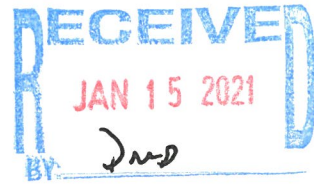


Application



Application for Variance

City of Key West, Florida • Planning Department

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

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

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

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

PROPERTY DESCRIPTION:

Site Address: 324 Virginia Street

Zoning District: HMDR

Real Estate (RE) #: 00025990-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

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

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

Office: 305-293-8983 Fax: 305-293-8748

Email: thomas@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Lykins Leasing LLC Mailing Address: 601 Glasgow Ln

City: Bentonville State: AR Zip: 72712 Home/Mobile Phone:

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

Email: c/o thomas@owentrepanier.com

Description of Proposed Construction, Development, and Use: _____

Historic 2-Unit Property. Front Unit - Renovate, elevated above flood, move to create more conforming setbacks; Rear Unit - Reconstruct in a more conforming manner, creating setbacks all around the structure.

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

Variance to Sec. 122-600(4)a. max building coverage of 13.3% from 47% existing to 53.3% proposed (40 percent required).

Variance to Sec. 122-600(6)a. max front setback of 6'-1.5" from 3'-10" existing to 3'-10.5" proposed (10 feet required).

Variance to Sec. 122-600(6)c. max rear setback of 10'-0" from an historic rear setback of 0'-0" (previously existing) to 5'-0" proposed (15 feet required).

Variance to Sec. 108-572(1) min off-street auto parking spaces of 2 auto spaces from the 0 auto parking spaces existing to the 0 auto parking spaces proposed (1 per dwelling unit required).

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

If yes, please describe and attach relevant documents: _____

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

Yes No

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

Yes No

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

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

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

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

Standards for Considering Variances

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

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Special conditions and circumstances exist. This property is located in an historic neighborhood in Old Town, is a small lot of record, has an historic density of two (2) dwelling units, and an existing historic single-family residential structure that exceeds the maximum permitted building coverage. The property has the following existing nonconformities: FEMA, building coverage, front yard setback and west-side setback. The historic rear dwelling unit had the following historic nonconformities: rear setback and east-side setback.

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

Conditions are not created by the applicant. The historic special conditions and circumstances of the property predate the current owner. The proposed action of the owner will improve the status of the FEMA compliance, the existing front yard setback and west-side setback and improve the status of the historic east-side setback and rear setback, as well as restore the property's historic second dwelling unit in a location that better conforms to setbacks and life-safety requirements.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Special privileges will not be conferred upon the granting of the variance(s). The variance process is available to all property owners in this district, and if others have the right to construct additional dwelling units and/or raise existing historical structures above flood levels, they are entitled to the same process and consideration of fact.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship conditions exist. The literal interpretation of the provision of LDRs would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, i.e. the ability to reconstruct and renovate the units in more conforming manners. The elevated structures require additional building coverage to accommodate ingress and egress in code compliant manners.

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

Only the minimum variance(s) are requested that would permit the applicant the opportunity to construct a rear single-family dwelling unit and raise the existing historical single-family dwelling structure above flood, as evidenced by the fact the property's existing and historical setback nonconformities will be reduced and exercise to build-back the second (rear) dwelling unit in a more conforming manner as a result of the variances. Granting these variances will improve existing and historical front, rear, east-side and west-side setbacks.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

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

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

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

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Site Data Table – 324 Virginia Street

| | Req'd / Permitted | Existing | Proposed | Variance Request |
|------------------------|---|--|--------------------------------|--|
| Zoning | HMDR | HMDR | No Change | N/A |
| FLUM | HR | HR | No Change | N/A |
| Flood Zone | AE6 (NGVD29) AE7 (NAVD88) | AE6 (NGVD29) AE7 (NAVD88) | No Change | N/A |
| Site Size | ≥ 4,000 sq ft | 3,311.2 sq ft | No Change | No – Complies |
| Building Height | 30 ft | 16'-11" | 20'-2" | No – Complies |
| Building Year | - | 1923 | No Change | N/A |
| Front Setback | 10 ft | 3-10" | 3'-10.5" | Yes – 6'-1.5"; Improvement |
| West Side Setback | 5 ft | 2'-9" | 5'-0" | No – Complies; Improvement |
| East Side Setback | 5 ft | 5'-0" Historic Rear Unit ¹ : 0'-0" | 5'-0" | No – Complies; Historic Improvement |
| Street Side Setback | 7.5 ft | N/A | No Change | No – Complies |
| Rear Setback | 15 ft | 15'-0" Historic Rear Unit ² : 0'-0" | 5'-0" | Yes – 10'-0"; Historic Improvement |
| FAR | 1.0 | 0.0 | No Change | No – Complies |
| Building Coverage | 40% (1,324.4 sq ft) | 47% (1,555.8 sq ft) | 53.3% (1,766 sq ft) | Yes – 13.3% |
| Impervious Surface | 60% (1,986.48) | 48% (1,573.8 sq ft) | 54.7% (1,811 sq ft) | No – Complies |
| Parking | 1 per du | 0 | 0 | Yes – 2 spaces |
| Handicap Parking | 0 | 0 | 0 | No – Complies |
| Bicycle Parking | 10% auto | 0 | 4 | No – Complies |
| Open Space | 35% (1,158.8 sq ft) | 52.5% (1,737.4 sq ft) | 45% (1,500 sq ft) | No – Complies |
| Landscaping | 20% (662.2 sq ft) | 52.5% (1,737.4 sq ft) | 45% (1,500 sq ft) | No – Complies |
| Number & Type of Units | 2 single-family dwelling units ³ | 1 single-family dwelling units | 2 single-family dwelling units | No – Complies |
| Consumption Area | - | 0 | No Change | No – Complies |
| Number of Seats | - | 0 | No Change | No – Complies |

¹ 1962 – Sanborn Map – part of 09/25/2019 Build-Back Rights Letter Package

² 1962 – Sanborn Map – part of 09/25/2019 Build-Back Rights Letter Package

³ 09/25/2019 – Build-Back Rights Letter – density of 2 dwelling units

Verification Form



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

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

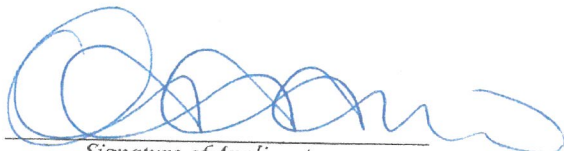
of Trepanier & Associates, Inc.
(print name of entity)

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

324 Virginia Street
Street address of subject property

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

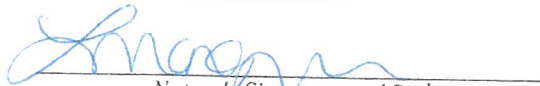
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

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

Owen Trepanier
Name of Applicant

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


Notary's Signature and Seal

Lauren Mongelli
Name of Acknowledger typed, printed or stamped



GG909917
Commission Number, if any

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, John Lykins as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Lykins Leasing, 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.

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

Subscribed and sworn to (or affirmed) before me on this 1/13/21
Date

by John Lykins
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Anna Hively
Name of Acknowledger typed, printed or stamped

#12403245
Commission Number, if any

Anna Hively
Notary Public
Benton County, Arkansas
My Comm. Expires 02-10-2025
Commission #12403245

Boundary Survey

ELEVATION CERTIFICATE OMB No. 1660-0008 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

| | | |
|--|------------------|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 324 VIRGINIA STREET | | FOR INSURANCE COMPANY USE Policy Number: |
| City KEY WEST | State Florida | ZIP Code 33040 |
| Company NAIC Number | | |

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete items C2.a–h below according to the building diagram specified in item A.1. In Puerto Rico only, enter meters.
 Benchmark Utilized: AA0020 Vertical Datum: NGVD29
 Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other/Source

Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.

| | | | |
|--|-----|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 5.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | 6.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 4.7 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 5.1 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 4.7 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

| | | |
|---|----------------------------|-----------------------------|
| Certifier's Name ERIC ISAACS | License Number PSM 6783 | |
| Title SURVEYOR & MAPPER | | |
| Company Name FLORIDA KEYS LAND SURVEYING | | |
| Address 19960 OVERSEAS HIGHWAY | | |
| City SUGARLOAF KEY | State Florida | |
| Signature | Date 10-12-2020 | Telephone (305) 394-3690 |
| Ext. | | |

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable):
 THE BUILDING= ONE STORY HOUSE ON COLUMNS. C2=THE ELEVATION OF THE BOTTOM OF THE WATER HEATER. THE LATITUDE AND LONGITUDE WERE DETERMINED BY USING GOOGLE EARTH.

FEMA Form 086-0-33 (12/19) Replaces all previous editions. Form Page 2 of 6

F.E.C. PROVIDED BY OWNER

BEARING BASE:
 ALL BEARINGS ARE BASED ON 539° 12' 41" W ASSUMED ALONG THE CENTERLINE OF VIRGINIA STREET.

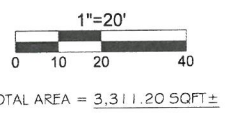
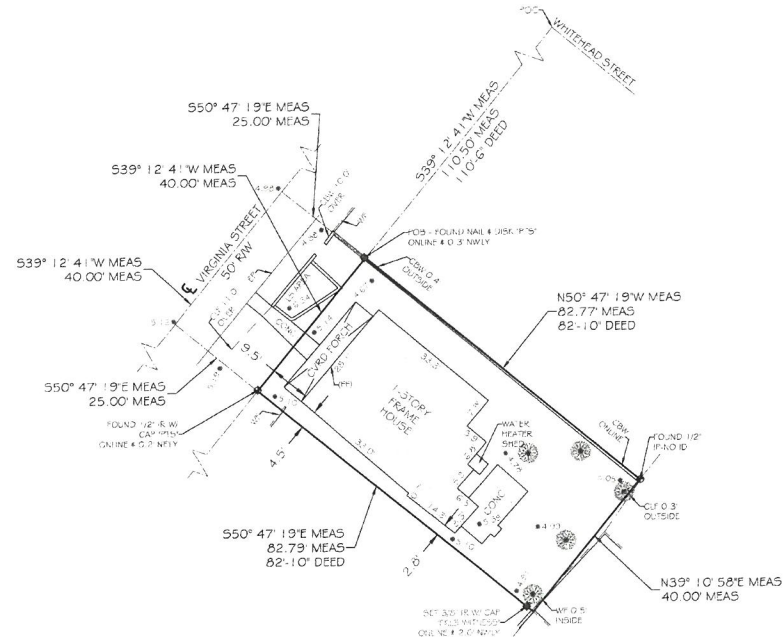
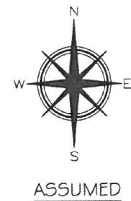
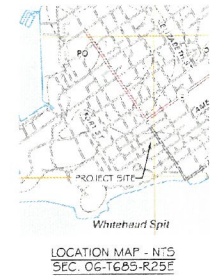
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
 324 VIRGINIA STREET
 KEY WEST, FL 33040

COMMUNITY NO.: 120168
 MAP NO.: 2087C-1516K
 MAP DATE: 02-18-2005
 FLOOD ZONE: AE
 BASE ELEVATION: 6

MAP OF BOUNDARY SURVEY



- LEGEND**
- WATER METER
 - SANITARY SEWER CLEAN OUT
 - MAILBOX
 - WOOD POWER POLE
 - CONCRETE POWER POLE
 - WOOD PYLON
 - SPOT GRADE ELEVATION (TYPICAL)
 - PALM TREE
 - TREE (UNKNOWN SPECIES)

SURVEYOR NOTES -

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND ARE CERTIFIED TO AND ACCURACY OF 0.1' +/-.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'D' 21' (P.I.D. AA0020); ELEVATION= 3.9' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF)=5.8' (NGVD 1929) AND WAS TAKEN AT THE DOOR THRESHOLD SHOWN ON THE SURVEY MAP; NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED.

