

APPLICATION

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AUG 1 1 2023

BY: TK



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

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

Fees listed below include a \$325.50 advertising/noticing fee and a \$115.76 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,566.85
Outside Historic District Total Application Fee	\$ 2,872.27
Conditional Use Total Application Fee	\$ 1,714.65
Extension Total Application Fee	\$ 1,020.07
Major Development Plan Total Application Fee	\$ 4,724.47
Conditional Use Total Application Fee	\$ 1,714.65
Extension Total Application Fee	\$ 1,020.07
Administrative Modification Fee	\$ 840.00
Minor Modification Fee	\$ 1,601.25
Major Modification Fee	\$ 2,262.75
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,335.32
Extension (not part of a development plan) Total Application Fee	\$ 1,020.07
Revision or Addition (not part of a development plan) Fee	\$ 2,100.00

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	_____	Yes <u>X</u>
Minor <u>X</u>		No _____

Please print or type:

- 1) Site Address: 638 United Street
- 2) Name of Applicant: Trepanier & Associates Inc
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 1st Street, Unit 101, Key West, FL 33040
- 5) Applicant's Phone #: (305) 293-8748 Email: owen@owentrepanier.com
- 6) Email Address: owen@owentrepanier.com
- 7) Name of Owner, if different than above: LAND 10031 LLC / LAND 2421 LLC / LAND 113 LLC / LAND 7009 LLC / LAND 1701 LLC / LAND 8351 LLC / LAND 2708 LLC / LAND 4027 LLC / LAND 8601 LLC
- 8) Address of Owner: 4900 W Hundred Rd, Chester, VA 23831

9) Owner Phone #: c/o (305) 293-8748 Email: c/o owen@owentrepanier.com
10) Zoning District of Parcel: HRO RE# 00036600-000000

11) Is Subject Property located within the Historic District? Yes No

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting 10/24/23

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

No. 2018-57 approved the redevelopment of the existing commercial property as 5 single-family homes. This modification application proposes to reduce the number of homes from 5 to 4 and make further improvements to the dimensional regulations affecting the property, including the reduction and relocation of pools, parking spaces, drives, and buildings. Based on the below analysis, we believe the proposed modification meets the Minor Modification review threshold of Sec. 108-91.C.2.(a)

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

If Yes: Date of approval _____ Resolution # 99-369

Attach resolution(s).

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

Yes No

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings, and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
C) Existing stormwater retention areas and drainage flows.
D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms.
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
- a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

MEMORANDUM

Date: August 10, 2023
To: Ms. Katie Halloran, Planning Director
From: Thomas Francis-Siburg
CC: Mr. Owen Trepanier
Mr. Steve Uphoff
Mr. Joe Kellum
Re: **638 United Street (RE No. 00036600-000000)**
Modification to Res. No. 2018-57

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Summary:

No. 2018-57 approved the redevelopment of the existing commercial property as 5 single-family homes. This modification application proposes to reduce the number of homes from 5 to 4 and make further improvements to the dimensional regulations affecting the property, including the reduction and relocation of pools, parking spaces, drives, and buildings. Based on the below analysis, we believe the proposed modification meets the Minor Modification review threshold of Sec. 108-91.C.2.(a)

Solution Statement:

This 4-unit residential development is designed to achieve Gold-level green building certification with the homes being elevated at least 1.5 ft above current and future flood plain elevations. The project will exceed the minimum requirements for affordable housing (project is linked to 3228 Flagler Avenue by Res. No. 2018-52). Storm water management will be brought into compliance and will include rainwater catchment systems and drainage swales. The project will feature light colored roof and non-roof materials and energy-rated appliances, lighting, and mechanical systems. Further, the single-family residential development is designed to conform within the Historic District's residential corridors of United Street and Villa Mill Alley.

As a result of the proposed modification:

- Parking demand will decrease by 12 automobile spaces from the existing use and by 1 space from Res. No. 2018-52;
- Impervious surface ratio will decrease by 80.7% from the existing and 43.7% from Res. No. 2018-52;
- Open space ratio will increase by 37% from the existing and 3.8% from Res. No. 2018-52;
- Building coverage will decrease by 6.8% from Res. No. 2018-52; and,
- Site-specific storm water management, landscaping, and utilities will be enhanced from both the existing situation and from Res. No. 2018-52.

Sec. 108-91. C. Modifications of development plan:

1. Administrative Modifications. The following and similar modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner:

(a) Reduction of building size:

The modification proposes a net reduction in building coverage of 6.8% from approved.

Res. No. 2018-57	50.0% (6,998 sq ft)
Proposed Modification	43.2% (6,051 sq ft)
Change	+6.8% (947 sq ft)

(b) Reduction of impervious area:

The modification proposes a net reduction in the impervious area of **43.7%** from approved.

Res. No. 2018-57	63.0% (8,838 sq ft)
Proposed Modification	19.3% (2,706 sq ft)
Change	+43.7% (6,132 sq ft)

(c) Expansion of landscaping:

The modification does not propose an expansion of landscaped area relative to Res. No. 2018-52; however, the modification proposes to improve landscaping by 23.0% from the existing situation on the ground.

Proposed v. Res. No. 2018-57	
Res. No. 2018-57	31.8% (4,455 sq ft)
Proposed Modification	23.0% (3,220 sq ft)
Change	-8.8 %

Proposed v. Existing Situation	
Existing	0.5% (70 sq ft)
Proposed Modification	23.0% (3,220 sq ft)
Change	+22.5% (3,150 sq ft)

(d) A revision to enhance storm water management, landscaping, handicapped accessibility, and/or utilities:

The modification proposes to enhance site-specific storm water management, landscaping, and utilities. No changes are proposed to handicapped accessibility.

2. Minor Modifications. The following and similar modifications must be approved by the city planner, city engineer and planning board chairperson and reported to the planning board at a regularly scheduled meeting:

(a) Relocation of at least 10 feet of pools, parking spaces, drives and driveways, or buildings from the location shown on the approved plan:

The modification proposes the relocation of at least 10 feet of pools, parking spaces, drives and driveways, and buildings from the location shown on the approved plan.

	Res. No. 2018-57 Approved	Proposed Modification	Change
Pools	5 pools	4 pools	Net reduction: 1 pool. Relocation: 4 pools.
Parking Spaces	5 parking spaces, 1 per SF dwelling	4 parking spaces, 1 per SF dwelling	Net reduction: 1 parking sps. Relocation: 4 parking sps.
Drives & Driveways	5 driveways, 1 per SF dwelling	4 driveways, 1 per SF dwelling	Net reduction: 1 driveway. Relocation: 4 driveways.
Buildings	5 SF structures; 2 garage; 50% (6,998 sq ft) building coverage	4 SF structures; 1 garage structure 43.2% (6,051 sq ft) building coverage	Net reduction: <ul style="list-style-type: none"> • 1 SF structure; • 1 garage structure; • 6.8% (947 sq ft) bldg. Cov. Relocation: <ul style="list-style-type: none"> • 4 SF structures and • 1 garage structure.

(b) Addition of parking spaces not to exceed 25 percent (including fractions thereof) of the total number of existing parking space or five spaces, whichever is the lesser amount, and no such additional parking shall consume the approved landscaped area:

N/A – The modification does not propose the addition of parking spaces.

(c) Attached or detached additions to buildings in the historic district that do not increase the floor area in excess of 500 square feet:

N/A – The modification does not propose any changes in attached or detached buildings that increase floor area in excess of 500 square feet.

(d) Installation of utility system improvements including buildings not exceeding 200 square feet:

N/A – The modification does not propose the installation of utility system improvements and buildings.

(e) Any use, except single-family dwelling units and accessory structures thereto, or change in use resulting in less than 1,000 square feet of impervious surface area on the entire site:

N/A – The modification does not propose a change of use from single-family dwelling units and customary accessory structures.

3. Major Modifications. Modification exceeding those to be treated as administrative or minor will be treated in the same manner as the original approval.

N/A – The modification does not propose exceeding those to be treated as minor modification.

4. Changes to specific conditions required by the original approval shall require approval by the administrative body that originally approved the development and shall be noticed in accordance with division 2 of article VIII of chapter 90.

N/A – The modification does not propose changes to specific conditions required by Res. No. 2018-57.

**PLANNING BOARD
RESOLUTION NO. 2018-17**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
APPROVING BUILDING PERMIT ALLOCATION SYSTEM
(BPAS) RANKINGS AND MAKING THE FINAL
DETERMINATION OF AWARD OF 5 AFFORDABLE AND 46
MARKET-RATE UNITS FROM YEAR 5 (JULY 1, 2017 –
JUNE 30, 2018) PURSUANT TO SECTIONS 86-9 AND 108-997
OF THE LAND DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES 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 5 (July 1, 2017 – June 30, 2018), a maximum of 46 market-rate units (of which 10 may be transient) and a minimum of 45 affordable units are available for allocation; and

WHEREAS, City Code Section 86-9 provides that, upon ranking, in the event that two



 Planning Director

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

WHEREAS, on April 19, 2018, 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 5:

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 46 market-rate units, 5 affordable units, and 0 transient units from BPAS Year 5:

Market-Rate:

- Four (4) units with a 1.00 ESFU to 3228 Flagler Avenue with 130 points;
- One (1) unit with a 1.00 ESFU to 1300 Angela Street with 120 points;
- Thirty-six (36) units with a 1.00 ESFU will be awarded to 1213 14th Street with 115 points; and
- Five (5) units with a 1.00 ESFU will be awarded to 638 United Street with 115 points


Chairman

Planning Director

Affordable:

- Four (4) units with a 1.0 ESFU to 3228 Flagler Avenue with 130 points;
- One (1) unit with a 0.78 ESFU to 2907 Seidenberg Avenue with 5 points;

Transient:

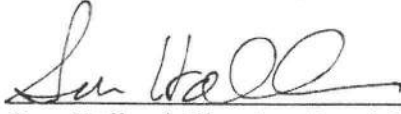
- Zero (0) units with a 0.86 ESFU;

Section 3. 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 Board.

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

Read and passed on first reading at a regularly scheduled meeting held this 19th day of April 2018.

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




Sam Holland, Planning Board Chairman 4-24-18
Date

Attest:



Patrick Wright, Planning Director 4-23-18
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 4-24-18
Date

**PLANNING BOARD
RESOLUTION NO. 2018-57**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
GRANTING MAJOR DEVELOPMENT PLAN APPROVAL
PURSUANT TO SECTIONS 108-91 (a) (2) (a) OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA
FOR THE CONSTRUCTION OF FIVE MARKET RATE
RESIDENTIAL UNITS ON PROPERTY LOCATED AT 638
UNITED STREET (RE # 00036600-000000) WITHIN THE
HISTORIC RESIDENTIAL/OFFICE (HRO) ZONING
DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**


WHEREAS, Section 108-91(a) (2) (a), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that within the Historic District, a Major Development Plan is required for the addition of permanent residential development addition or reconstruction of five or more units; and


WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 18, 2018; and

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 Major Development Plan for the construction of five (5) market rate residential units on property located at 638 United Street (RE # 00036600-000000) within the Historic Residential/ Office (HRO) zoning district pursuant to Sections 108-91 (a) (2) (a) of the Land



Chairman


Planning Director

Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated August 24, 2018 by Robert Allen Steele, P.A., and the landscape plans by Ladd B. Roberts, Landscape Architect; notwithstanding any revisions requested and recommended by staff.
2. During all phases of demolition and construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. Prior or simultaneous to issuance of a Certificate of Occupancy for this development, the project at 3228 Flagler Avenue must receive a Certificate of Occupancy.

Conditions prior to the City Commission hearing:

4. The applicant shall obtain final landscape plan approval from the Tree Commission.
5. The applicant must obtain a Certificate of Appropriateness from the Historic Architectural Review Committee (HARC).
6. The applicant shall obtain an outdoor lighting plan pursuant to City Code Section 108-284.

Conditions prior to issuance of a building permit:

7. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.



8. Per the Fire Marshall's request, all five (5) single family dwelling units shall have sprinkler systems installed into each structure.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

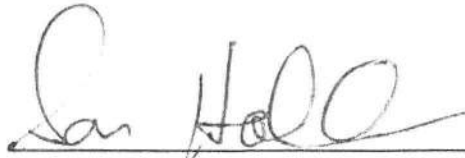
Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.


Chairman

Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 18th day of October, 2018.

