

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major

Minor _____

Conditional Use

Historic District

Yes

No _____

Please print or type:

- 1) Site Address 638 United St
- 2) Name of Applicant Trepanier & Associates, Inc.
- 3) Applicant is: Owner _____ Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 First St
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email lori@owentrepanier.com
- 6) **Email Address:** lori@owentrepanier.com
- 7) Name of Owner, if different than above Land 10031, LLC c/o Uphoff Investments, LLC
- 8) Address of Owner 4900 W Hundred Rd. Chester, VA 23831-1623
- 9) Owner Phone # 305-293-8983 Email lori@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 _____
- 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).
Demolish existing office building. Eliminate all curb cuts
along United Street. Replace office building with 5 detached,
townhouse-style, residential dwelling units. Residential units
along United St. have off-street parking and the two residential
units at the rear have attached garages.

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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.

The applicant is unaware of any encumbrances at time of application

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

N/A 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.

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**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 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.

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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.

RESOLUTION NO. 99-369

VARIANCE: 638 UNITED STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT GRANTING A VARIANCE TO THE BUILDING SETBACK REGULATIONS FOR PROPERTY IN THE HNC-2, HISTORIC NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, UNDER THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA, PERMITTING A VARIANCE TO: THE REAR YARD BUILDING SETBACK REGULATIONS OF 14 FEET, FROM THE 15 FEET REQUIRED TO THE 1 FOOT PROPOSED (0 FEET EXISTING ON BUILDING TO WHICH PROPOSED GARAGE IS DESIRED TO BE ATTACHED). THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONSTRUCTION OF AN ENCLOSED TWO CAR (PARKING) GARAGE ATTACHED TO AN EXISTING OFFICE BUILDING ON PROPERTY LOCATED AT 638 UNITED STREET (RE# 36600).

REAL ESTATE PARCEL #36600, ALSO KNOWN AS 638 UNITED STREET, KEY WEST, MONROE COUNTY, FLORIDA

WHEREAS, special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the subject district; and

WHEREAS, literal interpretation of the provisions of the Zoning Ordinance of the City of Key West would deprive the owner of the subject property of rights commonly enjoyed by other properties in the same district under the terms of the Land Development Regulations.

Attachment 1

WHEREAS, the special conditions and circumstances do not result from the actions of the applicant.

WHEREAS, the granting of the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other land, structures or buildings in the same district.

WHEREAS, the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

WHEREAS, the granting of the variance will be in harmony with the general purpose and intent of the Land Development Regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; now therefore,

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

Section 1. That a variance to building setback regulations in the HNC-2, Historic Neighborhood Commercial Zoning District, under the Land Development Regulations of the City of Key West, Florida, is hereby granted as follows: **THE REAR YARD BUILDING SETBACK REGULATIONS OF 14 FEET, FROM THE 15 FEET REQUIRED TO THE 1 FOOT**

Attachment 1

PROPOSED (0 FEET EXISTING ON BUILDING TO WHICH PROPOSED GARAGE IS DESIRED TO BE ATTACHED). THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONSTRUCTION OF AN ENCLOSED TWO CAR (PARKING) GARAGE ATTACHED TO AN EXISTING OFFICE BUILDING ON PROPERTY LOCATED AT 638 UNITED STREET (RE# 36600).

REAL ESTATE PARCEL #36600, ALSO KNOWN AS 638 UNITED STREET, KEY WEST, MONROE COUNTY, FLORIDA

Section 2. It is an essential condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof. It is an essential condition of this variance that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of said 12-month period.

Section 3. Failure to submit full and complete application for permits for new construction for which this variance is wholly or partly necessary, or failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

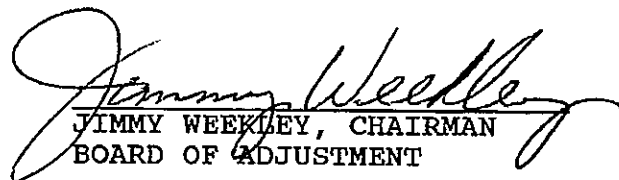
Section 4. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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


Read and passed on first reading at a regular meeting held this 7th day of October, 1999.

Authenticated by the presiding officer and Clerk of the Board on 8th day of October, 1999.

Filed with the Clerk on October 8, 1999.

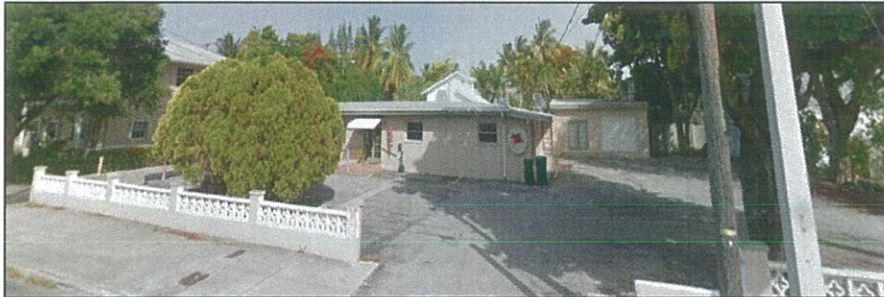

JIMMY WEEKLEY, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH, CITY CLERK

Major Development Plan Project Analysis

638 United St - (RE No. 00036600-000000)



Summary:

Demolition of existing office building; replace with 5 single-family homes and off-site parking.

Solutions Statement:

This residential development is designed to achieve Gold-level green building certification. The project will exceed the minimum requirements for affordable housing and flood plain elevation. Storm water management will be brought into compliance and will include rainwater catchment, drainage swales and exfiltration trenches. The project will feature high-voltage electrical conduit for electric car charging, light colored, solar reflective roof and non-roof materials and energy-rated appliances, lighting and mechanical systems.



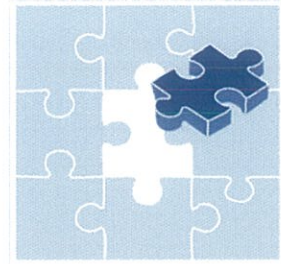
As a result of the conversion from commercial to residential, the property's overall parking demand will decrease by 11 automobile spaces.

Analysis:

The following is an analysis of the proposed project pursuant to major development plan approval criteria.

Existing development is depicted in attached surveys and plans, including:

- | | | |
|-------------------------------------|----------------------------|------------------------|
| ▪ Name of Development | ▪ Location/ street address | ▪ Easements |
| ▪ Name of Owner/
Developer | ▪ Size of site | ▪ Utility locations |
| ▪ Scale | ▪ Buildings | ▪ Existing vegetation |
| ▪ North arrow | ▪ Structures | ▪ Existing storm water |
| ▪ Preparation and
revision dates | ▪ Parking | ▪ Adjacent land uses |
| | ▪ FEMA flood zones | ▪ Adjacent buildings |
| | ▪ Topography | ▪ Adjacent driveways |



Proposed development is depicted in attached plans prepared by licensed engineers, including:

- Buildings
- Setbacks
- Parking
- Driveway dimensions and material
- Utility locations
- Garbage and recycling
- Signs
- Lighting
- Project Statistics
- Building Elevations
- Height of buildings
- Finished floor elevations
- Height of existing and proposed grades
- Drainage plan
- Landscape Plan

Title block (Sec. 108-227)

Name of development: 638 United Street
 Owner/developer: Land 10031, LLC
 Scale: Architectural: 1/4" = 1' and Engineering plans provided
 Preparation and revision dates: As noted on plans
 Location: 638 United Street

Key persons and entities (Sec. 108-228) involved in this project are as follows:

Owner: Land 10031, LLC
 Authorized Agent: Trepanier & Associates, Inc.
 Architect: Bob Steele
 Engineer: Perez Engineering
 Surveyor: Florida Keys Land Surveying
 Landscape Architect: Ladd Roberts
 Legal and Equitable Owners: Land 10031, LLC; LAND 10031, LLC; LAND 113, LLC; LAND 1701, LLC; LAND 2421, LLC; LAND 2708, LLC; LAND 4027, LLC; LAND 7009, LLC; LAND 8351' LLC; LAND 8601 LLC; and Steven Uphoff as managing member

Project Description (Sec. 108-229):

Demolition of existing office building; replace with 5 single-family homes and off-site parking.

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HRO	HRO	HRO	Complies
Height	30 ft.	<20 ft.	30 ft.	Complies
Site Size ¹	≥ 5,000 sq. ft.	13,996 sq. ft.	13,996 sq.	Complies
Density	16 u/ac (5.1 units)	0	5 units	Complies
Floor Area Ratio		0.34 (4,745 sq. ft.)	0	Complies
Building Coverage	50% (6,998 sq. ft.)	34% (4,745 sq. ft.)	49.9% (6,992 sq. ft.)	Complies
Impervious Surface	60% (8,398 sq. ft.)	≈98%*	66% (9,370 sq. ft.)	Complies
Open Space	35%(4,899 sq. ft.)	<5% *	16.4% (2,307 sq. ft.)	Complies
Setback – Front	5 ft.	33 ft.	5 ft.	Complies
Setback – Side	5 ft.	50 ft.	5 ft.	Complies
Setback – Street Side	5 ft.	10 ft.	5 ft.	Complies
Setback – Rear	10 ft.	11 ft.	10 ft.	Complies

¹ According to the Monroe County Property Appraiser's Records
 1421 First Street • P.O. Box 2155 • Key West, FL • 33045-2155
 Phone: 305-293-8983 • Fax: 305-293-8748 • Email: lori@owentrepanier.com

Setback – Rear	10 ft.	11 ft.	10 ft.	Complies
Parking				Complies
auto	1 space per unit	16	6	Complies
bicycle	NA	NA	NA	Complies

* Existing non-conformity pursuant Sec. 122-27

Other Project Information (Sec. 108-230):

Construction is proposed in a single phase to progress steadily based on Key West LDRs, and Florida Building Code.

1. The target date for commencement shall follow entitlement approvals as quickly as possible.
2. Expected date of completion is within 1-2 years of commencement.
3. The proposed development plan is contained herewith.
4. This application proposes to demolish a non-contributing commercial building and replace it with five new residential units as depicted on the plans.
5. Project is not a planned unit development.
6. The project will comply with federal flood insurance regulations.
7. This project is not located in an environmentally sensitive area.

Residential Developments (Sec. 108-231):

The proposed development consists of five 1 1/2-story, 2-story, and 2 1/2-story single-family units. All required parking is provided.

Unit Description:

- 638 United – 4 bedroom, 1½-story, approximately 2,167 sq. f.t
- 640 United – 5 bedroom, 2½-story, approximately 2,902 sq. ft.
- 642 United – 4 bedroom, 1½-story, approximately 2,167 sq. ft.
- 644 United – 5 bedroom, 2½-story, approximately 3,069 sq. ft.
- 646 United – 5 bedroom, 2-story, approximately 2,253 sq. ft.

Intergovernmental Coordination (Sec. 108-232):

Coordination will occur through the Development Review Process of the City of Key West and all applicable Regional, State and Federal Agencies.

Schedule of Approval Process:

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Applications	12/18/17
2. Development Review Committee ("DRC") Meeting	01/25/18
3. Tree Commission Submission	01/24/18
4. Tree Commission (1 st)	02/12/18
5. Planning Board Meeting	03/15/18
6. Historical Architecture Review Committee ("HARC") Submission	TBA
7. Historical Architecture Review Committee ("HARC") Meeting	TBA
8. City Commission Meeting	TBA
9. City Commission Appeal Period	30 days
10. Florida Department of Economic Opportunity Appeal Period (45 days)	45 days

* Alternative submission date granted by Director of Community Development Services

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

Levels of Service –The impacts of the proposed project are generally summarized as follows:

- The proposed change is expected to decrease demand on the surrounding transportation system by 23 trips per weekday²
- The proposed change is expected to decrease demand for Potable Water by 39 gallons per day
- The proposed change is expected to increase sanitary sewage supply by 1,102.9 gallons per day
- The proposed change is expected to decrease Solid Waste supply by 51.4 pounds per day
- The proposed change is expected to decrease recyclable supply by 3.12 pounds per day
- The proposed change is not expected to impact Storm water LOS.
- The proposed change is not expected to impact Recreation LOS.
- The team will coordinate with FCAA to ensure the water pressure and flow will be adequate for fire protection for the type of construction proposed.
- A rainwater catchment system is being installed on site

Appearance, design, and compatibility (Section 108-234):

This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

- Chapter 102 – This property is located within the Historic District and will go through all appropriate HARC approvals as necessary.
- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Section 108-956 – The project team will coordinate with FCAA to ensure access to potable water and a wastewater disposal system.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

Site Location and Character of Use (Section 108-235):**Location:**

The subject property is located along the 600 block of United Street between Villa Mill Alley and the 1300 block of Elizabeth Street. It is within the historic district and within the HRO zoning district, which allows for single family development.

Legal description:

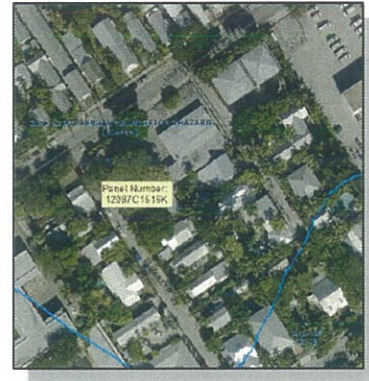
Lots 9, 15 and 16 of Square 5 Tract 17 of D.T. Sweeny's diagram.



² Weekend average increase: 18-19 trips

Flood zone:

According to the 2005 FEMA Flood Insurance Map, the property is located within the X-Zone. This means the property is in a moderate risk area within the 0.2% annual chance floodplain. No base flood elevations or base flood depths are mandated within these zones.

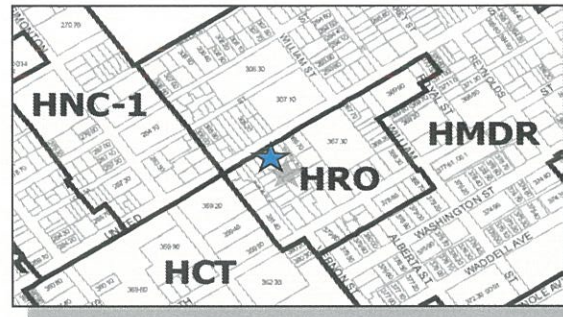


Zoning ("HRO"):

The **HRO** is established to implement the HC future land use designation; it accommodates residential dwellings as well as business and professional offices. Cultural and civic activities, customary accessory uses and community facilities are also allowed. However, the intensity of development within the district is limited to activities generating no more than 50 trips per 1,000 square feet of gross leasable floor area per day and residential density is limited to 16 dwelling units per acre. New transient lodging or guesthouses are prohibited and the HRO district expressly excludes general retail sales, warehousing, and outdoor storage.

(a) *Compliance.*

This development plan complies with the requirements set forth in the Key West City Code as they pertain to Concurrency Management, Outdoor Displays and Nuisances, Resource Protection, Signs, and Articles I and III to IX of Chapter 108 of the Key West City Code.



(b) *Vicinity Map.*

To the right.

(c) *Land Use Compatibility.*

The project site is located in the Historic Residential/Office (HRO) zoning district. The intent of the Historic Residential/Office (HRO) zoning district is to implement the HC future land use designation; it accommodates residential dwellings as well as business and professional offices. The residential density is limited to 16 dwelling units per acre.

(d) *Historic and archeological resource protection.*

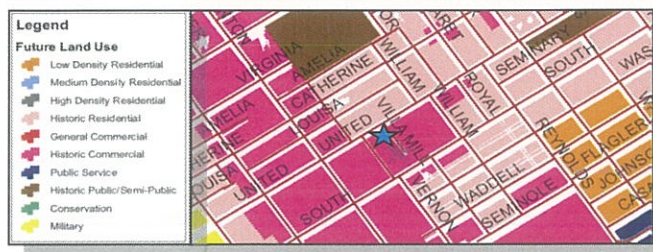
The site located within the Historic District. Any archeological resources will be protected as required.

(e) *Subdivision of Land.*

No subdivision is proposed.

Future land use map designation ("FLUM"):

According to the City of Key West 2013 Comprehensive Plan, the property's FLUM designation is Historic Commercial ("HC").



Appearance of Site and Structures (Sec. 108-236):

Attached site plan complies with Sections 108-278 through 108-288 of the Key West City Code. (See below.)

Site Plan (Sec. 108-237):

Site plan of proposed development drawn consistently with Sec. 108-237 is attached.

Architectural Drawings (Sec. 108-238):

All architecture or engineering designs were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. Ch. 471 and 481, respectively, consistent with the provisions of this Section.

Site Amenities (Sec 108-239):

The attached site plan includes existing and proposed amenities which are required to comply with appearance, design and compatibility regulations outlined in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.

Site Survey (Sec 108-240):

Survey of the site is attached.

Soil Survey (Sec 108-241):

Soil surveys are not anticipated as part of this project.

Environmentally Sensitive Areas (Sec. 108-242):

No Environmentally sensitive areas exist on this site.

Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (Sec. 108-243):

All proposed clearing, excavation and landscaping is depicted on attached plans.

On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (Sec. 108-244):

Overall parking demand will decrease by 11 automobile spaces as a result of the redevelopment. There is a 4,745 sq. ft. reduction in non-residential floor area and thus a commensurate reduction in non-residential parking demand of 11 spaces. There is a proposed increase of 5 market-rate residential dwellings with an associated increase in residential

parking demand of 5 spaces. Supply of parking follows the demand changes in accordance with requirements of the Land Development Regulations Section 108-572.

Parking Demand		Automobile	
		Required	Demand
Existing	Commercial office (4,745 sf)	1/unit	16
	Residential (0 units)	1/unit	0
	Total		16
Proposed	Commercial office (0 sf)	1/300 sq. ft.	0
	Residential (5 units)	1/300 sq. ft.	5
	Total		5
Change in Parking Demand			-11

Housing (Sec 108-245):

This project includes five market-rate residential units at 638 United Street, the affordability requirement is proposed for 3228 Flagler Avenue.

Economic Resources (Sec 108-246):

Trepanier & Associates, Inc. has contacted the Monroe County Property Appraiser’s office to seek assistance in estimating the average ad valorem tax yield from the proposed project.

Special Considerations (Sec 108-247):

The proposal complies with the goals, objectives and policies of the comprehensive plan and as demonstrated by the concurrency analysis there are no conflicts with the existing public facilities, such as potable water, sanitary sewer treatment or transportation.

Good Neighbor Policy: Meetings with the neighbors and neighborhood will be held.

Construction Management Plan and Inspection Schedule (Sec 108-248):

The proposed development is single-phase. Construction is proposed to progress steadily based on Key West LDRs, and Florida Building Code. Construction is expected to commence as soon as possible.

Truman Waterfront Port Facilities (Sec 108-249):

This project is not located at the Truman Waterfront Port

SITE PLAN

Scope (Sec 108-276):

This site plan conforms to all necessary and applicable sections of land development regulations.

Site Location and Character of Use (Sec. 108-277):

As depicted, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed uses. No variances are requested.

Appearance of Site and Structures (Sec. 108-278):

This application's development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

All mechanical equipment and utility hardware will be appropriately screened. All waste storage areas will be screened from adjacent properties.

Front-end loaded refuse container requirements (Sec. 108-280):

No significant changes to the waste removal system are proposed.

Roll-off Compactor Container location requirements (Sec. 108-281):

NA - No roll-off containers proposed as part of the operation of the development. Each unit will maintain and store waste & recycle bins on site.

Utility lines (Section 108-282):

The proposed project will require installation of new utility services. Installation will be coordinated with appropriate utility agency and in accordance with Section 108-282.

Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

No commercial activities are proposed for this development.

Exterior Lighting (Section 108-284):

All proposed lighting shall be shielded and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

Signs (Section 108-285):

No new signage is proposed.

Pedestrian sidewalks (Section 108-286):

No new sidewalks are proposed.

Loading docks (Section 108-287):

No loading docks are required or proposed.

Storage Areas (Section 108-288):

No outdoor storage areas are proposed.

Land Clearing, Excavation, and Fill (Sec 108-289):

There is no land clearing proposed. Tree removal will be reviewed and approved by the urban forester and the Tree Commission.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

Pursuant to Sec. 108-517, this is a formal request for modification to the standards of Ordinance No. 97-10, to allow the development as depicted on the associated development plans. This request is hereby filed with the city planning office.

This request is to modify landscape requirements of Sec. 108 because proposed landscaping, and associated mitigative techniques, are not contrary to the intent of the applicable regulations and a literal enforcement of the standards would be impractical. The property is an existing nonconformity relative to open space, screening, buffers and landscaping. Significant improvements, as depicted on the plans, are proposed to open space, screening, buffers and landscaping is proposed.

This request is to waive the below cited landscape requirements of Sec. 108 in compliance with the following:

1. Protect and preserve the integrity of the existing site.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area.
4. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
5. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
6. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
7. Strict application of the requirement would be technically impractical.

Off-street parking and loading (Article VII):

All required parking is provided on-site as shown on attached plans.

Storm water and Surface Water Management (Article VIII):

An existing, approved and functional stormwater management system exists on the property. No changes are proposed as part of this redevelopment. An engineering certification is provided that demonstrates the stormwater system meets the minimum requirements.

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

The proposed project is located in the X flood zone.

Utilities (Article IX):

See Concurrency Analysis below.

Criteria for review and approval:

- (1) Land use compatibility: As mentioned above, the project site is located in the Historic Residential/Office (HRO) zoning district. The intent of the Historic Residential/Office (HRO) zoning district is to implement the HC future land use designation; it accommodates residential dwellings as well as business and professional offices. The residential density is limited to 16 dwelling units per acre. This project seeks to meet needs of residents by providing 5 market-rate units.
- (2) Sufficient site size, adequate site specifications, and infrastructure: As mentioned above, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use.
- (3) Proper use of mitigative techniques: No adverse impacts to adjacent land uses are anticipated, the community character is a mix of commercial/office space and single-family homes of various sizes, age and architectural style. Community infrastructure will not be burdened by this project.
- (4) Hazardous waste: The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances: All applicable permits required from agencies other than the City of Key West will be obtained.

CONCURRENCY ANALYSIS:

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Roads/Trip Generation
2. Potable Water
3. Sanitary Sewer
4. Solid Waste
5. Recyclables
6. Drainage

The following concurrency analysis reflects the proposed removal of existing commercial use and replacement with residential use of five units.

Policy 2-1.1.1- Transportation

The maximum predicted potential trip generation of the current land uses is less than the maximum predicted potential trip generation from the proposed land uses.

The LOS analysis concludes that overall trip generation from the site will be expected to decrease by approximately 8 daily trips as part of the proposal.

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i>								
General Office	4,745 SF	55	5	1	6	1	5	6
Total (Existing)		55	5	1	6	1	5	6
<i>Proposed</i>								
Single-Family Detached Housing	5 DU	47	2	6	8	4	2	6
Total (Proposed)		47	2	6	8	4	2	6
Difference (Proposed - Existing)		(8)	(3)	5	2	3	(3)	0

Compiled by: KBP Consulting, Inc. (December 2017).
Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

Notwithstanding the proposed trip generation, Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/capita/day)

The potable water flow is anticipated to be **1,315 gal/day**

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by approximately 39 gallons per day; therefore, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ³	LOS	Daily Capacity	
Proposed	100 g/capita/day	13.15 capita x 100g = 1,315 gal	100g/capita/day	0/ 1000*2.8536 ⁴ =0 x 100g = 0 gal	1,315 gal

³ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁴ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.8536 persons per 1,000 sf of General Office

Existing	100 g/capita/day	0 capita x 100g = 0 gal	100g/capita/day	$4,745 / 1000 * 2.8536^5 = 13.54 \times 100g = 1,354$ gal	1,354 gal
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The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District’s issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to be **1,315 gal/day**

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 1,102.9 gallons per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁶	Rate	Daily Capacity ⁷	
Proposed	100 g/capita/day	13.15 capita x 100g = 1,315 gal	660 gal/acre/day	0 acres x 660 gal = 0 gal	1,315 gal
Existing	100 g/capita/day	0 capita x 100g = 0 gal	660 gal/acre/day	0.32 acres x 660 gal = 72.6 gal	212 gal

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City’s wastewater treatment during the past short term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its

⁵ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.8536 persons per 1,000 sf of General Office

⁶ For the purposes of LOS, “capita” was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁷ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.8536 persons per 1,000 sf of General Office

functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.⁸

Policy 4-1.1.2.D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day) and the solid waste LOS for residential development is 2.66 lbs/capita/day).

The solid waste impact is anticipated to be **86.3 lbs/day**

Summary Response: The proposed redevelopment will decrease the expected impact from the existing use of the property by 51.4 pounds per day; however, it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁹	LOS	Daily Capacity	
Proposed	2.66 lbs/capita/day	13.15 capita x 2.66 lbs = 34.9 lbs	6.37 lbs/capita/day	0/1000*2.8536 ¹⁰ =0 x 6.37lbs= 0	35 lbs
Existing	2.66 lbs/capita/day	0 capita x 2.66 lbs = 0 lbs	6.37 lbs/capita/day	4,745/ 1000*2.8536 ¹¹ =13.5 x 6.37lbs= 86.3 lbs	86 lbs

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.¹²

Policy 4-1.1.2. D- Recyclable Waste Generation Level of Service

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy

⁸ City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

⁹ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁰ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.8536 persons per 1,000 sf of General Office

¹¹ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.8536 persons per 1,000 sf of General Office Retail

¹² City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

4-1.1.2. D, the recyclable waste LOS for nonresidential development is 0.25 lbs/capita/day) and the recyclable waste LOS for residential development is 0.50 lbs/capita/day).

The recyclable waste impact is anticipated to be **6.5 lbs/day**

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 3.12 pounds per day. The team will coordinate with waste management services to provide an adequate amount of recycling containers per unit.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ¹³	LOS	Daily Capacity ¹⁴	
Proposed	0.5 lbs/capita/day	13.15 capita x 0.5 lbs = 6.5 lbs	0.25 lbs/capita/day	0/1000*2.8536 ¹⁵ =0 x 0.25lbs= 0	6.5 lbs
Existing	0.5 lbs/capita/day	0 capita x 0.5 lbs = 0 lbs	0.25 lbs/capita/day	4,745/1000*2.8536 ¹⁶ =13.5 x 0.25lbs= 3.38 lbs	3.38 lbs

Policy 4-1.1.2. E- Drainage Facilities Level of Service

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

Existing Level of Service Standard

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

The redeveloped portion of the property will be brought into compliance with storm water management.

¹³ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹⁴ Adopted LOS 0.5/Adopted LOS 0.25= 2.00 multiplier; 4.03*2.00=8.06

¹⁵ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.8536 persons per 1,000 sf of General Office

¹⁶ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 2.8536 persons per 1,000 sf of General Office Retail

KBP CONSULTING, INC.

December 16, 2017

Mr. Owen Trepanier
President
Trepanier & Associates, Inc.
1421 First Street, P.O. Box 2155
Key West, Florida 33045-2155

**Re: 638 - 646 United Street – Key West, Florida
Traffic Statement**

Dear Owen:

There is an existing office building located at 638 United Street in Key West, Monroe County, Florida. The existing building area is 4,745 square feet and vehicular access to the site is provided by one (1) full access driveway on United Street. This site is proposed to be redeveloped with five (5) single-family residential dwelling units. Access to three (3) of the proposed homes will be provided by driveways located on United Street. The remaining two (2) homes will have vehicular access to and from Villa Mill Alley along the northeast side of the site. A preliminary site plan is presented in Attachment A to this memorandum. The purpose of this traffic statement is to document the trip generation characteristics associated with the existing and proposed development and to document the AM and PM peak hour driveway volumes.

Trip Generation Analysis

The trip generation for this project was determined utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. According to the subject ITE manual, the most appropriate land use categories for the subject land uses are Land Use #710 – General Office Building and Land Use #210 – Single-Family Detached Housing. The trip generation rates and equations used to determine the vehicle trips associated with this analysis are presented below.

General Office Building – ITE Land Use #710

- Weekday: $\text{Ln}(T) = 0.97 \text{Ln}(X) + 2.50$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 1.16 (X)$ (86% in / 14% out)
- PM Peak Hour: $\text{Ln}(T) = 0.95 \text{Ln}(X) + 0.36$ (16% in / 84% out)

Single-Family Detached Housing – ITE Land Use #210

- Weekday: $T = 9.44 (X)$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.71 (X) + 4.80$ (25% in / 75% out)
- PM Peak Hour: $\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.20$ (63% in / 37% out)

KBP CONSULTING, INC.

Table 1 below summarizes the trip generation characteristics associated with the 638 - 646 United Street site (i.e. existing office and proposed residential) in the City of Key West, Florida.

Table 1 Trip Generation Summary 638 - 646 United Street - Key West, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i> General Office	4,745 SF	55	5	1	6	1	5	6
Total (Existing)		55	5	1	6	1	5	6
<i>Proposed</i> Single-Family Detached Housing	5 DU	47	2	6	8	4	2	6
Total (Proposed)		47	2	6	8	4	2	6
Difference (Proposed - Existing)		(8)	(3)	5	2	3	(3)	0

Compiled by: KBP Consulting, Inc. (December 2017).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

As indicated above, the proposed residential development at the subject site is expected to generate 47 daily vehicle trips, eight (8) AM peak hour vehicle trips, and six (6) PM peak hour vehicle trips. When compared with the existing office use on this site, this represents a decrease of eight (8) daily vehicle trips, an increase of two (2) AM peak hour vehicle trips, and no net change in the PM peak hour vehicle trips. The resulting driveway volumes are presented in Attachment B to this memorandum.

Conclusions

In summary, the foregoing trip generation analysis indicates that the proposed residential use will have little to no impact on the trip generation characteristics of the site. There will be a slight reduction (-8) in daily vehicle trips, a slight increase (+2) in AM peak hour vehicle trips, and no change in the PM peak hour vehicle trips.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Attachment A

638 – 646 United Street

Preliminary Site Plan

MEMORANDUM

TREPANIER



& ASSOCIATES INC
 LAND USE PLANNING
 DEVELOPMENT CONSULTANTS

Date: October 11, 2018
 To: Ms. Melissa Paul-Leto, Planner
 From: Owen Trepanier
 CC: Mr. Patrick Wright, Planning Director
 Re: 638 United Street - Building Height Analysis

The following is a Building Height Analysis as requested. The project consists of 5 single-family homes. The heights, of which, are measured from crown of road, pursuant to the requirements of Sec. 86-9¹. The crown of road varies along the site, so this analysis uses the average crown of road heights as directed by the Planning Department.

