



REVOCABLE LICENSE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Revocable License Application	\$ 810.34
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 1,296.84 -

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 510 FLEMING ST KW FL 33040
Zoning District: _____ Real Estate (RE) #: 00009540-000300
Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Joe Clements
Mailing Address: 800 SIMONTON ST
City: KW State: FL Zip: 33040
Home/Mobile Phone: (305) 304-0841 Office: _____ Fax: _____
Email: JOE @ GARYTHECARPENTER.COM

PROPERTY OWNER: (if different than above)

Name: MARYANN FENICATO
Mailing Address: 510 FLEMING ST
City: KW State: FL Zip: 33040
Home/Mobile Phone: (305) 395-9065 Office: _____ Fax: _____
Email: MAFENICATO @ HOTMAIL.COM

Description of requested revocable license and use:

* Requesting to have front doors swing out into sidewalk area. Sidewalk is 10' wide & doors will swing out 30" & not block handicap access depicted in plans

* Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____

Verification & Authorization Forms



**City of Key West
Planning Department**

Verification Form
(Where Owner is the applicant)

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

510 Fleming ST

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.

Maryann Fenicato
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 7/25/25 by
date

Maryann Fenicato
Name of Owner

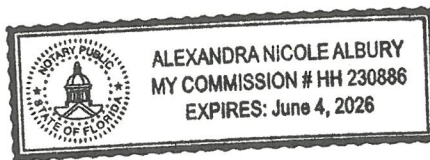
He/She is personally known to me or has presented _____ as identification.

Alexandra Albury
Notary's Signature and Seal

Alexandra Albury
Name of Acknowledger typed, printed or stamped

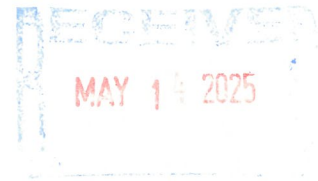
HH 230986

Commission Number, if any





**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, *x* Maryann Fenicato authorize
Please Print Name(s) of Owner(s) as appears on the deed

Gary Burchfield
Please Print Name of Representative

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

x Maryann Fenicato
Signature of Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this February 6, 2025
Date

by Maryann Fenicato
Name of Owner

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

Alexandra Albury
Notary's Signature and Seal

Alexandra Albury
Name of Acknowledger typed, printed or stamped

June 4, 2024
Commission Number, if any



Property Card

Monroe County, FL

****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 00009540-000300
 Account# 8843925
 Property ID 8843925
 Millage Group 10KW
 Location 510 FLEMING St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 50 (A/K/A PT PARCEL B) OR638-496 OR762-1435 OR1291-1878(RES NO 93-591) OR1742-1461
 Description OR2472-1626 OR2939-2395 OR2966-1772 OR3196-1095 OR3215-2455 OR3268-1427 OR3272-1182
 (Note: Not to be used on legal documents.)
 Neighborhood 32040
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

FENICATO MARYANN
 510 Fleming St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$117,369	\$115,237	\$105,583	\$105,583
+ Market Misc Value	\$304	\$304	\$304	\$304
+ Market Land Value	\$804,283	\$804,283	\$662,351	\$520,418
= Just Market Value	\$921,956	\$919,824	\$768,238	\$626,305
= Total Assessed Value	\$921,956	\$919,824	\$426,068	\$387,335
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$921,956	\$919,824	\$768,238	\$626,305

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$804,283	\$117,369	\$304	\$921,956	\$921,956	\$0	\$921,956	\$0
2023	\$804,283	\$115,237	\$304	\$919,824	\$919,824	\$0	\$919,824	\$0
2022	\$662,351	\$105,583	\$304	\$768,238	\$426,068	\$0	\$768,238	\$0
2021	\$520,418	\$105,583	\$304	\$626,305	\$387,335	\$0	\$626,305	\$0
2020	\$231,297	\$120,522	\$304	\$352,123	\$352,123	\$0	\$352,123	\$0
2019	\$199,757	\$126,783	\$304	\$326,844	\$326,844	\$0	\$326,844	\$0
2018	\$195,111	\$117,465	\$304	\$312,880	\$312,880	\$0	\$312,880	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	489.00	Square Foot	16	30