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



Sam Holland, Planning Board Chairman

11-15-18

Date

Attest:



Patrick Wright, Planning Director

11-14-18

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

11-16-18

Date



Chairman



Planning Director

PROPERTY CARD

Monroe County, FL

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 00036600-000000
 Account# 1037443
 Property ID 1037443
 Millage Group 10KW
 Location 638 UNITED St, KEY WEST
 Address
 Legal KW D T SWEENEY'S DIA O-327 LT 9 AND 15 AND 16 SQR 5 TR
 Description 17 RR-781 OR181-140/41 OR329-360/67 OR382-1073/1075 OR874-391/393 OR880-81/83C OR1913-1667/69 OR2067-611/13C OR2471-2244D/C OR2471-2250/54 OR2471-2255/57 OR2781-1791/95
 (Note: Not to be used on legal documents.)
 Neighborhood 32130
 Property Class ONE STORY OFFICE (1700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[LAND 10031 LLC](#)
 4900 WHundred Rd
 Chester VA 23831

[LAND 7009 LLC](#)

[LAND 2708 LLC](#)

[LAND 1701 LLC](#)

[LAND 4027 LLC](#)

[LAND 2421 LLC](#)

[LAND 8351 LLC](#)

[LAND 8601 LLC](#)

[LAND 113 LLC](#)

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$263,051	\$289,356	\$289,356	\$289,356
+ Market Misc Value	\$15,941	\$15,941	\$15,941	\$15,941
+ Market Land Value	\$719,991	\$719,991	\$719,991	\$719,991
= Just Market Value	\$998,983	\$1,025,288	\$1,025,288	\$1,025,288
= Total Assessed Value	\$998,983	\$1,025,288	\$1,025,288	\$1,025,288
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$998,983	\$1,025,288	\$1,025,288	\$1,025,288

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$719,991	\$289,356	\$15,941	\$1,025,288	\$1,025,288	\$0	\$1,025,288	\$0
2020	\$719,991	\$289,356	\$15,941	\$1,025,288	\$1,025,288	\$0	\$1,025,288	\$0
2019	\$685,706	\$315,661	\$15,941	\$1,017,308	\$994,763	\$0	\$1,017,308	\$0
2018	\$606,220	\$289,673	\$8,437	\$904,330	\$904,330	\$0	\$904,330	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	13,994.00	Square Foot	132.65	105.5

Buildings

Building ID	40142	Exterior Walls	C.B.S.
Style		Year Built	1963
Building Type	OFFICE BLD-1 STORY / 17C	EffectiveYearBuilt	1985
Building Name		Foundation	
Gross Sq Ft	4910	Roof Type	
Finished Sq Ft	4562	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	320	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	50	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,562	4,562	0
OPU	OP PR UNFIN LL	128	0	0
OPF	OP PRCH FIN LL	220	0	0
TOTAL		4,910	4,562	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1982	1983	3 x 115	1	345 SF	4
ASPHALT PAVING	1993	1994	0 x 0	1	6700 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/8/2016	\$0	Warranty Deed		2781	1791	37 - Unqualified	Improved		
6/2/2010	\$100	Quit Claim Deed		2471	2255	11 - Unqualified	Improved		
6/2/2010	\$100	Quit Claim Deed		2471	2250	11 - Unqualified	Improved		
2/1/1983	\$153,000	Warranty Deed		874	391	Q - Qualified	Improved		

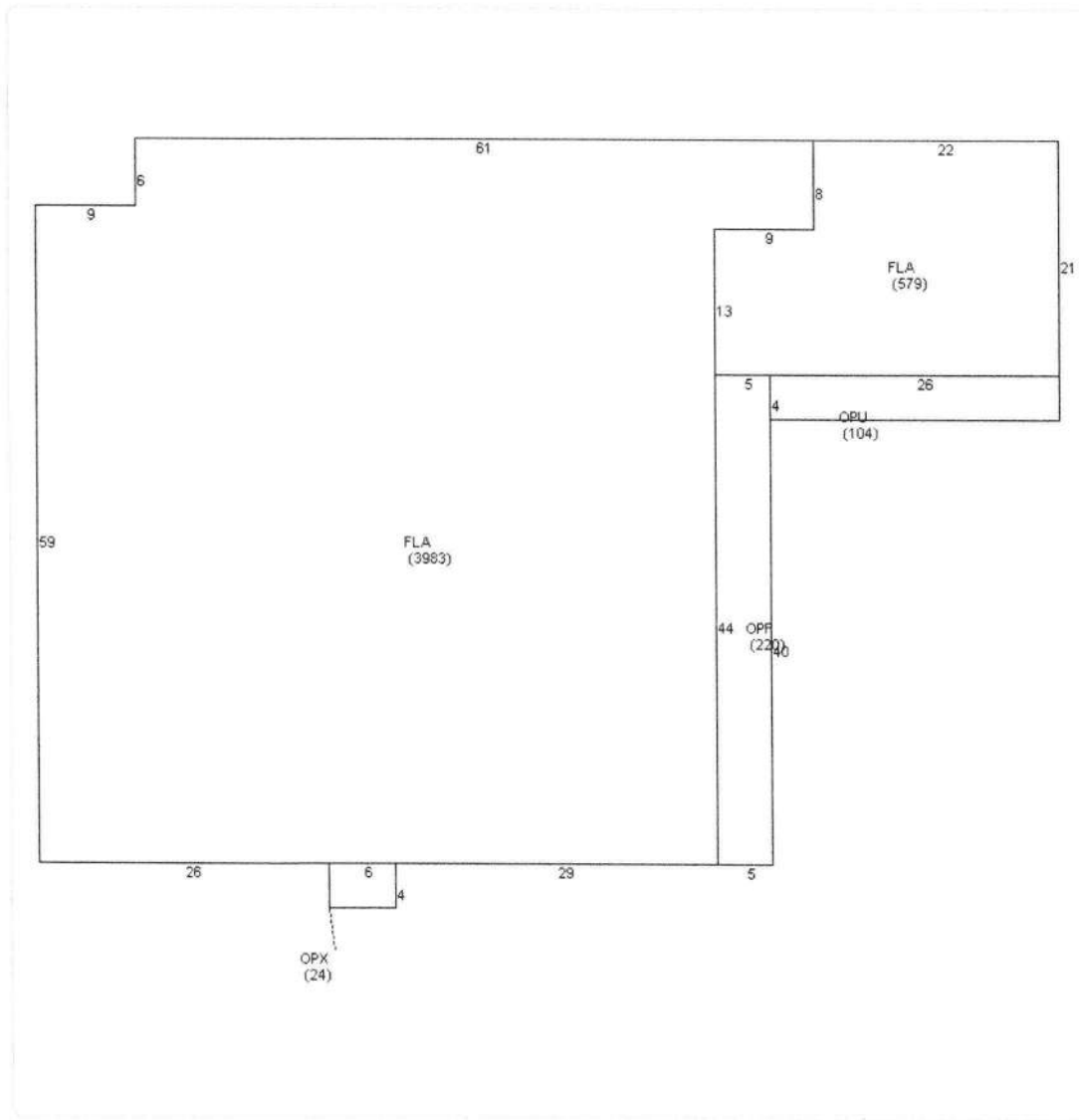
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-1406	5/2/2008		\$21,000	Commercial	REMOVE ASPHALT SHINGLES AND REPLACE WITH V-CRIMP ROOFING. ROOF OVER FLAT WITH MODIFIED RUBBER.
06-6482	12/4/2006	12/31/2007	\$2,200	Commercial	REPLACE TWO AIR HANDLERS
03-2386	7/24/2003	10/8/1983	\$3,000	Commercial	ELECTRICAL
03-0733	3/12/2003	10/8/2003	\$8,500	Commercial	ROOFING
00-2365	9/20/2000	12/5/2000	\$4,500	Commercial	CENTRAL AC UNIT FOR STORA
99-2886	2/4/2000	8/11/2000	\$25,000	Commercial	NEW 2 CAR GARAGE
96-3644	9/1/1996	11/1/1996	\$1	Commercial	ROOF
96-3367	8/1/1996	11/1/1996	\$1,000	Commercial	RENOVATIONS
B95-2484	8/1/1995	10/1/1995	\$1,000	Commercial	REPAIR STORAGE SHED
B95-1789	6/1/1995	10/1/1995	\$200	Commercial	10 4X4 POLES W/CHAIN BETW
B95-1297	4/1/1995	10/1/1995	\$200	Commercial	10 4X4 POLES W/CHAIN BETW
B95-0680	3/1/1995	10/1/1995	\$600	Commercial	92 SF ASPHALT
B94-1187	4/1/1994	7/1/1994	\$6,000	Commercial	RESURFACE PARKING LOT
	1/1/1900		\$0		

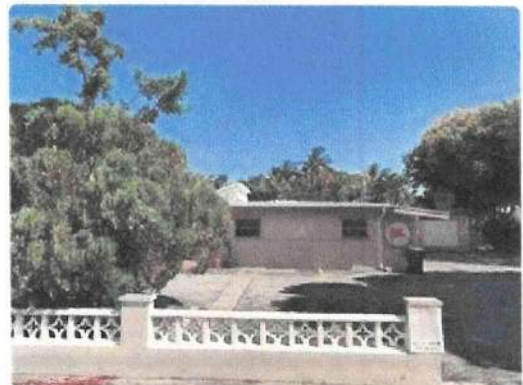
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Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to set an equal 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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Contact Us



**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, Steven M Uphoff as
Please Print Name of person with authority to execute documents on behalf of entity
Managing Member of Land 10031, 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.

Steven M Uphoff
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 8/29/16 by
date

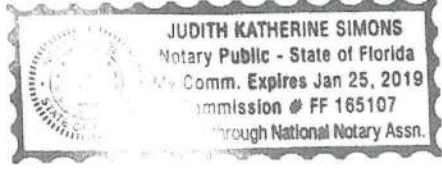
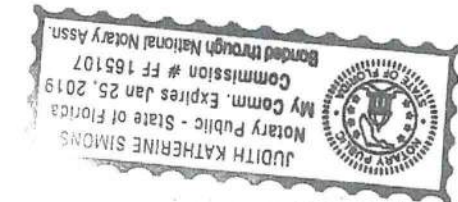
Steven M. Uphoff
Name of Authorized Representative

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

Judith Katherine Simons
Notary's Signature and Seal

Judith Katherine Simons
Name of Acknowledger typed, printed or stamped

FF 165107
Commission Number, if any



**VERIFICATION
FORM**

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

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

of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

638 United St. Key West, FL 33040
Street Address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 18th August 2016 by
OWEN TREPANIER
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2018
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any

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Foreign Limited Liability Company

LAND 2421, LLC

Filing Information

Document Number M16000000450

FEI/EIN Number 81-0635109

Date Filed 01/19/2016

State VA

Status ACTIVE

Principal Address

4900 WEST HUNDRED ROAD
CHESTER, VA 23831

Changed: 04/24/2017

Mailing Address

4900 WEST HUNDRED ROAD
CHESTER, VA 23831

Changed: 04/24/2017

Registered Agent Name & Address

Uphoff Investments, LLC
5300 Overseas Highway
Unit #2
Key West, FL 33040

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

UPHOFF INVESTMENTS, LLC
4900 WEST HUNDRED ROAD
CHESTER, VA 23831

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Foreign Limited Liability Company
 LAND 113, LLC

Filing Information

Document Number M16000000456
FEI/EIN Number 81-0635109
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State VA
Status ACTIVE

Principal Address

4900 WEST HUNDRED ROAD
 CHESTER, VA 23831

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Registered Agent Name & Address

Uphoff Investments, LLC
 5300 Overseas Highway
 Unit #2
 Key West, FL 33040

Name Changed: 04/04/2019

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

UPHOFF INVESTMENTS, LLC
 4900 WEST HUNDRED ROAD
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Foreign Limited Liability Company

LAND 113, LLC

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Foreign Limited Liability Company

LAND 7009, LLC

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Changed: 04/24/2017

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5300 Overseas Highway

Unit #2

Key West, FL 33040

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LAND 1701, LLC

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Foreign Limited Liability Company

LAND 8351, LLC

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Authorized Person(s) Detail

Name & Address

Title MBR

UPHOFF INVESTMENTS, LLC
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CHESTER, VA 23831

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Foreign Limited Liability Company
LAND 2708, LLC

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FEI/EIN Number 81-0635109
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State VA
Status ACTIVE

Principal Address

4900 WEST HUNDRED ROAD
CHESTER, VA 23831

Mailing Address

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CHESTER, VA 23831

Registered Agent Name & Address

Uphoff Investments, LLC
5300 Overseas Highway
Unit #2
Key West, FL 33040

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

UPHOFF INVESTMENTS, LLC
4900 WEST HUNDRED ROAD
CHESTER, VA 23831

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Foreign Limited Liability Company
 LAND 4027, LLC

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State VA
Status ACTIVE

Principal Address

4900 WEST HUNDRED ROAD
 CHESTER, VA 23831

Mailing Address

4900 WEST HUNDRED ROAD
 CHESTER, VA 23831

Registered Agent Name & Address

Uphoff Investments, LLC
 5300 Overseas Highway
 Unit #2
 Key West, FL 33040

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

UPHOFF INVESTMENTS, LLC
 4900 WEST HUNDRED ROAD
 CHESTER, VA 23831

Annual Reports

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2021	03/31/2021
2022	04/29/2022

2023

02/01/2023

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Detail by Entity Name

Foreign Limited Liability Company
LAND 8601, LLC

Filing Information

Document Number M16000000453
FEI/EIN Number 81-0635109
Date Filed 01/19/2016
State VA
Status ACTIVE

Principal Address

4900 WEST HUNDRED ROAD
CHESTER, VA 23831

Mailing Address

4900 WEST HUNDRED ROAD
CHESTER, VA 23831

Registered Agent Name & Address

Uphoff Investments, LLC
5300 Overseas Highway
Unit #2
Key West, FL 33040

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

UPHOFF INVESTMENTS, LLC
4900 WEST HUNDRED ROAD
CHESTER, VA 23831

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01/19/2016 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



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Detail by Entity Name

Foreign Limited Liability Company
UPHOFF INVESTMENTS, LLC

Filing Information

Document Number M16000000506
FEI/EIN Number 81-0635109
Date Filed 01/20/2016
State VA
Status ACTIVE

Principal Address

4900 WEST HUNDRED ROAD
CHESTER, VA 23831

Changed: 04/29/2022

Mailing Address

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CHESTER, VA 23831

Registered Agent Name & Address

Barton, Lauren
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Unit #2
Key West, FL 33040

Name Changed: 02/01/2023

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

UPHOFF, STEVEN M
4900 WEST HUNDRED ROAD
CHESTER, VA 23831

Annual Reports

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04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
11/16/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- Foreign Limited	View image in PDF format

File for Dissolution (2024) - Dissolution Corporation

DEED

Doc# 2063430 02/11/2016 11:08AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument prepared by & return to

Name: Frances C. Lowe, Esq.
Guilday, Schwartz, Simpson, West, Hatch & Lowe, P.A.
Address: 68 A Feli Way
Crawfordville, Florida 32327

Doc# 2063430
Bk# 2781 P# 1791

NOTE TO RECORDER: THE DOCUMENTARY STAMP TAX DUE IN CONNECTION WITH THE SALE OF THE REAL PROPERTY HAVE BEEN PAID IN CONNECTION WITH THE RECORDATION OF A GENERAL WARRANTY DEED RECORDED IN OR BOOK 2781, PAGE 1791 PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. NO DOCUMENTARY STAMP OR INTANGIBLE TAXES ARE DUE IN CONNECTION WITH THIS GENERAL WARRANTY DEED.

