

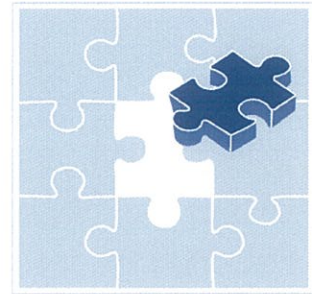
Application

02/10/17

Mr. Patrick Wright, Senior Planner
City of Key West
3401 Flagler Avenue
Key West, FL 33040

RE: Variance Application - Revised
1421 First Street

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Mr. Wright:

Thank you again for speaking with me about the above property. Attached is a revision to the variance application to permit the creation affordable accessory infill apartments proposed in association with existing commercial at 1421 First Street.

We have revisioned the project to become a single family market-rate dwelling unit.

Included with the original application was the following application fee:

Standard Application Fee:	\$1,150.00
Affordable Housing Fee Reduction 50%:	<u>-\$575.00</u>
Total Application Fee:	\$575.00

Given that we are abandoning our attempt to build affordable housing, we are including a check in the amount of \$575.00 to make up the difference in the application fee.

Thank you and best regards.

Owen Trepanier



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1421 First Street

Zoning District: CL Real Estate (RE) #: 00045100-000000

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☒ Owner ☐ Authorized Representative

Name: Trepanier & Associates, Inc. - A Florida Corporation

Mailing Address: 1421 First Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-293-8983 Fax: 305-293-8748

Email: Owen@OwenTrepanier.com

PROPERTY OWNER: (if different than above)

Name: Same as Above

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: _____

Construct a bicycle/predestrian-oriented single-family co-housing dwelling unit.

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

Building coverage, Side and rear yard setbacks, parking

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?

☒ Yes ☐ No

If yes, provide date of landscape approval, and attach a copy of such approval.

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

☐ Yes ☒ No

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

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

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

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

Site Data Table	Permitted/ Required	Existing	Proposed	Compliance
Zoning	--	CL	No Change	Complies
Flood Zone	--	AE-7	No Change	Complies
Size of Site	10,000 sq. ft.	5,050 sq. ft.	No Change	Complies
Height	40 ft.	<40 ft.	<40 ft.	Complies
Front Setback	20.2 ft.	0 ft.	No Change	Complies
Side Setback: Existing Structure	15 ft.	4 ft.	No Change	Complies
Proposed Structure	15 ft.	--	5 ft.	Variance
Street Side Setback: Existing Structure	20 ft.	2 ft.	No Change	Complies
Proposed Structure	20 ft.	--	5 ft.	Variance
Rear Setback	20.2 ft.	5 ft.	5 ft.	Variance
Density	2	0	1	Complies
F.A.R.	0.8	0.5	No change	Complies
Building Coverage	40%	54%	70%	Variance
Impervious Surface	60%	81%	74%	Complies
Parking	3	2	2	Variance
Handicap Parking	1	0	1	Complies
Bicycle/ Scooter parking	4.5	0	8	Complies
Open Space/ Landscaping	33%	19%	26%	Complies
Number & Type of Units	--	0	1 SFR	Conditional
Consumption Area/ # Seats	--	200 sq.ft./ 5 seats	No change	Complies

Standards for Considering Variances

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

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

This property has existing capacity to accommodate two new residential dwellings with no new creation of impervious surface. The opportunity to create these units will help solve the ongoing housing crisis in the community. The units are prevented from being located above the existing structure do the design and construction of the existing structure. The lot has extensive setback requirements essentially causing the site to be unbuildable (Exhibit A).

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

The applicant did not construct the existing structure, nor the housing crisis nor the existing impervious surface, nor the untenable setback requirements of the CL.

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

Special privileges will not be conferred. The property allows two residential dwellings to be constructed and the applicant seeks approval of only one.

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

Hardship conditions exist. Literal interpretation of the code will prevent the applicant from exercising their rights to construct a permitted use and strongly encouraged by the Principals for Guiding Development, the Comprehensive Plan, and the Land Development Regulations. Additionally it will work to prevent the creation of housing for permanent residents in furtherance of the Comprehensive Plan and the Land Development Regulations

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

Only the minimum variance is requested. The proposal is to construct just one residential dwelling.

City of Key West • Application for Variance

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

Granting of the variance will not be injurious to the public welfare. In fact the variances will allow the furtherance of the City's stated goals and objectives with regard to solving the housing crisis.

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

Existing nonconformities are not proposed as the basis for this variance request.

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

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

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Property record card
- ☒ Signed and sealed survey
- ☒ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☒ Floor plans
- ☒ Stormwater management plan

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

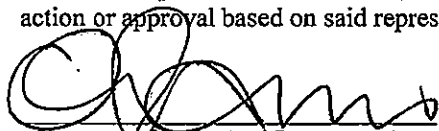
I, Owen Trepanier, in my capacity as President
(print name) (print position; president, managing member)
of Trepanier & Associates Inc.
(print name of entity serving as Authorized Representative)

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

1421 1st Street

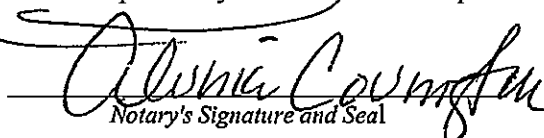
Street Address of subject property

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 14th Oct 2015 by
date
Owen Trepanier
Name of Authorized Representative

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


Notary's Signature and Seal



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONOTARY.COM

Alvina Covington
Name of Acknowledger typed, printed or stamped

913801
Commission Number, if any

Property Appraiser Information

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS	
Home	Contact Us
E-Filing Services	Document Searches
Forms	Help

Detail by Entity Name

Florida Profit Corporation

OWEN TREPANIER & ASSOCIATES, INC.