Buildings

Building ID	44315	Exterior Walls	C.B.S.	
Style	2 STORY ON GRADE	Year Built	1994	
Building Type	1 STY STORE-B / 11B	EffectiveYearBuilt	2015	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	810	Roof Type	GABLE/HIP	
Finished Sq Ft	810	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CERM/CLAY TILE	
Condition	EXCELLENT	Heating Type		
Perimeter	178	Bedrooms	0	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	13	Grade	400	
Interior Walls	with 0% DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	810	810	0
TOTAL		810	810	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1993	1994	0 x 0	1	1 UT	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/16/2024	\$0		2459044	3272	1182	11 - Unqualified	Improved		
3/28/2024	\$1,400,000	Warranty Deed	2455998	3268	1427	01 - Qualified	Improved		
2/28/2023	\$100	Quit Claim Deed	2410323	3215	2455	11 - Unqualified	Improved		
9/21/2022	\$1,200,000	Warranty Deed	2393356	3196	1095	01 - Qualified	Improved		
5/22/2019	\$710,000	Warranty Deed	2222146	2966	1772	19 - Unqualified	Improved		

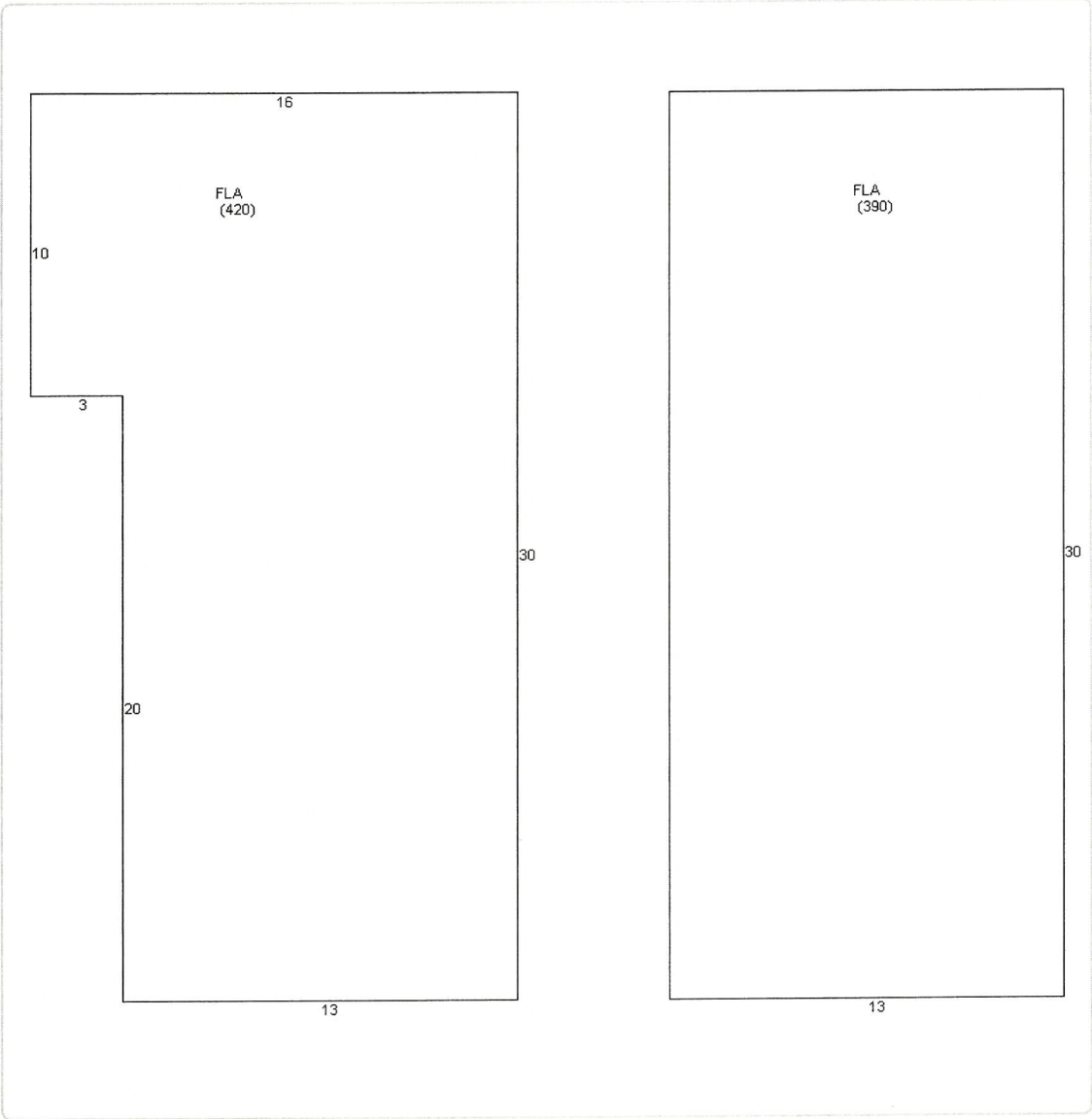
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-3122	12/30/2024	Active	\$3,500		tucco front and sides of building
BLD2024-1908	09/03/2024	Completed	\$70,000	Commercial	Modify doors on front lower and modify windows on front upper. Doors downstairs will be increased height and open in. Windows upstairs will become horizontal rollers
BLD2022-0779	03/25/2022	Completed	\$17,000	Commercial	REPLACE THE EXISTING METAL FRONT DOOR WITH NEW. REPLACE THE EXISTING METAL WINDOWS ON THE FRONT OF THE BUILDING AND THE SIDE BETWEEN 508 & 510 FLEMING WITH NEW. ***WINDOW FRAMES AND GRID TO BE WHITE TO MATCH EXISTING. GRID TO BE 7/8" OR 5/8" WIDE. ET*** NOC REQUIRED HARC REQUIRED
0101188	05/03/2001	Completed	\$8,000		CONVERT GBF TO FLA
0101508	04/05/2001	Completed	\$800		INSTALL AWNINGS ON FRONT
B933459	12/01/1993	Completed	\$3,800	Commercial	2ND STORY ADD TO GARAGE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



