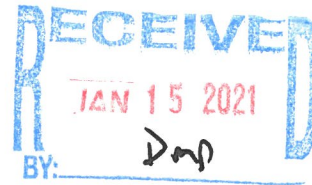


Application



Application for Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

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: 511 Truman Avenue

Zoning District: HRCC-3

Real Estate (RE) #: 00017750-000000

Property located within the Historic District. ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Trepanier & Associates, Inc Mailing Address: 1421 First Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone:

Office: 305-293-8983 Fax: _____

Email: Owen@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: 511 Truman Avenue LLC Mailing Address: 509 Whitehead Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone:

Office: c/o 305-293-8983 Fax: _____

Email: c/o Owen@owentrepanier.com

Description of Proposed Construction, Development, and Use:

Proposed new two-story mixed use structure with 400 sq. ft. of first floor commercial fronting Truman Avenue and 2 residential units located above and behind the commercial. The property contains approvals for the proposed design by HARC and FDOT.

List and describe the specific variance(s) being requested:

Variance to Sec. 108-412(a) min landscaped area of 5.42% from the 20% required to the 14.58% proposed (1% existing)

Variance to Sec. 108-572 min parking spaces of 0.3 parking spaces from the 3.3 spaces required to the 3 spaces proposed.

Variance to Sec. 108-641 min two-way drive of 11.6ft from the 24ft required to the proposed 12.4ft (9.5ft existing).

Variance to Sec. 122-750(6)a. min front yard setback of 1.5ft from the 5ft required to the proposed 3.5ft (exclusively for 2nd-story roof overhang 21'-4.5" above ground level).

Variance to Sec. 122-750(6)b. min left side yard setback of 1.5ft from the 5ft required to the proposed 3.5ft (exclusively for 2nd-story roof overhang 21'-4.5" above ground level).

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

☒ Yes ☐ No

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☐ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback		SEE ATTACHED		
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <http://www.municode.com/Library/FL/Key West> under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. 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 zoning district.

Special conditions and circumstances exist. This property is located in historic pedestrian-oriented area within the HRCC-3 zoning district which discourages auto-oriented development in lieu of pedestrian-oriented development. There are several infrastructural encumbrances limiting access : 1) a large FDOT sign in US-1 ROW, 2) City street lights, 3) storm water drainage infrastructure, and 4) KEYS Energy electric poles.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The special conditions and circumstances do not result from the action or negligence of the applicant.

3. Special privileges not conferred. That granting the variance(s) 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.

Special privileges will not be conferred upon the granting of the variances. The variances will allow reasonable use of the land.

4. Hardship conditions exist. 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.

Hardship conditions exist. The literal interpretation of the provision of LDRs would deprive the applicant rights commonly enjoyed by other properties in the same zoning district. The property is not reasonably developable without minimum variances.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum variance(s) are requested that would permit the applicant the opportunity to construct this project is less intense than allowable by code. The project proposes reasonable development.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony 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.

Granting of the variance(s) is not injurious to the public welfare nor would result in increased density or intensity.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

This application does not rely on other nonconforming lots and structures as justification.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- 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. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- ☐ Correct application fee, made payable to "City of Key West."
- ☐ Pre-application meeting form
- ☐ Notarized verification form signed by property owner or authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Monroe County Property record card
- ☐ Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- ☐ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Any additional supplemental information necessary to render a determination related to the variance request.

Site Data Table – 511 Truman Avenue

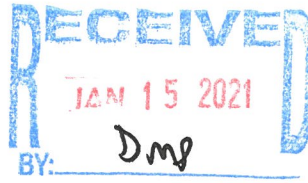
	Required / Permitted	Existing	Proposed	Variance Request
Zoning	HRCC-3	HRCC-3	No Change	No – Complies
Flood Zone	NGVD-29: Zone X NAVD-88: AE-9	NGVD-29: Zone X NAVD-88: AE-9	No Change	No – Complies
Size of Site	≥ 4,000 sq ft	5,136 sq ft	No Change	No – Complies
Building Height	35 ft + 5 ft	10 ft	25.5 ft	No – Complies
Front Setback	5 ft	5 ft	3.5 ft	Yes – 1.5 ft
West-side Setback	5 ft	5 ft	3.5 ft	Yes – 1.5 ft
East-side Setback	5 ft	5 ft	5 ft	No – Complies
Street-side Setback	7.5 ft	N/A	N/A	No – Complies
Rear Setback	15 ft	15 ft	15 ft	No – Complies
FAR	1.0	0.02 (101 sq ft)	0.078 (400 sq ft)	No – Complies
Building Coverage	50%	2% (101 sq ft)	47.9% (2,460.95 sq ft)	No – Complies
Impervious Surface	60%	99% (5,094 sq ft)	59.8% (3,074 sq ft)	No – Complies
Auto Parking	3.3 (1 handicap inclusive)	8 (0 handicap)	3 (1 handicap inclusive)	Yes – 0.3 spaces
Bicycle Parking	1	1	5	No – Complies
Open Space	33% (1,695 sq ft) ¹	1% (60 sq ft)	40.1% (2,062 sq ft)	No – Complies
Landscaping	20% (1,027 sq ft)	1% (60 sq ft)	14.58% (749.11 sq ft)	Yes – 5.42%
Density	2 du (1 historic unit + 1 BPAS)	0 du	2 du	No – Complies
Type of Units	-	N/A	Market Rate	No – Complies
Consumption Area	-	0	0	No – Complies
Number of Seats	-	0	0	No – Complies
Access Driveway	24 ft width	9.5 ft	12.4 ft	Yes
Perimeter Parking Lot Landscaping (7+ parking spaces)	5 ft width buffer around lot	0 ft width buffer	N/A	No – Complies

¹ Open space for mixed use properties is calculated by the proportion of residential and nonresidential floor areas: residential floor area = 86.7%; nonresidential floor area = 13.3%.

Variance Application

Project Analysis

511 Truman Avenue
(RE No. 00017750-000000)



TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS



Project:

511 Truman Avenue is an existing nonconforming parking lot. The project proposes to construct a two-story mixed-use structure consisting of 2 dwelling units and 400 sq ft of commercial retail. In so doing, the project proposes to bring the site into better conformance with impervious surface ratio, open space, landscaping, storm water, ADA access, historic guidelines, driveway access, and public health.

The project has approvals from HARC and FDOT.

History of Approvals:

- 06/02/2020 – Planning Board Resolution No. 2020-17 allocated one market-rate unit at 511 Truman Avenue.
- 07/08/2020 – HARC Final Decision Letter confirms approval by HARC 12/19/19
- 10/02/2020 – FDOT Notice of Intent to Issue Permit approves 12.4ft access driveway onto FDOT right-of-way "Truman Avenue"

Existing Conditions, Circumstances, and Hardships:

511 Truman Avenue is an existing nonconforming parking lot with a small ticket booth in the front of the lot. It is the site of an historic dwelling unit, in existence at least until 1948 (formerly known by the address "509 Truman" and "509 Division"). The only access onto the property is currently by the way of an existing ADA parking space at 925 Duval Street. The existing parking lot can accommodate 8 parking spaces, 1 of which is required for the existing ticket booth of 101 sq ft floor area. The nonconforming parking lot only has a two-way drive of 9.5 ft wide, has no perimeter landscaping, no ADA, 1% landscaping, and 99% impervious surface.

Further, access to the property is limited due to the existence of several physical obstructions/hardships created by governmental bodies. These hardships prohibit an access driveway in width greater than 12.4 ft anywhere on the property. These hardships include:

- Large FDOT signage in the US-1 ROW;
- City streetlights;
- Storm water drainage infrastructure; and
- KEYS Energy electric poles.

The HARC strongly opposed a driveway wider than 12.4ft. in this Pedestrian Oriented area. The current HARC approval is for the proposed 12.4ft driveway.

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com

February 24, 2020

Florida Department of Transportation
Permits Office
1000 NW 111th Avenue, Room 6207
Miami, FL 33172

RE: 511 Truman Avenue Traffic Statement
Project No. 202002.01

Dear Sir or Madam:

Thomas A. Hall, Inc. has completed a traffic statement for a proposed new mixed-use development project in the City of Key West, Florida. The proposed project is to be two residential apartment units and 400 square feet of retail land use located at 511 Truman Avenue (US 1/SR 5). The enclosed **Figure 1 – Site Location** shows the location of the proposed project.

1. Trip Generation Analysis

In order to determine the traffic impacts associated with the proposed mixed-use development, an analysis of trips expected to be generated by the proposed project was conducted. Trip generation characteristics provided in the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 10th Edition, were consulted and the trips generated by the proposed residential townhouse use (ITE Code 220 – Multi-Family Housing, Low Rise and ITE Code 820 – Shopping Center) was completed. ITE Code 220 is for multi-family developments between one and two stories in height and is the closest ITE land use to what is proposed at this site.

Note that the retail component of the proposed development is expected to experience some pass-by capture. The pass-by capture shown in the trip generation tables for the p.m. peak hour and for the daily conditions is the average pass-by capture rate for ITE Code 820 – Shopping Center provided in the ITE's *Trip Generation Handbook*, 3rd Edition.

Tables 1, 2 and 3 (enclosed) show the trips expected to be generated by the proposed land uses. As the tables show, the proposed project results in a net new increase in trips on a daily basis and morning and afternoon peak-hour basis. On a daily basis, there is an increase of 108 trips. On a morning and afternoon peak-hour basis, there is an increase of one (1) and eight (8) trips, respectively.

2. Conclusion

Based upon the findings shown in Tables 1, 2 and 3, and described above, it appears that the proposed uses will generate 108 net new daily trips, one (1) net new a.m. peak-hour trip, and eight (8) net new p.m. peak-hour trips.

Should you have any questions or comments regarding this statement, please do not hesitate to contact this office.

Very truly yours,



Thomas A. Hall
President

Freddie Vargas, P.E.
FL Registration No. 35941
814 S. Military Trail
Deerfield Beach, FL 33442

TAH/kh

Enclosures



Thomas A. Hall, Inc.

Figure 1 – Site Location
511 Truman Avenue Traffic Statement
Key West, Florida

Table 1
Daily Trip Generation
511 Truman Avenue Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips				External Trips			Pass-by Trips ⁽²⁾		New Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Proposed Use																		
Multi-family Housing (Low Rise)	220	2 D.U.	$T=7.32(X) (50/50)$	7	8	15	0	0	0	0.0%	7	8	15	0	0.0%	7	8	15
Shopping Center	820	400 S.F.	$Ln(T)=0.68Ln(X)+5.57 (50/50)$	70	71	141	0	0	0	0.0%	70	71	141	48	34.0%	46	47	93
Total				78	80	155	0	0	0	0	78	80	155	48	0	54	56	108

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' *Trip Generation* manual, 10th Edition.

⁽²⁾ Pass-By Capture obtained from the Institute of Transportation Engineers' *Trip Generation Handbook*, 3rd Edition.

Table 2
AM Peak Hour Trip Generation
511 Truman Avenue Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips				External Trips			Pass-by Trips		New Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Proposed Use																		
Multi-family Housing (Low Rise)	220	2 D.U.	$Ln(T)=0.95Ln(X)-0.51 (23/77)$	0	1	1	0	0	0	0.0%	0	1	1	0	0.0%	0	1	1
Shopping Center	820	400 S.F.	$T=0.94(X) (62/38)$	0	0	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0
Total				0	1	1	0	0	0	0	0	1	1	0	0	0	1	1

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' *Trip Generation* manual, 10th Edition.

Table 3
PM Peak Hour Trip Generation
511 Truman Avenue Traffic Statement

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips				External Trips			Pass-by Trips ⁽²⁾		New Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Proposed Use																		
Multi-family Housing (Low Rise)	220	2 D.U.	$Ln(T)=0.89Ln(X)-0.02 (63/37)$	1	1	2	0	0	0	0.0%	1	1	2	0	0.0%	1	1	2
Shopping Center	820	400 S.F.	$Ln(T)=0.74Ln(X)+2.89 (48/52)$	4	5	9	0	0	0	0.0%	4	5	9	3	34.0%	3	3	6
Total				5	6	11	0	0	0	0	5	6	11	3	0	4	4	8

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' *Trip Generation* manual, 10th Edition.

