

Application

Perez-Alvarez, Nicholas

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Wednesday, May 15, 2024 10:14 AM
To: Perez-Alvarez, Nicholas; Benjamin Gagnon
Cc: Donna Phillips
Subject: 3228 Flagler - Revised Plans

Hi Nick, Ben,

After working closely with the neighbors to identify their concerns and develop alternatives, the plans were revised as follows:

Initial Neighbor Concern	Proposed Redesign	Subsequent Neighbor Concern	Proposed Redesign
Unappealing Architecture	Hired new architect and developed a new design	--	--
Too many affordable units/ too many units total.	Planning provided neighbors with bad info re: no. of affordables required	Too many bedrooms and too many units	The ratio of AFF:MR remains unresolved; Plans retain 8 units while reducing the number of bedrooms by 2
Not enough parking	Increased on-site parking to 13 spaces (for a housing ratio of 3AFF:5MR, 10 auto and 6 bike/scooter spaces are required)	Still not enough parking	Increased both bike and scooter parking by 4 additional spaces each
More buffer landscaping needed	Increased on-site and on-street landscaping	Too much on-street landscaping which interferes with on-street parking	Reduced on-street landscaping
No resident access to Riviera Drive	Eliminated all access to Riviera Drive	--	--

In addition to the efforts to accommodate our neighbors' concerns above, we also took the opportunity to make the following additional improvements:

- Reduced the proposed impervious surface from the 95.3% existing to 74.9% proposed
- Increased open space from the 4.8% existing to the 21.1% proposed
- Reduced height from 39ft to 35ft.

Although we were not able to satisfy every neighbor concern (i.e. reducing total unit count), we believe we have diligently pursued a significantly superior design that both addresses the vast majority of our neighbors' concerns while still furthering the housing goals of both the applicant and the community.

Thank you for your kind assistance. We look forward to the Planning Board hearing of June 20th.

The plans are relatively large files, so I am including links from which they may be downloaded.

 [Current Riviera Street_05-06-2024 2.pdf](#)

 [16-109 Riviera L3.00 landscape-051024 1.pdf](#)

 [Riviera CIVIL 5-10-24 1.pdf](#)

Best regards,
Owen Trepanier

Trepanier & Associates, Inc.

1421 First Street, KW, FL 33040

305-293-8983

Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



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

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

Applications will not be accepted unless complete

Development Plan

Major _____

Minor X

Conditional Use

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address: 3228 Flagler Avenue
- 2) Name of Applicant: Trepanier & Associates Inc
- 3) Applicant is:
 Property Owner: _____
 Authorized Representative: X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 1st Street, Unit 101, Key West, FL 33040
- 5) Applicant's Phone #: (305) 293-8983 Email: owen@owentrepanier.com
- 6) Email Address: owen@owentrepanier.com
- 7) Name of Owner, if different than above: LAND 10031 LLC / LAND 2421 LLC / LAND 113 LLC / LAND 7009 LLC / LAND 1701 LLC / LAND 8351 LLC / LAND 2708 LLC / LAND 4027 LLC / LAND 8601 LLC
- 8) Address of Owner: 4900 W Hundred Rd, Chester, VA 23831

9) Owner Phone #: c/o (305) 293-8983 Email: c/o owen@owentrepanier.com

10) Zoning District of Parcel: CL RE# 00069040-000000

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

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).

This application is a request for approval to redevelop a light industrial building on the rear of the property into 8 residential dwellings (5 market rate / 3 affordable). The front of the property is currently, and will continue to be, occupied by Circle K Corp, with gas, retail, and carry-out food services.

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

If Yes: Date of approval 11/27/18 Resolution # 2018-51

Attach resolution(s).

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

Yes _____ No X

If Yes, describe and attach relevant documents.

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

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

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

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

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

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

I. Existing Conditions.

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

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

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

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

Development Plan Submission Materials

Sec. 108-226. Scope.

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

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

Sec. 108-227. Title block.

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

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

Sec. 108-228. Identification of key persons.

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

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

Sec. 108-229. Project description.

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

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

Sec. 108-230. Other project information.

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

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

Sec. 108-231. Residential developments.

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

Sec. 108-232. Intergovernmental coordination.

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

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

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

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

Sec. 122-62. Specific criteria for approval.

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

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

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



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040


Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

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

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

Applications will not be accepted unless complete

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

Please print or type:

- 1) Site Address: 3228 Flagler Avenue
- 2) Name of Applicant: Trepanier & Associates Inc
- 3) Applicant is:
 Property Owner: _____
 Authorized Representative: X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 1st Street, Unit 101, Key West, FL 33040
- 5) Applicant's Phone #: (305) 293-8983 Email: owen@owentrepanier.com
- 6) **Email Address:** owen@owentrepanier.com
- 7) Name of Owner, if different than above: LAND 10031 LLC / LAND 2421 LLC / LAND 113 LLC / LAND 7009 LLC / LAND 1701 LLC / LAND 8351 LLC / LAND 2708 LLC / LAND 4027 LLC / LAND 8601 LLC
- 8) Address of Owner: 4900 W Hundred Rd, Chester, VA 23831

9) Owner Phone #: c/o (305) 293-8983 Email: c/o owen@owentrepanier.com

10) Zoning District of Parcel: CL RE# 00069040-000000

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

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).

This application is a request for a major modification to an approval to redevelop a light industrial building on the rear of the property into 8 residential dwellings (5 market rate / 3 affordable). The front of the property is currently, and will continue to be, occupied by Circle K Corp, with gas, retail, and carry-out food services.

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

If Yes: Date of approval 11/27/18 Resolution # 2018-51

Attach resolution(s).

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

Yes _____ No X

If Yes, describe and attach relevant documents.

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

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

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

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

Waiver/Modification

Article V. Open Space, Screening, Buffers and Landscaping

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 modify 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. This application's development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-276 through 108-289.

Specific Modification Request:

Sec. 108-412. - Minimum landscaping requirements.

(a) Minimum landscaped areas. The minimum area of a building site which shall be landscaped with trees, including canopy trees, shrubs and ground cover, and other landscaping as defined in this article shall be a minimum of 20 percent of the building site area.

- From the 20% required and 0% existing to the 5% proposed

Sec. 108-413. - Requirements along street frontage.

(b) Minimum standards. The landscaping shall comply with the following stipulated minimum standards...

- From the 10ft minimum planting area width required and 0ft existing to the various widths as depicted on the plan

Sec. 108-415 - Perimeter landscape requirements.

(a) Scope; standards. Perimeter landscaping defines parking areas and prevents two adjacent lots from becoming one large expanse of paving. Perimeter landscaped areas for all off-street parking areas, excepting single-family homes and parking lots for six or less vehicles, must meet the following standards:

- From locating landscaping between uses on the N side of the development area to the S side property line.
- From the 7.5ft minimum planting area width required and 0ft existing to the 6.5ft proposed.

Sec. 108-481. - Specifications for plant materials.

(a) Trees. ... If palms are used, they shall constitute no more than 25 percent of total tree requirements for any section in this article. No other tree species shall account for more than 50 percent of the total number of trees. ...

- From the $\leq 25\%$ required and 75% existing to the 75% proposed (more trees are proposed than are required)

Authorization and Verification Forms

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 242 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

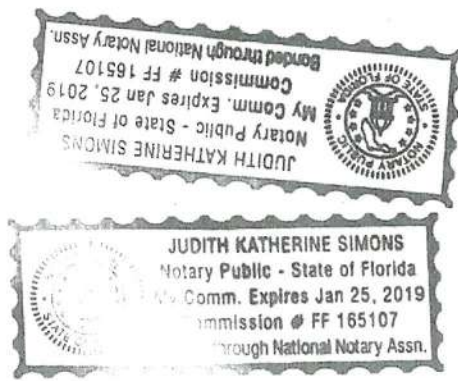
Steven M. Uphoff
Name of Authorized Representative

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

FF 165107
Commission Number, if any



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

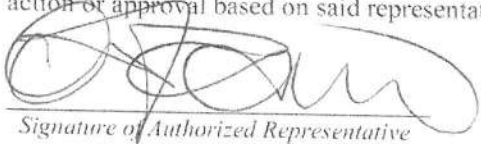
I, Owen Trepanier, in my capacity as President
(print name) (print position: president, managing member)
of Owen Trepanier & Associate, Inc.
(print name of entity serving as Authorized Representative)

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:

3228 Flagler Ave

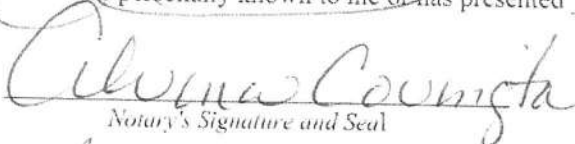
Street Address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2nd NOV 2017 by
Owen Trepanier
Name of Authorized Representative date

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


Notary's Signature and Seal

ALVENA COVINGTON
Name of Acknowledger typed, printed or stamped



Alvena Covington
COMMISSION #FFB13301
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913301
Commission Number, if any

Checks

Owen Trepanier & Associates, Inc.

1421 1st Street
Suite 101
Key West, FL 33040-6114
Office 305-293-8983 Fax: 305-293-8748

63-9138/2631

0149



October 24, 2023
date

Pay to the order of City of Key West \$ 113.14
One Hundred Thirteen and 14/100 dollars

Security Features
Included.
Details on Back.

TRUIST

BB&T is now Truist

Revised fee

for Uphoff-Flagler - Major Mod to MDP

Retainer Account

⑆ 263191387⑆0000145620538⑆00149

Owen Trepanier & Associates, Inc.

1421 1st Street
Suite 101
Key West, FL 33040-6114
Office 305-293-8983 Fax: 305-293-8748

63-9138/2631

0144



10/19/23
date

Pay to the order of City of Key West \$ 2262.75
Two thousand two hundred sixty two and 75/100 dollars

Security Features
Included.
Details on Back.

TRUIST

BB&T is now Truist

for Uphoff-Flagler - mdp mod

Retainer Account

⑆ 263191387⑆0000145620538⑆00144

Receipts



Cash Register Receipt
City of Key West

Receipt Number
R76412

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$113.14
17-02000062	Address: 3228 FLAGLER AVE	APN: 00069040-000000	\$113.14
MINOR DEVELOPMENT PLAN			\$113.14
MAJOR MODIFICATION		0	\$113.14
TOTAL FEES PAID BY RECEIPT: R76412			\$113.14

Date Paid: Wednesday, October 25, 2023

Paid By: LAND 10031 LLC

Cashier: AM1

Pay Method: CHECK 0149



Cash Register Receipt

City of Key West

Receipt Number
R76411

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$2,262.75
17-02000062	Address: 3228 FLAGLER AVE	APN: 00069040-000000	\$2,262.75
MINOR DEVELOPMENT PLAN			\$2,262.75
MAJOR MODIFICATION		0	\$2,262.75
TOTAL FEES PAID BY RECEIPT: R76411			\$2,262.75

Date Paid: Wednesday, October 25, 2023

Paid By: LAND 10031 LLC

Cashier: AM1

Pay Method: CHECK 0144

Warranty Deed

Doc# 2063429 02/11/2016 11:08AM
 Filed & Recorded in Official Records of
 MONROE COUNTY AMY HEAVILIN

This Instrument prepared by & return to

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

02/11/2016 11:08AM
 DEED DOC STAMP CL: Krys \$145,250.00

NOTE TO RECORDER: A DUPLICATE COUNTERPART OF THIS GENERAL WARRANTY DEED IS BEING RECORDED IN MIAMI-DADE COUNTY, FLORIDA. ALL DOCUMENTARY STAMP TAXES DUE IN CONNECTION WITH THE SALE OF REAL PROPERTY HEREIN ARE BEING PAID WITH THIS MONROE COUNTY RECORDATION.

GENERAL WARRANTY DEED

Doc# 2063429
 Bk# 2781 Pg# 1779

Parties and Addresses

1.01. This General Warranty Deed (this "Deed") is made by and between Dion Commercial 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 Counties of Miami-Dade and Monroe, of the State of Florida; (the "Property").

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

Covenants by Grantor

5.01. Grantor makes the following covenants with Grantee:

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

Exceptions, Reservations, and Restrictions

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

Doc# 2063429
Bk# 2781 Pg# 1780

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 may 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.

Francis C. Lowe
Witness Signature

Francis C. Lowe
Printed Name

Judith K. Simons
Witness Signature

JOAN K SIMONS
Printed Name

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

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

STATE OF FLORIDA
COUNTY OF MONROE

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

Lani E. Musgrove
Notary Public-State of Florida

Lani E Musgrove
Printed Name:

My Commission Expires: _____



Doc# 2063429
Bk# 2781 Pg# 1781

**EXHIBIT A
LEGAL DESCRIPTION**

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

434 SW 1st Avenue, Homestead, Florida (Parcel ID: 10-7813-005-0020)

Lot 3, Brown's Re-Subdivision, according to the Map or Plat thereof as recorded in Plat Book 6, Page 60, of the Public Records of Miami-Dade County, Florida.

