Received Via Electronic Mail
4/2/2025 - BG

# DEVELOPMENT PLAN AND CONDITIONAL USE 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

Fees listed below include a $358.87 advertising/noticing fee and a $127.63 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval willrequire a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use application fee schedule

| | |
|---|---|
| Development Plan | |
| Minor Development Plan | |
| Within Historic District Total Application Fee | $ 3,932.46 |
| Outside Historic District Total Application Fee | $ 3,166.69 |
| Conditional Use Total Application Fee | $ 1,403.91 |
| Extension Total Application Fee | $ 1,124.64 |
| Major Development Plan Total Application Fee | $ 5,208.74 |
| Conditional Use Total Application Fee | $ 1,403.91 |
| Extension Total Application Fee | $ 1,124.64 |
| Administrative Modification Fee | $ 926.10 |
| Minor Modification Fee | $ 1,765.38 |
| Major Modification Fee | $ 2,981.18 |
| Conditional Use (not part of a development plan) Total Application Fee | $ 3,677.20 |
| Extension (not part of a development plan) Total Application Fee | $ 1,124.64 |
| Revision or Addition (not part of a development plan) Fee | $ 2,801.75 |

***Applications will not be accepted unless complete***

| Development Plan | Conditional Use | Historic District |
|---|---|---|
| Major_____ | ___x___ | Yes_____ |
| Minor_____ | | No _____ |

Please print or type:

1) Site Address: 511 Truman Ave Key West, Fl

2) Name of Applicant: Matt Elsing

3) Applicant is:
Property Owner: xx
Authorized Representative: _____
(attached Authorization and Verification Forms must be completed)

4) Address of Applicant: E11989 Lorena lane Prairie du Sac, Wi 53578

5) Applicant's Phone #: (608) 963-0693 Email: pegstorage@gmail.com

6) **Email Address**: pegstorage@gmail.com

7) Name of Owner, if different than above: _____

8) Address of Owner: _____

# Introductory Letter for Conditional Use Permit

RECEIVED
APR 15 2023
BY:

To Whom It May Concern,

My name is Matthew Elsing, and I am writing to you as a representative of Key West Park and Play to apply for a conditional use permit to rent Class 2 e-bikes in Key West, FL.

E-bikes provide an accessible and convenient mode of transportation for individuals of all ages and physical abilities. Unlike traditional bicycles, e-bikes are equipped with an electric motor that assists riders in pedaling, making it easier to navigate the city's streets and trails. The level of assistance is particularly beneficial for older adults, individuals with mobility challenges, and those who may not have the physical endurance to ride a traditional bicycle for extended periods.

Our e-bikes are carefully chosen for their safety and reliability, with turn signals, built-in head lights and taillights to ensure visibility day or night.

To further promote safety and responsible e-bike use, we provide each of our renters with a helmet, lock, and a brief yet comprehensive class on proper e-bike operation and safety, ensuring they are well informed about safe riding practices, local traffic regulations, and the proper use of e-bike features. This ensures that all riders are well-informed and prepared to enjoy their e-bike experience in the safest manner possible.

We believe that the introduction of e-bikes will provide both residents and tourists with a convenient and eco-friendly mode of transportation, enhancing the overall experience of exploring Key West.

The existing site plan of 511 Truman Ave will not change. The location of the e-bikes will simply replace a portion of the area where the pedal bicycles are currently located ( see attached documents). We are committed to maintaining the highest standards of safety and customer service and we appreciate your consideration of our application for this conditional use permit.

Sincerely,

Matthew Elsing 608-963-0693 pegstorage@gmail.com

Key West Park and Play

# Verification & Authorization Forms

# City of Key West
## Planning Department

## Authorization Form
*(Where Owner is a Business Entity)*

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

I, Matthew Elsing as
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of Elsing Key, LLC.
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Jennifer Smith
*Please Print Name of Representative*

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

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

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

by Matthew E. Elsing.
*Name of person with authority to execute documents on behalf of entity owner*

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

Kristina M. Kohlman
*Notary's Signature and Seal*

Kristina M. Kohlman
*Name of Acknowledger typed, printed or stamped*

Commission Expires January 6th, 2028
*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, Matthew S Elsing Elsing Key LLC authorize
*Please Print Name(s) of Owner(s) as appears on the deed*

Jennifer Smith
*Please Print Name of Representative*

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

*Signature of Owner* *Signature of Joint/Co-owner if applicable*

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

by Matthew E Elsing.
*Name of Owner*

(He)/She is personally known to me or has presented Drivers license as identification.