2024 TRIM Notice (PDF)

Developed by



SCHNEIDER
GEOSPATIAL

Warranty Deed

Deed Doc Stamp \$0.00
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

Prepared by and return to:
David Van Loon
Attorney at Law
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, FL 33040
305-296-8851
File Number: 24-9-049
Will Call No.:

Parcel Identification No. 00009540-000300
\$1,400,000.00

[Space Above This Line For Recording Data]

Corrective Warranty Deed

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

[The purpose for this Corrective Warranty Deed is to correct the deficiencies of the witness signatures on the Warranty Deed, dated March 28, 2024, and recorded in Official Records Book 3268 at Page 1427, of the Public Records of Monroe County, Florida. Documentary Stamps in the amount of \$9,800.00 were paid with the recording of the original Warranty Deed.]

This Indenture made this 16 day of April, 2024 between G.M.T. KW, LLC, a Florida limited liability company whose post office address is 9050 Gladiolus Preserve Circle, Fort Myers, FL 33908 of the County of Lee, State of Florida, grantor*, and Maryann Fenicato, a single woman whose post office address is 510 Fleming 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:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, of Square 50, according to William A. Whitehead's map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Southeasterly right of way line of Fleming Street with the Southwesterly right of way line of Bahama Street and run thence Southwesterly along the Southeasterly right of way line of said Fleming Street for a distance of 97.20 feet to the Point of Beginning; thence continue Southwesterly along the Southeasterly right of way line of said Fleming Street for a distance of 15.80 feet; thence Southeasterly and at right angles for a distance of 30.40 feet; thence Northeasterly and at right angles for a distance of 18.80 feet; thence Northwesterly and at right angles for a distance of 9.50 feet; thence Southwesterly and at right angles for a distance of 3.00 feet; thence Northwesterly and at right angles for a distance of 20.90 feet back to the Point of Beginning.

LESS AND EXCEPT

A parcel of land on the Island of Key West, Florida, and being a part of Lot 3, of Square 50, according to William A. Whitehead's map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

Commencing at the intersection of the SE'ly right of way line of Fleming Street with the NE'ly right of way line of Duval Street and run thence NE'ly along the SE'ly right of way line of said Fleming Street for a distance of 113.00 feet to the Point of Beginning; thence SE'ly and at right angles for a distance of 30.40 feet to a point; thence NE'ly and at right angles for a distance of 0.70 feet to the NE'ly face of an existing frame structure; thence NW'ly with a deflection angle of 90 degrees 17'07" to the left and along the NE'ly face of said structure for a distance of 29.18 feet to a point; thence NE'ly and at right angles along said structure for a distance of 0.35 feet; thence NW'ly and at right angles and along said structure, for a distance of 1.23 feet to the SE'ly right of way line of the said

Fleming Street; thence SW'ly and along the said Fleming Street for a distance of 0.92 feet back to the Point of Beginning.

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

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

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

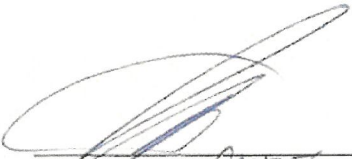
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

G.M.T. KW, LLC, a Florida limited liability company

By: G.M.T. Florida Holdings, LLC, a Florida limited liability company, its Manager

By: Yafa Shem Tov, its Manager

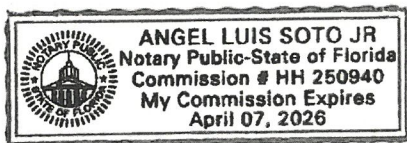

Witness Name: DANIEL MILLER
Witness Address: 1824 N. TOWN RIVER DR
FT MYERS FL 33919.

