



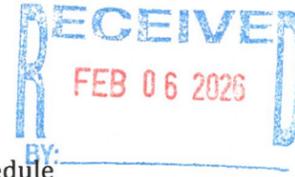
VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Variance Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

After the Fact Application Fee Schedule

After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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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: 1402 Virginia Street

Zoning District: HMDR

Real Estate (RE) #: 00034220-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Carlos Rojas Mailing Address: 2012 Roosevelt Dr

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 3059233567 Office: _____ Fax: _____

Email: ArchitectKW@hotmail.com

PROPERTY OWNER: (if different than above)

Name: Yolande + Chris Wild Mailing Address: 1402 Virginia St

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 3053095566 Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Left side enclose existing storage, Right side add a closet

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

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? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

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.*

SEE DRAWINGS

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				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or No. 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.

undersized lot, Historic structure, enclosure
is existing

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

storage room was existing when they purchased it.

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.

Building stays within all other setbacks and
Dimensional regulations

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.

undersized lot and an existing historic footprint.

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.

enclosure existing is the minimum.

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.

There is no harm to the public interest or welfare

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.

No other property is mentioned in this application

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."

Handwritten notes in blue ink, partially legible.

Handwritten notes in blue ink, partially legible.

Handwritten notes in blue ink, partially legible.

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

variance and after the fact

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 00034220-000000
 Account# 1035149
 Property ID 1035149
 Millage Group 10KW
 Location 1402 VIRGINIA St, KEY WEST
 Address
 Legal KW ISLAND CITY SUB PB1-26 PT LTS 1-2 SQR 3 TR 14 G39-204 G45-171 OR241-7
 Description OR573-537 OR832-1382 OR861-2113 OR1034-426 OR1063-50 OR1104-1121 OR3268-1882 OR3271-1154 OR3275-2385
 (Note: Not to be used on legal documents.)
 Neighborhood 6149
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

WILD WILLIAM CHRISTOPHER
 1402 Virginia St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$130,181	\$126,414	\$120,158	\$123,320
+ Market Misc Value	\$4,101	\$2,681	\$2,807	\$2,933
+ Market Land Value	\$773,813	\$767,142	\$810,502	\$543,670
= Just Market Value	\$908,095	\$896,237	\$933,467	\$669,923
= Total Assessed Value	\$908,095	\$218,917	\$212,541	\$206,351
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$908,095	\$193,917	\$187,541	\$181,351

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$767,142	\$126,414	\$2,681	\$896,237	\$218,917	\$25,000	\$193,917	\$500,000
2023	\$810,502	\$120,158	\$2,807	\$933,467	\$212,541	\$25,000	\$187,541	\$500,000
2022	\$543,670	\$123,320	\$2,933	\$669,923	\$206,351	\$25,000	\$181,351	\$463,572
2021	\$333,540	\$109,136	\$3,061	\$445,737	\$200,341	\$25,000	\$175,341	\$245,396
2020	\$333,540	\$111,798	\$3,187	\$448,525	\$197,575	\$25,000	\$172,575	\$250,950
2019	\$393,577	\$94,542	\$3,314	\$491,433	\$193,133	\$25,000	\$168,133	\$298,300
2018	\$483,633	\$95,837	\$3,440	\$582,910	\$189,532	\$25,000	\$164,532	\$393,378

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
RESIDENTIAL DRY (010D)	3,270.00	Square Foot	0	0

Buildings

Building ID	2727	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1928
Building Type	S.FR. - R1 / R1	EffectiveYearBuilt	2005
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1194	Roof Type	GABLE/HIP
Finished Sq Ft	697	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	116	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	28	Grade	450
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	425	0	122
FLA	FLOOR LIV AREA	697	697	116
OPU	OP PR UNFIN LL	72	0	36
TOTAL		1,194	697	274

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WOOD DECK	1987	1988	4 x 20	1	80 SF	1
FENCES	2013	2014	65 x 4	1	260 SF	2
FENCES	2013	2014	100 x 6	1	600 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/7/2024	\$1,009,000	Warranty Deed	2461601	3275	2385	19 - Unqualified	Improved		
4/15/2024	\$0	Order (to be used for Order Det. Heirs, Probate in	2458103	3271	1154	30 - Unqualified	Improved		
8/1/1989	\$168,000	Warranty Deed		1104	1121	Q - Qualified	Improved		
8/1/1988	\$100,000	Warranty Deed		1063	50	U - Unqualified	Improved		
11/1/1987	\$67,500	Warranty Deed		1034	426	Q - Qualified	Improved		
8/1/1982	\$3,800	Warranty Deed		861	2113	U - Unqualified	Improved		
4/1/1981	\$49,500	Warranty Deed		832	1382	Q - Qualified	Improved		