Filing Information

Document Number	P04000126065
FEI/EIN Number	43-2060722
Date Filed	08/30/2004
State	FL
Status	ACTIVE

Principal Address

1421 1st Street
Unit 101
KEY WEST, FL 33040

Changed: 04/09/2015

Mailing Address

P.O. BOX 2155
KEY WEST, FL 33045

Changed: 04/27/2005

Registered Agent Name & Address

PUENTE, RICHARD MR.
1024 THOMAS STREET
KEY WEST, FL 33040

Name Changed: 04/23/2012

Address Changed: 04/29/2010

Officer/Director Detail

Name & Address

Title PRES

TREPANIER, OWEN JMR.
1024 THOMAS STREET

Copyright © and Privacy Policies
State of Florida, Department of State

Title VP

PUENTE, RICHARD MR.
1024 THOMAS STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2013	04/29/2013
2014	04/07/2014
2015	04/09/2015

Document Images

04/09/2015 -- ANNUAL REPORT	View image in PDF format
04/07/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/27/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
08/30/2004 -- Domestic Profit	View image in PDF format



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
 Marathon (305) 289-2550
 Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1045691 Parcel ID: 00045100-000000

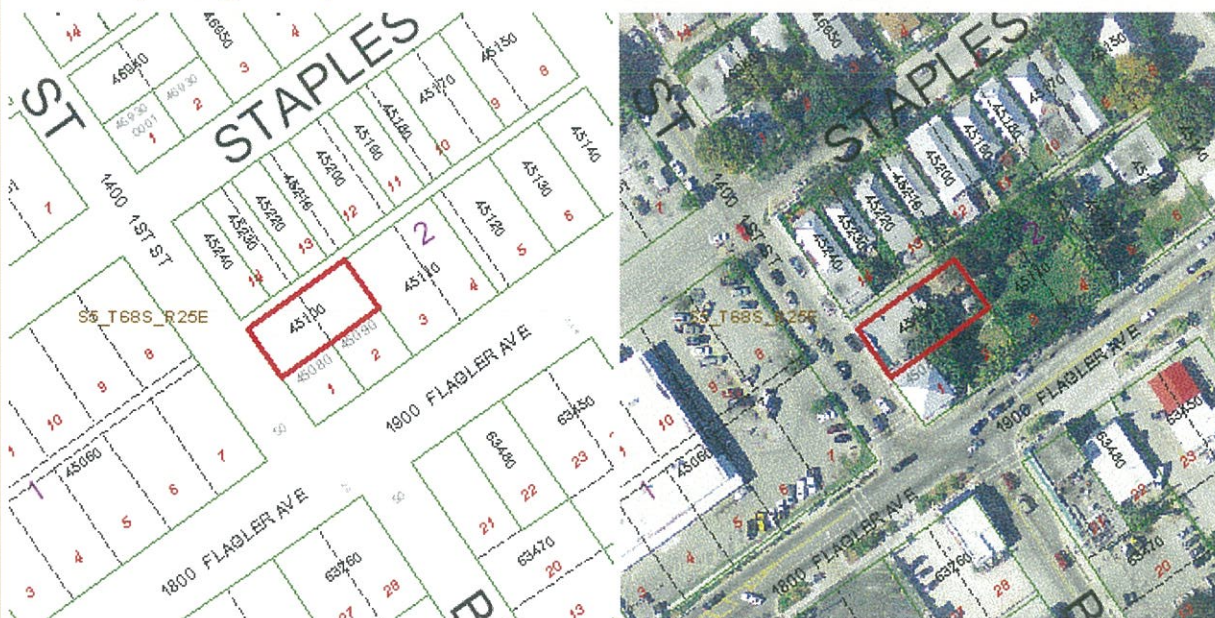
Ownership Details

Mailing Address:
 OWEN TREPANIER & ASSOCIATES INC
 1421 1ST ST
 KEY WEST, FL 33040-3648

Property Details

PC Code: 17 - OFFICE BUILDINGS 1 STORY
Millage Group: 10KW
Affordable: No
Housing: No
Section-
Township-Range: 05-68-25
Property 1421 1ST ST UNIT: 102 KEY WEST
Location: 1421 1ST ST UNIT: 101 KEY WEST
Subdivision: Key West Realty Co's First Sub
Legal Description: KW KW REALTY CO'S FIRST SUB PB1-43 PT LTS 1 2 SQR 2 TR 21 50 FT X 101 FT FIRST ST CO JUDGE DOCKET 9-37A
 OR334-587/88 OR334-538/41 OR334-545/47 OR1423-879/80 OR1649-581/83R/S OR2037-1987/88 OR2242-363 OR2561-1818/19
 OR2687-1423/25

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	101	5,050.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 1901
 Year Built: 1948

Building 1 Details

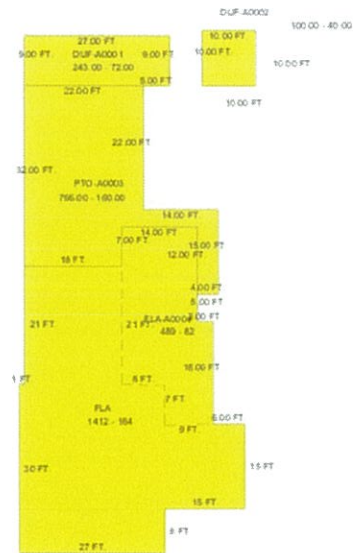
Building Type	Condition <u>G</u>	Quality Grade 400
Effective Age 12	Perimeter <u>246</u>	Depreciation % 15
Year Built 1948	Special Arch 0	Grnd Floor Area 1,901
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 2	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 5	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	<u>DUF</u>		1	1965					243
0	<u>DUF</u>		1	1965					100
0	<u>PTO</u>		1	2004					766
0	<u>FLA</u>		1	2004					489

1	FLA	1	1993	1,412
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		DRV-INREST/FAST FOOD	100	N	N
	4874	OFF BLDG-1 STY-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1323	AB AVE WOOD SIDING	26
1324	C.B.S.	74

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	180 SF	0	0	1969	1970	1	50
2	PT3:PATIO	260 SF	0	0	1959	1960	2	50
3	FN2:FENCES	108 SF	0	0	1959	1960	2	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-1649	06/02/2009		900	Commercial	BUILD 20X20 L-SHAPED COUNTER TOP. ATTACHED TO THE FRONT OF THE BUILDING. COUNTER TOP TO BE MADE WITH 2X4 FRAME COVERED T&G
16 14-4463	10/22/2014		1,500	Commercial	BUILD NEW PARTION WALL 12 FT X 78" AND PAINT.
2 9603956	10/01/1996	12/01/1996	1,500	Commercial	RENOVATIONS
3 9603981	10/01/1996	12/01/1996	1,800	Commercial	MECHANICAL
4 9604014	10/01/1996	12/01/1996	4,850	Commercial	MECHANICAL
5 9604096	10/01/1996	12/01/1996	1,000	Commercial	ROOF
6 9604146	10/01/1996	12/01/1996	1,500	Commercial	ELECTRIC
7 9604397	11/01/1996	12/01/1996	400	Commercial	ELÉCTRIC
8 9604441	11/01/1996	12/01/1996	2,000	Commercial	RENOVATIONS
9 0100777	02/13/2001	10/31/2001	2,000	Commercial	REPLASTER OUTSIDE BUILDIN
10 0103992	12/19/2001	11/15/2002	4,000	Commercial	EXTERIOR SIGN
11 04-3693	01/12/2005	12/31/2004	15,800	Commercial	RENOVATE OFFICE BUILDING. BUILD ADA BATH ROOM AND RAMPS
12 05-1059	04/06/2005	12/31/2004	2,000	Commercial	INSTALL PAVERS PARKING & WALKWAYS
13 04-3286	10/13/2004	12/31/2004	2,400	Commercial	FRENCH DOORS
14 04-3606	11/19/2004	12/31/2004	2,400	Commercial	A/C
15 06-0505	01/27/2006	07/05/2006	10,000	Commercial	V-CRIMP & MODIFIED RUBBER ON FLAT ROOF.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	232,194	1,675	105,371	339,240	339,240	0	339,240
2014	218,535	1,523	100,354	320,412	320,412	0	320,412