GENERAL WARRANTY DEED

Parties and Addresses

1.01. This General Warranty Deed (this "Deed") is made by and between Dion Rental Properties, LLC, a Florida limited liability company, (the "Grantor"), whose principle business address is 638 United Street, Key West, Florida 33040, and LAND 10031, LLC as to a 11.077% interest, LAND 2708, LLC as to a 8.451% interest, LAND 113, LLC as to a 13.353% interest, LAND 1701, LLC as to a 11.077% interest, LAND 8601, LLC as to a 8.226% interest, LAND 7009, LLC as to a 9.644% interest, LAND 2421, LLC as to a 9.611% interest, LAND 4027, LLC as to a 13.410% interest, and LAND 8351, LLC as to a 15.151% interest, in Common among all of the aforesaid LLC's, all Virginia limited liability companies qualified to do business in Florida, (collectively the "Grantees"), whose principal business address is 4900 West Hundred Road, Chester, Virginia 23831.

Granting Clause

2.01. Grantor grants and conveys ownership of the property described below to Grantees, along with all of its rights and appurtenances, including any right, title, and interest of Grantor in adjacent streets, alleys, and rights-of-way.

Description of Property

3.01. The property consists of all the parcels of land and other structures on the land in the County of Monroe, of the State of Florida; (the "Property").

3.02. The legal description of the Property is described on **Exhibit A** attached to and incorporated herein.

Covenants by Grantor

5.01. Grantor makes the following covenants with Grantee:

- (1) That Grantor is lawfully seized of the Property described in this Deed.
- (2) That Grantor has the right to convey the Property described in this Deed to Grantee.
- (3) That the Property is free from all former mortgages, judgments, executions, and all other encumbrances.
- (4) That Grantor will warrant generally the Property conveyed by this Deed, so that Grantees will remain in peaceful ownership of the Property.
- (5) That Grantees shall have quiet possession of the Property, and Grantees will not be disturbed in possession of or removed from the Property by persons who have claims against the Property.
- (6) That Grantor will execute any further assurances as may be reasonably required by Grantees, to correct any defect in the title.

Exceptions, Reservations, and Restrictions

6.01. The conveyance of this Property is made subject to the exceptions, reservations and restrictions listed and outlined on **Exhibit B** attached hereto and incorporated herein.

Doc# 2063430
Bk# 2781 Pg# 1792

Parties Bound by This Deed

7.01. The covenants made in this Deed are legally binding on Grantor and all who lawfully succeed to Grantor's rights and responsibilities, including Grantor's heirs, personal representatives, successors in interest, and assigns. These covenants can be enforced by Grantees and all future owners of the Property, including Grantees' heirs, personal representatives, successors in interest, and assigns.

IN WITNESS WHEREOF, Grantor has signed and sealed this General Warranty Deed on February 8, 2016.

Frances C. Lowe
Witness Signature
Frances C. Lowe
Printed Name

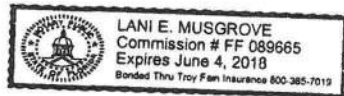
Judith K. Simons
Witness Signature
Judith K. Simons
Printed Name

DION RENTAL PROPERTIES, LLC, a Florida limited liability company
By: Dion Partnership, Ltd., as Managing Member of Dion Rental Properties, LLC
By: Larry Dion Corporation, as General Partner of Dion Partnership Ltd.

By: Suzanne D. Banks
SUZANNE D. BANKS, as President

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 8th day of February, 2016, by SUZANNE D. BANKS, President of Larry Dion Corporation, General Partner of Dion Partnership, Ltd., managing member of Dion Commercial Properties, LLC, a Florida limited liability company, who is personally known to me or has produced X X as identification.



Lani E. Musgrove
Notary Public-State of Florida
Lani E. Musgrove
Printed Name:
My Commission Expires: _____

**EXHIBIT A
LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Monroe, State of Florida, and is described as follows:

5350 Overseas Highway, Stock Island, Florida (Parcel ID: 00124120-000000)
5300 Overseas Highway, Stock Island, Florida (Parcel ID: 00124130-000000)
5390 Overseas Highway, Stock Island, Florida (Parcel ID: 00124110-000000)

On the Island known as Stock Island as Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and Lot 8, less and except the right of way of Overseas Highway and less and except any portion lying within the bounds of said Lot 13, all of Block 28; according to George L. MacDonald's plat of Lots 1, 2, 3, 4, 5, 6, Section 35; Lot 2, Section 36; Lot 3, Section 26; Lot 2, Section 34, Township 67, South, Range 25 East, according to the map or plat recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida.

31000 Overseas Highway, Big Pine Key, Florida (Parcel ID: 00111320-000100)

A part of the Northeast Quarter of Section 26, Township 66 South, Range 29 East, on Big Pine Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commence at the Southwest corner of Lot 1, Block 15, Sands Subdivision, as recorded in Plat Book 1, Page 65, of the Public Records of Monroe County, Florida, bear South 6.0 feet; thence bear North 89 degrees and 52 minutes West, 25 feet to the Point of Beginning of that part of the Northeast Quarter of Section 26 hereinafter described; from said Point of Beginning, continue bearing North 89 degrees 52 minutes West, along the North right of way line of County Road, 120 feet; thence bear North 180 feet; thence bearing South 89 degrees and 52 minutes East, 120 feet to the West right of way line of Sands Road; thence bear South, along the West right of way line of Sands Road, 180 feet, back to the Point of Beginning. A strip of land 120 by 20 feet wide, bounded on the Southside by the Monroe County Road Way and the North side of a block of land deeded to Williams H. Tynes. The East, North and South boundary lines from both the above described parcels of land being the North and South Section line between Section 25 and 26. The above described land being a part of the East half of the Northeast Quarter of Section 26, Township 66 South, Range 29 east, T.M., on Big Pine Key, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of Lot 1, Block 15, of Sand's Subdivision, as recorded in Plat Book 1, Page 65, of the Public Records of Monroe County, Florida, bear South 6.0 feet; thence bear North 89 degrees and 52 minutes West, 25 feet to the Point of Beginning of that part of the Northeast Quarter of Section 26 hereinafter described; from said Point of Beginning, continue bearing North 89 degrees 52 minutes West, along the North right of way line of the County Road, 120 feet; thence bear North 20 feet; thence bear South 89 degrees and 52 minutes East, 120 feet to the West right of way line of Sand's Road; thence bear South, along the West right of way of Sand's Road 20 feet, back to the Point of Beginning..

638 United Street, Key West, Florida (Parcel ID: 00036600-000000)

Parcel A: On the Island of Key West and known on Wm. A. Whitehead's Map of said Island, delineated in February A.D. 1829 as a Part of Tract 17, but now better known and described as Lots 18, 19 and 20 according to D.T. Sweeney's Diagram of Part of Square 5, Tract 17, recorded in Book O, Page 327, Public Records of Monroe County, Florida.

Also:

Doc# 2063430
Bk# 2781 Pg# 1794

Parcel B: On the Island of Key West and its Part of Tract 17, according to Whitehead's Map of 1829, but better known as Subdivision No. 9 according to D. T. Sweeney's Diagram of Part of Lot 5, in said Tract 17, recorded in Book O, Page 327, being described by metes and bounds as follows:

Commencing at a point on United Street 44 feet from the corner of United Street and a 25 foot street and runs Northeasterly on United Street 44 feet; thence runs Southeasterly 105 feet, 6 inches; thence runs Southwesterly 44 feet; thence runs Northwesterly 105 feet, 6 inches out to United Street, the Point of Beginning.

Also:

Parcel C: On the Island of Key West and being known as Part of Tract 17, according to Wm. A. Whitehead's Map of the Island of Key West, delineated in February A.D. 1829, but better known as Lots 15, 16 and 17, of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows:

Commencing at a point on the Southeasterly side of United Street, distant 449 feet, 3 inches Northeasterly from the corner of the intersection of Simonton and United Streets; thence at right angles and in a Southeasterly direction a distance of 145 feet, 6 inches; thence at right angles in a Northeasterly direction 90 feet, more or less, to an alley; thence at right angles in a Northwesterly direction 145 feet, 6 inches out of United Street; thence at right angles and along the Southeasterly side of United Street in a Southwesterly direction a distance of 90 feet, more or less, to the Point of Beginning.

Less and except from Parcels A, B and C above the following described property:

On the Island of Key West and known on Wm. A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as a Part of Tract 17, but now is better known and described as Lots 17, 18, 19 and 20, according to D. T. Sweeney's Diagram of Part of Square 5, Tract 17, recorded in Book O, Page 327, Public Records of Monroe County, Florida..

Doc# 2063430
Bk# 2781 Pg# 1795

EXHIBIT B
EXCEPTIONS, RESERVATIONS and RESTRICTIONS

5350 Overseas Highway, Stock Island, Florida (Parcel ID: 00124120-000000)

5300 Overseas Highway, Stock Island, Florida (Parcel ID: 00124130-000000)

5390 Overseas Highway, Stock Island, Florida (Parcel ID: 00124110-000000)

1. Easement recorded in Book 2769, Page 573.
2. Easement recorded in Book 2769, Page 579.
3. Terms and conditions of the Settlement Agreement and release recorded in Book 2769, Page 592 and related release and consent recorded in Book 2769, Page 585
4. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
5. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

31000 Overseas Highway, Big Pine Key, Florida (Parcel ID: 00111320-000100)

1. Easement recorded in Book 527, Page 1056.
2. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

638 United Street, Key West, Florida (Parcel ID: 00036600-000000)

MONROE COUNTY
OFFICIAL RECORDS

SURVEY

SITE PLAN

SITE DATA 638-646 UNITED STREET

RE# 00036600-000000

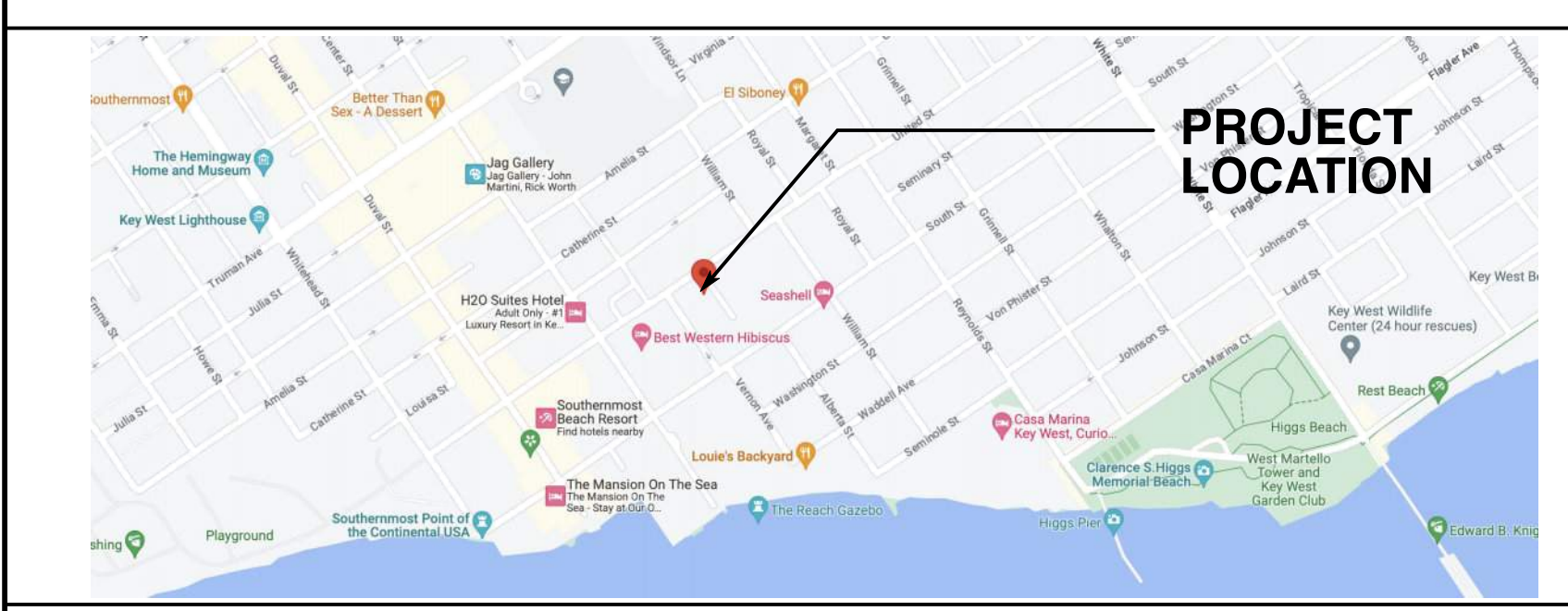
ITEM	REQ. PER LDR	EXISTING	PROPOSED	REMARK
DISTRICT	HRO	HRO	HRO	-
SITE AREA	5,000 SQ. FT.	13,994 SQ. FT.	-	-
LOT SIZE	50' X100' (MIN)	SEE SURVEY	EXISTING	-
IMPERVIOUS	8,396 SQ. FT. (60% MAX)	13,994 SQ. FT. 100 %	2,706 SQ. FT. (19.3%)	CONFORMING
OPEN SPACE	4,898 SQ. FT. (35% MIN)	0 SQ. FT. 0%	5,191 SQ. FT. 37%	CONFORMING
BUILDING COV.	6,997 SQ. FT. (50% MAX)	5,538 SQ. FT. 39.6%	6,051 SQ. FT. 43.2%	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	1,326 SQ. FT. @ (30% MAX.) = 398 SQ FT	NONE	233 SQ. FT. 17.6%	CONFORMING
LANDSCAPE	2,799 SQ. FT. (20% MIN)	0 SQ. FT. 0%	3,220 SQ. FT. 23%	CONFORMING
DENSITY	16 PER ACRE	1	4	CONFORMING