1500 North Krome Avenue, Homestead, Florida (Parcel ID: 10-7812-006-0011)

The East 145.00 feet of the South 250.00 feet of Block 1, of DOWNER PALMS DIVISION NO. 2, according to the Plat thereof, as recorded in Plat Book 14 at Page 28, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the intersection of the South line of said Block 1 with a line that is 145.00 feet West of and parallel with the East line of said Block 1; thence run N90°00'00"E along the South line of said Block 1 for 119.91 feet to a point of curve; thence run Northeasterly along a circular curve concave to the Northwest having for its elements a radius of 25.00 feet and a central angle of 90°12'00" for an arc distance of 39.36 feet to a point of tangency with the East line of said Block 1; thence run N00°12'00"W along the East line of said Block 1 for 124.91 feet to a point; thence run N90°00'00"W for 145.00 feet to a point; thence run S00°12'00"E for 150.00 feet to the Point of Beginning.

16 North Krome Avenue, Florida City, Florida (Parcel IDs: 16-7824-000-0670; 16-7824-000-0761; 16-7824-000-0764)

From the Southeast corner of Section 24, Township 57 South, Range 38 East, Miami-Dade County, Florida, run North 50 feet and West 40 feet, for a Point of Beginning;

Thence run North along the West line of Krome Avenue, Florida City, as shown and designated on the Plat of INDUSTRIAL ADDITION NO. 2, according to the plat thereof, as recorded in Plat Book 30 at Page 80 of the Public Records of Miami-Dade County, Florida; a distance of 200 feet; thence run West parallel to the North line of Palm Avenue, a distance of 100 feet; thence run South, parallel to Krome Avenue, a distance of 40 feet; thence run West parallel to the North line of Palm Avenue, a distance of 100.36 feet; thence run South, parallel to Krome Avenue, a distance of 160 feet; thence run East along the North line of Palm Avenue, a distance of 200.36 feet to the Point of Beginning.

26917-29 S. Dixie Highway, Naranja, Florida (Parcel ID: 30-6933-006-0190)

Lots 6, 7, 8 and 9, Block 12, NARANJA PARK, SECOND ADDITION, according to the Plat thereof as recorded in Plat Book 60, at Page 67, of the Public Records of Miami-Dade County, Florida.

5 NE 15th Street, Homestead, Florida (Parcel ID: 10-7907-021-0580)

All of Lots 1 and 2 less the North 100 feet thereof and all of Lot 3 less the North 100 feet and East 15 feet thereof and also all of Lot 16 less the East 15 feet thereof and all of Lots 17 and 18, and all of Block 16, of DOWNER PALMS DIVISION NO. 1, according to the Plat thereof recorded in Plat Book 14, at Page 27, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: Begin at a point on the West line of Lot 1, Block 16 of Downer Palms Division No. 1, according to the Plat thereof recorded in Plat Book 14, Page 27, of the Public Records of Miami-Dade County, Florida; said point being 100 feet South of, as measured at right angles to, the North line of said Lot 1 and its prolongation Westerly, thence run due South along the West line of Lots 1 and 18, Block 16, of said Downer Palms Division No. 1 for a distance 144.70 feet to the beginning of a tangential circular curve; thence run in a Southeasterly and Easterly direction along said curve having a radius of 25 feet through a

Doc# 2063429
Bk# 2781
Pg# 1782

central angle of 90 degrees 00 minutes 15 seconds for an arc distance of 39.27 feet to the end of said curve; thence run North 89 degrees 59 minutes 45 seconds East along the South line of Lots 18, 17 and 16 Block 16 of said Downer Palms Division No. 1 for a distance of 111.13 feet to a point 15 feet West of, as measured at right angles to, the East line of Lot 16 Block 16 of said Downer Palms Division No. 1, thence run due North along a line parallel to and 15 feet West of, as measured at right angles to, the East line of Lot 16 Block 16 of said Downer Palms Division No. 1, for a distance of 169.70 feet to a point; said point being 100 feet South of, as measured at right angles to, the North line of Lots 1, 2 and 3, Block 16 of said Downer Palms Division No. 1, thence run South 89 degrees 59 minutes 45 seconds West along a line parallel to and 100 feet South of, as measured at right angles to, the North line of Lots 1, 2 and 3, Block 16 of said Downer Palms Division No. 1, for a distance of 136.13 feet to the Point of Beginning.

777 Homestead Boulevard, Homestead, Florida (Parcel ID: 10-7918-000-0220)

All that part of the South 208.71 feet of the West 208.71 feet of Tract 14, Block 3, Section 18, Township 57 South, Range 39 East, of MIAMI LAND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof recorded in Plat Book 5, at Page 10 of the Public Records of Miami-Dade County, Florida, lying East of the right-of-way of State Road No. 5 as shown on the plat thereof recorded in Plat Book 60 at Page 36, Sheet 3, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commencing at the S.W. corner of said Tract 14, being also the S.W. corner of the SE 1/4 of the SW 1/4 of SW 1/4 of Section 18; thence run East a distance of 63.36 feet along the South boundary of said Section 18 to the point of intersection with the arc of a curve, said point being the Point of Beginning of the Tract of land hereinafter described; thence run East along the South line of said Section 18, being also the South line of said Tract 14, a distance of 145.35 feet to a point; thence run N. 0°35'00" W. along a line that is parallel, to the West boundary of said Tract 14 and parallel to the West boundary of SE 1/4 of the SW 1/4 of the SW 1/4 of said Section 18 a distance of 208.71 feet to a point; thence run West along a line that is parallel to the South boundary of said Section 18 and parallel to the South boundary of said Tract 14 a distance of 128.79 feet to the point of intersection with a circular curve, said curve being the Easterly Right-of-Way Line of State Road No. 5; thence run Southwesterly 209.21 feet along the arc of said curve having a radius of 3761.83 feet, and a central angle of 3°11'11", and a chord bearing of S 3°26'44" W to the Point of Beginning.

444 SW 1st Avenue, Homestead, Florida (Parcel ID: 10-7813-005-0040)

Lot 5, Brown's Re-Subdivision, according to the Map or Plat thereof as recorded in Plat Book 6, Page 60, of the Public Records of Miami-Dade County, Florida.

412 South Flagler Avenue, Homestead, Florida (Parcel ID: 10-7813-048-0010 and 10-7813-048-0020) and 458 South Flagler Avenue, Homestead, Florida (10-7813-048-0031)

Lots 1 through 6 inclusive of NELSON'S ADDITION TO HOMESTEAD, FLA., according to the Plat thereof, as recorded in Plat Book 1, at Page 94, of the Public Records of Dade County, Florida, less the area bounded by the North line of said Lot 1, and bounded by the Easterly line of said Lot 1, and bounded by a 15 foot radius arc, concave to the Southwest, said arc being tangent to both of the last described lines.

457 South Flagler Avenue, Homestead, Florida (Parcel ID: 10-7813-005-0050)

Lot 6 of Brown's Re-subdivision, according to the map or plat thereof, recorded in Plat Book 6, Page 60, of the Public Records of Dade County, Florida.

467 South Flagler Avenue, Homestead, Florida (Parcel ID: 10-7813-005-0030)

Lot 4, Brown's Re-Subdivision, according to the Map or Plat thereof as recorded in Plat Book 6, Page 60, of the Public Records of Miami-Dade County, Florida.

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

1409 Overseas Highway, Marathon, Florida (Parcel ID: 00326840-000000)

1415 Overseas Highway, Marathon, Florida (Parcel ID: 00326820-000000)

1417-1421 Overseas Highway, Marathon, Florida (Parcel ID: 00326810-000000)

Lots 3, 4, 5, and 6, Block 2, PARRISH SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 18, of the Public Records of Monroe County, Florida.

451 Overseas Highway, Big Coppitt Key, FL (Parcel ID: 00121470-000000)

A parcel of land in a part of Government Lots 2 and 3, all in Section 22 Township 67 South, Range 26 East on BIG COPPITT KEY, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the South line of Government Lot 3, Section 22, Township 67 South, Range 26 East, and the West line of Government Lot 2, Section 22, Township 67 South, Range 26 East, bear West along the South line of Government Lot 3 a distance of 15 feet to a point; thence at right angles bear North 101.2' to a point of intersection with the South property line of Lot 1 of Big Coppitt Subdivision according to a Survey by C. G. Bailey, Registered Surveyor, dated September 1, 1958; thence at right angles bear East along said South property line of Lot 1 of Big Coppitt Subdivision a distance of 60' to a point; thence at right angles bear South a distance of 7' to a point; thence bear East 45 degrees South to a point of intersection with a line running North from the Northerly right of way line of U.S. Highway No. 1, 105' East of and parallel to the West line of Government Lot 2, Section 22, Township 67 South, Range 26 East; thence bear South along said parallel line of the intersection with the Northerly right of way line of U.S. Highway No. 1; thence bear Westerly along the Northerly right of way line of U.S. Highway No. 1 to a point of intersection with the West line of Government Lot 2, Section 22, Township 67 South, Range 26 East; thence bear North along said West line of Government Lot 2, 119.94 feet back to the point of beginning.

Together with the Grant of Easement and Joint Use Agreement, dated April 27, 2015, and recorded on April 29, 2015 in Official Records Book 2737, Page 2103, Public Records of Monroe County, Florida.

Tract A, Big Coppitt Key, Florida (Parcel ID: 00151010-000000)

Tract "A", Amended Plat of COPPITT SUBDIVISION, located in Government Lot 5, Section 22, Township 67 South, Range 26 East, BIG COPPITT KEY, according to the plat thereof, recorded in Plat Book 4, Page 50, of the Public Records of Monroe County, Florida.

Lot 1, Gulfview, Big Coppitt Key, Florida (Parcel ID: 00153330-000000)

Lot 1 of GULF VIEW, according to the Plat thereof recorded in Plat Book 3, at Page 17 of the Public Records of Monroe County, Florida, said property being on Big Coppitt Key, together with improvements thereon.

Lot 2, Gulfview, Big Coppitt Key, Florida (Parcel ID: 00153340-000000)

Lot 2 of GULF VIEW, according to the Plat thereof recorded in Plat Book 3, at Page 17 of the Public Records of Monroe County, Florida, said property being on Big Coppitt Key, together with improvements thereon.

3228 Flagler Ave, Key West, Florida (Parcel ID: 00069040-000000)

In RIVIERA SHORES SUBDIVISION, a subdivision of a part of the City of Key West, according to plat thereof recorded in Plat Book 3, Page 148, Public Records of Monroe County, Florida;

Begin at the Northeast corner of Block 2 of said subdivision, thence run in a Southwesterly direction along the Southeasterly right-of-way line of Flagler Avenue a distance of 100 feet;

Doc# 2063429
Bk# 2781 Pg# 1783

thence at a right angle and in a Southeasterly direction a distance of 120 feet to the Northwesterly right-of-way line of Riviera Drive; thence at a right angle and in a Northeasterly direction along the said Northwesterly right-of-way of Riviera Drive a distance of 100 feet to the corner of the intersection of the said Riviera Drive with Riviera Street; thence at a right angle and in a Northwesterly direction along the Southwesterly right-of-way line of Riviera Street a distance of 120 feet to the point of beginning.

Doc# 2063429
Bk# 2781 Pg# 1784

6203 Overseas Hwy, Marathon, Florida (Parcel ID: 00338730-000600)

A part of Tract 10 of EDMONDS ACREAGE TRACTS as recorded in Plat Book 2, Page 100, of the Public Records of Monroe County, Florida, and being more fully described as follows: From a point formed by the intersection of the West line of Government Lot 1, Section 11, Township 66 South, Range 32 East, and the Southerly boundary line of U.S. Highway No. 1, run Northeasterly along the Southerly boundary line of the said U.S. Highway No. 1 a distance of 498.1 feet to the point of beginning. From said point of beginning run due South a distance of 156.04 feet to a point; thence due West a distance of 104.44 feet to a point; thence due North a distance of 126.75 feet to a point; thence Northeasterly along the Southerly right-of-way line of U.S. Highway No. 1 a distance of 108.47 feet to the point of beginning.

6209 Overseas Highway, Marathon, Florida (Parcel ID: 00339960-000000)

Lots 1, 2, 3, and 4, inclusive in Block "C", SHERYL SUBDIVISION NO. 2, according to the Plat thereof as recorded in Plat Book 4, Page 43, of the Public Records of Monroe County, Florida; less that part of Lots 3 and 4 of Block C of SHERYL SUBDIVISION NO. 2 according to the Plat thereof as recorded in Plat Book 4 at Page 43 of the Public Records of Monroe County, Florida, being more particularly described as follows: Begin at the Northeast corner of said Lot 4; thence run S 0° 30'48" E, along the East line of said Lot 4, for 21.07 feet; thence run N 67° 31'05" W, through said Lots 4 and 3, for 32.46 feet to the point of intersection with the North line of said Lot 3; thence run N 73° 48'17" E along the North lines of said Lots 3 and 4, for 31.04 feet to the Point of Beginning.