Structure Height Summary			
Structure	Permitted Height	Proposed Height	Compliance
638 United Street	30.0 ft	24.55 ft	<i>Complies</i>
640 United Street	30.0 ft	29.89 ft	<i>Complies</i>
642 United Street	30.0 ft	24.55 ft	<i>Complies</i>
644 United Street	30.0 ft	29.89 ft	<i>Complies</i>
646 United Street	30.0 ft	27.94 ft	<i>Complies</i>

Calculations:

Average Crown of Road Calculation	
Crown of Road Elevation Point	Crown of road elevations (surrounding site)
A	6.88
B	7.17
C	7.33
D	7.38
E	7.32
F	6.98
Total	43.06
Average	7.18

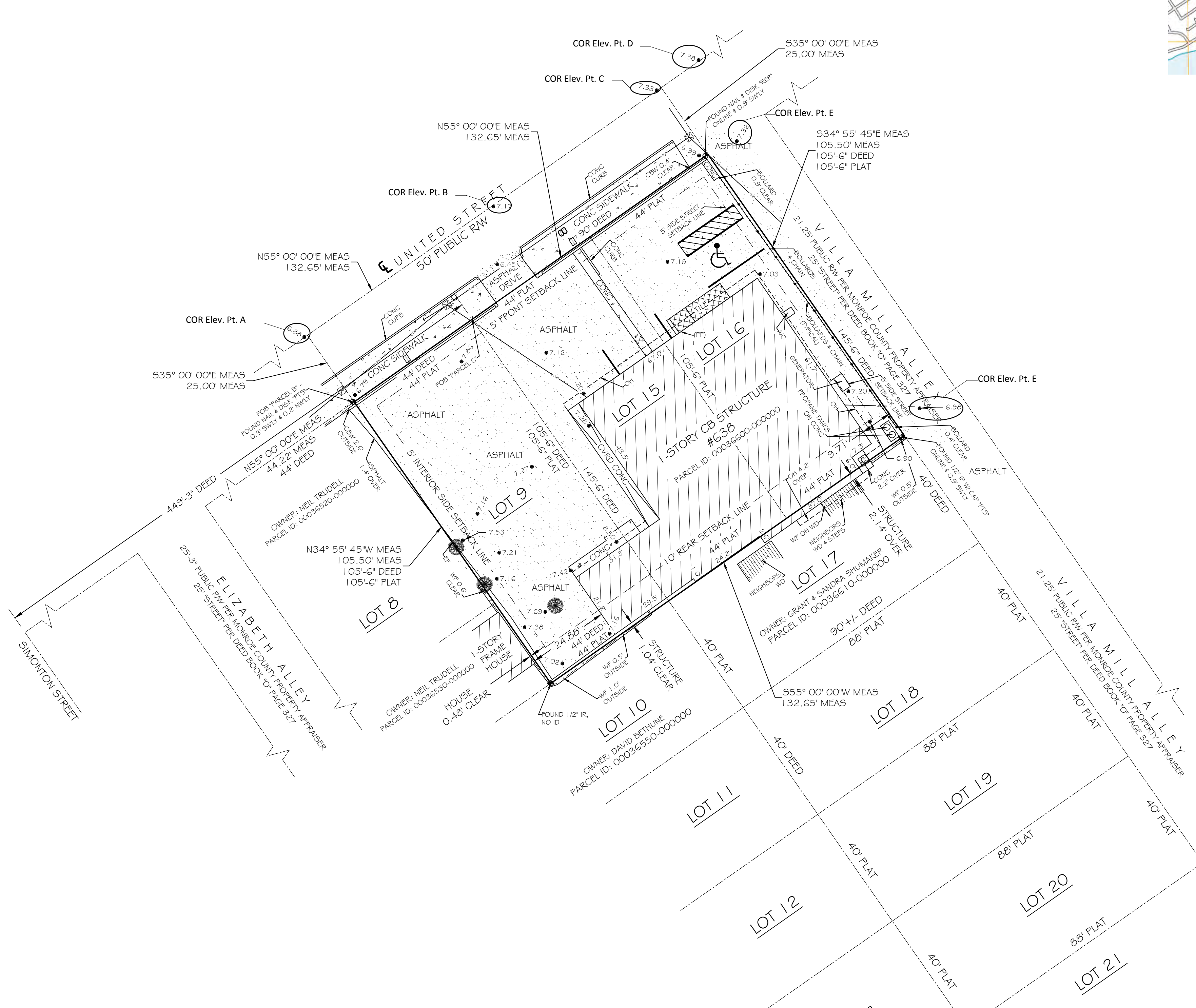
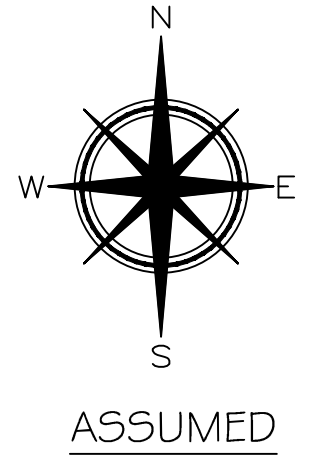
Structure Height Calculation					
Structure	Height (ft NGVD)	<i>minus</i>	Ave. COR (ft NGVD)	<i>equals</i>	Height (ft)
638 United Street	31.73	-	7.18	=	24.55
640 United Street	37.07	-	7.18	=	29.89
642 United Street	31.73	-	7.18	=	24.55
644 United Street	37.07	-	7.18	=	29.89
646 United Street	35.12	-	7.18	=	27.94

¹ Sec. 86-9. Building height means the vertical distance measured from the crown of the road to the highest point of the roof.

ALTA / NSPS LAND TITLE SURVEY



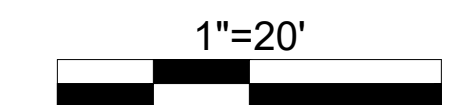
LOCATION MAP - NTS
SEC. 06-T685-R25E



ZONING REQUIREMENTS

WITH REFERENCE TO THE GRS GROUPS ZONING ASSESSMENT REPORT, FOR: 638 United Street, Key West, FL; Final Report (revised); Dated: April 14, 2016, Site# 23103.

- Building Setback Requirements:
 - Front/Side Street: 5 Feet
 - Interior Side: 5 Feet
 - Rear: 10 Feet
- Height Restrictions:
 - Height: 30 Feet
- Area Requirements:
 - Minimum Lot Area: 5,000 SF
 - Minimum Lot Width: 50 Feet
 - Minimum Lot Depth: 100 Feet
- Density Requirements:
 - Maximum Floor Area Ratio: 1.0
 - Maximum Building Coverage: 50%
 - Maximum Impervious Coverage: 60%
- Parking Requirements:
 - Parking Space Formula: Offices: 1 space per each 300 square feet of gross floor area (5095/300 = 17) m
 - Parking Spaces Required: 17 Total Parking Spaces
 - Existing Parking Spaces: 2 Total Parking Spaces



TOTAL AREA = **13,994.06 SQFT±**
0.32 ACRES±

SYMBOL LEGEND:

[Symbol]	BENCHMARK
[Symbol]	CATCH BASIN
[Symbol]	DRAINAGE MANHOLE
[Symbol]	CONCRETE UTILITY POLE
[Symbol]	MANHOLE
[Symbol]	FIRE HYDRANT
[Symbol]	GLY WIRE
[Symbol]	GAS PUMP
[Symbol]	MAILBOX
[Symbol]	SANITARY CLEANOUT
[Symbol]	SANITARY MANHOLE
[Symbol]	SIGN
[Symbol]	TELEPHONE MANHOLE
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	MONITORING WELL
[Symbol]	WOOD UTILITY POLE
[Symbol]	METAL SUPPORT COLUMN
[Symbol]	OVERHEAD UTILITY LINES
[Symbol]	LIGHT POLE
[Symbol]	BELOW GROUND ELECTRIC BOX
[Symbol]	SPOT GRADE ELEVATION (TYPICAL)
[Symbol]	TREE (UNKNOWN SPECIES)

TITLE REVIEW NOTES

WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 1056-3482606, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM, I HEREBY CERTIFY AS FOLLOWS:

SCHEDULE BII - PART II:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - NOT A SURVEY MATTER
- Any rights, interests, or claims of parties in possession of the land not shown by the public records. - NOT A SURVEY MATTER
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. - DEPICTED ON SURVEY
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. - NOT A SURVEY MATTER
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. - NOT APPLICABLE TO SUBJECT PROPERTY
- Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. - NOT A SURVEY MATTER
- Any minerals or mineral rights leased, granted or retained by current or prior owners. (without right of entry) (as to Parcels 12, 14 and 15). - NOT A SURVEY MATTER
- Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable. - NOT A SURVEY MATTER
- NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said Affidavit. - NOT A SURVEY MATTER
- Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof. - DEPICTED ON SURVEY
- Terms and conditions of any existing unrecorded lease(s), and all rights of leasee(s) and all parties claiming through the leasee(s), under the lease(s), (as to Parcels 6, 8, 12, 14, 21, 24, 25 and 26). - NOT A SURVEY MATTER
- 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. (As to Parcels 1, 2, 6, 7, 9, 10, 11, 12, 13, 14, 22, 23, 24, 25 and 26). - NOT A SURVEY MATTER

LEGAL DESCRIPTION

"PARCEL 15" - WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY EXHIBIT A, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 1056-3482606, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM:

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:
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 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.

SURVEYOR NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N55°00'00" ASSUMED ALONG THE CENTERLINE OF UNITED STREET.
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL UNITS ARE SHOWN IN SURVEY FEET.
- ADDRESS: 638 UNITED STREET, KEY WEST, FL 33040.
- FLOOD ZONE CLASSIFICATION: COMMUNITY NO.: 120168; MAP NO.: 12087C-151616; MAP DATE: 02-18-05; FIRM REVISION DATE: 06-05-15; FLOOD ZONE: X SHADED; BASE ELEVATION: N/A
- THE CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, OF THE SUBJECT PROPERTY ARE INDICATED ON THE SURVEY, REFERENCING THE SAID REPORT BY THE GRS GROUP SUPPLIED TO FLORIDA KEYS SURVEYING BY THE CLIENT AND/OR THEIR AGENT.
- SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDINGS: 1-STORY CB STRUCTURE #638 = 5095.00 SQFT±. THE BUILDING HEIGHT IS 13.96 FEET ABOVE THE ADJACENT GRADE, MEASURED AT THE SOUTHWESTERN CORNER OF THE BUILDING.
- THERE ARE 1 DEDICATED STRIPED REGULAR PARKING SPACES AND 1 DEDICATED STRIPED HANDICAP PARKING SPACE.
- THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WAS DETERMINED BY OBSERVED EVIDENCE ONLY, AS PER THE CLIENT'S REQUEST.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK AT THE TIME OF THE SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.
- NO WETLAND AREAS WERE IDENTIFIED TO SURVEYOR AT THE TIME OF SURVEY, AND NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE FIELD BY THE SURVEYOR AT THE TIME OF SURVEY.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- FINISH FLOOR ELEVATION = 6.6' (TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP AS (FF)). THE INTERIOR FLOOR LEVELS WERE NOT VERIFIED.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK '872 4580 TIDAL 25' (P.I.D. AAO004), ELEVATION = 5.1' (NGVD 1929).
- REVISION (1) - 06/06/2016 - REVISED SURVEYOR NOTES, TITLE REVIEW NOTES & ADDED ZONING REQUIREMENTS.
- REVISION (2) - 02/01/2018 - ADDED SPOT GRADE ELEVATIONS AND TREES AS MEASURED AND LOCATED IN THE FIELD ON 01/23/2018.

TO, LAND 10031, LLC as to a 11.077% interest, LAND 2708, LLC as to a 8.451% interest, LAND 113, LLC as to a 13.355% interest, LAND 1701, LLC as to a 11.077% interest, LAND 0601, LLC as to a 9.326% 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 0351, LLC as to a 15.151% interest, in Common among all of the aforementioned LLCs; Capital One, National Association, its successors and/or assigns as their interests may appear; and First American Title Insurance Company;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B, 7C, 8, 9, 11, 13, 14, 16, 17, 18, 19, & 20 OF TABLE A. THE FIELD WORK WAS COMPLETED ON MARCH 3, 2016.

DATE OF MAP: APRIL 1, 2016.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

BLF = BACKFLOW PREVENTER	SW = GUY WIRE	TRC = POINT OF ESTABLISHMENT
BO = BLOW OUT	WB = WIRE BOND	TRM = POINT OF REVERSE CURVE
CB = CONCRETE BLOCK	W = WIRE	TRM = SURVEY BENCHMARK
CCM = CONCRETE CURB & GUTTER	WV = WIRE VALVE	TOP = TOP OF BANK
CL = CENTRAL LINE	WV = WIRE VALVE	TOT = TOP OF CURB
CM = CONCRETE MANHOLE	WV = WIRE VALVE	TRM = SURVEY BENCHMARK
CM = CONCRETE	WV = WIRE VALVE	TTP = TYPICAL SIGN
CM = CONCRETE POLE	WV = WIRE VALVE	TRM = SURVEY BENCHMARK
CM = CONCRETE	WV = WIRE VALVE	TRM = SURVEY BENCHMARK
CM = CONCRETE	WV = WIRE VALVE	TRM = SURVEY BENCHMARK
CM = CONCRETE	WV = WIRE VALVE	TRM = SURVEY BENCHMARK
CM = CONCRETE	WV = WIRE VALVE	TRM = SURVEY BENCHMARK
CM = CONCRETE	WV = WIRE VALVE	TRM = SURVEY BENCHMARK

**FLORIDA KEYS
LAND SURVEYING**
1980 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FLKEYS@GMAIL.COM
WWW.FLORIDAKEYSLANDSURVEYING.NET

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 31.17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:
ERIC A. BAACS, 001 46783, PROFESSIONAL SURVEYOR AND MAPPER, 184 7847

SCALE: 1"=20'

REVISION DATE: 03/03/2016

FIELD WORK DATE: 02/01/2018

SHEET 1 OF 1

DRAWN BY: MPB

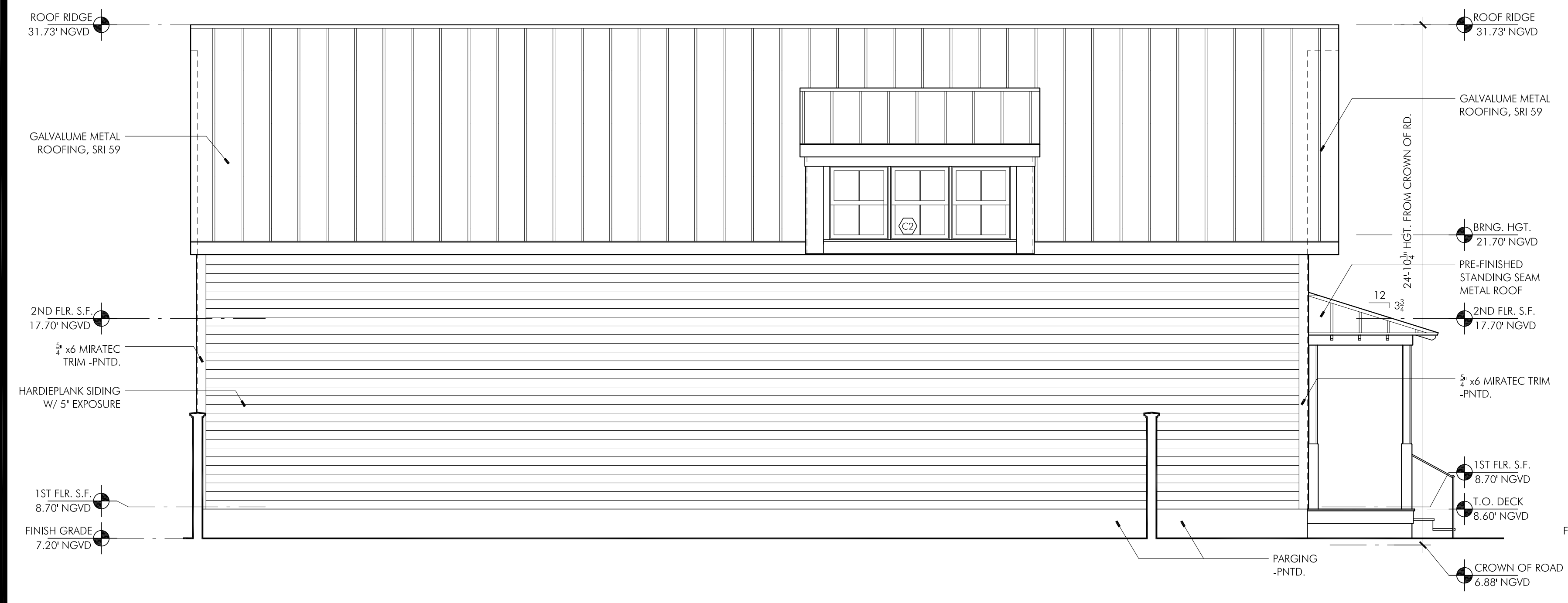
CHECKED BY: EAI

JOB NO.: 16-106

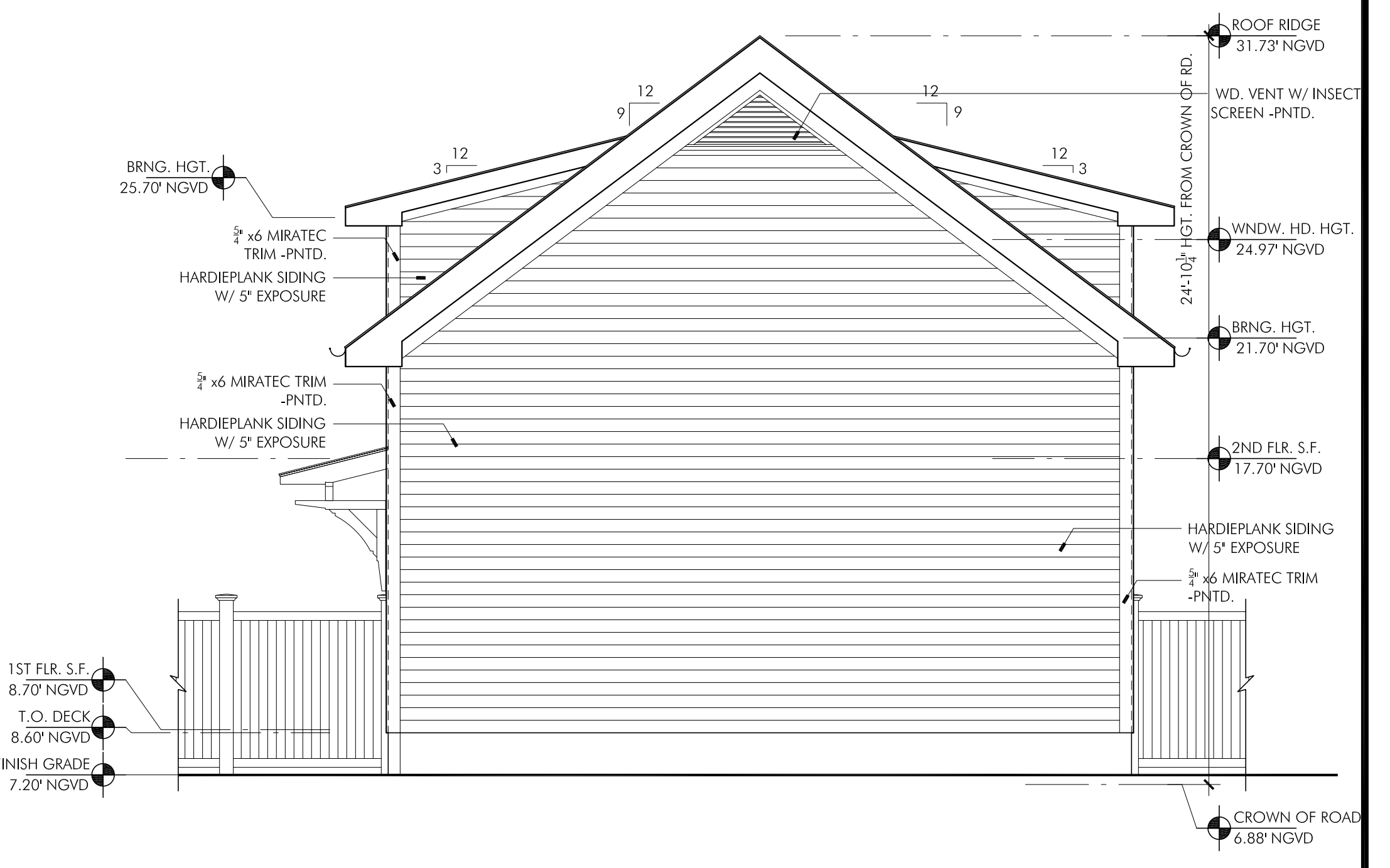
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

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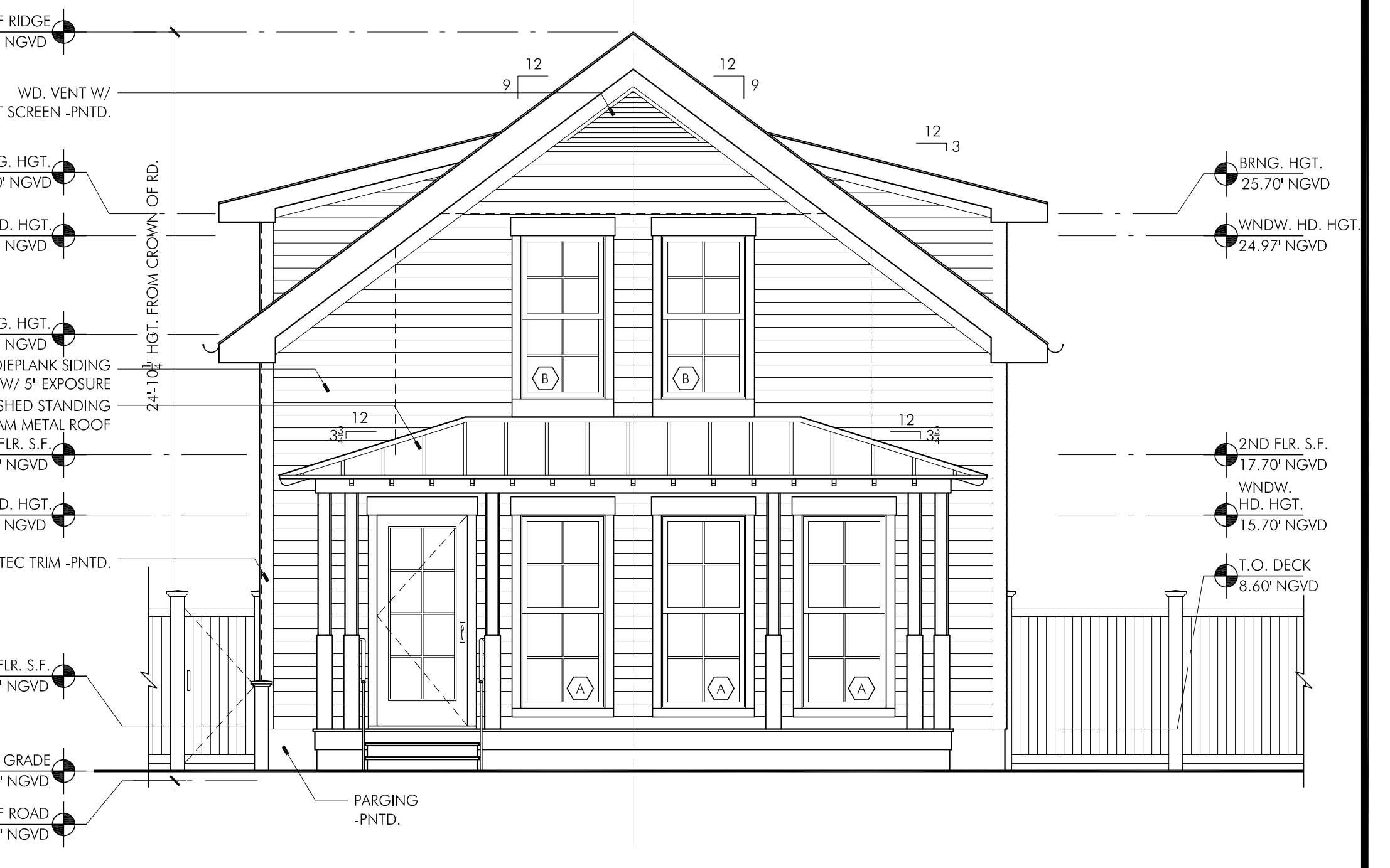
SIDE ELEVATION - UNIT 638 4
1/4" = 1'-0"



REAR ELEVATION - UNIT 638 3
1/4" = 1'-0"

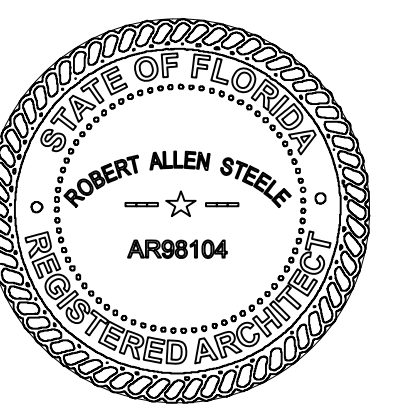


SIDE ELEVATION - UNIT 638 2
1/4" = 1'-0"



FRONT ELEVATION - UNIT 638 1
1/4" = 1'-0"

UNITED STREET RESIDENCES
KEY WEST, FLORIDA



FOR 804.344.0060
email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS
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JOB NO: 16.012
DATE: 08.20.18

EXTERIOR ELEVATIONS - UNIT 638

A301

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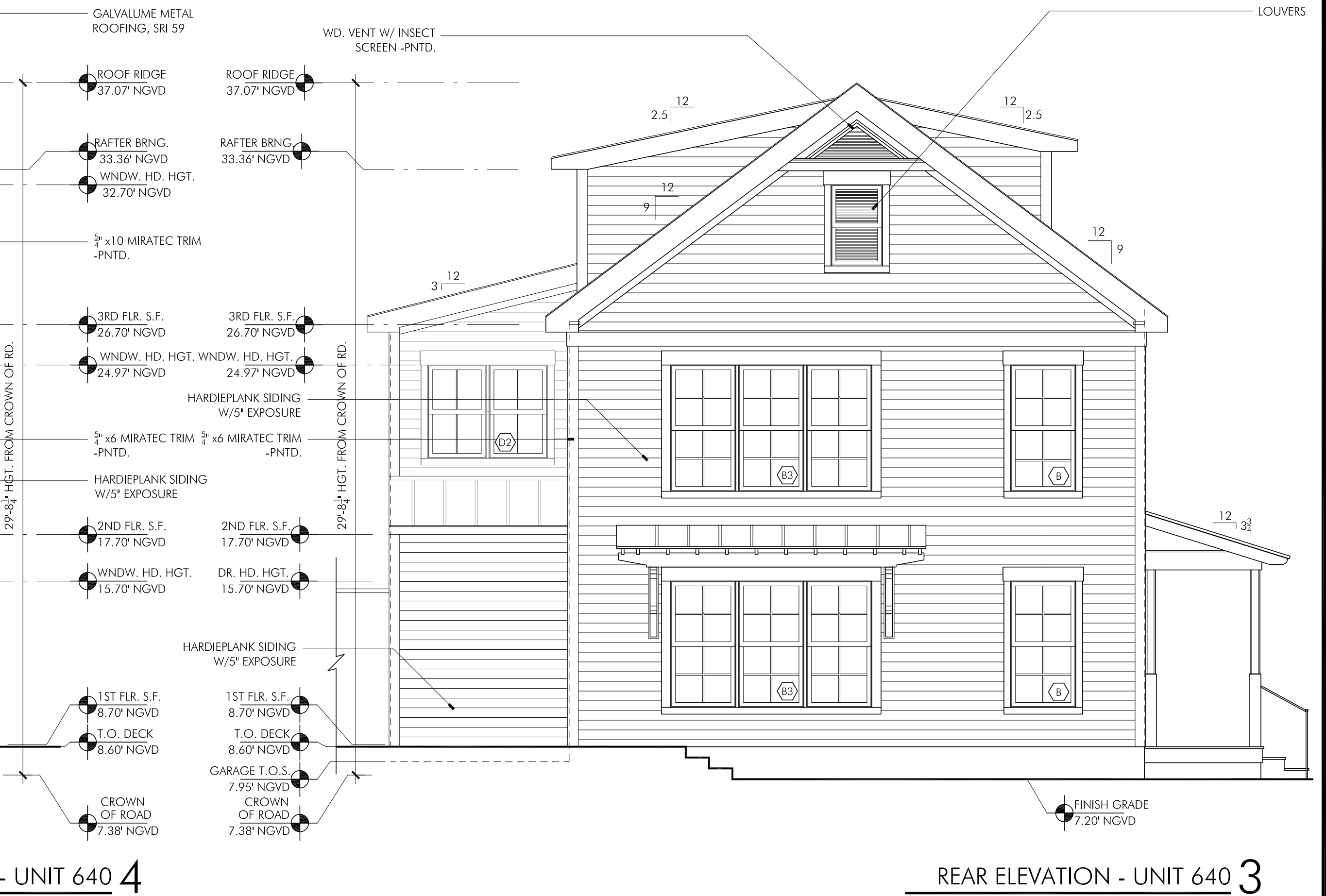
O | N | M | L | K | J | I | H | G | F | E | D | C | B | A