⁽²⁾ Pass-By Capture obtained from the Institute of Transportation Engineers' *Trip Generation Handbook*, 3rd Edition.

**PROPOSED STATE HIGHWAY ACCESS CONNECTION
NOTICE OF INTENT TO ISSUE PERMIT****Important: This Notice does not authorize construction to begin and is not a final permit.****ALSO NOTE: THIS NOTICE OF INTENT IS ONLY VALID FOR 1 YEAR FROM SIGNING DATE IN PART 6.****PART 1: APPLICANT INFORMATION**APPLICATION NUMBER: 2020-A-692-00007Project Name: 511 Truman AvenueState Road Name/Number: 5Section Number: 90010Maintenance Office: Marathon Ops

Permit Staff Representative

Applicant: WALTER LUGO

Responsible Officer: _____

Mailing Address: 8101 Biscayne Blvd. Ste. 508, Miami, Florida 33138

Street

City

State

Zip

Telephone: (786) 518-2008 ext. _____**PART 2: NOTICE OF INTENT TO ISSUE PERMIT****YOU ARE HEREBY ADVISED:**

The Florida Department of Transportation has completed its review of the subject connection permit Application received 3/17/2020 for consistency with Rule Chapters 14-96 and 14-97, F.A.C., and current Department spacing, location, and design criteria and hereby issues this "Notice of Intent" to:

- ☒ Issue the subject permit consistent with the permit Application.
- ☐ Issue the subject permit consistent with the permit Application and subject to the attached provisions.

IMPORTANT

This notice of intent to issue a permit does NOT constitute Department permit issuance. The permit will be issued after the permittee shows proof that a valid local government development approval or development order has been given to the sites served by the connection and special provisions of the approval consistent with the permit applications and conditions previously noted.

No connection work on the right of way shall be initiated until the Department permit is actually issued. Any changes to the site(s) plan will require re-evaluation of the connection(s). This notice is valid for one year, from the date of issuance, and can only be extended with approval by the Department for problems outside the control of the applicant pursuant to Rule Chapter 14-96, F.A.C. This Notice of Intent is transferable as specified only in Rule Chapter 14-96, F.A.C.

Continued next page

PART 3: CONDITIONS

Conditions to be met before Permit will be issued:

Standard:

1. Development approval from the appropriate local government consistent with the Notice of Intent to Permit;
2. Assurance of performance pursuant to Section 334.187, Florida Statutes (if required);
3. Notification of all known right of way users affected by the connection(s);
4. Compliance with drainage requirements in Rule Chapter 14-86, F.A.C.

Other Conditions:

5. Development approval from the appropriate local government consistent with the Notice of Intent to Permit. (i.e. Building Permit)

6. Liability Insurance verifying that the applicant or the applicant's contractor has coverage under a liability insurance policy including property damage, in the amount of \$500,000.00 combined single limit for each occurrence.

Note: Florida Department of Transportation (FDOT) shall be the certificate holder and be listed as an additional

insured, and a 30-day cancellation notice is required in the insurance coverage.

Use additional sheet if necessary

Continued next page

PART 4: NOTICE OF DEPARTMENT AUTHORITY

1. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
2. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove, or modify any present or future transportation control feature or devices in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.

PART 5: DEPARTMENT CONTACT

NAME: Nancy Miller

ADDRESS: 3100 Overseas Hwy
Marathon, Florida 33050

PHONE: (305) 289-4360 ext. _____

PART 6: SIGNATURE OF DEPARTMENT AUTHORITY

SIGNATURE OF DEPARTMENT OFFICIAL: Leonard Salazar

PRINT OR TYPE NAME: Leonard Salazar

PRINT OR TYPE POSITION: DEPUTY DISTRICT MAINTENANCE ENGINEER

DATE: 10/2/2020 PHONE: 3054705498

Continued next page

PART 7: APPEAL PROCEDURES

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57(1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an administrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

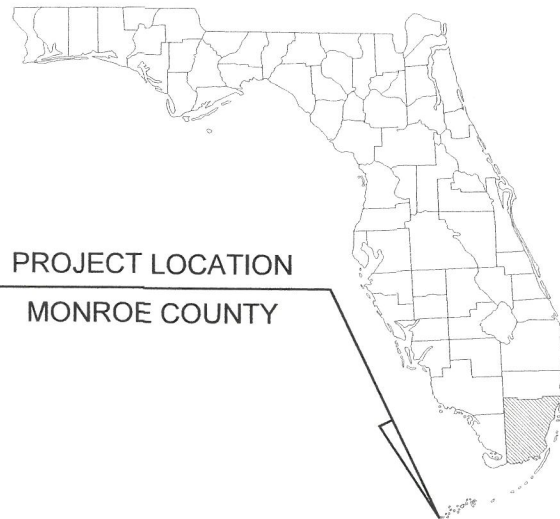
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511 TRUMAN AVENUE

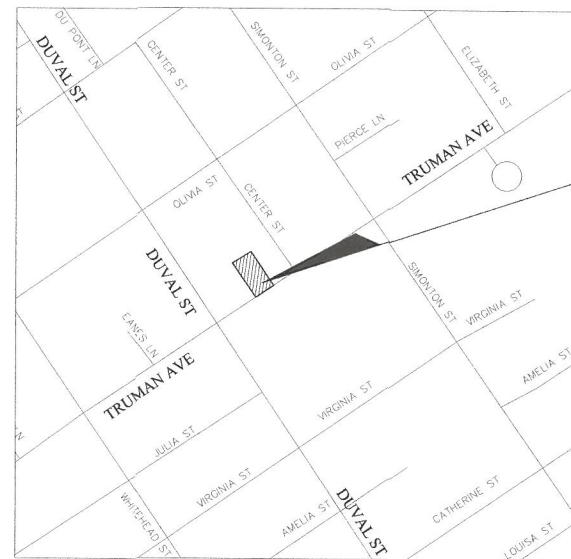
511 TRUMAN AVENUE
KEY WEST, FL 33040

JULY 2020

FLORIDA DEPARTMENT OF TRANSPORTATION - ACCESS CONNECTION PERMIT



PROJECT LOCATION
MONROE COUNTY



PROJECT
LOCATION

LOCATION MAP

SCALE 1" = 300'



SHEET INDEX

CS- COVER SHEET

C100 - GENERAL NOTES AND SPECIFICATIONS

C200 - PAVING, GRADING AND DRAINAGE PLAN

PROPERTY LOCATION:

511 TRUMAN AVENUE
KEY WEST, FL 33040
PARCEL ID: # 00017750-000000

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 particularly 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.



BLITSTEIN
DESIGN

285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

F.P./D.M./M.S.

sheet title

**COVER
SHEET**

SCALE: AS SHOWN

sheet number

CS



1. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF KEY WEST PUBLIC WORKS DEPARTMENT AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL, OCCUPATIONAL, SAFETY AND HEALTH ACT OF 1970, AND ALL CITY, STATE AND SAFETY AND HEALTH REGULATIONS.
3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY THE OWNER.
4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.
5. EXISTING STRUCTURES, UTILITIES OR OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, THESE SUCH AS BUILDING STAIRS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO REMAIN UNCHANGED. ANY DAMAGE TO SUCH STRUCTURES OR UTILITIES OCCURS FROM WORK PERFORMED BY THE CONTRACTOR SHALL PROPERLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND CABLES.
7. CONTRACTOR SHALL PRESERVE ALL STREET SHOWS, PARKING METERS, BENCHES, TRASH CANS, STREET SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REQUEST OR ORDER AID PUBLIC PROPERTY TO THE COUNTY YARD.
8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT SITE.
9. ALL OTHER EROSION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.
10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT, ANY SPECIAL SHORING, BRACING OR OTHER PROCEEDURES TO BE REQUIRED TO MAINTAIN PROPER EARTH PRESSURES, EITHER PUBLIC OR PRIVATE, DURING CONSTRUCTION OF SUBSOL WATER OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- II. PRECONSTRUCTION RESPONSIBILITIES
1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACCURACY OF THE INFORMATION WHICH WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.
3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE ENGINEER AND THE OWNER OF THE RECORD.
4. THE CONTRACTOR SHALL APPLY FOR AND PURCHSE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, REGULATORY FEES, AND OBTAIN ALL NECESSARY TO COMPLETE THIS PROJECT (WITH THE EXCEPTION OF DRAINAGE AND WATER A SEWER APPLICANTS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FOOT WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)
5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND PROTECTION OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. ONLY THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESKIN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.
- III. INSPECTION AND TESTING
- THE ENGINEER SHALL REVIEW A COLOR TV SURVEY AND SHALL REQUIRE AN INFLATATION/INFLATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DATA

- 2.) SUBMITTAL SERIES
- 3.) WATER SYSTEM SUBGRADE - SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
- 4.) LIMESTOCK BASE - SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 5.) ASPHALTIC CONCRETE
- 6.) FINAL WALK-THROUGH INSPECTION
- 7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
- A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
- B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

- C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
2. TRAFFIC REGULATION
- A. THE CONTRACTOR SHALL HAVE ALL WARNING SIGNS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND T.O.D.
- B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE MOJAVE COUNTY PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

- CLEANING UP:**
1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND SPILL FANS, CRUSHERS, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PROJECT SHALL BE KEPT PROPERLY CLEAN.
 2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS SO ORDERED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT OR FOR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
 3. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRAINAGES, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
 4. WHENE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, CREEKS, CATCH BASINS, OR OTHERWISE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF ELIMINATING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
 5. ALL DISPOSAL OF EXCESS AND UNSALVAGEABLE EXCAVATED MATERIAL, VEGETATION, DECOMPOSITION, RUBBISH AND DEBRIS SHALL BE MADE WITHIN THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE. PRIOR TO THE PRIOR APPROVAL OF THE ENGINEER, MATERIAL, CLEARED FROM THE SITE SHALL BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
- CONTRACTOR'S OBLIGATIONS:**
1. ALL PROPERTY MONUMENTS OR PERMANENT RESTRUCTIONS, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- PROJECT RECORD DOCUMENTS:**
1. DURING THE FINAL PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS, EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT EXACT ELEVATION ACCORDING TO PLANS.
 2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADING AND LOCATIONS OF FINISHED PAVED DRIVEWAYS, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH RECORDS SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADING SHOWN ON THE PLANS, AND THE AS-BUILT GRADING.
 3. THE CONTRACTOR TO REPLACE ALL FOUND PIPES WITH MAUL AND DISKS.

VII. STORM DRAINAGE

1. GENERAL
- A. CATCH BASIN GRATES AND MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO EXISTING GRADES, IF REQUIRED.
- B. ALL ONSITE STONE DRAINAGE MATERIALS AND INSTALLATION SHALL CONFORM TO THE APPLICABLE MISSOURI COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
- SECTION TITLE
- 310 EXCAVATION, TRENCHING AND BACKFILLING
- 320 FOR PIPE STRUCTURES
- 330 DRAINAGE PIPE
- 340 STORM SEWER MANHOLES
- 350 CATCH BASINS
- 355 INLETS
- 360 SEDIMENT BASIN (EXFILLATION DRAIN)
2. ALL EXFILLATION TRENCH SHALL BE AS PER STANDARD DETAIL SD-1.1 OF THE MISSOURI COUNTY PUBLIC WORKS MANUAL, AND INSTALLED AT THE WORK DEPTH AND ELEVATION SHOWN ON THE APPROVED CROSS SECTION DETAIL ON THE PLANS. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMISSIBLE CONFLICTS ENCOUNTERED IN THE EXCAVATION FOR THE EXFILLATION TRENCH SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
3. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED FELLOW.