81644 Overseas Hwy, Islamorada, Florida (Parcel ID: 00095130-000000)

On the Island of Upper Matecumbe, being a part of Government Lot 1, Section 32, Township 63 South, Range 37 East, according to a plat thereof made by George L. McDonald, C.E., recorded in Plat Book 1, Page 41, Public Records of Monroe County, Florida, as more particularly described as follows:

Commencing at a point on the Northwest side of the right of way of the Florida East Coast Railway Company, and now known as the Overseas Highway Road right of way, where the said land joins the Southwest boundary line of the Hugh Matheson property, and a/k/a Cephas Pinder property, and run thence along said Overseas Highway Road right of way in a Southwesterly direction 242 feet for a point of beginning; thence along said right of way in a Southwesterly direction 150 feet; thence at right angles in a Northwesterly direction 100 feet; thence at right angles in a Northeasterly direction 150 feet; thence at right angles in a Southeasterly direction 100 feet back to the point of beginning and out to said Overseas Highway right of way.

1127 (1124) Truman Avenue, Key West, Florida (Parcel ID: 00032360-000000)

On the Island of KEY WEST and being part of Tract 13, according to William A. Whitehead's Map of said Island, delineated in February, 829, more particularly described as follows:

Lots 1 and 2 and the Easterly 36 feet 11 inches of Lot 3, all in Block 1 of Tract 13, according to Gwynn's Diagram recorded in Deed Book "O", Page 195, Public Records of Monroe County, Florida.

24996 Overseas Highway, Summerland Key, Florida (Parcel ID: 00188900-000000)

Lot 1, Block 1, SUMMERLAND KEY COVE SUBDIVISION, according to the Plat thereof recorded in Plat Book 4, Page 35, of the Public Records of Monroe County, Florida.

3700 N. Roosevelt Blvd, Key West, Florida (Parcel ID: 00066080-000000)

A parcel of land on the ISLAND OF KEY WEST, Monroe County, Florida and is part of Parcel No. 3 according to "PLAT OF SURVEY (on two sheets) part of lands formerly owned by Key West Improvement, Inc." as recorded in Plat Book 4, Page 69, Monroe County Official Records and more particularly described as follows:

From the intersection of the West line of said Parcel #3 and the Southerly right-of-way (curb) line of Roosevelt Boulevard go North 84 degrees 14 minutes 40 seconds East along said Southerly right-of-way (curb) line a distance of 266.89 feet to a point which point is the point of beginning;

thence continue North 84 degrees 14 minutes 40 seconds East along said Southerly right-of-way (curb) line a distance of 150 feet to a point, thence South 05 degrees 45 minutes 20 seconds East a distance of 224.82 feet to a point; thence South 84 degrees 14 minutes 40 seconds West a distance of 150 feet to a point; thence North 05 degrees 45 minutes 20 seconds West a distance of 224.82 feet back to the point of beginning.

Less and except the property granted to the State of Florida Department of Transportation, described in Official Records Book 2593, Page 957, of the Public Records of Monroe County, Florida.

Doc# 2063429
Bk# 2781 Pg# 1785

Doc# 2063429
Bk# 2781 Pg# 1786**EXHIBIT B**
EXCEPTIONS, RESERVATIONS and RESTRICTIONS

The land referred to herein below is situated in the County of Miami-Dade, State of Florida:

434 SW 1st Avenue, Homestead, Florida (Parcel ID: 10-7813-005-0020)

1. Ordinance Number 2006-06-26 recorded in Book 25166, Page 63.
2. 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).

1500 North Krome Avenue, Homestead, Florida (Parcel ID: 10-7812-006-0011)

1. Oil, gas and mineral reservations contained in Deed from Board of Commissioners of Everglades Drainage District, recorded in Deed Book 2476, Page 69; as affected by: Instrument, recorded in Book 958, Page 570.
2. Oil, gas and mineral reservations contained in that certain Special Warranty Deed, recorded in Book 14290, Page 997.
3. Oil, gas and mineral reservations contained in that certain Special Warranty Deed, recorded in Book 18409, Page 3281.
4. 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.

16 North Krome Avenue, Florida City, Florida (Parcel ID: 16-7824-000-0670; 16-7824-000-0761; 16-7824-000-0764)

1. 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.

26917-29 S. Dixie Highway, Naranja, Florida (Parcel ID: 30-6933-006-0190)

1. Restrictions as shown on the plat of NARANJA PARK, SECOND ADDITION, as recorded in Plat Book 60, Page(s) 67, including, but not limited to, provisions for the following: Wells and the re-subdivision of Lots, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Terms and provisions contained in Unity of Title, recorded in Book 11082, Page 806.
3. Grant of Easement granted to John Van Rachmuth, recorded in Book 13200, Page 3622.
4. Covenant Running With The Land in favor of Metropolitan Dade County, recorded in Book 13656, Page 3897, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Covenant Running With The Land in favor of Metropolitan Dade County, recorded in Book 14311, Page 1666, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Restrictions as set forth in Book 25754, Page 2274.
7. Agreement for Water and Sanitary Sewage Facilities recorded in Book 26655, Page 1434.
8. Covenant in favor of Miami-Dade County recorded in Book 26655, Page 1429.
9. Terms and conditions of the Unity of Title recorded in Book 26655, Page 1425.
10. Declaration of Covenants, Conditions and Restrictions recorded in Book 4339, Page 365, but deleting and covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

11. 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).
12. 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.

Doc# 2063429
Bk# 2781 Pg# 1787

5 NE 15th Street, Homestead, Florida (Parcel ID: 10-7907-021-0580)

1. Ordinance No. 85-12-111 recorded in Book 12780, Page 877.
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.

777 Homestead Boulevard, Homestead, Florida (Parcel ID: 10-7918-000-0220)

1. Covenant Running with the Land recorded in Book 26748, Page 2068.
2. Order of Taking by City of Homestead recorded in Book 28978, Page 717.
3. 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).
4. 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.

444 SW 1st Avenue, Homestead, Florida (Parcel ID: 10-7813-005-0040)

1. Reservations contained in Deed from Board of Commissioners of Everglades Drainage District, filed in Deed Book 3071, Page 301.
2. Reservations unto the State of Florida for oil, gas, minerals, fissionable materials and 200 foot State Road Right of Way as contained in Deed recorded in Deed Book 3071, Page 304. Note: The right of entry and exploration has been released pursuant to S270.11, F.S.
3. Ordinance Number 2006-06-26 recorded in Book 25166, Page 63.

412 South Flagler Avenue, Homestead, Florida (Parcel ID: 10-7813-048-0010 and 10-7813-048-0020) and 458 South Flagler Avenue, Homestead, Florida (10-7813-048-0031)

1. Covenant running with the land in favor of Metropolitan Dade County, recorded in Book 12438, Page 1998, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Ordinance Number 2006-06-26 recorded in Book 25166, Page 63

457 South Flagler Avenue, Homestead, Florida (Parcel ID: 10-7813-005-0050)

1. Reservations unto the State of Florida for oil, gas, minerals, fissionable materials and 200 foot State Road Right of Way as contained in Deed recorded in Deed Book 2847, Page 65. Note: The right of entry and exploration has been released pursuant to S270.11, F.S.
2. Ordinance Number 2006-06-26 recorded in Book 25166, Page 63.

467 South Flagler Avenue, Homestead, Florida (Parcel ID: 10-7813-005-0030)

1. Reservations contained in Deed from Board of Commissioners of Everglades Drainage District, filed in Deed Book 3071, Page 306.
2. Ordinance Number 82-04-26 recorded in Book 11443, Page 1720
3. Reservations unto the State of Florida for oil, gas, minerals, fissionable materials and 200 foot State Road Right of Way as contained in Deed recorded in Deed Book 3071, Page 308. Note: The right of entry and exploration has been released pursuant to S270.11, F.S.
4. Ordinance Number 2006-06-26 recorded in Book 25166, Page 63.

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

1409 Overseas Highway, Marathon, Florida (Parcel ID: 00326840-000000)

Doc# 2063429
Bk# 2781 Pg# 1788

1415 Overseas Highway, Marathon, Florida (Parcel ID: 00326820-000000)

1417-1421 Overseas Highway, Marathon, Florida (Parcel ID: 00326810-000000)

1. Sewer Lateral Wastewater Easement recorded in Book 2647, Page 1290.
2. Planning Commission Resolution No. PC01-05-05 recorded in Book 1706, Page 189.
3. 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.

451 Overseas Highway, Big Coppitt Key, FL (Parcel ID: 00121470-000000)

1. Easement according to instrument recorded in Book 457, Page 758.
2. Easement according to instrument recorded in Book 457, Page 759.
3. Terms and provisions contained in Instrument, recorded in Book 668, Page 43.
4. Terms and provisions contained in Instrument, recorded in Book 787, Page 234.
5. Notice of Environmental Resource or Surface Water Management Permit recorded in Book 2460, Page 131.
6. 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.

Tract A, Big Coppitt Key, Florida (Parcel ID: 00151010-000000)

1. Easement, according to instrument recorded in Book 390, Page 946.
2. Easement, according to instrument recorded in Book 457, Page 758.
3. Easement, according to instrument recorded in Book 457, Page 759.
4. Terms and provisions contained in Instrument, recorded in Book 668, Page 43.
5. Terms and provisions contained in Instrument, recorded in Book 787, Page 234.
6. Notice of Environmental Resource or Surface Water Management Permit recorded in Book 2460, Page 131.

Lot 1, Gulfview, Big Coppitt Key, Florida (Parcel ID: 00153330-000000)

1. Easement, according to instrument recorded in Book 457, Page 758.
2. Easement, according to instrument recorded in Book 457, Page 759.
3. Terms and provisions contained in Instrument, recorded in Book 668, Page 43.
4. Terms and provisions contained in Instrument, recorded in Book 787, Page 234.
5. Grant of Easement and Joint Use Agreement recorded in Book 2737, Page 2103.
6. Notice of Environmental Resource or Surface Water management Permit recorded in Book 2460, Page 131.

Lot 2, Gulfview, Big Coppitt Key, Florida (Parcel ID: 00153340-000000)

1. Easement, according to instrument recorded in Book 457, Page 758.
2. Easement, according to instrument recorded in Book 457, Page 759.
3. Terms and provisions contained in Instrument, recorded in Book 668, Page 43.
4. Terms and provisions contained in Instrument, recorded in Book 787, Page 234.

3228 Flagler Ave, Key West, Florida (Parcel ID: 00069040-000000)

1. Declaration of Covenants, Conditions and Restrictions recorded in Book 69, Page 381, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
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.

3. 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).

6203 Overseas Hwy, Marathon, Florida (Parcel ID: 00338730-000600)

1. 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

Doc# 2063429
Bk# 2781 Pg# 1789

6209 Overseas Highway, Marathon, Florida (Parcel ID: 00339960-000000)

1. Terms and provisions contained in Instrument, recorded in Book 668, Page 43.
2. Deed to State Road Department, recorded in Book 368, Page 630.
3. Terms and conditions of Settlement Agreement, recorded in Book 1383, Page 1790.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 121, Page 304, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. 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).

81644 Overseas Hwy, Islamorada, Florida (Parcel ID: 00095130-000000)

1. 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.

1127 (1124) Truman Avenue, Key West, Florida (Parcel ID: 00032360-000000)

1. Subject to Restrictions imposed on property lying within the Historical Preservation Area of the City of Key West. Subject premises are within this area as stated in Executive Office of the Governor Administration Commission Chapter 27F-15 Land Planning Boundary and Principles for Guiding Development For the City of Key West recorded in OR Book 901, Page 201.
2. City of Key West Area of Critical State Concern, Rule 27F-15, of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05 F.S. on February 7, 1984, effective February 28, 1994, recorded in Book 906, Page 200-208, of the Public Records of Monroe County, Florida.
3. Subject to City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
4. 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.

24996 Overseas Highway, Summerland Key, Florida (Parcel ID: 00188900-000000)

1. Declaration of Covenants, Conditions and Restrictions recorded in Book 110, Page 497 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Resolution No. 197-2012 recorded in Book 2588, Page 739.
3. 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.

3700 N. Roosevelt Blvd, Key West, Florida (Parcel ID: 00066080-000000)

1. Terms and conditions of the Right of Entry Agreement recorded in Book 1414, Page 2192.
2. The fact, as disclosed by that certain document or documents recorded in Book 1414, Page 2192, that some violation of the environmental protection laws may have occurred, which may affect the land.
3. Terms and Conditions as set forth in Deed recorded in Book 2593, Page 957.
4. Easement recorded in Book 93, Page 562.
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.