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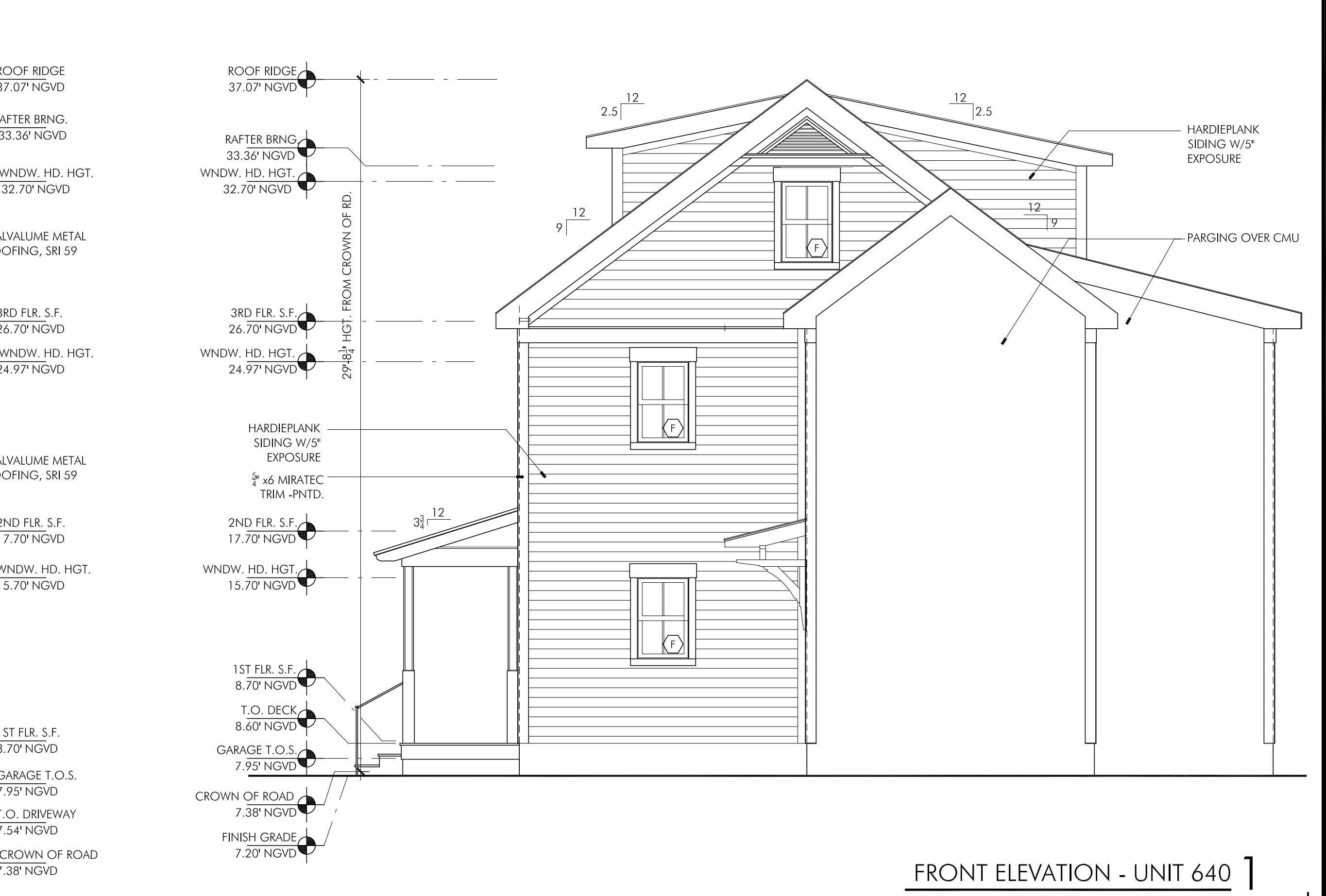
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1/4" = 1'-0"



REAR ELEVATION - UNIT 640 3
1/4" = 1'-0"

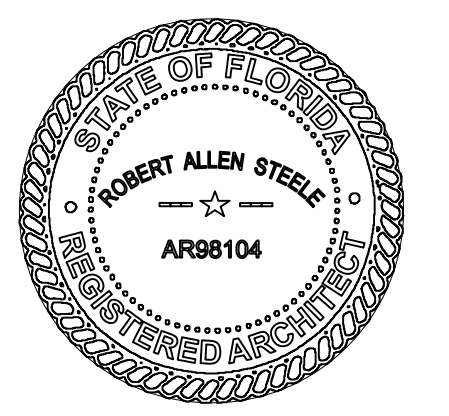


SIDE ELEVATION - UNIT 640 2
1/4" = 1'-0"



FRONT ELEVATION - UNIT 640 1
1/4" = 1'-0"

UNITED STREET RESIDENCES
KEY WEST, FLORIDA



Fon 804.344.0060
email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

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JOB NO: 16.012
DATE: 08.20.18

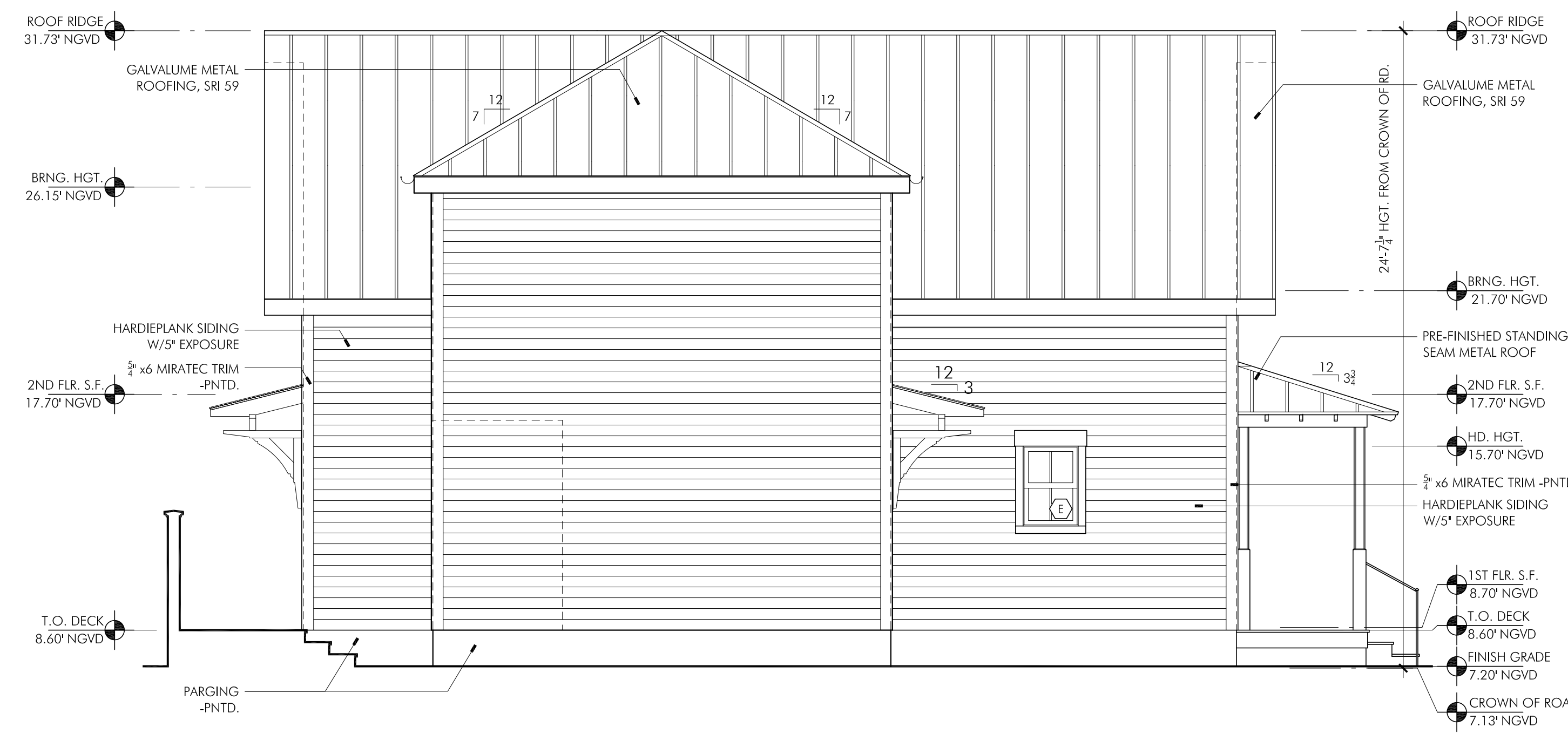
EXTERIOR ELEVATIONS - UNIT 640

A301

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1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

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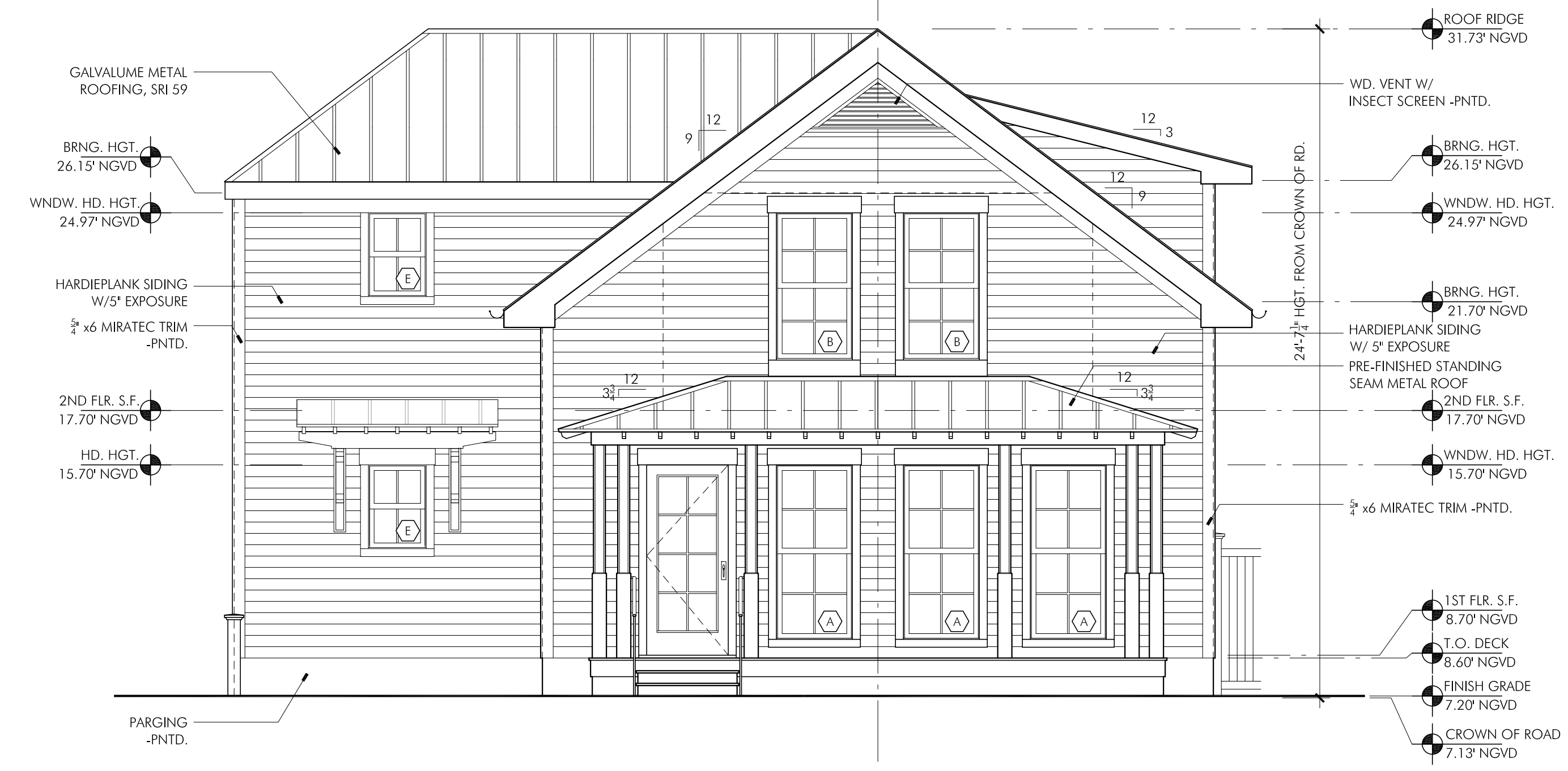
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1/4" = 1'-0"



REAR ELEVATION - UNIT 642 3
1/4" = 1'-0"



SIDE ELEVATION - UNIT 642 2
1/4" = 1'-0"

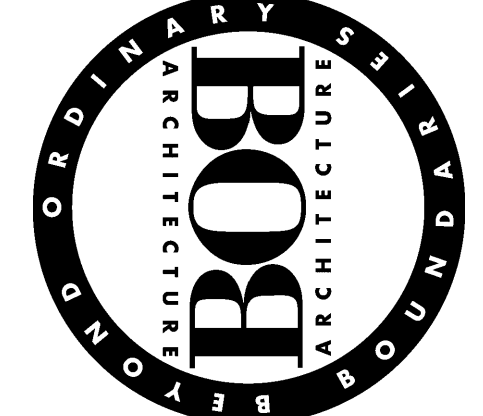


FRONT ELEVATION - UNIT 642 1
1/4" = 1'-0"

UNITED STREET RESIDENCES
KEY WEST, FLORIDA



Fon 804.344.0060
email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

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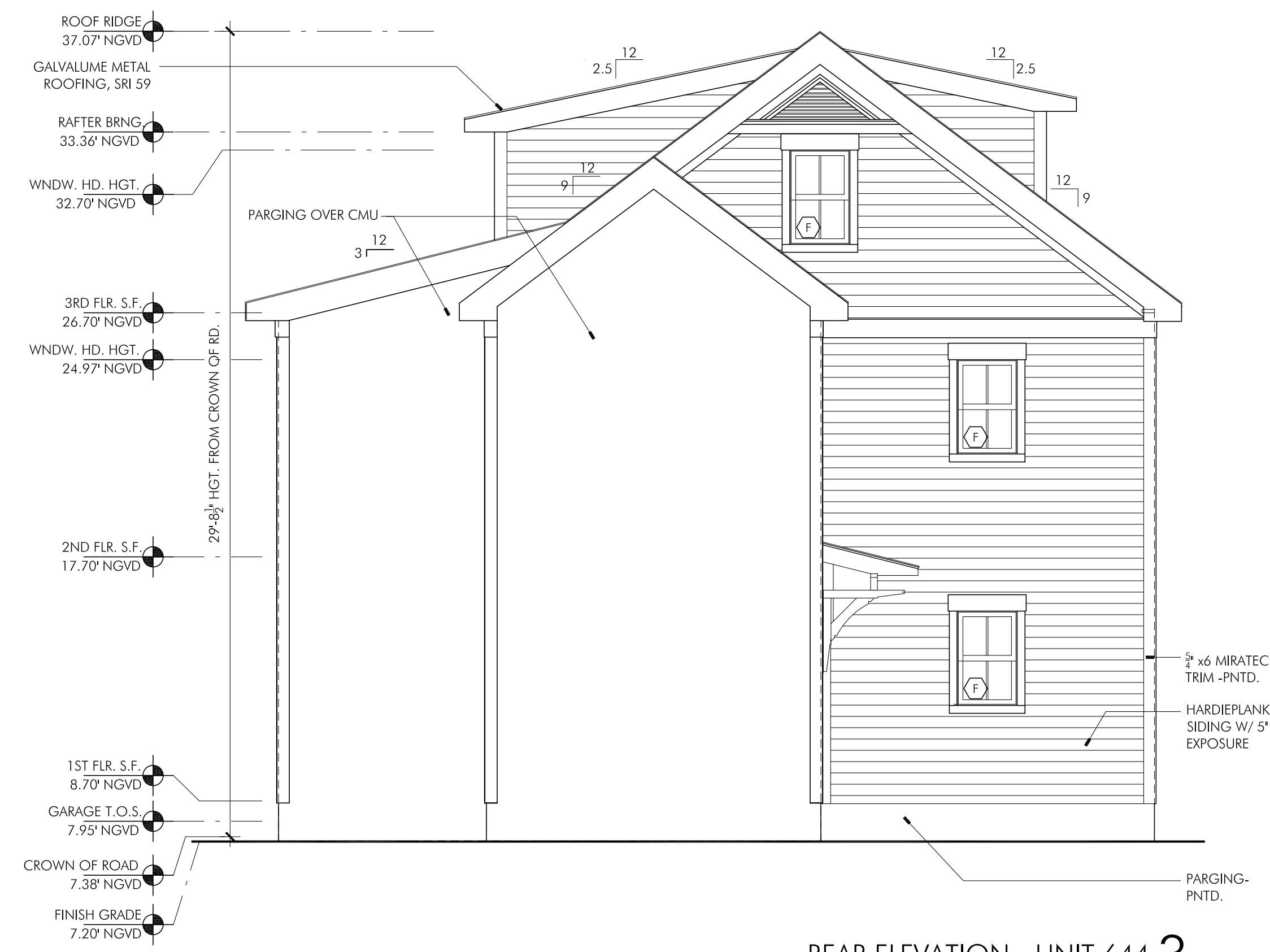
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EXTERIOR ELEVATIONS - UNIT 642

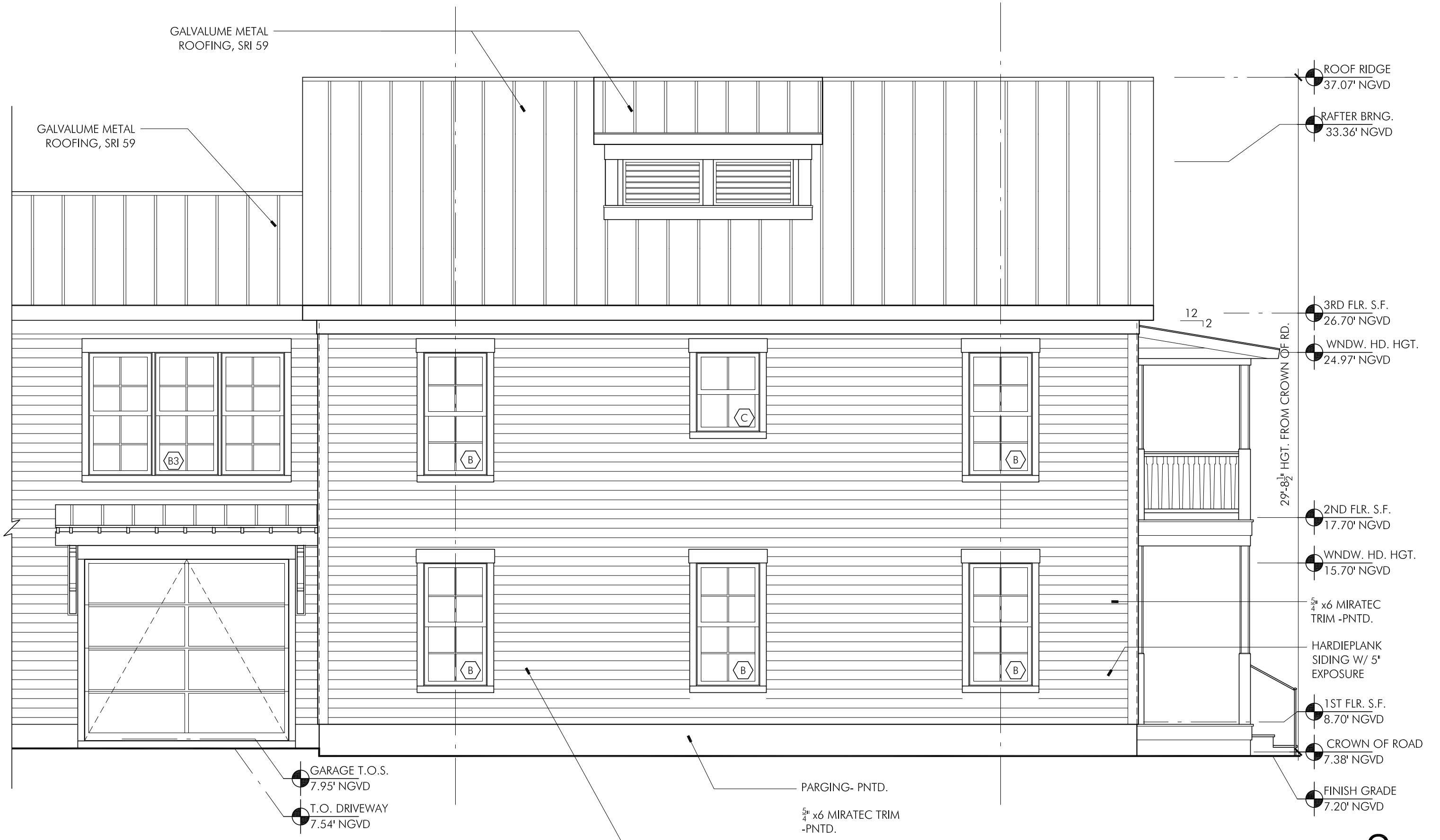
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SIDE ELEVATION - UNIT 644 4
1/4" = 1'-0"



REAR ELEVATION - UNIT 644 3
1/4" = 1'-0"



SIDE ELEVATION - UNIT 644 2
1/4" = 1'-0"



FRONT ELEVATION - UNIT 644 1
1/4" = 1'-0"

UNITED STREET RESIDENCES
KEY WEST, FLORIDA



Fon 804.344.0060
email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

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JOB NO: 16.012
DATE: 08.20.18

EXTERIOR ELEVATIONS - UNIT 644

A301

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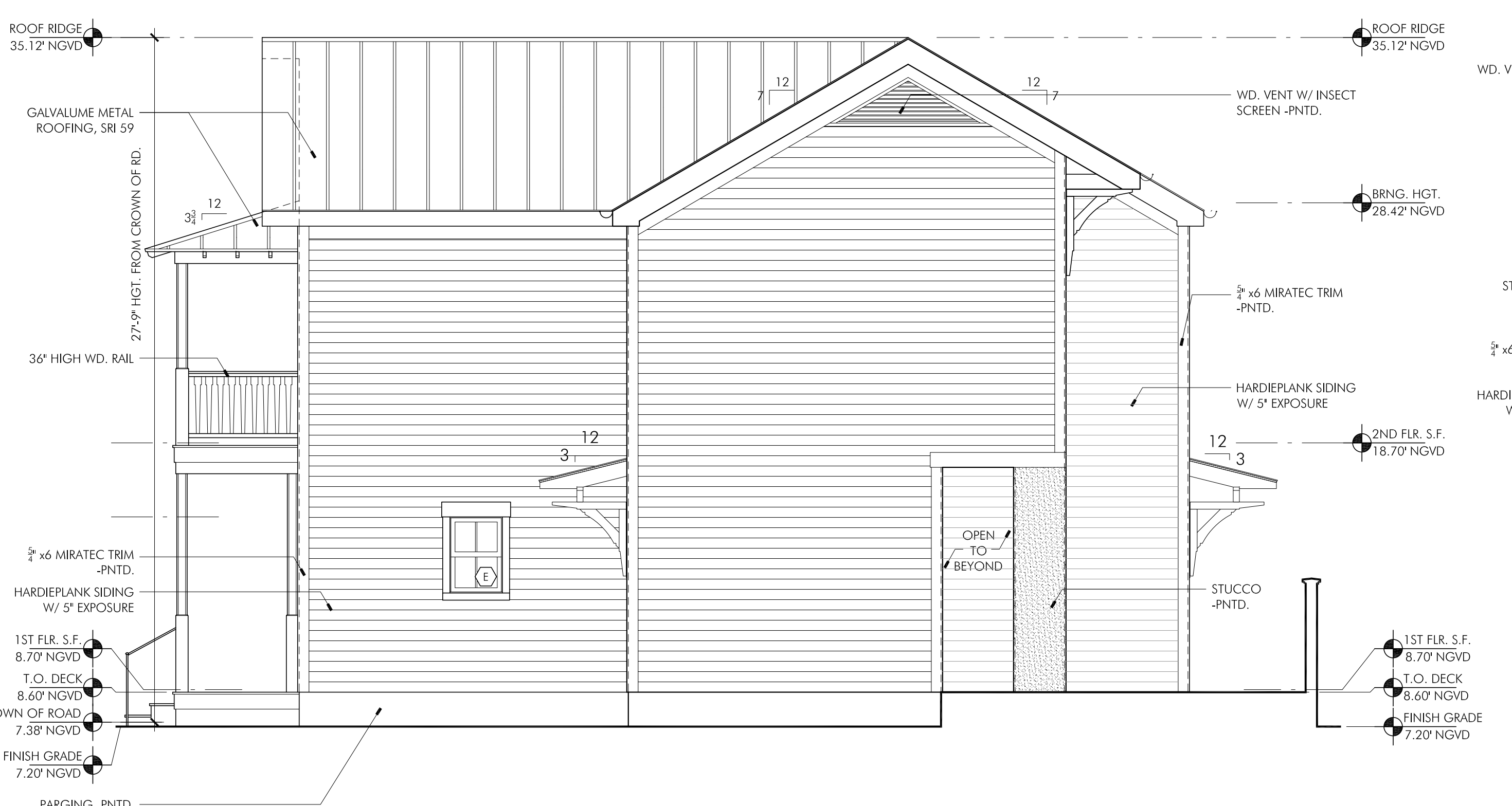
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SIDE ELEVATION - UNIT 646 4
1/4" = 1'-0"



REAR ELEVATION - UNIT 646 3
1/4" = 1'-0"

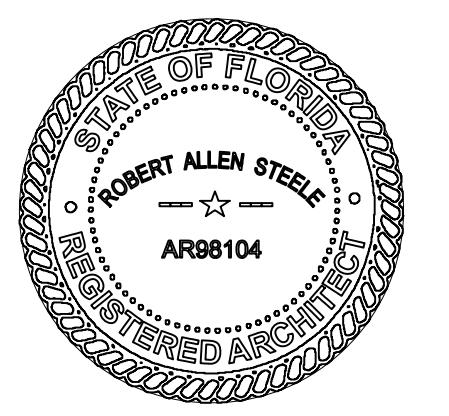


SIDE ELEVATION - UNIT 646 2
1/4" = 1'-0"

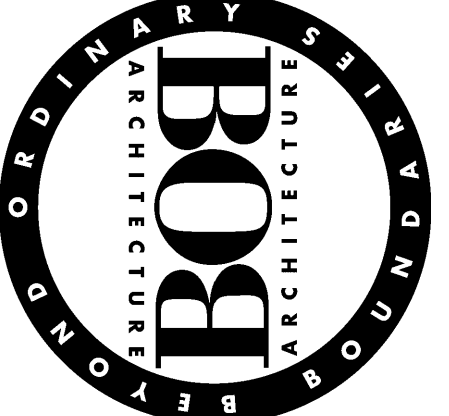


FRONT ELEVATION - UNIT 646 1
1/4" = 1'-0"

UNITED STREET RESIDENCES
KEY WEST, FLORIDA



Fon 804.344.0060
email: bobstudio@bobarchitecture.com



108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

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JOB NO: 16.012
DATE: 08.20.18

EXTERIOR ELEVATIONS - UNIT 646

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Attachment B

638 – 646 United Street

Driveway Volumes

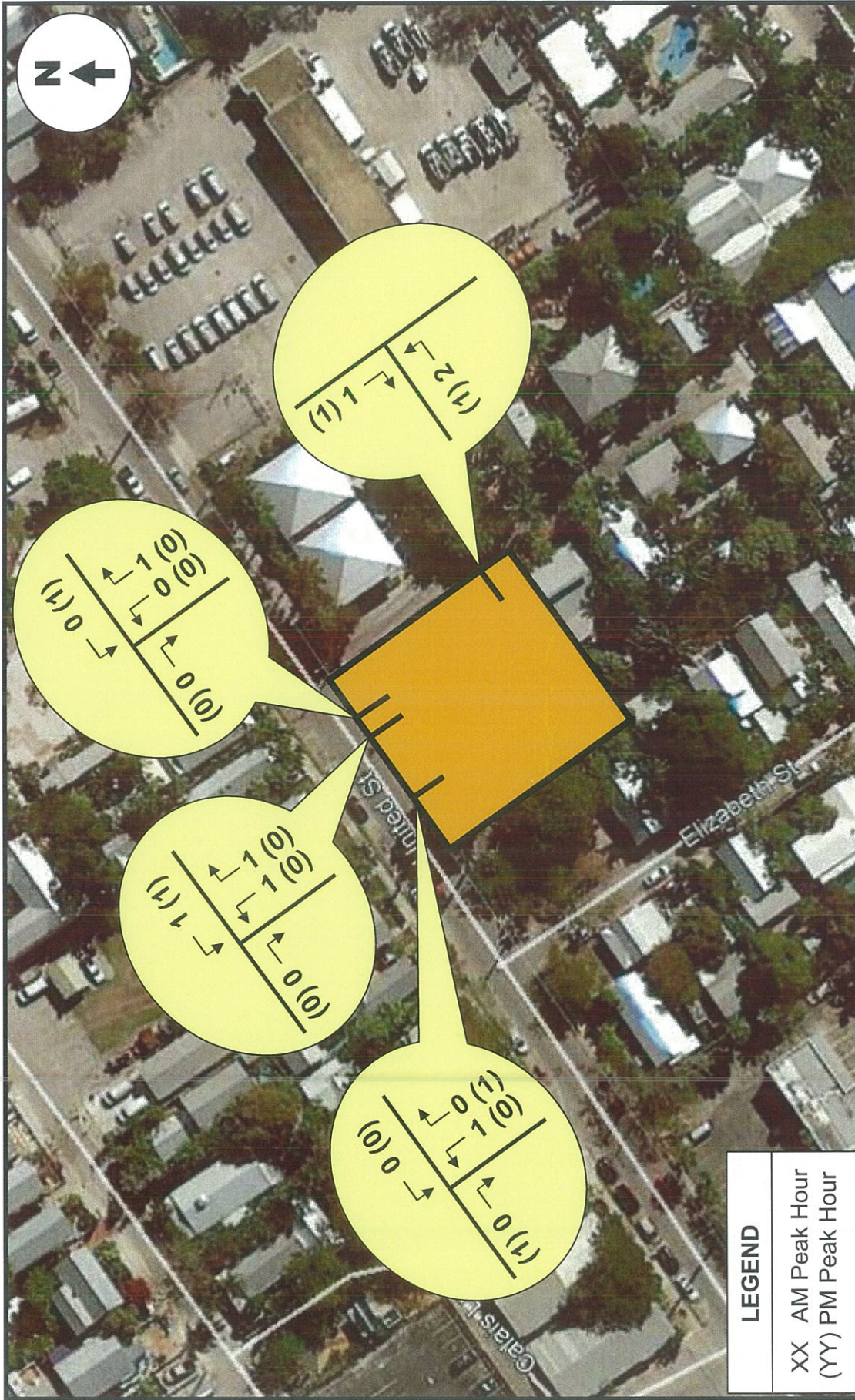


FIGURE B-1
 638 – 646 United Street
 Key West, Florida

Driveway Traffic Assignment

LEGEND	
XX	AM Peak Hour
(YY)	PM Peak Hour

Warranty Deed

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 Pg# 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 aforelisted 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.

