

EASEMENT APPLICATION
City of Key West Planning Department
3140 Flagler Avenue Street, Key West, FL 33040
(305) 809-3720



RECEIVED
11-6-15

Please read carefully before submitting applications

CITY OF KEY WEST
Easement Application PLANNING DEPT.

Please print or type a response to the following:

- 305-894-2000
Paul Stabile cell
1. Name of Applicant _____
 2. Site Address 809 Terry Ln. Key West, FL 33040
 3. Applicant is: Owner _____ Authorized Representative ✓
(attached Authorization Form must be completed)
 4. Address of Applicant c/o HTA (Historic Tours of America Inc)
201 Front St. Key West, FL 33040
 5. Phone # of Applicant _____ Mobile# _____ Email _____
 6. Name of Owner, if different than above Historic Tours of America, Inc.
 7. Address of Owner 201 Front St.
Key West, FL 33040
 8. Phone Number of Owner 305-797-2002 (Frank) Email fherrada@historictours.com
 9. Zoning District of Parcel 00014050-000000 RE# HMDR
 10. Description of Requested Easement and Use. Please itemize if more than one easement is requested APPROX. 8" THICK X 2' TALL X 12' LONG CONCRETE
USE: a gravity wall that adjoins an existing wall was installed during permitted construction, however was placed too far toward city property. The wall serves to enclose landscaped area and a partition to a parking lot.
 11. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No X If Yes, please describe and attach relevant documents.
pstabil@construction@gmail.com

The following must be included with this application:

- ✓1. Copy of a recorded warranty deed showing the current ownership and a legal description of the property. (Typically a description of the property without the easement).
2. Two (2) original, signed and sealed copies of site surveys (No larger than 11"x 17") illustrating buildings and structures existing on the property as of the date of the request with a **legal description of the entire property**.
3. Two (2) original, signed and sealed Specific Purpose Surveys (No larger than 11"x 17") illustrating buildings and structures **with a legal description of the easement area requested**.
- ✓4. Color photographs from different perspectives showing the proposed easement area.
5. Application Fee by check payable to the City of Key West in the amount of **\$1000.00**, plus **\$400.00** for each additional easement on the same parcel. Please include a **separate** fee of **\$50.00** for Fire Department Review and an advertising and noticing fee of **\$100.00**.
6. Notarized Verification Form.
7. Notarized Authorization Form, if applicable. An Authorization form is required if a representative is applying on behalf of the owner.

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Paul Stabile, 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:

809 Terry Lane

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.

A handwritten signature in blue ink, appearing to read "Paul Stabile".

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this January 6, 2016 by

Paul Stabile

date

Name of Authorized Representative

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

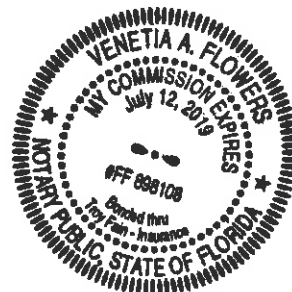
A handwritten signature in blue ink, appearing to read "Venetia A. Flowers".

Notary's Signature and Seal

Venetia A. Flowers

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization

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, Edwin O. Swift, III as
Please Print Name of person with authority to execute documents on behalf of entity

President of Historic Tours of America, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Paul Stabile
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf of entity owner
EDWIN O. SWIFT, III

Subscribed and sworn to (or affirmed) before me on this 3-30-16
Date

by Edwin O. Swift III
Name of person with authority to execute documents on behalf of entity owner

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

Marion Hope Casas
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Warranty Deed

4,355.00

Doc# 2010917 12/31/2014 12:55PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-120-EJD
Will Call No.:

12/31/2014 12:55PM
DEED DOC STAMP CL: Krys \$30,485.00

Doc# 2010917
Bk# 2718 Pg# 2117

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of December, 2014 between Bahama Village Market, LLC, a Florida limited liability company whose post office address is 201 Front Street, Key West, FL 33040, grantor, and Historic Tours of America, Inc., a Florida corporation whose post office address is 201 Front Street Suite I-7, 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)

Witnesseth, 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 Attached Exhibit "A"

Parcel Identification Number: 00014010-000100 (as to parcel 3)
Parcel Identification Number: 00014010-000000 (as to parcel 4&5)
Parcel Identification Number: 00014210-000000 (as to parcel 6)
Parcel Identification Number: 00014020-000000 (as to parcel 7, 8, 9)
Parcel Identification Number: 00014060-000000 (as to parcel 10)
Parcel Identification Number: 00014050-000000 (as to parcel 11)

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

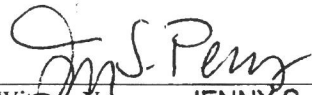
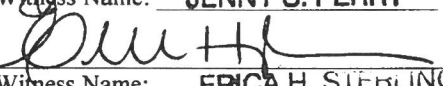
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2014**.

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:


Witness Name: JENNY S. PERRY

Witness Name: ERICA H. STERLING

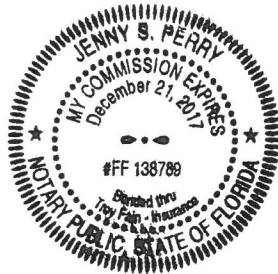
Bahama Village Market, LLC, a Florida limited liability company

By: 
Edwin O. Swift, III, Manager

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 19th day of December, 2014 by Edwin O. Swift, III, Manager of Bahama Village Market, LLC, a Florida limited liability company, on behalf of said limited liability company. He ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT A

**Doc# 2010917
Bk# 2716 Pg# 2119**

PARCEL 3:

In the City of Key West, Monroe County, Florida and is designated on Charles W. Tift's Map of said City as Part of Lot 1 of Square 1 in Tract 3 of Simonton's Addition to the City of Key West and herein described more particularly by metes and bounds as follows: BEGIN at the intersection of the Southerly Right-of-Way line of Petronia St. and the Westerly Right-of-Way boundary line Whitehead Street for a Point of Beginning; thence Southerly along the said Westerly line of Whitehead Street 62.25 feet to a point; thence Westerly at right angles 96 feet to a point; thence Northerly at right angles 23.48 feet to a point; thence Easterly at right angles 5 feet to a point; thence Northerly at right angles 38.77 feet to a point on the said line of Petronia St.; thence at right angles in a Northeasterly direction 91 feet back to the Point of Beginning.