**Doc# 2063429
Bk# 2781 Pg# 1790**

**MONROE COUNTY
OFFICIAL RECORDS**

Property Card

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00069040-000000
Account# 1072931
Property ID 1072931
Millage Group 10KW
Location 3228 FLAGLER Ave, KEY WEST
Address
Legal KW RIVIERA SHORES SUBDIVISION PB3-148 THE EASTERLY
Description 100FT OF BLK 2 OR85-361/362 OR1913-1679/81 OR2781-1779/90
(Note: Not to be used on legal documents.)
Neighborhood 31060
Property Class SERVICE STATION (2600)
Subdivision Riviera Shores Sub
Sec/Twp/Rng 33/67/25
Affordable Housing No



Owner

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

[LAND 4027 LLC](#)

[LAND 113 LLC](#)

[LAND 1701 LLC](#)

[LAND 2708 LLC](#)

[LAND 8351 LLC](#)

[LAND 8601 LLC](#)

[LAND 7009 LLC](#)

[LAND 2421 LLC](#)

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$482,916	\$482,916	\$497,774	\$497,774
+ Market Misc Value	\$57,241	\$54,203	\$54,323	\$54,443
+ Market Land Value	\$935,000	\$935,000	\$341,000	\$341,000
▪ Just Market Value	\$1,475,157	\$1,472,119	\$893,097	\$893,217
▪ Total Assessed Value	\$1,080,646	\$982,406	\$893,097	\$893,217
- School Exempt Value	\$0	\$0	\$0	\$0
▪ School Taxable Value	\$1,475,157	\$1,472,119	\$893,097	\$893,217

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$935,000	\$482,916	\$54,203	\$1,472,119	\$982,406	\$0	\$1,472,119	\$0
2021	\$341,000	\$497,774	\$54,323	\$893,097	\$893,097	\$0	\$893,097	\$0
2020	\$341,000	\$497,774	\$54,443	\$893,217	\$893,217	\$0	\$893,217	\$0
2019	\$341,000	\$520,063	\$54,562	\$915,625	\$915,625	\$0	\$915,625	\$0
2018	\$317,130	\$481,526	\$52,106	\$850,762	\$850,762	\$0	\$850,762	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	22,000.00	Square Foot	100	220

Buildings

Building ID	40490	Exterior Walls	C.B.S.
Style		Year Built	1969
Building Type	1 STY STORE-B / 11B	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	6520	Roof Type	
Finished Sq Ft	4844	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	393	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	576	0	0
CAD	DETACHED CAN	1,100	0	0
FLA	FLOOR LIV AREA	4,844	4,844	0
TOTAL		6,520	4,844	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CARPORT	1995	1996	21 x 30	1	630 SF	1
CH LINK FENCE	1978	1979	6 x 260	1	1560 SF	1
FENCES	1979	1980	5 x 42	1	210 SF	4
ASPHALT PAVING	1979	1980	0 x 0	1	2300 SF	2
FENCES	1979	1980	5 x 78	1	390 SF	4
CONC PATIO	1985	1986	0 x 0	1	9935 SF	2
CONC PATIO	1969	1970	0 x 0	1	680 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/8/2016	\$20,750,000	Warranty Deed		2781	1779	37 - Unqualified	Improved		

Permits

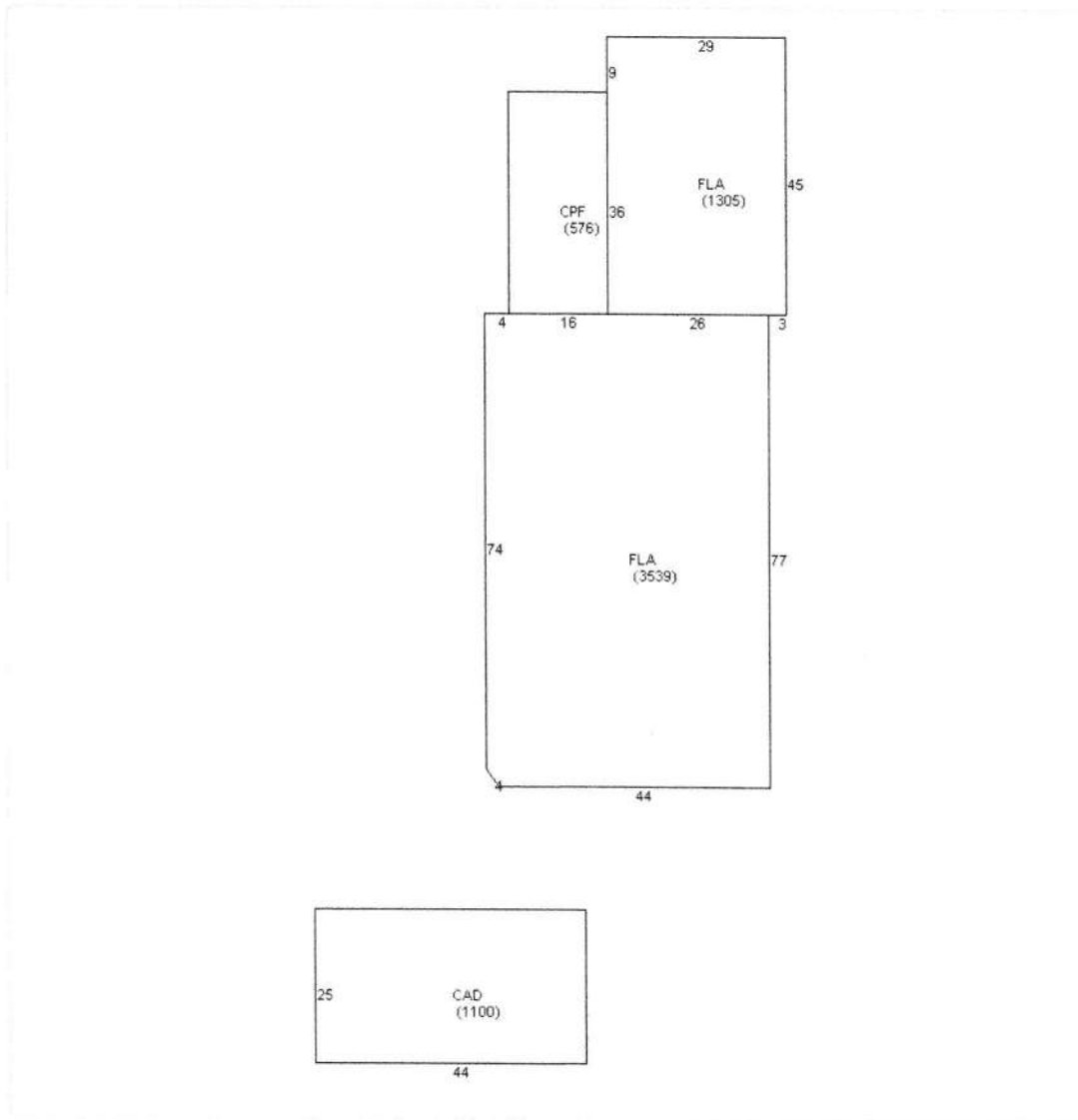
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-2094	7/28/2023		\$36,000	Commercial	EXISTING FUEL DISPENSER REPLACEMENT (4).
BLD2022-2939	10/11/2022	10/27/2022	\$8,000	Commercial	Replace steel column damaged by storm at canopy.
BLD2022-0794	3/23/2022	3/30/2022	\$8,580	Commercial	REPLACING WITH NEW RHEEM 5 TON PACKAGE UNIT IN SAME LOCATION ON ROOF CURB MODEL# RACA14060CJT000AA *NOC REQUIRED**HARC NOT REQUIRED* TJO
BLD2020-2778	6/29/2021	8/30/2021	\$5,600	Commercial	1" CONDUITS FOR A FUEL TANK AND PULL NEW WIRING TO THEM.
BLD2021-0892	5/14/2021	5/19/2021	\$900	Commercial	SIGNS
BLD2020-2777	11/3/2020	9/15/2021	\$25,000	Commercial	SAW CUT 24 LINEAR OF CONCRETE DEMO REMOVE CONCRETE. REMOVE OLD CONTAINMENT SUP INSTALL NEW CONTAINMENT SUMP. INSTALL NEW CONCRETE, HYDO TEST. DISCONNECT ELECTRICAL TO SUB-MOTORS REMOVE WIRE TO OUTSIDE J BOX ABOUT FEET INSTALL NEW CONDUITS AN FITTINGS PULL NEW WIRE.
BLD2019-0164	1/28/2019	4/11/2019	\$16,453	Commercial	Remove existing mobil canopy logos and install two new logos per site plan
18-00000992	3/27/2018	10/17/2018	\$5,000	Commercial	FACE CHANGE WITH LED OF EXISTING ID SIGN USING EXISTING COLUMN, BASE PLATES, ANCHOR BOLTS AND FOOTER. NO STRUCTURAL CHANGES. **N.O.C. REQUIRED**
18-00000993	3/27/2018	5/3/2018	\$250	Commercial	DISCONNECT/RECONNECT OF EXISTING ELECTRIC.
08-4497	5/4/2009	8/13/2008	\$2,700	Commercial	RE-DECK METAL AWNING
08-4379	12/12/2008	11/20/2008	\$53,500	Commercial	NEW FLAT ROOF TO NEW ADDITION
08-4379	12/12/2008	5/1/2009	\$53,500	Commercial	NEW FLAT ROOF TO NEW ADDITION 1500 SF AND REMOVE AND REPLACE ADJACENT FLAT ROOF 500 SF. NEW FLASHING.
08-4497	12/12/2008	8/13/2009	\$2,700	Commercial	RE-DECK METAL AWNING WITH 2X4 BLOCKING AND 5/8 PLYWOOD, CONST. 46LF PARAPET WALL
08-4492	12/10/2008	4/16/2009	\$5,800	Commercial	CHANGE OUT 5 TON ROOF TOP PACKAGE UNIT
08-4492	12/10/2008	5/1/2009	\$5,800	Commercial	CHANGE OUT 5 TON ROOF TOP PACKAGE UNIT
08-4379	12/2/2008	5/1/2009	\$53,500	Commercial	REMOVE 7 REPLACE 4300 SF OF ROOFING. INSTALL MODIFIED BUILT-UP ROOF MODIFIED WHITE GRANULATED CAP SHEET. INSTALL NEW TAPER SYSTEM.
08-3318	9/6/2008	11/7/2008	\$22,477	Commercial	DEMO BLOCK WALLS, COLUMNS, TIE BEAM. DRILL NEW AUGER HOLES AND POUR CONCRETE. GRADE BEAMS AND COLUMNS. INFILL 216 SF OF BLOCK. FASTEN 30 LB HURRICANE CLIPS TO ROOF. POUR INTERIOR CONCRETE SLAB.

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-1452	6/13/2008	5/1/2009	\$98,574	Commercial	DEMO & DISPOSE OF 102 LF OF BLK WALL & DETERIORATED TIE BEAM. INSTALL ADEQUATE SHORING TO SUPPORT ROOF STRUCTURE & AVOID JEOPARDIZING STRUCTURAL INTEGRITY WHILE PERFORMING DEMO. REBUILDING 102 LF OF BLOCK WALL, TIE BEAMS, JAMBS AND HEADER BEAMS. INSTALL HURRICANE CLIPS TO EXISTING CENTER WALL & ROOF STRUCTURE. STUCCO ENTIRE NEW STRUCTURE.
08-1452	6/13/2008	7/23/2009	\$98,574	Commercial	DEMO & DISPOSE OF 102LF OF BLK WALL & DETERIORATED TIE BEAM. INSTALL ADEQUATE SHORING TO SUPPORT ROOF STRUCTURE & AVOID JEOPARDIZING STRUCTURAL INTEGRITY WHILE PERFORMING DEMO & REBUILDING OF 102LF OF BLOCK WALL, TIE BEAMS, JAMS, AND HEADER BEAMS. INSTALL HURRICANE CLIPS TO EXISTING CENTER WALL & ROOF STRUCTURE. STUCCO ENTIRE NEW STRUCTURE.
08-1454	6/13/2008		\$5,100	Commercial	REPAIR AND REWIRE 1500SF AREA. NEW 200 AMP SERVICE, 1 A/C HOOK-UP
08-1455	6/13/2008	11/17/2008	\$7,975	Commercial	RELOCATE EXISTING BATHROOMS & REPLACE EXISTING SEWER & WATER LINES.
06-0102	1/9/2006	7/26/2006	\$10,900	Commercial	UPGRADE ELECTRICAL PANELS AND EMERGENCY GENERATOR
05-5714	12/28/2005	7/26/2006	\$54,907	Commercial	REPLACE TANKS & LINE DISPEJSERS & PUMPS
04-2136	7/29/2004	12/13/2004	\$109,500	Commercial	INT RENOV & ROOF
0101402	3/28/2001	10/5/2001	\$6,000	Commercial	15 SQS BUILTUP
0002807	9/12/2000	12/20/2000	\$1,500	Commercial	KITCHEN REPAIRS
0000142	1/18/2000	7/18/2000	\$1,400	Commercial	KITCHEN FIRE SYSTEM
9803462	11/4/1998	12/31/1998	\$4,000	Commercial	REPL SIGN
9802974	9/28/1998	12/31/1998	\$12,000	Commercial	REPL STORM DAM ROOF
9801407	5/5/1998	11/3/1998	\$4,000	Commercial	REMV/REPL CA2 ROOF
9801188	4/13/1998	11/3/1998	\$1	Commercial	REPL DISPENSERS PER PLANS
9800327	2/18/1998	11/3/1998	\$2,000	Commercial	REPL GAS DISPENSERS
9701509	5/1/1997	7/1/1997	\$4,000	Commercial	INSTALL ROOF FOR CA2
M943888	11/1/1994	12/1/1994	\$4,000	Commercial	CHANGEOUT 7.5 TON AC
B933403	12/1/1993	12/1/1994	\$25,000	Commercial	REPLACE UNDERGRD TANK

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to ensure a just collection of 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, all provided information is for your use only and may not be applicable in future or subsequent years. By requesting such data you hereby understand and agree that the