2013	218,535	1,523	100,354	320,412	320,412	0	320,412
2012	223,999	1,523	100,354	325,876	325,876	0	325,876
2011	232,194	1,523	200,707	434,424	434,424	0	434,424
2010	232,194	1,523	234,199	467,916	467,916	0	467,916
2009	237,657	1,523	292,749	531,929	531,929	0	531,929
2008	245,410	1,523	251,743	498,676	498,676	0	498,676
2007	196,823	1,523	328,250	526,596	526,596	0	526,596
2006	200,700	1,523	303,000	565,000	565,000	0	565,000
2005	205,160	1,523	227,250	565,000	565,000	0	565,000
2004	81,450	1,523	151,500	262,562	262,562	0	262,562
2003	81,450	1,523	79,790	262,562	262,562	0	262,562
2002	79,577	1,523	74,740	262,562	262,562	0	262,562
2001	79,577	1,523	74,740	231,613	231,613	0	231,613
2000	65,534	573	63,125	133,908	133,908	0	133,908
1999	65,534	587	63,125	133,908	133,908	0	133,908
1998	43,792	602	63,125	133,908	133,908	0	133,908
1997	43,792	616	53,025	133,908	133,908	0	133,908
1996	39,811	631	53,025	93,467	93,467	0	93,467
1995	39,811	645	53,025	93,481	93,481	0	93,481
1994	39,811	659	53,025	93,495	93,495	0	93,495
1993	38,481	0	53,025	91,506	91,506	0	91,506
1992	38,481	0	53,025	91,506	91,506	0	91,506
1991	38,481	0	53,025	91,506	91,506	0	91,506
1990	38,481	0	46,713	85,194	85,194	0	85,194
1989	38,481	0	45,450	83,931	83,931	0	83,931
1988	35,708	0	40,400	76,108	76,108	0	76,108
1987	35,013	0	31,563	66,576	66,576	0	66,576
1986	35,141	0	30,300	65,441	65,441	0	65,441
1985	33,966	0	20,200	54,166	54,166	0	54,166
1984	33,317	0	20,200	53,517	53,517	0	53,517
1983	33,317	0	20,200	53,517	53,517	0	53,517
1982	17,933	0	13,181	31,114	31,114	0	31,114

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/30/2014	2687 / 1423	490,000	<u>WD</u>	<u>12</u>
3/23/2012	2561 / 1818	489,800	<u>WD</u>	<u>12</u>
8/27/2004	2037 / 1987	660,000	<u>WD</u>	<u>Q</u>
8/17/2000	1649 / 0581	320,000	<u>WD</u>	<u>Q</u>
9/1/1996	1423 / 0879	190,000	<u>WD</u>	<u>Q</u>

This page has been visited 379,960 times.

Monroe County Property Appraiser

Deed

(2)

Doc# 1983990 06/04/2014 8:57AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

06/04/2014 8:57AM
DEED DOC STAMP CL: Krys \$3,430.00

Prepared by and return to:

Monica Hornyak
Real Estate Closer
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-107-EM
Will Call No.:

\$490,000

Doc# 1983990
Bk# 2687 Pg# 1423

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of May, 2014 between Keys Island Properties, LLC, a Florida limited liability company whose post office address is 1201 Simonton Street, Key West, FL 33040, grantor, and Owen Trepanier & Associates, Inc., a Florida Corporation, whose post office address is 1421 1st Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

See Exhibit "A" Attached Hereto

Parcel Identification Number: 00045100-000000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered in our presence:

Brenda Bahri
Witness Name: BREND ABAHRI
Amy N. Pierce
Witness Name: Amy N. Pierce

Keys Island Properties, LLC, a Florida limited liability company

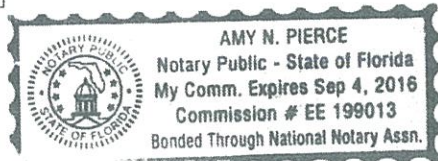
By: [Signature]
Gary Carney, President

(Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 30th day of May, 2014 by Gary Carney, President of Keys Island Properties, LLC, a Florida limited liability company, on behalf of the company. (He/she/it) is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]



Amy N. Pierce
Notary Public

Printed Name: _____

My Commission Expires: _____

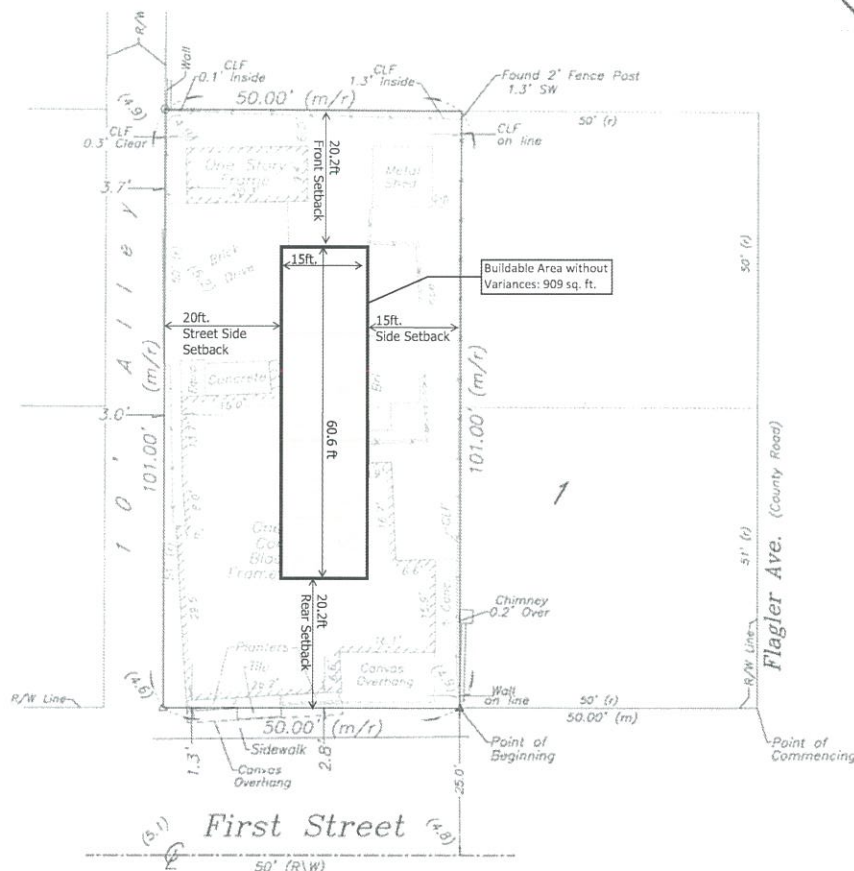
EXHIBIT "A"