TITLE

310 EXCAVATION, TRENCHING AND BACKFILLING
FOR PIPE STRUCTURES

320 DRAINAGE PIPE

330 STORM SEWER MANHOLES

340 CATCH BASINS

350 SLEETS

360 INLET BURN (EXFILTRATION DRAIN)

ALL EXFILTRATION OR LEAKAGE SHALL BE AS PER STANDARD DETAIL SD-1.1 OF THE MINNISCOTA COUNTY PUBLIC WORKS MANUAL, AND INSTALLED AT THE WORK DEPTH. ELEVATION SHOWN ON THE APPROVED CROSS SECTION DEFLECTED UNDER PLUMBING. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY APPLICABLE STATE OR FEDERAL CODES SHALL BE USED FOR ALL EXFILTRATION TRENCH SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

3. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR EQUIVALENT.

4. ALL DRAINAGE CATCH BASIN FRAMES AND GRATES, AND STORM DRAINAGE WHIRLPOOL RINGS SHALL BE AS MANUFACTURED BY U.S. FOUNDRY OR APPROVED EQUAL.

5. THE TRENCH FILTER FABRIC SHALL BE SUPPLIED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MINNISCOTA COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO HARP ALL SOILS, BOTTOM AND TOP OF THE EXFILTRATION TRENCH, AND THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

6. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE CORRUGATED METAL PIPE (C.M.P.) OR HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E) SELECTED BY THE MANUFACTURERS AND TYPES APPROVED BY THE MINNISCOTA COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE. THE MINNISCOTA COUNTY PUBLIC WORKS DEPARTMENT OF 24 INCHES OVER STORM SEWER AND AROUND UNNECESSARY CROSSING BY CONSTRUCTION VEHICLES DURING MAINTENANCE.

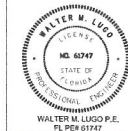
7. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OR SILT AND CONSTRUCTION DEBRIS, PLACE PLYWOOD OR, ON TOP FABRIC BETWEEN THE FRAME AND INLET GRADE UNTIL CONSTRUCTION

VII. PAVING

1. GENERAL
- A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMBROCK BASE.
- B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
- D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER CITY OF WESTLAND STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
- E. CONTRACTOR SHALL REMOVE AND EXPOSE OF THE EXISTING CONC. CURBS & GUTTER, SIDEWALK AND ASPHALT PAVEMENT NEW SIDEWALK, CURBS & GUTTER AND WORK IS PROPOSED TO BE COMPLETED.
- F. NONE OF THE EXISTING LIMBROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMBROCK.
2. TESTING A DENSITY TEST SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, AUTHORIZED BY THE STATE OF FLORIDA, WHEN DIRECTED BY THE HONOLULU COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. **PAVEMENT MARKINGS**
- A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.
- B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (7), INCALCULATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (1), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC OVER ANY/ALL APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.
2. **TRAFFIC SIGNS**
- A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART 1, IN LOCATIONS SHOWN ON PLANS.
- B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND MATERIALS.



New mixed use
building for:

511 TRUMAN
AVENUE,
KEY WEST, FL

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NOTES AND SPECIFICATIONS

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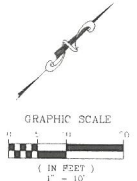




**BLITSTEIN
DESIGN**

285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- PROPOSED CURBING
- EXISTING ELEVATIONS (N.G.V.D)
- DIRECTION OF SURFACE RUNOFF
- PROP. GRADE ELEVATION (NAVD)
- PROP. EXFIL. TRENCH (SEE C300 FOR DETAILS)
- PROP. CONCRETE PAVING (SEE ARCH. PLANS FOR DETAILS)
- PROP. ASPHALT PAVEMENT (REFER TO SHT. CXXX FOR DETAILS)
- PROP. L.A. AREA, REFER TO LA PLANS FOR DETAILS.

NOTE:

- PAVEMENT INSTALLATION WITHIN THE LIMITS OF THE HANDICAP PARKING SPACE SHALL NOT EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
- ROADWAY CONSTRUCTION ALONG THE GUTTERLINE OF TRUMAN AVENUE (S.R. 5/US 1) SHALL MAINTAIN THE EXISTING CURB & GUTTER ELEVATIONS.
- EXISTING AND PROPOSED DRAINAGE INLETS WITHIN F.D.O.T. R/W SHALL BE PRESSURE CLEANED AND VACUUMED OF LOOSE AND DEPOSITED DEBRIS.
- CONTRACTOR SHALL PLACE SEDIMENTATION BARRIERS AND FILTER FABRICS TO PROTECT ALL DRAINAGE INLETS FROM CONTAMINATION, DEBRIS INTRUSION, AND SILT ACCUMULATION DURING CONSTRUCTION PER F.D.O.T. STORMWATER POLLUTION PREVENTION PLAN (SWPPP) STANDARDS.
- ALL WORK ALONG EAST TRUMAN AVENUE (S.R. 5/US 1) INCLUDING BUT NOT LIMITED TO SIDEWALKS, RAMPS, AND/OR CURB AND GUTTER WORK SHALL BE CONSTRUCTED IN ACCORDANCE TO FDOT 2020-21 DESIGN STANDARDS INDEX NO. 300, 304, AND 310 AND FDOT STANDARD SPECIFICATION S22.



WALTER M. LUGO
FL PER 6747

project name

New mixed use building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

F.P./D.M./M.S.

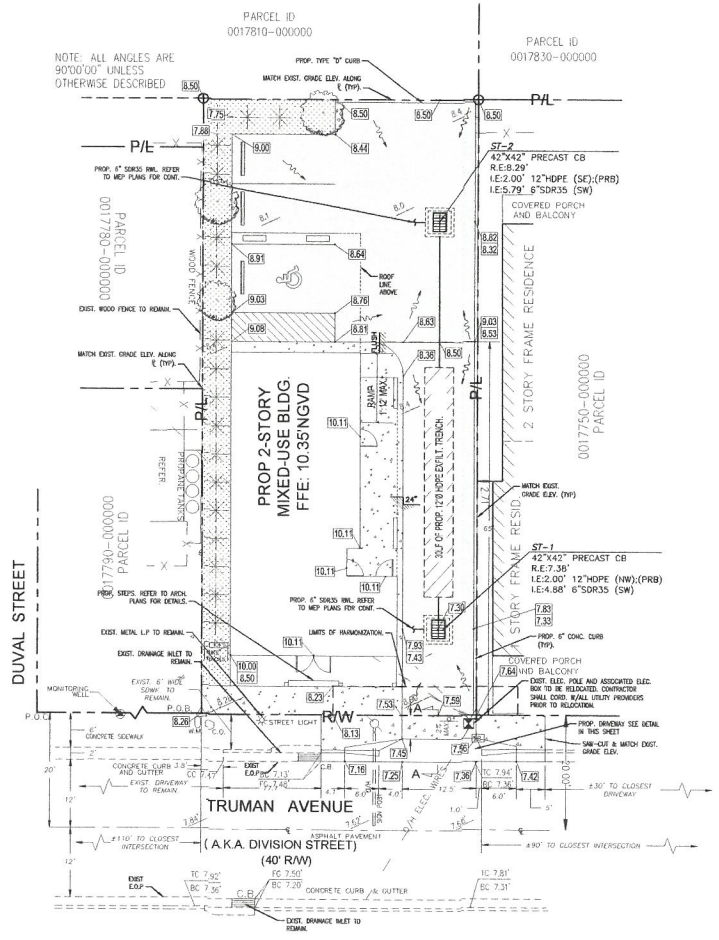
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**PAVING,
GRADING AND
DRAINAGE PLAN**

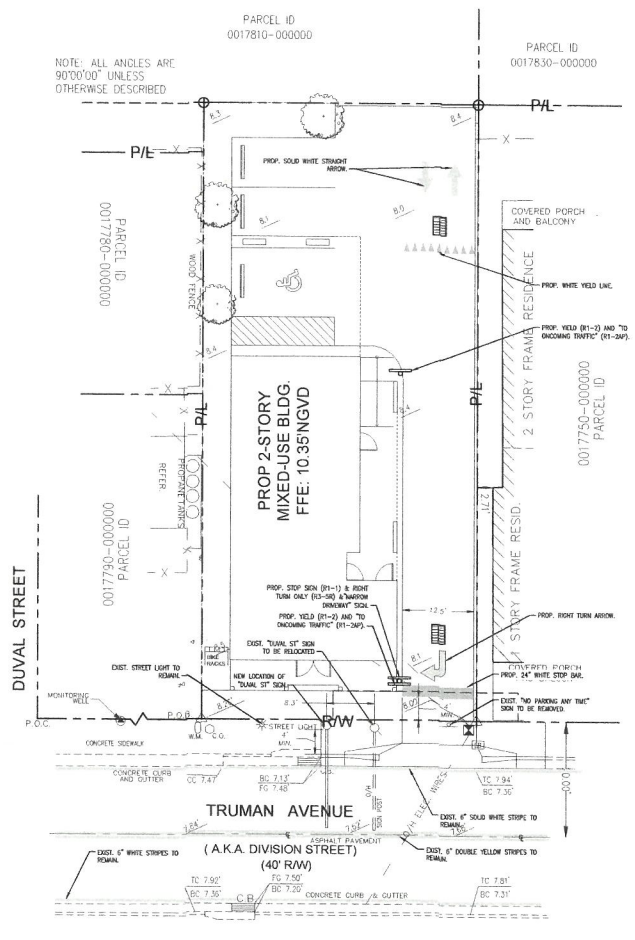
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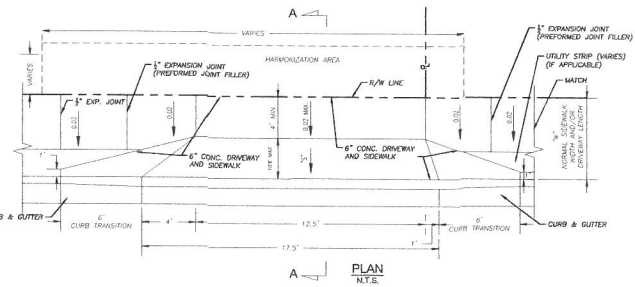
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PAVING, GRADING AND DRAINAGE PLAN



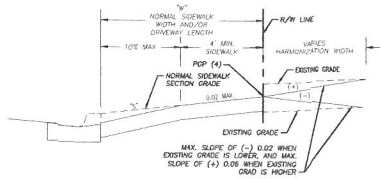
SIGNAGE AND MARKING PLAN



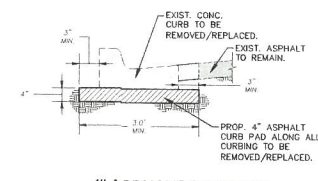
DRIVEWAY DETAILS FOR URBAN CURBED FACILITIES

NOTES:

- THE VALUE OF "S" SHALL NOT BE FLATTER THAN THE SLOPE OF THE SIGNAL, HIGH EXISTING ROW.
- SEE HORIZONTAL PLAN FOR HORIZONTALIZATION AREA LIMITS AND SURFACE FINISHING.



**SECTION A-A
N.T.S.**



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NOTE:

EXISTING CURB AND GUTTERS WITHIN FOOT R/W INDICATED TO BE REMOVED AND/OR REPLACED SHALL BE SAW CUT TO THE NEAREST JOINT TO ALLOW A CLEAN INTERFACE WITH PROPOSED WORK.



RESOLUTION NO. 06-125

VARIANCE: 925 DUVAL ST - 511 TRUMAN AVE

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE SEPARATION OF A DUVAL STREET RESTAURANT AND MULTI-BOOTH SITE FROM ITS TRUMAN AVENUE PARKING AND LANDSCAPE/OPEN SPACE SITE (EACH HAVING A DIFFERENT OWNER) BY GRANTING VARIANCES TO BUILDING SETBACK, BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, LANDSCAPING, OPEN SPACE AND OFF-STREET PARKING REGULATIONS FOR PROPERTY IN THE HRCC-3, HISTORIC RESIDENTIAL COMMERCIAL CORE - DUVAL STREET OCEANSIDE ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, FOR PROPERTY LOCATED AT 925 DUVAL STREET AND 511 TRUMAN AVENUE, KEY WEST, FLORIDA (RE# 00017790-000000 AND 00017750-000000)

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

WHEREAS, the Board of Adjustment finds that granting the variance 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 Board of Adjustment 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 Board of Adjustment finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Board of Adjustment finds that the grant of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Board of Adjustment 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 shall be considered grounds for the issuance of a variance; and

WHEREAS, the Board of Adjustment finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors.