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. Howe
Witness Signature
Frances C. Howe
Printed Name

Justin K. Simons
Witness Signature
Justin 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 DionPartnership Ltd.

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

STATE OF FLORIDA
COUNTY OF Manatee

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 *[Signature]* 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:

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..

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)

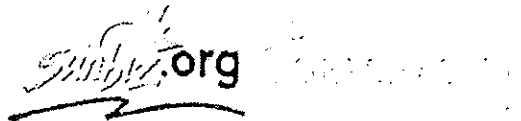
1. Easement recorded in Book 2769, Page 573.
2. Easement recorded in Book 2769, Page 579.
3. Terms and conditions of the Settlement Agreement and release recorded in Book 2769, Page 592 and related release and consent recorded in Book 2769, Page 585
4. Terms and conditions of any existing unrecorded 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



Department of State / Division of Corporations / Search Report / Detail By Organization Number /

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

Mailing Address

4900 WEST HUNDRED ROAD
CHESTER, VA 23831

Registered Agent Name & Address

LOWE, FRANCES CASEY
68 A FELI WAY
CRAWFORDVILLE, FL 32327

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year Filed Date
2017 01/27/2017

Document Images

- 01/27/2017 -- ANNUAL REPORT
- 01/20/2015 -- Foreign Limited



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Detail by Entity Name

Foreign Limited Liability Company

LAND 10031, LLC

Filing Information

Document Number M16000000458

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

LOWE, FRANCES CASEY
68 A FELI WAY
CRAWFORDVILLE, FL 32327

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2017	04/24/2017

Document Images

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Detail by Entity Name

Foreign Limited Liability Company
LAND 2708, LLC

Filing Information

Document Number M16000000457
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

LOWE, FRANCES CASEY
68 A FELI WAY
CRAWFORDVILLE, FL 32327

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2017	04/24/2017

Document Images

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Detail by Entity Name

Foreign Limited Liability Company
LAND 113, LLC

Filing Information

Document Number	M16000000456
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

LOWE, FRANCES CASEY
68 A FELI WAY
CRAWFORDVILLE, FL 32327

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2017	04/24/2017

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Detail by Entity Name

Foreign Limited Liability Company
LAND 1701, LLC

Filing Information

Document Number	M16000000455
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

LOWE, FRANCES CASEY
68 A FELI WAY
CRAWFORDVILLE, FL 32327

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2017	04/24/2017

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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

LOWE, FRANCES CASEY
68 A FELI WAY
CRAWFORDVILLE, FL 32327

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2017	04/24/2017

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Detail by Entity Name

Foreign Limited Liability Company
LAND 7009, LLC

Filing Information

Document Number	M16000000452
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

LOWE, FRANCES CASEY
68 A FELI WAY
CRAWFORDVILLE, FL 32327

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2017	04/24/2017

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Detail by Entity Name

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

LOWE, FRANCES CASEY
68 A FELI WAY
CRAWFORDVILLE, FL 32327

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2017	04/24/2017

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Detail by Entity Name

Foreign Limited Liability Company
LAND 4027, LLC

Filing Information

Document Number	M16000000449
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

LAW, FRANCES CASEY
68 A FELI WAY
CRAWFORDVILLE, FL 32327

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2017	04/24/2017

Document Images

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Detail by Entity Name

Foreign Limited Liability Company
 LAND 8351, LLC

Filing Information

Document Number M16000000448
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

LOWE, FRANCES CASEY
 68 A FELI WAY
 CRAWFORDVILLE, FL 32327

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2017	04/24/2017

Document Images

04/24/2017 -- ANNUAL REPORT	View image in PDF format
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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.

[Handwritten 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 date

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

[Handwritten 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

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
Land 113 LLC, Land 1701 LLC, Land 2421
LLC, Land 2708, Land 7009 LLC,
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

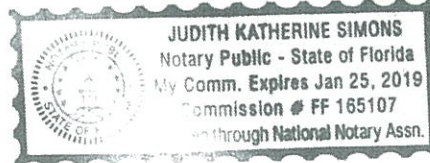
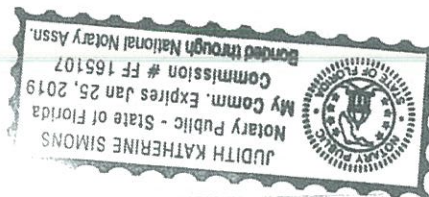
Steven M. Uphoff
Name of Authorized Representative

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

FF165107
Commission Number, if any

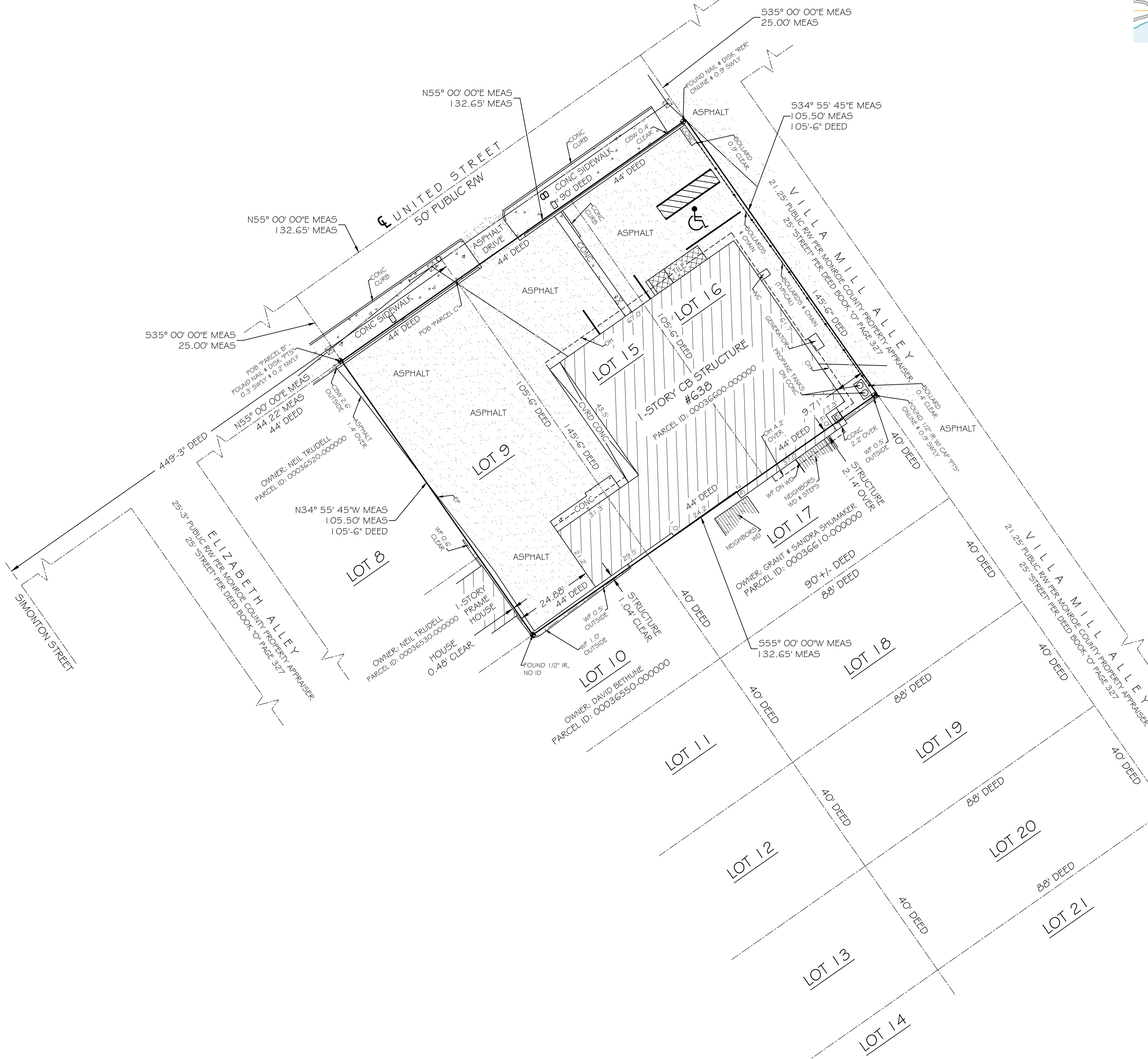
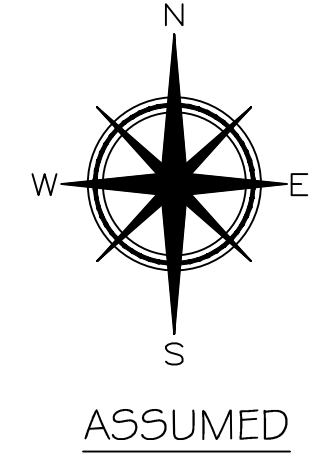


Site Plans

ALTA / NSPS LAND TITLE SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



1"=20'
0 10 20 40
*VERIFY ORIGINAL SCALE OF 2"
TOTAL AREA = 13,994.06 SQFT±
0.32 ACRES±

[Symbol]	BENCHMARK
[Symbol]	CATCH BASIN
[Symbol]	DRAINAGE MANHOLE
[Symbol]	CONCRETE UTILITY POLE
[Symbol]	MANHOLE
[Symbol]	FIRE HYDRANT
[Symbol]	GUY WIRE
[Symbol]	GAS PUMP
[Symbol]	MAILBOX
[Symbol]	SANITARY CLEANOUT
[Symbol]	SANITARY MANHOLE
[Symbol]	SIGN
[Symbol]	TELEPHONE MANHOLE
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	MONITORING WELL
[Symbol]	WOOD UTILITY POLE
[Symbol]	METAL SUPPORT COLUMN
[Symbol]	OVERHEAD UTILITY LINES
[Symbol]	LIGHT POLE
[Symbol]	BELOW GROUND ELECTRIC BOX

TITLE REVIEW NOTES

WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 105G-3482G06, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM, I HEREBY CERTIFY AS FOLLOWS:

SCHEDULE BII - PART II:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - NOT A SURVEY MATTER
- Any rights, interests, or claims of parties in possession of the land not shown by the public records. - NOT A SURVEY MATTER
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. - DEPICTED ON SURVEY
- Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. - NOT A SURVEY MATTER
- Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. - NOT APPLICABLE TO SUBJECT PROPERTY
- Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. - NOT A SURVEY MATTER
- Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable. - NOT A SURVEY MATTER
- NOTES FOR STANDARD EXCEPTIONS:** Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit. - NOT A SURVEY MATTER
- Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof. - DEPICTED ON SURVEY
- 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). (as to Parcels 6, 8, 12, 16, 21, 24, 25 and 26) - NOT A SURVEY MATTER
- 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. (As to Parcels 1, 2, 6, 7, 9, 10, 11, 12, 13, 14, 22, 23, 24, 25 and 26) - NOT A SURVEY MATTER

LEGAL DESCRIPTION

"PARCEL 15" - WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY EXHIBIT A, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 105G-3482G06, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM:

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:
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, 1829, as a Part of Tract 17, but now 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.

SURVEY NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N55°00'00"E ASSUMED ALONG THE CENTERLINE OF UNITED STREET.
- ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
- ALL UNITS ARE SHOWN IN SURVEY FEET.
- ADDRESS: 638 UNITED STREET, KEY WEST, FL 33040.
- FLOOD ZONE CLASSIFICATION: COMMUNITY NO.: 120168; MAP NO.: 12087C-151GK; MAP DATE: 02-18-05; FIRM REVISION DATE: 06-05-15; FLOOD ZONE: X SHADED; BASE ELEVATION: N/A
- THE CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION OF THE SUBJECT PROPERTY WAS NOT PROVIDED BY THE INSURER.
- SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDINGS: 1-STOREY CB STRUCTURE #638 - 5095.00 SQFT±. THE BUILDING HEIGHT IS 13.96 FEET ABOVE THE ADJACENT GRADE, MEASURED AT THE SOUTHWESTERN CORNER OF THE BUILDING.
- THERE ARE 1 DEDICATED STRIPED REGULAR PARKING SPACES AND 1 DEDICATED STRIPED HANDICAP PARKING SPACE.
- THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WAS DETERMINED BY OBSERVED EVIDENCE ONLY, AS PER THE CLIENT'S REQUEST.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK AT THE TIME OF THE SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.
- NO WETLAND AREAS WERE IDENTIFIED TO SURVEYOR AT THE TIME OF SURVEY, AND NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE FIELD BY THE SURVEYOR AT THE TIME OF SURVEY.

TO, LAND 10031, LLC as to a 11.077% interest, LAND 2708, LLC as to a 8.451% interest, LAND 1131, LLC as to a 13.253% interest, LAND 1701, LLC as to a 11.077% interest, LAND 6601, 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 aforementioned LLC's, Capital One, National Association, its successors and/or assigns as their interests may appear; and First American Title Insurance Company;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 9, 11, 13, 14, 15, 16, 17, 18, 19, & 20 OF TABLE A. THE FIELD WORK WAS COMPLETED ON MARCH 3, 2016.

DATE OF MAP: APRIL 1, 2016.

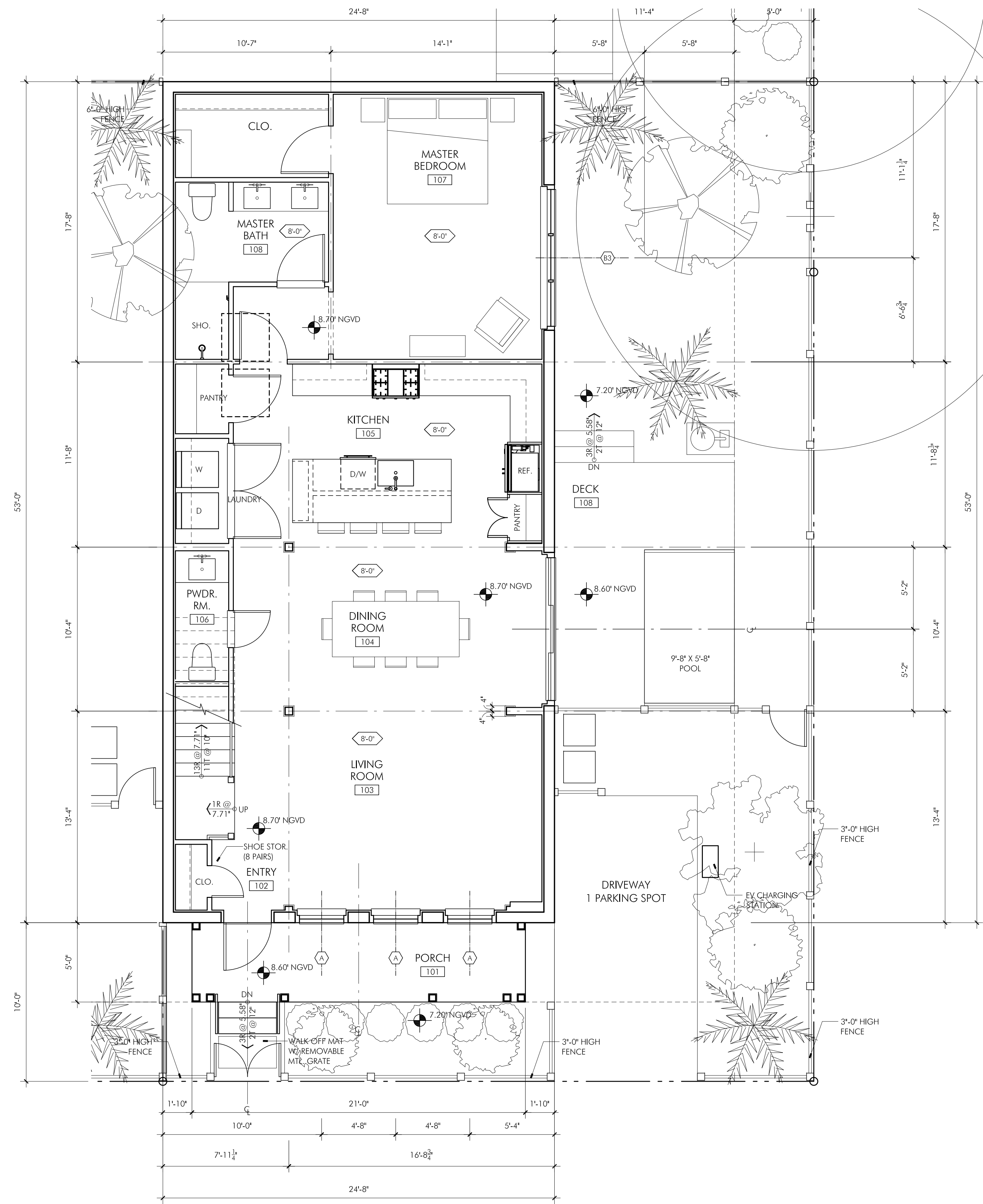
NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS OTHERWISE INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

BP = BACK-SIDE PILE	GV = GUY WIRE	PC = POINT OF COMMENCEMENT
BO = BLOW OUT	IB = IRON ROD	PR = POINT OF REVERSE CURVE
CB = CONCRETE BLOCK	LD = LINE LENGTH	PRN = PERMANENT REFERENCE
CM = CONCRETE MASONRY	LS = LAUNCHING	RF = BENCHMARK
CL = CHAINLINK FENCE	MB = MAILBOX	RT = RIGHT OF WAY LINE
CP = CONCRETE POST	ME = METAL FENCE	SC = SANITARY CLEANOUT
CR = CURVE	MN = METAL NAIL	SB = SIDE WALK
CS = CONCRETE SIDEWALK	MS = MEASUREMENT	SBM = SANITARY BENCHMARK
CSA = CONCRETE ANGLE	MSD = METAL SUPPORT COLUMN	TD = TOP OF BANK
DE = DRAINAGE EASEMENT	NSD = NATIONAL GEODETIC	TBL = TYPICAL
DI = DISCUSSION	NTS = NOT TO SCALE	TR = TYPICAL
DICL = DISCUSSION	OS = OVERHEAD SIGN	TR = TYPICAL
EP = EASE OF PAVEMENT	OSB = OVERHEAD SIGN	TR = TYPICAL
FI = FIRE HYDRANT	PC = POINT OF CURVE	UL = UTILITY EASEMENT
FD = FENCED	PCP = POINT OF COMPASS CURVE	UD = UNDERGROUND
FO = FOUND	POB = POINT OF BEGINNING	WF = WOOD FENCE
FOL = FENCE OUTSIDE	POI = POINT OF INTERSECTION	WM = WOOD METER
FOL = FENCE OUTSIDE	POI = POINT OF INTERSECTION	WMF = WOOD FENCE POLE
FW = FENCE ON LINE	PP = POINT OF INTERSECTION	WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADDITIONAL PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

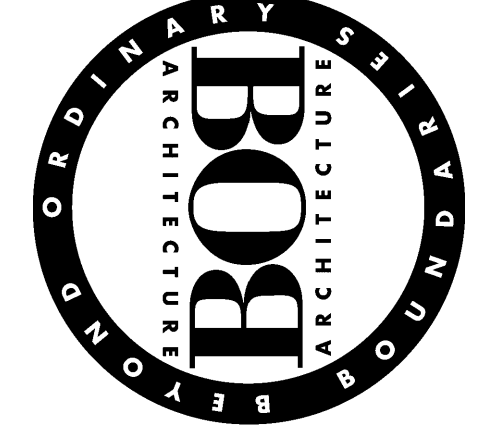
<p>FLORIDA KEYS LAND SURVEYING 1990G OVERSEAS HIGHWAY SUGARLOAF KEY, FL 33042 PHONE: (305) 394-3690 EMAIL: FLKLS@gmail.com WWW.FLORIDAKEYSLANDSURVEYING.NET</p>	<p>I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53.17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.</p>	<p>NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER</p>	<p>SCALE: 1"=20'</p>
			<p>FIELD WORK DATE: 03/03/2016</p>
			<p>REVISION DATE: XXXXXXXXX</p>
			<p>SHEET: 1 OF 1</p>
			<p>DRAWN BY: MPB CHECKED BY: EAI JOB NO.: 16-106</p>



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ORDINARY BOB ARCHITECTURE
 108 NORTH FIRST STREET
 RICHMOND, VIRGINIA 23219
 Fon 804.344.0060
 email: bobstudio@bobarchitecture.net



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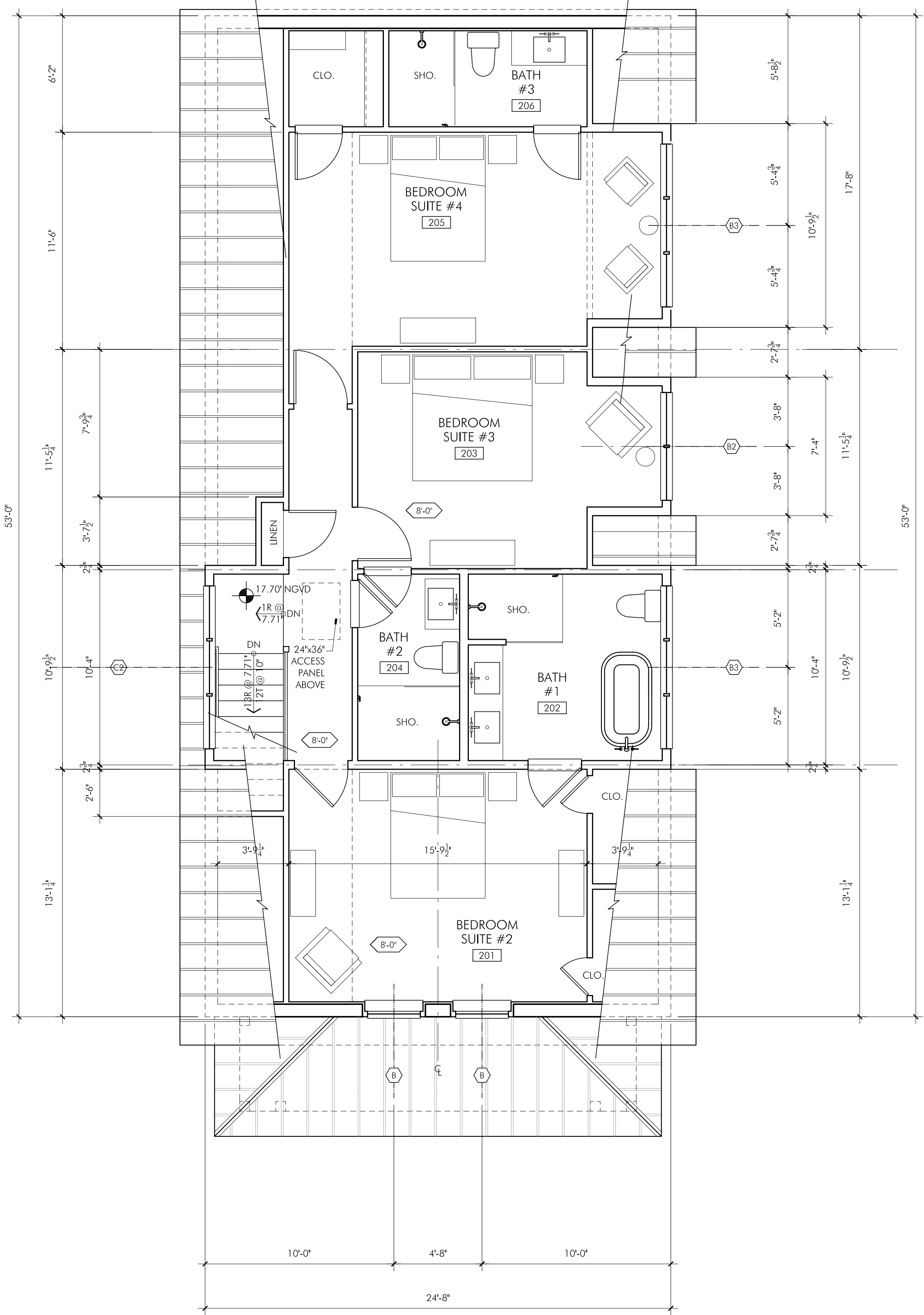
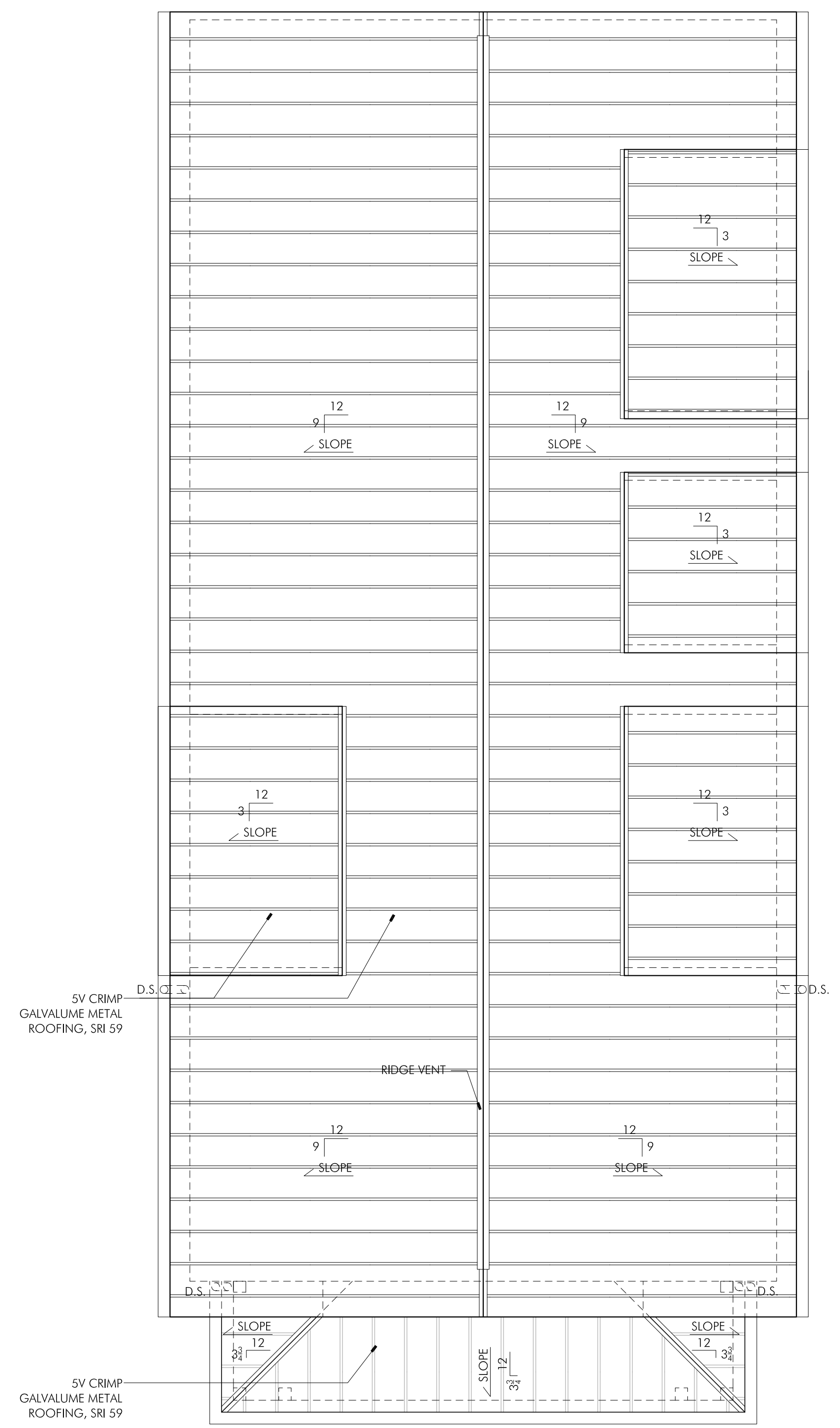
FIRST FLOOR PLAN -
 UNIT 638

638 1ST FLOOR PLAN 1
 1ST FLR.: 1307 S.F.
 PORCH: 105 S.F.
 DECK: 174 S.F.
 1/4"=1'-0"

A201

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O



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JOB NO: 16.012
DATE: 08.24.18

2ND FLOOR & ROOF PLANS - UNIT 638

A202

638 ROOF PLAN 2
1/4"=1'-0"

638 2ND FLOOR PLAN 1
1/4"=1'-0"