Kristina M. Kohlman
*Notary's Signature and Seal*

Kristina M. Kohlman
*Name of Acknowledger typed, printed or stamped*

Commission Expires January 6th, 2028
*Commission Number, if any*

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

I, Matthew Elsing, in my capacity as Managing Meber
*(print name)* *(print position; president, managing member)*

of Elsing Key, LLC
*(print name of entity)*

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

511 Truman Ave. Key West, FL 33040
*Street address of subject property*

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

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

*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this May 6th, 2025 by
*date*

Matthew E. Elsing
*Name of Applicant*

(He)/She is personally known to me or has presented Drivers License as identification.

Kristina M. Kohlman
*Notary's Signature and Seal*

Kristina M. Kohlman
*Name of Acknowledger typed, printed or stamped*

Commission Expires January 6th, 2028
*Commission Number, if any*

# Plans

PUBLIC
PARKING

# BOUNDARY SURVEY
# 511 TRUMAN AVENUE

**ABBREVIATIONS:**

| | |
|---|---|
| A | = ARC |
| A/C | = AIR CONDITIONER |
| BLDG. | = BUILDING |
| CB | = CATCH BASIN |
| CBS | = CONCRETE BLOCK, STUCCO |
| CH | = CHORD |
| CH BR | = CHORD BEARING |
| C & G | = CURB AND GUTTER |
| CLF | = CHAIN LINK FENCE |
| CLR | = CLEAR |
| CONC | = CONCRETE |
| CP | = CONCRETE POST |
| D° | = DEGREE |
| D | = DELTA |
| DIP | = DUCTILE IRON PIPE |
| E | = EAST |
| EB | = ENGINEERING BUSINESS NUMBER |
| ELEV | = ELEVATION |
| ELECT | = ELECTRIC |
| ENC | = ENCROACHMENT |
| EP | = EDGE OF PAVEMENT |
| FIP | = FOUND IRON PIPE |
| FPL | = FLORIDA POWER AND LIGHT |
| FND | = FOUND |
| I.P. | = IRON PIPE |
| L | = LENGTH |
| LB | = SURVEYOR BUSINESS NUMBER |
| M & R | = MEASURED AND RECORD |
| MEAS | = MEASURED |
| MH | = MANHOLE |
| N | = NORTH |
| NO. | = NUMBER |
| N & DISC | = NAIL AND DISC |
| NO ID. | = NO IDENTIFICATION NUMBER |
| N.T.S. | = NOT TO SCALE |
| OBV | = OBSERVED ANGLE |
| O/E | = OVERHEAD ELECTRIC |
| O/E | = OVERHEAD ELECTRIC |
| ORB | = OFFICIAL RECORDS BOOK |
| O' | = MINUTE OR FEET |
| O" | = SECOND OR INCH |
| P | = PLAT |
| PAV. | = PAVEMENT |
| PB | = PLAT BOOK |
| PCC | = POINT OF COMPOUND CURVATURE |
| PC | = POINT OF CURVATURE |
| PG | = PAGE |
| PL | = PLANTER |
| PLS | = PROFESSIONAL LAND SURVEYOR |
| PI | = POINT OF INTERSECTION |
| POB | = POINT OF BEGINNING |
| POC | = POINT OF COMMENCE |
| PT | = POINT OF TERMINATION |
| PRC | = POINT OF REVERSE CURVATURE |
| PSM | = PROFESSIONAL SURVEYOR AND MAPPER |
| R | = RADIUS OR RECORD |
| REG | = REGULAR |
| RNG | = RANGE |
| RLS | = REGISTERED LAND SURVEYOR |
| R/W | = RIGHT OF WAY |
| S | = SOUTH |
| SEC | = SECTION |
| STA | = STATION |
| SWK | = SIDEWALK |
| T | = TANGENT |
| SS | = SANITARY SEWER |
| TWP | = TOWNSHIP |
| W | = WEST |
| W | = WITH |
| WF | = WOOD FENCE |
| WM | = WATER METER |
| WV | = WATER VALVE |
| ZW | = ZURWELLE-WHITTAKER,INC |

**FLOOD INFORMATION:**

| | |
|---|---|
| COMMUNITY NUMBER | 120168 |
| PANEL NUMBER | 12087C1516 |
| SUFFIX | K |
| DATE OF FIRM | 02-18-2005 |
| FIRM ZONE | X |
| BASE FLOOD ELEVATION | N/A |