PARCEL 4:

Part of Lot One (1) of Square One (1), Tract Three (3) of Simonton's Addition to the City of Key West, Florida: COMMENCING at the intersection of the Westerly Right-of-Way boundary line of Whitehead Street and the Southerly Right-of-Way boundary line of Petronia Street and run thence Westerly along the said line of Petronia 91 feet to the Point of Beginning of the parcel herein being described; thence continue along the said line of Petronia Street 74 feet to a point; thence Southerly and at right angles 62.25 feet to a point; thence Easterly and at right angles 69 feet to a point; thence Northerly and at right angles 23.48 feet to a point; thence Easterly at right angles 5 feet to a point; thence Northerly at right angles 38.77 feet back to the Point of Beginning on Petronia Street.

PARCEL 5:

On the Island of Key West, Monroe County, Florida and being a part of Lot 1 in Square 1 of a Sub-division of a part of the Estate of John W. Simonton Tract 3, Key West, Florida as recorded in Deed Book 1 at Page 421, Public Records of Monroe County, Florida and being described more particularly as follows: COMMENCE at the point of intersection of the Southerly line of Petronia Street with the Easterly line of Terry Lane; thence Southeasterly along the said line of Terry Lane 63.34 feet to a point; thence Northeasterly at a right angle 27 feet to the Point of Beginning of the parcel of land herein described; thence Northwesterly at a right angle 1.09 feet to a point; thence Northeasterly at a right angle 69 feet to a point; thence Southeasterly at a right angle 1.09 feet to a point; thence Southwesterly at a right angle 69 feet back to the Point of Beginning.

PARCEL 6:

A parcel of land on the Island of Key West, Monroe County, Florida, and is known on Charles W. Tift's Map of said Island as part of Lots 7 and 8, of Square I, in Tract 3 of Simonton's Addition according to Deed Book "I" at Page 421 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of Thomas Street with the Southeasterly right of way line of Petronia Street and run thence in a Northeasterly direction along the Southeasterly right of way line of the said Petronia Street for a distance

of 130.00 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Petronia Street for a distance of 62.22 feet to the Southwesterly right of way line of Terry Lane; thence Southeasterly at right angles and along the Southwesterly right of way line of the said Terry Lane for a distance of 64.25 feet; thence Southwesterly and at right angles for a distance of 62.22 feet; thence Northwesterly and at right angles for a distance of 64.25 feet back to the Point of Beginning.

PARCEL 7:

On the Island of Key West, and designated on Charles W. Tift's Map of said Island as part of Lot No. 2 in the Subdivision of Square No. 1, in part of Tract 3 known as Simonton's Addition to the City of Key West: COMMENCE at a point on Whitehead Street, distant 63 feet from the corner of Petronia and Whitehead St., and run thence in a Southeasterly direction 31 feet and 6 inches; thence at right angles in a Southwesterly direction 96 feet; thence at right angles Northwesterly 31 feet and 6 inches; thence at right angles Northeasterly 96 feet to the place of beginning.

PARCEL 8:

In the City of Key West, Monroe County, Florida and its designated on Charles W. Tift's Map of said City as to part of Lot 1, of Square 1 in Tract 3 of Simonton's Addition to the City of Key West and herein described more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southerly Right-of-Way boundary of Petronia Street and the Westerly Right-of-Way boundary line of Whitehead St. 62.25 feet to the Point of Beginning; thence continue along the said Westerly line of Whitehead Street 0.75 feet to a point; thence Westerly at right angles 96 feet to a point; thence Northerly at right angles 0.75 feet to a point; thence Easterly at right angles 96 feet back to the Point of Beginning.

PARCEL 9:

On the Island of Key West, as known as Charles W. Tift's Map of the City of Key West, as part of Square One (1) in Tract Three (3) and is part of Subdivision Two (2) in Square One (1) according to a diagram made of portion of said Tract Three (3), which diagram is recorded in Book "I" deeds page 421 of Monroe County Records: COMMENCING at a point on an Eighteen foot alley-way, Sixty Three (63) feet and four (4) inches distance from the corner of Petronia Street and said alley-way and running thence along said alley-way in a Southeasterly direction Thirty-One feet and six inches, and extending back in a Northeasterly direction on both lines a distance of Ninety-Six (96) feet.

PARCEL 10:

On the Island of Key West and is known as Part of Lot Three, (3), in the Subdivision of Square One, (1), in part of Tract Three, (3); Commencing at a point on Whitehead Street One Hundred Twenty-six feet Four inches (126' 4"), in a South East direction from the corner of Whitehead and Petronia Streets; running thence a right angles in a South West direction Ninety-six feet, (96'), to a point of beginning of Lot to be conveyed; running thence at right angles in a South East direction Twenty-one, (21'); then at right angles in a South West direction Ninety-six feet (96') to an alley known as Terry's Lane; thence in a North West direction along said alley Twenty-one feet, (21'); thence at right angles in a North East direction Ninety-six, (96') to point of beginning.

PARCEL 11:

Part of Lot Two (2), in Square One (1) of Tract Three and also known as 809 Terry Lane, in the City of Key West, County of Monroe, State of Florida.