7214
Witness Name: MICHAEL FITZWATER
Witness Address: 3108 N JEFFERSON ST UNIT 108
TAMPA, FL 33603

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of April, 2024 by Yafa Shemtov, its Manager of G.M.T. KW, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name:

ANGEL LUIS SOTO JR

My Commission Expires:

APRIL 07, 2026



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Key West Insurance 3152 Northside Drive, Unit 201A & 201B Key West FL 33040 License#: L100460	CONTACT NAME: PHONE (A/C, No, Ext): 305-294-1096 FAX (A/C, No): 305-294-8016 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A : Scottsdale Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F : NAIC # 41297
---	---

COVERAGES**CERTIFICATE NUMBER:** 1801851878**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y		CPS8205161	5/5/2025	5/5/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CITY OF KEY WEST is afforded additional insured status as per the embedded coverages found in the coverage forms when required by written contract, agreement or permit but only as respects to the liability of the insured, pursuant to the terms, conditions, limitations and exclusions of the listed policies.

CERTIFICATE HOLDER**CANCELLATION**

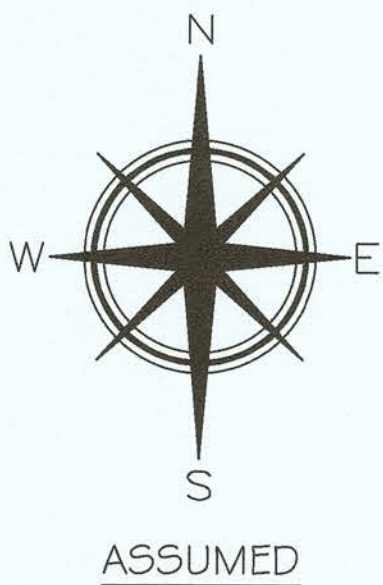
CITY OF KEY WEST
1300 White St
Key west FL 33040

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

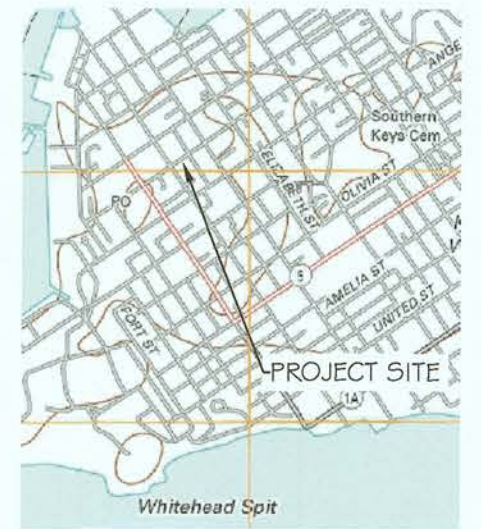
AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