**FIELD WORK INFORMATION:**

| | |
|---|---|
| DATE FIELD WORK | 11-12-2019 |
| DATE DRAFTING | 11-14-2019 |
| DATE SIGNED AND SEALED | 11-14-2019 |
| DATE OF ORIGINAL SURVEY | 02-19-1999 |

**SYMBOL LEGEND:**

- LIGHT POLE
- CONC. POLE
- ELECTRIC BOX
- TRAFFIC SIGNAL BOX
- FIRE HYDRANT
- STORM SEWER/CATCH BASIN
- WATER METER
- SIGN
- TELEPHONE BOX
- WATER VALVE
- 6.7'00 ELEVATIONS
- TRAFFIC LANE FLOW
- CENTER LINE
- MONUMENT LINE
- DIAMETER.

**SURVEYOR'S NOTES:**

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES. "TITLE" ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS. DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.) OF 1929 UNLESS OTHER WISE NOTED
13. BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION)
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.0.1 FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. ACCURACY OF HORIZONTAL CONTROL (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND O/R GPS.

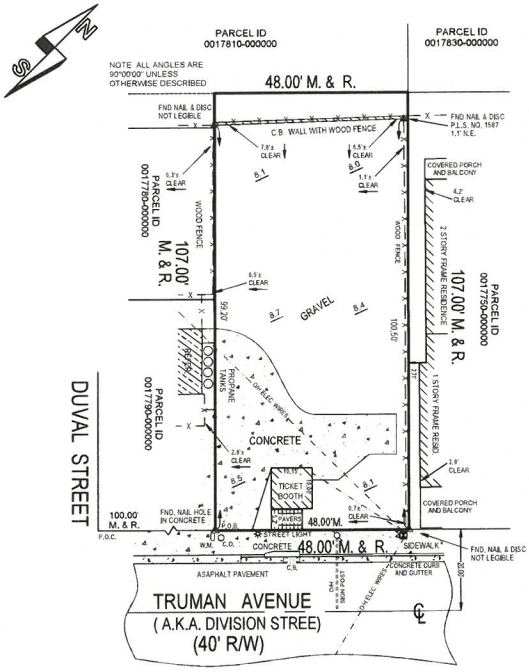
| | |
|---|---|
| COMMERCIAL/HIGH RISK | LINEAR 1 FOOT IN 10,000 FEET |
| SUBURBAN | LINEAR 1 FOOT IN 7,500 FEET |
| RURAL | LINEAR 1 FOOT IN 5,000 FEET |

## LOCATION MAP (N.T.S.)
LOTS 2 AND 4, SQUARE 3
KEY WEST, FL

**LEGAL DESCRIPTION:**
On the Island of key West and is Subdivision 10 and Part of Subdivisions 11 and 13 of E.O. Gwynn's Diagram of Lots 2 and 4, of Square 3, according to Simonton & Wall's Addition of the City of key West, which said diagram is recorded in Book "H" on page 669, Monroe County Records, and more particulary described as follows:
Commencing at a point on the Northern side of Division and Duval Streets, 100 feet Northeasterly from the corner of Division and Duval Streets, and running thence Northeasterly along Division Street 48 feet; thence at right angles in a Northwesterly direction 107 feet; thence at right angles in a Southwesterly direction 48 feet; thence at right angles in a Southeasterly direction 107 feet to the place of beginning on Division Street. A/K/A 500 block (or 501) Truman Street, Key West, Florida.

**BENCHMARK INFORMATION:**
NOT REQUESTED

**SURVEYORS NOTE:**
SHEET SIZE 13"X19"





MONROE COUNTY SURVEYING & MAPPING,INC
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
1100 TRUMAN AVENUE, KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236
PH (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM
MEMBER FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY


**ILAN FRIEDMAN**
**511 TRUMAN AVENUE**
**KEY WEST, FL 33040**

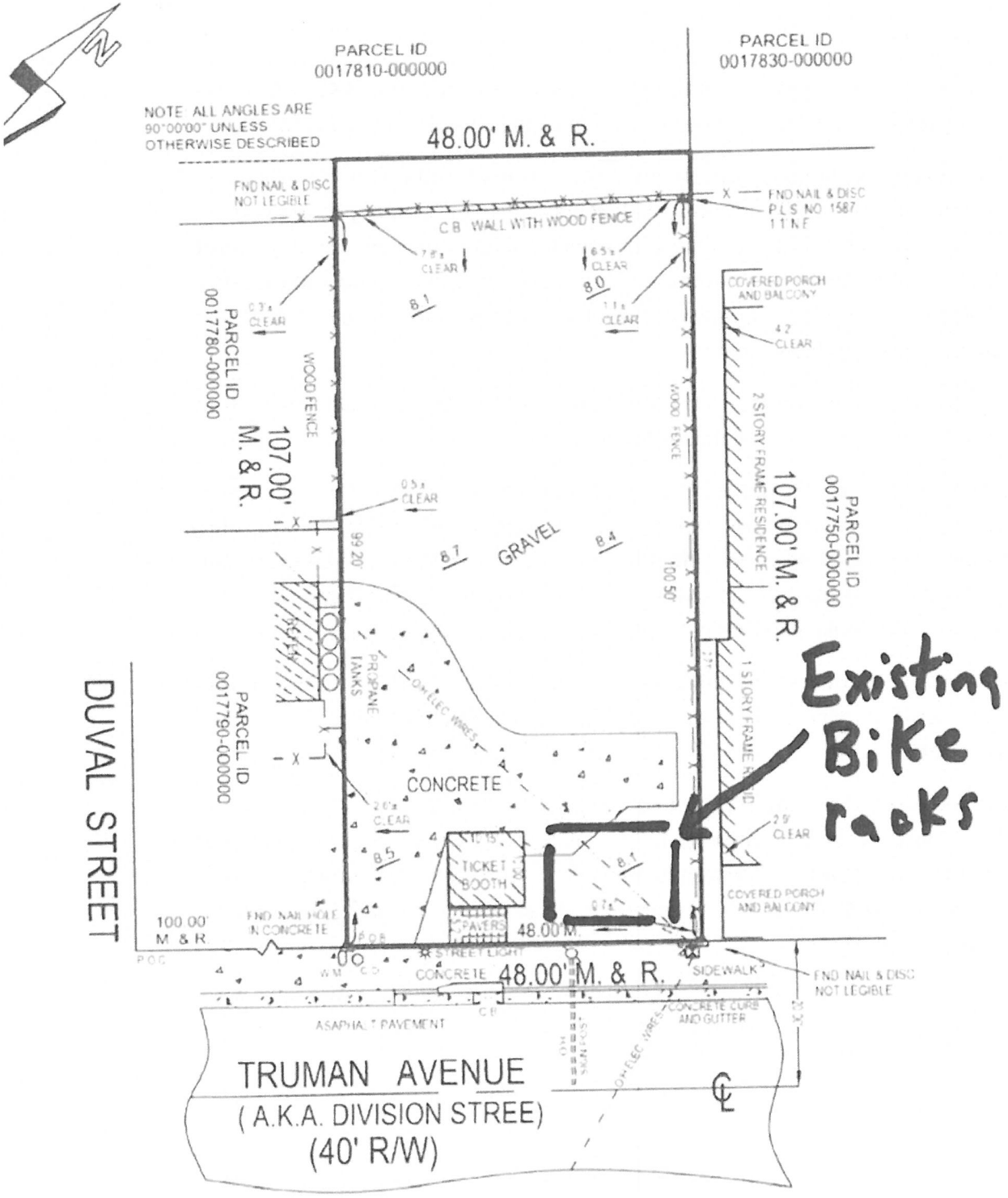
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4751
STATE OF FLORIDA

| | | | |
|---|---|---|---|
| JOB No. N/A | DRAWN DRF | REVISIONS | |
| FIELD BOOK N/A | REVISED EAM | | |
| SCALE 1"=20' | SHEET No. 1 OF 1 | | |

**SURVEYOR'S CERTIFICATE:**
I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:

# 511 TRUMAN AVENUE



# 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** | 00017750-000000 |
| **Account#** | 1018201 |
| **Property ID** | 1018201 |
| **Millage Group** | 10KW |
| **Location Address** | 511 TRUMAN Ave, KEY WEST |
| **Legal Description** | KW PT LOT 4 SQR 8 TR 4 OR245-276/77 OR507-56 OR769-173 OR899-346 OR1115-378/79 OR1115-380/81 OR1117-464/65 OR1497-520/21 OR1818-1155/57 OR3011-2494 OR3156-1705<br>(Note: Not to be used on legal documents.) |
| **Neighborhood** | 32080 |
| **Property Class** | PARKING LOT (2800) |
| **Subdivision** | |
| **Sec/Twp/Rng** | 06/68/25 |
| **Affordable Housing** | No |

