/29/15
Date

Filed with the Clerk:

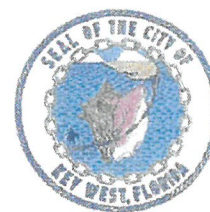


Cheryl Smith, City Clerk

7/28/15
Date

 Chairman
Planning Director

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

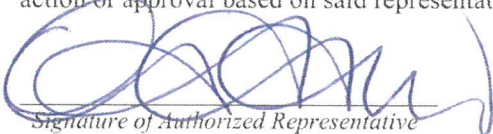
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepaneir & Associates, Inc.
(print name of entity serving as Authorized Representative)

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:

1028-1030 Truman Ave

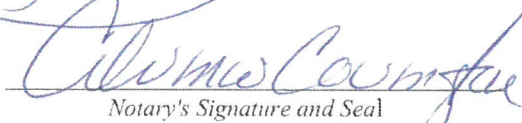
Street Address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 21st MAY 2018 by
date
Owen Trepanier
Name of Authorized Representative

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


Notary's Signature and Seal

Avina Covington
Name of Acknowledger typed, printed or stamped



Avina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any

**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, Georgeann Favelli as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Sun Valley, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize 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.

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

Subscribed and sworn to (or affirmed) before me on this 22nd May 2018
Date

by Georgeann Favelli
Name of person with authority to execute documents on behalf on entity owner

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

Alvina Covington
Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF 913801
Commission Number, if any

Detail by Entity Name

Florida Limited Liability Company
SUN VALLEY, LLC

Filing Information

Document Number L15000070602
FEI/EIN Number N/A
Date Filed 04/09/2005
Effective Date 04/06/2015
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 03/26/2017

Principal Address

1523 PATRICIA ST
KEY WEST, FL 33040

Mailing Address

1523 PATRICIA ST
KEY WEST, FL 33040

Registered Agent Name & Address

FAVELLI, THOMAS, ambr
1523 PATRICIA ST
KEY WEST, FL 33040

Name Changed: 03/26/2017

Authorized Person(s) Detail

Name & Address

Title AMBR

FAVELLI, THOMAS
1523 PATRICIA ST
KEY WEST, FL 33040

Title AMBR

FAVELLI, GEORGEANN
1523 PATRICIA ST
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2016	03/26/2017
2017	03/26/2017
2018	03/04/2018

Document Images

[03/04/2018 -- ANNUAL REPORT](#)

[View image in PDF format](#)



Summary

Parcel ID 00033280-000000
 Account # 1034045
 Property ID 1034045
 Millage Group 10KW
 Location Address 1028 TRUMAN Ave , KEY WEST
 Legal Description KW GWYNN SUB PT OF TR 13 G61-385/86 OR754-1705/06 OR865-1402C/T OR1418-343/44 OR2620-2290/91 OR2889-2495/96
 (Note: Not to be used on legal documents)
 Neighborhood 32080
 Property Class COMMERCIAL (1000)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

SUN VALLEY LLC
 1523 Patricia St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$67,686	\$67,686
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$340,000	\$340,000	\$299,580	\$299,580
= Just Market Value	\$340,000	\$340,000	\$367,266	\$367,266
= Total Assessed Value	\$340,000	\$329,538	\$367,266	\$367,266
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$340,000	\$340,000	\$367,266	\$367,266