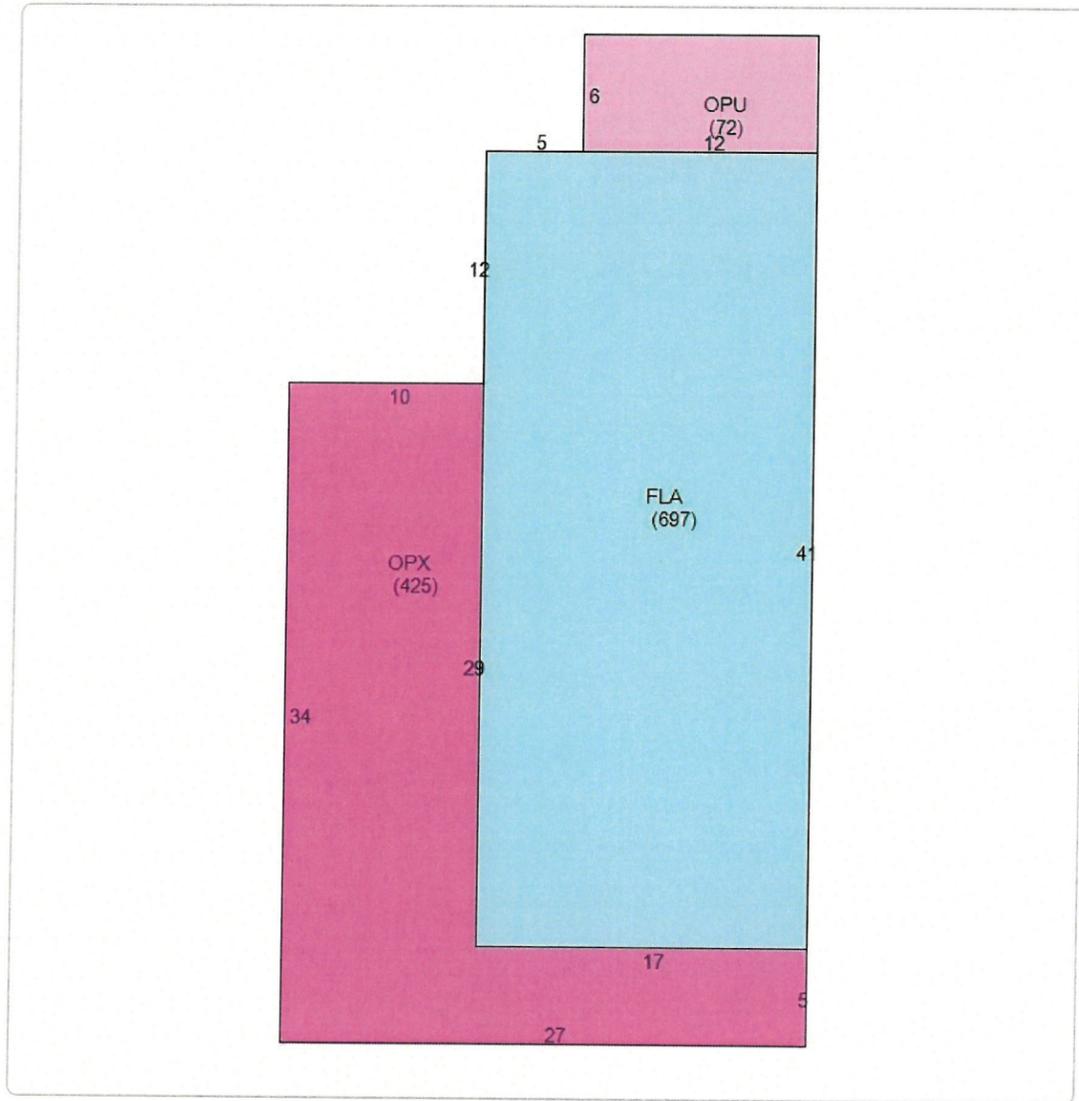
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-2062	07/30/2024	Completed	\$6,300	Residential	wire of 3 GFIs, 6 recess lights, 4 switch's, 2 fans
24-1920	07/18/2024	Completed	\$2,500		Re-roof 247sq ft section of roof to 5V Crimp 26ga Metal Roof
13-4914	02/10/2014	Completed	\$475	Residential	1 AWNING APPROX 60"W x 36" PROJECTION, AWNING FABRIC TO BE #6037 FOREST GREEN SUNBRELLA.
13-1821	04/29/2013	Completed	\$4,850	Residential	REPLACE SIDING WITH NEW 1/2" X 6" PINE REMOVE OLD DECK AND BRACE REMAINING 5' X 20" BACK PORCH, REINFORCE SILLS WHERE NEEDED.
12-3703	10/31/2012	Completed	\$8,200	Residential	BUILD 165 LF PICKET FENCH 100 @ 6' AND 65 @ 4' INSTALL 2 ENTRY GATES
12-912	03/12/2012	Completed	\$12,000	Residential	16 SQS RE ROOF METAL SHINGLES
09-3178	09/18/2009	Completed	\$1,850	Residential	REPLACE 65LF OF 4" CAST IRON PIPING WITH 4" PVC PIPING.
07-0378	01/24/2007	Canceled	\$12,000	Residential	REPLACE 832 SF SIDING,TRIM & FRONT PORCH CEILING & PAINT
98-2989	09/29/1998	Completed	\$500	Residential	REPLACE RISER(STORM DAMAG
E95-0991	03/01/1995	Completed	\$800	Residential	200 AMP SERVICE

View Tax Info

[View Taxes for this Parcel](#)

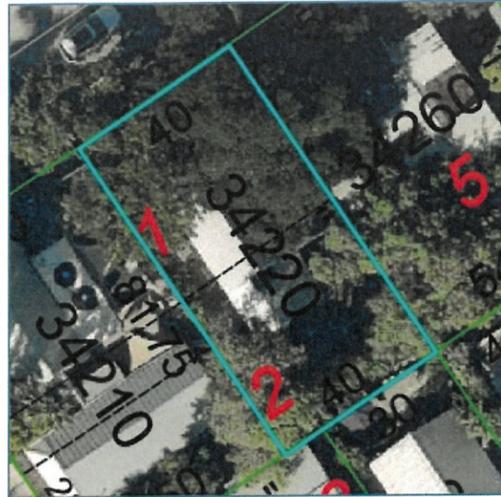
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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: 1/31/2026, 2:03:21 AM

[Contact Us](#)

Developed by
 SCHNEIDER
GEOSPATIAL

City of Key West
Planning Department

1402 Virginia Street

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, William C. Yolande Wild authorize
Please Print Name(s) of Owner(s) as appears on the deed

Carlos Rojas
Please Print Name of Representative

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

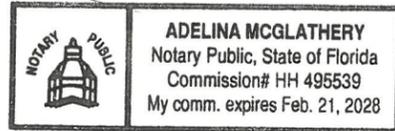
[Signature] [Signature]
Signature of Owner Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this Feb 2nd 2026
Date

by William C. Wild
Name of Owner

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

[Signature]
Notary's Signature and Seal



Adelina McGlathery
Name of Acknowledger typed, printed or stamped

Commission Number, if any

City of Key West
Planning Department



Verification Form
(Where Applicant is an entity)

I, Carlos Rojas, in my capacity as Architect / President
(print name) (print position; president, managing member)

of Carlos O Rojas Jr AIA 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:

1402 Virginia Street Key West
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.

me
X

[Signature]
Signature of Applicant

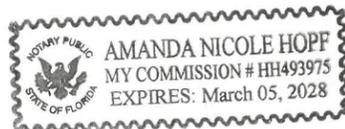
Subscribed and sworn to (or affirmed) before me on this 2/3/2020 by
date