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O

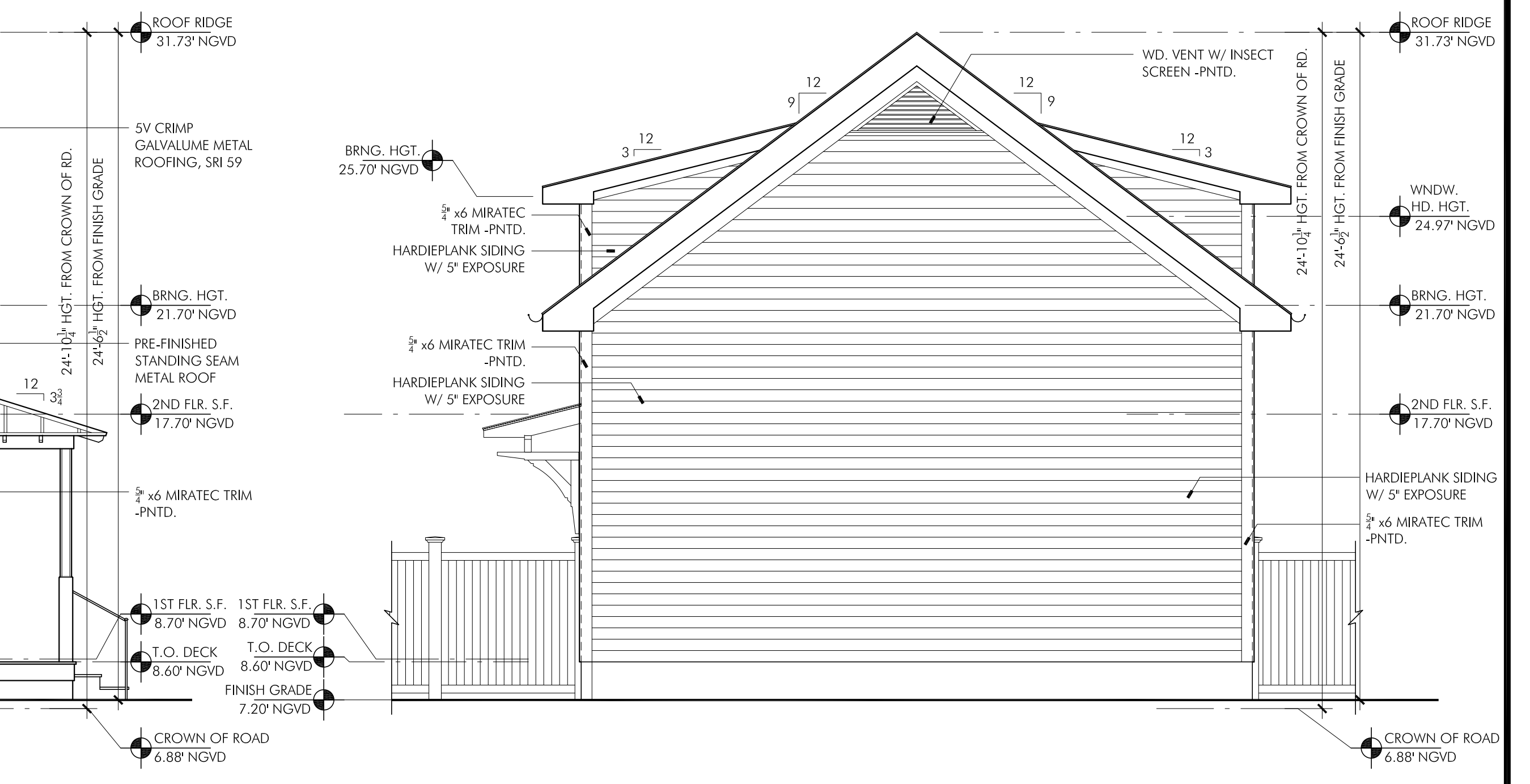
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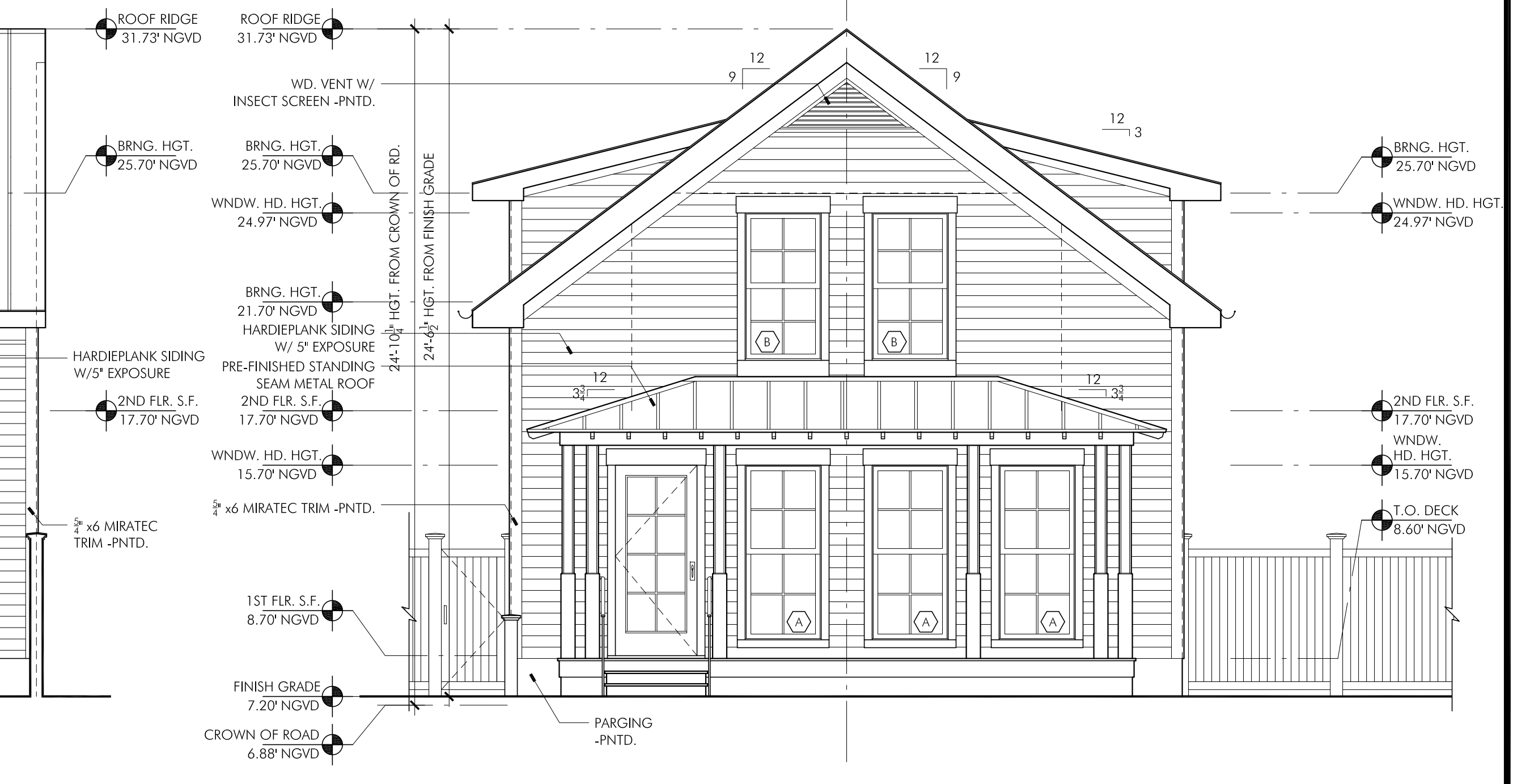
SIDE ELEVATION - UNIT 638 4
1/4" = 1'-0"



REAR ELEVATION - UNIT 638 3
1/4" = 1'-0"



SIDE ELEVATION - UNIT 638 2
1/4" = 1'-0"



FRONT ELEVATION - UNIT 638 1
1/4" = 1'-0"

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AR88104

FORN ARCHITECTURE
ARCHITECTURE
ORDINARY BRAND

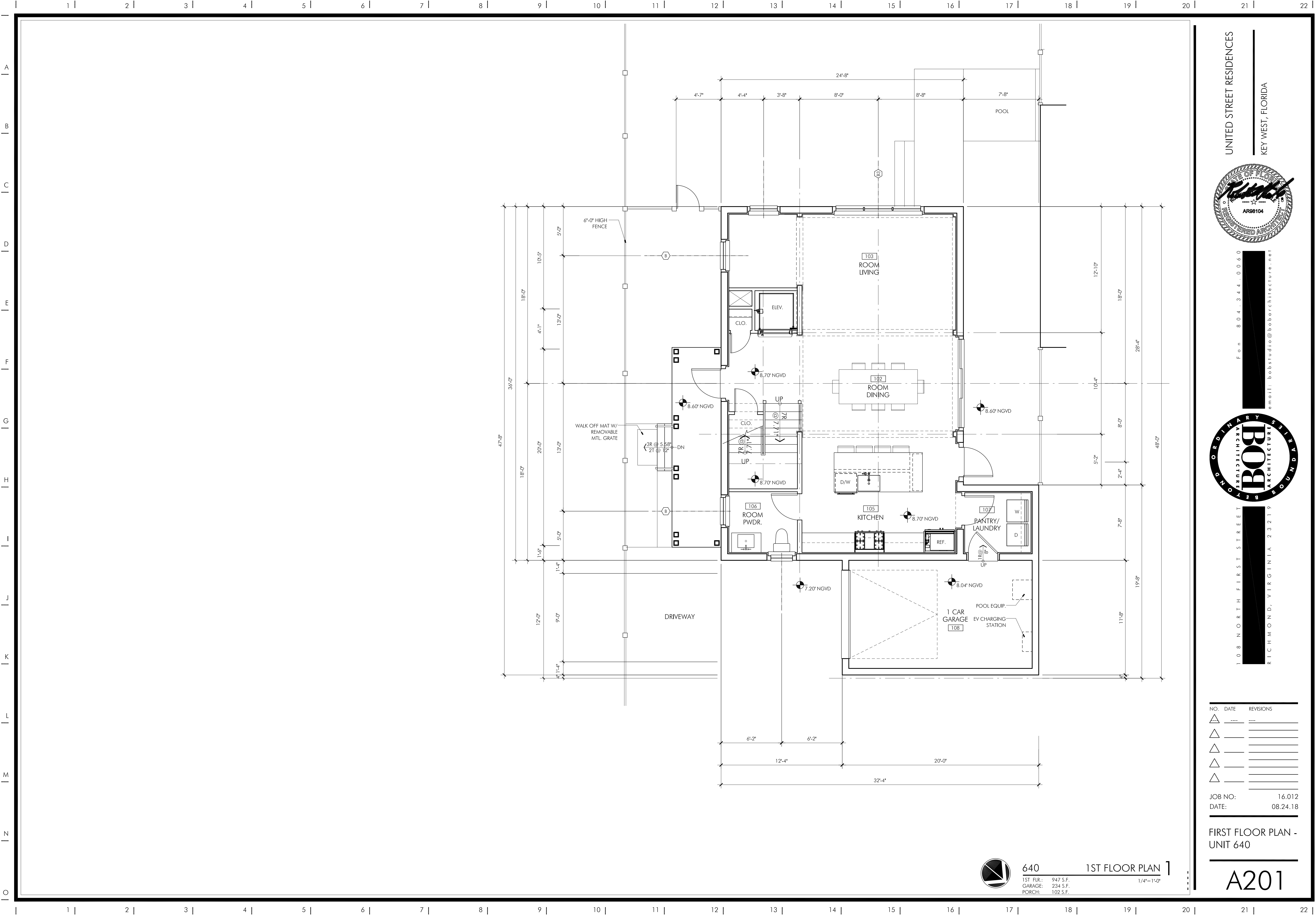
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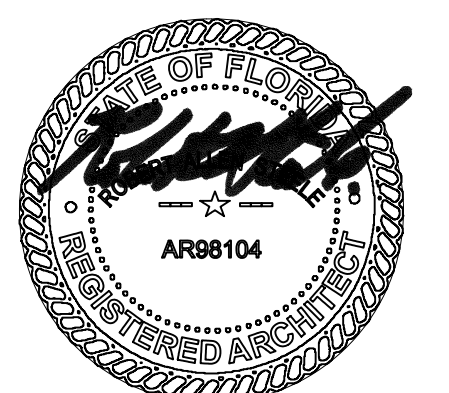
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EXTERIOR ELEVATIONS - UNIT 638

A301



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JOB NO: 16.012
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FIRST FLOOR PLAN -
 UNIT 640

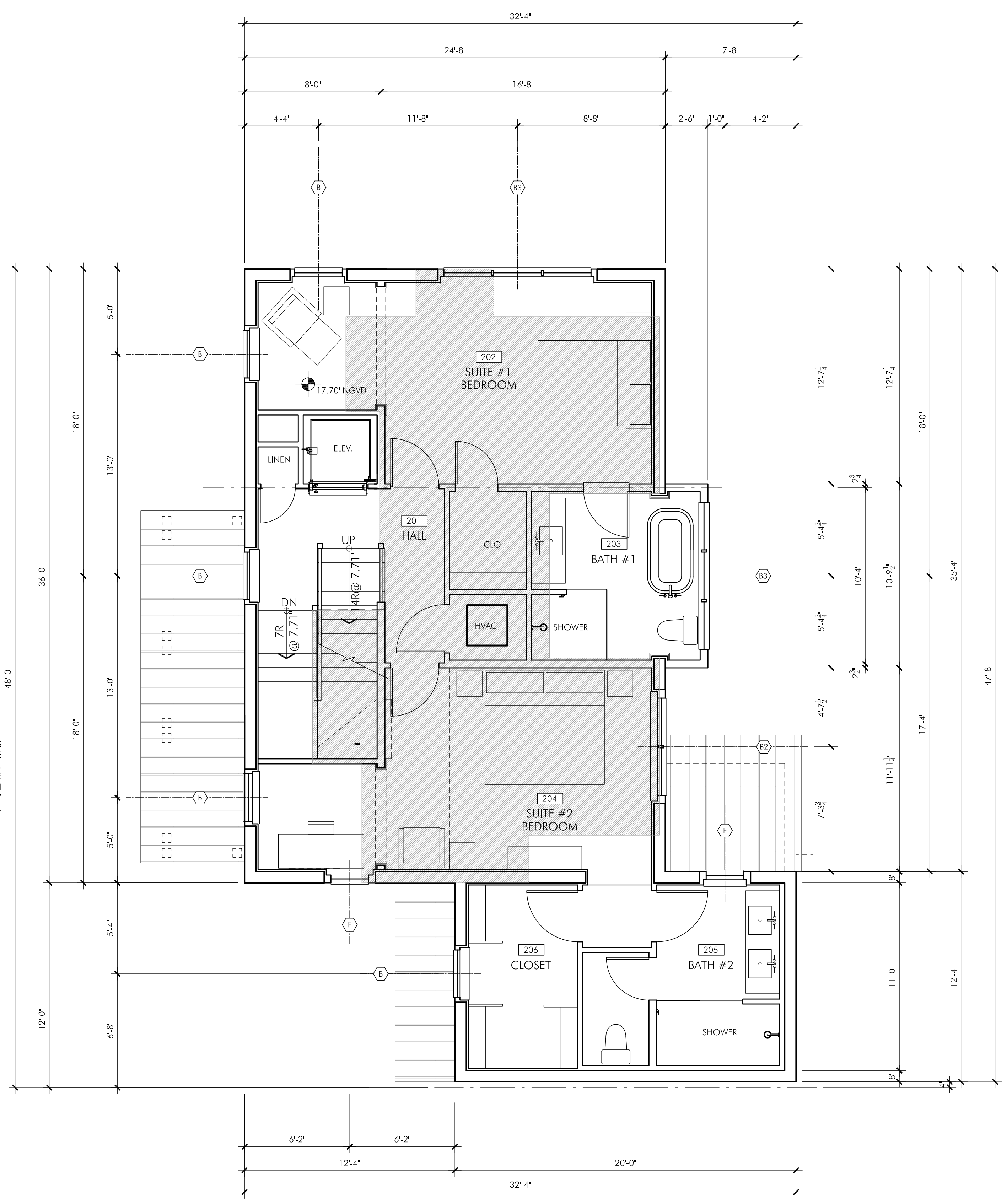
A201

640 1ST FLOOR PLAN 1
 1ST FLR.: 947 S.F.
 GARAGE: 234 S.F.
 PORCH: 102 S.F.
 1/4"=1'-0"

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O

HATCHED AREA DENOTES
 3RD FLOOR SQUARE
 FOOTAGE = 528 SQ. FT.
 2ND FLOOR SQUARE
 FOOTAGE = 1154
 SQ. FT. - 1154/2 = 577
 577 > 528 SQ. FT.



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SECOND FLOOR
 PLAN - UNIT 640

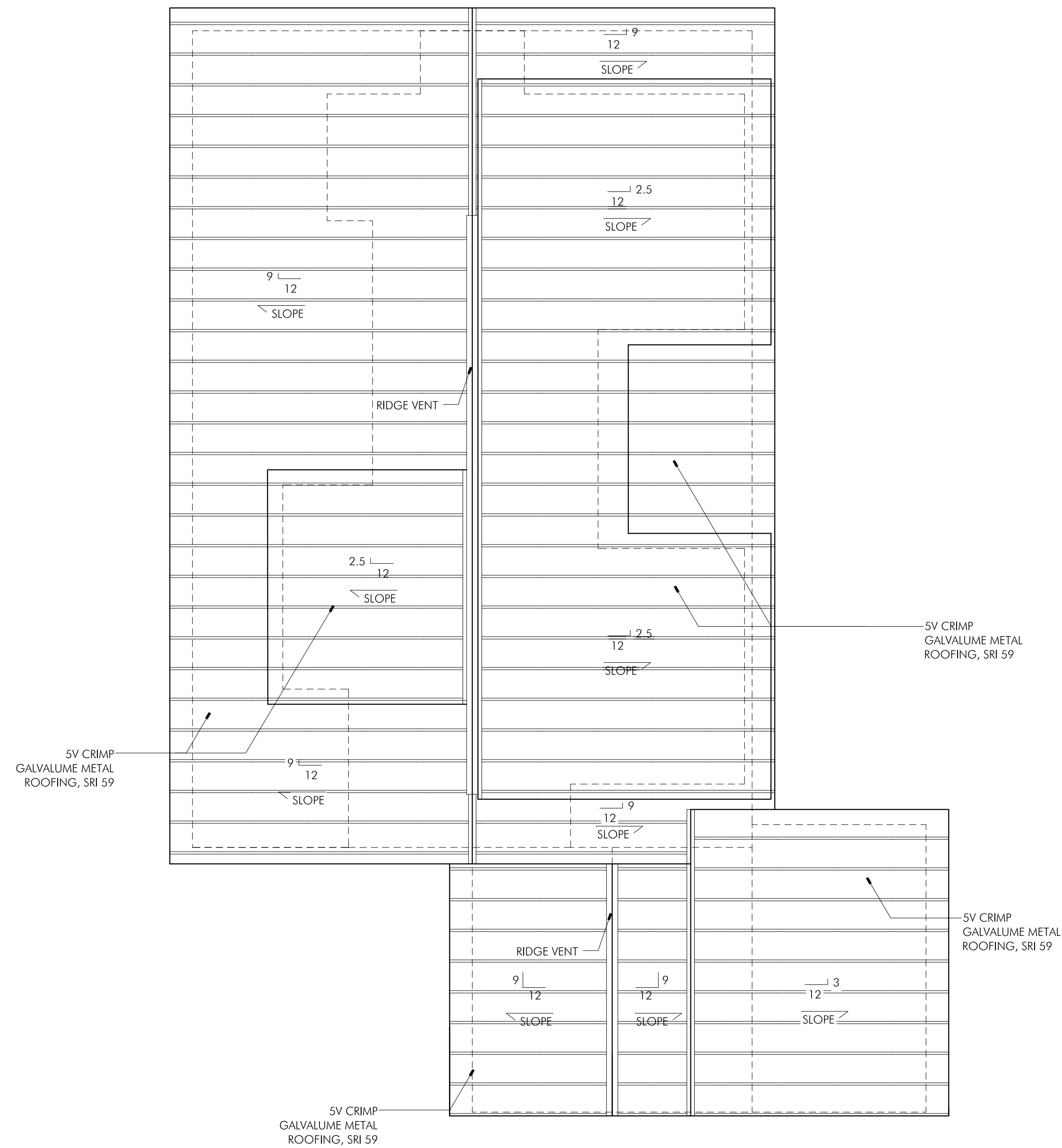
640 2ND FLOOR PLAN 1
 2ND FIR.: 1154 S.F. 1/4"=1'-0"

A202

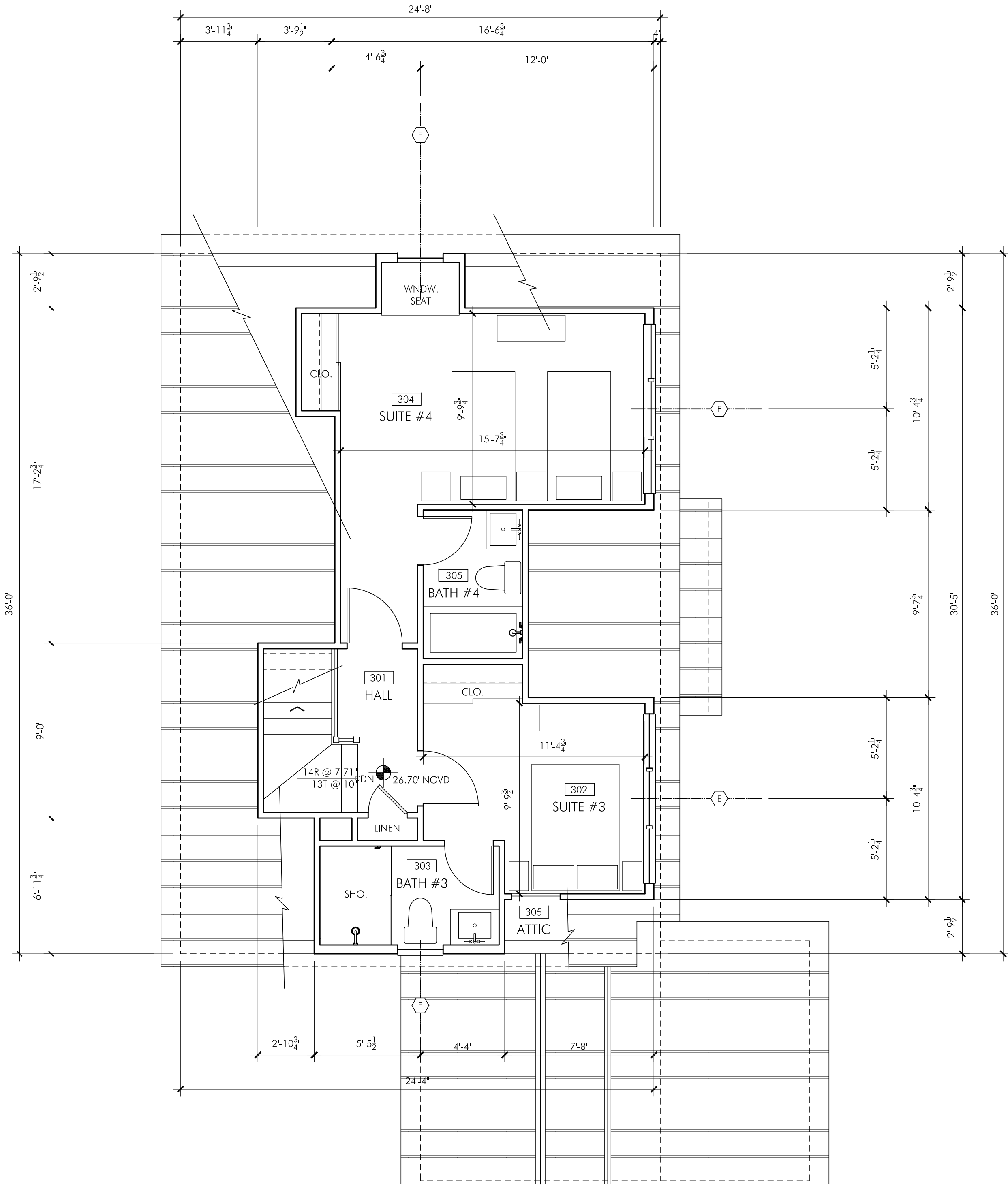
1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

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640 ROOF PLAN 2
1/4"=1'-0"

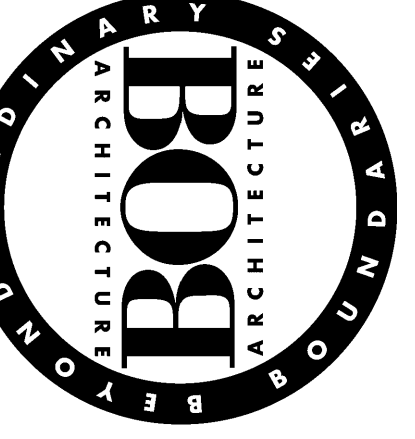


640 3RD FLOOR PLAN 1
3RD FLR.: 528 S.F. 1/4"=1'-0"

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Bob Boudreau
Fon 804.344.0060
email: bobstudio@bobarchitecture.net



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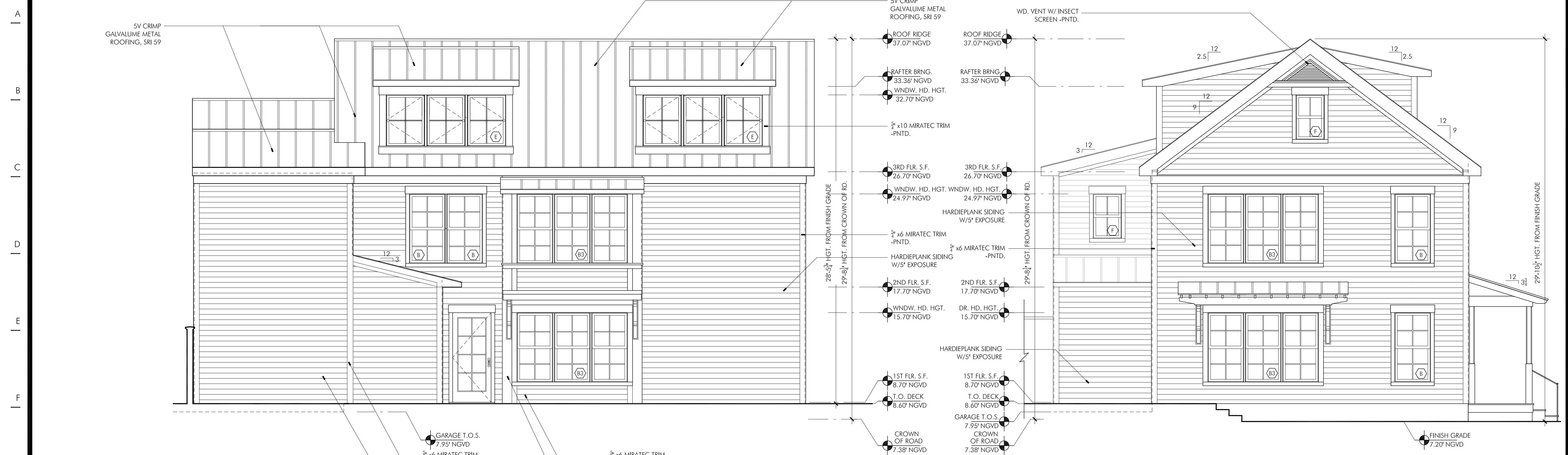
JOB NO: 16.012
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3RD FLOOR & ROOF PLANS - UNIT 640

A203

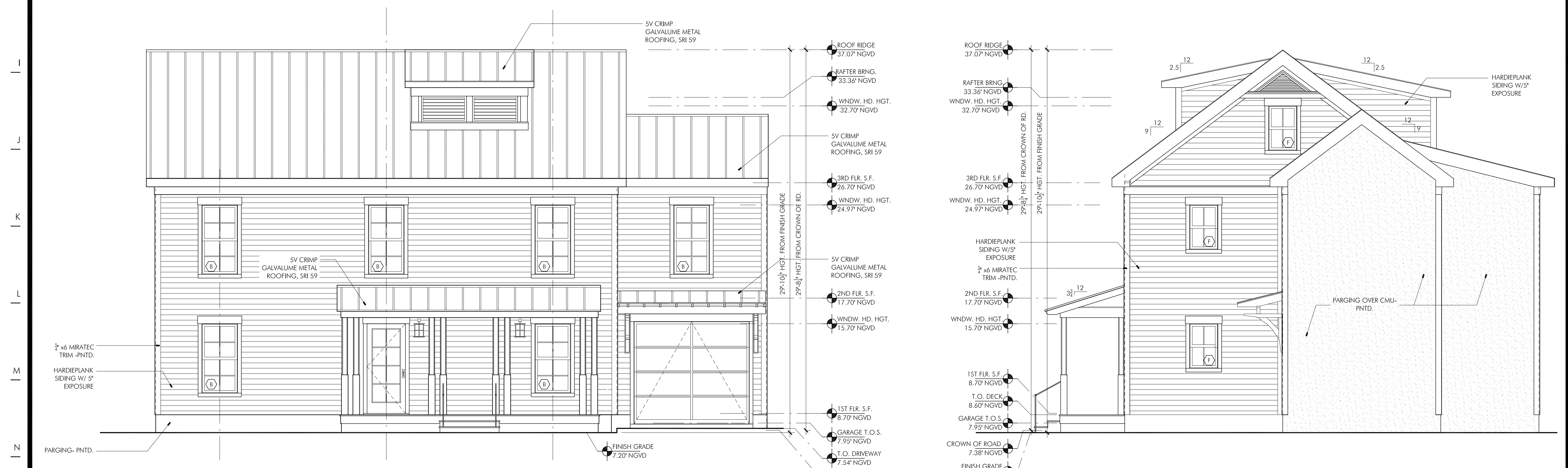
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1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22



SIDE ELEVATION - UNIT 640 4
1/4" = 1'-0"

REAR ELEVATION - UNIT 640 3
1/4" = 1'-0"



SIDE ELEVATION - UNIT 640 2
1/4" = 1'-0"

FRONT ELEVATION - UNIT 640 1
1/4" = 1'-0"

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 KEY WEST, FLORIDA
 108 NORTH FIRST STREET
 RICHMOND, VIRGINIA 23219
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JOB NO: 16.012
 DATE: 08.24.18