CERTIFIED TO -
 (LYNKS LEASING LLC)

LEGAL DESCRIPTION -
 On the Island of Key West, and known as William A. Whitehead's map of said island, delineated in February, A.D. 1829, as part of Tract Ten (10), but now better known as a part of Lot Three (3), in Square Two (2) of said Tract Ten (10), according to C.W. Telfer's map of Key West:
 Commencing at a point on Virginia Street, distant One Hundred and Ten (110) feet and Six (6) inches from the corner of Whitehead and Virginia Streets, and running thence along said Virginia Street, in a Southwesterly direction Forty (40) Feet, thence at right angles in a Southeasterly direction Eighty-Two (82) Feet and Ten (10) inches, thence at right angles in a Northwesterly direction Forty (40) Feet, thence at right angles in a Northwesterly direction Eighty-two (82) Feet and Ten (10) inches to the place of beginning.

FLORIDA KEYS LAND SURVEYING
 19960 OVERSEAS HIGHWAY
 SUGARLOAF KEY, FL 33042
 PHONE: (305) 394-3690
 FAX: (305) 394-3773
 EMAIL: EISAACS@FLKEYSLS.COM

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR AND MAPPER.

ERIC ISAACS, PSM 6783, PROFESSIONAL SURVEYOR AND MAPPER, EXP. 10/12/2020

SURVEY & FEC

C1.0

SURVEY PROVIDED BY OWNER

Ukg' Rnc p

S I T E D A T A 324 VIRGINIA STREET

| ITEM | EXISTING | REQ. PER LDR | PROPOSED | REMARK |
|---------------------------------|-----------------|------------------------------|---------------------|---------------------------------------|
| DISTRICT | HMDR | HMDR | HMDR | HISTORIC MEDIUM DENSITY RESIDENTIAL |
| SITE AREA | 3,311.2 SQ. FT. | 4,000 SQ. FT. | EXISTING | EXISTING |
| LOT SIZE | SEE SURVEY | 40' X 90' (MIN) | EXISTING | |
| IMPERVIOUS | 1,573.8 SQ. FT. | 1,986.7 (60% MAX) | 1,811 SQ. FT. 54.7% | CONFORMS |
| OPEN SPACE | 1,737.4 SQ. FT. | 1,158.9 (35% MIN) | 1,500 SQ. FT. 45% | CONFORMS |
| BUILDING COV. | 1,555.8 SQ. FT. | 1,324.4 (40% MAX) | 1,766 SQ. FT. 53.3% | 13.3% , 442 SQ. FT. VARIANCE REQUIRED |
| FRONT YARD 50% GREEN SPACE COV. | 224 SQ. FT. 56% | 400 SF @ (50% MIN) 200 SQ FT | 224 SQ. FT. 56% | CONFORMS |

YARD SETBACKS

| SETBACK | EXISTING | REQ. | PROPOSED | REMARK |
|-------------------|------------------------------------|------|------------|---|
| FRONT SETBACK | 3'-10" | 10' | 3'-10 1/2" | IMPROVEMENT, VARIANCE REQUIRED |
| REAR SETBACK | 15'-0" HISTORIC 2ND UNIT: 0'-0" | 15' | 5'-0" | HISTORIC IMPROVEMENT, VARIANCE REQUIRED |
| WEST SIDE SETBACK | 2'-9" | 5' | 5'-0" | IMPROVEMENT, CONFORMS |
| EAST SIDE SETBACK | 5'-0" HISTORIC 2ND UNIT: 0'-0" | 5' | 5'-0" | HISTORIC IMPROVEMENT CONFORMS |
| BUILDING HEIGHT | +/- 16'-11" | 30' | +/- 20'-2" | CONFORMS |

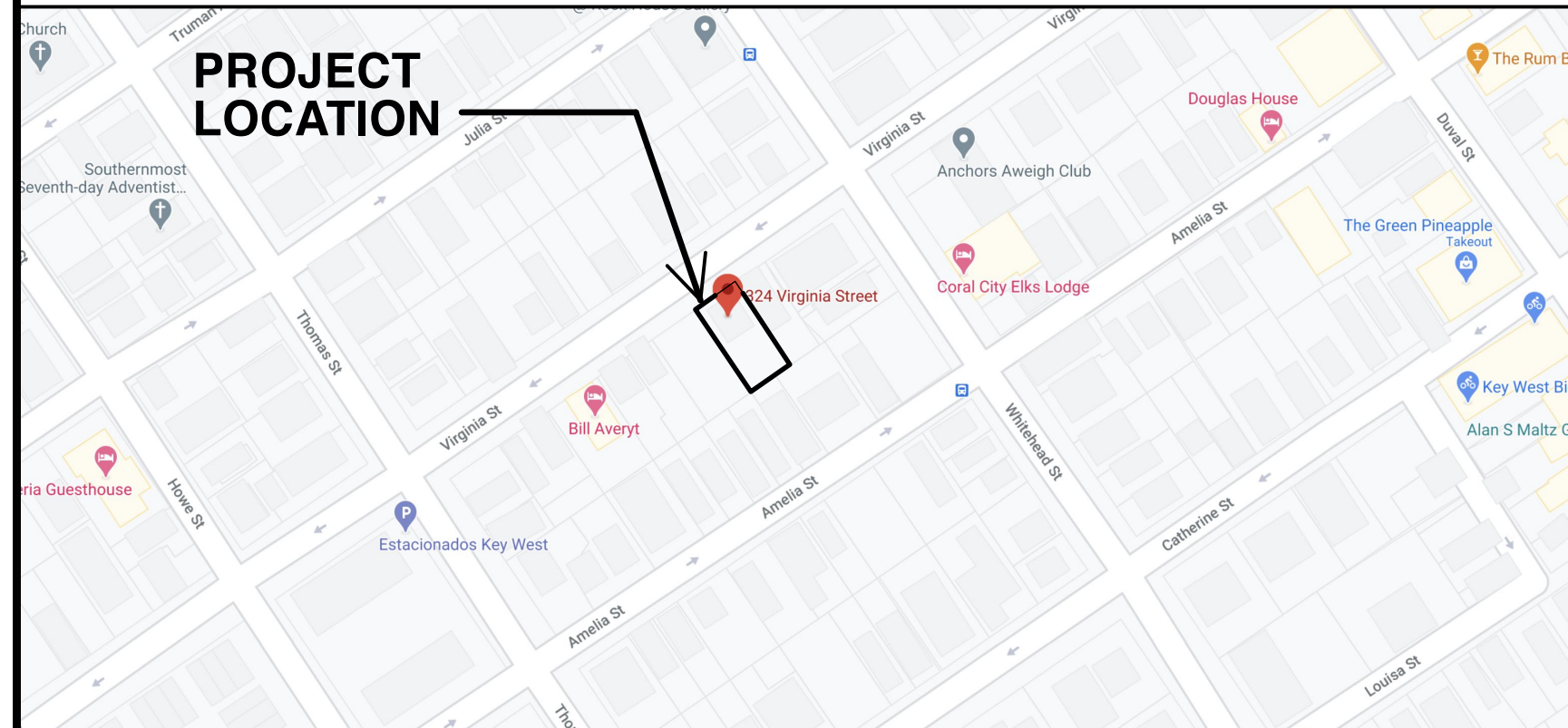
FEMA MAP FLOOD ZONE AE 6, 6'+1'=7' F.F. ELEV.



(NAVD 1988) PROPOSED FEMA FLOOD MAP, AE7+1=8'



SITE LOCATION MAP



**A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
KEY WEST, FL 33040**

DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
 FBC 2017 - RESIDENTIAL (FBC-R)
 A.S.C.E. 24-05 REGULATIONS
 PER FBC 07/ASCE 07-10
 EXPOSURE "C"
 CONSTRUCTION TYPE VB
 LIVE LOAD 40 PSF
 WIND LOAD 180 M.P.H.
 SEE STRUCTURAL DRAWINGS, SHEET S-1
HARC APPROVAL #: _____

CERTIFICATE OF COMPLIANCE:

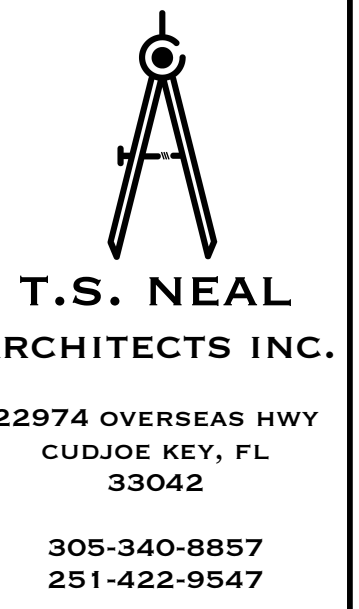
GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- 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.
- 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.
- 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.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- 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.
- 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.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- 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.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- 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.