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

Section 1. That variances to BUILDING SETBACK, BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, LANDSCAPING, OPEN SPACE AND OFF-STREET PARKING regulations for property in the HRCC-3, HISTORIC RESIDENTIAL COMMERCIAL CORE - DUVAL STREET OCEANSIDE Zoning District, under the Code of Ordinances of the City of Key West, Florida, are hereby granted as follows to: SECTION 122-750(6)(c.) OF 14.1 FEET, FROM THE 15 FEET MINIMUM REAR BUILDING SETBACK REQUIRED TO THE 0.9 FEET PROPOSED, FOR A DISTANCE OF 16 FEET (EXISTING COOLER ADDITION); SECTION 122-750(4)(a.), OF 2.5 PERCENT FROM THE 50 PERCENT MAXIMUM BUILDING COVERAGE ALLOWED, TO THE 52.5 PERCENT PROPOSED; SECTION 122-750(4)(b.), OF 27.5 PERCENT, FROM THE 60 PERCENT ALLOWED MAXIMUM IMPERVIOUS SURFACE RATIO, TO THE 87.5 PERCENT PROPOSED; SECTION 108-412, OF 11 PERCENT, FROM THE 20 PERCENT MINIMUM LANDSCAPING REQUIRED TO THE 9 PERCENT PROPOSED; SECTION 108-346, OF 11 PERCENT, FROM THE 20 PERCENT MINIMUM OPEN SPACE REQUIRED TO THE 9 PERCENT PROPOSED; AND SECTIONS 108-572 AND 108-573, TO ALLOW REMOVAL OF ALL VEHICLE PARKING SPACES (9 EXISTING, INCLUDING 3 MINIMUM REQUIRED SPACES), TO ALLOW A DRIVEWAY TO BECOME ONE PARKING SPACE, AND TO ADD 8 BICYCLE SPACES ON THE REMAINING RESTAURANT SITE. THE PURPOSE OF THE REQUEST IS TO ALLOW

THE SEPARATION OF A DUVAL STREET RESTAURANT AND MULTI-BOOTH SITE FROM ITS TRUMAN AVENUE PARKING AND LANDSCAPE/OPEN SPACE SITE (EACH HAVING A DIFFERENT OWNER) FOR PROPERTY LOCATED AT 925 DUVAL STREET AND 511 TRUMAN AVENUE, KEY WEST, FLORIDA (RE# 00017790-000000 AND 00017750-000000).

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the 12-month period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance

shall be of no force or effect.

Section 4. This variance does 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 5. 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.

Read and passed on first reading at a regular meeting held this 5th day of April, 2006.

Authenticated by the presiding officer and Clerk of the Board on 6th day of April, 2006.

Filed with the Clerk on April 6, 2006.


MORGAN MCPHERSON, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH CITY CLERK



City of Key West
Planning Department
1300 White Street
Key West, Florida 33040

July 8, 2020

Wayne LaRue Smith
509 Whitehead Street
Key West, FL 33040

**RE: NEW TWO-STORY MIXED-USE STRUCTURE TOTALLING 3,300 SQUARE FEET. FIRST FLOOR TO BE 400SF OF COMMERCIAL FACING TRUMAN AVENUE. REMAINING 2,900 SF TO BE RESIDENTIAL. THREE SURFACE PARKING SPACES AT REAR. DEMOLITION OF EXISTING NON-HISTORIC KIOSK.
FOR: #511 TRUMAN AVENUE - HARC APPLICATION #H2019-0049
KEY WEST HISTORIC DISTRICT**


Dear Mr. LaRue Smith,

On December 19, 2019 the Key West Historic Architectural Review Commission approved with conditions the above-mentioned project. You have submitted all required documents to meet both conditions and therefore the Certificate of Appropriateness H2019-0049 is granted.

You may now apply for the necessary permits and required approvals. Should you have any questions, please do not hesitate to contact our office at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
1300 White Street
Key West, Florida 33040

305.809.3973

etorregrosa@cityofkeywest-fl.gov



CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720
www.cityofkeywest-fl.gov

June 5, 2020

Trepanier & Associates, Inc.
1421 First Street Unit #101
Key West FL 33040

**Re: Award for Year 7 (2019-20) Building Permit Allocation System (BPAS)
511 Truman Avenue RE # 00017750-000000**

Dear Mr. Trepanier:

The Planning Board approved the final determination of award for Year 7 (2019-2020) of the Building Permit Allocation System (BPAS) on May 21, 2020 via Resolution No. 2020-17. Congratulations on your BPAS award allocation for 2 (market rate) BPAS units for property located at 511 Truman Avenue with 0 points.

Per City Code, Section 108-997 (e), building permits shall be obtained within two (2) years of the final determination award date or no later than May 21, 2022. If a building permit is not issued within that timeframe, the allocated units will revert back to the City as a recovered unit for allocation during the following sequential award year.

Please note that the development as proposed will require the following additional approvals to be obtained within the two-year period:

Additional Approvals Required:

1. All applicable building permits.
2. All applicable Planning Board approvals.
3. All applicable Historic Architectural Review Committee (HARC) approvals.
4. All applicable Tree Commission approvals.
5. Arts in Public Places (AIPP) for applicable projects.

Please feel free to contact us with any questions or for clarification. Planning staff is available to meet with you to discuss this or any future applications.

Sincerely,

A handwritten signature in blue ink that reads "Ms. Paul-Leto".

Melissa Paul-Leto, Planner I
305-809-3724
mleto@cityofkeywest-fl.gov

Attachment: Planning Board Resolution 2020-17
Final Ranking

**PLANNING BOARD
RESOLUTION NO. 2020-17**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING BUILDING PERMIT ALLOCATION SYSTEM (BPAS) RANKINGS AND MAKING THE FINAL DETERMINATION OF AWARD OF SEVEN (7) MARKET-RATE UNITS AND THREE (3) AFFORDABLE-RATE UNITS FROM YEAR 7 (JULY 1, 2019 TO JUNE 30, 2020) PURSUANT TO SECTIONS 86-9 AND 108-997 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.


WHEREAS, the City of Key West, Florida, (the 'City') adopted Ordinance No.13-19, which became effective on February 27, 2014, establishing a Building Permit Allocation System ("BPAS") in order to limit the amount of new permanent and transient residential development in the City pursuant to Objective 1-1.16 of the Comprehensive Plan; and


WHEREAS, the BPAS is now codified in Chapter 108, article X of the Land Development Regulations ("LDRs") of the Code of Ordinances (the "Code"); and

WHEREAS, City code Section 108-995 identifies the annual amount of residential development that may be allocated by housing type (affordable, market rate, and transient) using the *Equivalent Single-Family Unit (ESFU) Factors* of City Code Section 108-994; and

WHEREAS, for Year 7 (July 1, 2019-June 30,2020), 46 market-rate units and 45 affordable units are available for allocation; and

WHEREAS, City Code Section 86-9 provides that, upon ranking, in the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee; and





Chairman
Planning Director

WHEREAS, on May 21, 2020, the Planning Board conducted a public hearing regarding the BPAS rankings and Final Determination of Award prepared by the Planning Director; and

WHEREAS, the Planning Board desires to approve the rankings and make the final determination of award for Year 7:

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. The Planning Board approves the attached rankings and makes its Final Determination of Award of seven (7) market-rate units and three (3) affordable-rate units from BPAS Year 7:

Market-Rate:

- One (1) unit with a 1.00 ESFU to 3749 Duck Avenue with 32 points
- One (1) unit with a 1.00 ESFU to 1119 White Street with 5 points
- Two (2) units with a 2.00 ESFU to 511 Truman Avenue with 0 points
- One (1) unit with a 1.00 ESFU to 1300 Newton Street with 0 points
- Two (2) units with a 2.00 ESFU to 724 Eaton Street with 0 points

Affordable-Rate:

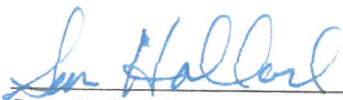
- One (1) unit with a 0.78 ESFU to 724 Eaton Street with 0 points
- One (1) unit with a 0.78 ESFU to 3828 Eagle Avenue with 0 points
- One (1) unit with a 0.78 ESFU to 1232 3rd Street with 0 points

Section 3. This resolution shall go into effect immediately upon the beginning of the appeal period.

Section 4. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations).

Read and passed on first reading at a regularly scheduled meeting held this 21st day of May 2020.

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

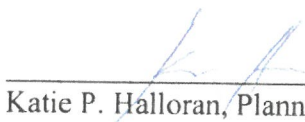


Sam Holland, Chairman, Key West Planning Board

6/2/20

Date

Attest:

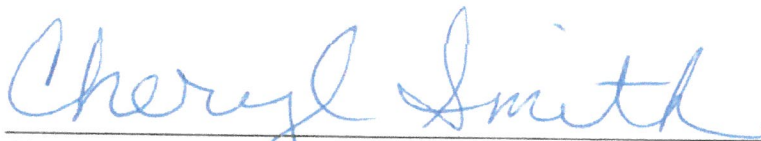


Katie P. Halloran, Planning Director

6/2/2020

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

6-2-2020

Date



Chairman



Planning Director

CITY OF KEY WEST BUILDING PERMIT ALLOCATION SYSTEM (BPAS)
YEAR 7 RANKINGS

YEAR 7 MARKET-RATE BPAS APPLICATIONS														
MARKET-RATE PROJECTS														
3749 Duck Avenue	1	1.00	1.00	Major	5								27	
1119 White Street	1	1.00	1.00	Major	5									32 32
511 Truman Avenue	2	1.00	2.00	Major										5 5 Will require HARC review
1300 Newton Street	1	1.00	1.00	Major										0 0 Will require HARC review
724 Eaton Street	2	1.00	2.00	Minor										0 0 Will require HARC review
TOTAL REQUESTED:	7		7.00											0 0 Will require HARC review
YEAR 6 AFFORDABLE-RATE BPAS APPLICATIONS														
AFFORDABLE-RATE PROJECTS														
724 Eaton Street	1	0.78	0.78	Minor										0 0 Will require HARC Review
3528 Eagle Avenue	1	0.78	0.78	Minor										0 0 Variances to maximum allowed building coverage & impervious surface
1232 3rd Street	1	0.78	0.78	Minor										0 0
TOTAL REQUESTED:	3		2.34											0 0

NOTES:

YEAR 7 MARKET-RATE UNITS AVAILABLE: 46 MAXIMUM

YEAR 7 AFFORDABLE-RATE UNITS AVAILABLE: 45 MINIMUM

In the event that two applications are determined to have the same numerical ranking score, and units are not available to provide awards to both projects, a drawing of lots will determine the awardee.

Warranty Deed

Doc # 2258673 Bk# 3011 Pg# 2494 Recorded 3/4/2020 at 3:38 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$18.50 Deed Doc Stamp \$0.70

Prepared by and return to:

Brett Tyler Smith
Attorney at Law
The Smith Law Firm
509 Whitehead Street
Key West, FL 33040
305-296-0029
File Number: 1076.01

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of February, 2020, between ILAN FRIEDMAN whose post office address is 509 Whitehead Street, Key West, Florida 33040, grantor, and 511 TRUMAN AVENUE, LLC, a Florida limited liability company, whose post office address is 509 Whitehead Street, Key West, Florida 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

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 8 of Tract 4, according to Simonton and Wall's Addition to the City of Key West, which said diagram is recorded in Book "H", on page 669, Monroe County Records, and more particularly described as follows: Commencing at a point of 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 the beginning on Division Street; a/k/a 500 block (or 501) Truman Street, Key West, Florida.