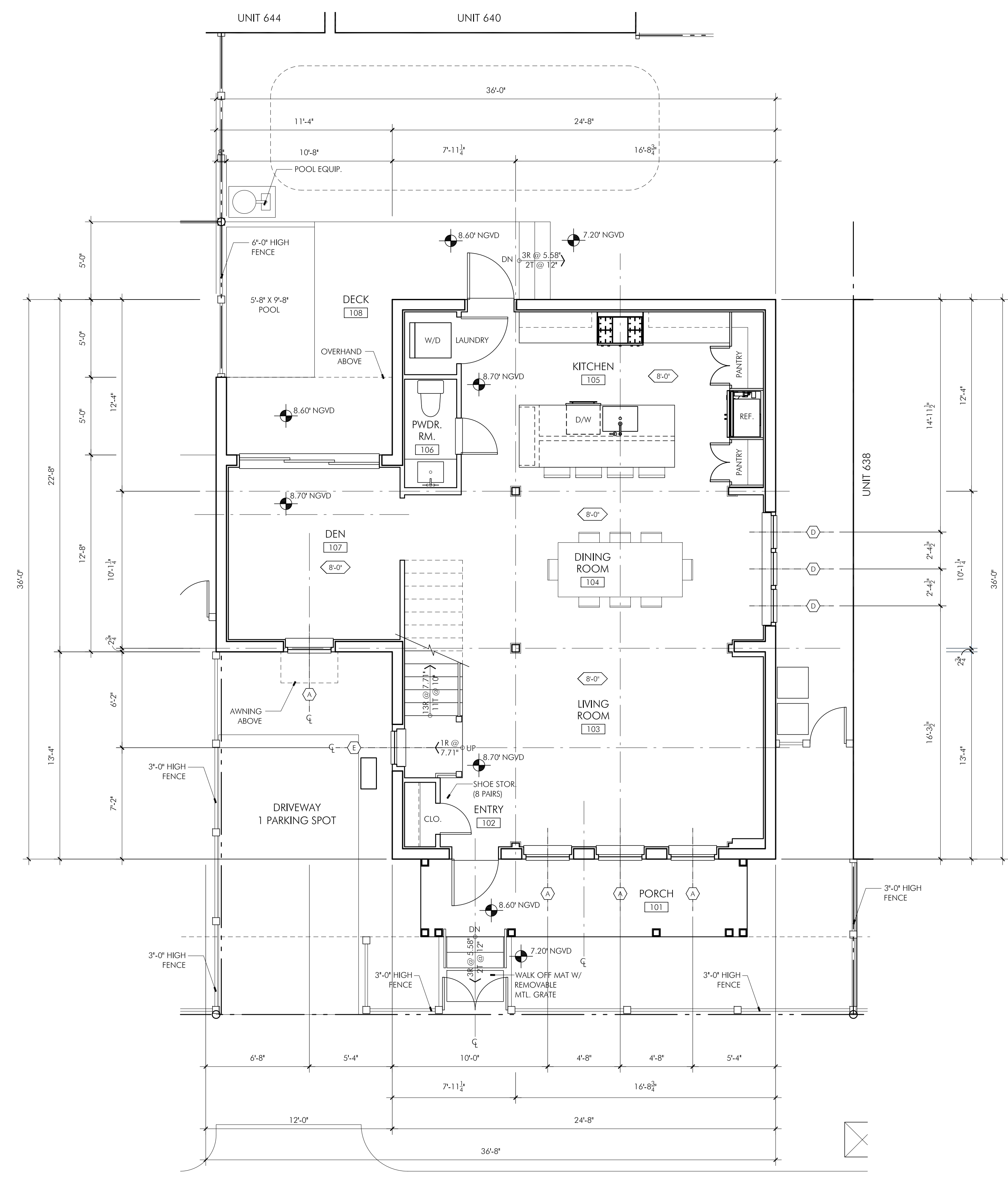
EXTERIOR ELEVATIONS - UNIT 640

A301

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

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JOB NO: 16.012
DATE: 08.24.18

FIRST FLOOR PLAN - UNIT 642

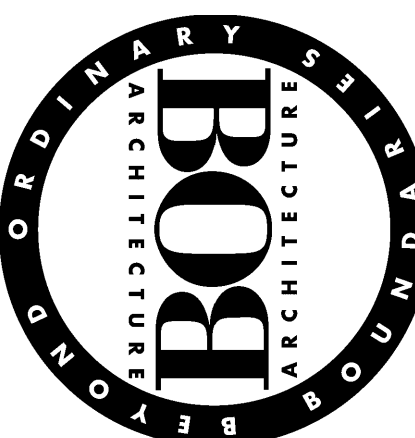
A201

642 1ST FLOOR PLAN 1
1ST FLR.: 1032 S.F.
PORCH: 105 S.F.
DECK: 294 S.F.
1/4"=1'-0"

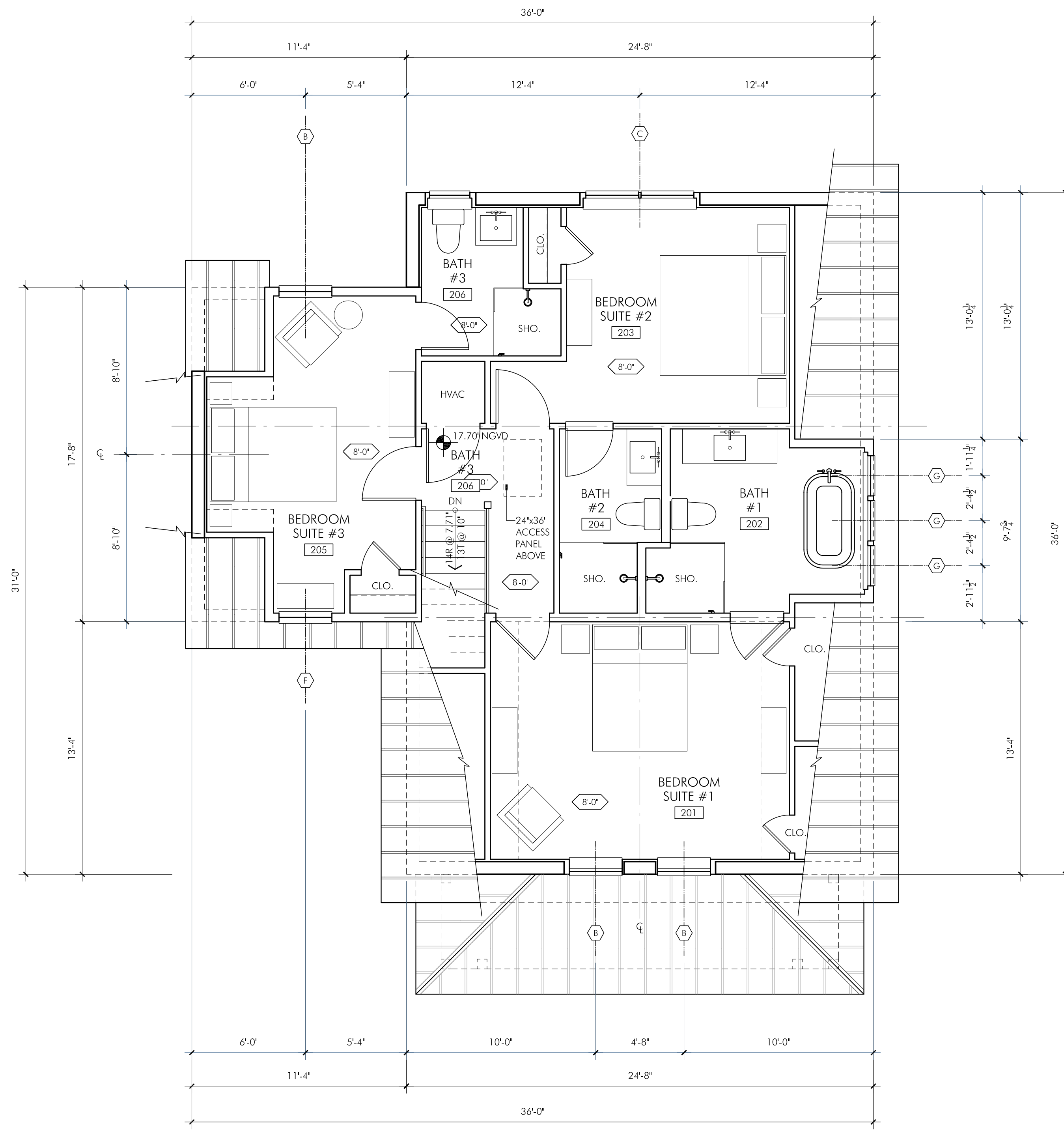
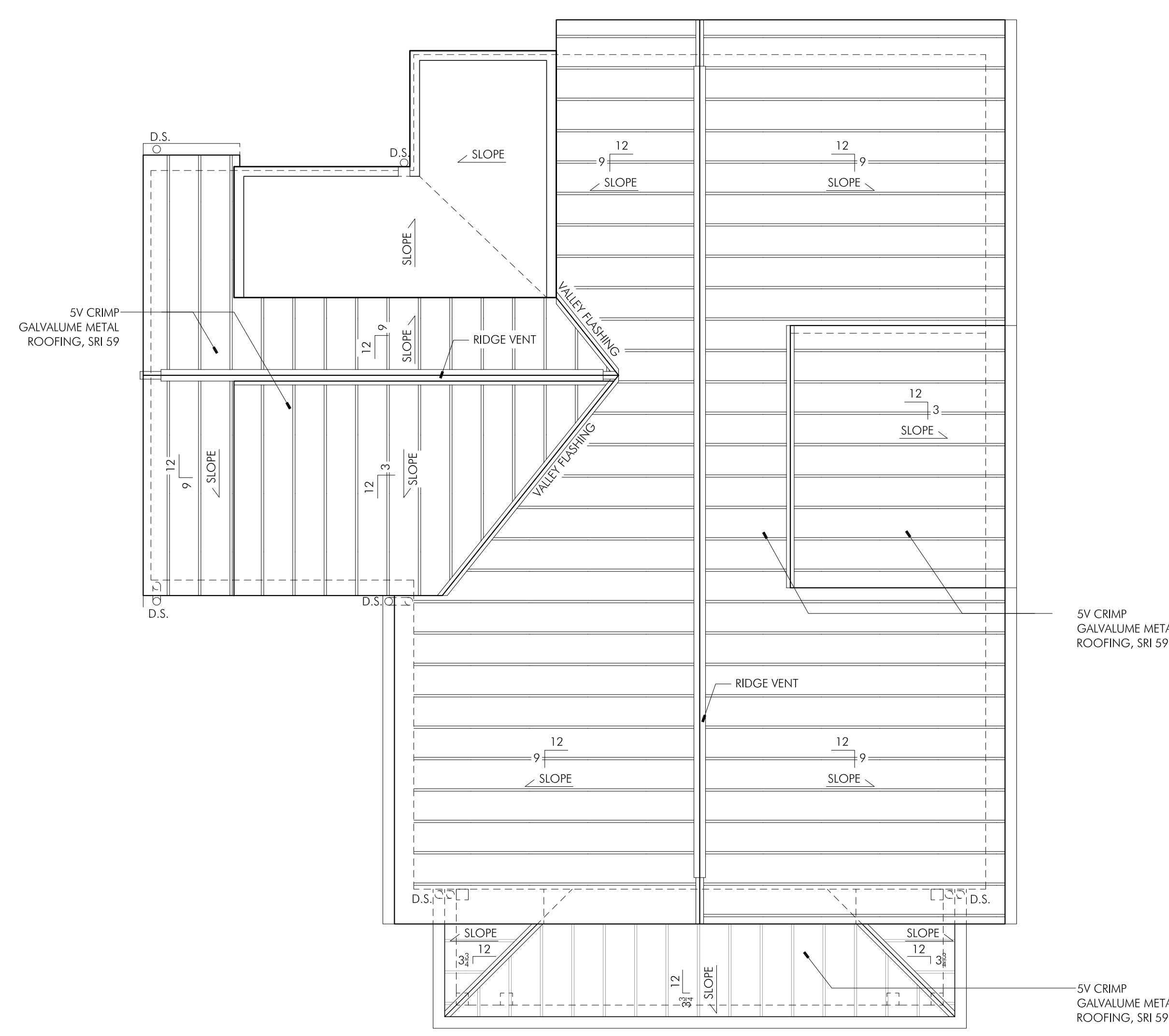
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DATE: 08.24.18

2ND FLOOR & ROOF PLANS - UNIT 642

A202

642 ROOF PLAN 2
1/4"=1'-0"

642 2ND FLOOR PLAN 1
2ND FIR.: 956 S.F.
1/4"=1'-0"

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

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SIDE ELEVATION - UNIT 642 4
1/4" = 1'-0"



REAR ELEVATION - UNIT 642 3
1/4" = 1'-0"



SIDE ELEVATION - UNIT 642 2
1/4" = 1'-0"

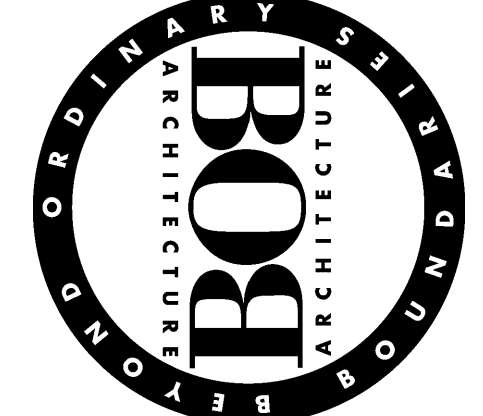


FRONT ELEVATION - UNIT 642 1
1/4" = 1'-0"

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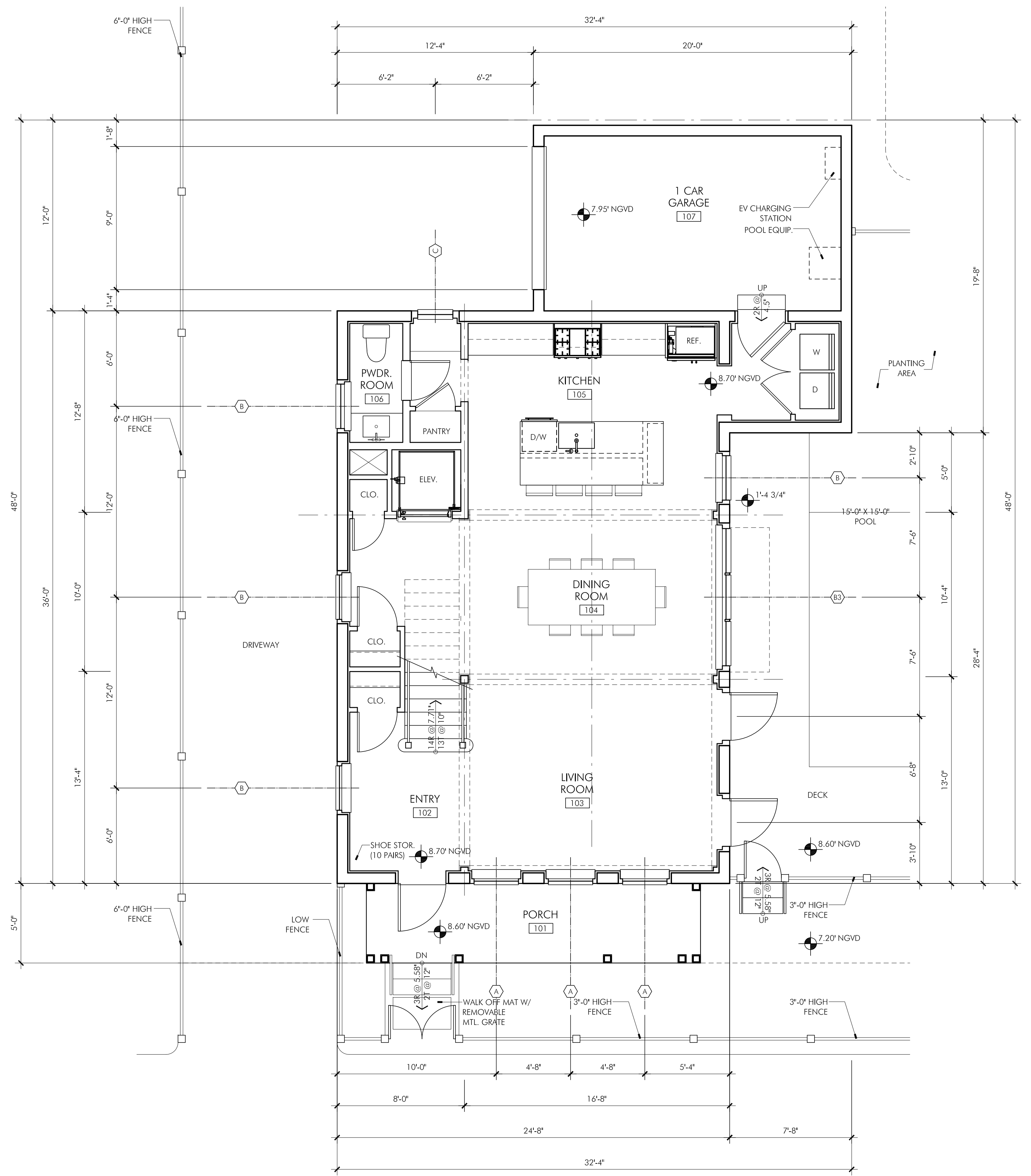
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EXTERIOR ELEVATIONS - UNIT 642

A301

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22



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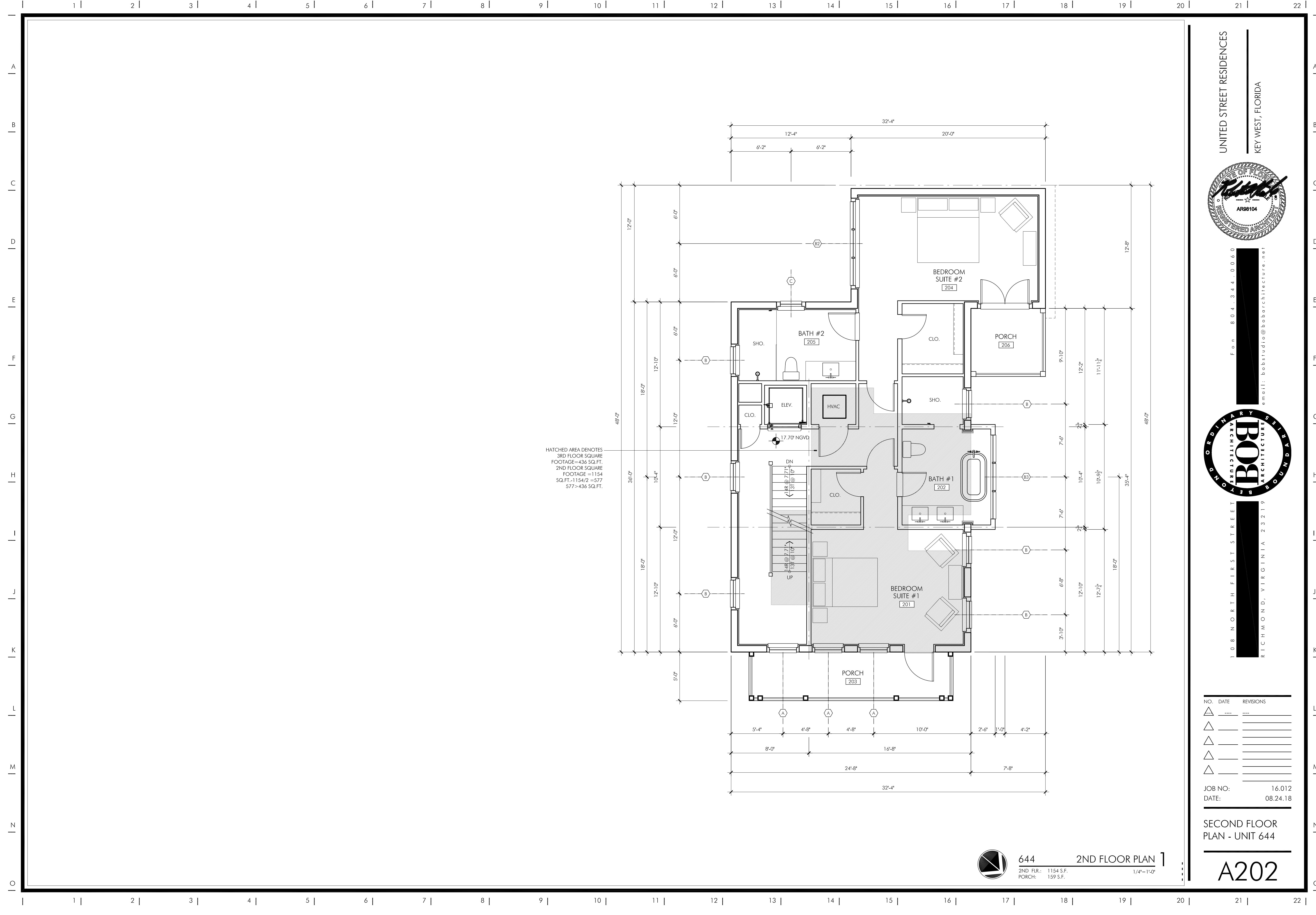
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JOB NO: 16.012
 DATE: 08.24.18

FIRST FLOOR PLAN -
 UNIT 644

644 1ST FLOOR PLAN 1
 1ST FLR.: 947 S.F.
 GARAGE: 234 S.F.
 PORCH: 105 S.F.
 1/4"=1'-0"

A201

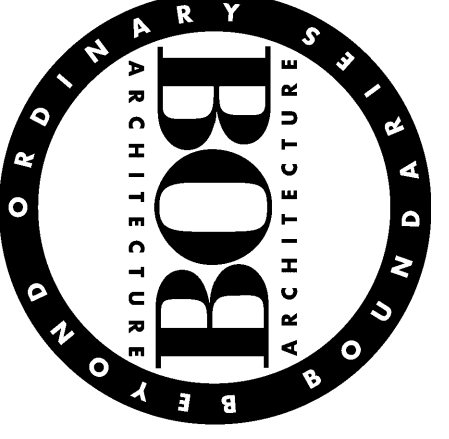


HATCHED AREA DENOTES
 3RD FLOOR SQUARE
 FOOTAGE=436 SQ.FT.
 2ND FLOOR SQUARE
 FOOTAGE=1154
 SQ.FT.-1154/2=577
 577>436 SQ.FT.

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 email: bobstudio@bobarchitecture.net



1 0 8 N O R T H F I R S T S T R E E T
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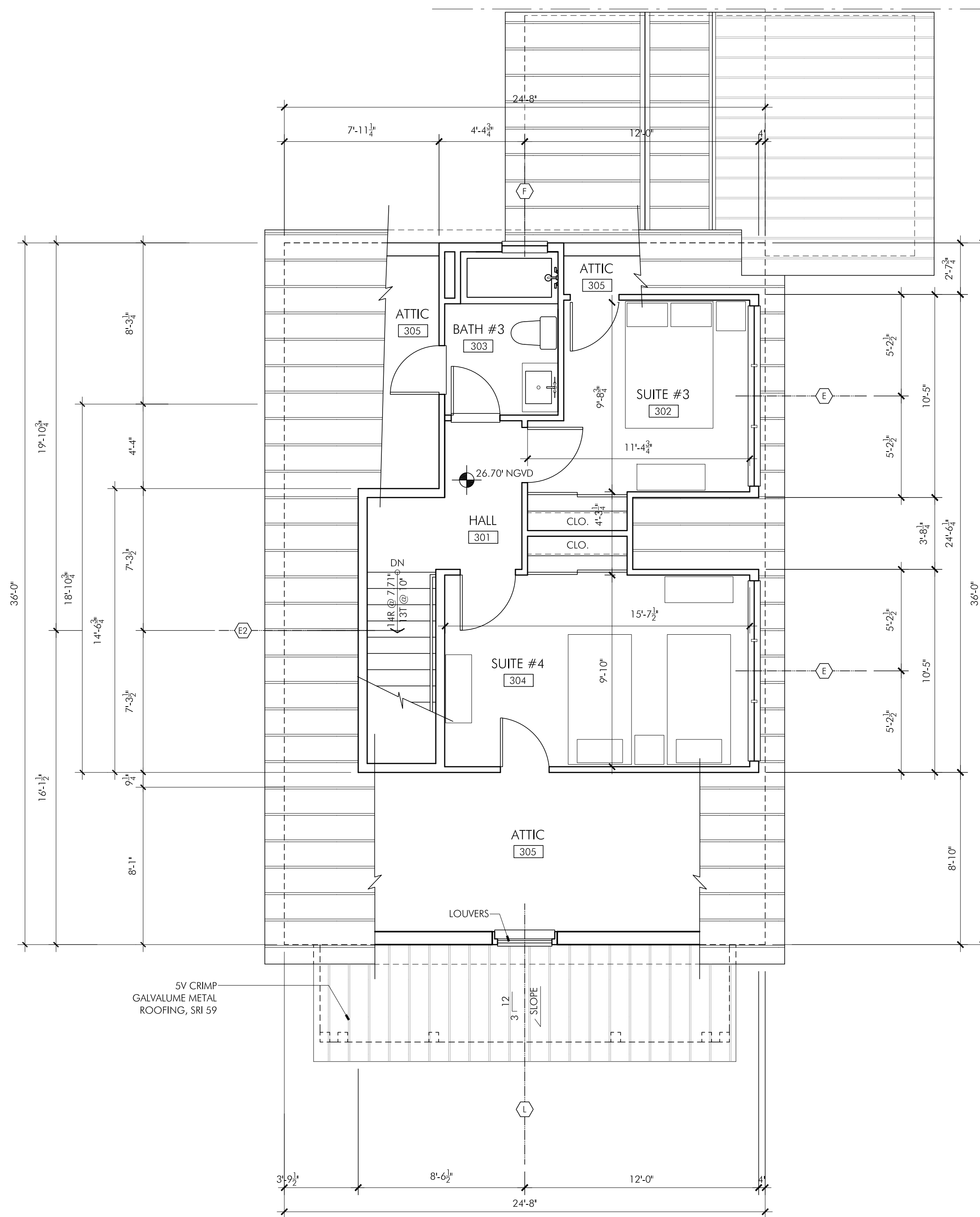
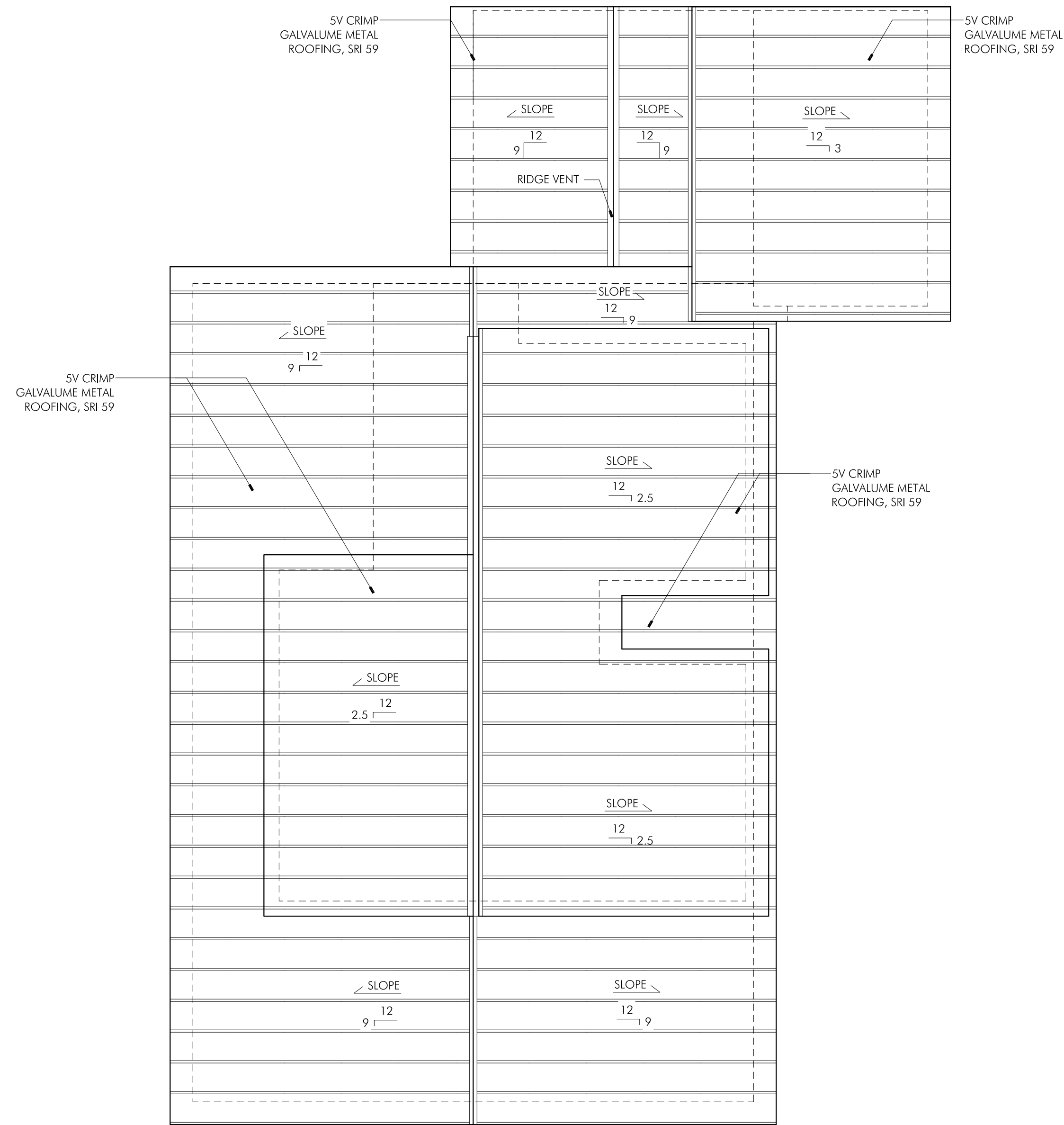
SECOND FLOOR
 PLAN - UNIT 644

A202

644 2ND FLOOR PLAN 1
 2ND FIR.: 1154 S.F.
 PORCH: 159 S.F.
 1/4"=1'-0"

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

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644

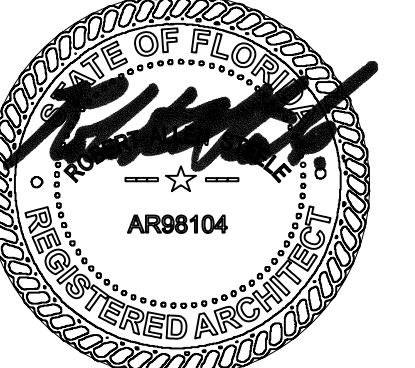
ROOF PLAN 2
1/4"=1'-0"



644

3RD FLOOR PLAN 1
3RD FL.: 436 S.F.
1/4"=1'-0"

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JOB NO: 16.012
DATE: 08.24.18