SETBACKS				
FRONT SETBACK (UNITED STREET)	5'	37'-4"	5'	CONFORMING
REAR SETBACK	10'	4'-2" OVER	10'	CONFORMING
SIDE STREET SETBACK (VILLA MILL ALLEY)	5'	8'-6"	5'	CONFORMING
SIDE SETBACK (WEST)	5'	24'-10 1/2"	5'	CONFORMING
BUILDING HEIGHT	30'-0	EXISTING	29'-0"	CONFORMING

CURRENT FEMA FLOOD ZONE: X FLOOD ZONE **FUTURE FEMA FLOOD ZONE: Ae8, 8'+1'=9'**



SITE LOCATION MAP:



GENERAL NOTES:

1. DO NOT SCALE ANY DRAWING.
2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
3. CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
4. ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERRECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
6. ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
8. ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
9. ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
10. ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
11. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
12. ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
13. ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
14. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

PROJECT CONTACT LIST:

ARCHITECT:
T. S. NEAL ARCHITECTS, INC.
22974 OVERSEAS HIGHWAY
CUDJOE KEY, FL 33042
SETHNEAL@TSNARCHITECTS.COM
M 251-422-9547
O 305-340-8857

CONTRACTOR:
D.L. PORTER
6574 PALMER PARK CIRCLE
SARASOTA, FL 34238
STEVEN LOER
M 941-782-7754

STRUCTURAL ENGINEER:
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O 251-219-4942
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MEP ENGINEER:
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LEED AP BD&C, CXA, RESNET RATER, NGBS MASTER VERIFIER,
GGP, CGP, FGBC CA, GBTP, CHIEQP, CGC 024883
PARRISH, FL 34219
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F: 941-776-8680
E: DREW@TWO TRAILS.COM

PLANNING CONSULTANT:
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KEY WEST, FLORIDA 33040
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O 305-293-89837

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LANDSCAPE ARCHITECT:
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O 407-222-9583

GEO TECH ENGINEER:
LISA LITTLEFIELD
CONCRETE ANALYSIS & TESTING
LABORATORIES, INC.
PO Box 500875
MARATHON, FL 33050
LAT24LISA@AOL.COM
M 305-393-0643
O 305-743-5555

CIVIL ENGINEER:
O'FLYNN ENGINEERING LLC
BRANDON O'FLYNN
1200 FOURTH STREET, #575
KEY WEST, FL 33040
BRANDON@OFLYNNENG.COM
M 305-517-5698
O 305-768-1212

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO SURVEY
C1.1	ARCHITECTURAL SITE PLAN
LC-100	STORMWATER MANAGEMENT PLAN
	LANDSCAPE CONCEPT
A1.0	PROPOSED STREETScape CONTEXT
A1.1	FIRST FLOOR PLAN / SITE PLAN
A1.2	SECOND FLOOR PLAN
A3.1	STREET FACE EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS UNIT #1
A3.3	EXTERIOR ELEVATIONS UNIT #2
A3.4	EXTERIOR ELEVATIONS UNIT #3
A3.5	EXTERIOR ELEVATIONS UNIT #4

A NEW RESIDENTIAL DEVELOPMENT AT 638-646 UNITED ST. KEY WEST, FL 33040

DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2020 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-14 REGULATIONS
PER FBC 07/ASCE 07-16
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET SO.0
CONSTRUCTION TYPE: TYPE Vb

SQUARE FOOT TABLE

	1ST FLOOR CONDITIONED	2ND FLOOR CONDITIONED	PORCHES	POOL DECKS & POOLS	GARAGE OR POOL HOUSE
UNIT #1	1,335 Sq. Ft.	1,185 Sq. Ft.	656 Sq. Ft.	218 Sq. Ft. DECK 140 Sq. Ft. POOL	
UNIT #2	1,079 Sq. Ft.	1,079 Sq. Ft.	224 Sq. Ft.	338 Sq. Ft. DECK 143 Sq. Ft. POOL	286 Sq. Ft. GAR. 286 Sq. Ft. COND. 76 Sq. Ft. PORCH
UNIT #3	991 Sq. Ft.	991 Sq. Ft.	90 Sq. Ft.	273 Sq. Ft. DECK 143 Sq. Ft. POOL	240 Sq. Ft.
UNIT #4	1,209 Sq. Ft.	1,118 Sq. Ft.	112 Sq. Ft.	379 Sq. Ft. DECK 111 Sq. Ft. POOL	
TOTAL	4,614 Sq. Ft.	4,373 Sq. Ft.	1,082 Sq. Ft.	1,208 Sq. Ft. DECK 537 Sq. Ft. POOLS	888 Sq. Ft.

CERTIFICATE OF COMPLIANCE:

SCOPE OF WORK:

ABBREVIATION LEGEND:

ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
CL.	= CENTERLINE
CONC.	= CONCRETE
COOR.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DW	= DISHWASHER
DWG	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUCT.	= STRUCTURAL
SQ.	= SQUARE
TL	= TILE
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W/	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

T.S. NEAL ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL 33042
305-340-8857
251-422-9547

DESIGN DRAWINGS ARE FOR HARC REVIEW ONLY

A NEW RESIDENTIAL DEVELOPMENT AT 638-646 UNITED ST. KEY WEST, FL 33040

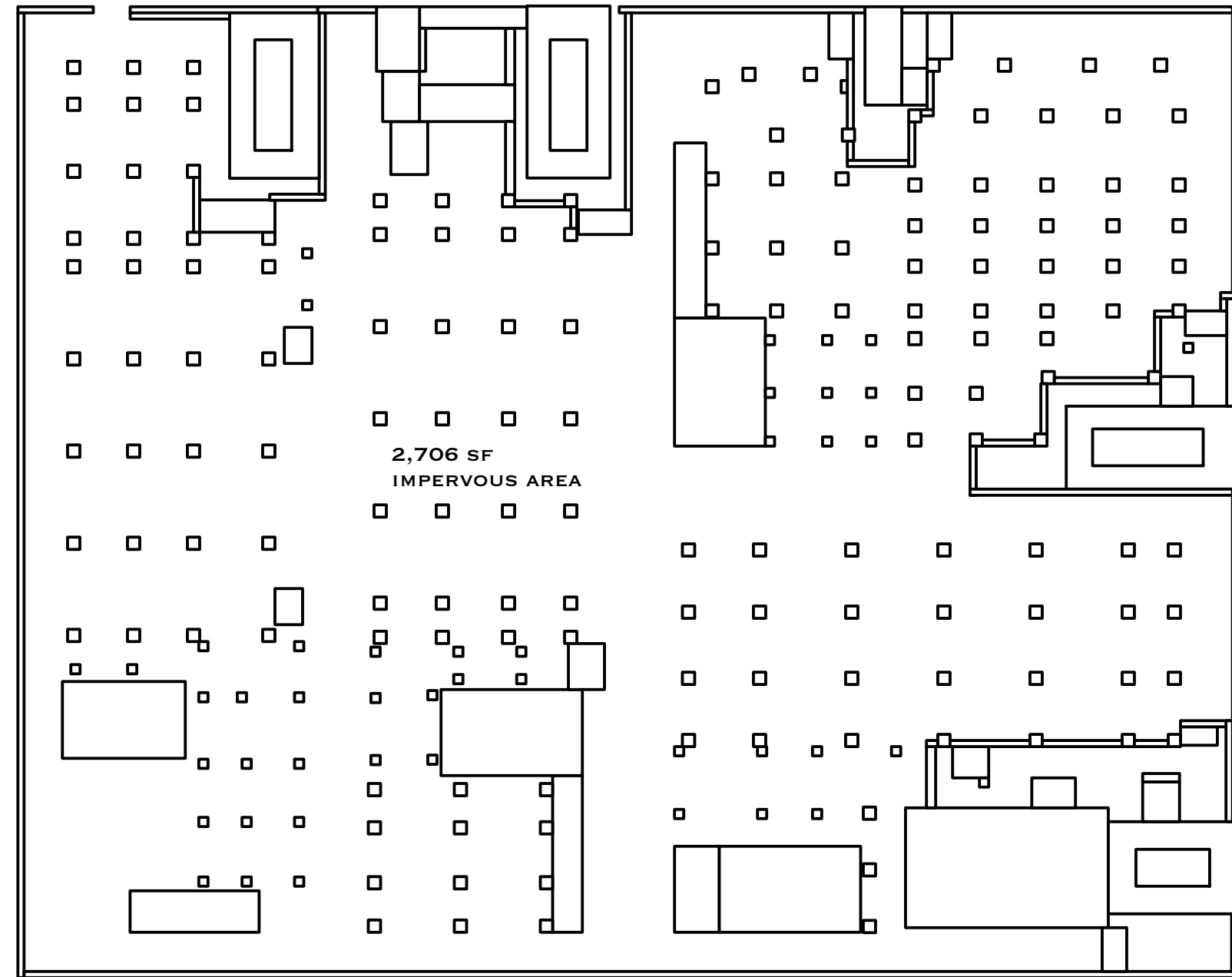
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DRAWN: TSN
CHECKED: -
DATE: 08-03-2023

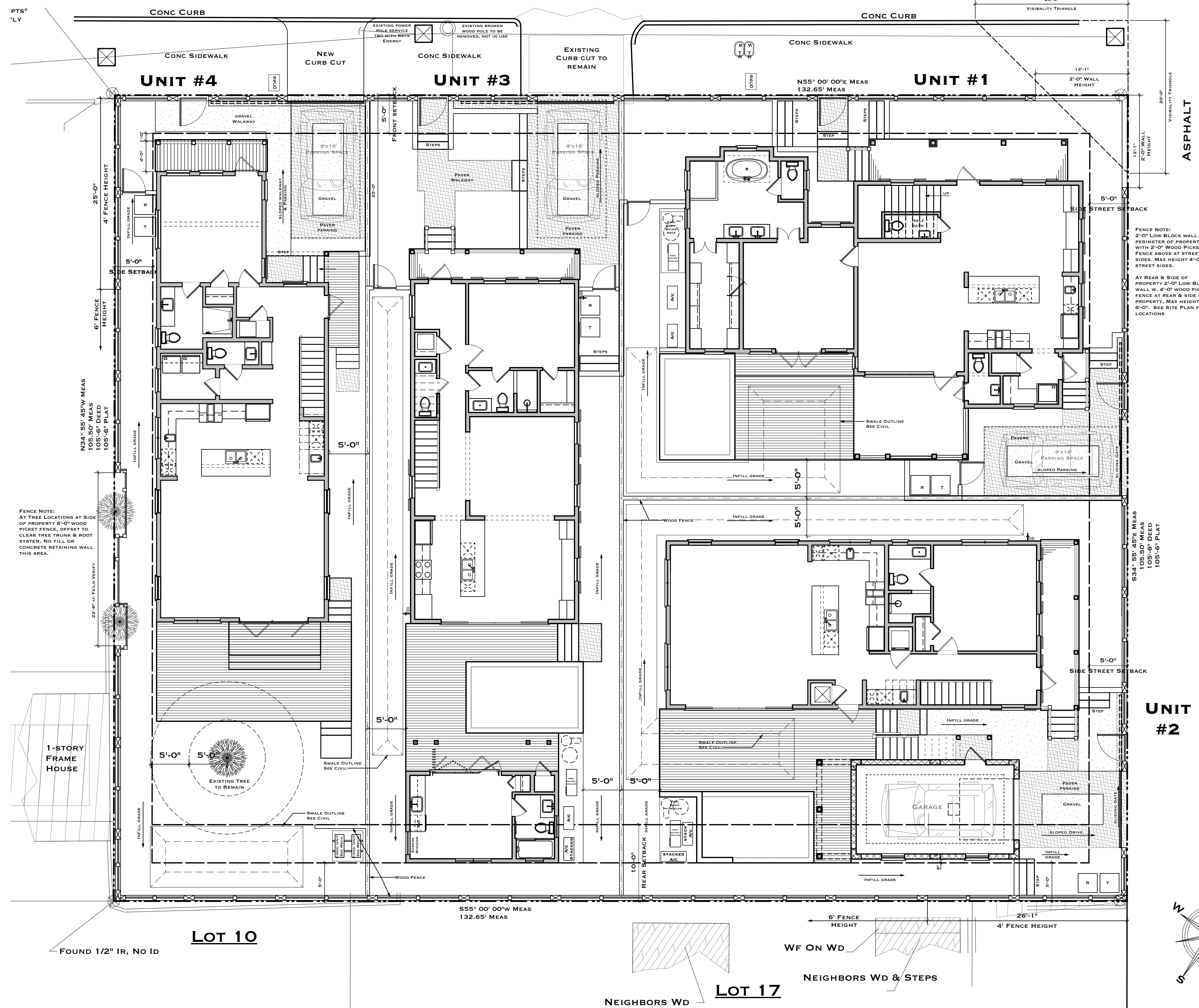
REV. #1	10-11-2023
-	-
REVISION #	DATE

T1.1
SHEET #

TSN ARCHITECTS, INC.