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.0 SURVEY + F.E.C.
- C1.1 ARCHITECTURAL SITE PLAN
- EX1.1 EXISTING FLOOR PLAN
- EX2.1 EXISTING ELEVATIONS + SECTIONS
- A1.1 SITE & FLOOR PLAN
- A3.1 PROPOSED ELEVATIONS
- A3.2 PROPOSED ELEVATIONS

SCOPE OF WORK:



**DESIGN SET
FOR REVIEW
AND COMMENT
ONLY**

**A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
KEY WEST, FL 33040**

**DRAWING TITLE:
TITLE & PROJECT
INFORMATION**

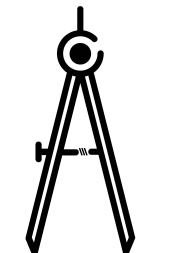
DRAWN: EDSA/TSN
CHECKED:
DATE: 01-13-2020

REV.#1 03-23-2020

REVISION # DATE

**T1.1
SHEET #**




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

DESIGN SET
FOR REVIEW
AND COMMENT
ONLY

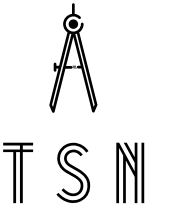
A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
 KEY WEST, FL 33040

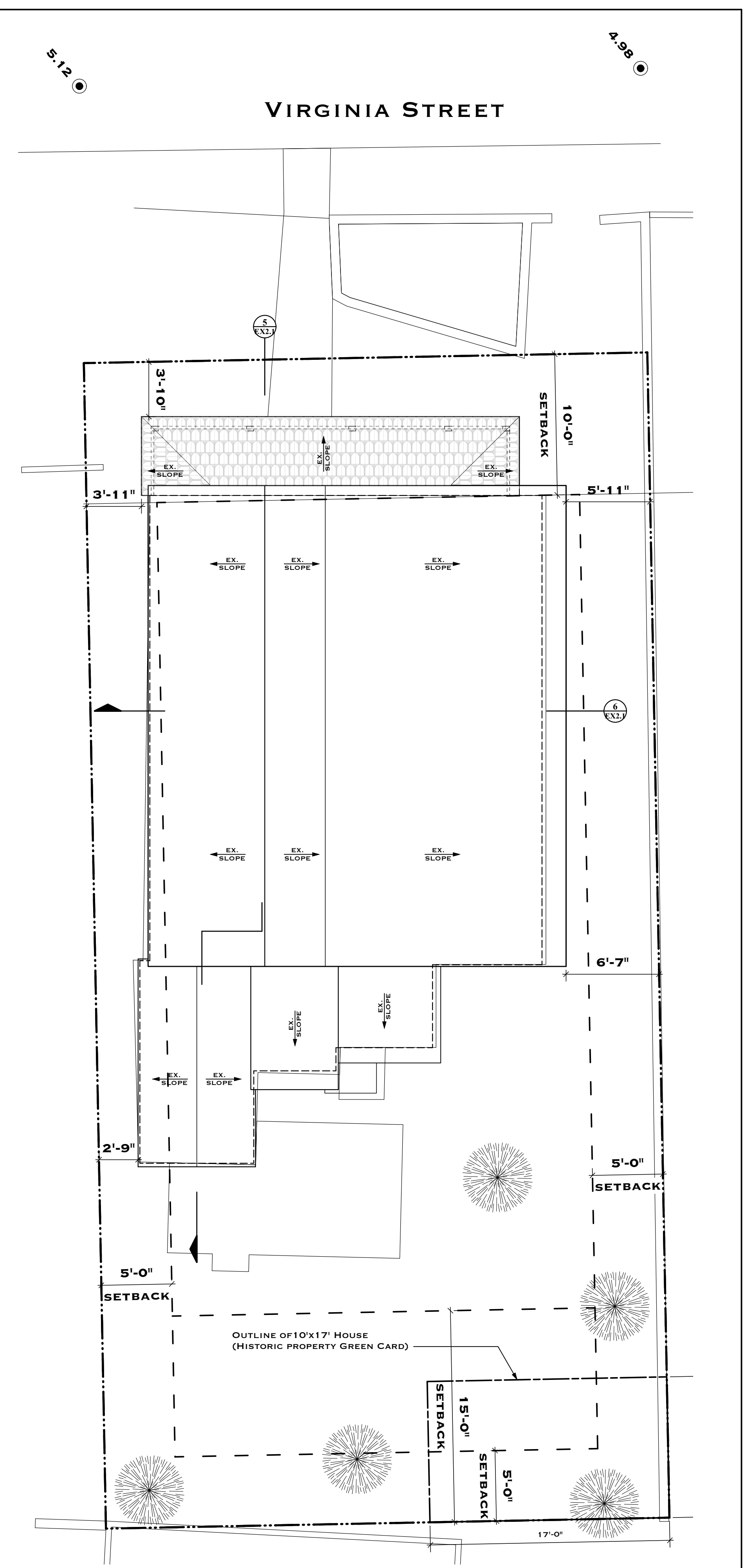
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 DRAWN: EDSA/TSN
 CHECKED:
 DATE: 01-13-2020


| REV.#1 | 03-23-2020 |
|--------|------------|
| | |

| REVISION # | DATE |
|------------|------|
| | |

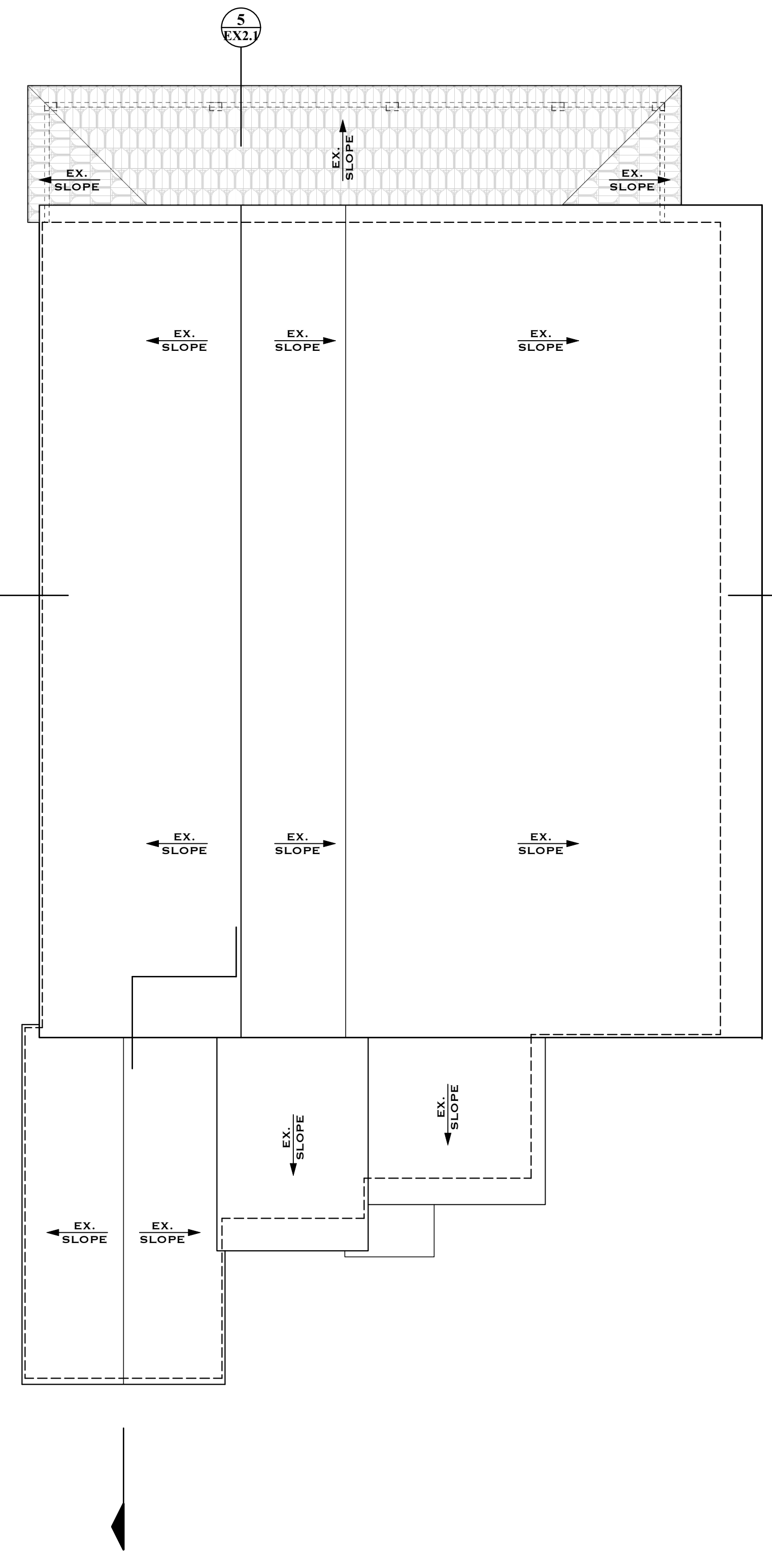
C1.1
 SHEET #


T.S.N
 T. S. NEAL ARCHITECTS, INC.