ALSO DESCRIBED AS:

On the Island of Key West is known as Part of Lot Two (2), in the Subdivision of Square One (1), in part of Tract Three (3), and being more particularly described as follows:

Commence at the intersection of the Southwesterly Right-of-Way Line of Whitehead Street and the Southeasterly Right-of-Way Line of Petronia Street; thence in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Petronia Street for a distance of 192.13 feet to the Northeasterly Right-of-Way Line of Terry Lane; thence at an angle of 90°07' 00" to the right and in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Terry Lane for a distance of 94.83 feet to the Point of Beginning; thence at a right angle and in a Northeasterly direction for a distance of 96.55 feet; thence at a right angle and in a Southeasterly direction for a distance of 31.50 feet; thence at a right angle and in a Southwesterly direction for a distance of 96.55 feet to the said Northeasterly Right-of-Way Line of Terry Lane; thence at a right angle and in a Northwesterly direction along the said Northeasterly Right-of-Way Line of Terry Lane for a distance of 31.50 feet to the Point of Beginning.

Survey



3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net

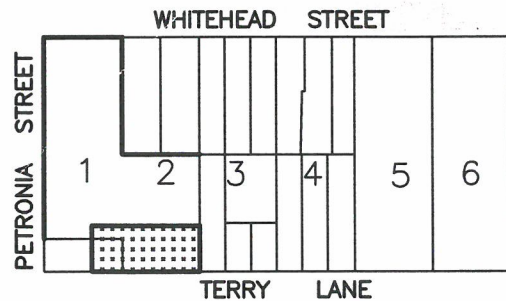
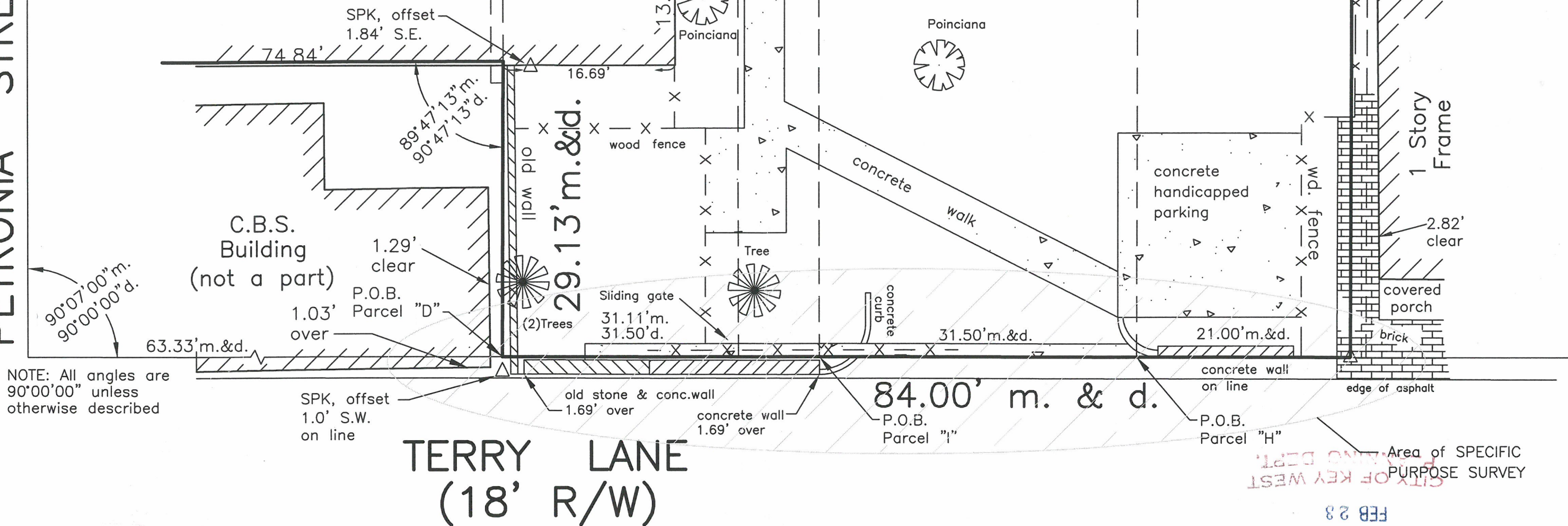
PETRONIA STREET

"C"
1 Story Frame

"D"

"I"

"H"



LOCATION MAP

Part of
Square 1, Tract 3
City of Key West, Fl.

This SPECIFIC PURPOSE SURVEY is intended to show all improvements along the Southwesterly Right-of-Way line of Terry Lane a distance of 63.33 feet in a Southeasterly direction from Petronia Street and continuing along Terry Lane in a Southeasterly direction for a distance of 84.00 feet. Survey has been prepared for the use of Historic Tours of America.

LEGEND			
BM	Bench Mark	LB	Licensed Business
CB	Catch Basin		Number
CL	Center Line	M	Measured
CO	Clean Out	N.T.S.	Not To Scale
CONC	Concrete	O.R.	Official Records
C.B.S.	Concrete Block Stucco	P	Plat
CUP	Concrete Utility Pole	PB	Plat Book
D	Deed	P.O.B.	Point Of Beginning
F.F.L.	Finished Floor Elevation	P.O.C.	Point Of Commence
FD	Found	R/W	Right Of Way
FIB	Found Iron Bar	SIB	Set Iron Bar
FPK	Found PK nail	SIP	Set Iron Pipe
IRR	Irregular	SPK	Set Nail And Disc

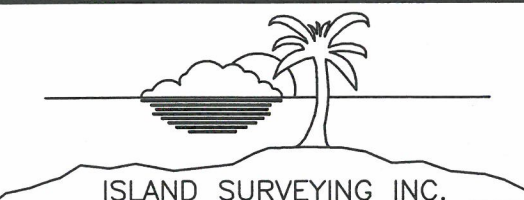
Historic Tours of America
Terry Lane, Key West, Fl. 33040

Specific Purpose Survey
Southwesterly Right-of-Way Line

Scale: 1"=10'
Date: 9/23/02
Ref. 220-38
Flood panel No. 1516 K
Flood Zone: X
Dwn. No.: 16-142
Dwn. By: F.H.H.
Flood Elev. -