CARLOS ROJAS
Name of Applicant

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

[Signature]
Notary's Signature and Seal

AMANDA HOPF
Name of Acknowledger typed, printed or stamped



HH493975
Commission Number, if any

Virginia

Prepared by and return to:

Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, P.L.L.C.
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 24-215
Consideration: \$1,009,000.00

Parcel Identification No.: 00034220-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 7th day of May, 2024 between Michael Doerr, a single man, whose post office address is 128 4th Street, Huntington, WV 25705 of the County of Cabell, State of West Virginia, and Eugene Kratz, a married man, joined by his wife Ellen Kratz, whose post office address is 617 High Tea Court, Fountain, CO 80817 of the County of El Paso, State of Colorado, grantor*, and William Christopher Wild, a married man whose post office address is 1402 Virginia Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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

On the Island of Key West, Monroe County, Florida, and being a part of Tract 14 according to William A. Whitehead's map of Key West delineated in February, A.D. 1829, but better described as being a part of said Tract 14 and being a part of Lots 1 and 2, but more particularly described as follows: Commence at a point on the Southeast side of Virginia Street 50 feet from the corner of Florida and Virginia Street and running thence in a Northeasterly direction 50 feet; thence at right angles in a Southeasterly direction 81 feet 9 inches; thence at right angles in a Southwesterly direction 50 feet; thence at right angles in a Northwesterly direction 81 feet 9 inches; back to the point of beginning.

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

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

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

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

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Susan M Lucas
Address: 5233A Beechcrest Dr
Charleston, WV 25313

[Signature]
Michael Doerr

[Signature]
Witness
Printed Name: William W Lucas
Address: 5233 A Beechcrest Dr Cross Lanes WV 25313

State of West Virginia
County of Cabell

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of April, 2024 by Michael Doerr, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Susan M Lucas

My Commission Expires: FEB 17, 2028

Signed, sealed and delivered in our presence:

Witness
Printed Name: Michelle David
Address: 2499 Wine Haven Tr.
Fountain, CO 80817

E Kratz
Eugene Kratz

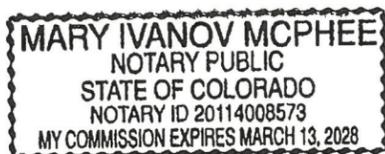
Witness
Printed Name: Mary McPhee
Address: 4075 N. Colony Hills Cir
Colorado Springs, CO 80916
State of Colorado
County of EL PASO

Ellen Kratz
Ellen Kratz

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2024 by Eugene Kratz, who is personally known or has produced a driver's license as identification.

Mary and Ellen Kratz

[Notary Seal]



Mary Ivanov McPhee
Notary Public
Printed Name: Mary Ivanov McPhee
My Commission Expires: Mar. 13, 2028

STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My hand and Official Seal
And that same is in full force and effect

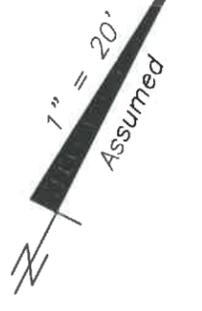
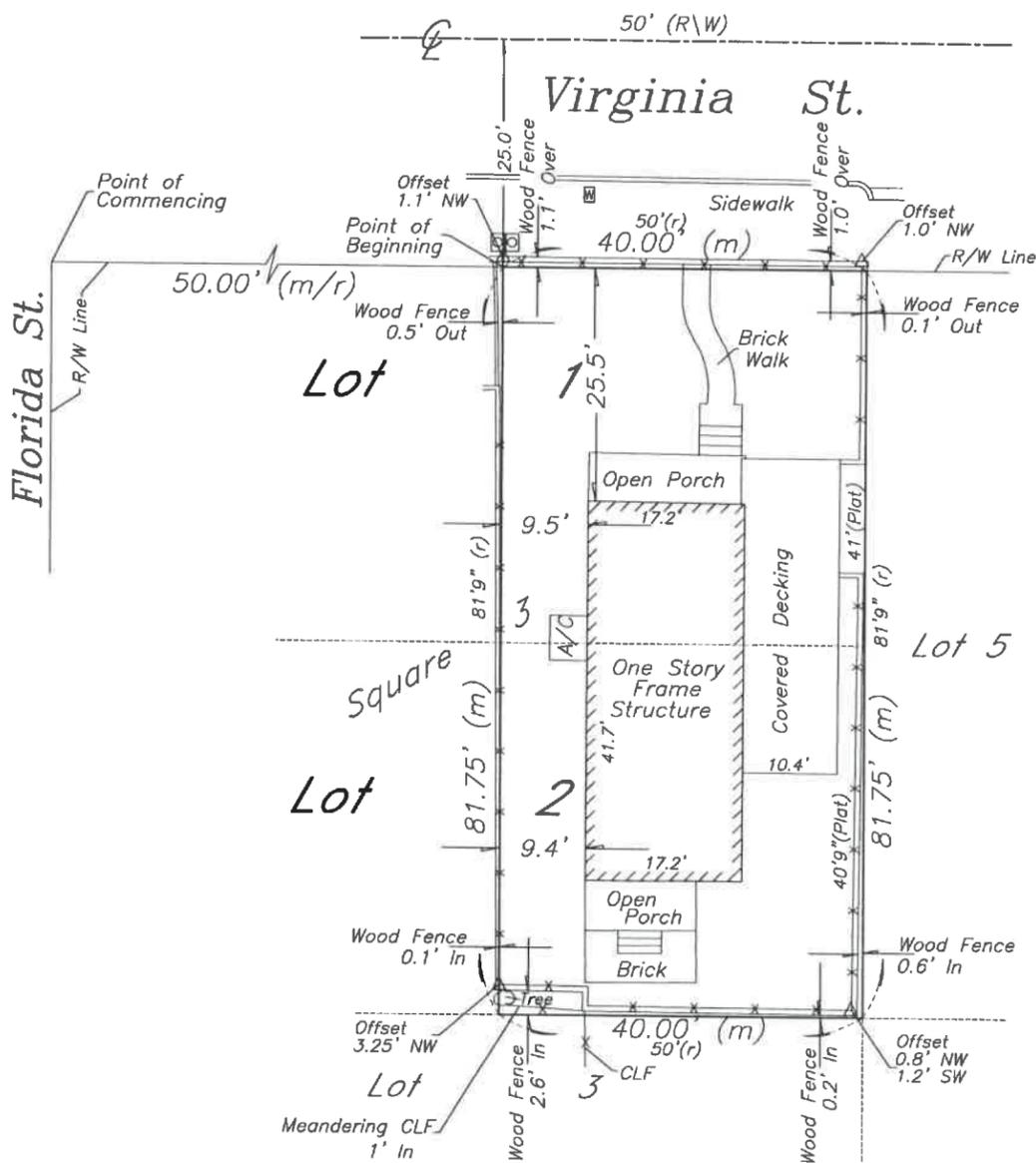
This 2 day of Feb