On the Island of Key West and known on William. A. Whitehead's map of said Island delineated in February A.D. 1829 as part of Lots 1 and 2, Square 2, Tract 21 according to the Key West Realty Co.'s Subdivision Number 1 of Tract 21 and Salt Pond Lots Nos. 1, 2, 3, 4 and 5, more particularly described as follows:

Commencing at the corner of First Street and the County Road (Flagler Avenue), run in a Northwesterly direction a distance of 50 feet to a Point of Beginning; thence, at right angles, run in a Northeasterly direction a distance of 101 feet to a point; thence at right angles, run in a Northwesterly direction a distance of 50 feet to a point; thence at right angles, run in a Southwesterly direction a distance of 101 feet, to a point; thence at right angles, run in a Southeasterly direction a distance of 50 feet, back to the Point of Beginning

Additional Information

Buildable Area



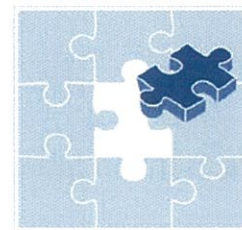
This plan shows the buildable area of 1421 First Street with no setback variances.

Buildable Area and Building Coverage with no setback variances:

909 sq. ft. (18%)

CL Zoning permits 40% building coverage. Literal interpretation of the setback code will eliminate 55% of the property's buildable rights.

TREPANIER



& ASSOCIATES INC.

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

305.293.8983

Site Plans

Consultants:

Submissions / Revisions:
PLANNING SUBMISSION - 2017.2.1

1421 FIRST STREET
KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 15005

Title:

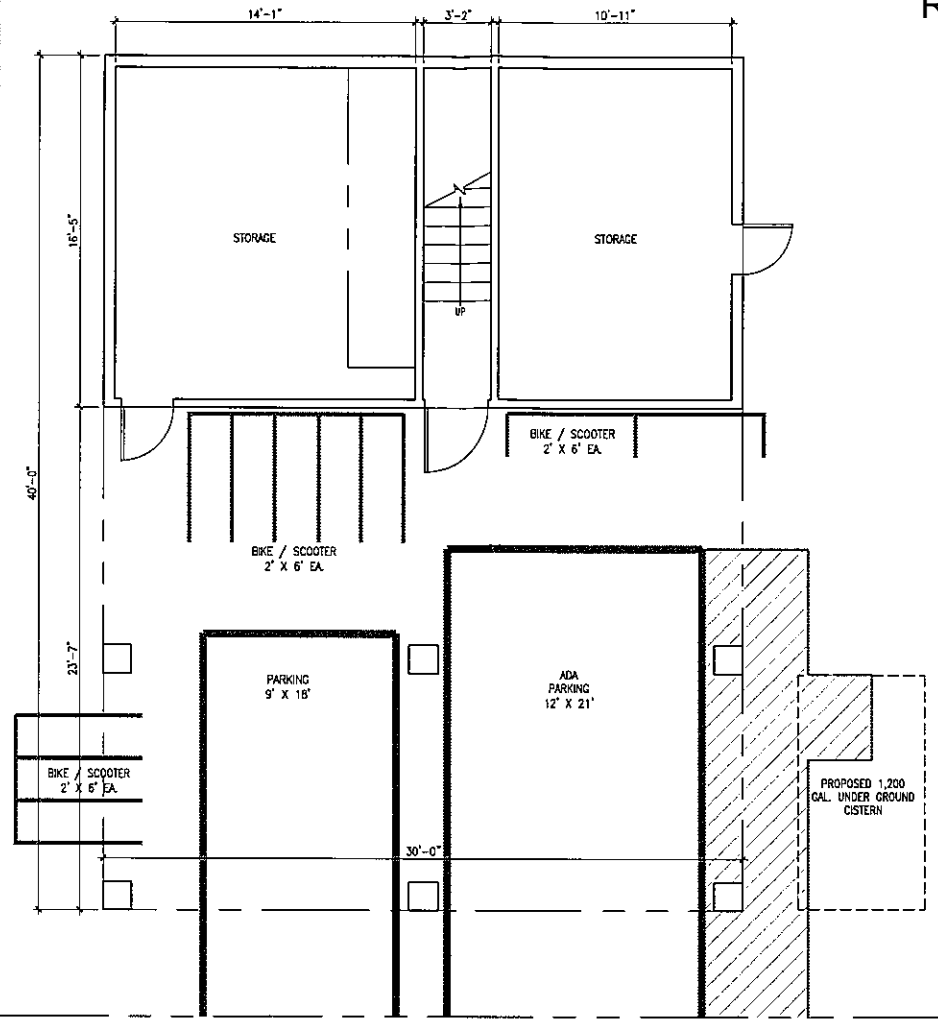
**SITE &
FLOOR
PLANS**

Sheet Number:

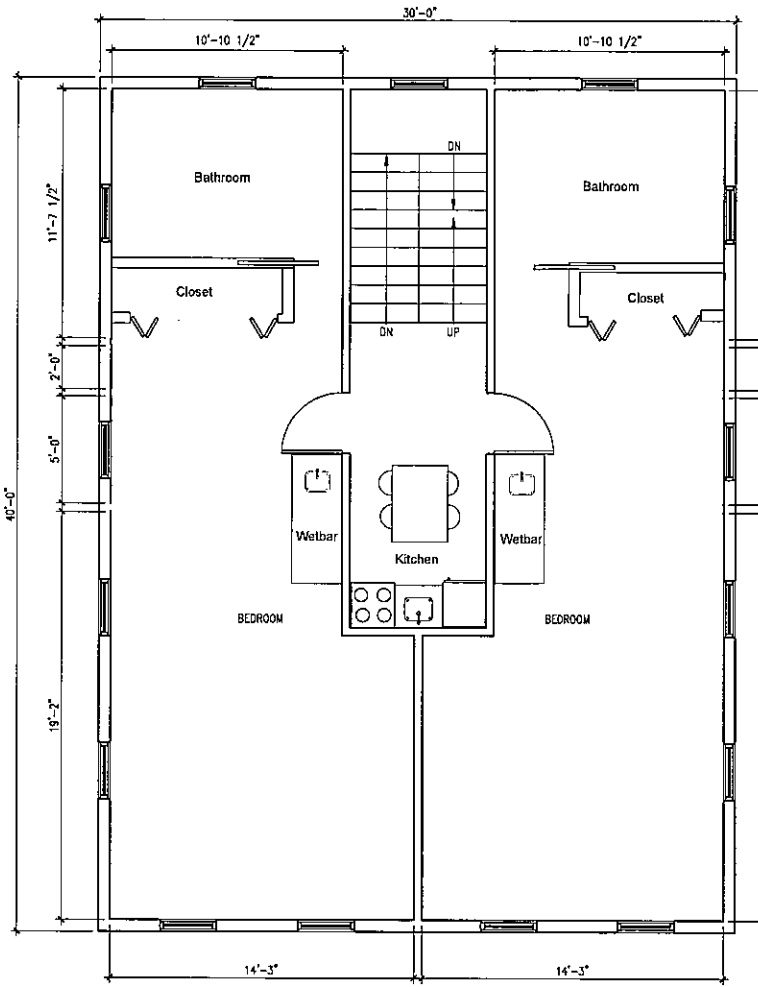
A-2.1

Date: - JANUARY 31, 2017

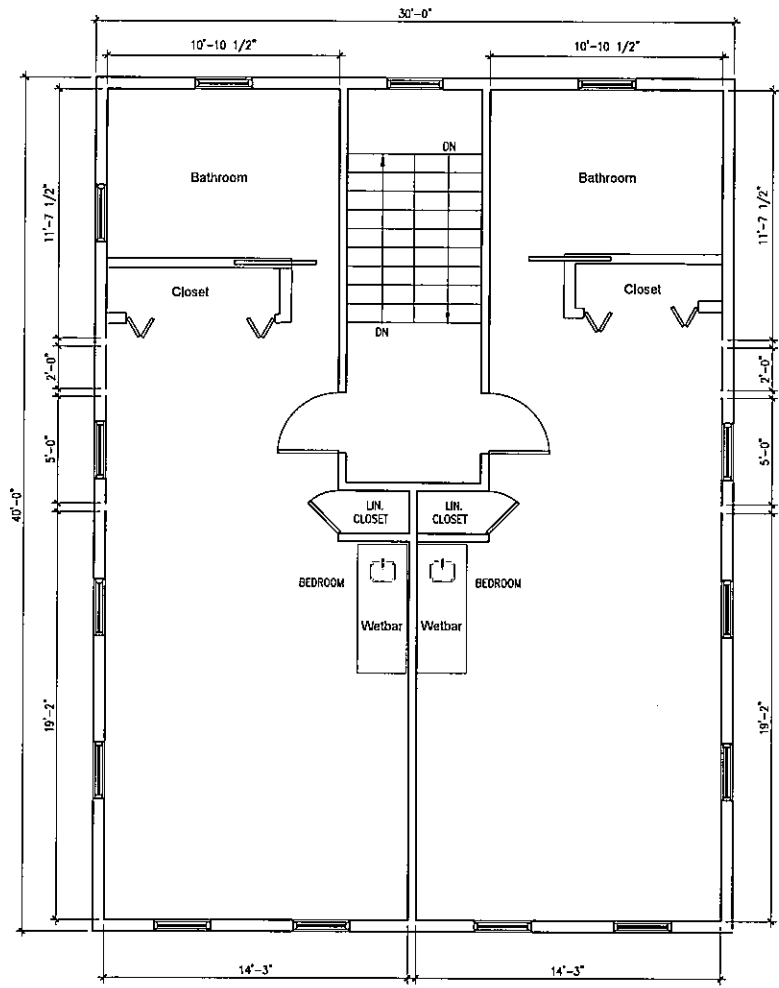
©2017 by William Shepler Architect



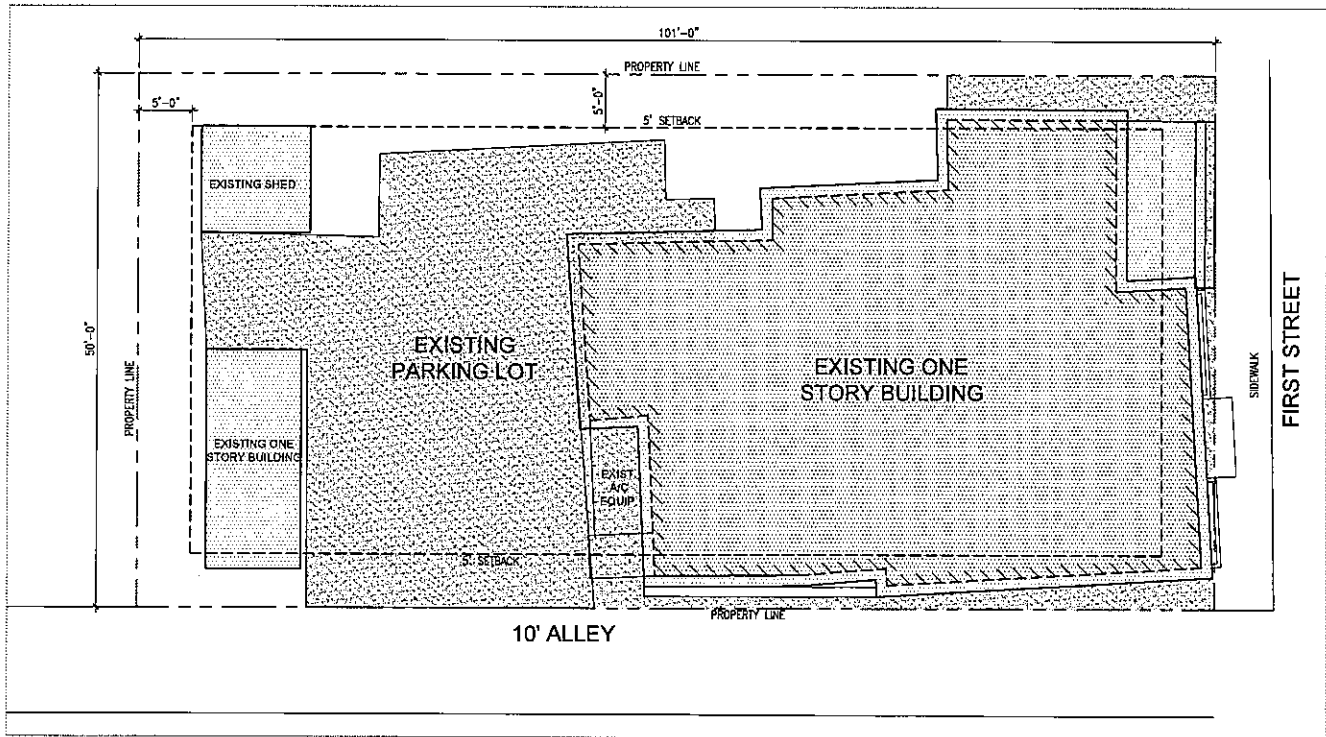
3
A2.1
GROUND LEVEL PLAN
SCALE: 1/4"=1'-0"