2 IMPERVIOUS AREA SITE PLAN DIAGRAM
C1.1 SCALE: 1/16" = 1'-0"

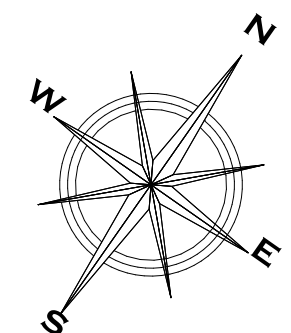


1 ARCHITECTURAL SITE PLAN
C1.1 SCALE: 1/8" = 1'-0"

UNITED STREET
50' PUBLIC R/W

ASPHALT

UNIT #2



T.S. NEAL
ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

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KEY WEST, FL 33040

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

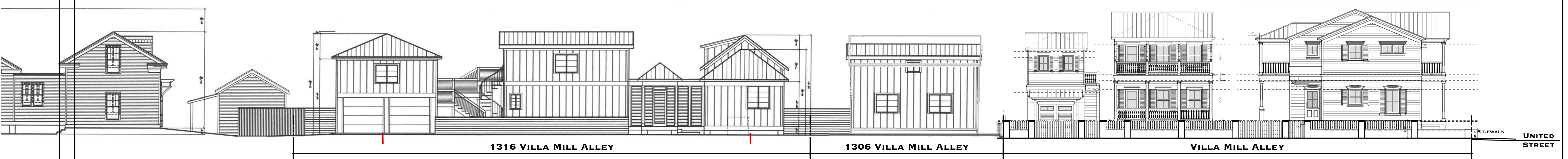
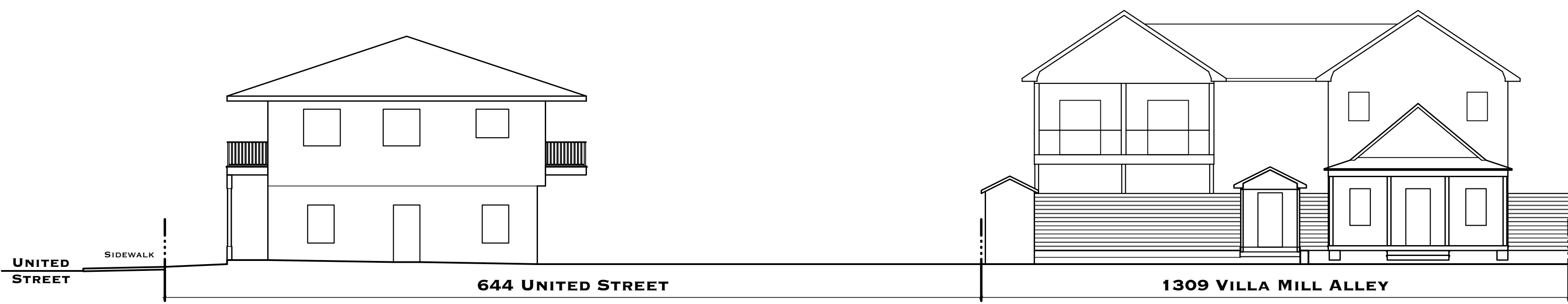
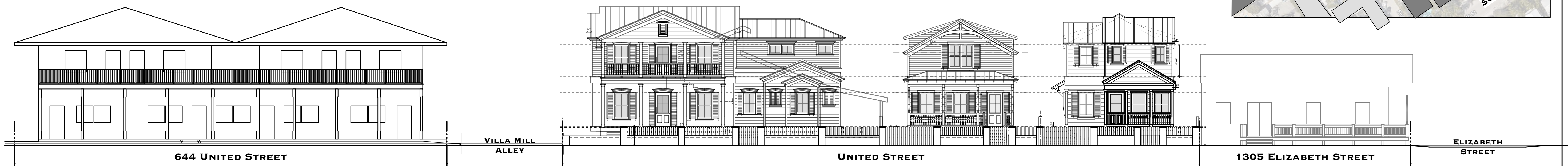
DRAWN: TSN
CHECKED: -
DATE: 08-03-2023

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TSN
T. S. NEAL ARCHITECTS, INC.



GRAPHIC KEY

- SINGLE STORY
- SINGLE & A HALF
- TWO STORY
- SITE LOCATION




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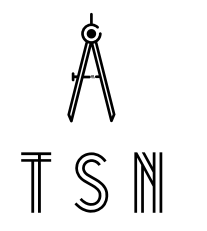
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 PROPOSED STREETSCAPE
 CONTEXT

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

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A1.0

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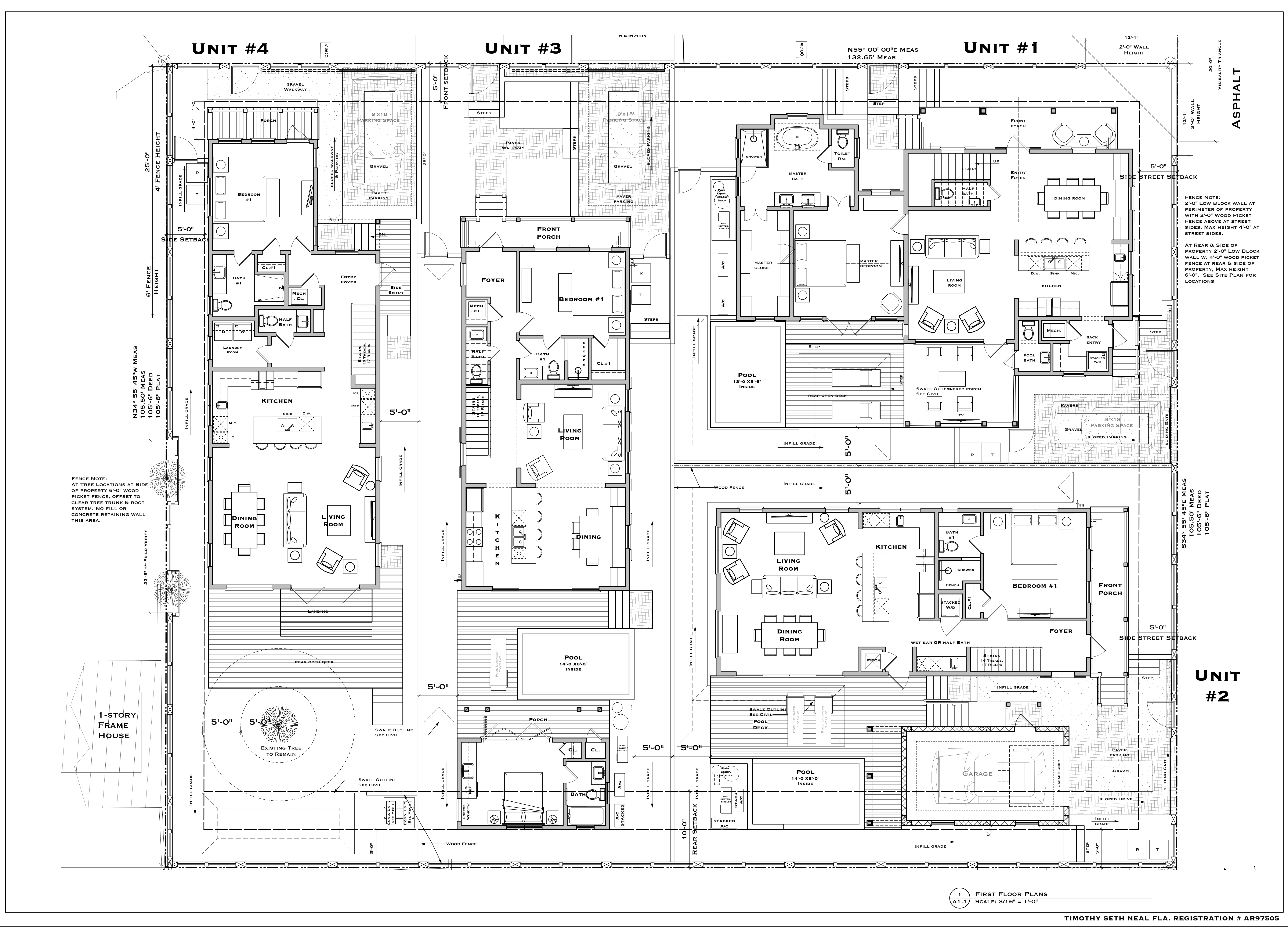
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FIRST FLOOR PLAN

DRAWN: TSN
 CHECKED:
 DATE: 08-03-2023

REV. #1 10-11-2023

REVISION # DATE

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FENCE NOTE:
 2'-0" LOW BLOCK WALL AT PERIMETER OF PROPERTY WITH 2'-0" WOOD PICKET FENCE ABOVE AT STREET SIDES. MAX HEIGHT 4'-0" AT STREET SIDES.

AT REAR & SIDE OF PROPERTY 2'-0" LOW BLOCK WALL W/ 4'-0" WOOD PICKET FENCE AT REAR & SIDE OF PROPERTY. MAX HEIGHT 6'-0". SEE SITE PLAN FOR LOCATIONS.

FENCE NOTE:
 AT TREE LOCATIONS AT SIDE OF PROPERTY 6'-0" WOOD PICKET FENCE, OFFSET TO CLEAR TREE TRUNK & ROOT SYSTEM. NO FILL OR CONCRETE RETAINING WALL THIS AREA.

N34° 55' 45"W MEAS
 105.50' MEAS
 105'-6" DEED
 105'-6" PLAT

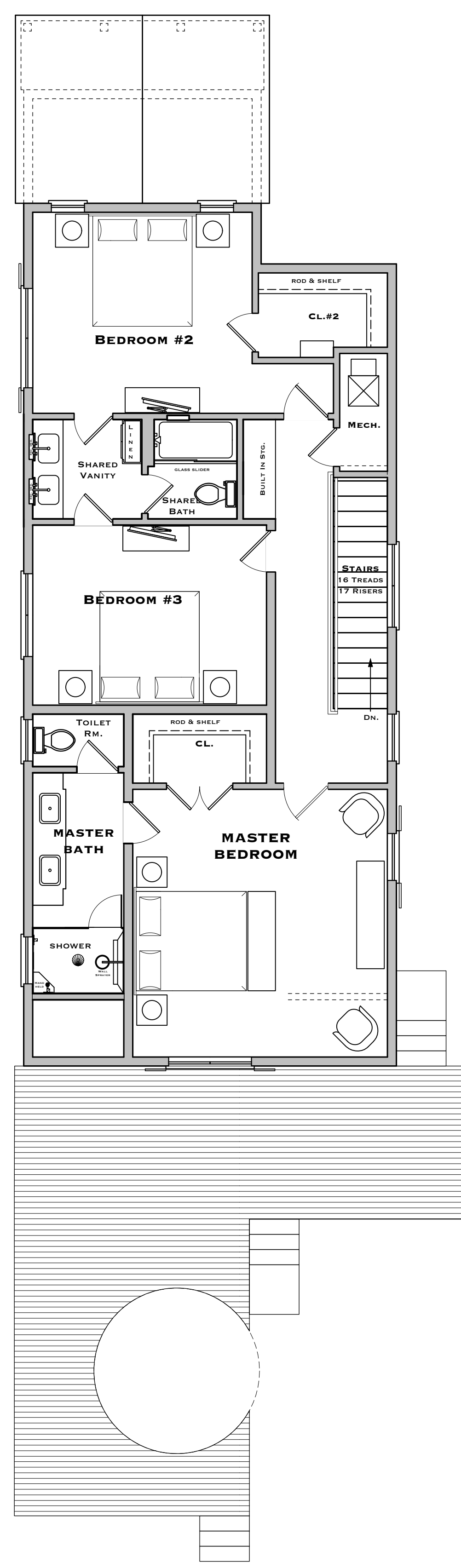
S34° 55' 45"E MEAS
 105.50' MEAS
 105'-6" DEED
 105'-6" PLAT