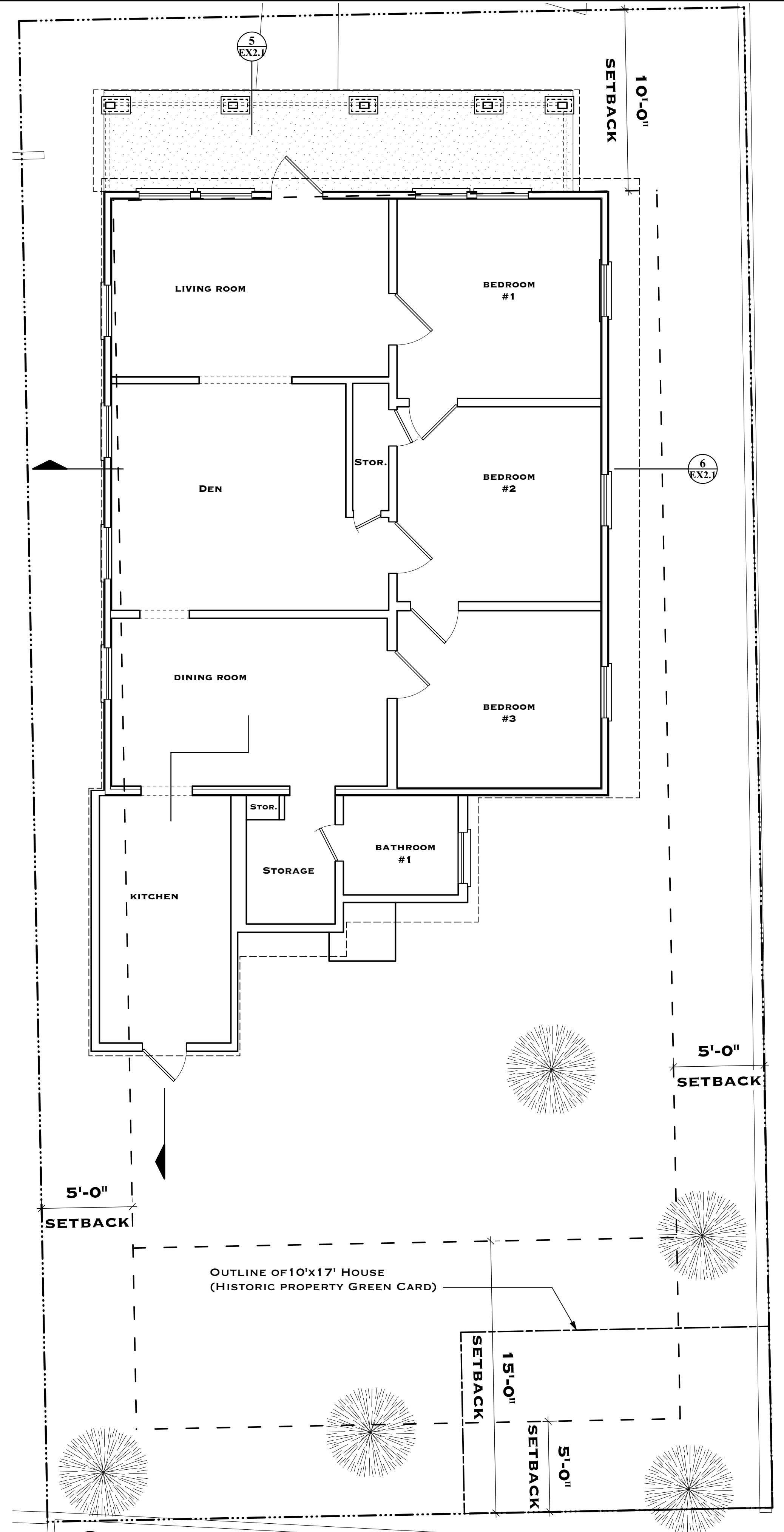


1
C1.1 ARCHITECTURAL SITE PLAN
 SCALE: 3/16" = 1'-0"


TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



2 ROOF PLAN
 EX1.1 SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
 EX1.1 SCALE: 1/4" = 1'-0"
 0 5 10 15 FT

DESIGN SET
FOR REVIEW