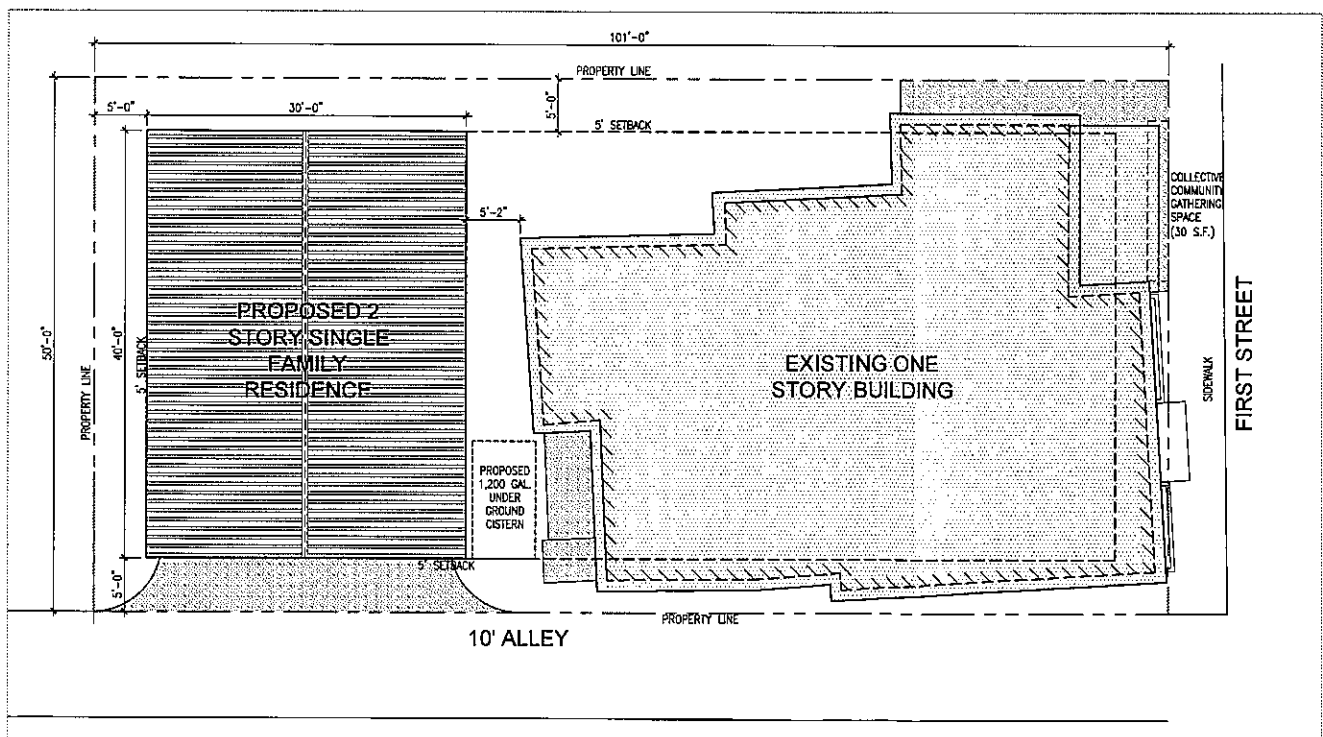
4
A2.1
SECOND LEVEL PLAN
SCALE: 1/4"=1'-0"



