

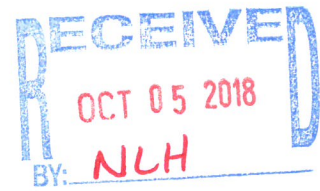
# **Application**



# Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



**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: 4 GO Lane, Key West, Florida 33040

Zoning District: SF Real Estate (RE) #: 00072040-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Oropeza, Stones & Cardenas, PLLC

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-294-0252 Fax: 305-294-5788

Email: greg@oropezastonescardenas.com

### PROPERTY OWNER: (if different than above)

Name: Wendell A. Wall

Mailing Address: 4 GO Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-294-0252 Fax: 305-294-5788

Email: greg@oropezastonescardenas.com

Description of Proposed Construction, Development, and Use: After the fact variance request for construction of a covered gate entrance as an accessory structure.

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

After the fact variance request for construction of covered gate entrance as an accessory structure.

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

If yes, please describe and attach relevant documents: There is a 15' easement pursuant to the plat of record as shown on the survey enclosed.

City of Key West • Application for Variance

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

Yes  No

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

Yes  No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE 8			
Size of Site	13,384			
Height	NA			NO
Front Setback	20'	15'	0' (Entrance)	YES
Side Setback	5'	4'10"	No Change	NO
Side Setback	5'	14'6"	No Change	NO
Street Side Setback	NA			NO
Rear Setback	NA			NO
F.A.R	NA			NO
Building Coverage	35%	37.1%	37%	NO
Impervious Surface	50%	72.5%	70.6%	NO
Parking	NA			NO
Handicap Parking	NA			NO
Bicycle Parking	NA			NO
Open Space/ Landscaping	35%	35.6%	36.2%	NO
Number and type of units	1	1	1	NO
Consumption Area or Number of seats	NA			NO

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

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

**Standards for Considering Variances**

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

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.

Due to the configuration of Go Lane and immediately adjacent proximity to South Roosevelt Boulevard, this property has very little privacy from a major thoroughfare which is for the most part not present in other properties in the single family zoning district.

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 design Go Lane or Roosevelt boulevard and therefore did not create the situation arising for privacy and security from the bordering thoroughfare.

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.

No special privileges will be conferred upon the applicant by granting a variance for an access gate to the subject property.

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.

The request is to construct essentially a covered gate as part of an existing fence.  
The code does not provide distinction for this type of fence improvement and therefore classifies this as an accessory structure creating a hardship for a property owner to design a secure access point of entry.

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 required to build a secure access point to the property is being requested.



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.

There are no adverse impacts the public welfare, if anything the public will benefit from a nicely designed entrance from an aesthetic perspective.

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.

No other non-conformities were considered in requesting this variance.

**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

# Warranty Deed

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza | Hawks  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2014-142  
Will Call No.:

[Space Above This Line For Recording Data]

## Corrective Warranty Deed

This Corrective Warranty Deed is being recorded to correct a scrivener's error with respect to the legal description on that certain Warranty Deed recorded in Official Records Book 2713, Page 2415 in the Public Records of Monroe County, Florida.

**This Warranty Deed** made this 23 day of December 2015 between **John Morley and Lynn Morley, as husband and wife and Sean Morley, a single man, grantor, and Wendell A. Wall, a single man,** whose post office address is 1613 Jamaica Drive, Key West, Florida 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:

**Parcel A:**

**On the Island of Key West and is part of Lots 7 and 6 and Part of Roosevelt Lane according to the Amended Plat of Vista Del Mar as recorded in Plat Book 4, at Page 136, of Monroe County Public Records, and is more particularly described as follows:**

**Begin at the Southeast corner of said Lot 7; thence Westerly along the Southerly line of said Lots 7 and 6 a distance of 100 feet to a point; thence Northerly and at right angles a distance of 100 feet to a point; thence Easterly and at right angles a distance of 99.78 feet to a point on the Westerly line of Roosevelt Boulevard; thence Southerly making an angle of 89 degrees 52 minutes with the prolongation of the previously described course and along the said Westerly line of Roosevelt Boulevard a distance of 100 feet back to the Point of Beginning.**

**Parcel B:**

**AND ALSO: An undivided twenty (20) percent interest in an to the following described property: Lot 7 of the Amended Plat of Vista Del Mar as recorded in Plat Book 4, Page 136, of Monroe County, Florida, Less and Except such portion thereof that lies within the real property described in that certain Warranty Deed recorded in Official Records Book 428, at Page 52 of the Public Records of Monroe County, Florida.**

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

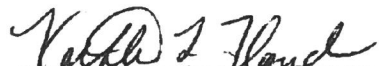
**To Have and to Hold**, the same in fee simple forever.