## Owner

ELSING KEY LLC
11989 Lorena Ln
Prairie du Sac WI 53578

## Valuation

| | | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values | 2021 Certified Values |
|---|---|---|---|---|---|
| + | Market Improvement Value | $0 | $0 | $0 | $0 |
| + | Market Misc Value | $1,114 | $1,114 | $987 | $1,045 |
| + | Market Land Value | $798,853 | $798,853 | $745,683 | $596,546 |
| = | Just Market Value | **$799,967** | **$799,967** | **$746,670** | **$597,591** |
| = | Total Assessed Value | **$799,967** | **$799,967** | **$657,350** | **$597,591** |
| - | School Exempt Value | $0 | $0 | $0 | $0 |
| = | School Taxable Value | **$799,967** | **$799,967** | **$746,670** | **$597,591** |

## Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|---|---|---|---|---|---|---|---|---|
| 2024 | $798,853 | $0 | $1,114 | $799,967 | $799,967 | $0 | $799,967 | $0 |
| 2023 | $798,853 | $0 | $1,114 | $799,967 | $799,967 | $0 | $799,967 | $0 |
| 2022 | $745,683 | $0 | $987 | $746,670 | $657,350 | $0 | $746,670 | $0 |
| 2021 | $596,546 | $0 | $1,045 | $597,591 | $597,591 | $0 | $597,591 | $0 |
| 2020 | $596,546 | $0 | $1,103 | $597,649 | $457,252 | $0 | $597,649 | $0 |
| 2019 | $752,167 | $0 | $1,162 | $753,329 | $415,684 | $0 | $753,329 | $0 |
| 2018 | $729,826 | $0 | $1,220 | $731,046 | $377,895 | $0 | $731,046 | $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 |
|---|---|---|---|---|
| (2800) | 5,136.00 | Square Foot | 48 | 107 |

## Yard Items

| Description | Year Built | Roll Year | Size | Quantity | Units | Grade |
|---|---|---|---|---|---|---|
| TIKI | 1999 | 2000 | 12 x 12 | 1 | 144 SF | 4 |

## Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|---|---|---|---|---|---|---|---|---|---|
| 2/17/2022 | $800,000 | Warranty Deed | 2362655 | 3156 | 1705 | 37 - Unqualified | Improved | | |
| 2/28/2020 | $100 | Warranty Deed | 2258673 | 3011 | 2494 | 30 - Unqualified | Improved | | |
| 1/11/2002 | $73,000 | Quit Claim Deed | | 1818 | 1155 | P - Unqualified | Vacant | | |
| 12/1/1997 | $87,400 | Warranty Deed | | 1497 | 0520 | H - Unqualified | Improved | | |
| 12/1/1989 | $1 | Warranty Deed | | 1115 | 380 | M - Unqualified | Vacant | | |
| 12/1/1983 | $1 | Warranty Deed | | 899 | 346 | M - Unqualified | Vacant | | |
| 2/1/1972 | $10,000 | Conversion Code | | 769 | 173 | Q - Qualified | Vacant | | |

## Permits

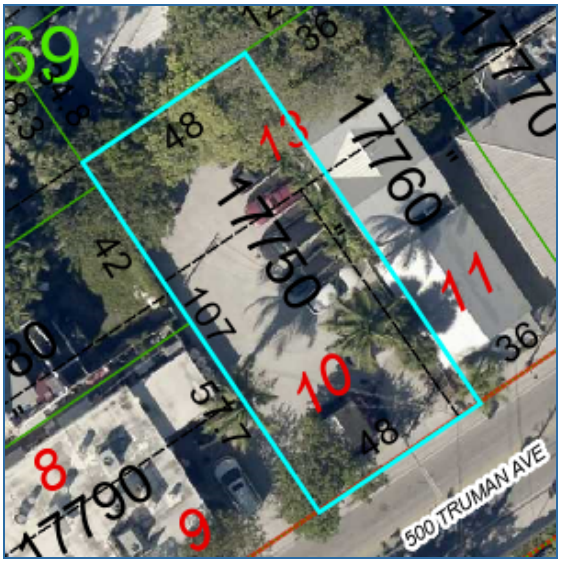
| Number | Date Issued | Status | Amount | Permit Type | Notes |
|---|---|---|---|---|---|
| 02/2434 | 09/12/2002 | Active | $1 | | AWNINGS |
| 19-4486 | 12/16/2000 | Completed | $1,050 | Commercial | ELECTRICAL |

## View Tax Info

View Taxes for this Parcel

## Photos

## Map




## TRIM Notice

2024 TRIM Notice (PDF)

**No data available for the following modules:** Buildings, 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
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 4/23/2025, 1:30:30 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

# Survey

# Warranty Deed