A.D., 2020
KEVIN MADOK, CPA
Clerk Circuit Court

By: E. G.
Deputy Clerk



Boundary Survey Map of part of Lots 1 & 2, Square 3 F.W. Robert's Plat of Part of Tract 14, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊡ Sewer Cleanout
- ⊞ Water Meter

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1402 Virginia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 10, 2024
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and being a part of Tract 14 according to William A. Whitehead's map of Key West delineated in February, A.D. 1829, but better described as being a part of said Tract 14 and being a part of Lots 1 and 2, Square 3, according to F.W. Robert's Plat of part of Tract 14, but more particularly described as follows:
COMMENCE at a point on the Southeast side of Virginia Street 50 feet from the corner of Florida and Virginia Streets and running thence in a Northeasterly direction 40 feet; thence at right angles in a Southeasterly direction 81 feet 9 inches; thence at right angles in a Southwesterly direction 40 feet; thence at right angles in a Northwesterly direction 81 feet 9 inches back to the Point of Beginning.

BOUNDARY SURVEY FOR: William Christopher Wild;
 Truist Bank;
 Oropeza Stones Cardenas, PLLC;
 Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

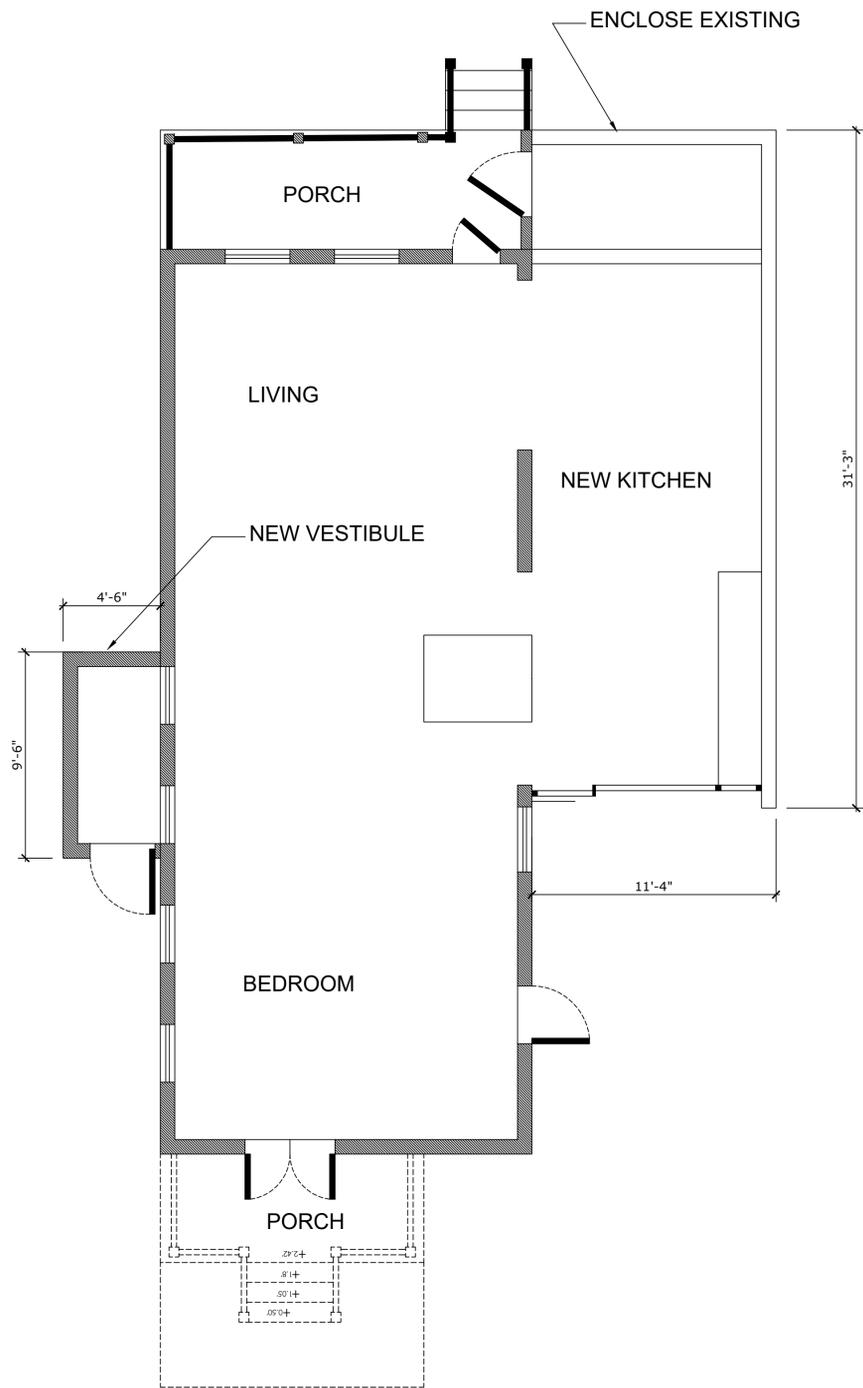
J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 April 11, 2024