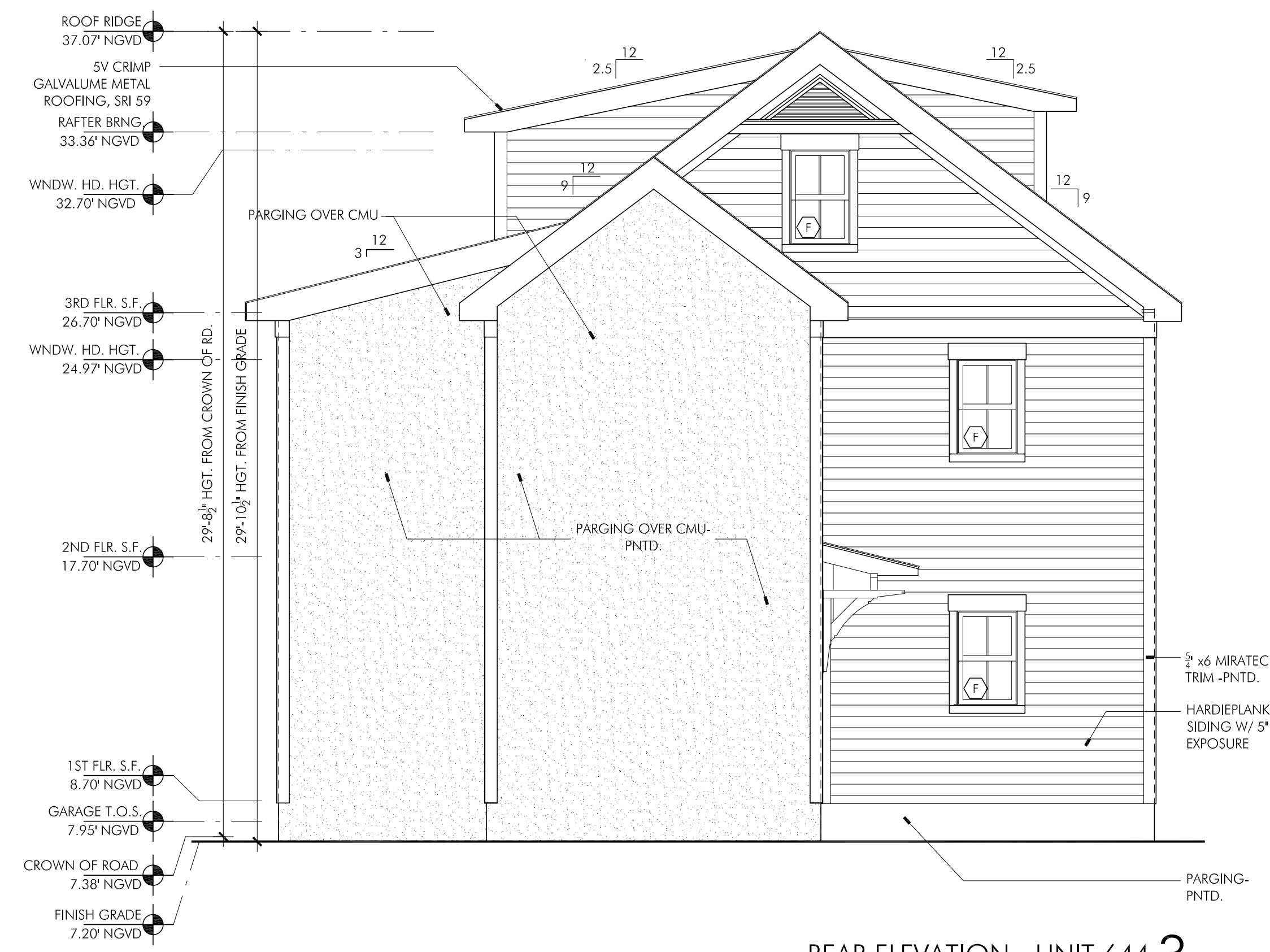
3RD FLOOR &
ROOF PLANS - UNIT
644

A203

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22



SIDE ELEVATION - UNIT 644 4
1/4" = 1'-0"



REAR ELEVATION - UNIT 644 3
1/4" = 1'-0"



SIDE ELEVATION - UNIT 644 2
1/4" = 1'-0"



FRONT ELEVATION - UNIT 644 1
1/4" = 1'-0"

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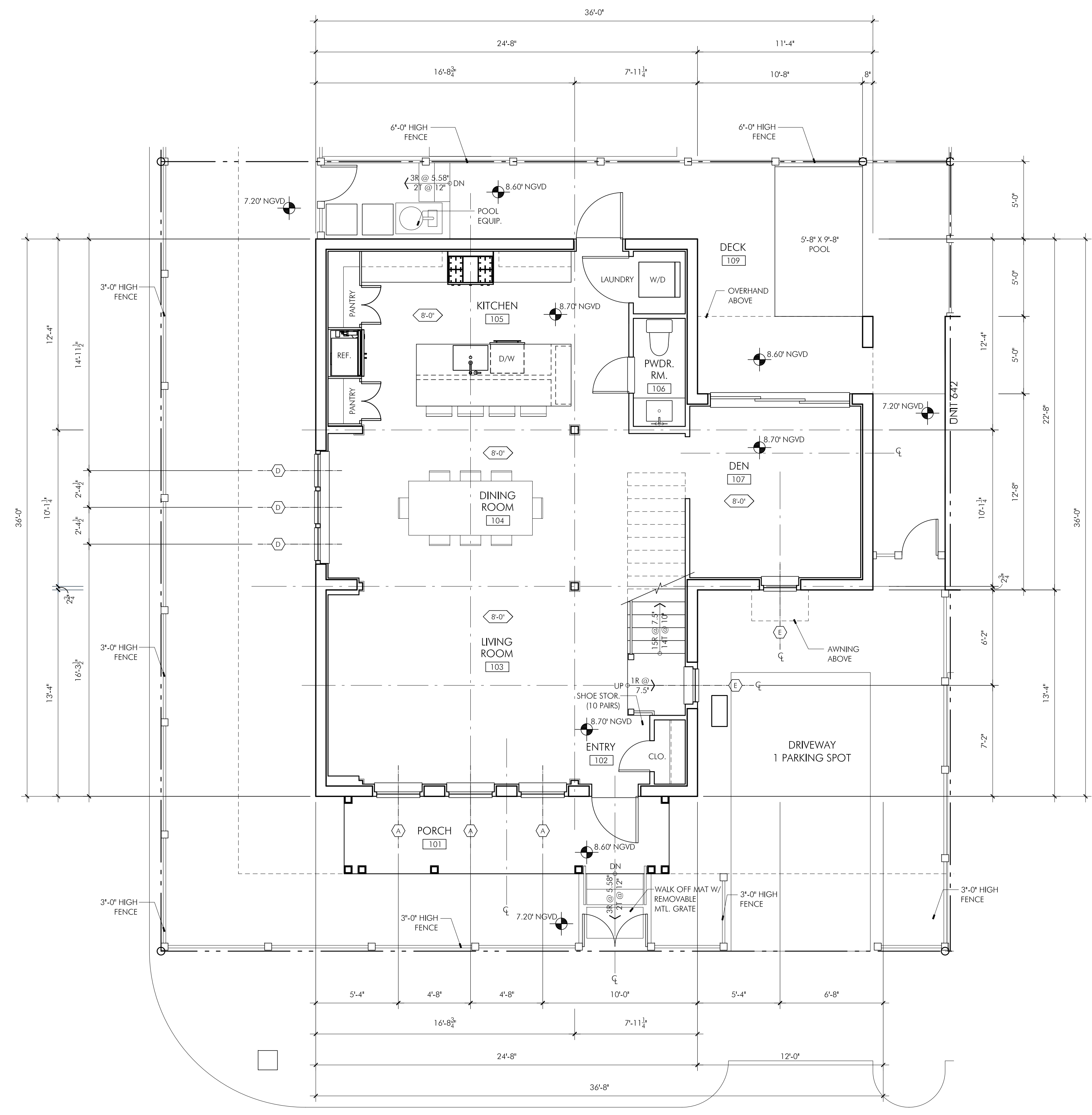
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EXTERIOR ELEVATIONS - UNIT 644

A301

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

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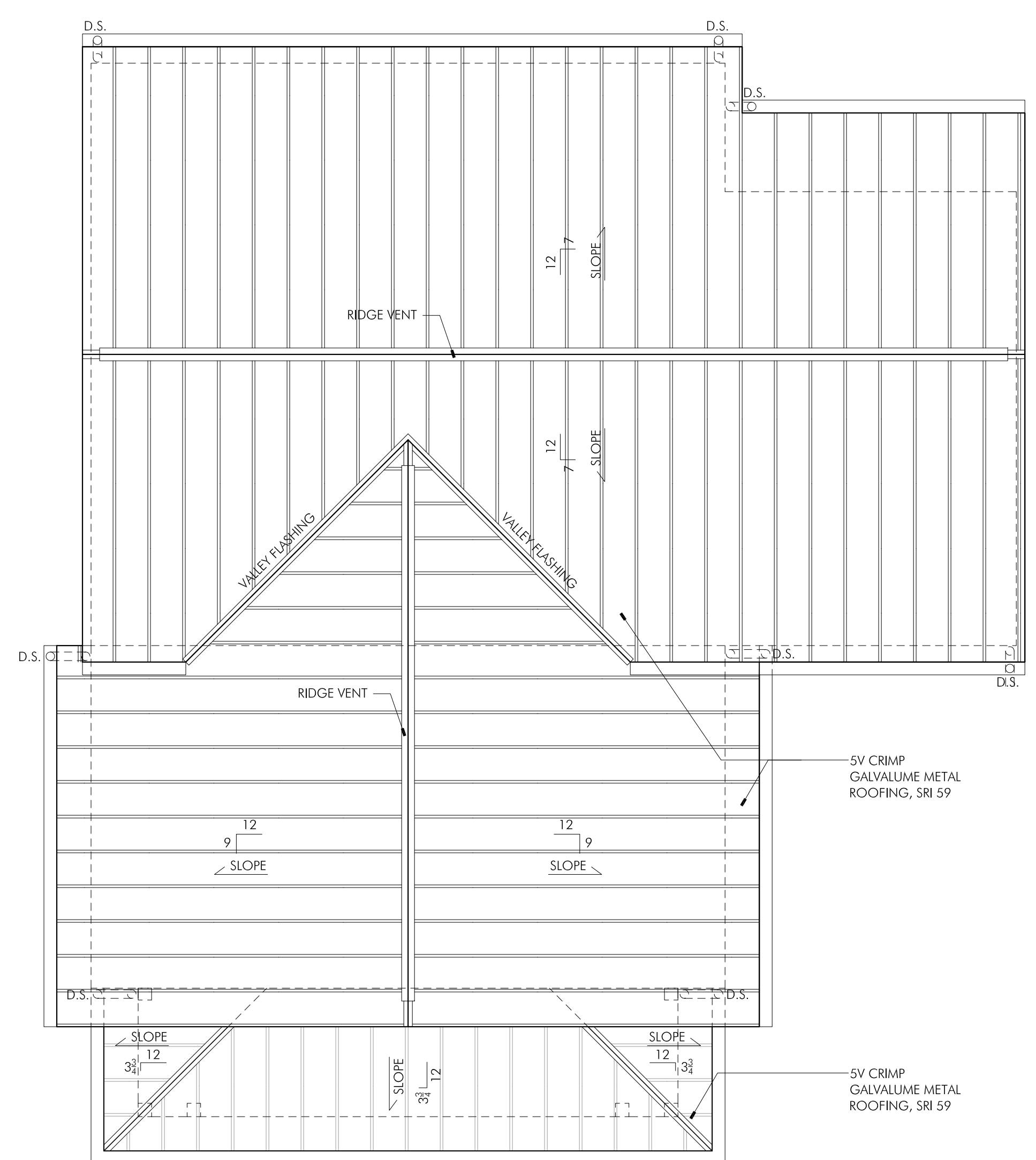
JOB NO: 16.012
DATE: 08.24.18

FIRST FLOOR PLAN -
UNIT 646

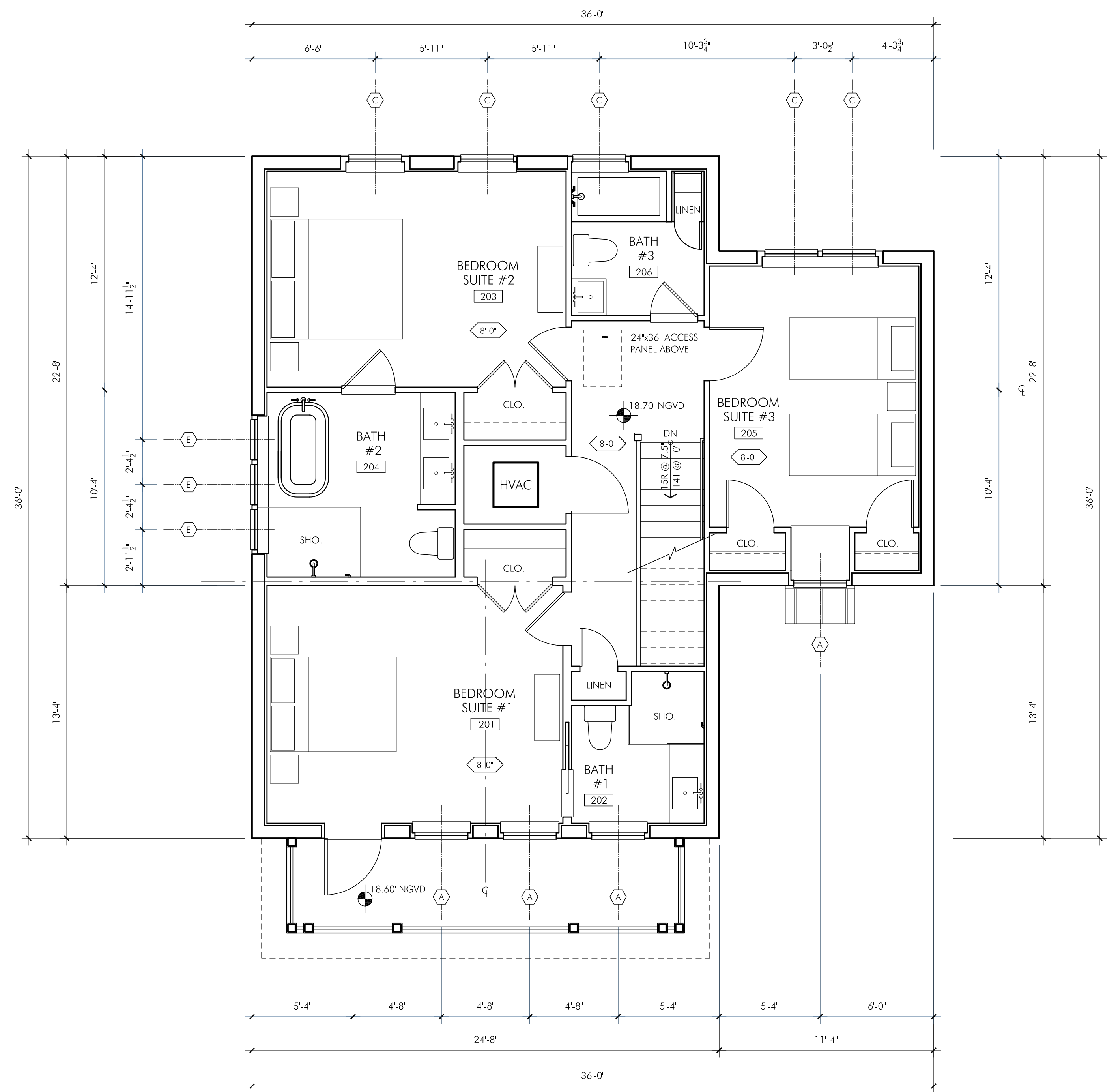
646 1ST FLOOR PLAN 1
1ST FLR.: 1032 S.F.
PORCH: 105 S.F.
DECK: 316 S.F.
1/4"=1'-0"

A201

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22



646 ROOF PLAN 2
1/4"=1'-0"



646 2ND FLOOR PLAN 1
2ND FIR.: 1088 S.F.
PORCH: 105 S.F.
1/4"=1'-0"

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JOB NO: 16.012
DATE: 08.24.18

2ND FLOOR &
ROOF PLANS - UNIT
646

A202

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ORDINARY BOB ARCHITECTURE

Fon 804.344.0060
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1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

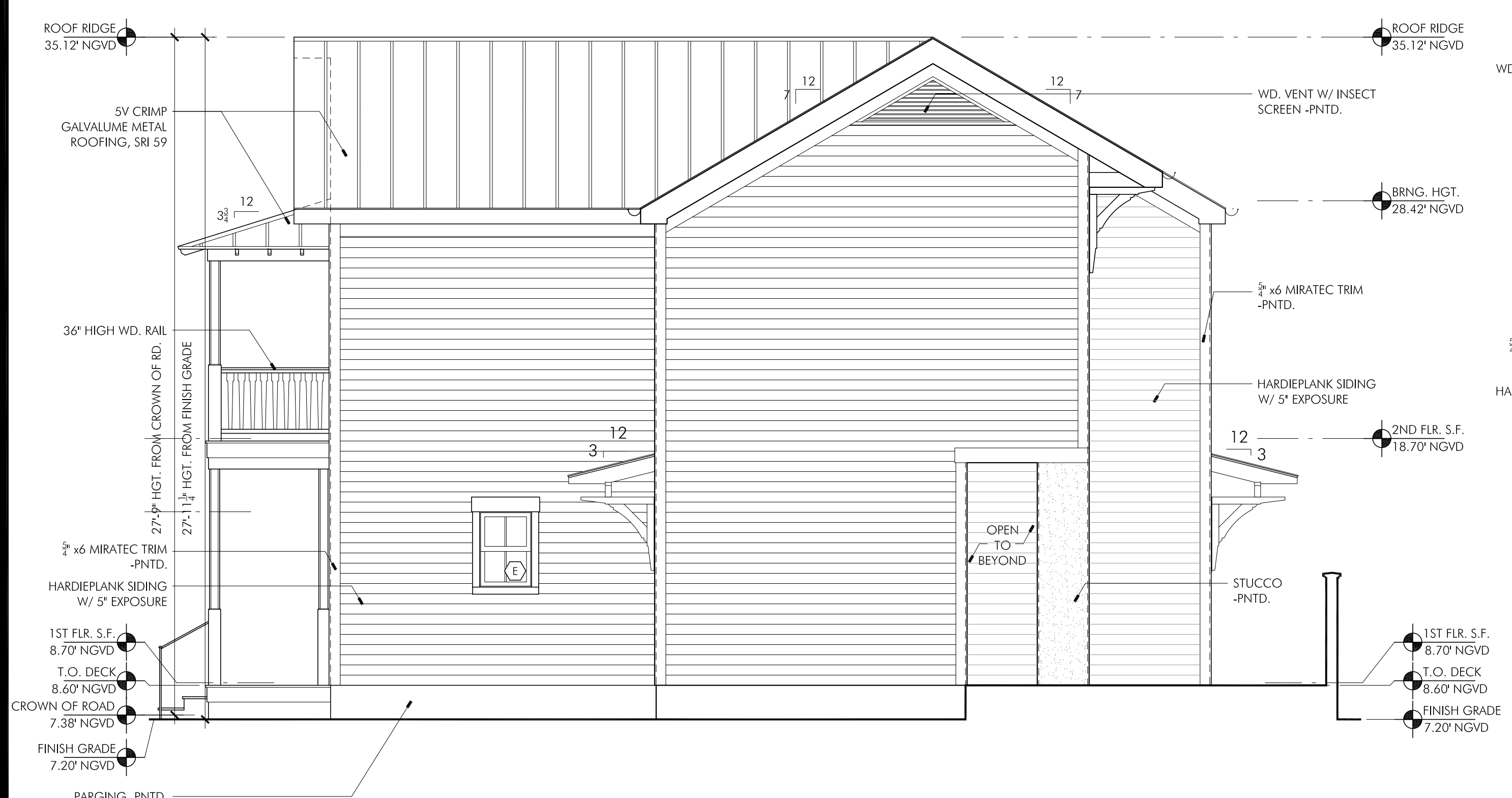
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SIDE ELEVATION - UNIT 646 4
1/4" = 1'-0"



REAR ELEVATION - UNIT 646 3
1/4" = 1'-0"



SIDE ELEVATION - UNIT 646 2
1/4" = 1'-0"



FRONT ELEVATION - UNIT 646 1
1/4" = 1'-0"

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DATE: 08.24.18

EXTERIOR ELEVATIONS - UNIT 646

A301

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

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VILLA MILL ALLEY ELEVATION 2
3/32"=1'-0"



UNITED STREET ELEVATION 1
3/32"=1'-0"

UNITED STREET RESIDENCES
KEY WEST, FLORIDA



108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219
Fon 804.344.0060
email: bobstudio@bobarchitecture.net



NO.	DATE	REVISIONS
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JOB NO: 16.012
DATE: 08.24.18

UNITED ST. & VILLA
MILL ALLEY
ELEVATIONS

A302

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THE CITY OF KEY WEST
Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409
Telephone: 305-809-3725

August 15, 2018

Land 10031 LLC; Land 113 LLC; Land 1701; Land 2421; Land 2780 LLC; Land 4027 LLC; Land 7009 LLC; Land 8351 LLC; Land 8601 LLC
4900 W Hundred Rd.
Chester, VA 23831

To Whom It May Concern:

The City of Key West Tree Commission recently considered your permit application T18-9104 for Conceptual Landscape Design with Tree Removal for 638 United Street, Key West, Florida, at their regularly scheduled meeting on August 14, 2018.

The Tree Commission approved the Conceptual Landscape Plan with Tree Removal to allow the project to proceed through the permitting process with the Planning Board. Once you have received approval from the Planning Board, application should be made again to the Tree Commission for Final Landscape Plan approval with Tree Removal.

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

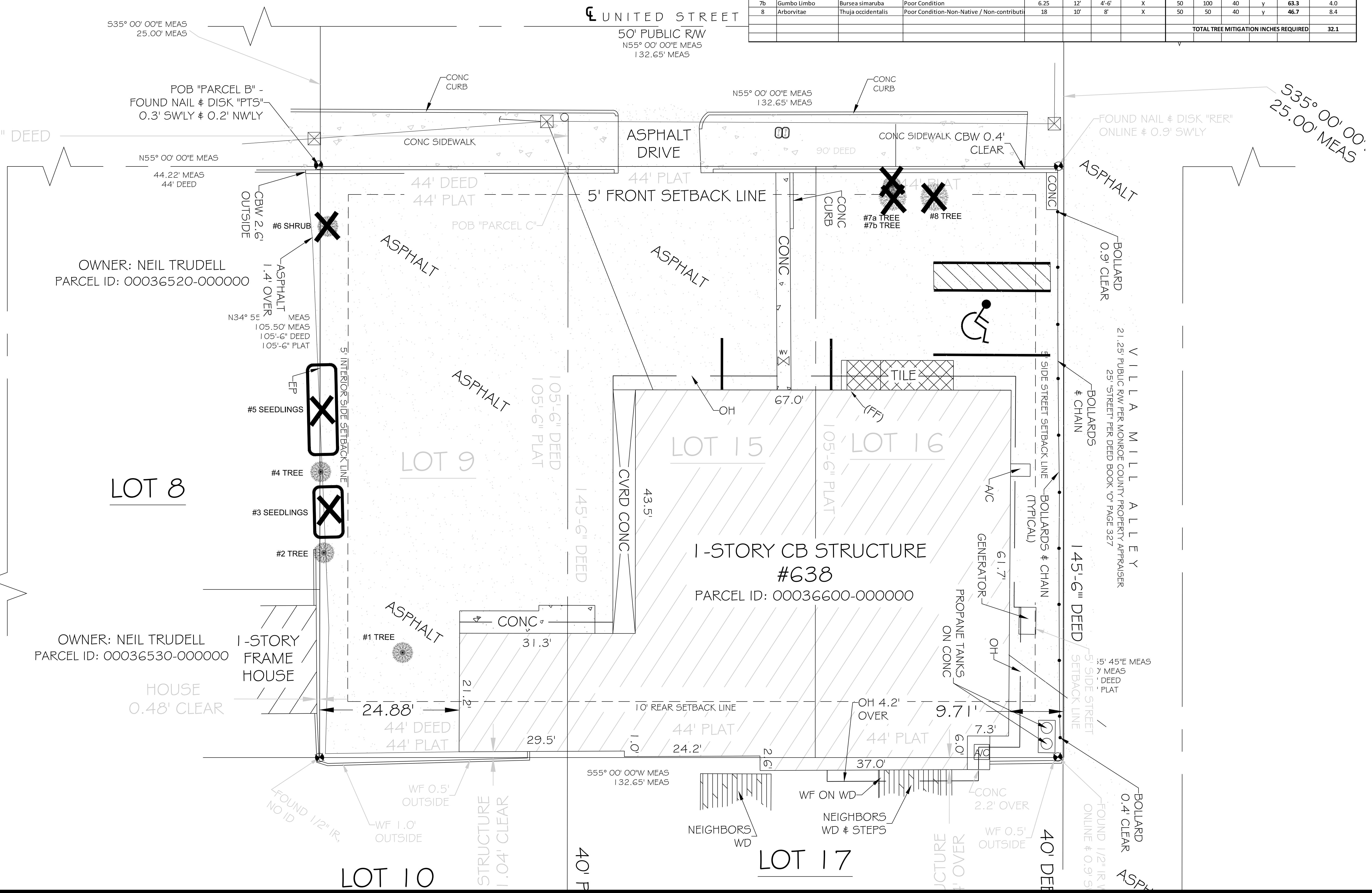
David Jackson
Chairman, Tree Commission

Karen DeMaria
Urban Forestry Manager
kdemaria@cityofkeywest-fl.gov

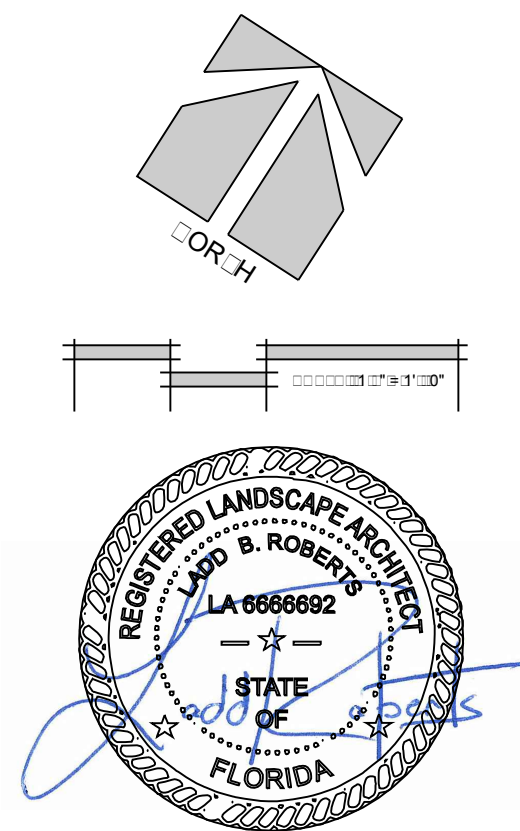
GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL SETBACKS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 4. ALL DISTANCES ARE TO FACE UNLESS NOTED OTHERWISE.
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 9. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPRX. DSH	HEIGHT	SPREAD	Remove	CONDITION (Value %)					Value x DSH Inches Required
								Location	Species	Condition	Mit. Req.	Total Value	
1	Spanish Lime	Melicoccus bijugatus	Fair Condition - NN	29	30'	20'		70	100	80	y	83.3	0.0
2	Gumbo Limbo	Bursea simaruba	Fair Condition - Native	23.25	25'	16'		60	100	80	y	0.0	4.2
3	Spanish Lime Seedling	Melicoccus bijugatus	Non-Native / Non-contributing - verify DSH	6	2'-8"	2'-4"	X	50	100	60	y	70.0	0.0
4	Tamarind	Tamarindus indica	Good Condition - NN	29.5	25'-30'	16'-18'		60	100	80	y	0.0	0.0
5	Spanish Lime Seedling	Melicoccus bijugatus	Non-Native / Non-contributing - verify DSH	12	2'-8"	2'-4"	X	50	100	60	y	70.0	8.4
6	Snake Plant	Sansevaria hyacinthoid	Not Protected - NN - Invasive		24"		X	0	0	0	n	0.0	0.0
7a	Arborvitae	Thuja occidentalis	Poor Condition-Non-Native / Non-contributing	15.25	10'	8'	X	50	50	40	y	46.7	7.1
7b	Gumbo Limbo	Bursea simaruba	Poor Condition	6.25	12'	4'-6"	X	50	100	40	y	63.3	4.0
8	Arborvitae	Thuja occidentalis	Poor Condition-Non-Native / Non-contributing	18	10'	8'	X	50	50	40	y	46.7	8.4
TOTAL TREE MITIGATION INCHES REQUIRED											32.1		



UNITED STREET RESIDENCES



UNITED STREET PROJECT
 TREE IMPACT PLAN

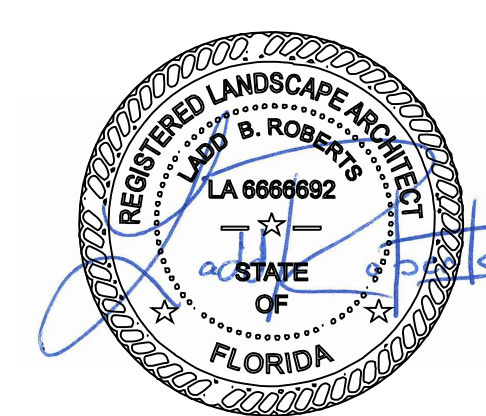
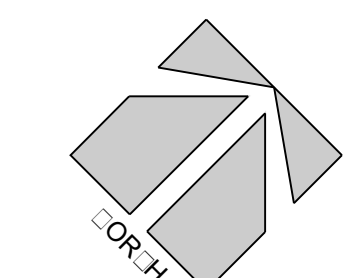
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1	ASPHALT DRIVE	44' DEED
2	CONC DRIVE	44' DEED