5
A2.1
THIRD LEVEL PLAN
SCALE: 1/4"=1'-0"

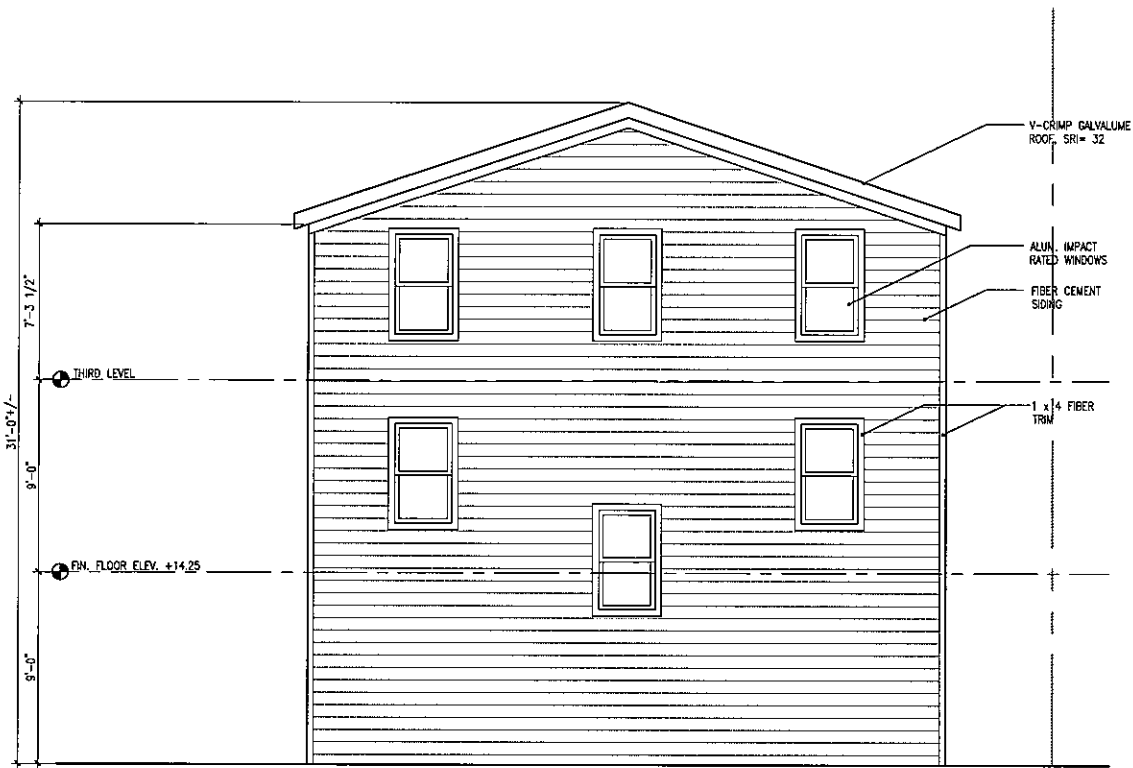


2
A2.1
EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

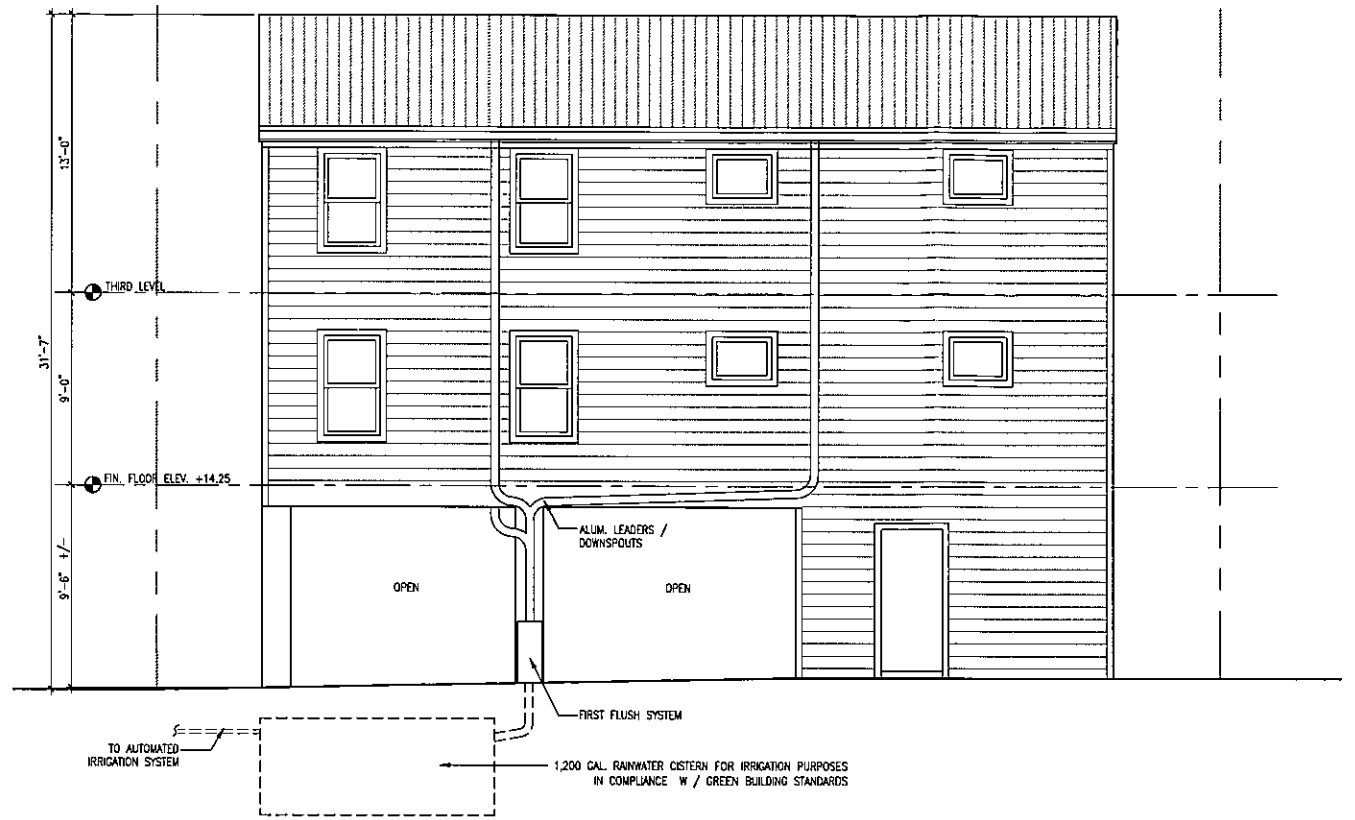


1
A2.1
PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

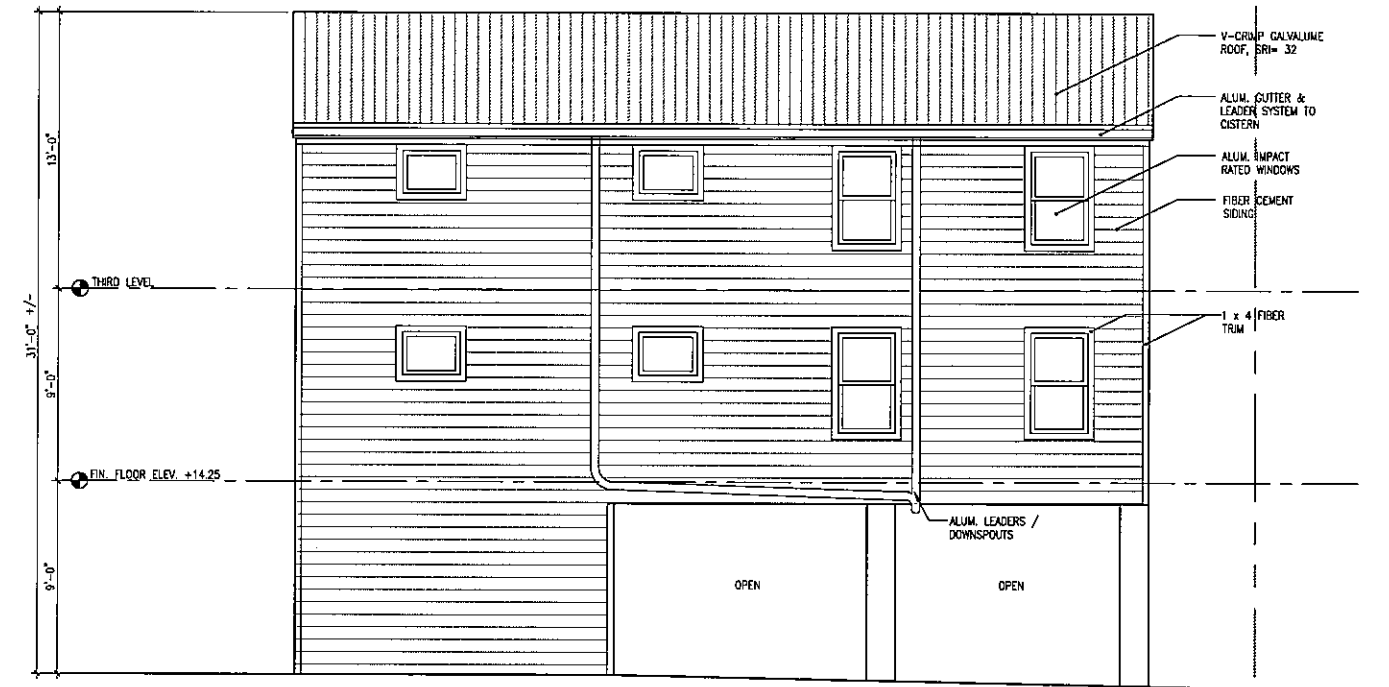
Elevations



3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



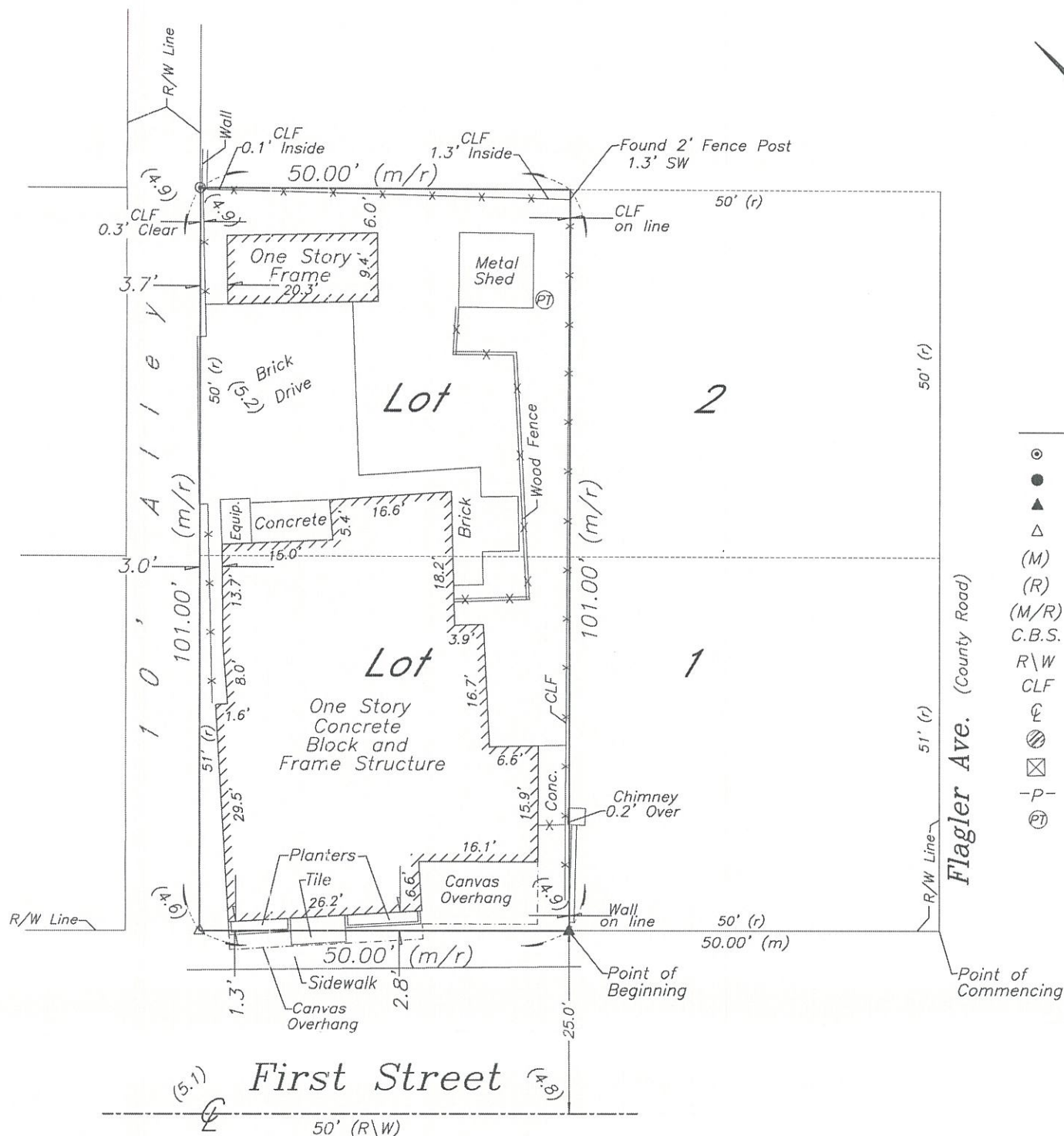
4 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

Survey

Boundary Survey Map of Part of Lots 1 & 2, Square 2, Tract 21, KEY WEST REALTY CO'S FIRST SUBDIVISION



LEGEND

- Found 3/4" Iron Pipe (No ID)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊙ Centerline
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Propane Tank

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1421 First Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 23, 2014.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829 as part of Lots 1 and 2, Square 2, Tract 21 according to the Key West Realty Co.'s Subdivision Number 1 of Tract 21 and Salt Pond Lots Nos. 1,2,3,4 and 5, more particularly described as follows: Commencing at the corner of First Street and the County Road (Flagler Avenue), run in a Northwesterly direction a distance of 50 feet to a point of beginning; thence, at right angles, run in a Northeasterly direction a distance of 101 feet to a point; thence at right angles, run in a Northwesterly direction a distance of 50 feet to a point; thence at right angles run in a Southwesterly direction a distance of 101 feet to a point; thence at right angles, run in a Southeasterly direction a distance of 50 feet, back to the point of beginning.

BOUNDARY SURVEY FOR: Owen Trepanier & Associates, Inc.;
First State Bank of the Florida Keys;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

May 25, 2014

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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