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,000.00	Square Foot	50	100

Sales

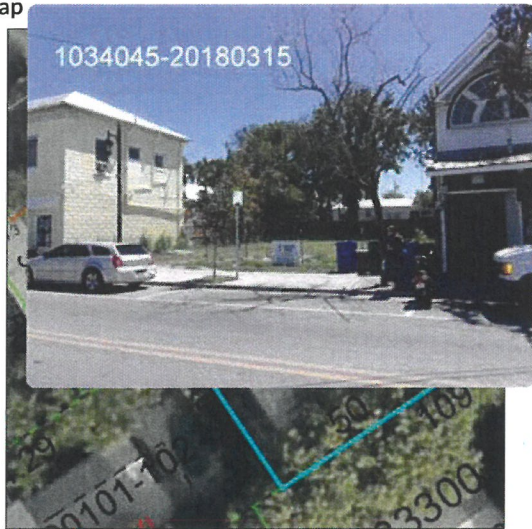
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/2018	\$410,000	Warranty Deed	2153684	2889	2495	01 - Qualified	Improved
3/29/2013	\$307,500	Warranty Deed		2620	2290	30 - Unqualified	Improved
8/1/1996	\$290,000	Warranty Deed		1418	0343	Q - Qualified	Improved
10/1/1982	\$38,000	Warranty Deed		865	1402	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-2583	2/1/2017		\$420,000	Residential	1028 TRUMAN AVE CONSTRUCT 1 RESIDENTIAL BUILDING. CARPORT AND SITE WORK
17-315	2/1/2017		\$150,000	Residential	1030 TRUMAN AVE CONSTRUCT 1 RESIDENTIAL BUILDING AND CARPORT AND SITE WORK
15-4662	12/14/2015		\$40,000	Commercial	DEMO AND REMOVAL OF COMMERCIAL BLDG. 4893 SF
01-582	2/2/2001	11/15/2001	\$2,500		ALARM SYSTEM
9703535	10/1/1997	12/1/1997	\$6,000		INTERIOR
9703602	10/1/1997	12/1/1997	\$500		ELECTRICAL
9703617	10/1/1997	12/1/1997	\$600		MECHANICAL
9701124	4/1/1997	12/1/1997	\$300		ELECTRICAL
9700856	3/1/1997	12/1/1997	\$3,500		INSTALL A/C
9700893	3/1/1997	12/1/1997	\$2,500		ELECTRICAL
9700526	2/1/1997	12/1/1997	\$6,500		REMODELING

Photos

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge).

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

Last Data Upload: 5/21/2018, 3:18:55 AM



Prepared by and return to:

Susan M. Cardenas
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 17-668
Consideration: \$410,000.00

02/01/2018 4:18PM
DEED DOC STAMP CL: Krys \$2,870.00

Doc# 2153684
Ekt# 2889 Pg# 2495

Parcel Identification No. 00033280-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 1st day of February, 2018 between Ile Vie, LLC, a Florida limited liability company whose post office address is 3632 Sunrise Drive, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Sun Valley, LLC, a Florida limited liability company whose post office address is 1523 Patricia Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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

Part of Tract 13, City of Key West, Monroe County, Florida. Commencing at a point on Division Street, 461 feet from the North corner of said Tract and White Street and running Southwesterly 50 feet on Division Street, thence at right angles Southeasterly 100 feet, thence at right angles Northeasterly 50 feet; thence at right angles Northwesterly 100 feet to the Point of Beginning, lying and being in Monroe County, Florida.

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

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

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

Signed, sealed and delivered in our presence:

Ile Vie, LLC, a Florida limited liability company

[Signature]
Witness Name: Susan M Cardenas

By: [Signature]
Joel Cognevich, Managing Member

[Signature]
Witness Name: KERT DUCOTE

[Signature]
Witness Name: Susan M Cardenas

By: Eric D. Mealus
Eric D. Mealus, Managing Member

[Signature]
Witness Name: KERT DUCOTE

State of Florida
County of Monroe

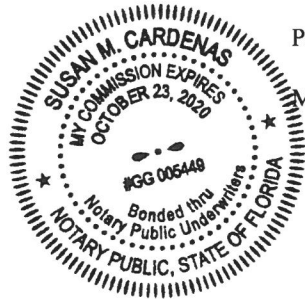
The foregoing instrument was acknowledged before me this 1st day of February, 2018 by Joel Cognevich, Managing Member and Eric D. Mealus, Managing Member of Ile Vie, LLC, a Florida limited liability company, on behalf of the limited liability company. They are personally known to me or have produced a driver's license as identification.

[Notary Seal]