Parcel ID No. 00017750-000000, Alternate Key No. 1018201

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all

Doc. # 2258673 Page Number: 2 of 2

persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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:

Martine Forbes
Witness Name: Martine Forbes

ILAN FRIEDMAN
ILAN FRIEDMAN

Caridad Linares
Witness Name: Caridad Linares

State of Florida
County of ~~Monroe~~

Miami-Dade

The foregoing instrument was acknowledged before me this 28th day of February 2020, by Ilan Friedman, who ☒ is personally known or [] has produced a driver's license as identification.

[Notary Seal]



Jennifer B
Notary Public

Printed Name: Jennifer Perez

My Commission Expires: Nov. 15, 2022

Z:\1076\01\2020-02-18 Warranty Deed (511 Truman).docx

Verification Form



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

I, Owen Trepanier, in my capacity as President
(print name) (print position; president, managing member)

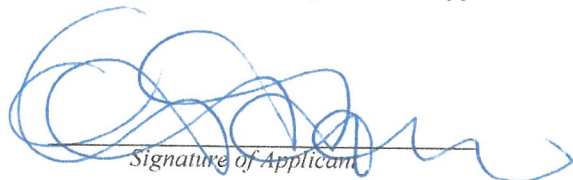
of Trepanier & Associates, Inc.
(print name of entity)

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 Avenue
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.

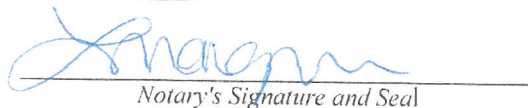
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 01/13/2021 by
date

Owen Trepanier
Name of Applicant

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


Notary's Signature and Seal

Lauren Mongelli
Name of Acknowledger typed, printed or stamped

GG 909917
Commission Number, if any



Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Wayne LaRue Smith as
Please Print Name of person with authority to execute documents on behalf of entity

Registered Agent of 511 Truman Avenue, 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.

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

Subscribed and sworn to (or affirmed) before me on this 13th day of January, 2021
Date

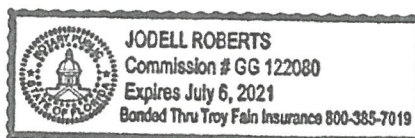
by Wayne LaRue Smith
Name of person with authority to execute documents on behalf of entity owner

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

Joelle Roberts
Notary's Signature and Seal

Joelle Roberts
Name of Acknowledger typed, printed or stamped

GG 122080
Commission Number, if any



Site Plans

ABBREVIATIONS:

A	= ARC
A/C	= AIR CONDITIONER
B.L.D.G.	= BUILDING
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK, STUCCO
CH	= CHORD
CH BR	= CHORD BEARING
C & G	= CURB AND GUTTER
C.F.	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D	= DEGREE
DIP	= DELTA
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
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
R.L.S.	= 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
FLOOD NUMBER 12087C1516
SUFFIX K
DATE OF FIRI 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
- ELEVATIONS
- TRAFFIC LANE FLOW
- CENTER LINE
- MONUMENT LINE
- DIAMETER.

SURVEYOR'S NOTES:

- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
- LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
- 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.
- ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
- THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
- THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929 UNLESS OTHERWISE NOTED.
- BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
- 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).
- COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
- 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.
- 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 OR 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 particularly 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) 534-4658 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. LS6755
STATE OF FLORIDA

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

REVISIONS

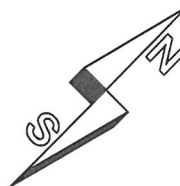
SURVEYOR'S CERTIFICATE:

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:
\\FRED\Island Surveying\Drawings\Key West\Book 76\511 Truman Ave\511 TRUMAN.dwg

BOUNDARY SURVEY

511 TRUMAN AVENUE

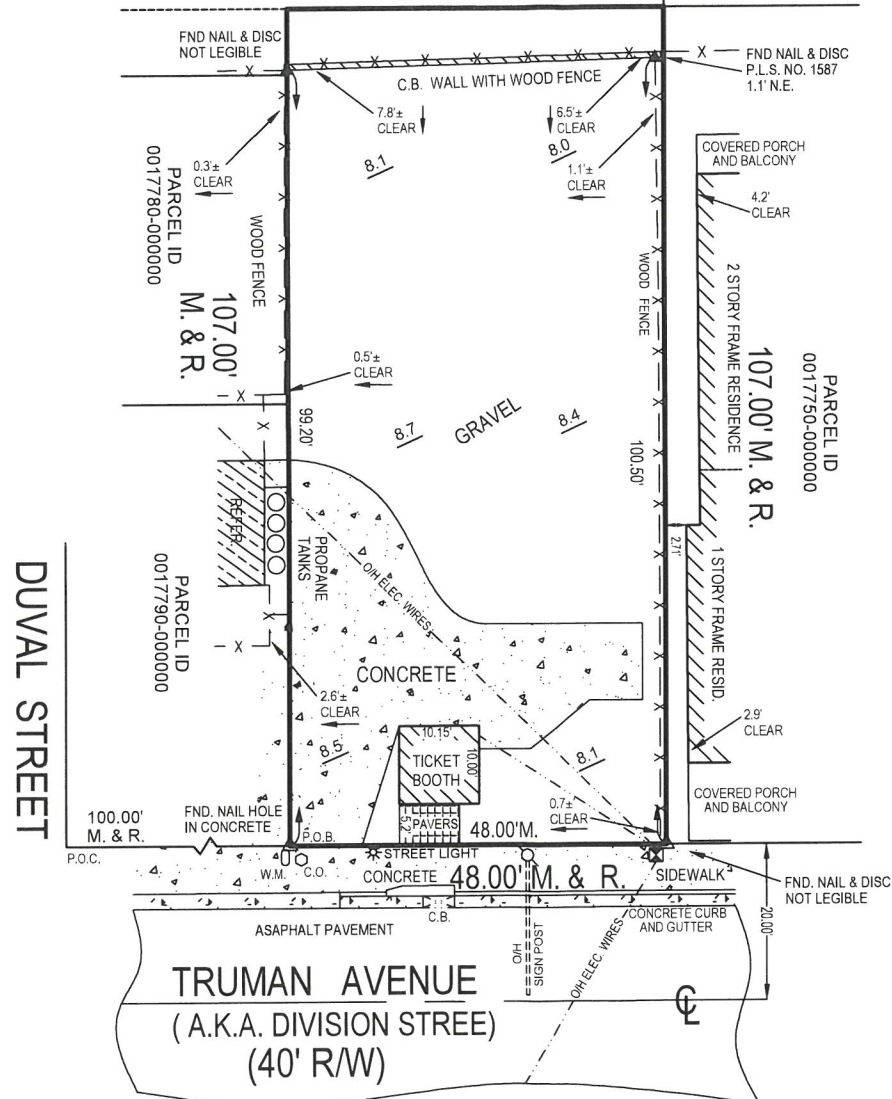


NOTE: ALL ANGLES ARE
90°00'00" UNLESS
OTHERWISE DESCRIBED

PARCEL ID
0017810-000000

PARCEL ID
0017830-000000

48.00' M. & R.



MIXED USE BUILDING FOR:

511 TRUMAN AVE.

KEY WEST, FLORIDA 33040

INDEX:

COVER
RENDERINGS

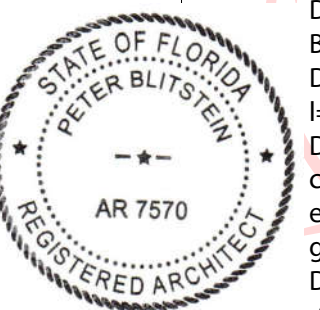
A-1	SITE PLAN / SITE DATA
A-2	FLOOR PLANS
A-3	COLOR ELEVATIONS
A-4	COLOR ELEVATIONS
A-5	FRONT CONTEXT ELEVATION
A-6	SECTIONS



BLITSTEIN
DESIGNarchitects

285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



Digitally signed by Peter
Blitstein
DN: c=US, st=Florida,
l=Coral Gables, o=Blitstein
Design Associates,
cn=Peter Blitstein,
email=peter@blitsteindesi
gn.com
Date: 2021.05.14 10:19:58
-04'00'

project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

F.P./D.M./M.S.

sheet title

COVER

SCALE: AS SHOWN

sheet number







BLITSTEIN
DESIGNarchitects

285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



Digitally signed by Peter Blitstein
DN: c=US, st=Florida, l=Coral Gables, o=Blitstein Design Associates, cn=Peter Blitstein, email=peter@blitsteindesign.com
Date: 2021.05.14 10:21:07 -04'00'



project name

New mixed use building for:

511 TRUMAN AVENUE,
KEY WEST, FL

date

revisions

drawn by

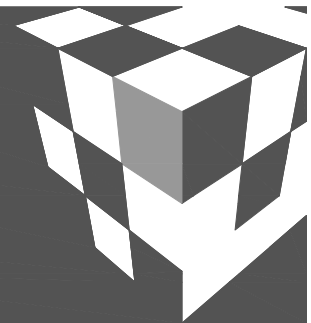
F.P./D.M./M.S.

sheet title

RENDERINGS

SCALE: AS SHOWN

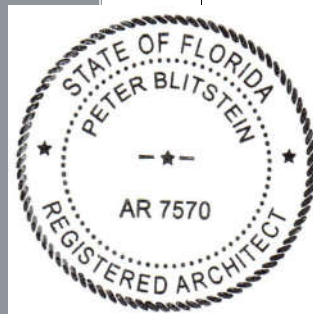
sheet number



BLITSTEIN
DESIGNarchitects

285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



Digitally signed by Peter
Blitstein
DN: c=US, st=Florida,
l=Coral Gables, o=Blitstein
Design Associates, cn=Peter
Blitstein,
email=peter@blitsteindesig
n.com
Date: 2021.05.14 10:21:57
-04'00'

project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

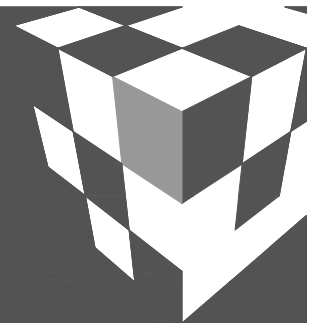
F.P./D.M./M.S.

sheet title

RENDERINGS

SCALE: AS SHOWN

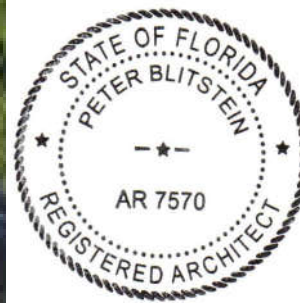
sheet number



BLITSTEIN
DESIGNarchitects

285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



Digitally signed by Peter
Blitstein
DN: cn=US, st=Florida, l=Coral
Gables, o=Blitstein Design
Associates, cn=Peter
Blitstein,
email=peter@blitsteindesign
.com
Date: 2021.05.14 10:23:10
-04'00'

project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

F.P./D.M./M.S.

sheet title

**AERIAL
VIEW**

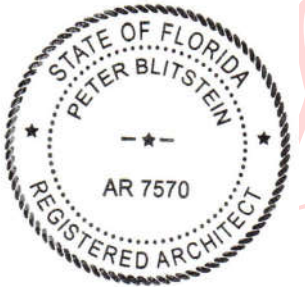
SCALE: AS SHOWN

sheet number



285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



Digitally signed by Peter Blitstein
DN: c=US, st=Florida, l=Coral Gables, o=Blitstein Design Associates, cn=Peter Blitstein, email=peter@blitsteindesign.com
Date: 2021.05.14 14:12:30 -04'00'

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project name
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New mixed use
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**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

F.P./ D.M./ M.S.