[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 10/4/2023, 12:40:37 PM

Contact Us



PB Res 2018-51

**PLANNING BOARD
RESOLUTION NO. 2018-51**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO THE MINIMUM -SIDE SETBACK REQUIREMENT, ON PROPERTY LOCATED AT 3228 FLAGLER AVENUE (RE # 00069040-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, AND 122-390 (6) b. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to demolish the existing concrete block warehouse structure to the rear of the property in order to construct a two story multifamily structure that includes five (5) deed restricted affordable units and three (3) market rate residential units on property located at 3228 Flagler Avenue (RE # 00069040-000000);

WHEREAS, Section 122-390 (6) (b) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states the minimum side setback is 15 feet or ten percent of the lot width up to a maximum of 20 feet, whichever is greater;

WHEREAS, the lot width is 100 feet resulting in the required side yard setback to be 15 feet;

WHEREAS, the existing side setback is .8 feet;

WHEREAS, the proposed side setback is 5 feet;

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

Resolution No. 2018-51



Chairman



Planning Director

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district;

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

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district;

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant;


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


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

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor

Resolution No. 2018-51



Chairman


Planning Director

policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the City of Key West Planning Board for the side setback requirement variance for the construction of a two story multifamily structure that includes five (5) deed restricted affordable units, three (3) market rate units, first floor 10 storage units, bocce courts, underground catchment system, parking and scooter/bike on property located at 3228 Flagler Avenue (RE # 00069040-000000) in the CL Zoning District pursuant to Sections 90-395, 122-390 (6) b. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated September 28, 2018 by Robert Allen Steele, Professional Architect. No approval granted for any other work or improvements shown on the plans other than the proposed two story multifamily residential structure, storage units, bocce courts, underground catchment system, parking, electric charging systems, and scooter/bike spaces.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the

Resolution No. 2018-51



Chairman



Planning Director

property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. 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 6. 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.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Resolution No. 2018-51



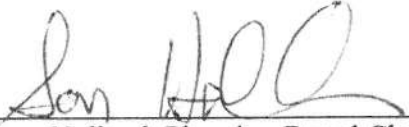
Chairman



Planning Director

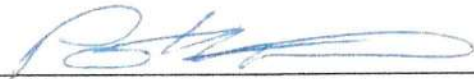
Read and passed on first reading at a regularly scheduled meeting held this 18th day of October 2018.

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



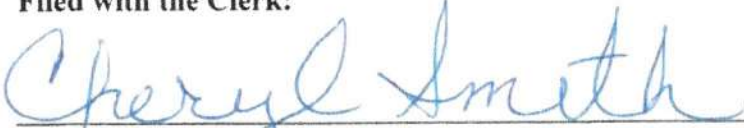
Sam Holland, Planning Board Chairman 11-15-18
Date

Attest:




Patrick Wright, Planning Director 11-14-18
Date

Filed with the Clerk:



Cheryl Smith, City Clerk 11-27-2018
Date

Resolution No. 2018-51



Chairman

Planning Director

PB Res 2018-52

**PLANNING BOARD
RESOLUTION NO. 2018-52**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A MINOR DEVELOPMENT PLAN, CONDITIONAL USE, AND LANDSCAPE WAIVER APPROVALS IN ORDER TO CONSTRUCT A MULTIFAMILY TWO-STORY RESIDENTIAL STRUCTURE THAT INCLUDES FIVE (5) DEED RESITRICTED AFFORDABLE UNITS AND THREE (3) MARKET RATE RESIDENTIAL UNITS ON PROPERTY LOCATED AT 3228 FLAGLER AVENUE (RE # 00069040-000000) IN THE COMMERCIAL LIMITED (CL) ZONING DISTRICT PURSUANT TO SECTIONS 108-91 (b) (1) (a), 108-196 (b), 122-62, 122-388 (2), 108-517, 90-427 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

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

WHEREAS, Section 108-91 (b) (1) (a) of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that outside the Historic District, a Minor Development Plan is required for permanent residential and transient residential development: addition or reconstruction of five to ten more units; and

WHEREAS, Section 122-388 (2) of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that in the Commercial Limited (CL) zoning district, a Conditional Use is required in order to construct a multiple-family residential dwelling; and

WHEREAS, Section 90-427 provides that decisions of the planning board shall be considered final in actions regarding minor development plan approvals outside the Historic District including conditional uses that are part of the minor development plan; and

WHEREAS, Section 108-517 (a) requires the Planning Board to consider the

Resolution No. 2018-52



Chairman


Planning Director

modifications and waivers to reduce the City's landscaping requirements as requested and render as final action; and



WHEREAS, the granting of the Minor Development Plan, Conditional Use, and Landscape Waiver application is consistent with the criteria of the Code of Ordinances;

WHEREAS, the Planning Board determined that the granting of the Minor Development Plan, Conditional Use, and Landscape Modification/ waiver is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

General Conditions:

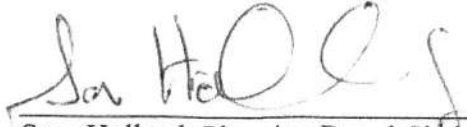
1. The proposed development shall be consistent with the plans dated, September 28, 2018 by Robert Allen Steele, P.A. No approval granted for any other work or improvements shown on the plans other than the proposed construction of the two story multi-family structure that includes five (5) deed restricted affordable units, three (3) market rate residential units, ground floor storage units, bocce courts, an underground catchment system, parking, electric charging systems, and scooter/ bike spaces.
2. The relocation of the garbage enclosure shall in no way alter the number or size of the fifteen required (15) off-street parking spaces.
3. Tree Commission Final approval
4. The hours of construction shall follow City Code and be limited to 8 a.m. to 7 p.m. on Monday to Friday, and 9 a.m. to 5 p.m. on Saturday.
5. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
6. Prior to obtaining a Certificate of Occupancy, the applicant must record the affordable deed restrictions identifying the five (5) affordable units in a form that is acceptable to the City, and approved by the City's Attorney
7. Per the Fire Marshall's request, the multi-family two story structure must have a sprinkler system installed in each unit.

Resolution No. 2018-52


Chairman

Planning Director

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

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



Sam Holland, Planning Board Chairman

11-15-18

Date

Attest:




Patrick Wright, Planning Director

11-14-18

Date

Filed with the Clerk:




Cheryl Smith, City Clerk


11-16-18

Date

Resolution No. 2018-52



Chairman



Planning Director

Memorandum

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: October 18, 2023
To: Ms. Katie Halloran, Planning Director
Via Mr. Nick Perez-Alvarez, Consultant
From: Thomas Francis-Siburg
CC: Mr. Owen Trepanier
Mr. Steve Uphoff
Mr. Joe Kellum
Re: **3228 Flagler Avenue (RE No. 00069040-000000)**
**Major Modification to Res. No. 2018-52 (Minor Development Plan,
Conditional Use, and Landscape Waiver)**

Summary:

Resolution No. 2018-52 approved the redevelopment of a portion of the existing commercial property as 5 deed-restricted affordable units and 3 market-rate units. The project proposes to modify this approval to 3 deed-restricted affordable units and 5 market-rate units. Based on the below analysis, we believe the proposed modification meets the Major Modification review threshold of Sec. 108-91.C.3.

Solution Statement:

This 8-unit residential development is designed to be elevated at least 1.5 ft above current and future flood plain elevations. The project will exceed the minimum requirements for affordable housing (project is linked to 628 United Street by Res. No. 2018-57). Storm water management will be brought into compliance and will include rainwater catchment systems and drainage swales. The project exceeds required parking and offers electric vehicle charging. The project feature light colored roof and non-roof materials and energy-rated appliances, lighting, and mechanical systems. And, the project improves existing site nonconformities.

As a result of the proposed modification:

- Parking will comply with code, proposing 24 auto spaces and 12 bicycle spaces;
- Impervious surface will decrease by 21% from existing and 8% from Res. No. 2018-52;
- Open space will increase by 3% from existing and decrease by 8% from Res. No. 2018-52;
- Building coverage will decrease 2% from existing and 14% from Res. No. 2018-52; and,
- Site-specific storm water management, landscaping, and utilities will be enhanced from both existing and Res. No. 2018-52.

Existing Approvals:

- BPAS (Res. No. 2018-51): 4 affordable, 4 LEED Platinum market-rates
- MDP, Cond Use & Landscape Waiver (Res. No. 2018-52): 5 affordable 3 market-rate
- Variance (Res. No. 2018-51) Side yard setbacks

Proposed Approvals:

- Render back to City BPAS (Res. No. 2018-51): 4 affordable, 4 LEED Platinum market-rates
- Year 11 (2023-2024) BPAS allocations: 3 affordable, 5 market-rates
- Major modification to MDP, Cond Use & Landscape Waiver (Res. No. 2018-52): 3 affordable 5 market-rate

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

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

(a) Reduction of building size:

The modification proposes a net improvement in building coverage of **2%** from existing and **14%** from approved.

Proposed v. Res. No. 2018-52 v. Existing	
Existing	22% (4,840 sq ft)
Res. No. 2018-52	38% (8,363 sq ft)
Proposed Modification	24% (5,276 sq ft)
Improvement	+2% (436 sq ft)

(b) Reduction of impervious area:

The modification proposes a net improvement in the impervious surface area of **21%** from existing and **8%** from approved.

Proposed v. Res. No. 2018-52 v. Existing	
Existing	97% (21,505 sq ft)
Res. No. 2018-52	84% (18,477 sq ft)
Proposed Modification	76% (16,788 sq ft)
Improvement	+21% (4,717 sq ft)

(c) Expansion of landscaping:

The modification proposes a net improvement in landscaped area of **3%** from existing and a reduction from approved.

Proposed v. Res. No. 2018-52 v. Existing	
Existing	5% (1,099 sq ft)
Res. No. 2018-52	16% (3,463 sq ft)
Proposed Modification	8% (1,712 sq ft)
Improvement	+3% (613 sq ft)

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

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

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

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

The modification proposes the relocation of at least 10 feet drives & driveways and building from the location shown on the approved plan.

	Res. No. 2018-58 Approved	Proposed Modification	Change
Pools	N/A	N/A	No Change
Parking Spaces	32 auto spaces and 10 bicycle-scooter spaces	24 auto spaces and 12 bicycle-scooter spaces	Net reduction: 8 auto sps. Relocation: 8 auto sps. + 10 bicycle-scooter sps
Drives & Driveways	Flagler Ave & Riviera St Accessways + 1 Riviera Dr driveway	Flagler Ave and Riviera St Accessways + 1 Riviera St driveway	Net reduction: 0 driveways. Relocation: 1 driveway.
Buildings	38% (8,363 sq ft) bldg. cov.	24% (5,276 sq ft) bldg. cov.	Net reduction: • 14% (3,087 sq ft) bldg. cov. Relocation: • 1 MF structure

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

N/A – The modification proposes a complying parking situation by proposing 24 auto spaces (no change to the existing auto and adding 8 new auto) and 12 bicycle-scooter spaces. The property was previously approved for 32 auto spaces and 10 bicycle-scooter spaces; a net reduction in auto spaces and a net increase

of 20% in bicycle-scooter spaces. No addition of parking spaces are proposed by this modification

Parking Space Demand

	Use	Amount	Auto		Bike	
			Rate	Demand	Rate	Demand
Existing	Commercial Store + Fuel Pumps	5,493 sq ft floor area	1 per 300 sq ft floor area	18.3 spaces	25% req'd auto	4.6 spaces
	Total			18.3 spaces		4.6 spaces
Res. 2018-52	Commercial Store + Fuel Pumps	3,582 sq ft	1 per 300 sq ft floor area	11.9 spaces	25% req'd auto	3.0 spaces
	Multi-Family Dwelling	4 aff. du + 3 mkt-rt du	2 spaces per du	14 spaces	10% req'd auto	1.4 spaces
	Sec. 122-1470	1 aff. du	N/A	N/A	2 spaces per du	2.0 spaces
	Total			25.9 spaces		3.4 spaces
Proposed	Commercial Store + Fuel Pumps	3,582 sq ft	1 per 300 sq ft floor area	11.9 spaces	25% req'd auto	3.0 spaces
	Multi-Family Dwelling	5 mkt-rt	2 spaces per du	10 spaces	10% req'd auto	1.0 spaces
	Sec. 122-1470	3 aff. du	N/A	N/A	2 spaces per du	6.0 spaces
	Total			21.9 spaces		10.0 spaces

Parking Space Data

Proposed v. Res. No. 2018-52 v. Existing					
	Auto Spaces			Bicycle-Scooter Spaces	
	Required	Actual		Required	Actual
Existing	18.3 sp	16 sp		4.6 sp	0 sp
Res. No. 2018-52	25.9 sp	32 sp		3.4 sp	10 sp
Proposed Modification	21.9 sp	16 sp (existing) + 8 sp (new) = 24 spaces		10.0 sp	12.0 sp
Improvement		+4.4 spaces			+6.6 spaces

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

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

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

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

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

N/A – The modification does not propose a change in use resulting in less than 1,000 square feet of impervious surface are on the entire site.

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

The project proposes to change the number of approved affordable and market rate units to 3 affordable and 5 market rates from 5 affordable and 3 market rates.