THIS SURVEY
IS NOT
ASSIGNABLE

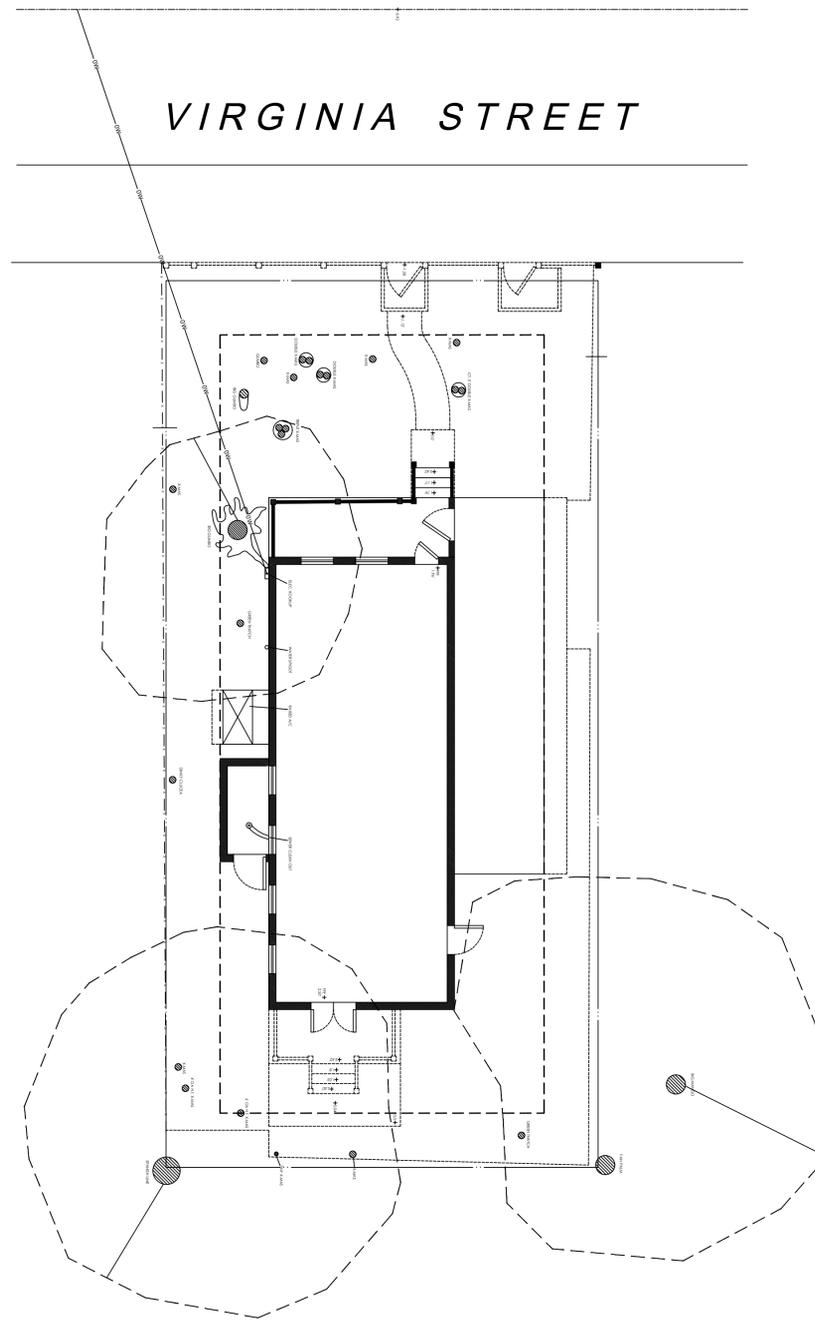
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



 **EXISTING/ NEW FLOOR PLAN**
1/4" = 1'-0"

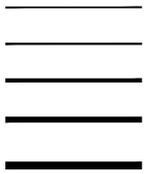


 **EXISTING TREE PLAN**
1/8" = 1'-0"



Carlos O. Rojas, AIA
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(305) 923-3567
ArchitectKW@hotmail.com

Revisions



Carlos O. Rojas, AIA
1402 Virginia Street
Key West, Florida

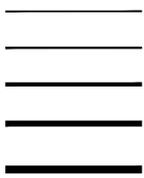
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020126
Date
02/1/26
Drawn By
COR

A1



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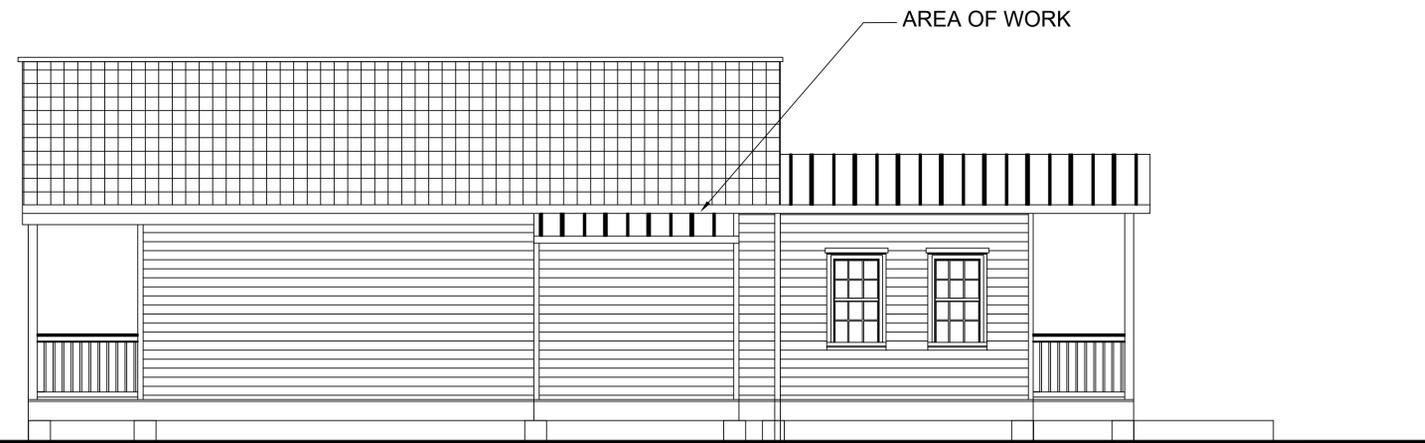
Revisions