sheet tittle

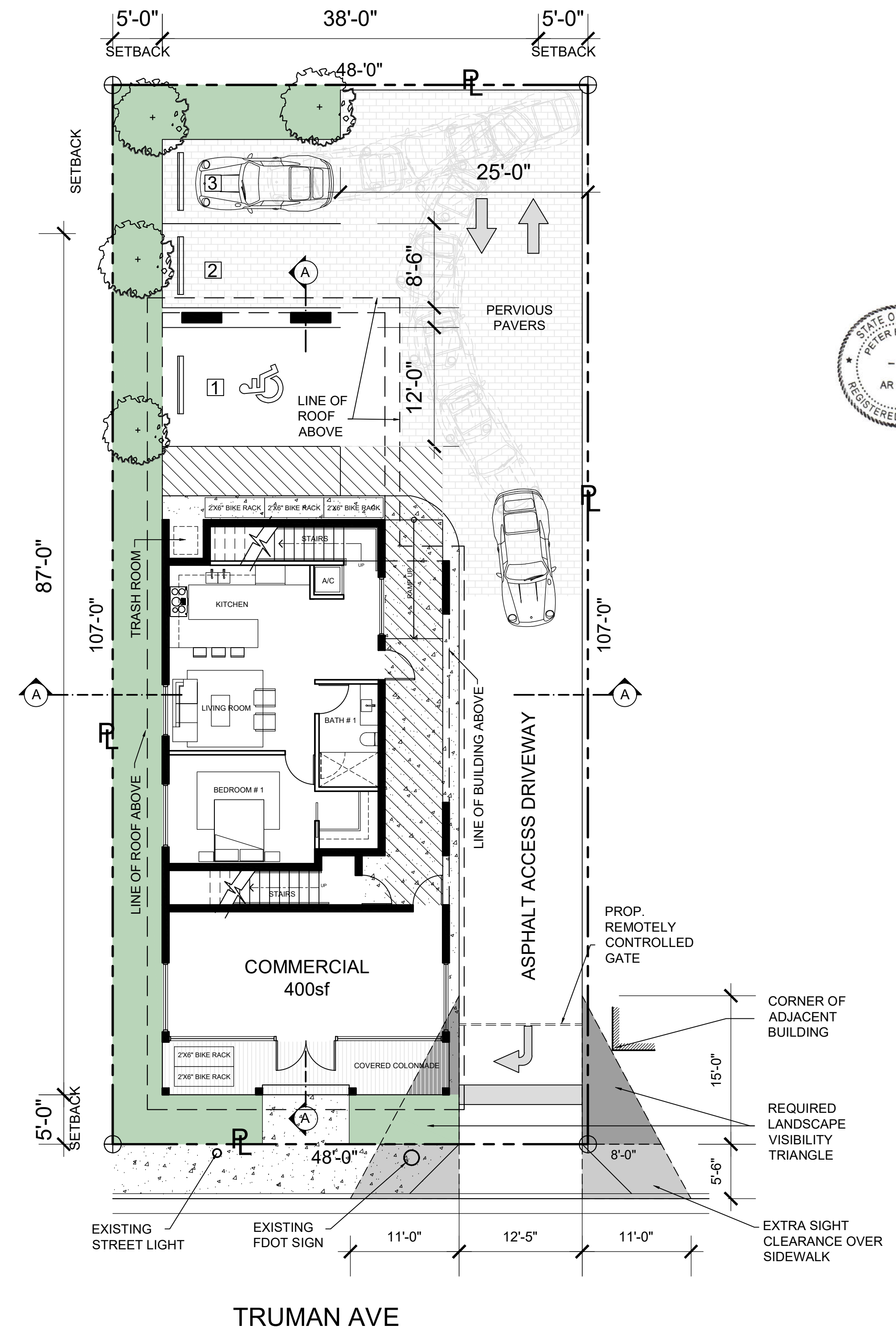
SITE PLAN

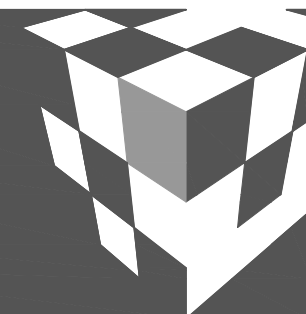
SCALE: AS SHOWN

sheet number

A-1

SITE DATA			
ZONING		HISTORIC RESIDENTIAL COMMERCIAL CORE 3	
<div> <div>LOT AREA</div> <div>5,136 sf (0.11 ACRES)</div> </div> <div> <div>PROPOSED USE</div> <div>MIXED USED BUILDING (COMMERCIAL + RESIDENTIAL)</div> </div> <div> <div></div> <div>1 COMMERCIAL SPACE 2 RESIDENTIAL UNITS</div> </div>			
	EXISTING	ALLOWED / REQ	PROVIDED
MAX F.A.R. = 1.0	2% (101 S.F.)	5,136 sf	(7.8%) 400 sf
OPEN SPACE	1% (60 S.F.)	33% (1,695 s.f.)	(40.1%) 2,062 sf
LANDSCAPING	1% (60 S.F.)	20% (1,027 S.F.)	(14.58%) 749.11 sf
IMPERVIOUS SURFACE AREA	99% (5,084 S.F.)	60% (3,081.6 sf)	(59.8%) 3,074 sf
BUILDING COVERAGE	2% (101 S.F.)	50% (2,568 sf)	(47.9%) 2460.95 sf
BUILDING HEIGHT	10 FT.	35'-0"	25'-6"
SETBACKS			
FRONT (TRUMAN AVENUE)	5'-0"	5'-0" min	3'-6"
SIDE (LEFT)	5'-0"	5'-0" min	3'-6"
SIDE (RIGHT)	5'-0"	5'-0" min	5'-0"
REAR	15'-0"	15'-0" min	15'-0"
PARKING (TYP SPACE 8'-6"x18'-0") (HC SPACE 12'-0"x18'-0")			
	EXISTING	REQUIRED	PROVIDED
COMMERCIAL - OFFICE / RETAIL	1	1.3	1
RESIDENTIAL	N/A	2	2
H.C. (INCLUSIVE)	0	1	1
TOTAL	8	3.3	3
BICYCLE PARKING (TYP SPACE 2'-0"x6'-0")			
	EXISTING	REQUIRED	PROVIDED
COMMERCIAL	1	25% (0.1)	2
RESIDENTIAL	N/A	10% (0.2)	3
TOTAL	1	10% (0.3)	5

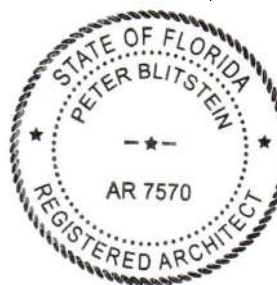




BLITSTEIN
DESIGNarchitects

285 Sevilla Avenue
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Fax (305) 444-0181

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Associates, cn=Peter Blitstein,
email=peter@blitsteindesign.
com
Date: 2021.05.14 10:24:59
-04'00'

project name

New mixed use
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**511 TRUMAN
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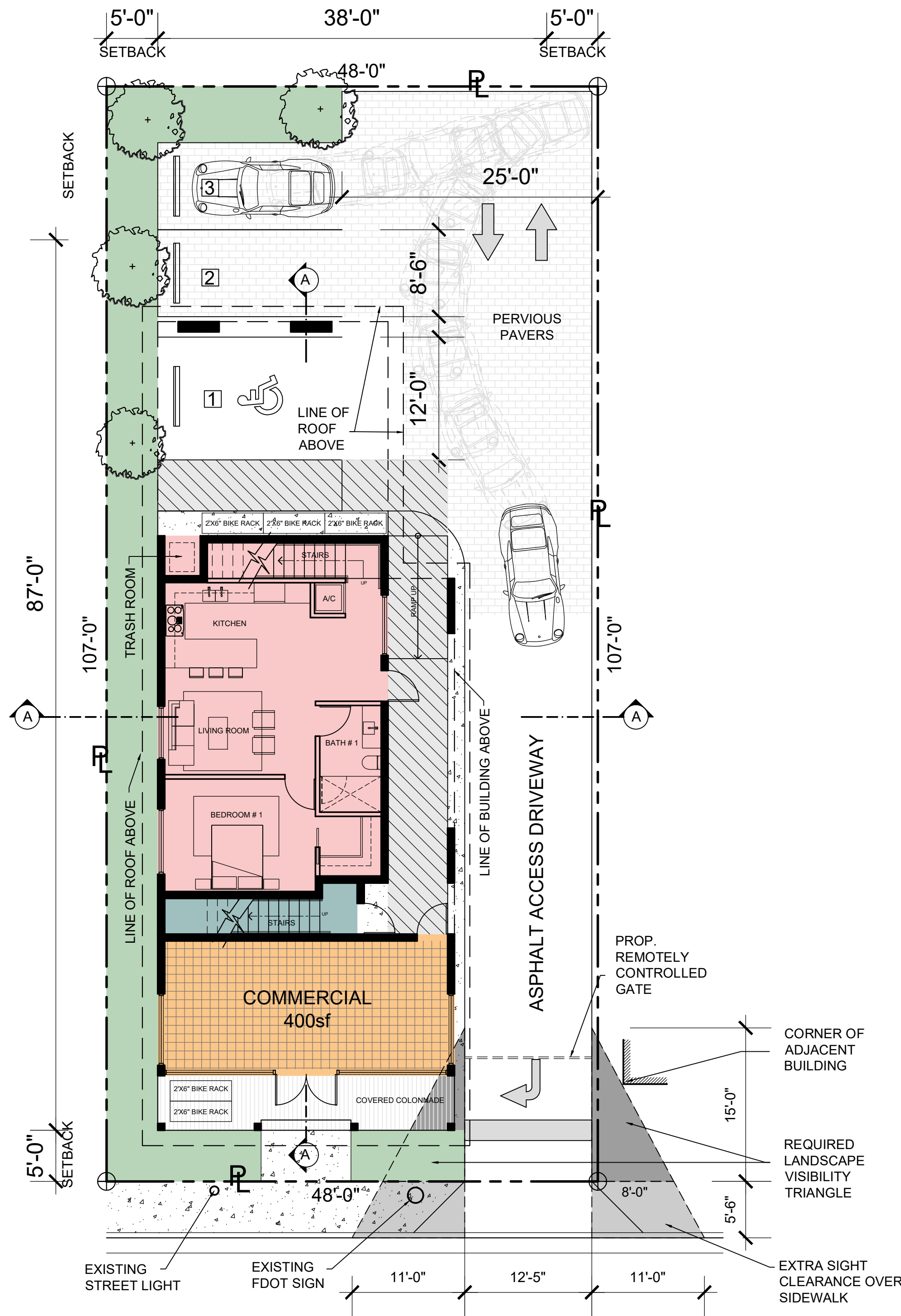
FLOOR PLANS