As a result, the project proposes to exceed that as treated as either an administrative or minor modification and must be treated in the same manner as the original approval.

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

N/A – The modification does not propose changes to specific conditions required by Res. No. 2018-52.

Survey

SunBiz



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

Barton, Lauren
 5300 Overseas Highway
 Unit #2
 Key West, FL 33040

Name Changed: 02/01/2023

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	04/29/2022

2023

02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- Foreign Limited	View image in PDF format

*Click on the links to view the documents



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

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

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	04/29/2022
2023	02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- Foreign Limited	View image in PDF format

Page 2 of 10 - Page 2 of 10



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

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

Name Changed: 04/04/2019

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	04/29/2022

2023

02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- Foreign Limited	View image in PDF format

Florida Department of State | www.flsos.org



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

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

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	04/29/2022
2023	02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- Foreign Limited	View image in PDF format

Public information of State of Tennessee



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

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

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	04/29/2022
2023	02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- Foreign Limited	View image in PDF format

Printed On: 10/4/2023 2:43 PM



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

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

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	04/29/2022

2023

02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- Foreign Limited	View image in PDF format

For the Department of State, Division of Corporations



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

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

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	04/29/2022

2023

02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- Foreign Limited	View image in PDF format

11/10/2023 10:45:00 AM



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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

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

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	04/29/2022

2023

02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- Foreign Limited	View image in PDF format

State Department of Corporations



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
 LAND 8601, LLC

Filing Information

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

Principal Address

4900 WEST HUNDRED ROAD
 CHESTER, VA 23831

Mailing Address

4900 WEST HUNDRED ROAD
 CHESTER, VA 23831

Registered Agent Name & Address

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

Name Changed: 04/18/2018

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MBR

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

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	04/29/2022

2023

02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- Foreign Limited	View image in PDF format

Florida Corporation of State Securities Corporation

**Updated Plans Submitted
May 15, 2024**

SITE DATA

RIVIERA STREET
PARCEL ID #: 00020110-000103

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	CL	CL	NO CHANGE	COMMERCIAL (LIMITED)
SITE AREA	21,978 SQ. FT. (.504 ACRES)	5,000 SQ. FT.	NO CHANGE	CONFORMS
LOT SIZE	100' X220'	50' X100' (MIN)	NO CHANGE	CONFORMS
IMPERVIOUS	20,935 SQ FT (95.25%)	13,186.8 SQ. FT. (60% MAX)	16,469 SQ FT (74.9%)	IMPROVMENT CONFORMS
OPEN SPACE	1,043 SQ FT (4.75%)	6,593.4 SQ. FT. (30% MIN)	4,646 SQ FT (21.1%)	IMPROVMENT CONFORMS
BUILDING COV.	6,665 SQ FT (30.3%)	10,989 SQ. FT. (50% MAX)	7,996 SQ FT (36.3%)	CONFORMS

DENSITY REQUIREMENTS

REQUIREMENT	EXISTING	PROPOSED	REMARK
COMMERCIAL FAR	.22	.13	CONFORMS
RESIDENTIAL UNITS (MARKET & AFFORDABLE)	0 UNITS	5 MR 3 AFF.	CONFORMS

STRUCTURE SETBACKS

SETBACK	EXISTING	PROPOSED	REMARK
FRONT SETBACK (FLAGLER AVE)	70'-11"	44'	NO CHANGE CONFORMS
REAR SETBACK (RIVIERA DRIVE)	24'-10"	25'	25'-0" NEW BUILDING CONFORMS
STREET SIDE SETBACK (RIVIERA STREET)	48'-2"	20'	20' NEW BUILDING CONFORMS
SIDE SETBACK	0'-3 1/2"	5'	5' NEW BUILDING CONFORMS
BUILDING HEIGHT	-	40'-0"	35'-1" CONFORMS

CURRENT FEMA FLOOD ZONE: AE-8

SITE LOCATION:



GENERAL NOTES:

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

PROJECT CONTACT LIST:

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

PLANNING CONSULTANT:
TREPANIER & ASSOCIATES, INC.,
OWEN TREPANIER
1421 1ST STREET,
KEY WEST, FLORIDA 33040
OWEN@TREPANIER.COM
O 305-293-89837

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.0 SURVEY
- EX1.1 EXISTING SITE & DEMOLITION PLAN
- A1.1 GROUND FLOOR PLAN
- A1.2 1ST & 2ND FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS

3228 FLAGLER :

- * FIRST FINISHED FLOOR > 1.5 FT ABOVE BFE
 - * GOLD FGBC STANDARD
 - * \$2,500 (MINIMUM) VOLUNTARY CONTRIBUTION TO CITY'S AIPP OR TREE FUND
 - * ELECTRIC VEHICLE CHARGING STATION CONDUIT
 - * SOLAR REFLECTIVE INDEX (SRI) OF 29 (MINIMUM) OF ALL NON-ROOF AREAS (EX. CONCRETE, WALLS, ETC.)
 - * AT LEAST ONE, ONSITE RECREATIONAL AMENITY (EX. WORKOUT BENCH, ETC.)
 - * RAINWATER CATCHMENT SYSTEM, TO CATCH 100% OF AREA OF NEW ROOFS IN GALLONS
- NOTE: ADDITIONAL POINTS WILL BE SECURED THROUGH EXCEEDING AFFORDABLE HOUSING REQUIREMENTS.N

ABBREVIATION LEGEND:

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

AFFORDABLE HOUSING DEVELOPMENT

RIVIERA STREET

KEY WEST, FL 33040

SCOPE OF WORK:

DESIGN NOTES:

CERTIFICATE OF COMPLIANCE:

COMMENTS:

PROJECT SQUARE FOOT AREAS:



PROGRESS DRAWINGS FOR REVIEW & COMMENT ONLY

**RIVIERA STREET
KEY WEST, FL 33040**

**DRAWING TITLE:
TITLE & PROJECT
INFORMATION**

DRAWN: TSN / EDSA
CHECKED:
DATE: 04-24-2024

REV. #1	05-02-2024

REVISION # DATE

T1.1
SHEET #



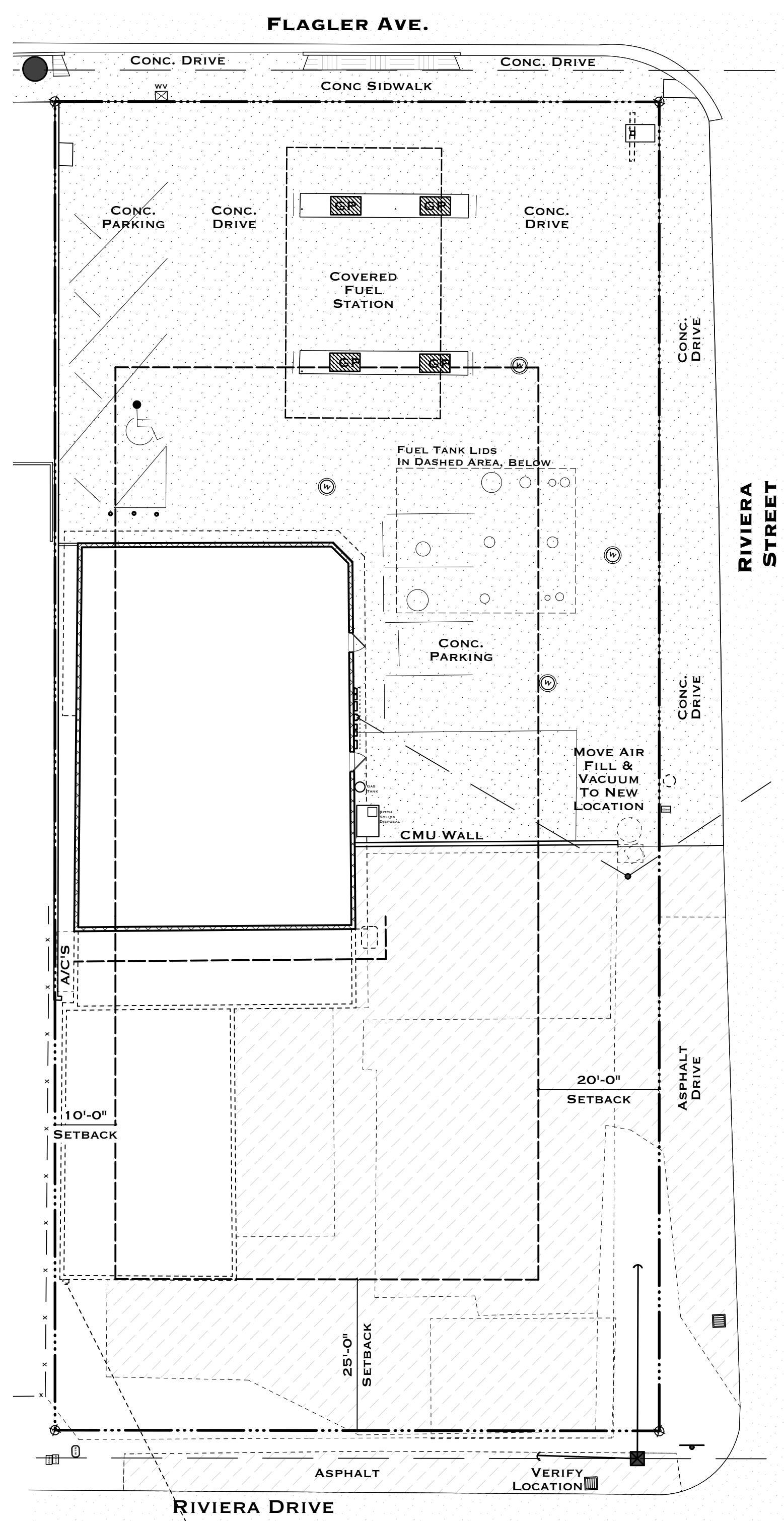
**PROGRESS
 DRAWINGS
 FOR REVIEW &
 COMMENT ONLY**

**RIVIERA STREET
 KEY WEST, F L 33040**

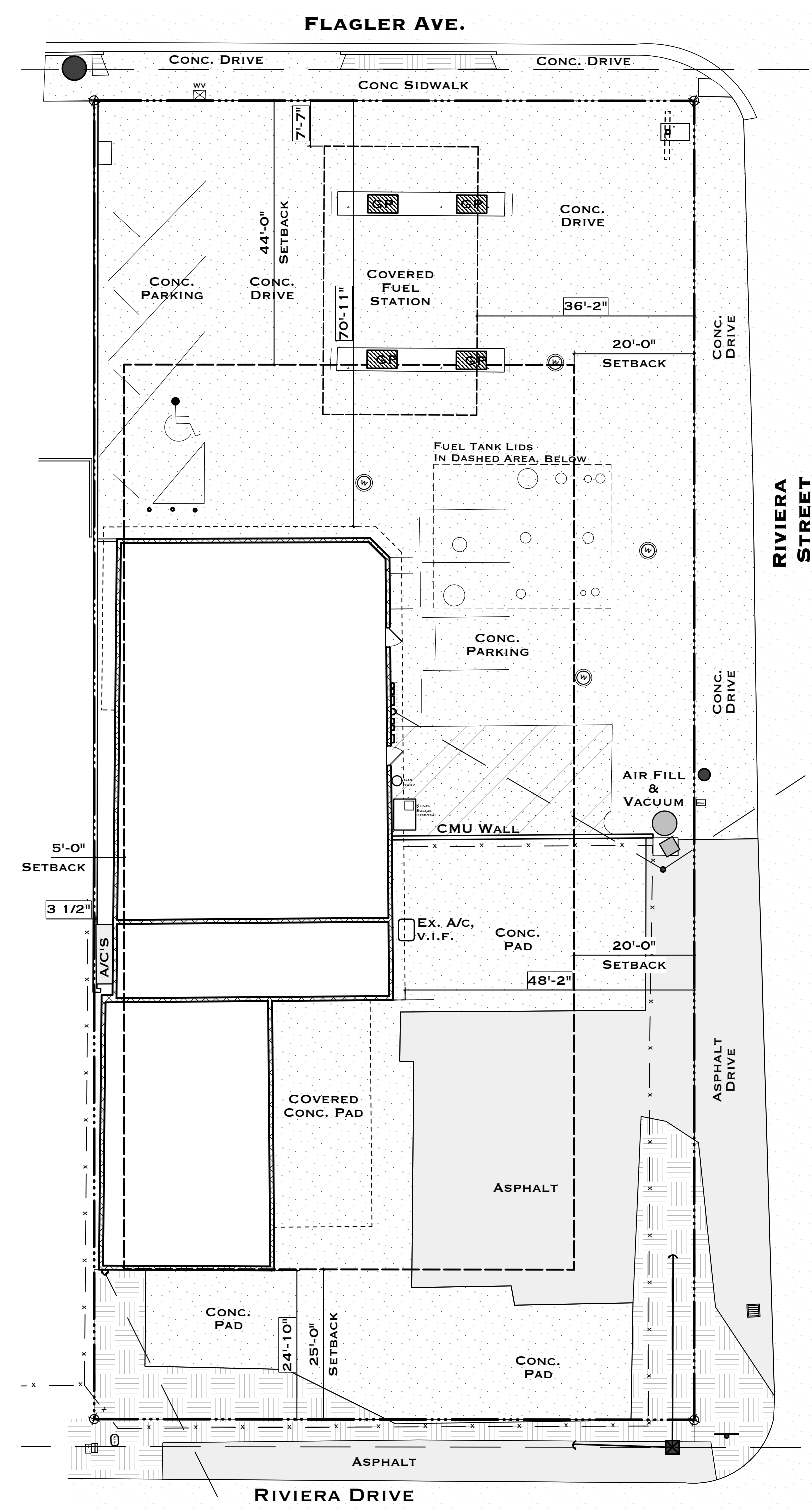
**DRAWING TITLE:
 EXISTING SITE PLAN &
 DEMOLITION PLAN**
 DRAWN: TSN / EDSA
 CHECKED:
 DATE: 04-24-2024