AND COMMENT
ONLY

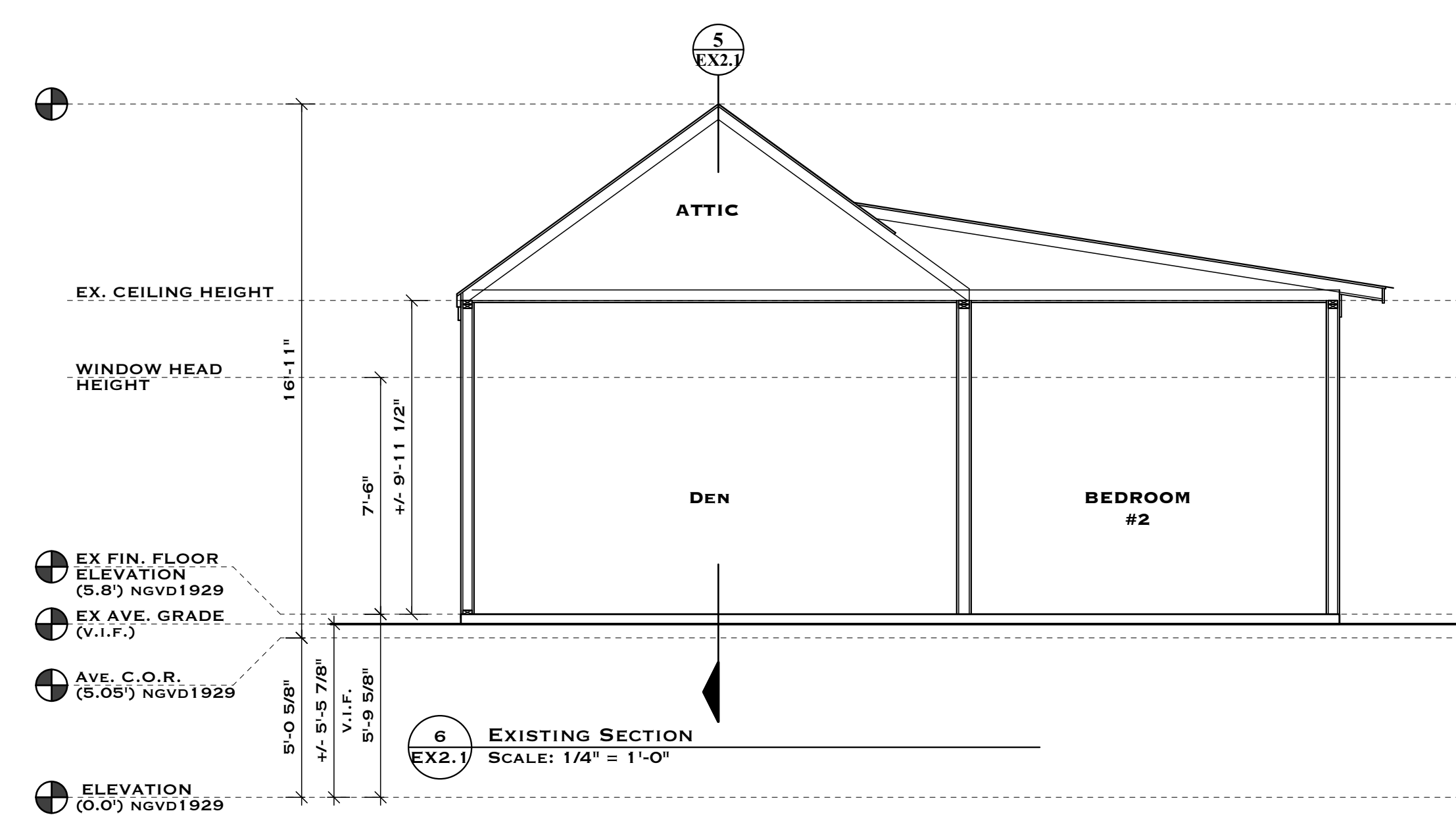
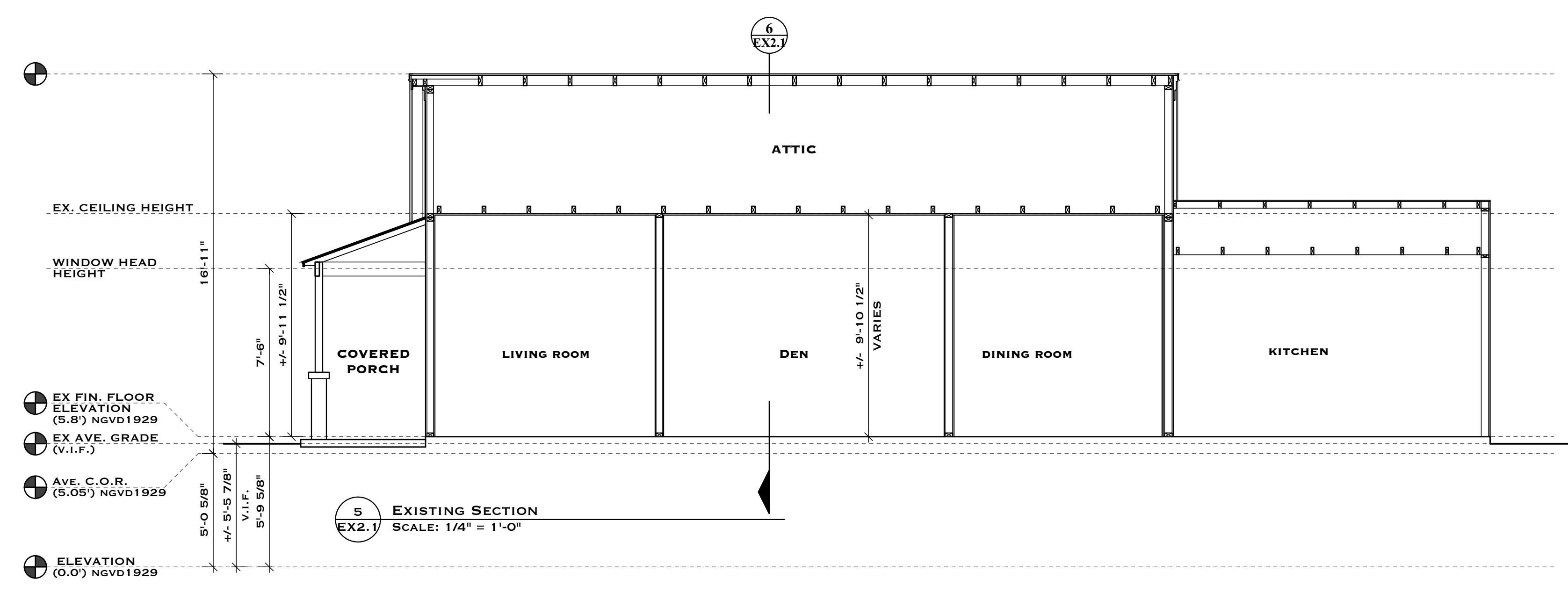
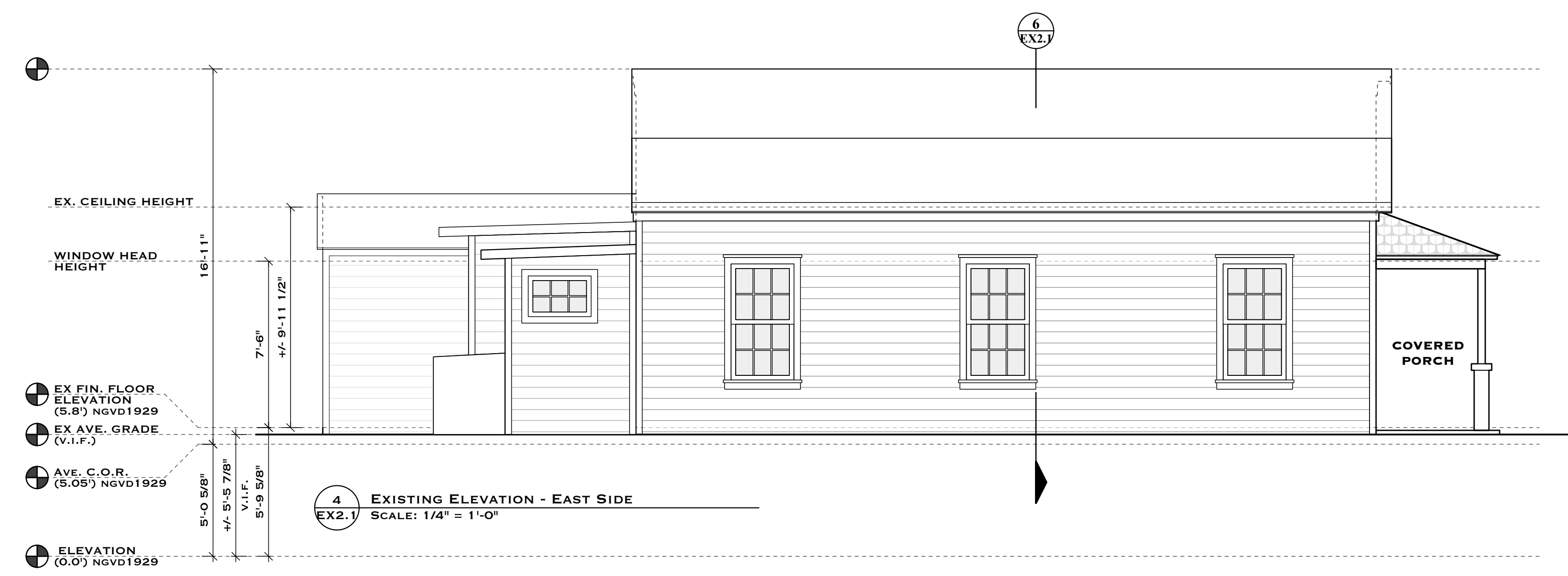
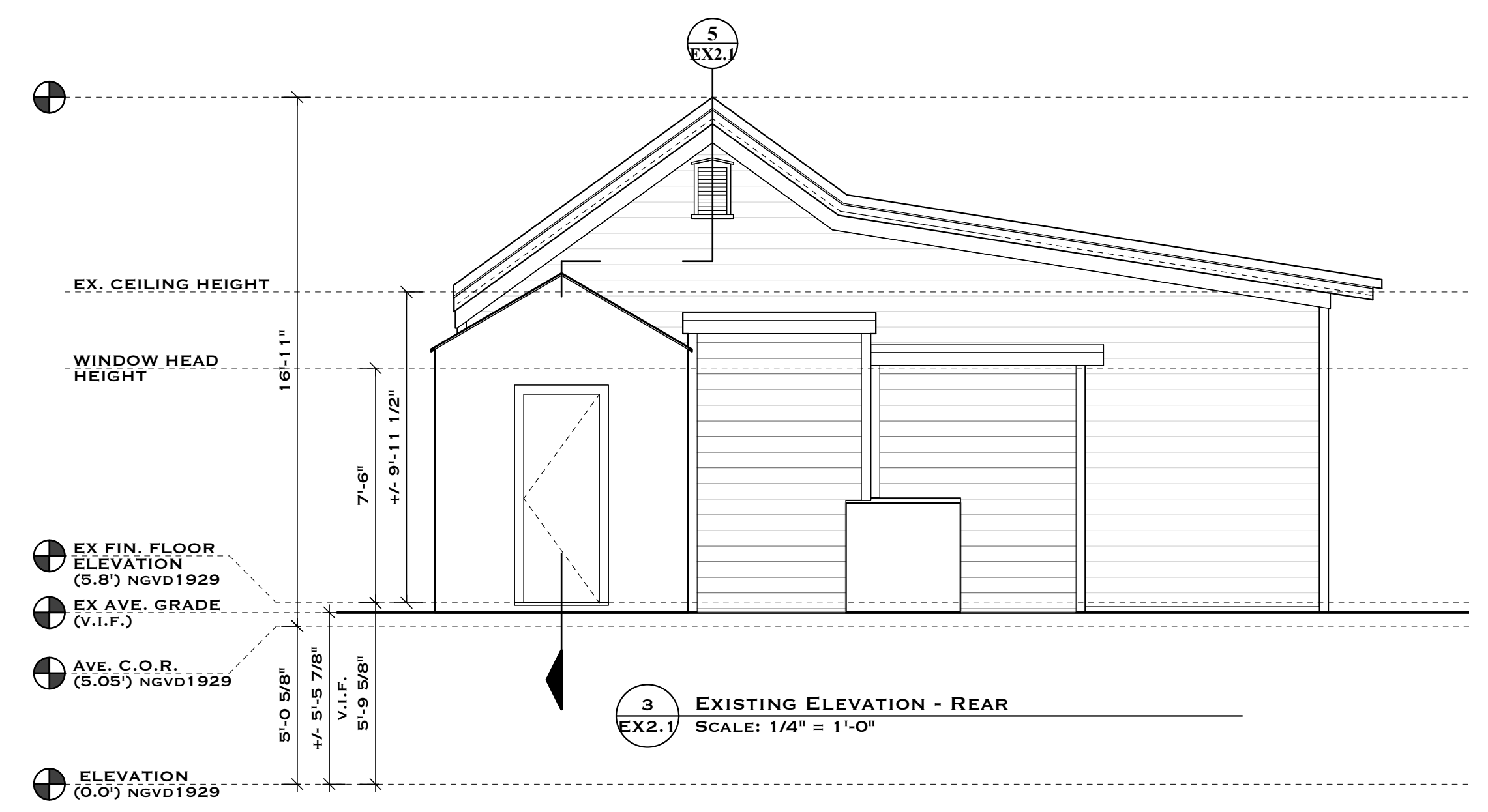
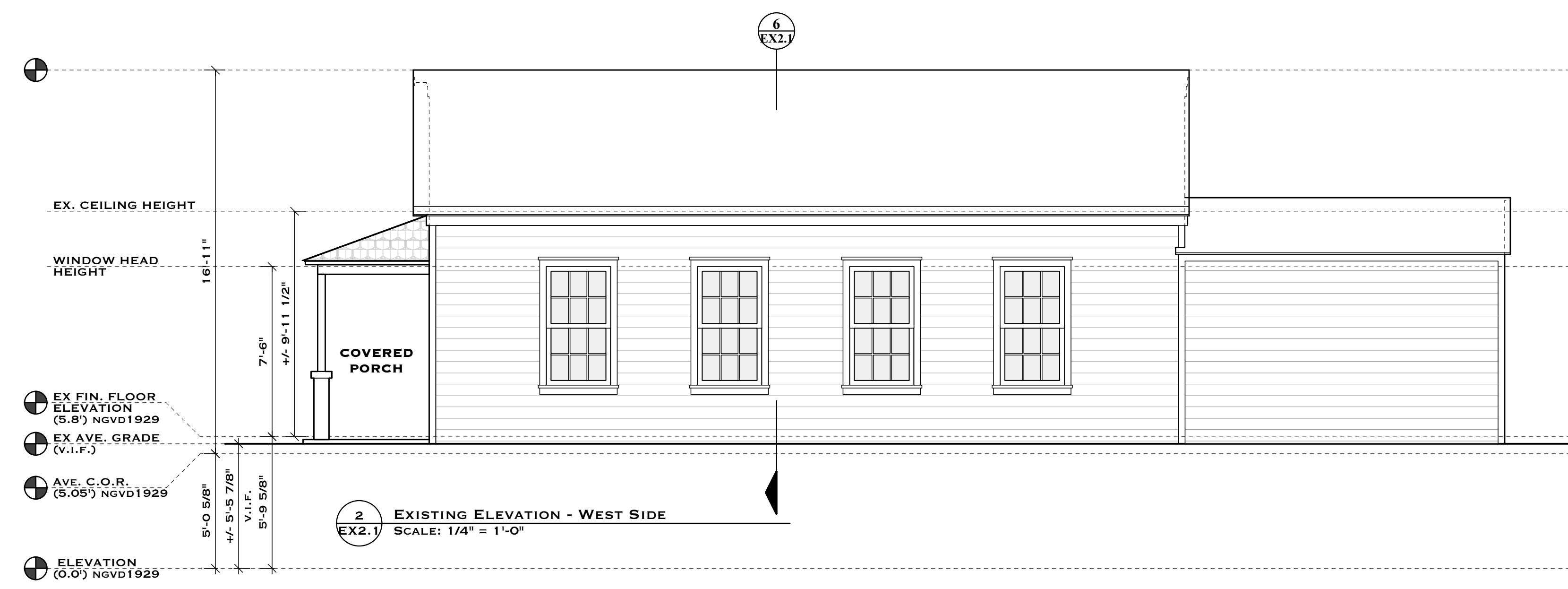
A RENOVATION FOR
JOHN LYKINS
324 VIRGINIA STREET
 KEY WEST, FL 33040