REVISIONS AND/OR ADDITIONS

2/23/16: Updated, specific purpose, improvements along Terry Lane,
reversion date reflects specific purpose survey only
fred\dwg\keywest\block55\4aronovitz



ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

SURVEYOR'S NOTES:
North arrow based on assumed median Bearing based on R/W Terry Lane 3.4 denotes existing elevation Elevations based on N.G.V.D. 1929 Datum Bayou Bench Mark No.: Basic Elevation: 14.324' Title search has not been performed on said or surrounding properties

Field Work performed on: 2/22/16

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida



NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SITE DATA

OWNER: BAHAMA VILLAGE MARKET LLC
SITE ADDRESS: 908 TERRY LANE, 911 TERRY LANE, 906 WHITEHEAD STREET, KEY WEST, FL 33040
RECORDING: 2020-000000, 2021-000000, 2021-000000
ZONING: VMOR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: X
F.I.R.M. - COMMUNITY 12070; MAP & PANEL 1618 SUFFIX K; DATE 02-19-08
SECTION/TOWNSHIP/RANGE: 6-4-25

DESIGN DATA

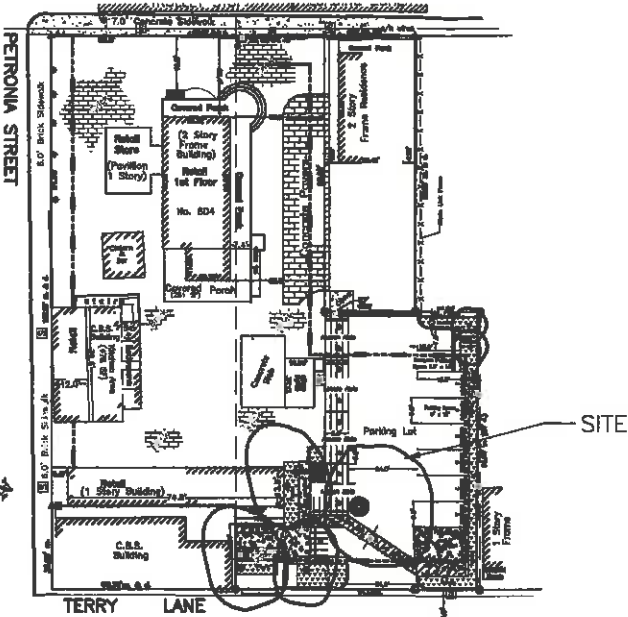
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000 LBS PER SQ. FT.

INDEX OF DRAWINGS

SHEET C-1 - SITE PLAN
SHEET C-1.1 - DEMOLITION PLAN
SHEET C-2 - DRAINAGE PLAN
SHEET C-3 - DETAILS

GENERAL NOTES:

1. ALL FIELD LAYOUT AND SURVEYING FOR CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE, UNDER THE DIRECTION OF A LICENSED PROFESSIONAL LAND SURVEYOR. THIS ALSO INCLUDES GENERATING RECORD DRAWINGS.
2. EXISTING SUBSURFACE UTILITY HORIZONTAL ALIGNMENTS WERE ESTABLISHED THROUGH THE USE OF AVAILABLE RECORDS AND THEREFORE, ARE SHOWN IN THESE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES NO LATER THAN 48 HOURS PRIOR TO COMMENCING WORK IN A SPECIFIC AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UTILITY LOCATIONS WITHIN THE WORK AREA. NEITHER THE ENGINEER OR OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THESE ITEMS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SHAPE THE PAVEMENT AT INTERSECTIONS, STREETS, AND DRIVEWAYS SO THAT POSITIVE DRAINAGE WILL BE MAINTAINED WITH NO FLOODING OF WATER AS A RESULT OF THE NEW CONSTRUCTION.
4. PROPERTY MARKERS SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR'S REGISTERED SURVEYOR SHALL REPLACE ANY MARKERS THAT ARE DISTURBED.
5. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT SITE SPECIFIC EROSION AND SEDIMENT CONTROL PROCEDURES SUCH AS HAY BALES, STAKED SILT BARRIERS, FLOATING TURBIDITY BARRIER, OR OTHER APPROVED METHODS AS REQUIRED TO PREVENT THE TRANSPORTATION OF SEDIMENT DOWNSTREAM INTO STREETS, STORM DRAINS, DITCHES, PONDS, ETC.
6. THE CONTRACTOR SHALL ADJUST (AS REQUIRED) PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENT SHALL BE COORDINATED WITH, AND APPROVED BY, THE ENGINEER.
7. THE CONTRACTOR SHALL PROVIDE ALL DEWATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES, EXISTING PAVEMENT, OR TO MINIMIZE TRENCH WIDTH, AT THE CONTRACTOR'S EXPENSE.
8. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
9. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.
10. ALL PIPE LENGTHS ARE PLUS OR MINUS. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES OR FITTINGS.
11. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OF THE REFERENCED SOIL REPORTS.
12. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
13. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
14. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
15. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BIDDING AND CONSTRUCTION OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
16. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
17. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
18. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
19. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNUSUALLY CONDITIONS.
20. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
21. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
22. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
23. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
24. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (C) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
25. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
26. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.



LANDSCAPE BUFFER CALCULATIONS

PARKING LOT AREA = 0.142 AC = 6,200 SF
BUFFER REQUIRED = 8,200 * 10% = 820 SF
BUFFER PROVIDED = 705 SF

APPROXIMATE MATERIAL QUANTITIES:

GEOBLOCK: 4,160 SF

CONCRETE: 900 SF

BICYCLE RACKS: (2) 9 SPACE RACKS AND (2) 11 SPACE RACKS
IN GROUND MOUNTED; POWDER COATED STEEL
(www.parkitbikeracks.com)

LIGHT POLES AND BASES: OWNER TO REUSE EXISTING LIGHT POLE AND BASES.