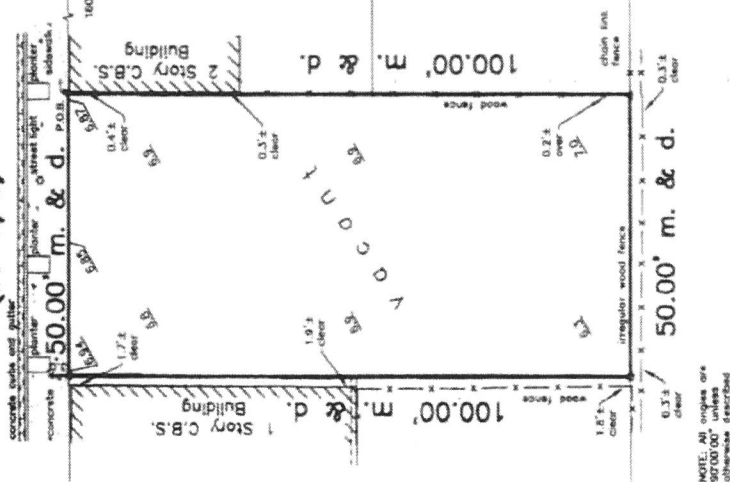
[Signature]
Notary Public

Printed Name: Susan M Cardenas

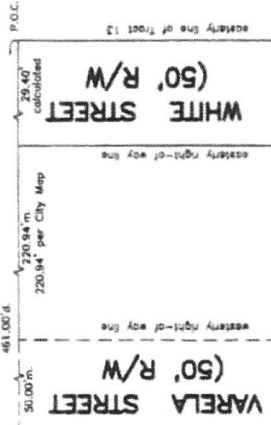
My Commission Expires: 10.23.2020



**TRUMAN AVENUE
(a.k.a. Division St.)
(50' R/W)**



NOTE: All angles are 90/100.00' unless otherwise specified



LEGEND

A/C	Ar Conditioner	LB	Licensed Business Number
BAL	Balcony	M.E.S.	Measurements
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Corner	P	Plot
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commencement
COVD	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELV	Elevation	SPK	Set Nail And Disc
FL	Finished Floor Elevation	STY	Story
FBI	Found Iron Bar	UP	Utility Pole
FFK	Found Nail & Disc	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS

☐	Concrete Utility Pole
⊕	Fire Hydrant
⊙	Sanitary Sewer Clean Out
○	Street Light
○	Wood Utility Pole
○	Water Meter

CERTIFICATION

I, FREDERICK H. HILDEBRANDT, hereby certify that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

FILE VIE, LLC

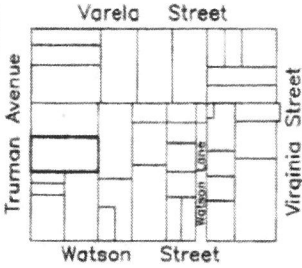
1028/1030 Truman Avenue, Key West, FL 33040

BOUNDARY SURVEY

Scale 1" = 20'	Drawn By P.A.H.
Date: 3/15/16	Project No. 1518 S
	Flood Zone X
	Flood Elev. -

REVISIONS AND/OR ADDITIONS

Dwg. No.	16-143
Project No.	1518 S
Project Name	1028/1030 Truman Avenue, Key West, FL 33040
Client	FILE VIE, LLC
Surveyor	FREDERICK H. HILDEBRANDT
Mapper	MOPPER



LOCATION MAP

A Portion Of
TRACT THIRTEEN
(P.B. 1418, PG. 343)
City of Key West

LEGAL DESCRIPTION:

Part of Tract 13, City of Key West, Monroe County, Florida, COMMENCING at a point on Division Street, 461 feet from the North corner of said Tract and White Street and running Southwesterly 50 feet on Division Street; thence at right angles Southwesterly 100 feet; thence at right angles Northeastly 50 feet; thence at right angles Northwesterly 100 feet to the Point of Beginning, lying and being in Monroe County, Florida.
Document Number 1926787, Plat Book 26230, Page 2290.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Truman Avenue
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324'
Title search has not been performed on
said or surrounding properties.
Field Work performed on: 3/3/16

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊕ = Fd. 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" Iron pipe/bar



ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
State 201
Key West, FL 33040
(905) 293-0466
Fax: (305) 293-0237
Email: info@islandsurveying.com
P.L.S. No. 2749
L.B. No. 7700

PREPARED 6/01/18, 10:32:28
City of Key West

PAYMENTS DUE INVOICE
PROGRAM P2821L

PROJECT NUMBER: 18-02000022 1028-1030 TROMAN AVE - MAJ. DP (HD)

FEE DESCRIPTION	AMOUNT DUE
ADVERTISING AND NOTICE FEE	100.00
MAJOR DEVELOPMENT PLAN	3500.00
FIRE DEPARTMENT REVIEW FEE	50.00
TOTAL DUE	3650.00

Please present this invoice to the cashier with full payment.

Oper: KEYNICH Type: OC Drawer: 1
Date: 6/01/18 85 Receipt no: 15159
2018 2000022
PZ PLANNING & ZONING

Trans number: \$3650.00
MULTIPLE TENDER 3127359
1.00

Trans date: 6/01/18 Time: 10:44:49