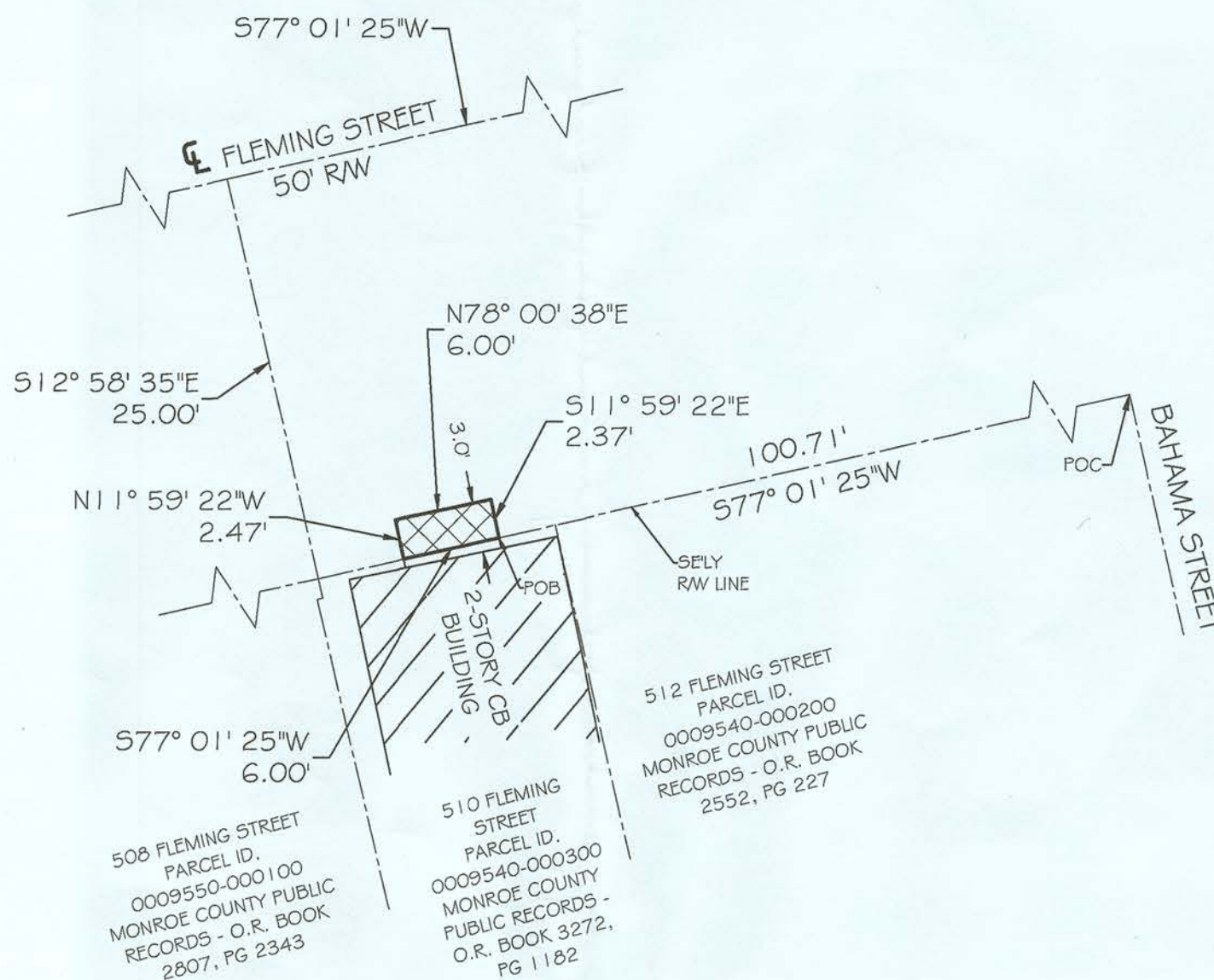
Plans



LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS
SEC. 06-T685-R25E



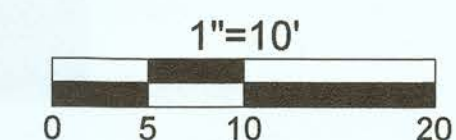
* SKETCH OF LEGAL DESCRIPTION ONLY, THIS IS NOT A BOUNDARY SURVEY *



= EASEMENT AREA

SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.
- ALL IMPROVEMENTS SHOWN HEREON WERE DERIVED FROM THE BOUNDARY SURVEY MAP OF 510 FLEMING STREET, COMPLETED BY FLORIDA KEYS LAND SURVEYING, WITH A MAP DATE OF 06/14/2024.
- THIS IS NOT A BOUNDARY SURVEY, THIS IS A SKETCH OF THE LEGAL DESCRIPTION ONLY.
- ALL BEARINGS ARE BASED ON S77°01'25\"/>



TOTAL AREA = 14.53 SQFT±

-LEGAL DESCRIPTION- **AUTHORED BY THE UNDERSIGNED**

A parcel of land on the Island of Key West and known on W.A. Whitehead's Map of the Island of Key West, delineated in February, A.D. 1829 as a portion of the Public Right-of-way of Fleming Street, adjacent to Lot 3 in Square 50 and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Southeasterly Right-of-Way line of Fleming Street and the Southwesterly Right-of-Way line of Bahama Street, and run thence S77°01'25\"/>

CERTIFIED TO -

MARYANN FENICATO;

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	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2\"/>		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. 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 AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1\"/>

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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