D CURB: 19 LF

PARKING BUMPERS: 8 (PLUS 1 ADA)

2 FT HIGH GRAVITY WALL: 38 LF

4" RECYCLED RUBBER PARKING BLOCKS: 6 (www.traffic safety store)
Item PBRR4WHDS; 18" SPIKES

PARKING LOT DATA:

SCOOTER SPACES: 12

BICYCLE SPACES: 26

ADA SPACE: 1

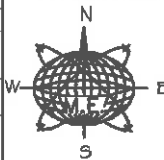
PARKING SPACES: 8

LEGEND

NEW GEOBLOCK
PARKING SURFACE

NEW CONCRETE
AREA

LANDSCAPE AREA



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
01/05/2015 7:55 PM 225-451-1111

Seal:

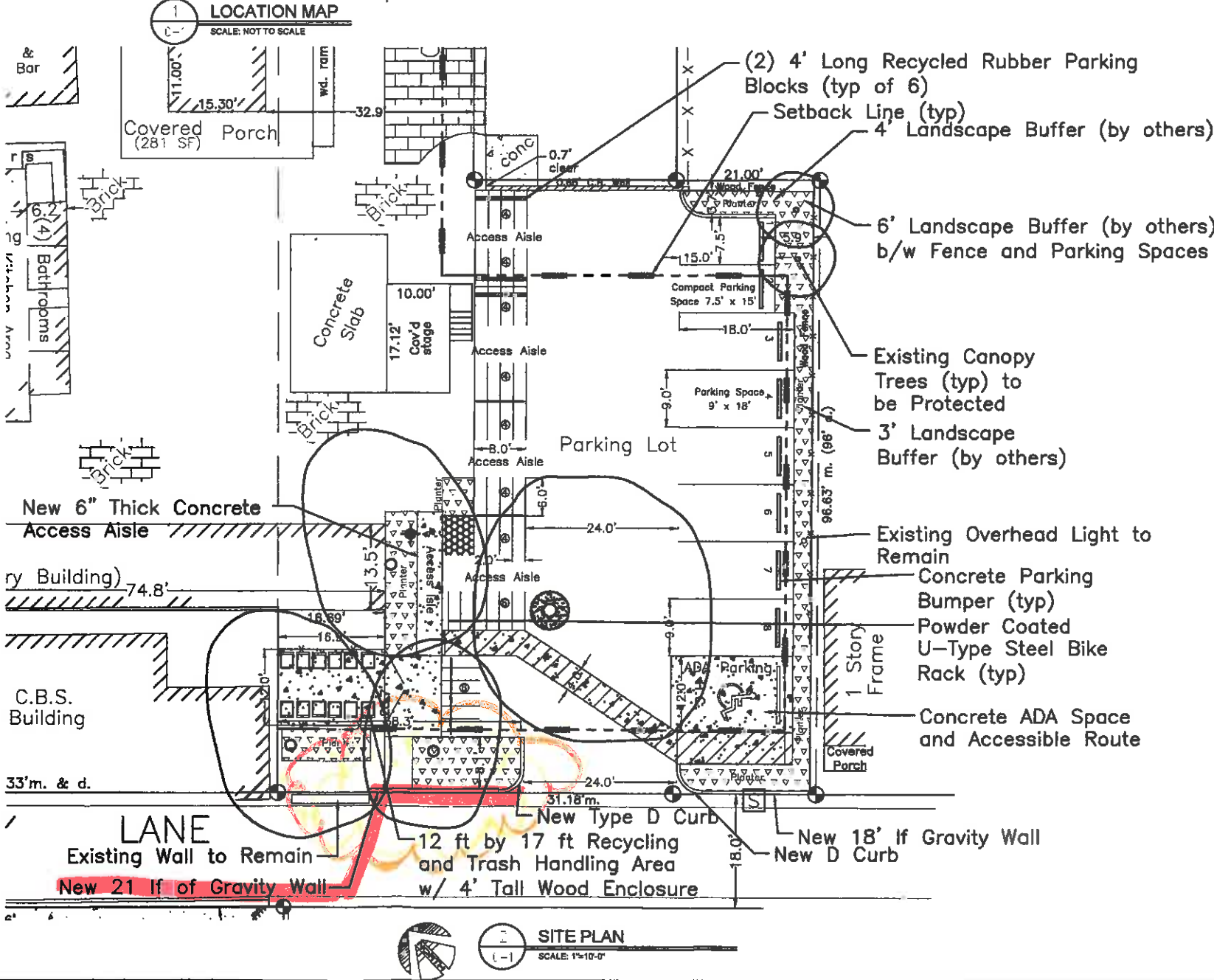
RICHARD J. MILELLI
PE #56315

BAHAMA VILLAGE
MARKET
PETRONIA AND WHITEHEAD
KEY WEST, FL

Drawn By: SLH
Project No.:
AutoCAD File No.:
Checked By: RJM
Scale: AS NOTED

Title: SITE PLAN

Sheet Number: C-1
Date: OCTOBER 31, 2014



original drawing

EXHIBIT A

**Doc# 2010917
Bk# 2718 Pg# 2119**

PARCEL 3:

In the City of Key West, Monroe County, Florida and is designated on Charles W. Tift's Map of said City as Part of Lot 1 of Square 1 in Tract 3 of Simonton's Addition to the City of Key West and herein described more particularly by metes and bounds as follows: BEGIN at the intersection of the Southerly Right-of-Way line of Petronia St. and the Westerly Right-of-Way boundary line Whitehead Street for a Point of Beginning; thence Southerly along the said Westerly line of Whitehead Street 62.25 feet to a point; thence Westerly at right angles 96 feet to a point; thence Northerly at right angles 23.48 feet to a point; thence Easterly at right angles 5 feet to a point; thence Northerly at right angles 38.77 feet to a point on the said line of Petronia St.; thence at right angles in a Northeasterly direction 91 feet back to the Point of Beginning.