Carlos O. Rojas, AIA
 1402 Virginia Street
 Key West, Florida

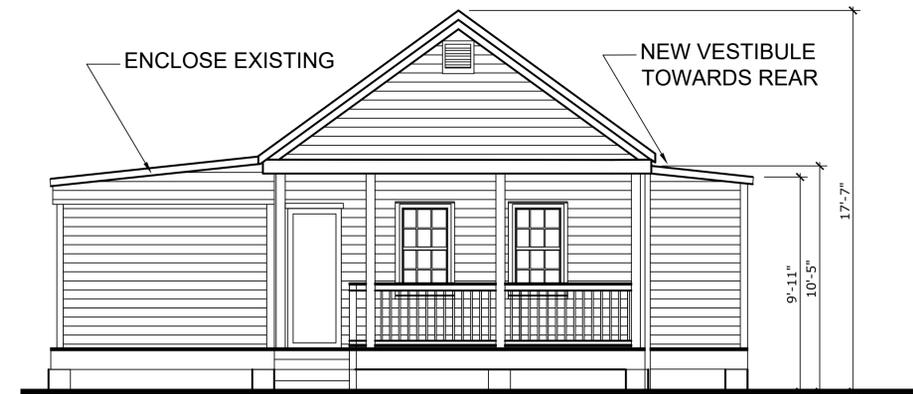
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 Date
02/1/26
 Drawn By
COR

A2



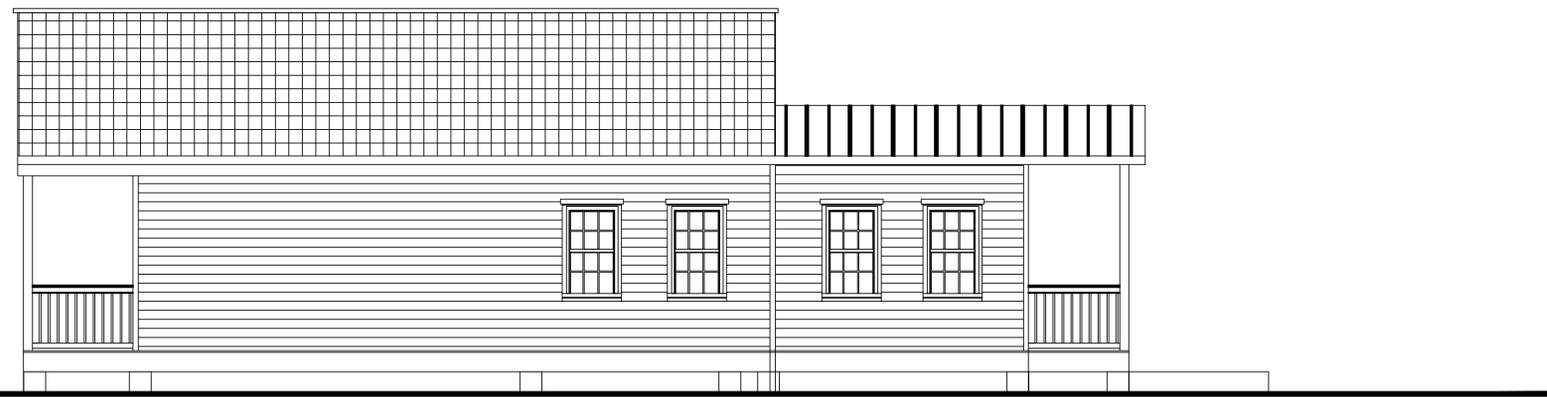
NEW LEFT ELEVATION

1/4" = 1'-0"



NEW FRONT ELEVATION

1/4" = 1'-0" REAR ELEVATION SIMILAR



EXISTING RIGHT ELEVATION

1/4" = 1'-0"



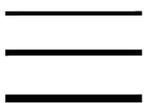
EXISTING FRONT ELEVATION

1/4" = 1'-0"



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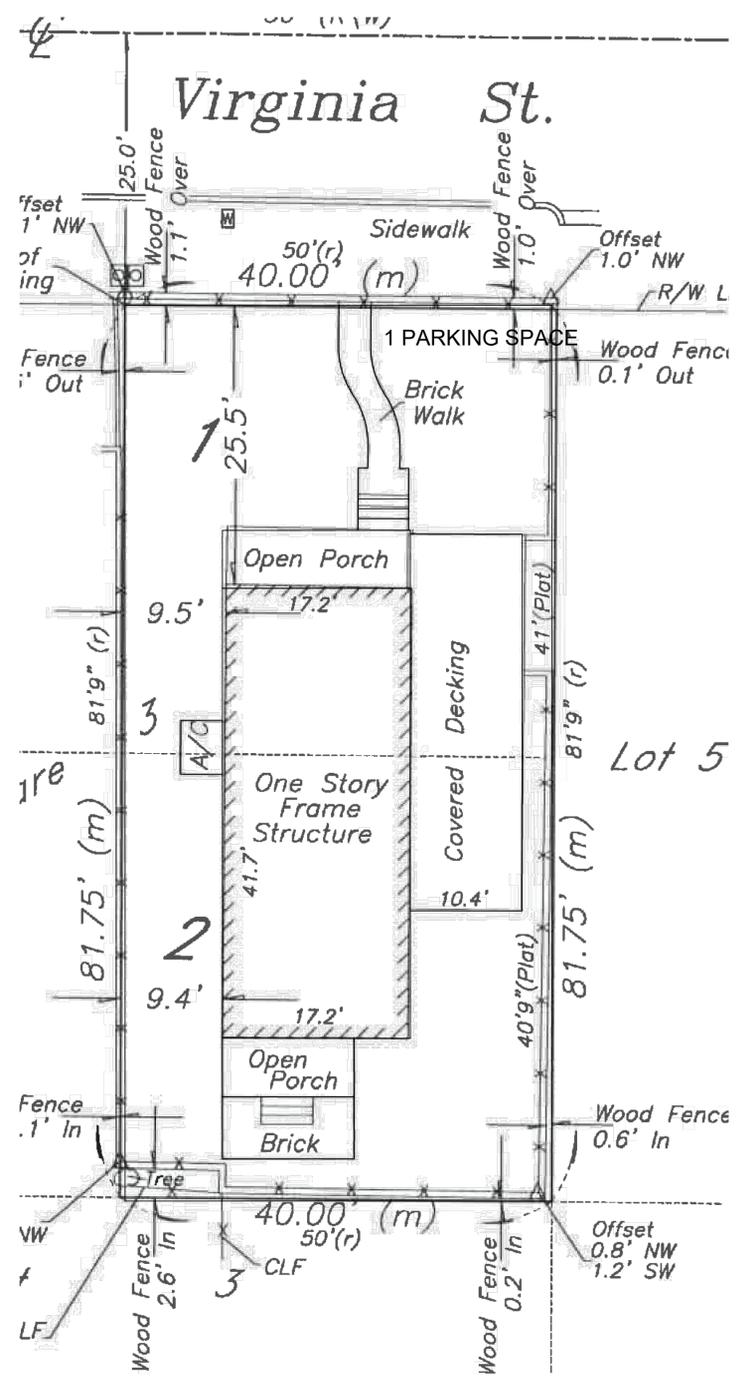
C1

SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	3265 SF	4000 SF MIN	3265 SF	EXISTING HARDSHIP
BUILDING AREA	1241 SF	1306 SF	1284 SF	IN COMPLIANCE
BUILDING COVERAGE %	37%	40%	39%	IN COMPLIANCE
IMPERVIOUS COVERAGE	1400 SF	1959 SF	1443 SF	IN COMPLIANCE
IMPERVIOUS COVERAGE %	43%	60%	44.2%	IN COMPLIANCE
BUILDING HEIGHT	17'-7"	30'-0"	17'-7"	NO CHANGE IN COMPLIANCE
FRONT SETBACK	20'-0"	10'-0"	20'-0"	NO CHANGE IN COMPLIANCE
RIGHT SIDE SETBACK	9'-0"	5'-0"	5'-0"	IN COMPLIANCE
LEFT SIDE SETBACK	2'-0"	5'-0"	2'-0"	EXISTING TO BE IMPROVED VARIANCE REQUESTED
REAR SETBACK	9'-8"	15'-0"	9'-8"	NO CHANGE NOT AREA OF WORK IN COMPLIANCE
OPEN SPACE	53.9% / 1760.5	35%	52.7% / 1722	IN COMPLIANCE

GENERAL SCOPE OF WORK

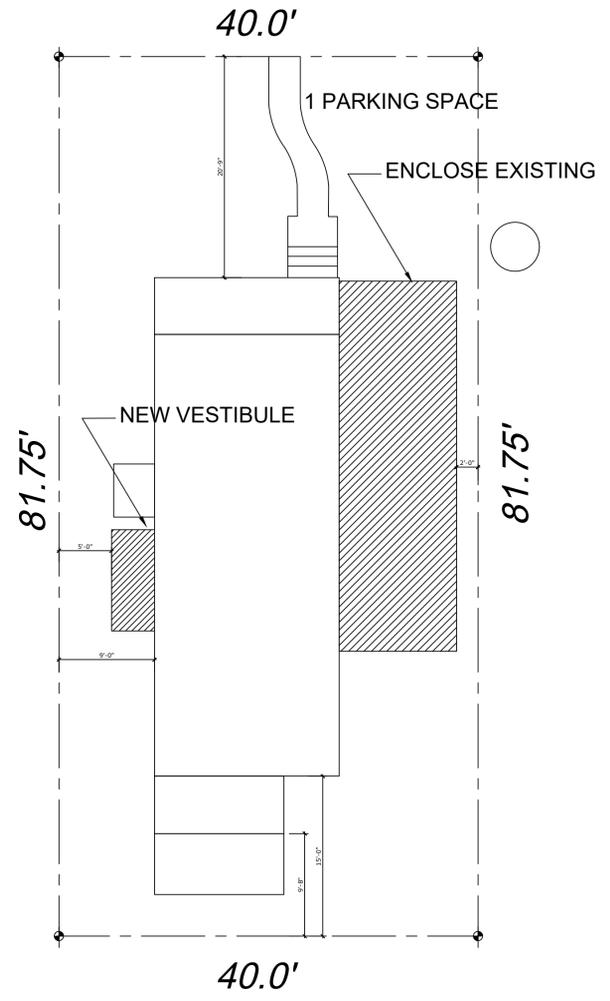
THIS PROJECT CONSISTS OF ENCLOSE AN EXISTING STORAGE ROOM INTO A KITCHEN ON THE LEFT SIDE AND ADDING A VESTIBULE ON THE RIGHT SIDE OF THE BUILDING

NOTE:
 CONTRACTOR TO FIELD VERIFY DIMENSIONS TO EXISTING STRUCTURES & ALL DIMENSIONS CONTAINED IN THESE PLANS. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR.



EXISTING SITE PLAN
 1/8" = 1'-0"