CONSTRUCTION DOCUMENTS

L-1





UNITED STREET PROJECT
LANDSCAPE PLAN

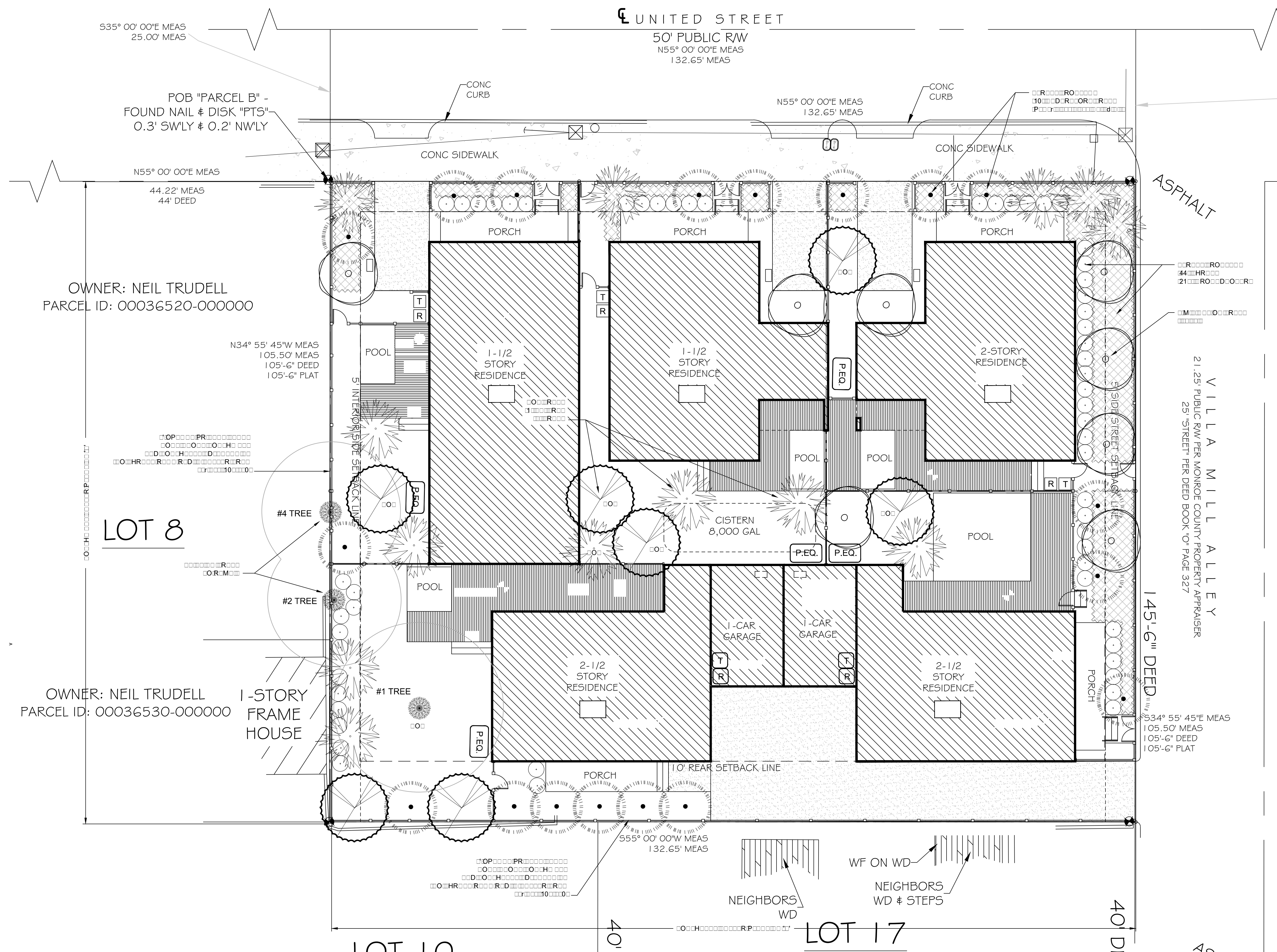
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CONSTRUCTION DOCUMENTS

L-2

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GENERAL INFORMATION & TREE MITIGATION	
ZONING	HRO - MR
GROSS SITE AREA	13,996 or .32 acre
BUILDING COVERAGE	SEE ARCHITECTURAL
IMPERVIOUS SURFACE AREA	SEE CIVIL
TREE MITIGATION CALCULATIONS	DSH INCHES REMOVED
TREES IMPACTED	
PROTECTED TREES IMPACTED	57.5"
MITIGATION REQUIRED	32.1"
DSH INCHES PROVIDED (4" DSH MIN. TREES)	8+ Trees / 32"+

LANDSCAPE CALCULATIONS - Chapter 108.412 to 108.416		
108.412(a) MINIMUM LANDSCAPE AREA	REQUIRED	PROVIDED
MINIMUM LANDSCAPE 20% OF BLDG. SITE AREA	20% / 2,799 SF	28.77% / 4,028 SF
GROSS SITE AREA: 13,996 SF		
108.412(b) MINIMUM NATIVE PLANT REQUIREMENT 70%	PROVIDED	PERCENTAGE
NATIVE PLANTS (70% Minimum)	240	85%
EXOTIC PLANTS (30% Maximum)	43	15%
108.413 MINIMUM STREET FRONTAGE LANDSCAPING ALONG ROW (LESS THAN .5 ACRES = 10' WIDTH / 40 PLANT UNITS PER 100 LF)		
238 LF Street Frontage / 100 LF = 2.38 x 40 PU's = 95.2 PU's REQUIRED		
	PLANT PROVIDED	x PLANT UNITS
Canopy Trees	0	10
Understory Trees	10	3
Shrubs	229	1
TOTAL PU's PROVIDED		259
108.414 INTERIOR LANDSCAPE REQUIREMENT		
NOT APPLICABLE		
108.415 PERIMETER LANDSCAPE REQUIREMENT		
NOT APPLICABLE		
108.416 NON-VEHICULAR OPEN SPACE (NOS) TREE REQUIREMENT	REQUIRED	PROVIDED
3,120 SF / 22.2% NOS REQUIRES 4 Trees / 2,000 SF of NOS	6.24	6+
3,120 SF / 2,000 = 1.56 x 4 Trees = 6.24 Trees Required		

LANDSCAPE CALCULATIONS - Chapter 108.346 to 108.347		
108.346 OPEN SPACE	REQUIRED	PROVIDED
RESIDENTIAL USE = 35% REQ. OF TOTAL SITE AREA (13,996)	35% / 4,899 SF	33.21% / 4,649 SF
(Referenced from Architectural Drawings)		
108.347 REQUIRED SCREENING		
NORTH EAST AND WEST ADJACENCY = Street Frontage		
SOUTHEAST ADJACENCY - SINGLE-FAMILY 5' "B" Buffer @ 40 PU's per 100'		
130 LF Requires 52 PU's (1.30 x 40 = 52)		
(Assumes proposed use is Multi-Family)		
	PLANT PROVIDED	x PLANT UNITS
Canopy Trees	2	10
Understory Trees	6	5
Shrubs	2	1
TOTAL PU's PROVIDED		52
SOUTHWEST ADJACENCY - SINGLE-FAMILY 5' "B" Buffer @ 40 PU's per 100'		
105 LF Requires 42 PU's (1.05 x 40 = 42)		
(Assumes proposed use is Multi-Family)		
	PLANT PROVIDED	x PLANT UNITS
(existing) Canopy Trees	2	10
Understory Trees	2	5
Shrubs	12	1
TOTAL PU's PROVIDED		42

PROPOSED PLANTING MATERIAL

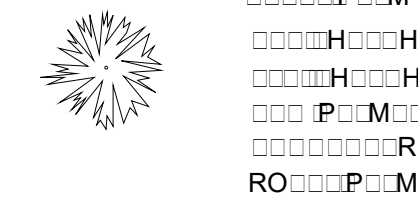
100% OF THE PLANT MATERIAL USED TO SATISFY LANDSCAPING REQUIREMENTS SHALL BE NATIVE AND IN ACCORDANCE WITH SECTION 114-105.

100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH CoKW CODE.

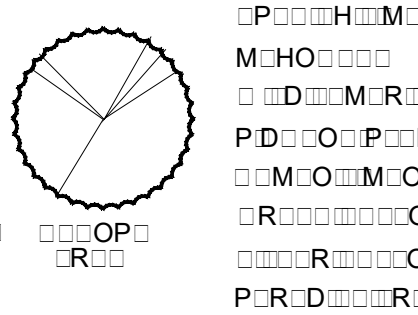
ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 6" OF PLANTING SOIL AND MULCHED TO A DEPTH OF 4". ALL TREES SHALL BE PROPERLY GUYED OR STAKED AT TIME OF PLANTING.

Conceptual Planting Palette

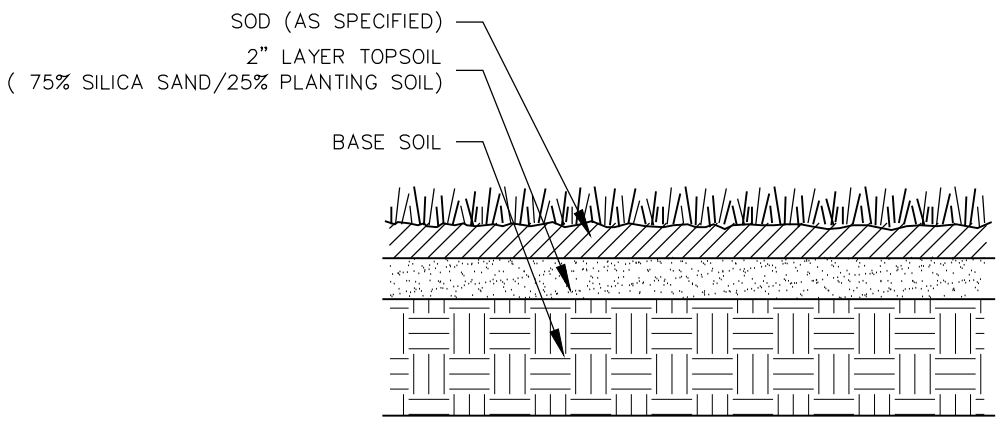
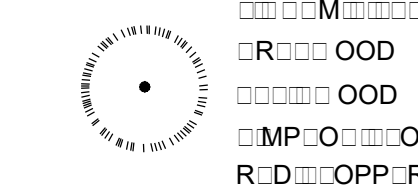
PALMS 13 - Provided



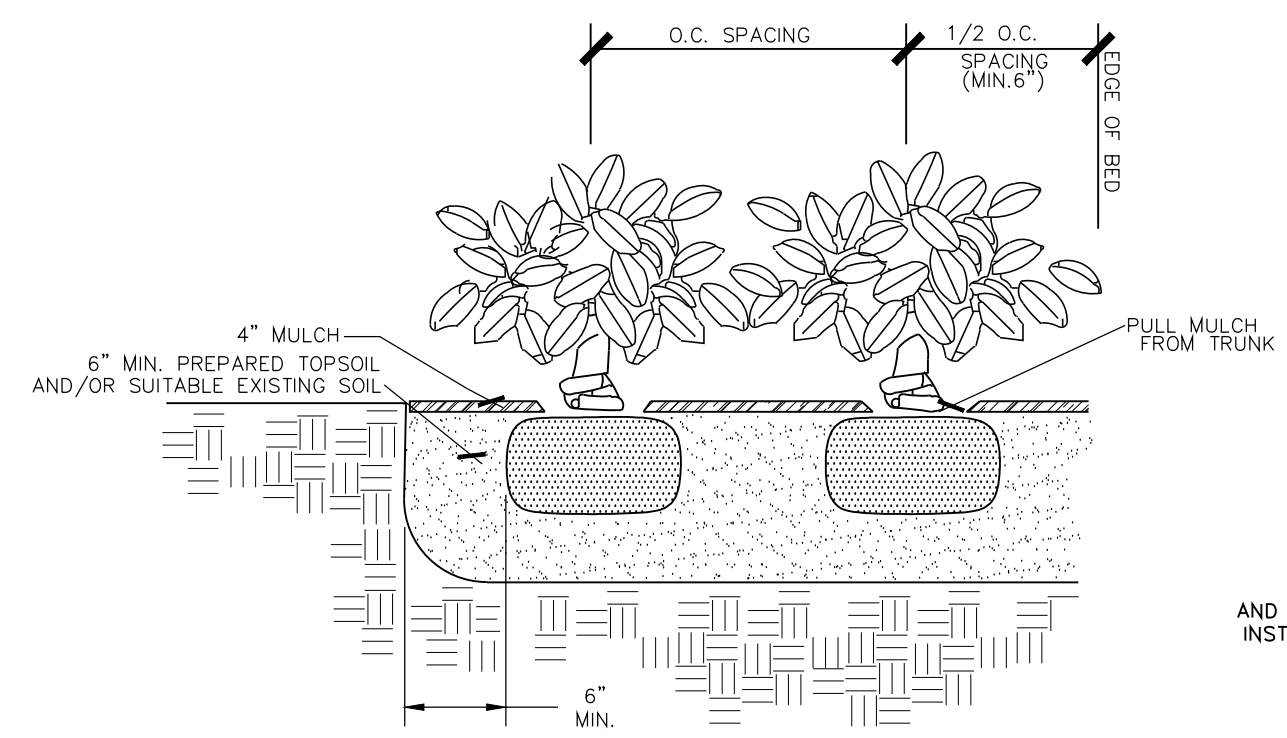
TREES CANOPY 15 - Provided



UNDERSTORY 17 - Provided

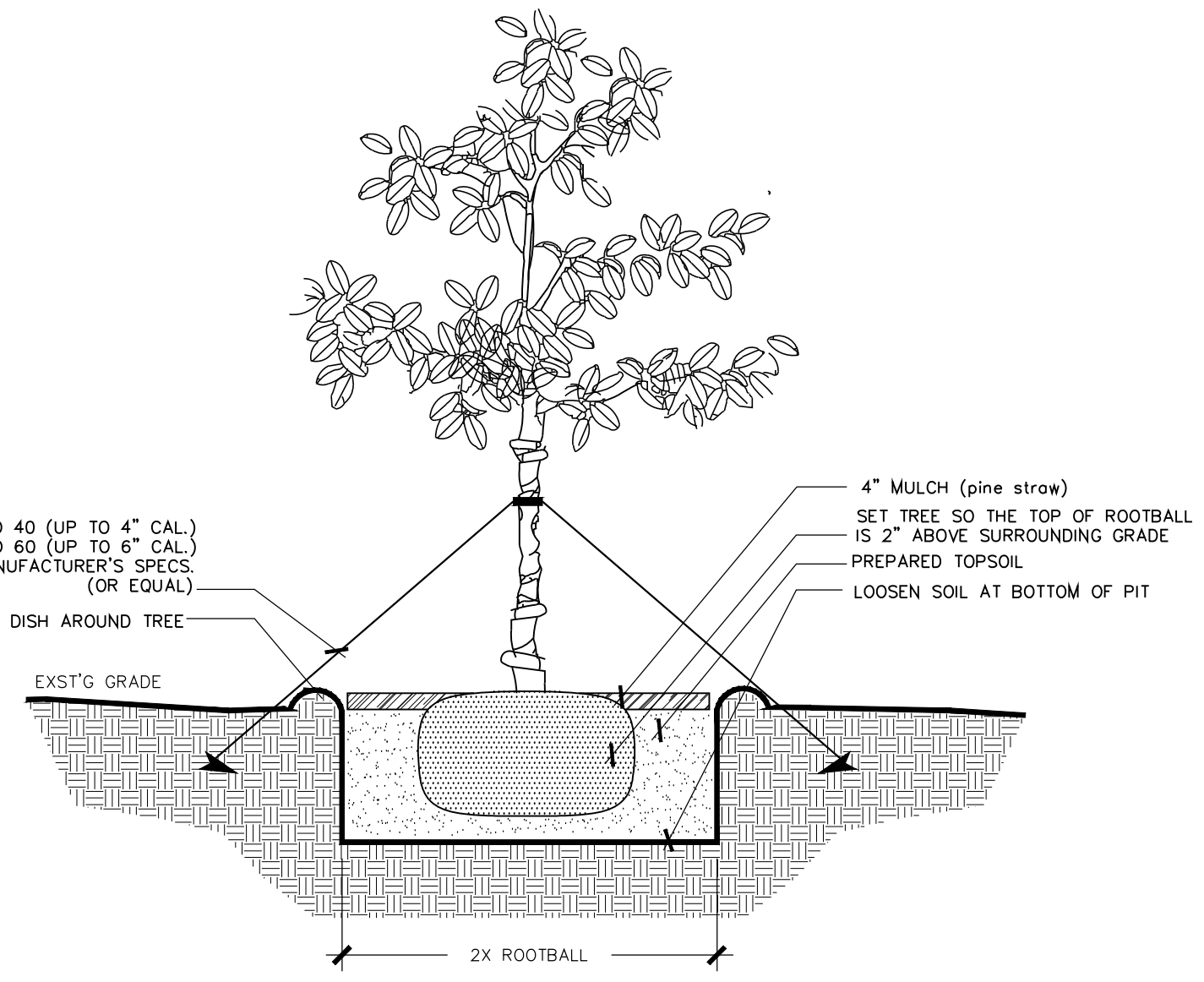


SODDING DETAIL



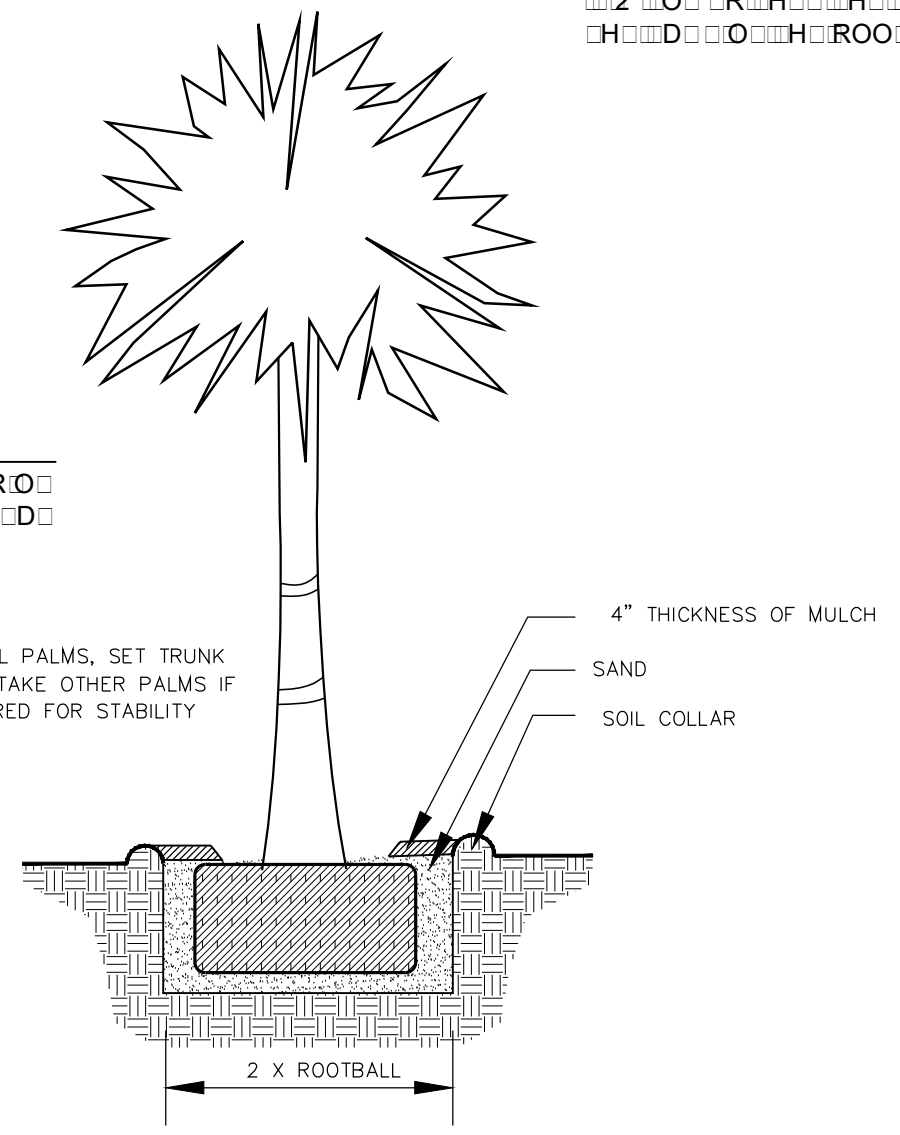
SHRUB PLANTING DETAIL

4" MULCH (pine straw)
6" MIN. PREPARED TOPSOIL AND/OR SUITABLE EXISTING SOIL
PULL MULCH FROM TRUNK
O.C. SPACING
1/2 O.C. SPACING (MIN. 6")
6" MIN.



TREE PLANTING DETAIL

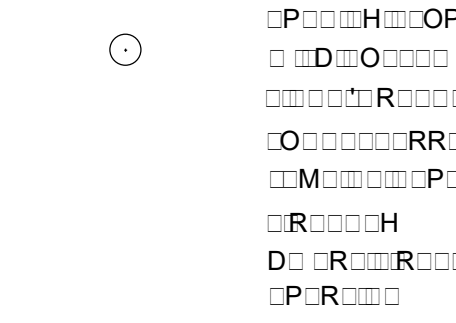
4" MULCH (pine straw)
SET TREE SO THE TOP OF ROOTBALL IS 2" ABOVE SURROUNDING GRADE
PREPARED TOPSOIL
LOOSEN SOIL AT BOTTOM OF PIT
2X ROOTBALL
EXIST'G GRADE
ARBORQUY PRO 40 (UP TO 4" CAL.) AND ARBORQUY PRO 60 (UP TO 6" CAL.) INSTALLED PER MANUFACTURER'S SPECS. (OR EQUAL)
3" DISH AROUND TREE



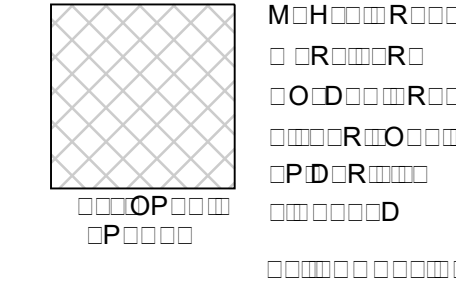
PALM PLANTING DETAIL

4" THICKNESS OF MULCH
SAND
SOIL COLLAR
FOR SABAL PALMS, SET TRUNK 12" DEEP. STAKE OTHER PALMS IF REQUIRED FOR STABILITY
2 X ROOTBALL

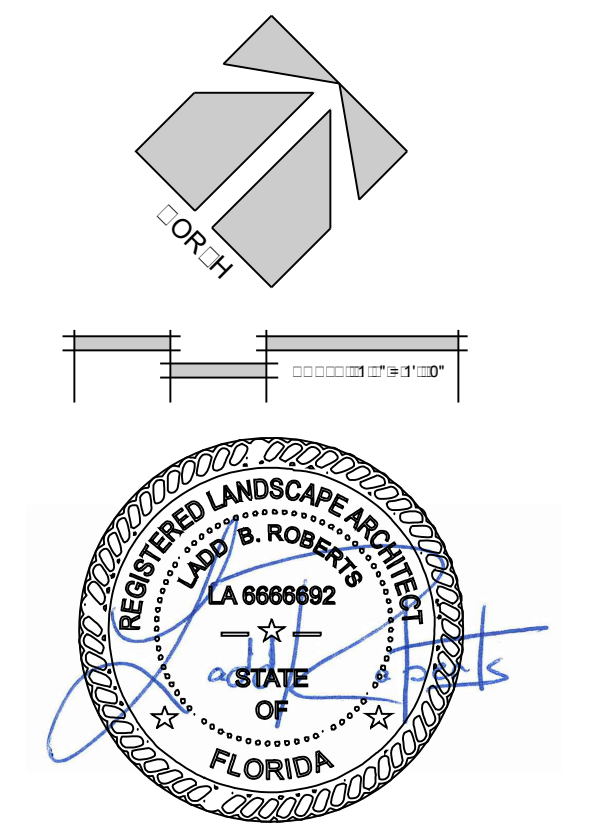
SHRUBS 44 - Provided



GROUNDCOVER 215 - Provided



UNITED STREET RESIDENCES



UNITED STREET PROJECT LANDSCAPE CALC'S AND DETAILS

10/1/20

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CONSTRUCTION DOCUMENTS

L-3

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Site Visit

Additional Information



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 W Hundred 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

	2018	2017	2016	2015
+ Market Improvement Value	\$289,673	\$289,673	\$312,071	\$452,958
+ Market Misc Value	\$8,437	\$8,437	\$8,437	\$8,844
+ Market Land Value	\$606,220	\$606,220	\$609,171	\$607,799
= Just Market Value	\$904,330	\$904,330	\$929,679	\$1,069,601
= Total Assessed Value	\$904,330	\$904,330	\$929,679	\$1,069,601
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$904,330	\$904,330	\$929,679	\$1,069,601

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	13,994.00	Square Foot	132.65	105.5

Commercial Buildings

Style OFFICE BLD-1 STORY / 17C
 Gross Sq Ft 4,910
 Finished Sq Ft 4,562
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0

Half Bathrooms 0
 Heating Type
 Year Built 1963
 Year Remodeled
 Effective Year Built 1985

Condition				
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	Quantity	Units	Grade
FENCES	1982	1983	1	345 SF	4
ASPHALT PAVING	1993	1994	1	6700 SF	2

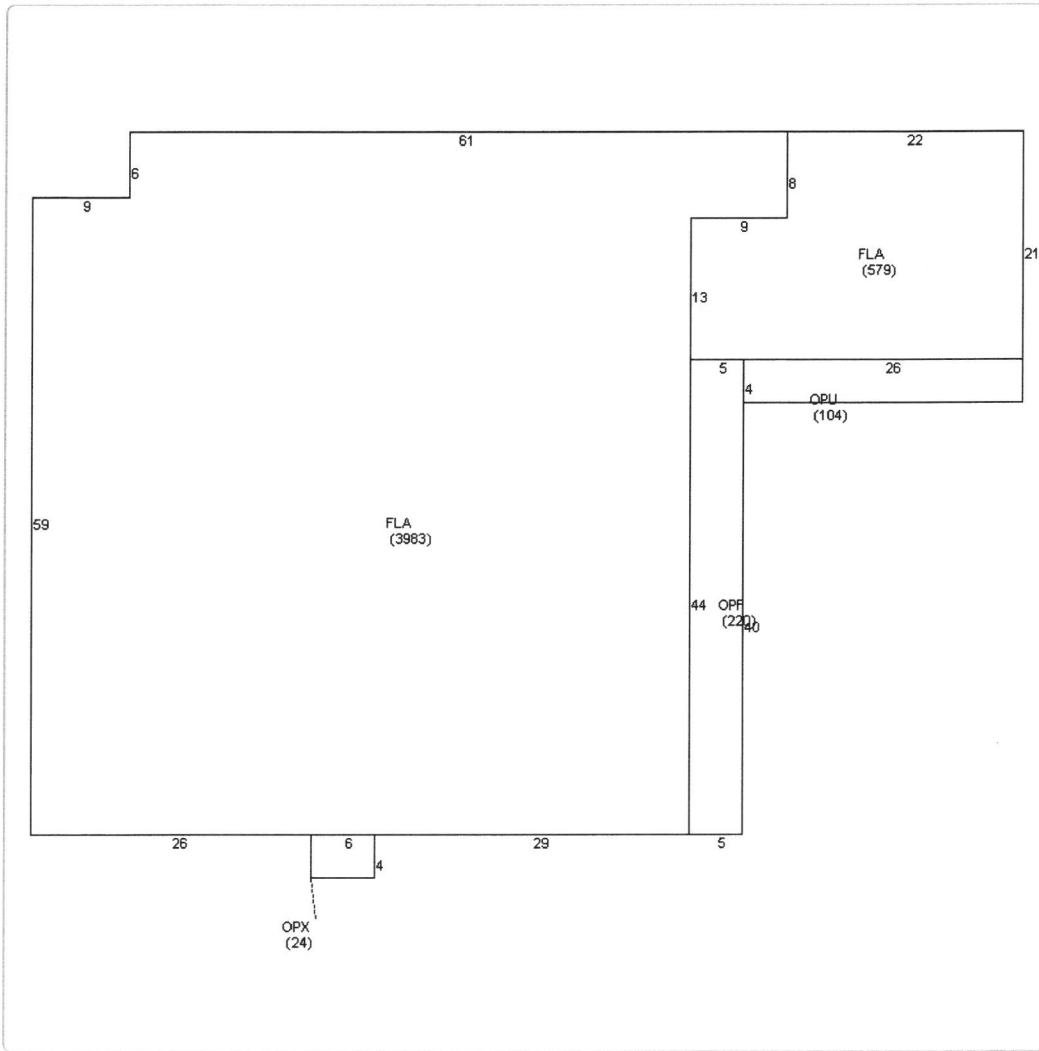
Sales

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

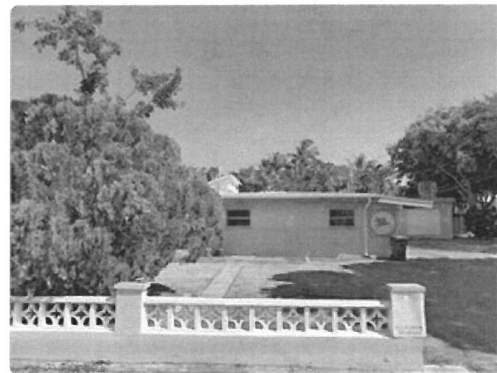
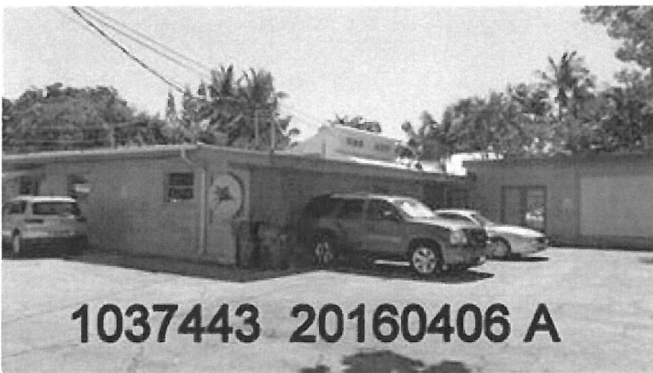
Permits

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

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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