REV. #1	05-02-2024
REVISION #	DATE

EX1.1
 SHEET #



2
 EX1.1 SITE DEMOLITION PLAN
 SCALE: 1/16" = 1'-0"



1
 EX1.1 EXISTING GROUND FLOOR PLAN
 SCALE: 1/16" = 1'-0"

PROGRESS DRAWINGS FOR REVIEW & COMMENT ONLY

**RIVIERA STREET
 KEY WEST, FL 33040**

**DRAWING TITLE:
 PROPOSED FIRST & SECOND FLOOR PLAN**

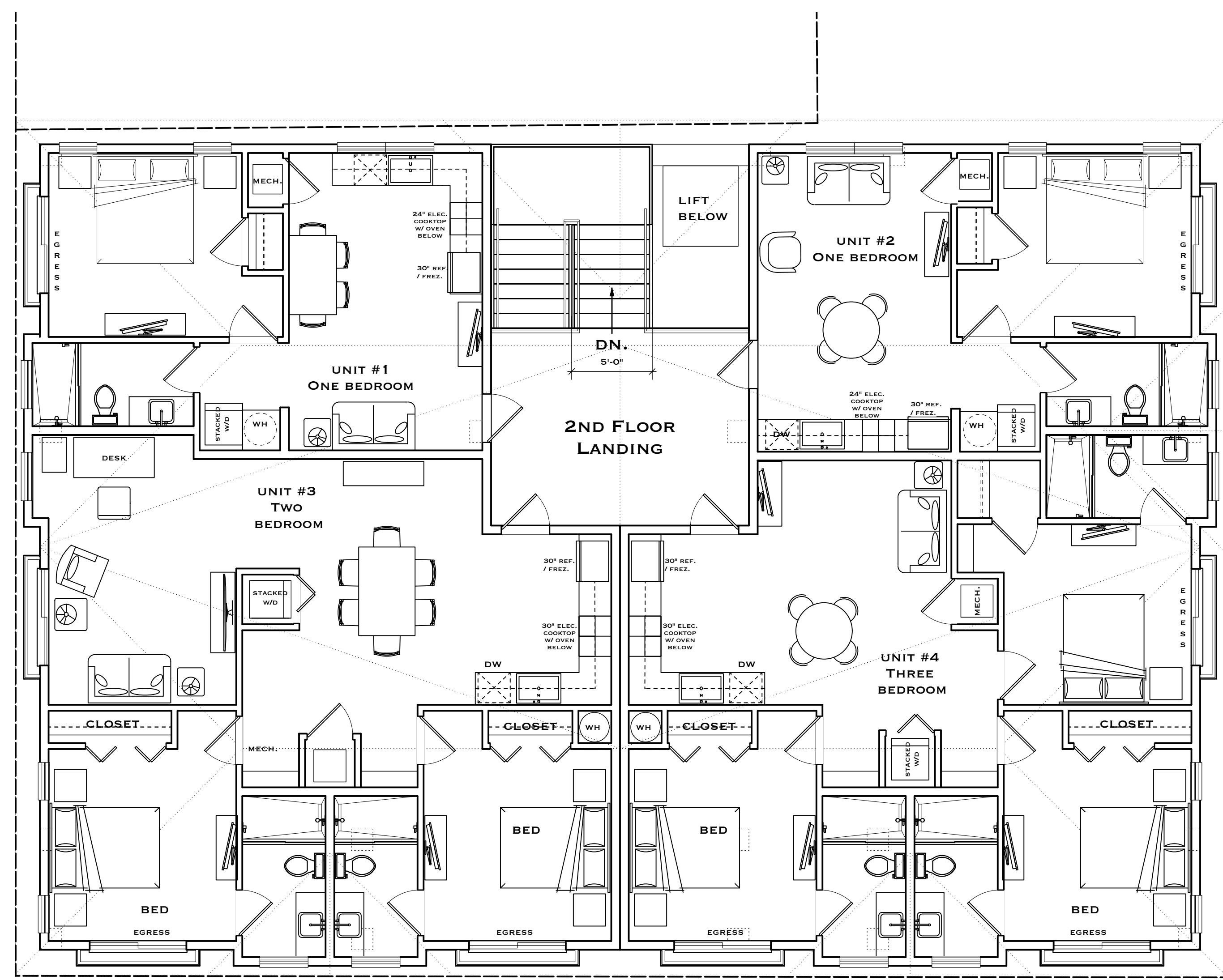
**DRAWN: TSN / EDSA
 CHECKED:
 DATE: 04-24-2024**

REV. #1	05-02-2024
REVISION #	DATE

A1.2
 SHEET #

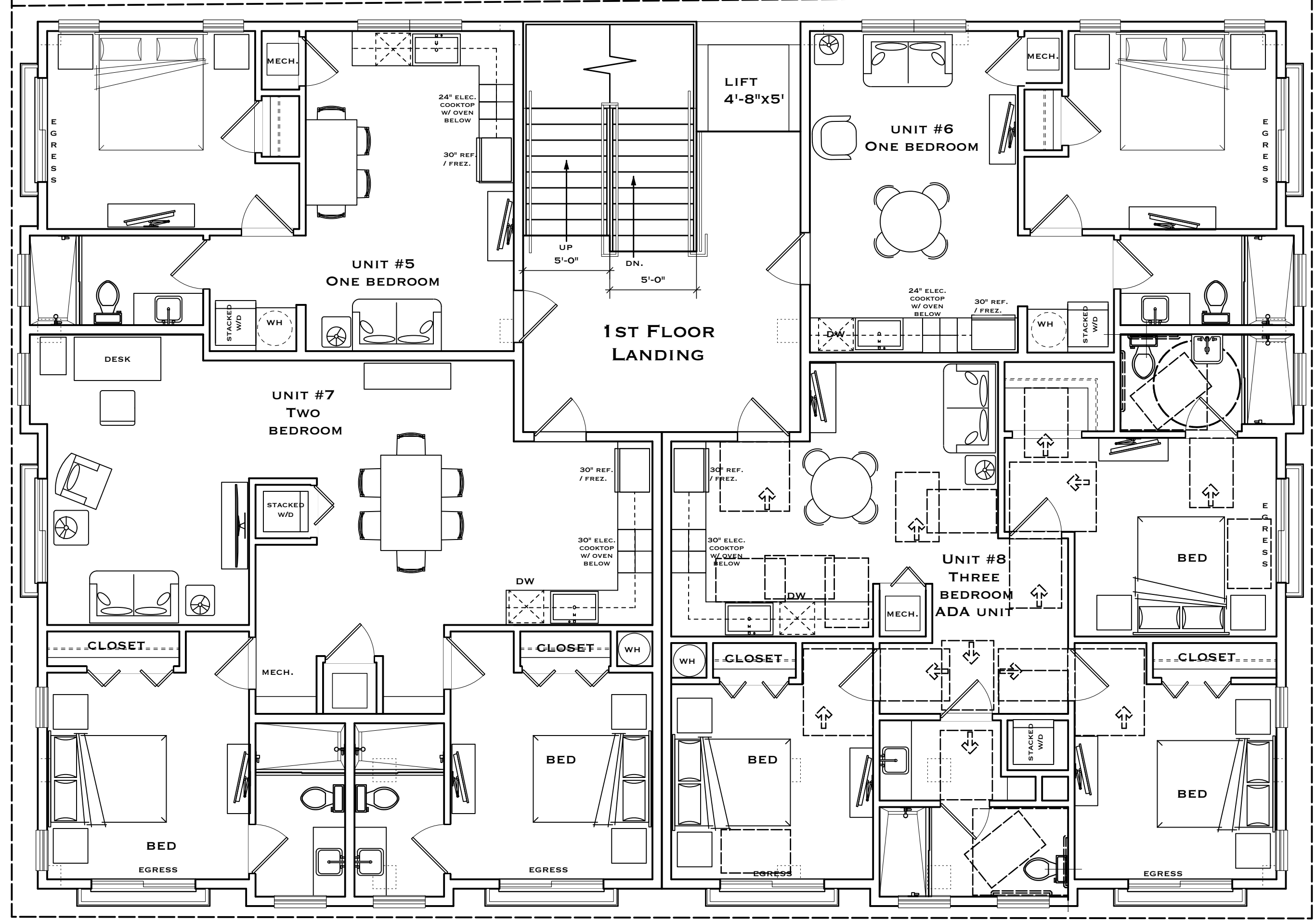
SQUARE FOOT TABLE

	1ST FLOOR CONDITIONED	2ND FLOOR CONDITIONED
UNIT #1	531 Sq. Ft.	
UNIT #2	531 Sq. Ft.	
UNIT #3	1,106 Sq. Ft.	
UNIT #4	1,106 Sq. Ft.	
UNIT #5		531 Sq. Ft.
UNIT #6		531 Sq. Ft.
UNIT #7		1,106 Sq. Ft.
UNIT #8		1,106 Sq. Ft.



**NOTE:
 BUILDING TO BE SPRINKLED**

2 SECOND FLOOR PLAN
 A1.1 SCALE: 3/16" = 1'-0"



**NOTE:
 BUILDING TO BE SPRINKLED**

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

PROGRESS
 DRAWINGS
 FOR REVIEW &
 COMMENT ONLY

RIVIERA STREET
 KEY WEST, FL 33040



1 RIVIERA DRIVE ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"



2 RIVIERA STREET ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"

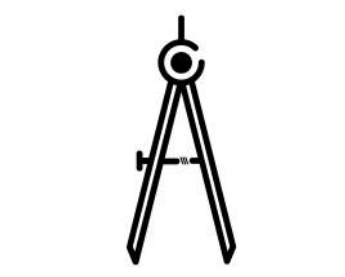
DRAWING TITLE:
 PROPOSED ELEVATIONS

DRAWN: TSN / EDSA
 CHECKED:
 DATE: 04-24-2024

REV. #1	05-02-2024

REVISION #	DATE

A3.1
 SHEET #



T.S. NEAL ARCHITECTS INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

PROGRESS
DRAWINGS
FOR REVIEW &
COMMENT ONLY

RIVIERA STREET
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: TSN / EDSA
CHECKED:
DATE: 04-24-2024