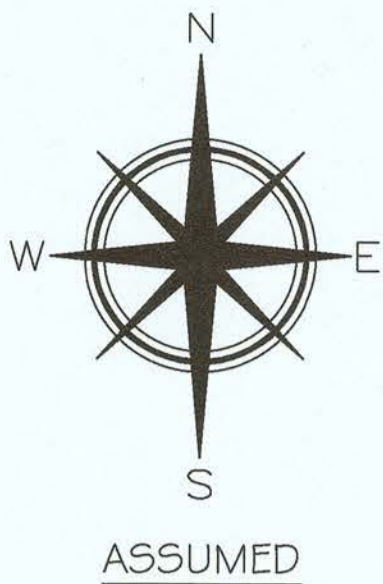
SIGNED

ERIC A. ISAACS, PROFESSIONAL SURVEYOR AND MAPPER, LBN 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



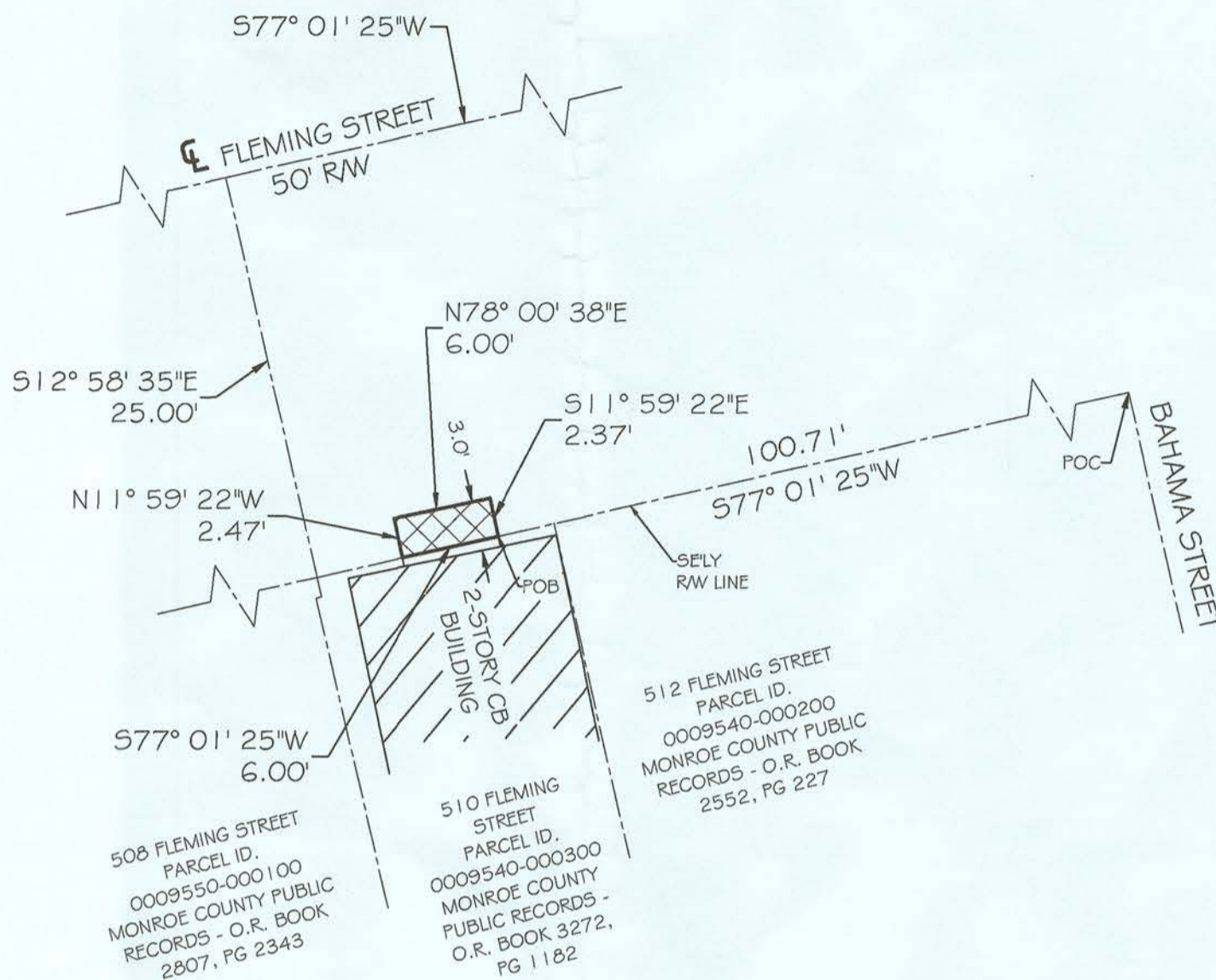
FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 503-7373
EMAIL: FKL5email@gmail.com