1 FIRST FLOOR PLANS
 A1.1 SCALE: 3/16" = 1'-0"

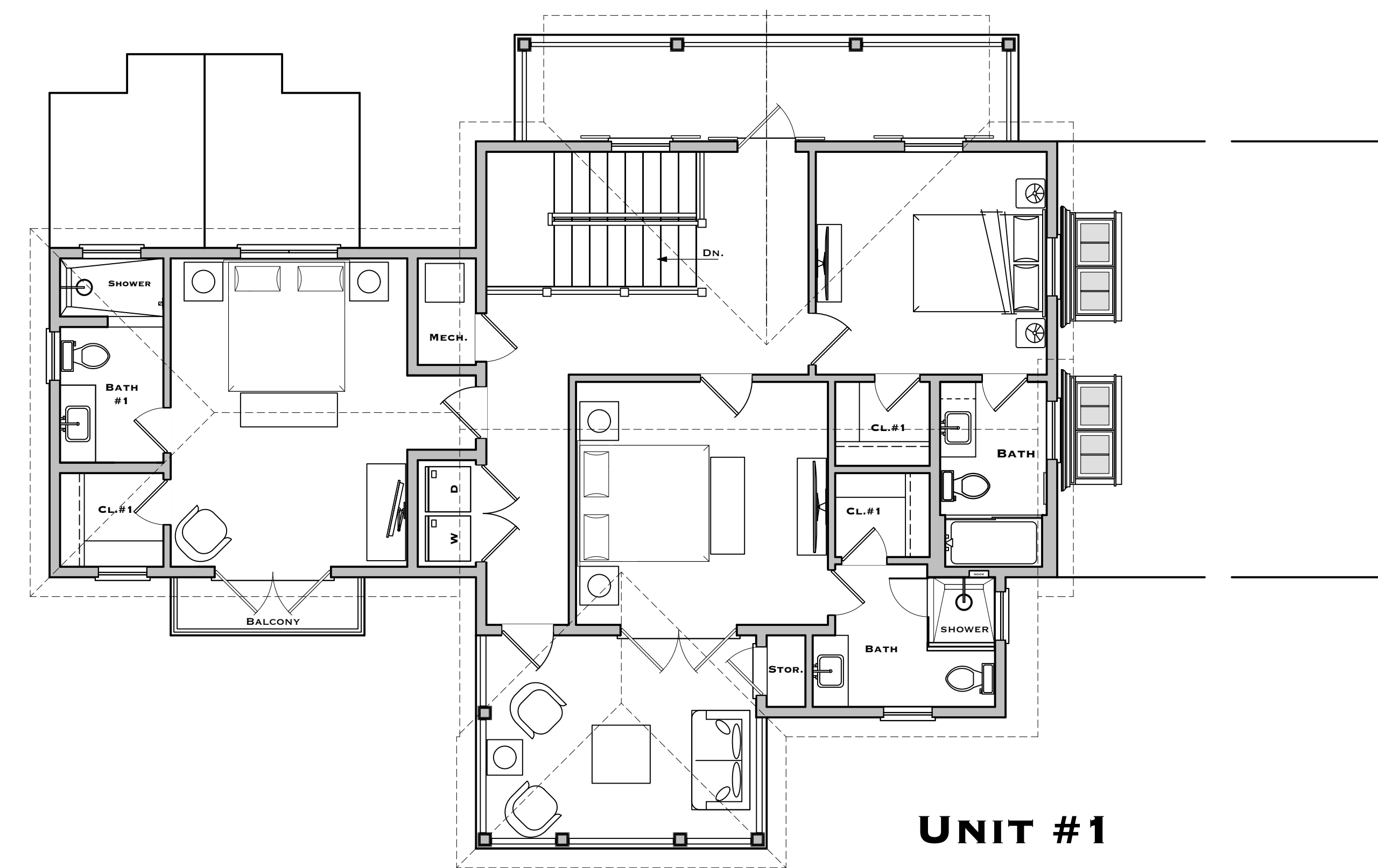
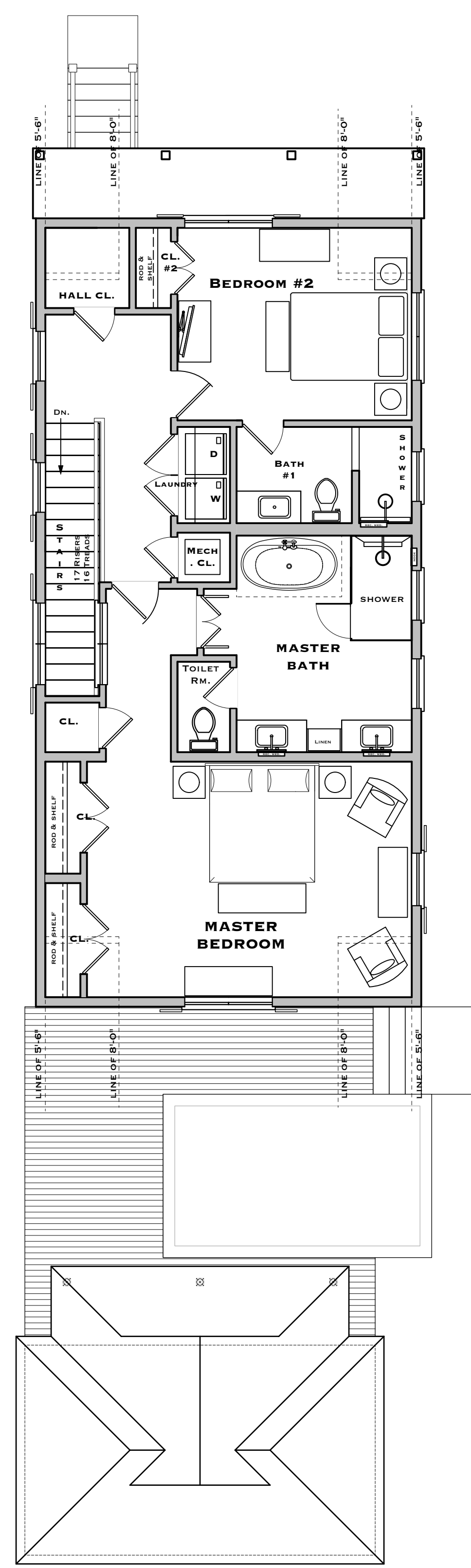
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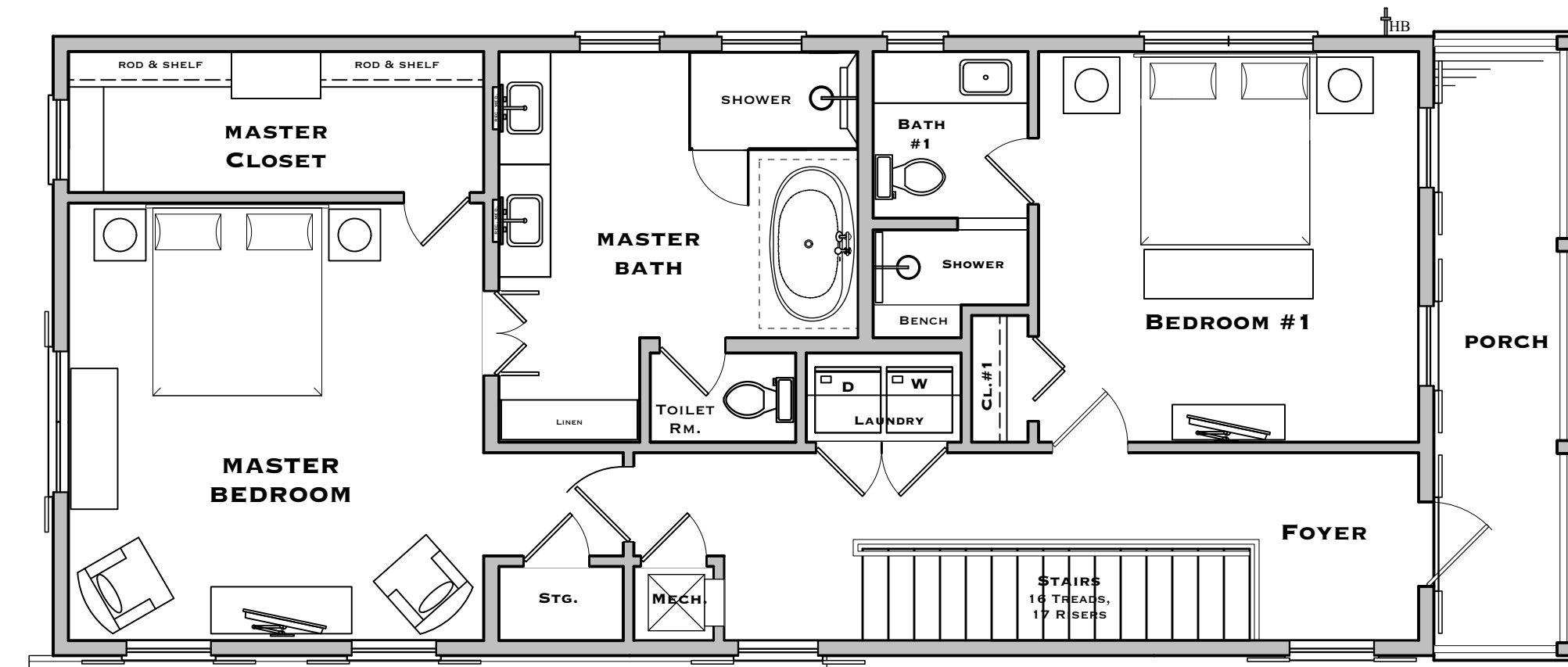
UNIT #4



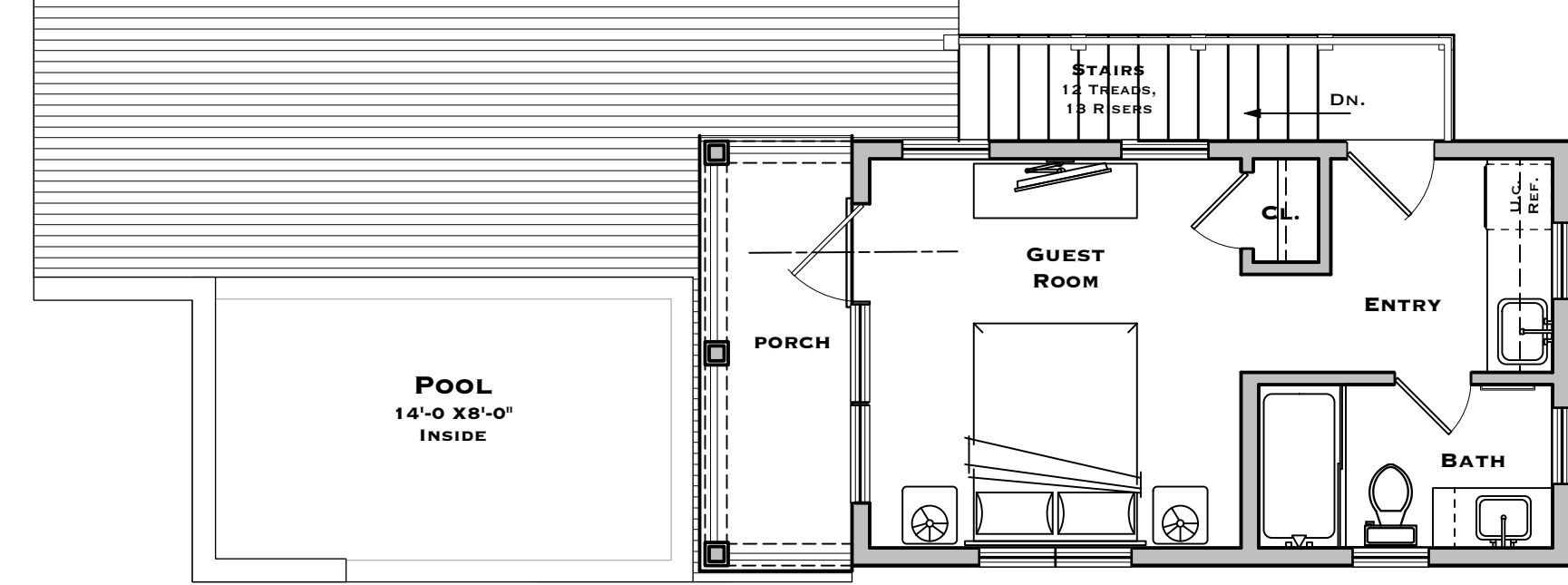
UNIT #3



UNIT #1



UNIT #2



DRAWING TITLE:
SECOND FLOOR PLAN

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

REV. #1	DATE
-	-

A1.2
 SHEET #

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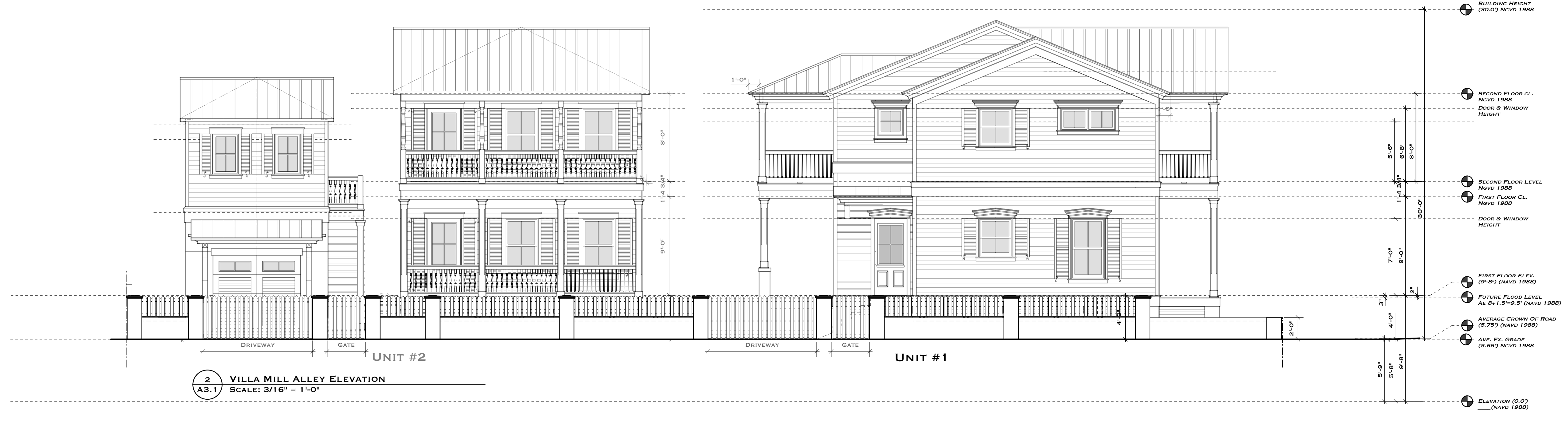
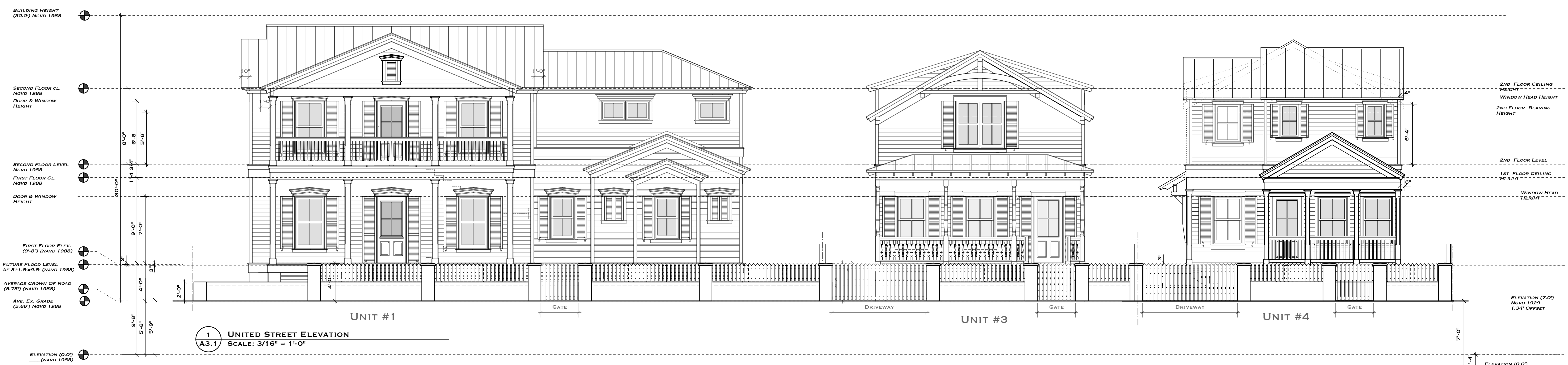
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STREET EXTERIOR ELEVATIONS