DRAWING TITLE:
EXISTING ELEVATIONS &
SECTIONS
 DRAWN: EDSA/TSN
 CHECKED:
 DATE: 01-13-2020

| | |
|--------|------------|
| REV.#1 | 03-23-2020 |
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|------------|------|
| REVISION # | DATE |
| | |

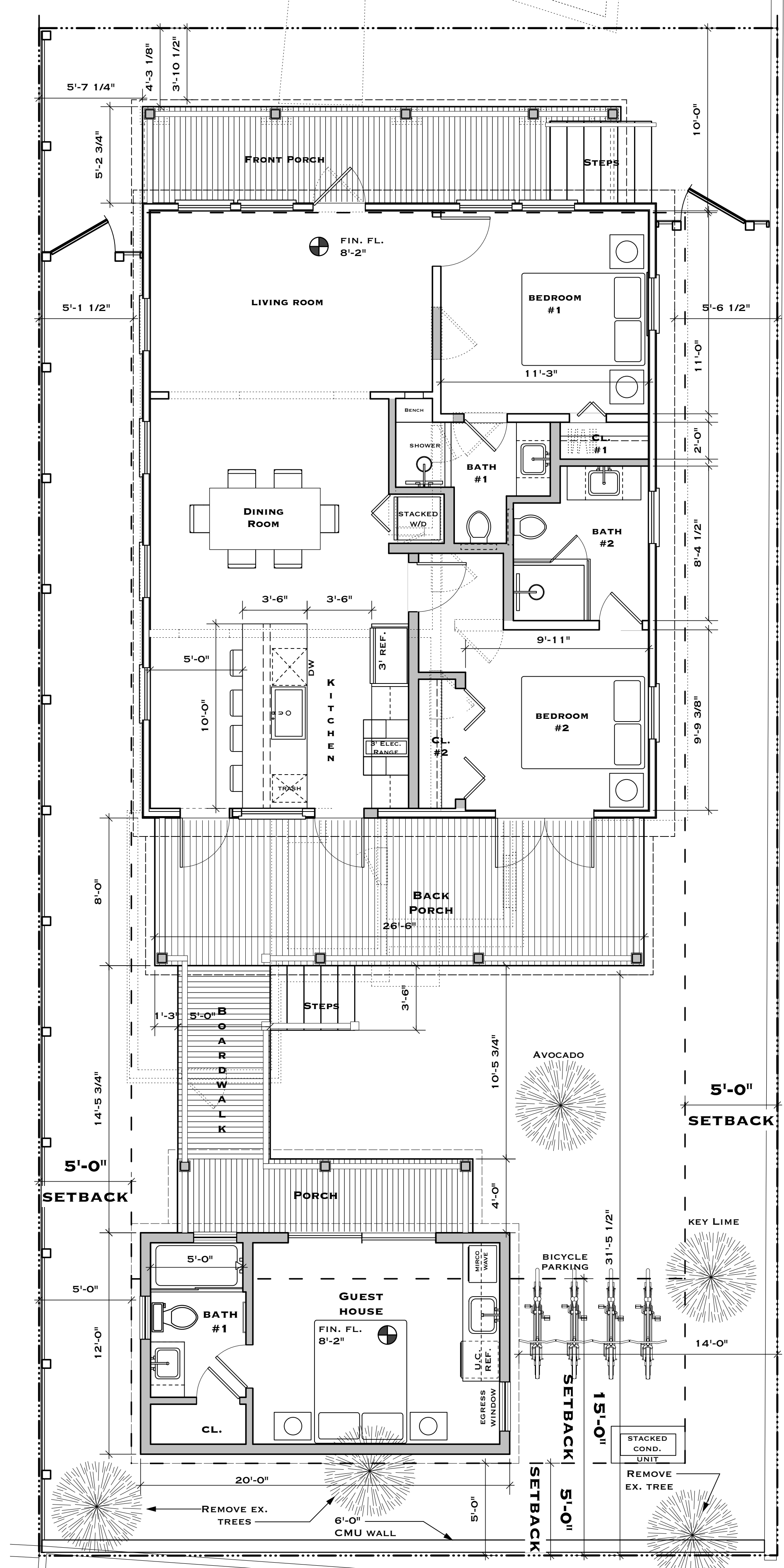
EX2.1
 SHEET #



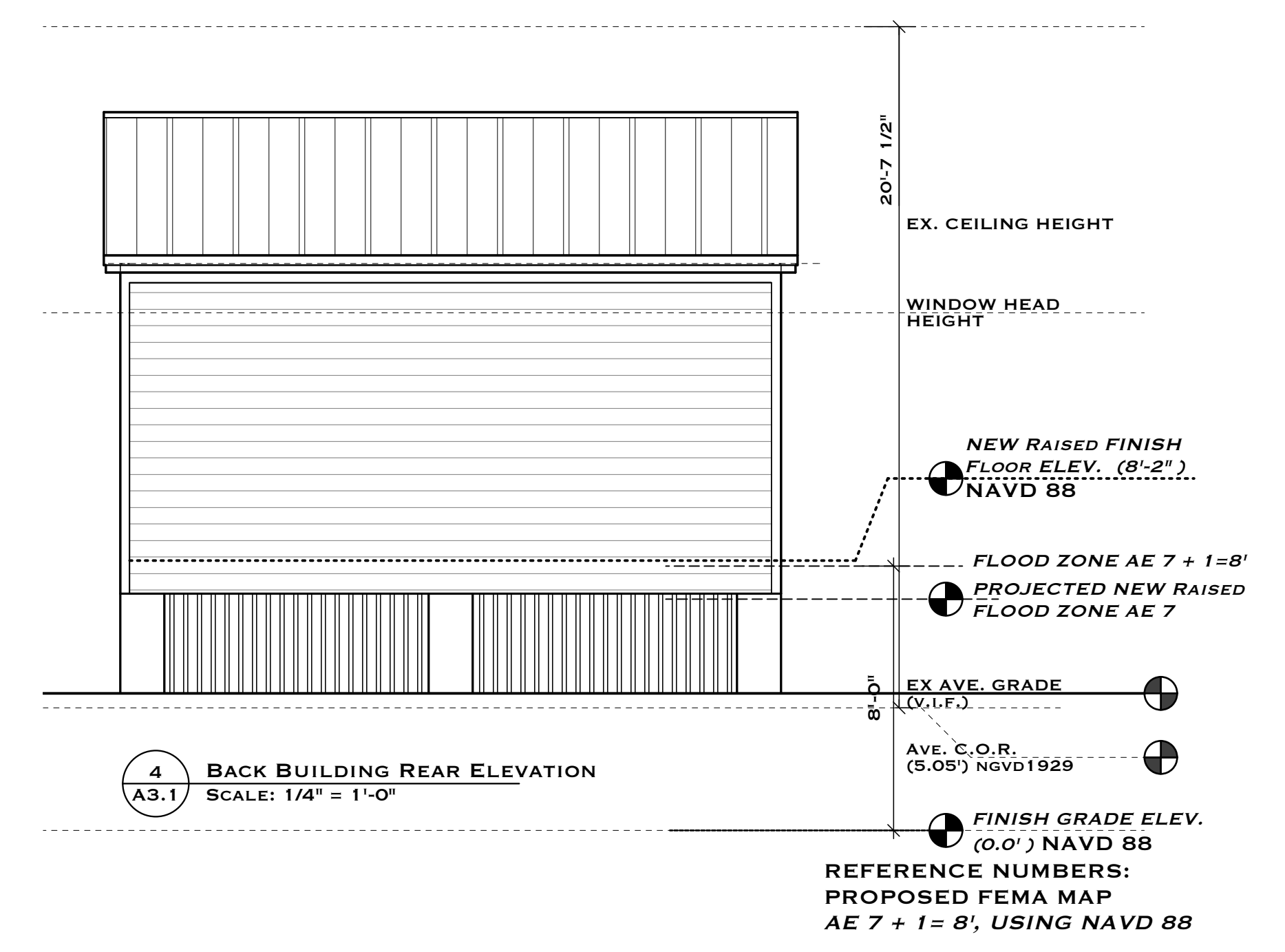
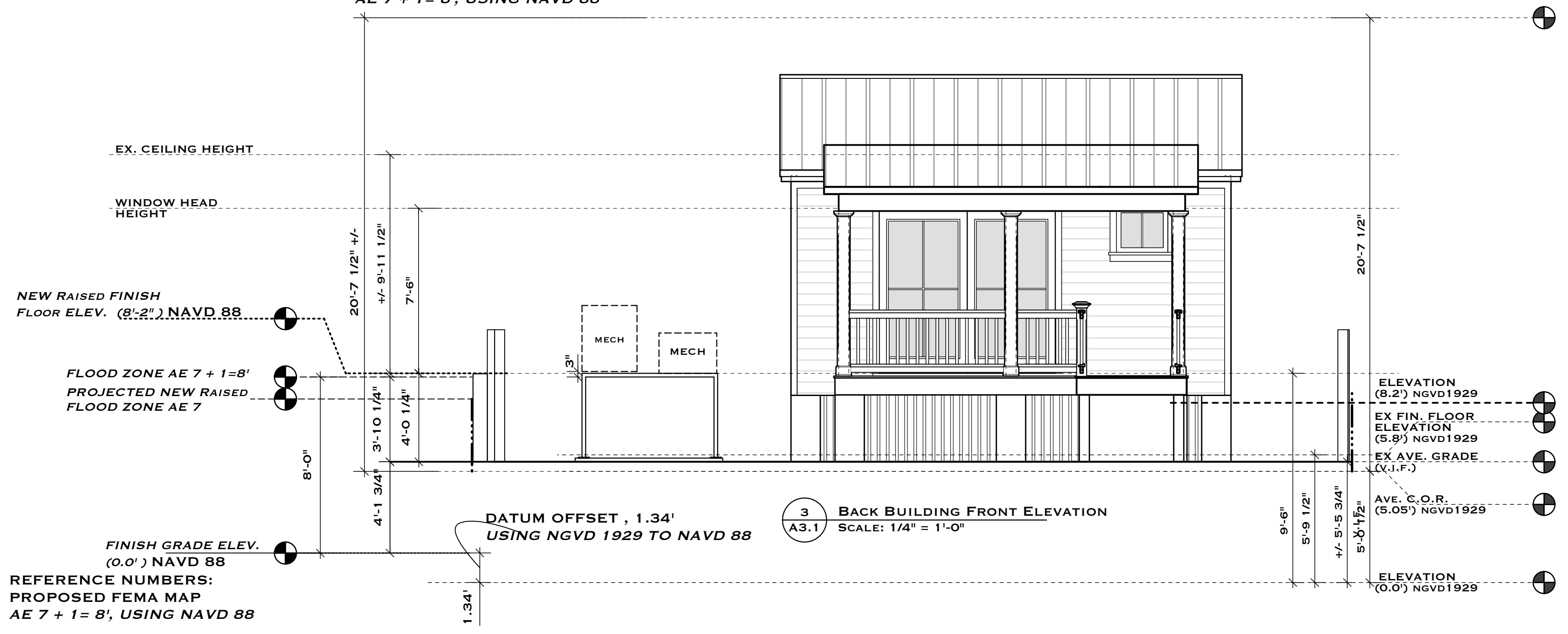
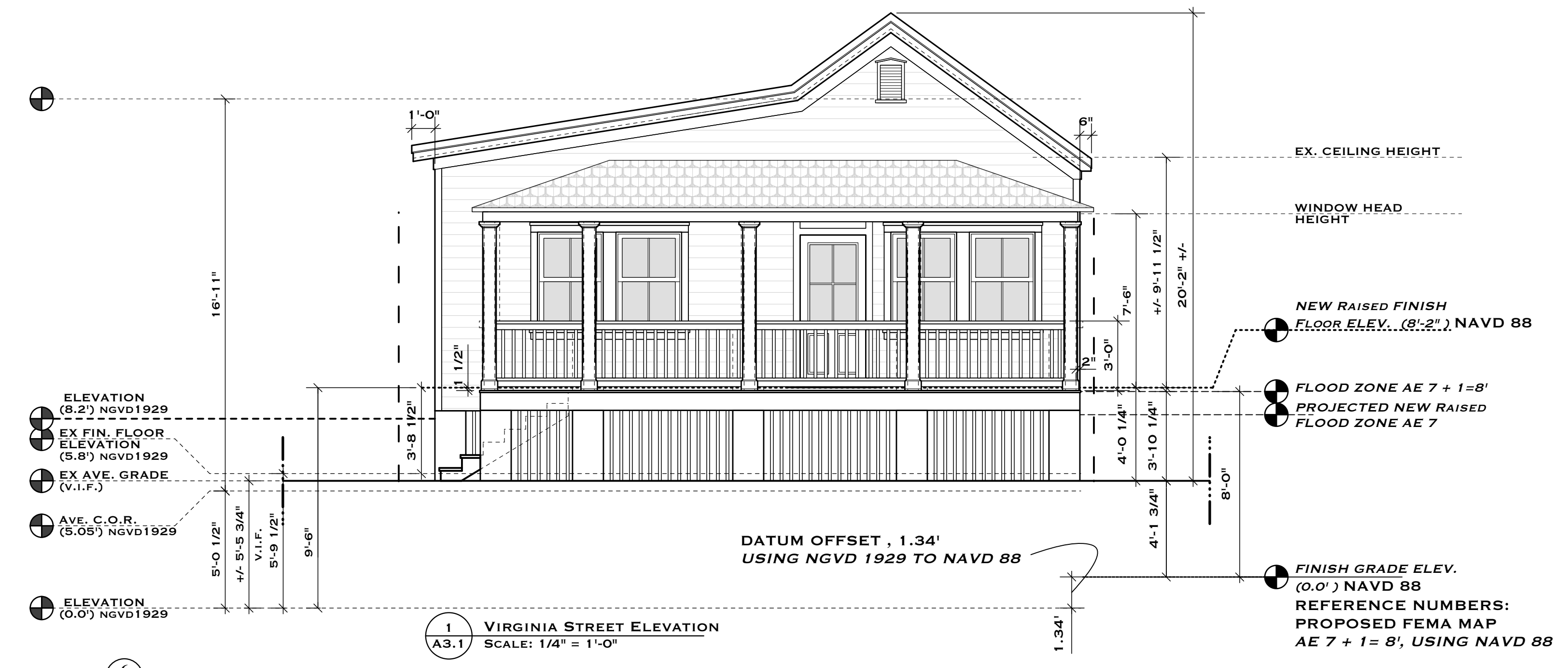
| REV.#1 | 03-23-2020 |
|--------|------------|
| | |