LEGAL DESCRIPTION SKETCH



LOCATION MAP - NTS
SEC. 06-T685-R25E



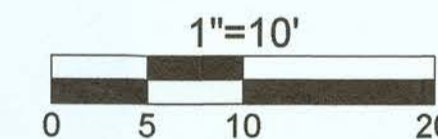
* SKETCH OF LEGAL DESCRIPTION ONLY, THIS IS NOT A BOUNDARY SURVEY *



= EASEMENT AREA

SURVEYOR NOTES

- THIS IS NOT A BOUNDARY SURVEY, ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.
- ALL IMPROVEMENTS SHOWN HEREON WERE DERIVED FROM THE BOUNDARY SURVEY MAP OF 510 FLEMING STREET, COMPLETED BY FLORIDA KEYS LAND SURVEYING, WITH A MAP DATE OF 06/14/2024.
- THIS IS NOT A BOUNDARY SURVEY, THIS IS A SKETCH OF THE LEGAL DESCRIPTION ONLY.
- ALL BEARINGS ARE BASED ON S77°01'25\"/>



TOTAL AREA = 14.53 SQFT±

-LEGAL DESCRIPTION- **AUTHORED BY THE UNDERSIGNED**

A parcel of land on the Island of Key West and known on W.A. Whitehead's Map of the Island of Key West, delineated in February, A.D. 1829 as a portion of the Public Right-of-way of Fleming Street, adjacent to Lot 3 in Square 50 and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Southeasterly Right-of-Way line of Fleming Street and the Southwesterly Right-of-Way line of Bahama Street, and run thence S77°01'25\"/>

CERTIFIED TO -

MARYANN FENICATO;

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	GLY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2\"/>		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. 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 SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1\"/>

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 CHAPTER 177, PART II, FLORIDA STATUTES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, BSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



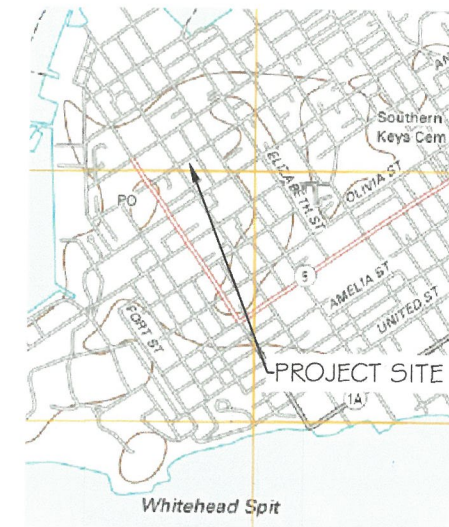
FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSeMail@gmail.com