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

REV. #1	10-11-2023

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A3.1
 SHEET #



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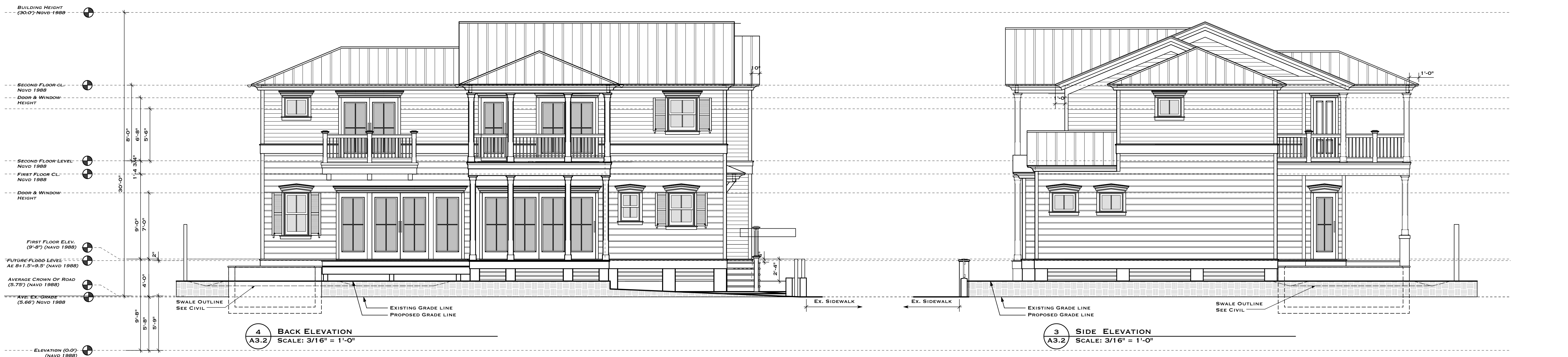
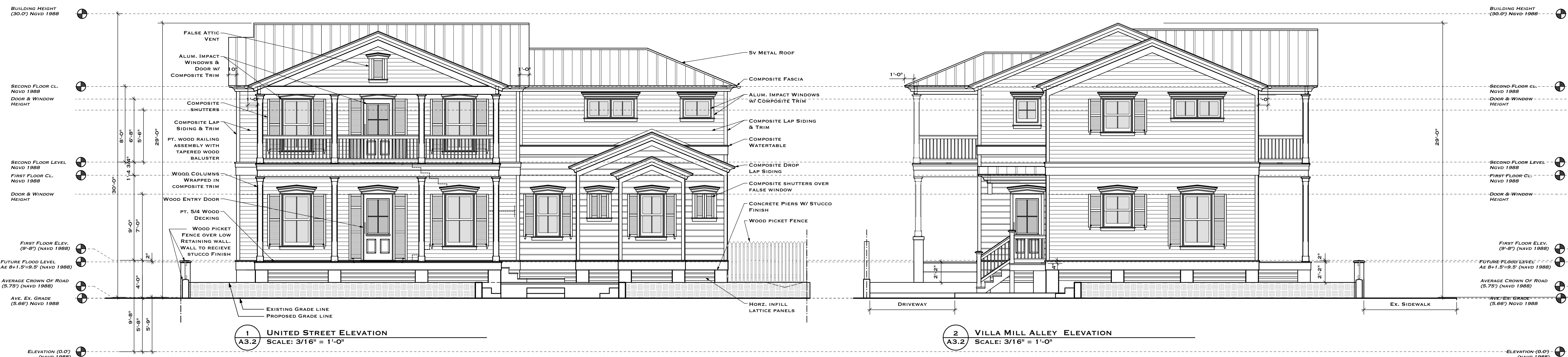
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EXTERIOR ELEVATIONS UNIT #1

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

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A3.2
 SHEET #



NOTE:
 ALL EXPOSED CONCRETE TO RECEIVE A SAND SMOOTH STUCCO FINISH

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DRAWING TITLE:
EXTERIOR ELEVATIONS UNIT #2

DRAWN: TSN
 CHECKED: -
 DATE: 08-03-2023

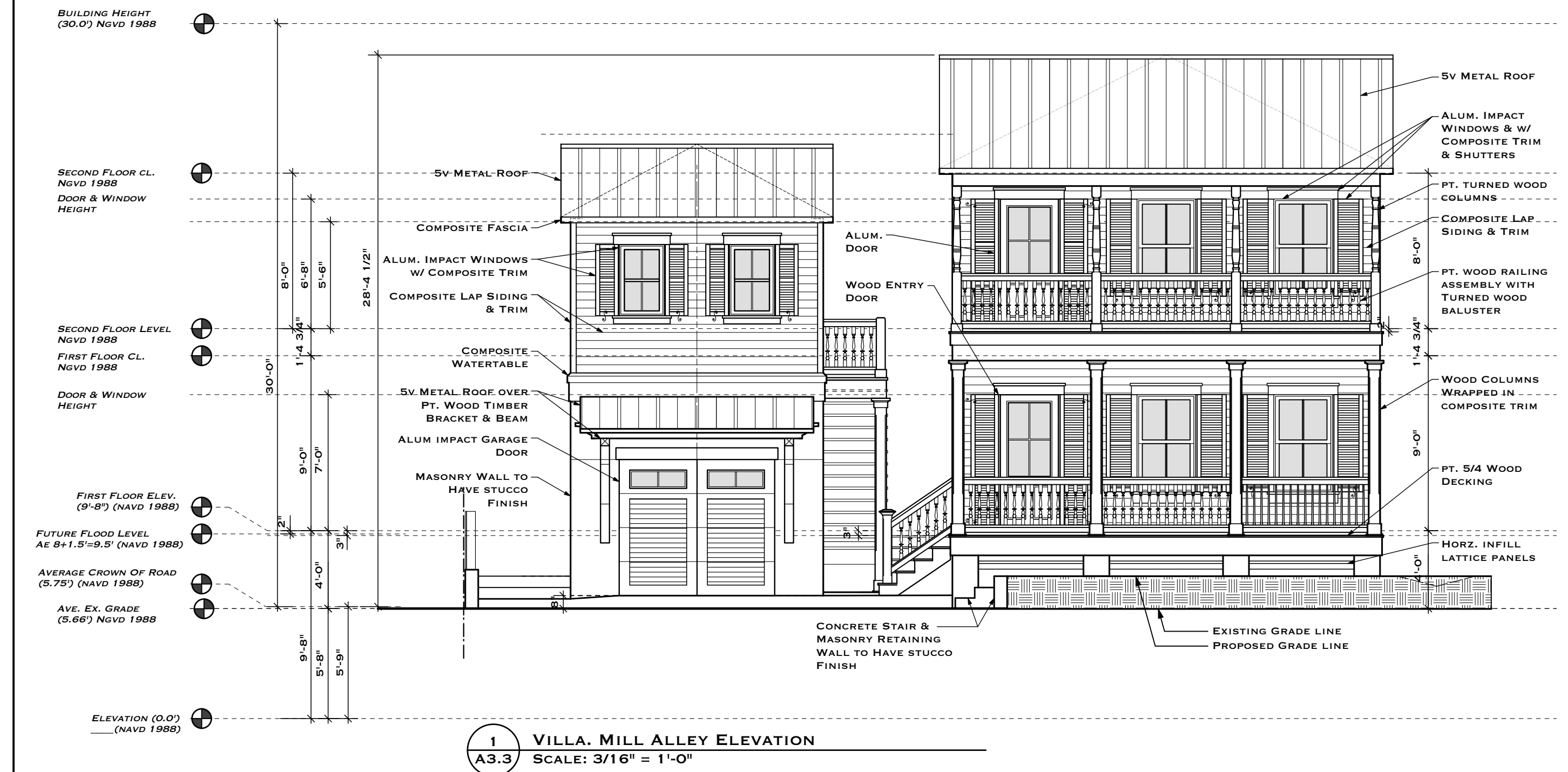
REV. #1	10-11-2023

REVISION # DATE

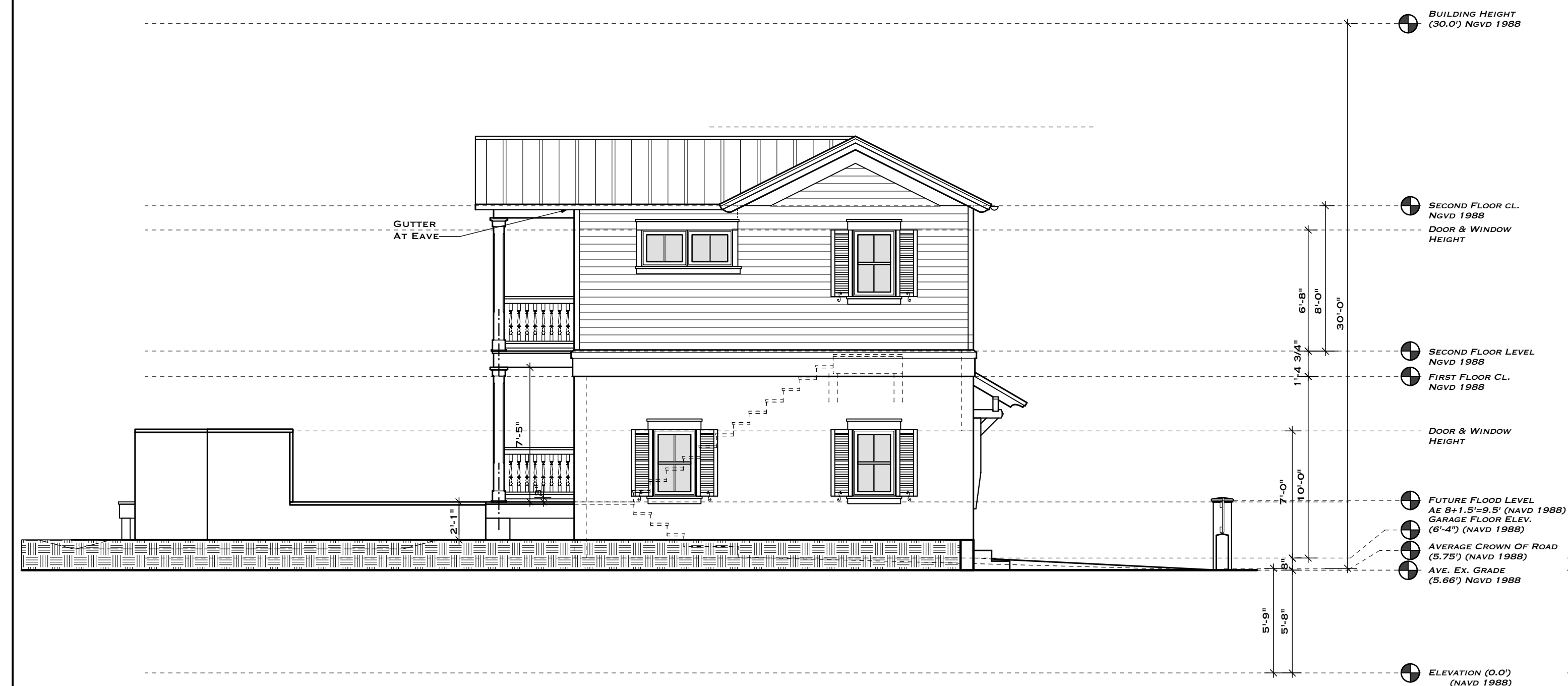
A3.3
 SHEET #



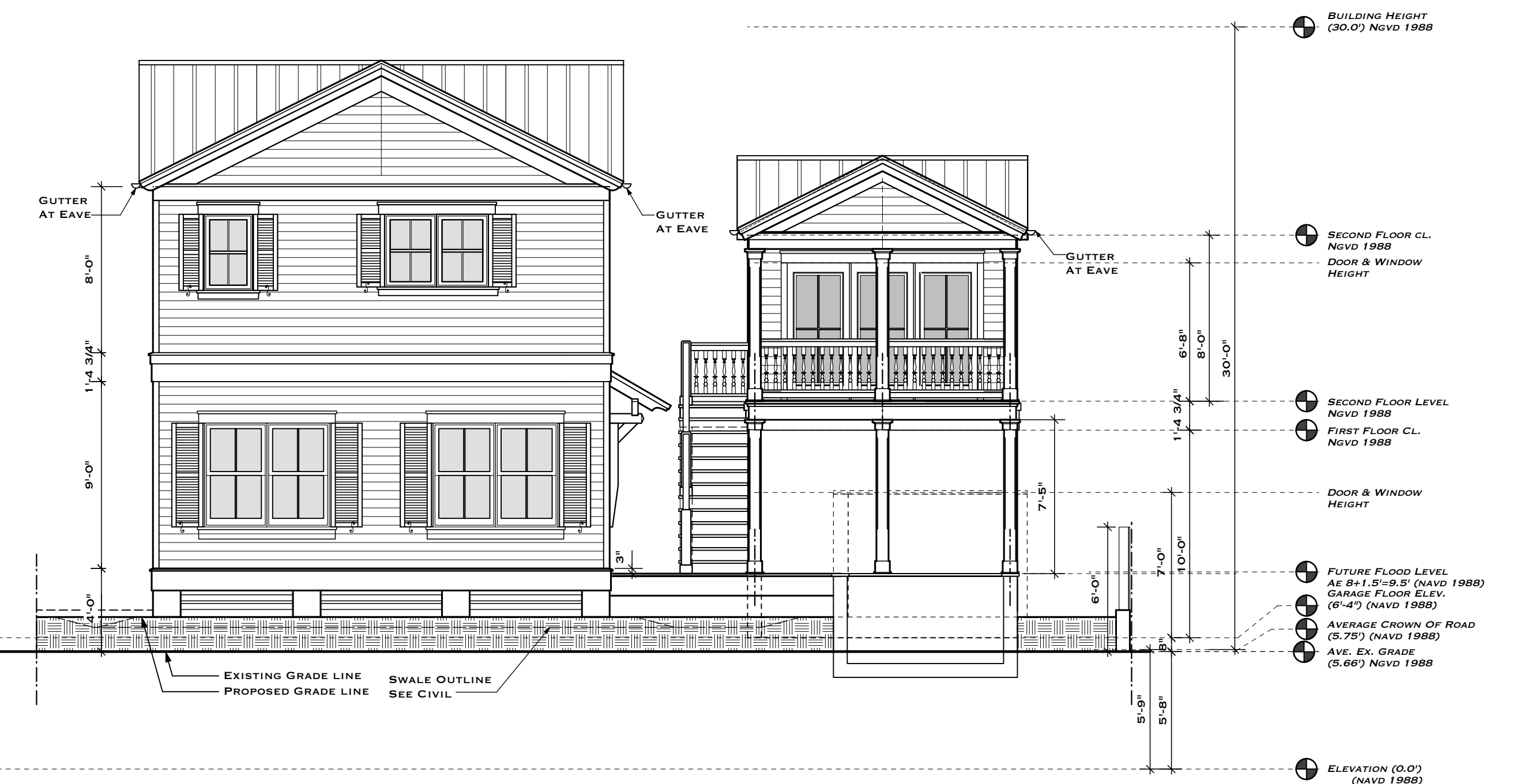
2 SOUTHWEST SIDE ELEVATION
 A3.3 SCALE: 3/16" = 1'-0"