SCALE: AS SHOWN

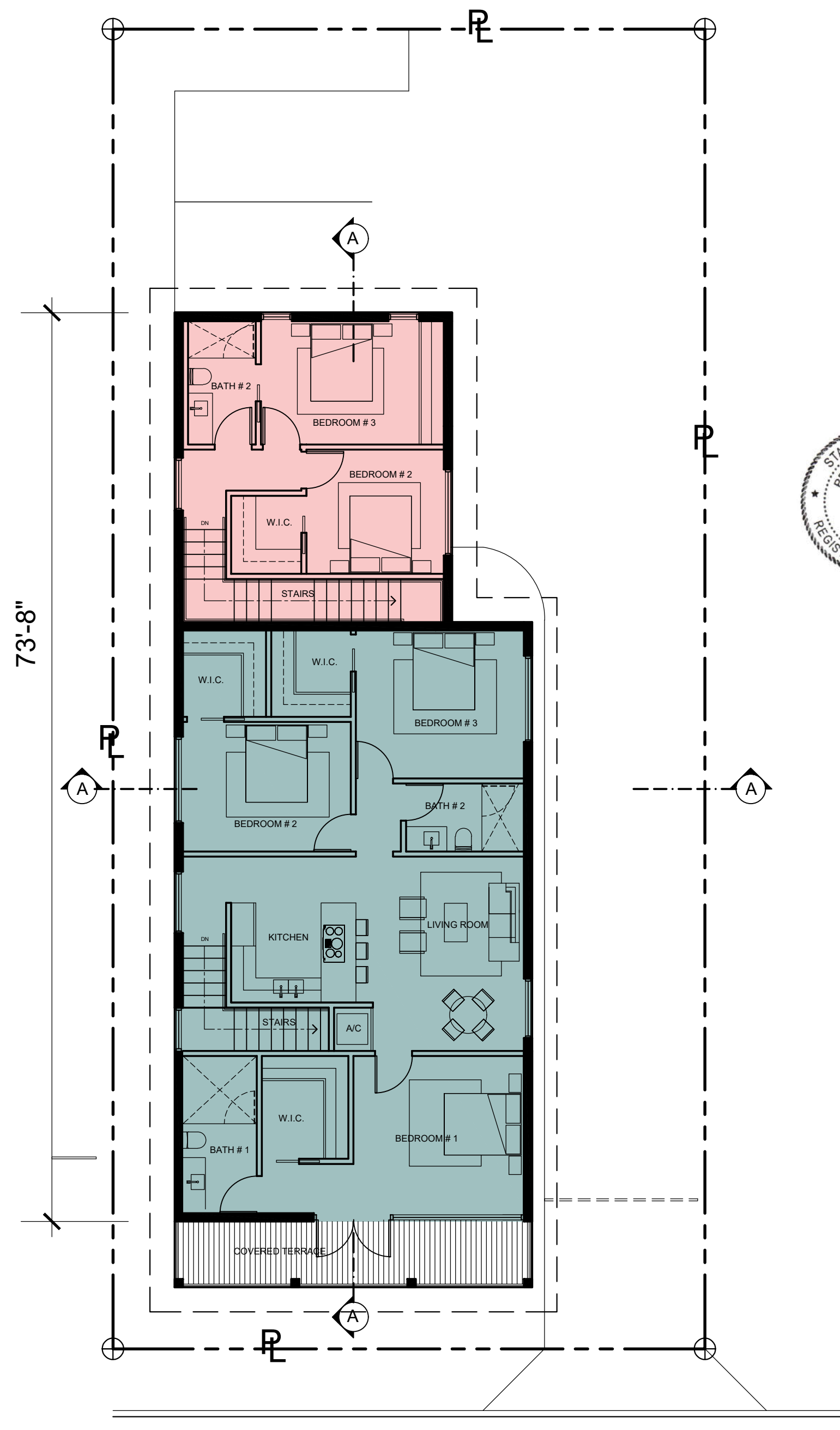
sheet number

A-2

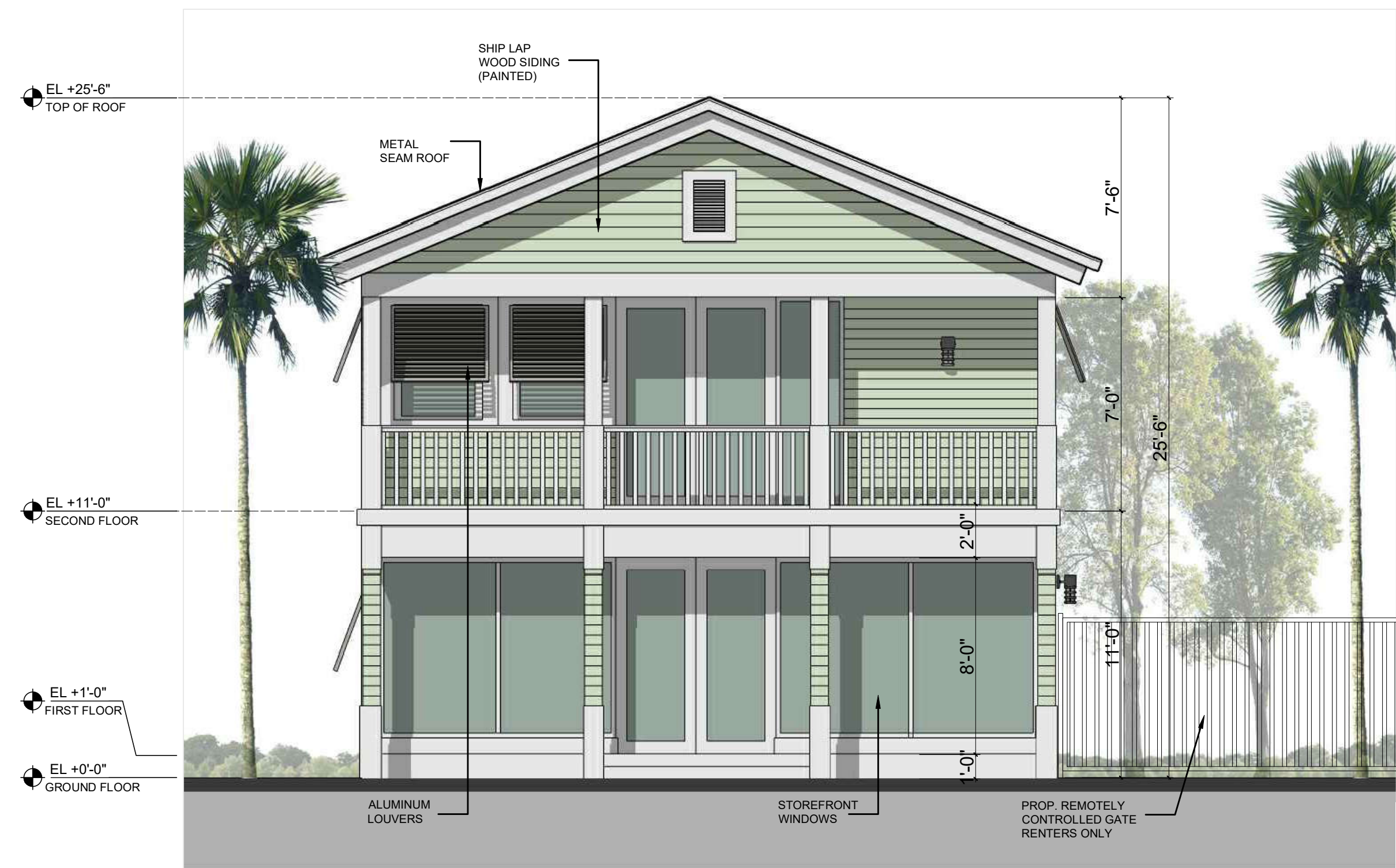
- UNIT A
(3 BED / 2 BATH)
- UNIT B
(3 BED / 2 BATH)
- COMMERCIAL



LEVEL 1
TOTAL AREA = 1,256 S.F.



LEVEL 2
TOTAL AREA = 2,000 S.F.



SOUTH-EAST ELEVATION (FRONT)

SCALE: 1/4" = 1' - 0"



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DN: c=US, st=Florida, l=Coral Gables, o=Blitstein Design Associates, cn=Peter Blitstein, email=peter@blitsteindesign.com
Date: 2021.05.14 10:26:49 -0400



NORTH-EAST ELEVATION

SCALE: 1/4" = 1' - 0"

project name

New mixed use building for:

511 TRUMAN AVENUE, KEY WEST, FL

date

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F.P./ D.M./ M.S.

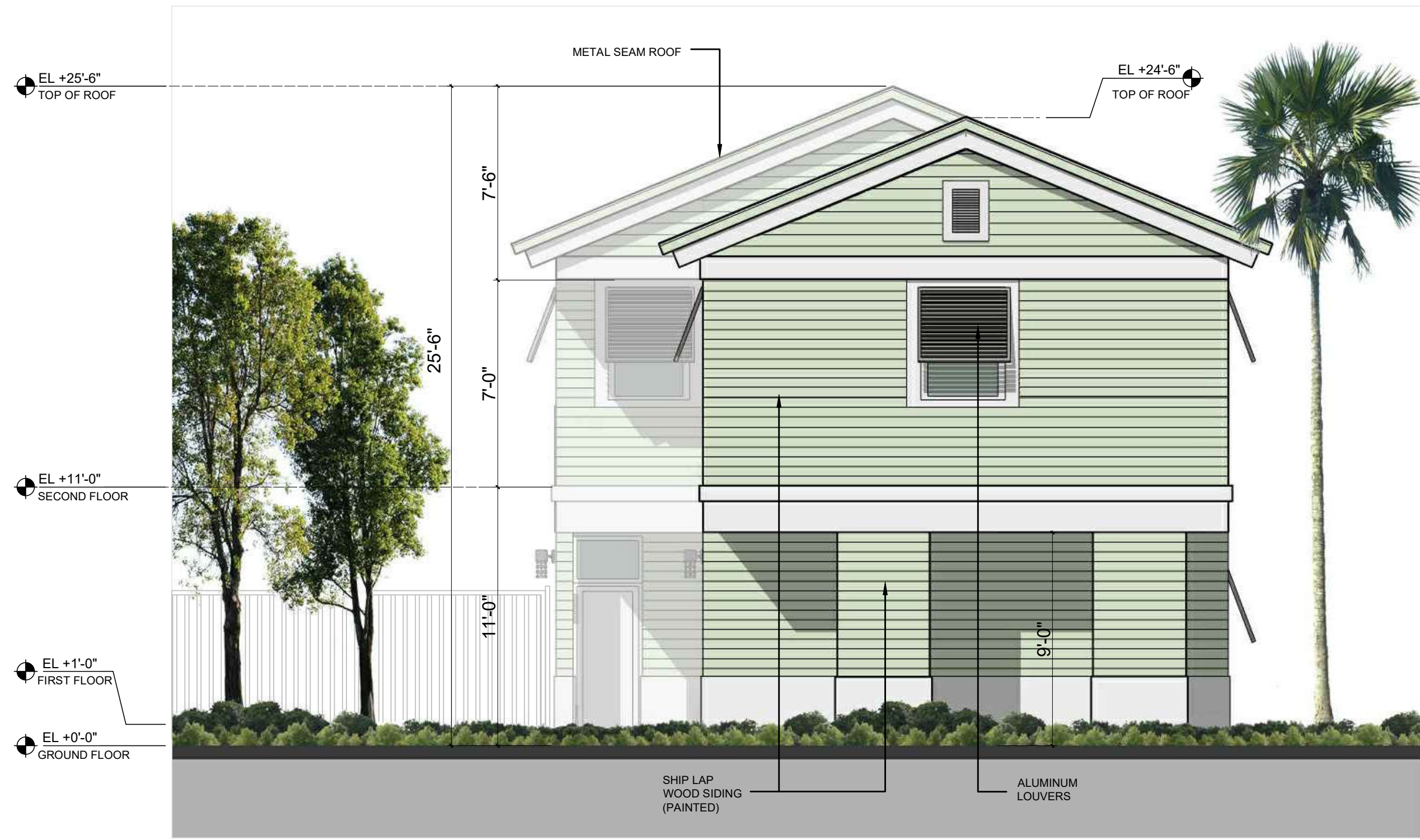
sheet title

EXTERIOR ELEVATIONS

SCALE: AS SHOWN

sheet number

A-3



NORTH-WEST ELEVATION (REAR)

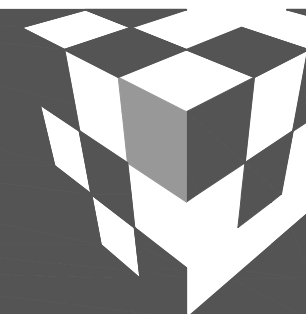
SCALE: 1/4" = 1' - 0"



SOUTH-WEST ELEVATION

SCALE: 1/4" = 1' - 0"

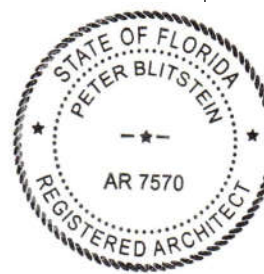
project name
New mixed use building for:
511 TRUMAN AVENUE, KEY WEST, FL
date
revisions
drawn by
F.P./ D.M./ M.S.
sheet title
EXTERIOR ELEVATIONS
SCALE: AS SHOWN
sheet number
A-4