Survey

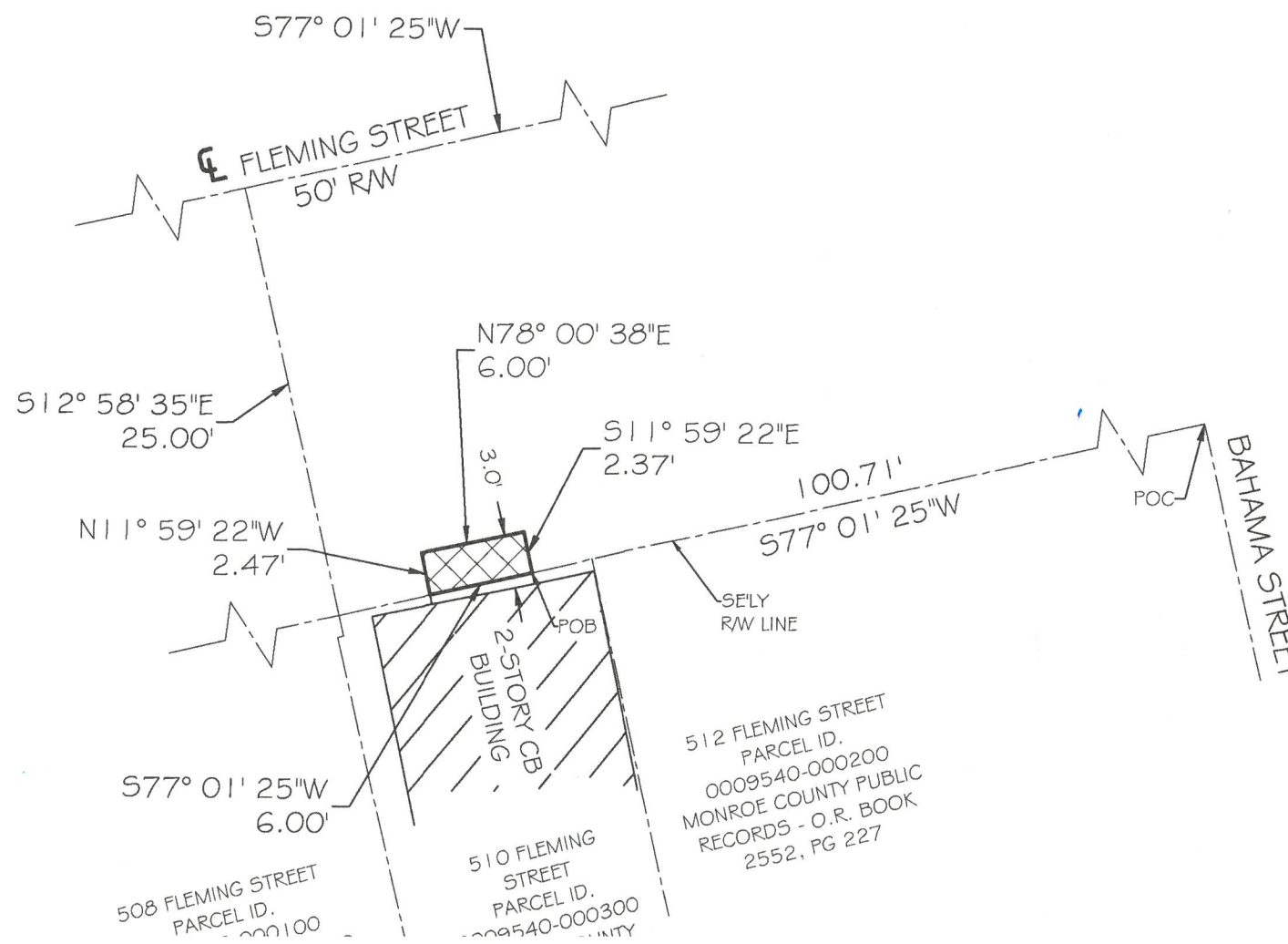


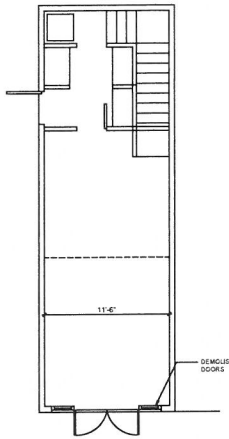
ASSUMED

LEGAL DESCRIPTION SKETCH

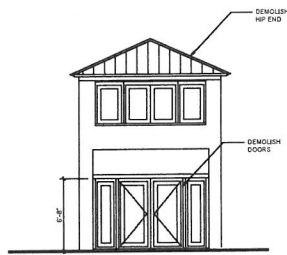


LOCATION MAP - NTS
SEC. 06-T685-R25E

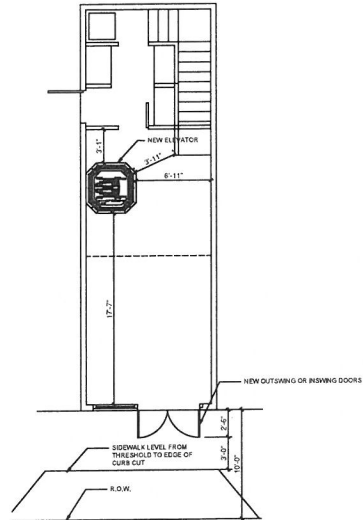




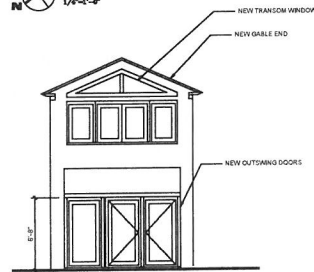
EXISTING GROUND FLOOR PLAN
1/4"=1'-0"



EXISTING ELEVATION
1/4"=1'-0"



PROPOSED FLOOR PLAN
1/4"=1'-0"



PROPOSED ELEVATION
1/4"=1'-0"

Carlos
Rojas

Digitally signed by Carlos
Rojas
DN: cn=Carlos Rojas, o=CARLOS ROJAS ARCHITECTS, email=carlos@carlosrojas.com, c=US
Date: 2024.07.17
12:25:15
+04'00'
Post PDF Reader Version:
2005.1.8



Carlos O. Rojas, AIA
AR 000124
10000 SW 15th Ave
Suite 100
Miami, FL 33150
(305) 292-1870
carlos@carlosrojas.com

Revisions

Carlos O. Rojas, AIA
510 Fleming Street
Key West, Florida 33040

Project Number	071024
Date	7/10/2024
Drawn By	COR

H1

S10 Fleming