REV. #1 05-02-2024

REVISION # DATE

A3.2
SHEET #



T. S. NEAL ARCHITECTS, INC.



1 FLAGLER ELEVATION
A3.2 SCALE: 1/4" = 1'-0"

7'-2 1/2" +/-
PLANTER
5'-0"
SIDEWALK



2 SIDE ELEVATION
A3.2 SCALE: 1/4" = 1'-0"

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

REVIEW SET
 NOT FOR CONSTRUCTION

AFFORDABLE HOUSING DEVELOPMENT

RIVIERA STREET
 KEY WEST, FL 33040

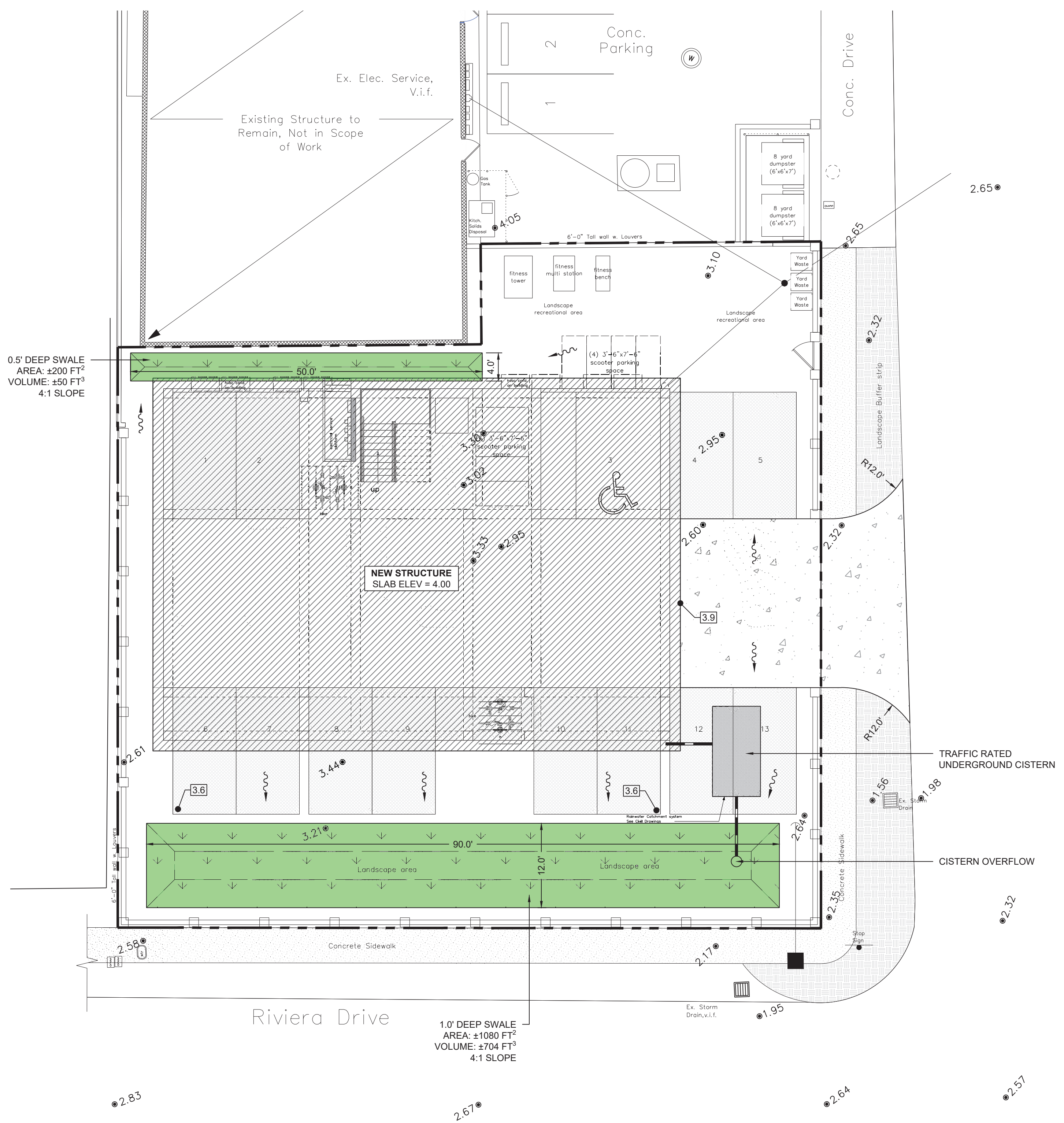
PLANNING SUBMITTAL ONLY. NOT FOR CONSTRUCTION

DRAWN: BGO
 DESIGNED: BGO
 CHECKED: JLO

CONCEPTUAL DRAINAGE PLAN

241015 5/10/2024

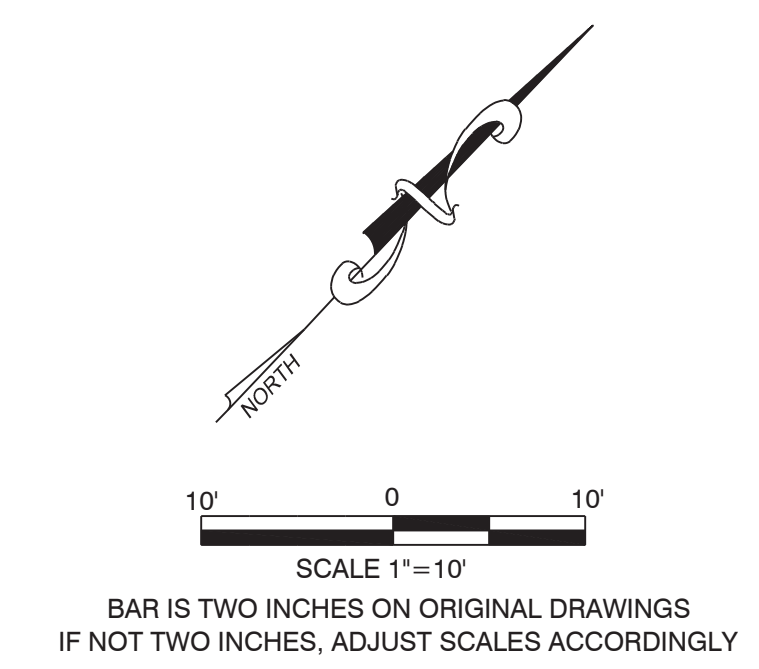
C-1



LEGEND

- PROJECT LIMITS
- ROOF AREA
- IMPERVIOUS AREA
- DRY DETENTION AREA
- EXISTING GRADE
- PROPOSED GRADE
- STORMWATER PIPE
- STORMWATER FLOW

NOTE: SYMBOLS IN LEGEND ARE NOT TO SCALE



- NOTES:
- PROVIDE SILT FENCE AS REQUIRED FOR EROSION CONTROL.
 - DEWATERING OPERATIONS MAY BE REQUIRED. CONTRACTOR WILL NOT BE PERMITTED TO DIRECTLY DISCHARGE INTO THE STORM DRAIN.

Stormwater Quantity Calculations

Pre Development			
Project Area	0.206	ac	8,984.0
Pervious Area	0.022	ac	974.0
Impervious Area	0.184	ac	8,010.0
Percent Impervious Area	89.2%		
Information below per SFWMD ERP Vol II			
Rainfall: 25 Year / 24 Hour Event	P ₂₄	9.0	in
Rainfall: 25 Year / 72 Hour Event	P ₇₂	12.0	in
Depth to Water Table		3	ft
Predeveloped Available Storage		4.95	in
Soil Storage	S	0.54	in
Q _{pre} = $\frac{[P - 0.25]^2}{(P + 0.85)}$	Q _{pre}	8.39	in 25YR/24HR
	Q _{pre}	11.38	in 25YR/72HR
Runoff Volume (25 year/24 hour design event)	V _{25yr/24hr}	1.730	ac-in
Runoff Volume (25 year/72 hour design event)	V _{25yr/72hr}	2.347	ac-in

Post Development			
Project Area	0.206	ac	8,984.0
Pervious Area	0.104	ac	4,529.0
Impervious Area	0.102	ac	4,455.0
Percent Impervious Area	49.6%		
Information below per SFWMD ERP Vol II			
Rainfall: 25 Year / 24 Hour Event	P ₂₄	9.0	in
Rainfall: 25 Year / 72 Hour Event	P ₇₂	12.0	in
Depth to Water Table		3	ft
Developed Available Storage		4.95	in
Soil Storage	S	2.50	in
Q _{pre} = $\frac{[P - 0.25]^2}{(P + 0.85)}$	Q _{pre}	6.57	in 25YR/24HR
	Q _{pre}	9.45	in 25YR/72HR
Runoff Volume (25 year/24 hour design event)	V _{25yr/24hr}	1.355	ac-in
Runoff Volume (25 year/72 hour design event)	V _{25yr/72hr}	1.949	ac-in

Volume Difference (25 year/24 hour design event)			
Q _{post-pre} = Q _{post} - Q _{pre}	Q _{post-pre}	-1.81	in
	V _{post-pre}	-0.374	ac-in (1,359) ft ³
Volume Difference (25 year/72 hour design event)			
Q _{post-pre} = Q _{post} - Q _{pre}	Q _{post-pre}	-1.93	in
	V _{post-pre}	-0.398	ac-in (1,444) ft ³

Stormwater Quality Calculations			
Project Area	0.206	ac	8,984
Surface Water	0.000	ac	-
Roof	0.091	ac	3,975
Other Impervious	0.011	ac	480
Pervious	0.104	ac	4,529
Impervious Area for Water Quality	0.01	ac	480
	5%		
A) One inch of Runoff over Project Area	0.206	ac-in	749
vs			
B) 2.5 inches x Impervious Area for Water Quality	0.028	ac-in	100

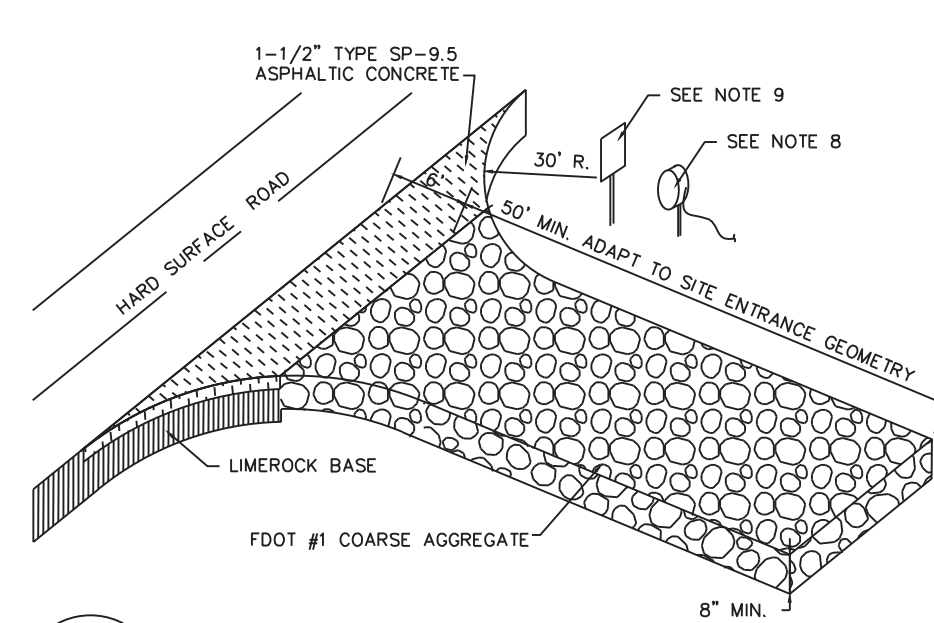
Retention Details			
Total Retention Required	0.206	ac-in	749
Volumes Provided			
Retention Pond	0.21	ac-in	754
Retention Provided (Total)	0.208	ac-in	754

754 ft³ = 5640 GALLONS

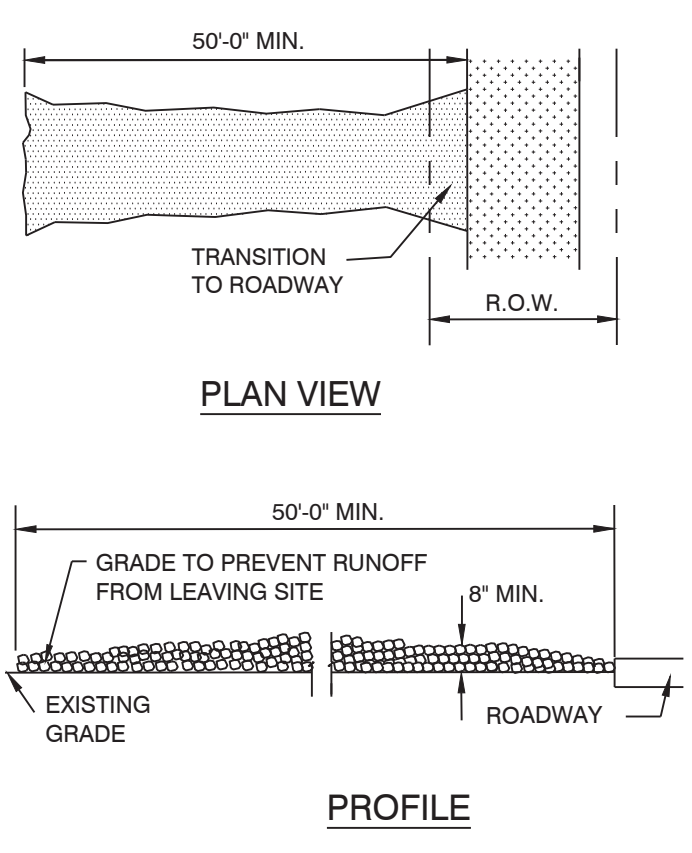
STORMWATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT EROSION AND CONTROL SEDIMENTS AND STOCKPILES OF MATERIALS.
- BEST MANAGEMENT PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, INSTALLING SILT FENCE, DRAIN INLET BARRIER, STABILIZED SITE ENTRANCE, AND FLOATING TURBIDITY BARRIER.
- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS.
- SILT FENCE IS TO BE INSTALLED AROUND PROPERTY BOUNDARY (WITHIN PROPERTY LIMITS). OTHER CONTROL MEASURES, SUCH AS TEMPORARY RETENTION PONDS, GRADING, AND SOIL STABILIZATION MAY BE REQUIRED FOR EROSION, SEDIMENT, AND TURBIDITY CONTROL.
- EROSION CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING SILT FENCE, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER, AND REGULATORY AGENCIES.

- GENERAL NOTES:**
- STONE SIZE: 3 TO 5 INCH OPEN GRADED ROCK.
 - LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 - THICKNESS: NOT LESS THAN 8 INCHES.
 - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEELS, WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 - DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 - PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPOGOT AT EACH DESIGNATED CONSTRUCTION EXIT.
 - PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
 - ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.



1 Gravel Construction Entrance
 NTS



2 Staked Silt Barrier Detail
 NTS

- NOTES:
- POST: 2"x2" WOOD, P.T. OR 2-1/2" Ø STEEL AT 6' CENTERS, MAXIMUM.
 - GEOTEXTILE: GRAB TENSILE AT 90 LBS, TRAPEZOIDAL TEAR AT 35 LBS, MULLER BURST AT 180 PSI.
 - GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 8" AND BACK FILLED.
 - ALSO SEE FDOT INDEX 199, "GEOTEXTILE CRITERIA", EROSION CLASS.
 - OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