PARCEL 4:

Part of Lot One (1) of Square One (1), Tract Three (3) of Simonton's Addition to the City of Key West, Florida: COMMENCING at the intersection of the Westerly Right-of-Way boundary line of Whitehead Street and the Southerly Right-of-Way boundary line of Petronia Street and run thence Westerly along the said line of Petronia 91 feet to the Point of Beginning of the parcel herein being described; thence continue along the said line of Petronia Street 74 feet to a point; thence Southerly and at right angles 62.25 feet to a point; thence Easterly and at right angles 69 feet to a point; thence Northerly and at right angles 23.48 feet to a point; thence Easterly at right angles 5 feet to a point; thence Northerly at right angles 38.77 feet back to the Point of Beginning on Petronia Street.

PARCEL 5:

On the Island of Key West, Monroe County, Florida and being a part of Lot 1 in Square 1 of a Sub-division of a part of the Estate of John W. Simonton Tract 3, Key West, Florida as recorded in Deed Book 1 at Page 421, Public Records of Monroe County, Florida and being described more particularly as follows: COMMENCE at the point of intersection of the Southerly line of Petronia Street with the Easterly line of Terry Lane; thence Southeasterly along the said line of Terry Lane 63.34 feet to a point; thence Northeasterly at a right angle 27 feet to the Point of Beginning of the parcel of land herein described; thence Northwesterly at a right angle 1.09 feet to a point; thence Northeasterly at a right angle 69 feet to a point; thence Southeasterly at a right angle 1.09 feet to a point; thence Southwesterly at a right angle 69 feet back to the Point of Beginning.

PARCEL 6:

A parcel of land on the Island of Key West, Monroe County, Florida, and is known on Charles W. Tift's Map of said Island as part of Lots 7 and 8, of Square I, in Tract 3 of Simonton's Addition according to Deed Book "I" at Page 421 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right of way line of Thomas Street with the Southeasterly right of way line of Petronia Street and run thence in a Northeasterly direction along the Southeasterly right of way line of the said Petronia Street for a distance

of 130.00 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Petronia Street for a distance of 62.22 feet to the Southwesterly right of way line of Terry Lane; thence Southeasterly at right angles and along the Southwesterly right of way line of the said Terry Lane for a distance of 64.25 feet; thence Southwesterly and at right angles for a distance of 62.22 feet; thence Northwesterly and at right angles for a distance of 64.25 feet back to the Point of Beginning.

PARCEL 7:

On the Island of Key West, and designated on Charles W. Tift's Map of said Island as part of Lot No. 2 in the Subdivision of Square No. 1, in part of Tract 3 known as Simonton's Addition to the City of Key West: COMMENCE at a point on Whitehead Street, distant 63 feet from the corner of Petronia and Whitehead St., and run thence in a Southeasterly direction 31 feet and 6 inches; thence at right angles in a Southwesterly direction 96 feet; thence at right angles Northwesterly 31 feet and 6 inches; thence at right angles Northeasterly 96 feet to the place of beginning.

PARCEL 8:

In the City of Key West, Monroe County, Florida and its designated on Charles W. Tift's Map of said City as to part of Lot 1, of Square 1 in Tract 3 of Simonton's Addition to the City of Key West and herein described more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southerly Right-of-Way boundary of Petronia Street and the Westerly Right-of-Way boundary line of Whitehead St. 62.25 feet to the Point of Beginning; thence continue along the said Westerly line of Whitehead Street 0.75 feet to a point; thence Westerly at right angles 96 feet to a point; thence Northerly at right angles 0.75 feet to a point; thence Easterly at right angles 96 feet back to the Point of Beginning.

PARCEL 9:

On the Island of Key West, as known as Charles W. Tift's Map of the City of Key West, as part of Square One (1) in Tract Three (3) and is part of Subdivision Two (2) in Square One (1) according to a diagram made of portion of said Tract Three (3), which diagram is recorded in Book "I" deeds page 421 of Monroe County Records: COMMENCING at a point on an Eighteen foot alley-way, Sixty Three (63) feet and four (4) inches distance from the corner of Petronia Street and said alley-way and running thence along said alley-way in a Southeasterly direction Thirty-One feet and six inches, and extending back in a Northeasterly direction on both lines a distance of Ninety-Six (96) feet.

PARCEL 10:

On the Island of Key West and is known as Part of Lot Three, (3), in the Subdivision of Square One, (1), in part of Tract Three, (3); Commencing at a point on Whitehead Street One Hundred Twenty-six feet Four inches (126' 4"), in a South East direction from the corner of Whitehead and Petronia Streets; running thence a right angles in a South West direction Ninety-six feet, (96'), to a point of beginning of Lot to be conveyed; running thence at right angles in a South East direction Twenty-one, (21'); then at right angles in a South West direction Ninety-six feet (96') to an alley known as Terry's Lane; thence in a North West direction along said alley Twenty-one feet, (21'); thence at right angles in a North East direction Ninety-six, (96') to point of beginning.

PARCEL 11:

Part of Lot Two (2), in Square One (1) of Tract Three and also known as 809 Terry Lane, in the City of Key West, County of Monroe, State of Florida.

ALSO DESCRIBED AS:

On the Island of Key West is known as Part of Lot Two (2), in the Subdivision of Square One (1), in part of Tract Three (3), and being more particularly described as follows:

Commence at the intersection of the Southwesterly Right-of-Way Line of Whitehead Street and the Southeasterly Right-of-Way Line of Petronia Street; thence in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Petronia Street for a distance of 192.13 feet to the Northeasterly Right-of-Way Line of Terry Lane; thence at an angle of 90°07' 00" to the right and in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Terry Lane for a distance of 94.83 feet to the Point of Beginning; thence at a right angle and in a Northeasterly direction for a distance of 96.55 feet; thence at a right angle and in a Southeasterly direction for a distance of 31.50 feet; thence at a right angle and in a Southwesterly direction for a distance of 96.55 feet to the said Northeasterly Right-of-Way Line of Terry Lane; thence at a right angle and in a Northwesterly direction along the said Northeasterly Right-of-Way Line of Terry Lane for a distance of 31.50 feet to the Point of Beginning.