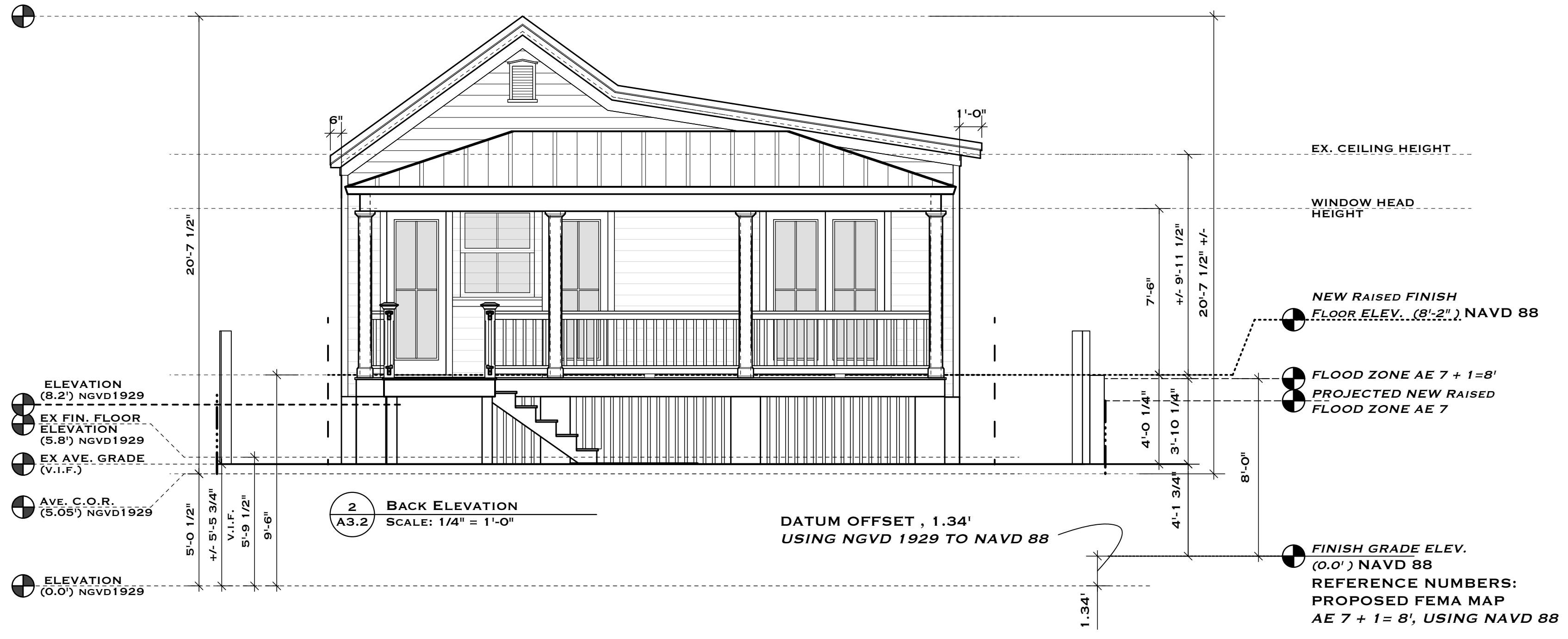
| REVISION # | DATE |
|------------|------|
| | |

A1.1
 SHEET #



1 SITE PLAN & FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"





| | |
|------------|------------|
| REV.#1 | 03-23-2020 |
| | |
| REVISION # | DATE |

Warranty Deed

Doc # 2266312 Bk# 3022 Pg# 1816 Electronically Recorded 5/15/2020 at 4:52 PM Pages 7
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: \$61.00 Deed Doc Stamp \$3,402.00

This Instrument Prepared by and Return to:
Sage Title & Escrow Services, Inc.
4241 Northlake Blvd, Suite A
Palm Beach Gardens, FL 33410
Our File No.: 20-134
Property Appraisers Parcel Identification (Folio) Number: 1026751
Florida Documentary Stamps in the amount of \$3,500.00 have been paid hereon.

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 12 day of May, 2020 by Edwin Knowles, Jr., Alfred Kennedy, Kelvin Brian Bouie, Flora Castillo, Stanley Thomas, Alonzetta Thomas, Lawrence Knowles, and Legal Aid Society of Palm Beach County, Inc. Public Guardianship Program as Guardian for Willie Kennedy a/k/a William Kennedy, an incompetent person, herein called the Grantor, to Lykins Leasing, LLC, a Arkansas limited liability company, whose post office address is 601 Glasgow Lane, Bentonville, AR 72712, hereinafter called the Grantee: *(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a corporation)*

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MONROE County, State of Florida, viz.:

The Real Estate described as: On the Island of Key West, and known on William A. Whitehead's map of said island, delineated in February, A.D. 1829, as part of Tract Ten (10), but now better known as a part of Lot Three (3), In Square Two (2) of said Tract Ten (10), according to C.W. Tiff's map of Key West:

Commencing at a point on Virginia Street, distant One Hundred and Ten (110) feet and Six (6) inches from the corner of Whitehead and Virginia Streets, and running thence along said Virginia Street, in a Southwesterly direction Forty (40) Feet, thence at right angles in a Southeasterly direction Eighty-Two (82) Feet and Ten (10) inches; thence at right angles in a Northeasterly direction Forty (40) Feet; thence at right angles in a Northwesterly direction Eighty-two (82) Feet and Ten (10) inches to the place of beginning.

Commonly known as: 324 Virginia Street, Key West, Florida 33040

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

The Grantor hereby warrants that the subject property is not the homestead of the Grantor or his spouse, nor anyone for whose support the Grantor is responsible resides on or adjacent to said land. The Grantors reside at the addresses listed on the attached Exhibit "A"

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

IN-WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Paulina Y. Collins
 Witness #1 Signature
Paulina Y. Collins
 Witness #1 Printed Name
Daniel D. Collins
 Witness #2 Signature
Daniel D. Collins
 Witness #2 Printed Name

Lawrence Knowles (Seal)
 Lawrence Knowles

Flora Castillo (Seal)
 By: Lawrence Knowles
 Attorney in Fact
 Flora Castillo, by Lawrence Knowles as her Attorney in Fact

Edwin Knowles, Jr. (Seal)
 By: Lawrence Knowles
 Attorney in Fact
 Edwin Knowles, Jr., by Lawrence Knowles as his Attorney in Fact

Alonzetta Thomas (Seal)
 By: Lawrence Knowles
 Attorney in Fact
 Alonzetta Thomas, by Lawrence Knowles as her Attorney in Fact

Stanley Thomas (Seal)
 By: Lawrence Knowles
 Attorney in Fact
 Stanley Thomas, by Lawrence Knowles as her Attorney in Fact

State of Florida
 County of Hillsborough

The foregoing instrument was acknowledged before me this 12th day of May, 2020 by Lawrence Knowles, individually and as Attorney in Fact for Edwin Knowles, Jr., Flora Castillo, Alonzetta Thomas and Stanley Thomas who is appeared by physical presence or online notarization and has produced FL Driver License as identification.

SEAL



JAEDA COLEMAN
 Commission # GG 362719
 Expires September 1, 2023
 Bonded Thru Budget Notary Services

Jaeda Coleman
 Notary Public
Jaeda Coleman
 Printed Notary Name

My Commission Expires: 09/01/2023

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Walt Lee
Witness #1 Signature

Walt Lee
Witness #1 Printed Name

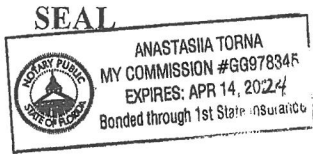
[Signature]
Witness #2 Signature

Anastasia Torne
Witness #2 Printed Name

Kelvin Brian Bouie
Kelvin Brian Bouie

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12 day of May, 2020 by Kelvin Brian Bouie who is appeared by physical presence or online notarization and has produced Driver License as identification.



[Signature]
Notary Public
Anastasia Torne
Printed Notary Name

My Commission Expires: 04-14-2024

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Walt Lee
Witness #1 Signature

Walt Lee
Witness #1 Printed Name

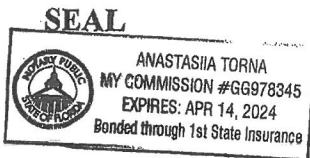
[Signature]
Witness #2 Signature

Anastasia Torna
Witness #2 Printed Name

[Signature]
Alfred Kennedy, by Aaron Jose Castillo, Sr., as his Attorney in Fact
(Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12 day of May, 2020 by Aaron Jose Castillo, Sr., as Attorney in fact for Alfred Kennedy who is appeared by physical presence or online notarization and has produced Driver License as identification.



[Signature]
Notary Public
Anastasia Torna
Printed Notary Name

My Commission Expires: 04-14-2024

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Stephanie Gwynn Lewis
Witness #1 Signature

Stephanie Gwynn Lewis
Witness #1 Printed Name

Kathleen Morakis
Witness #2 Signature

Kathleen Morakis
Witness #2 Printed Name

Robert A. Bertisch (Seal)
Robert A. Bertisch, Executive Director of
the Legal Aid Society as Guardian for Willie
Kennedy a/k/a William Kennedy, an
incompetent person

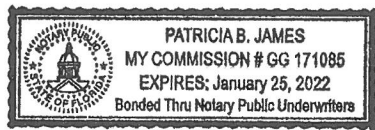
State of Florida
County of Palm Beach

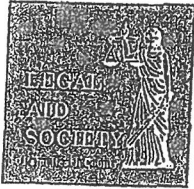
The foregoing instrument was acknowledged before me this 12th day of May, 2020 by Robert A. Bertisch, Executive Director of the Legal Aid Society as Guardian for Willie Kennedy a/k/a William Kennedy, an incompetent person who is appeared by physical presence or online notarization and has produced Fla. driver license as identification.

SEAL

Patricia B. James
Notary Public
Patricia B. James
Printed Notary-Name

My Commission Expires:





LEGAL AID SOCIETY OF PALM BEACH COUNTY, INC.