VIRGINIA STREET

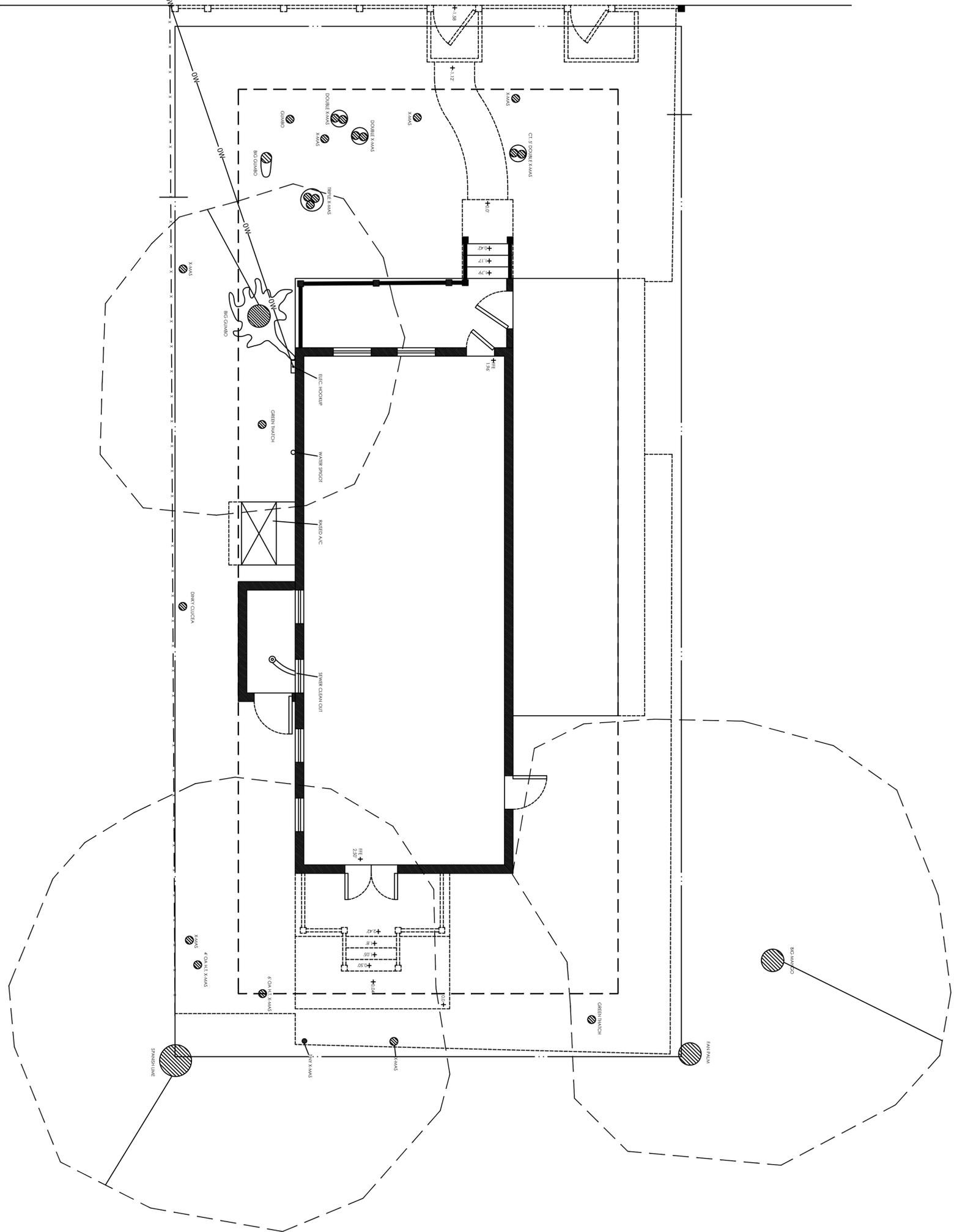


NEW SITE PLAN
 1/8" = 1'-0"

SITE CONDITIONS

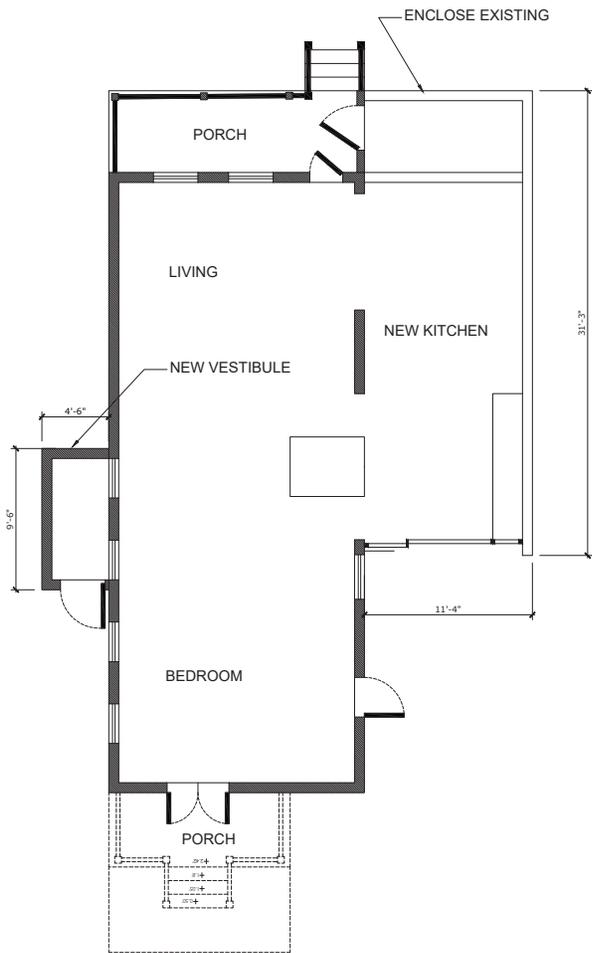
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	3265 SF	4000 SF MIN	3265 SF	EXISTING HARDSHIP
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VIRGINIA STREET

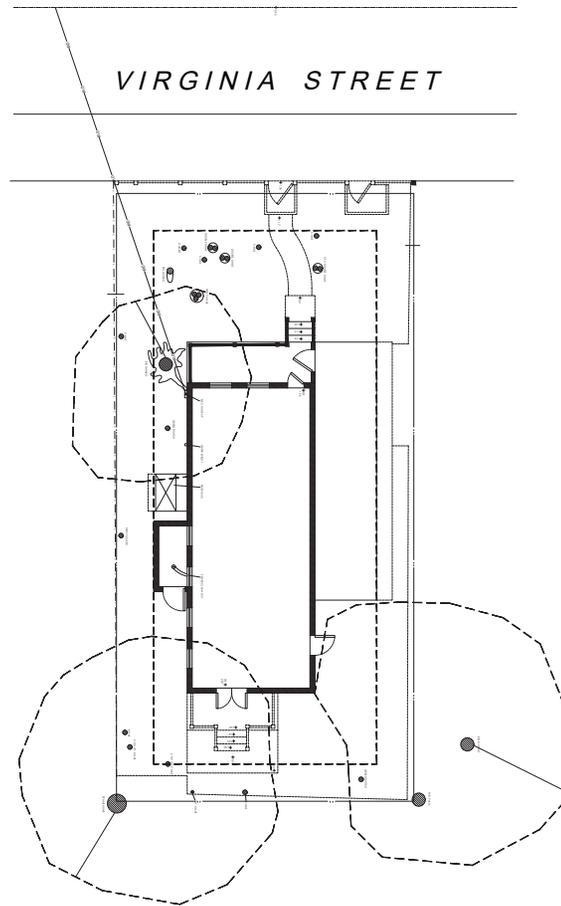


EXISTING TREE PLAN

1/8" = 1'-0"



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



EXISTING TREE PLAN
1/8" = 1'-0"

Carlos Rojas
AIA
Architect

Digitally signed by Carlos Rojas
DN: c=US, sn=Rojas, g=Carlos, email=carlos@carlosrojas.com, cn=Carlos Rojas
Reason: I am the author of this document
Location:
Date: 2026.02.17 12:32:26-0500'
Foxit PDF Reader Version: 2024.3.0



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