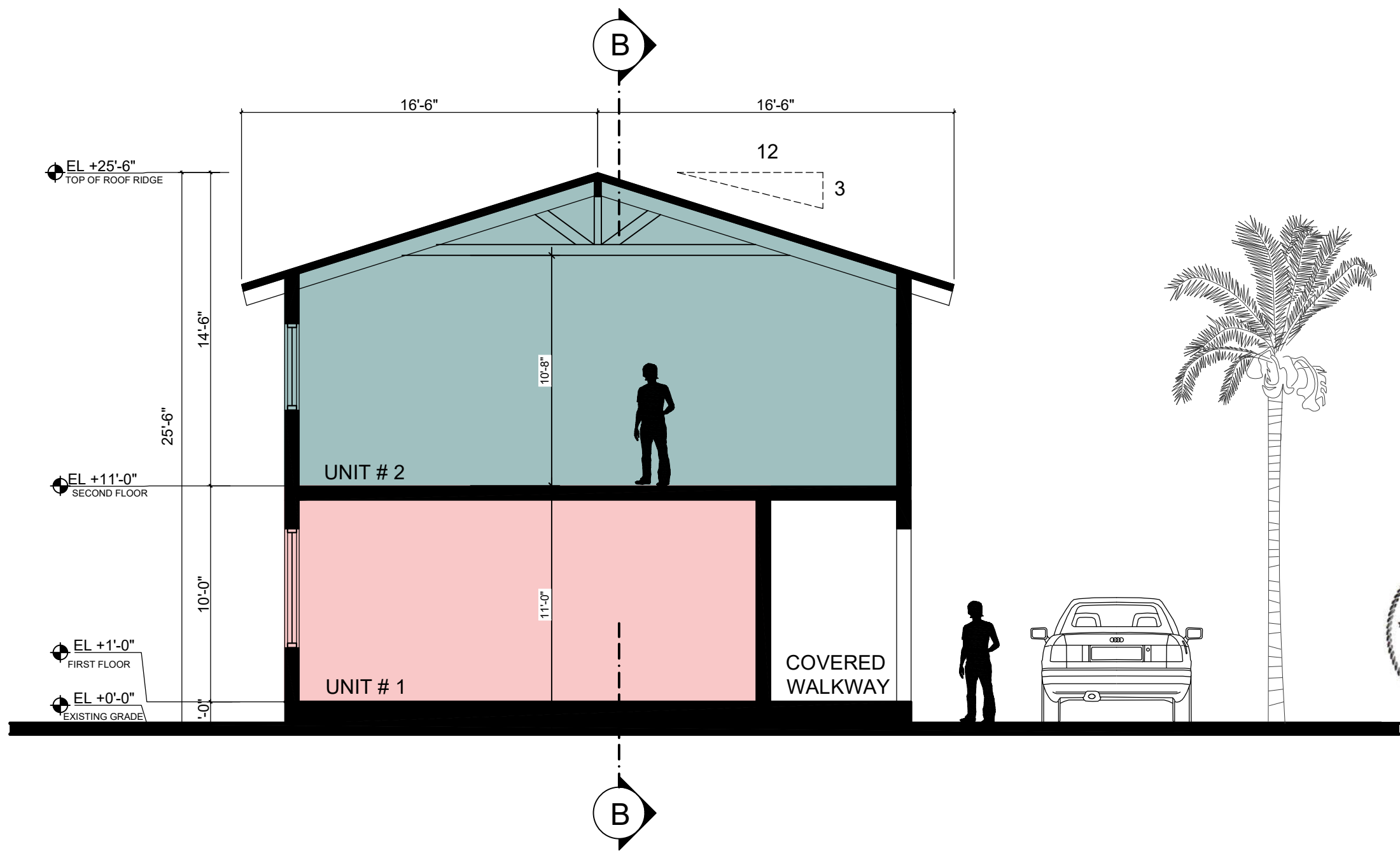
BLITSTEIN
DESIGNarchitects

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33134
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Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570

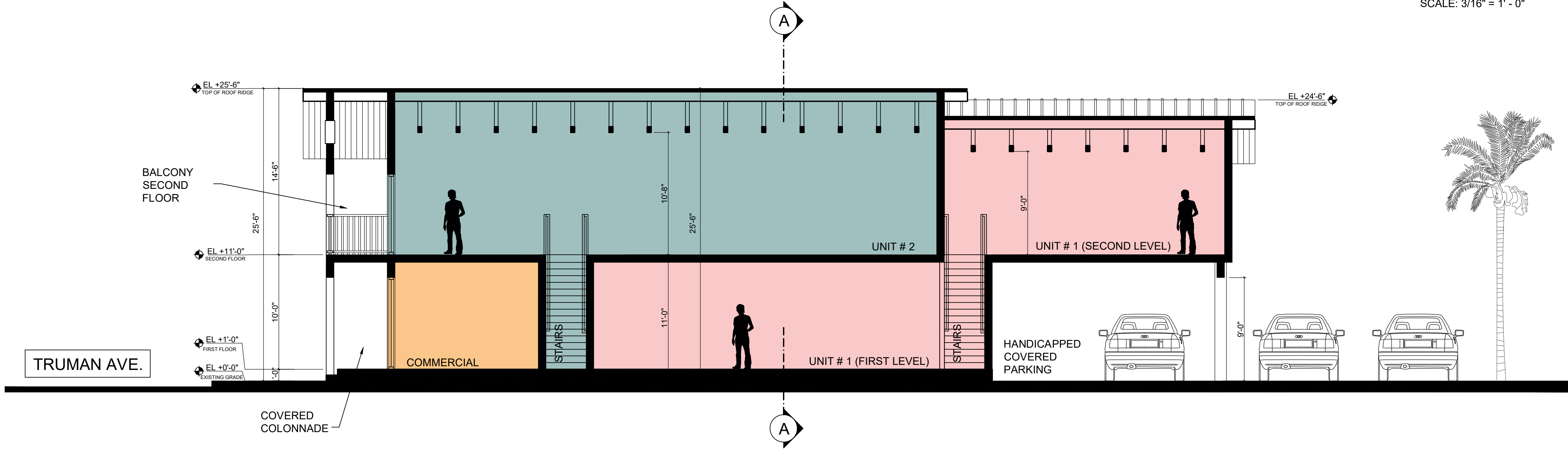


Digitally signed by Peter
Blitstein
DN: cn=U.S. st=Florida, l=Coral
Gables, o=Blitstein Design
Associates, cn=Peter Blitstein,
email=peter@blitsteindesign.c
om
Date: 2021.05.14 10:30:24
-04'00'



TRANSVERSAL SECTION (A - A)

SCALE: 3/16" = 1' - 0"



LONGITUDINAL SECTION (B - B)

SCALE: 3/16" = 1' - 0"

project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

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sheet title

SECTIONS

SCALE: AS SHOWN

sheet number

A-6

Site Visit

























Additional Information



Summary

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



Owner

511 TRUMAN AVENUE LLC
 509 Whitehead St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,103	\$1,162	\$1,220	\$1,278
+ Market Land Value	\$596,546	\$752,167	\$729,826	\$342,263
= Just Market Value	\$597,649	\$753,329	\$731,046	\$343,541
= Total Assessed Value	\$457,252	\$415,684	\$377,895	\$343,541
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$597,649	\$753,329	\$731,046	\$343,541

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	Quantity	Units	Grade
TIKI	1999	2000	1	144 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or 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

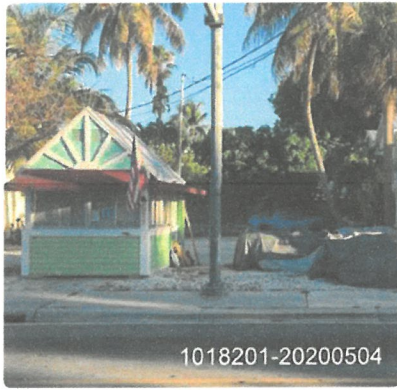
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
02/2434	9/12/2002		\$1		AWNINGS
19-4486	12/16/2000	12/19/2019	\$1,050	Commercial	ELECTRICAL

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, 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

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Version 2.3.100

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name EZ RIDERS RENTALS

Location Addr 511 TRUMAN AVE

Lic NBR/Class LIC2020-000315 MISCELLANEOUS OTHER SERVICES

Issued Date 10/5/2020 **Expiration Date: September 30, 2021**

MISCELLANEOUS OTHER SERVICE

Comments: TICKET SALES

Restrictions:

EZ RIDERS RENTALS
C/O JEREMY CARR
1127 KEY PLAZA #449
KEY WEST , FL 33040

This document must be prominently displayed.

CARRCO ENTERPRISES LLC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name EZ RIDERS RENTALS

Location Addr 511 TRUMAN AVE

Lic NBR/Class LIC2019- TRANSPORTATION SERVICES
000962

Issued Date 10/5/2020 **Expiration Date: September 30, 2021**

BICYCLES EQUIPMENT AND OTHER NON MOTOR DRIVEN RENTALS

Comments: BICYCLE RENTALS

Restrictions: NON-MOTOR DRIVEN RENTALS ONLY

EZ RIDERS RENTALS
C/O JEREMY CARR
1107 KEY PLAZA #449
KEY WEST, FL 33040

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CARRCO ENTERPRISES LLC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name FRIEDMAN, ILAN

Location Addr 511 TRUMAN AVE

Lic NBR/Class LIC2019-000259 PROPERTY RENTAL

Issued Date 8/25/2020

Expiration Date: September 30, 2021

PARKING LOT

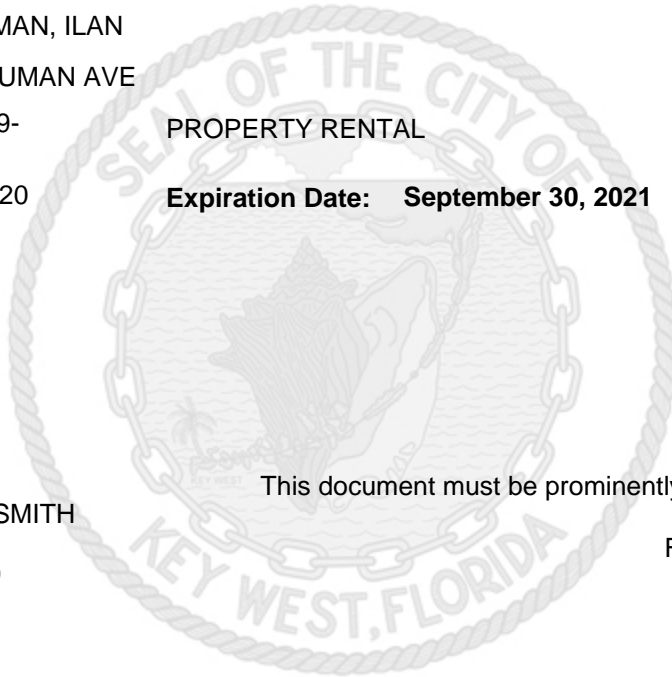
Comments:

Restrictions:

FRIEDMAN, ILAN
C/O WAYNE LARUE SMITH
509 WHITEHEAD ST
KEY WEST, FL 33040

This document must be prominently displayed.

FRIEDMAN, ILAN



CITY OF KEY WEST, FLORIDA

Business Tax Receipt

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P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name FRIEDMAN, ILAN

Location Addr 511 TRUMAN AVE

Lic NBR/Class LIC2019- MISCELLANEOUS OTHER SERVICES
000258

Issued Date 8/25/2020 **Expiration Date: September 30, 2021**

MISCELLANEOUS OTHER SERVICE

Comments: BOOTH RENTAL

Restrictions:

FRIEDMAN, ILAN
C/O WAYNE LARUE SMITH
509 WHITEHEAD ST
KEY WEST , FL 33040

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FRIEDMAN, ILAN