Site Photos



View from inside
Looking out onto
Terry Lane.



Existing Wall

New Concrete wall

← Terry Ln. →

05/11/2015

809 Terry Lane



Concrete wall
that is the
subject of
this easement
application.



Alternate View

Additional Information



THE CITY OF KEY WEST

Code Compliance Division

P.O. BOX 1409
KEY WEST, FL 33041
(305) 809-3740

NOTICE OF CODE VIOLATION

DATE: June 23, 2015
RE: CASE NUMBER 15-00000794

CERTIFIED MAIL RECEIPT#: 7014 3490 0001 9322 7668

To: Edwin O. Swift III R/A
For Historic Tours Of America
201 Front St. STE 224
Key West FL 33040

Subject Address:
809 Terry Ln.
Key West, Florida 33040

According to the records of The City of Key West, you are the current property owner/ representative or the business owner at the above-referenced property. You are hereby noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

Count 1. Sec. 14-40. - Permits in historic districts.

(a)Requirements. No building or work permit required by this Code for work in the historic zoning districts of the city or in tidal waters contiguous to and within 600 feet of the historic zoning districts shall be issued until a certificate of appropriateness has been granted by vote of the historic architectural review commission, attested by signature of its presiding member, and until the city manager finds that the building or work permit conforms to all laws and regulations of the city.

TO WIT: On June 11, 2015 the city received a complaint of work going on in the parking lot of 809 Terry Lane. In my investigation no one was present but I did observe a new fence with a gate running parallel with Terry lane fencing in the parking lot.

Corrective Action: Receive HARC approval for the fence and gate.

Count 2. Sec. 14-37. - Building permits; professional plans; display of permits.

(a)Building permit required; display. Building permits shall be procured from the building official before performance of any work or construction of any character, whether permanent or temporary. Within 48 hours after it is issued, the applicant must cause the permit to be posted and displayed at the work site so that it is readily visible from an adjacent public street throughout the term of the work. No work shall be performed unless a proper permit is so posted.

(b)Professional plans required. Professional plans shall be required as follows:

(1)Plans for work requiring a building permit shall be submitted in duplicate or in triplicate if required by the state to the building official and shall be prepared by, and bear the seal of, an architect or structural engineer duly registered in the state, **except** if the work is by the owner-

gk

occupant upon a one- or two-family residence, and the work is cosmetic, nonstructural repair, alteration or addition.

(2)Notwithstanding subsection (b)(1) of this section, plans for work which requires a building permit and which involves mechanical, plumbing or electrical repairs, alterations or additions shall be prepared by and shall bear the impress seal of an engineer duly registered in the state, as reasonably required in the interest of health and safety by the building official.

(c)Work done by owner-occupant. A building permit may be issued to the owner-occupant of real property to construct or cause to be constructed, while the owner-occupant is present on the site, a one- or two-family residential structure for his own use and not offered for sale or lease or to repair the structure without being required to be a qualified contractor himself in accordance with this article and without being required to employ a licensed contractor. The owner-occupant may not construct or repair or cause the construction or repair of more than one such structure during any one-year period.

(Code 1986, § 31.010)

TO WIT: On June 11, 2015 the city received a complaint of work going on in the parking lot of 809 Terry Lane. In my investigation no one was present but I did observe a new fence with a gate running parallel with Terry lane fencing in the parking lot.

Corrective Action: Receive a building permit for the fence and gate.

Florida Statutes Chapter 162 and Key West Code of Ordinances Article VI authorize code enforcement proceedings. You have ten (10) days after receipt of this notice to take corrective action on the above-described violation(s). **PLEASE CONTACT THE UNDERSIGNED CODE COMPLIANCE OFFICER** so that we can assist you in achieving compliance and scheduling a re-inspection. **If corrective action is not taken within the specified 10 days, this matter will be referred to The Special Magistrate for an administrative non-criminal hearing concerning the alleged violation(s).**

The violation listed herein does not necessarily constitute all the violations that may exist with regard to this matter/property. Lack of enforcement proceedings at this time does not constitute a waiver of the right to any future notices of violations.

IF THE VIOLATION IS CORRECTED AND THEN RECURS OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED BY THE CODE OFFICER, THE CASE MIGHT BE PRESENTED TO THE SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.

PER FLORIDA STATUTES SECTION 162.09, YOUR FAILURE TO CORRECT THE VIOLATION (S) MAY RESULT IN THE IMPOSITION OF A FINE OF UP TO \$250.00/DAY, AND \$500.00/DAY FOR A REPEAT VIOLATION. IF THE VIOLATION (S) IS IRREPARABLE OR IRREVERSIBLE, A FINE OF UP TO \$5000.00 MAY BE IMPOSED BY THE SPECIAL MAGISTRATE. FINES MAY BE IMPOSED ON A PER DAY/ PER VIOLATION BASIS.

FINES THAT ARE NOT PAID MAY BECOME LIENS UPON YOUR PROPERTY AND BE RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY.



Bonnita Badgett
Code Compliance Officer
City of Key West
(305) 809-3762



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.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1014435 Parcel ID: 00014050-000000

Ownership Details

Mailing Address:

HISTORIC TOURS OF AMERICA INC
201 FRONT ST
KEY WEST, FL 33040-8313

Property Details

PC Code: 28 - PARKING LOTS, MOBILE HOME PARKS

Millage Group: 11KW

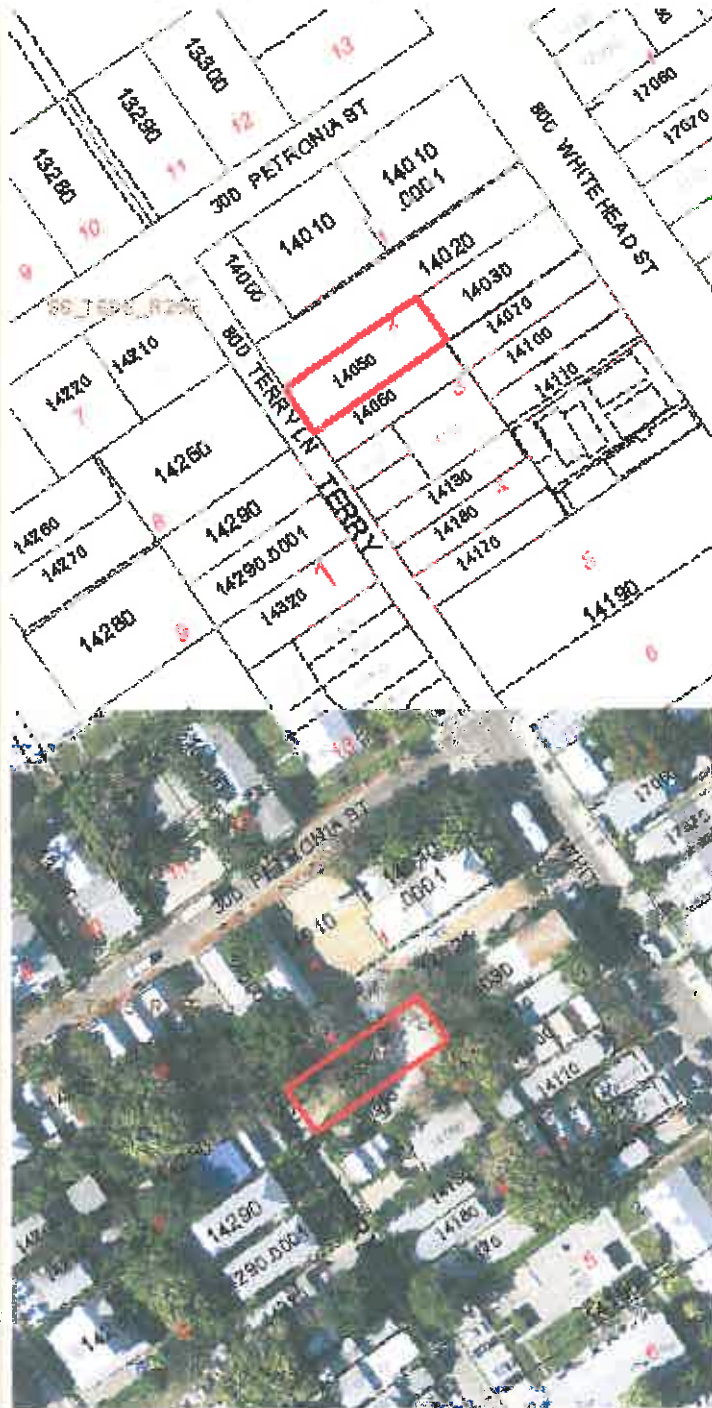
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 809 TERRY LN KEY WEST

Legal Description: KW PT LOT 2 SQR 1 TR 3 H2-566 OR1347-9/13 CASE#95-50-CP-08 OR1352-1339/41 OR2133-389/393 OR2718-2117/21

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	3,024.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	186 SF	31	6	1995	1996	1	30

2	FN2:FENCES	492 SF	82	6	1999	2000	2	30
3	PT3:PATIO	441 SF	21	21	1999	2000	2	50
4	PT3:PATIO	340 SF	17	20	1999	2000	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-0315	02/04/2015		114,750	IMPROVE PARKING LOT AS PER PLANS. LOT AREA 6200 SF	
9600655	01/01/1996	08/01/1996	550		FENCE

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	0	5,902	355,030	360,982	360,982	0	360,982
2014	0	5,541	342,399	347,940	294,031	0	347,940
2013	0	5,746	261,555	267,301	267,301	0	267,301
2012	0	5,934	261,555	267,489	267,489	0	267,489
2011	0	6,122	348,740	354,862	341,009	0	354,862
2010	0	6,325	303,684	310,009	310,009	0	310,009
2009	0	6,514	373,301	379,815	379,815	0	379,815
2008	0	6,701	378,000	384,701	384,701	0	384,701
2007	0	6,882	378,000	384,882	384,882	0	384,882
2006	0	7,071	257,040	264,111	264,111	0	264,111
2005	0	7,255	211,680	218,935	218,935	0	218,935
2004	0	7,458	151,200	158,658	158,658	0	158,658
2003	0	7,646	72,576	80,222	80,222	0	80,222
2002	0	7,831	48,384	56,215	56,215	0	56,215
2001	0	8,034	48,384	56,418	56,418	0	56,418
2000	0	2,747	39,312	42,059	42,059	0	42,059
1999	0	159	39,312	39,471	39,471	0	39,471
1998	0	165	39,312	39,477	39,477	0	39,477
1997	0	172	33,264	33,436	33,436	0	33,436
1996	0	0	33,264	33,264	33,264	0	33,264
1995	0	0	33,264	33,264	33,264	0	33,264
1994	0	0	33,264	33,264	33,264	0	33,264
1993	0	0	33,264	33,264	33,264	0	33,264
1992	0	0	33,264	33,264	33,264	0	33,264
1991	0	0	33,264	33,264	33,264	0	33,264
1990	0	0	26,460	26,460	26,460	0	26,460

1989	0	0	25,704	25,704	25,704	0	25,704
1988	0	0	22,680	22,680	22,680	0	22,680
1987	0	0	9,828	9,828	9,828	0	9,828
1986	0	0	9,072	9,072	9,072	0	9,072
1985	0	0	7,738	7,738	7,738	0	7,738
1984	0	0	7,738	7,738	7,738	0	7,738
1983	0	0	7,738	7,738	7,738	0	7,738
1982	0	0	6,577	6,577	6,577	0	6,577

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
12/19/2014	2718 / 2117	4,355,000	WD	30
5/1/1995	1352 / 1339	35,000	WD	Q

This page has been visited 330,658 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176