423 FERN STREET, SUITE 200, WEST PALM BEACH, FL 33401

Ph: (561) 655-8944 • Fax: (561) 655-5269 • 1-800-403-9353 (South & West County ONLY)

www.legalaidpbc.org

CORPORATE RESOLUTION

BE IT RESOLVED THAT the following officers of the Legal Aid Society of Palm Beach County, Inc., a not-for-profit corporation organized and incorporated under the laws of the State of Florida, are hereby authorized to act on behalf of the Legal Aid Society of Palm Beach County, Inc. and, as such, may enter into any agreements, contracts and any other legally binding instruments with third parties on behalf of said corporation:

President:

Michelle R. Suskauer

Executive Director:

Robert A. Bertisch

First Vice-President:

Lawrence P. Rochefort

Second Vice-President:

Robert H. Friedman

Secretary:

Scott C. Murray

Treasurer:

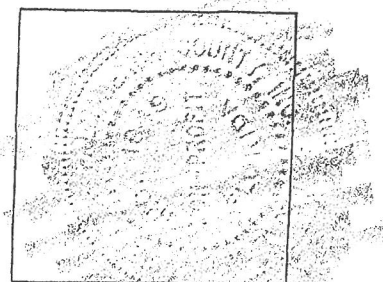
Jerald S. Beer

Such resolution being agreed to by a majority of the members of the Board of Directors of the Legal Aid Society of Palm Beach County, Inc., at its regularly scheduled meeting held on this 27th day of August, 2019.

It is hereby recognized that such certification is representative of the views of the members of the Board and, as such, represents a true and complete copy of the original and remains in full force and effect for the life of the Legal Aid Society of Palm Beach County, Inc., or until such time that such authority shall be rescinded by a majority of voting members of the Board of Directors of said corporation.

Signed and agreed to this 27th day of August, 2019.

Michelle R. Suskauer
President, Board of Directors



Corporate Seal

- Executive Director**
Robert A. Bertisch, Esq.
- Administrator**
Michael Spillane
- Director of Development**
Harreen Bertisch
- Board of Trustees**
David Ackerman, Esq.
Claire Arnold
F. Greg Barnhart, Esq.
Bill Bone, Esq.
Patrick J. Casey, Esq.
Jeffrey A. Devore, Esq.
Melinda Penney Gamot, Esq.
Mariano Garcia, Esq.
Garry Gilkman, Esq.
Carey Haughwout, Esq.
Jane Kreusler-Walsh, Esq.
Richard Lubin, Esq.
Rafael J. Roca, Esq.
Michael Salnick, Esq.
- Board of Directors**
President
Michelle R. Suskauer, Esq.
Immediate Past Pres.
Miriam Acosta-Castriz, Esq.
First Vice-President
Lawrence P. Rochefort, Esq.
Second Vice-President
Robert H. Friedman, Esq.
Secretary
Scott C. Murray, Esq.
Treasurer
Jerald S. Beer, Esq.
- Board of Directors**
Leslie Artis Adams
Richard M. Benrubi, Esq.
Bridget A. Berry, Esq.
Robin Bresky, Esq.
Carla Tharp Brown
Sarah Cortvriend, Esq.
Vincent F. Cuomo
Amy Devore
Howard D. DuBosar, Esq.
Karis Engle
Joseph G. Galardi, Esq.
Jeffrey F. Gordon, Esq.
Richard D. Greenfield
Jack P. Hill, Esq.
John Howe, Esq.
Denise Rappaport Isaacs, Esq.
Dwinette E. Johnson, Esq.
Wilnar J. Julmiste, Esq.
W. Hampton Keen, Esq.
Nancy Lambrecht
Jason D. Lazarus, Esq.
Daniel Lustig, Esq.
Ellen S. Malasky, Esq.
J. Grier Pressly, III, Esq.
Matthew Sackel, Esq.
Robert M.W. Shalhoub, Esq.
Grasford W. Smith, Esq.
Rebecca Mercier Vargas, Esq.
Gary Woodfield, Esq.
Matthew Zimmerman, Esq.



Additional Funding Provided by Palm Beach County

Exhibit "A"

Edwin Knowles, Jr.: 230 Virginia Street #1D, Key West, FL 33040
Alfred Kennedy: 305-307 Virginia Street, Key West, FL 33040
Kelvin Brian Bouis: 1075 Duval Street C21-124, Key West, FL 33040
Flora Castillo: 305 Virginia Street, Key West, FL 33040
Stanley Thomas: 301 White Street Apt 7D, Key West, FL 33040
Alonzetta Thomas: 5104 Slash Pine Drive, Montgomery, AL 36116
Lawrence Knowles: 1333 Coolmont Drive, Brandon, FL 33571
Willie Kennedy a/k/a William Kennedy: 423 Fern St #200, West Palm Beach, FL 33401

Property Record Card



Summary

Parcel ID 00025990-000000
 Account# 1026751
 Property ID 1026751
 Millage Group 11KW
 Location 324 VIRGINIA St, KEY WEST
 Address
 Legal KW PB1-25-40 PT LOT 3 SQR 2 TR 10 G16-42 OR452-997 OR2914-5 OR2962-
 Description 863/65 OR3022-1816
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

LYKINS LEASING LLC
 601 Glasgow Ln
 Bentonville AR 72712

Valuation

| | 2020 | 2019 | 2018 | 2017 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$65,810 | \$40,789 | \$41,738 | \$42,687 |
| + Market Misc Value | \$874 | \$874 | \$874 | \$874 |
| + Market Land Value | \$417,935 | \$445,317 | \$445,317 | \$445,317 |
| = Just Market Value | \$484,619 | \$486,980 | \$487,929 | \$488,878 |
| = Total Assessed Value | \$387,967 | \$352,697 | \$320,634 | \$291,486 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$484,619 | \$486,980 | \$487,929 | \$488,878 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 3,313.00 | Square Foot | 0 | 0 |

Buildings

Building ID 2025
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1252
 Finished Sq Ft 1122
 Stories 1 Floor
 Condition POOR
 Perimeter 146
 Functional Obs 0
 Economic Obs 0
 Depreciation % 44
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME
 Year Built 1923
 EffectiveYearBuilt 1975
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage TAR & GRAVEL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

| Code | Description | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 1,122 | 1,122 | 0 |
| OPF | OP PRCH FIN LL | 130 | 0 | 0 |
| TOTAL | | 1,252 | 1,122 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|-------------|------------|-----------|----------|--------|-------|
| CONC PATIO | 1964 | 1965 | 1 | 45 SF | 2 |
| FENCES | 1974 | 1975 | 1 | 144 SF | 4 |

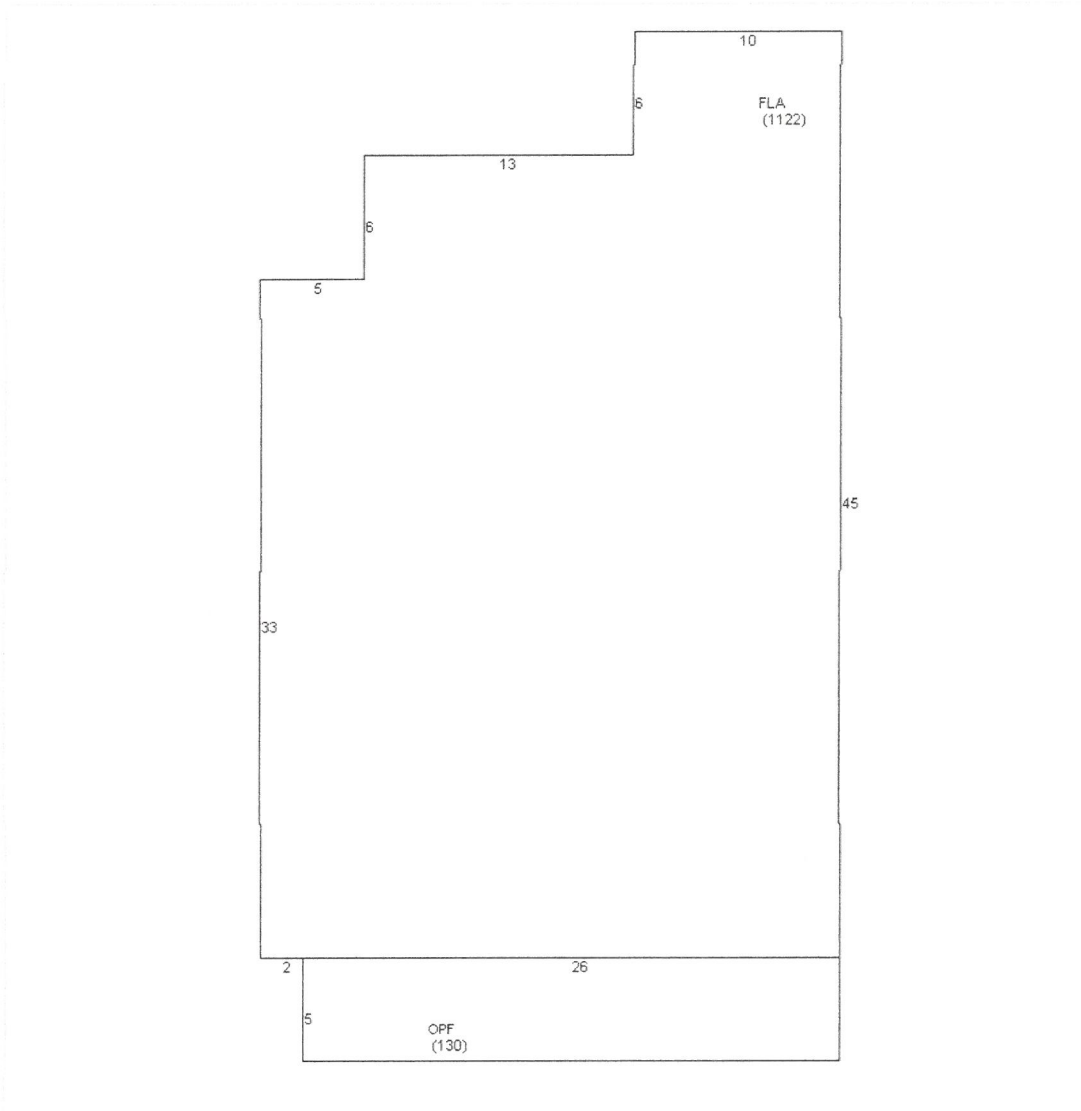
Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|--|-------------------|-----------|-----------|--------------------|--------------------|
| 5/12/2020 | \$486,000 | Warranty Deed | 2266312 | 3022 | 1816 | 01 - Qualified | Improved |
| 2/10/2000 | \$0 | Order (to be used for Order Det. Heirs, Probate in | 2175493 | 2914 | 5 | 19 - Unqualified | Improved |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

2020 Notices Only

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

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: 12/10/2020, 2:33:10 AM



Version 2.3.97