1 VILLA. MILL ALLEY ELEVATION
 A3.3 SCALE: 3/16" = 1'-0"



3 SOUTHWEST GARAGE SIDE ELEVATION
 A3.3 SCALE: 3/16" = 1'-0"

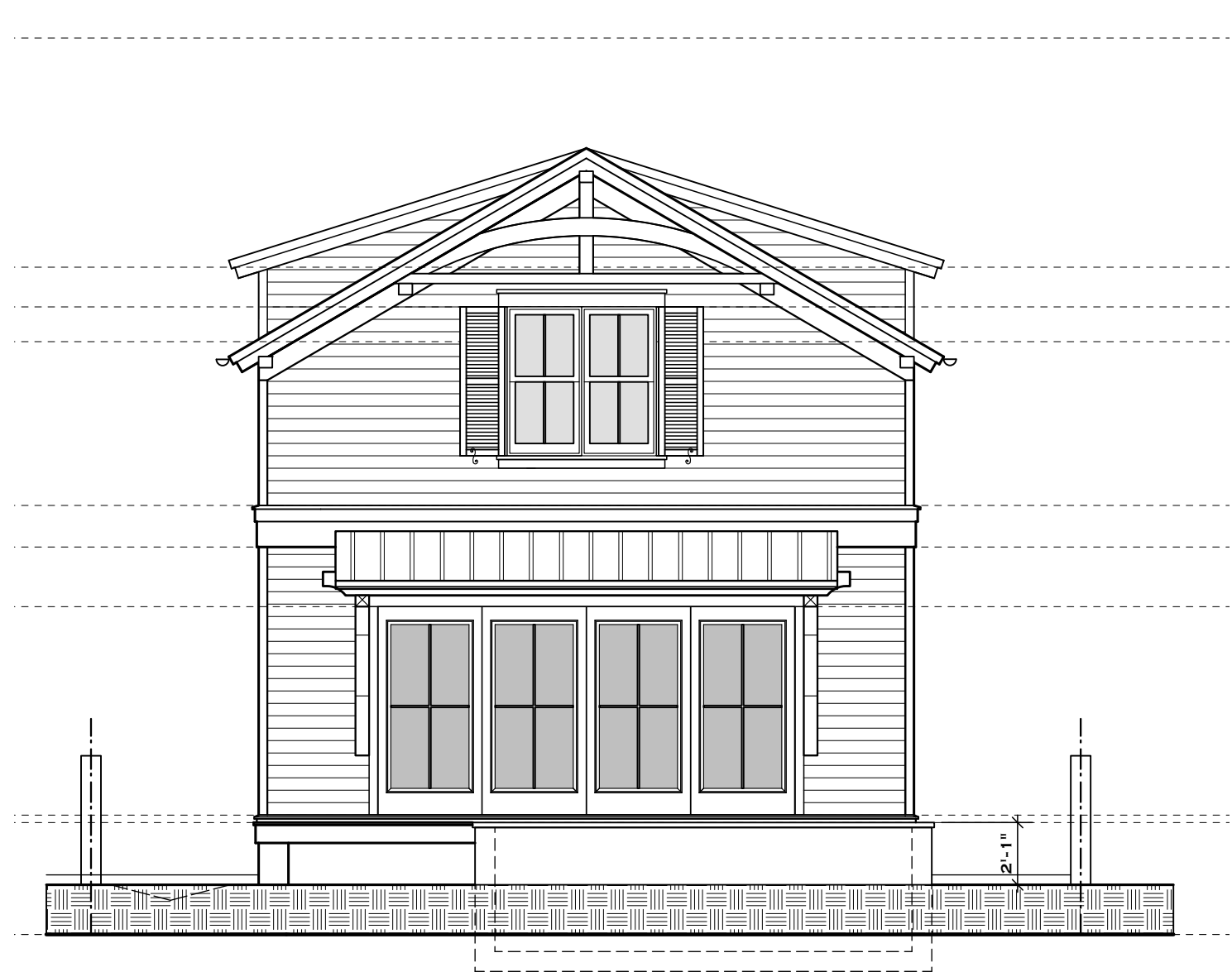


4 BACK ELEVATION
 A3.3 SCALE: 3/16" = 1'-0"

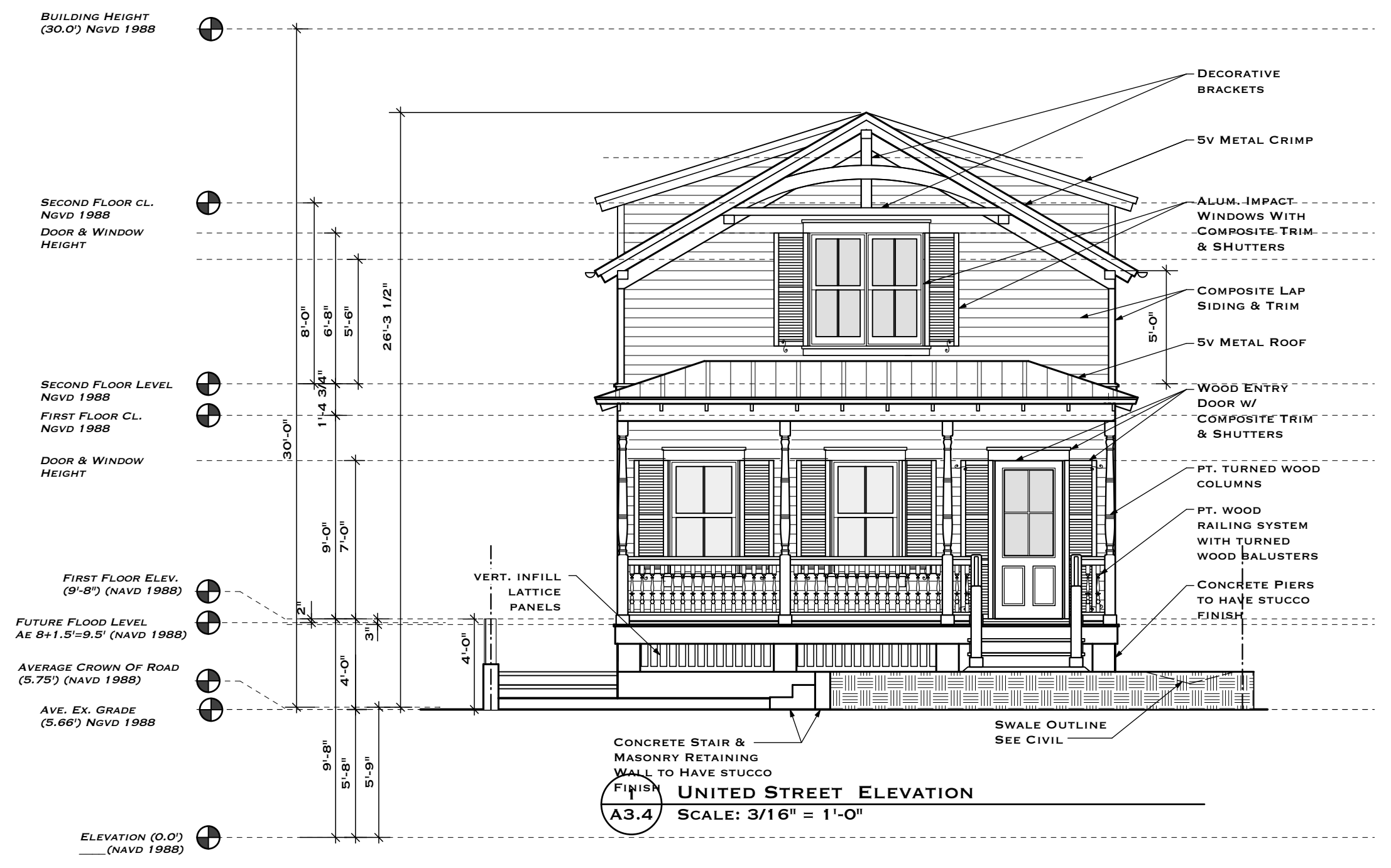
NOTE:
 ALL EXPOSED CONCRETE
 TO RECEIVE A SAND
 SMOOTH STUCCO FINISH

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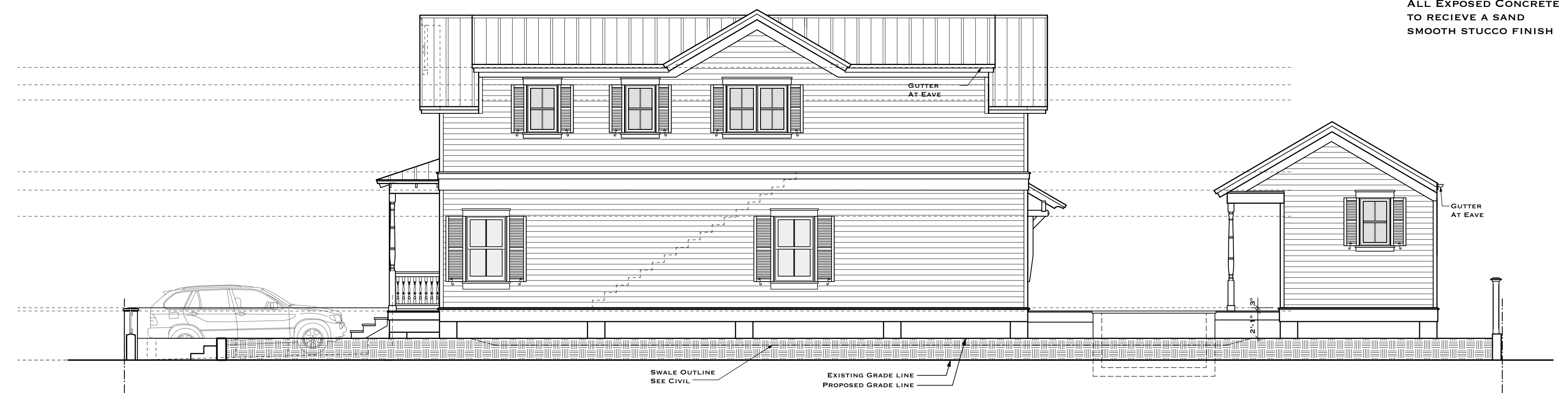
2 BACK ELEVATION
 A3.4 SCALE: 3/16" = 1'-0"



FINISH UNITED STREET ELEVATION
 A3.4 SCALE: 3/16" = 1'-0"



3 SOUTHWEST SIDE ELEVATION
 A3.4 SCALE: 3/16" = 1'-0"



4 NORTHEAST SIDE ELEVATION
 A3.4 SCALE: 3/16" = 1'-0"

DRAWING TITLE:
EXTERIOR ELEVATIONS UNIT #3

DRAWN: TSN
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 DATE: 08-03-2023

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A3.4
 SHEET #

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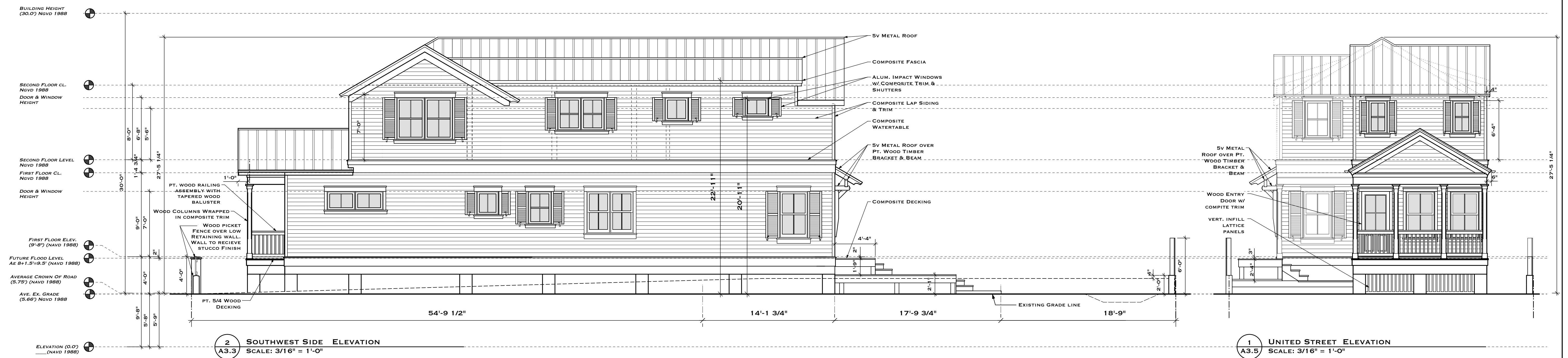
DRAWING TITLE:
EXTERIOR ELEVATIONS UNIT #4

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REVISION # DATE

A3.5
 SHEET #



2 SOUTHWEST SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

1 UNITED STREET ELEVATION
 SCALE: 3/16" = 1'-0"

4 NORTHEAST SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

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

NOTE:
 ALL EXPOSED CONCRETE
 TO RECEIVE A SAND
 SMOOTH STUCCO FINISH