**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 Corrective Warranty Deed - v1

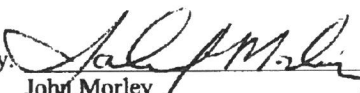
land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

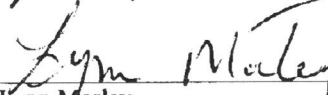
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Kathleen L. Floyd

  
Witness Name: Megan Force

By:   
John Morley

By:   
Lynn Morley

State of Georgia  
County of Lumpkin

The foregoing instrument was acknowledged before me this 23 day of November, 2015 by John Morley and Lynn Morley. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Pamela S Cook  
Notary Public

Printed Name: Pamela S. Cook

My Commission Expires: Feb 21, 2018





Patricia Gae Ganister  
Witness Name: Patricia Gae Ganister

Isabel Vega  
Witness Name: Isabel Vega

By: [Signature]  
Sean Morley

Doc# 2058136  
Bk# 2775 Pg# 1134

State of  
County of

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of December, 2015 by Sean Morley. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Patricia Gae Ganister  
Notary Public

Printed Name: Patricia Gae Ganister

My Commission Expires: 9-20-2018

MONROE COUNTY  
OFFICIAL RECORDS

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT  
IN AND FOR MONROE COUNTY, FLORIDA  
CIVIL DIVISION

WENDELL A. WALL, an individual,

Plaintiff,

vs.

STEFAN HUNTER, an individual, and the heirs and  
devises of the Estate of Rose H. Fiscus, deceased,  
and all parties claiming by or through said  
Defendants,

Defendants.

CASE NO.: 17-CA-167-K

JUDGE: TIMOTHY J. KOENIG

CLK. CIR. CL.  
MONROE COUNTY, FLA.

2017 JUN -7 AM 11:42

FILED FOR RECORD

**FINAL JUDGMENT QUIETING TITLE AFTER DEFAULT**

THIS CAUSE came before the Court upon Complaint of Plaintiff, and upon the Motion for Final Judgment Quieting Title After Default, and the Court having reviewed the pleadings and evidence and otherwise being fully advised in the premises, it is

**ORDERED AND ADJUDGED that:**

1. This Court has jurisdiction over the parties, that no material issue of law or fact exists, and Plaintiff is entitled to Final Judgment Quieting Title as matter of law.
2. The Order Granting Motion for Judicial Default against the Defendants, STEFAN HUNTER, an individual, and the heirs and devisees of the Estate of Rose H. Fiscus, deceased, and all parties claiming by or through said Defendants, was entered by the Court on May 9, 2017.
3. Plaintiff is the owner in fee simple and has the right against Defendants to retain possession of the land in and to the common area located on South Roosevelt Boulevard, in Key

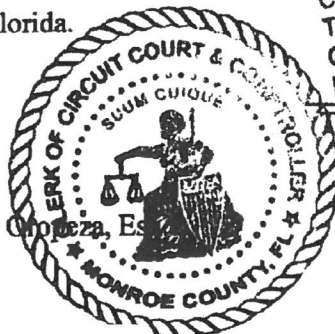
West, Monroe County, Florida, also known as Monroe County Property Appraiser Alternate Key No. 1075841 (the "Property"), which is more particularly described as follows:

Lot 7 of the Amended Plat of VISTA DEL MAR as recorded in Plat Book 4, Page 136, of Monroe County, Florida. Less and except such portion thereof that lies within the real property described in that certain Warranty Deed recorded in Official Records Book 428, at Page 52 of the Public Records of Monroe County, Florida, better described as: On the Island of Key West and is part of Lots 7 and 6 and Part of Roosevelt Lane according to the Amended Plat of Vista Del Mar as recorded in Plat Book 4 at Page 136 of Monroe County Public Records, and is more particularly described as follows: Begin at the Southeast corner of said Lot 7; thence Westerly along the Southerly line of said Lots 7 and 6 a distance of 100 feet to a point; thence Northerly and at right angles a distance of 100 feet to a point; thence Easterly and at right angles a distance of 99.78 feet to a point in the Westerly line of Roosevelt Boulevard; thence Southerly making an angle of 89°52' with the prolongations of the previously described course and along the said Westerly line of Roosevelt Boulevard a distance of 100 feet back to the Point of Beginning.

4. Plaintiff's title in and to the above-described property is forever quieted and confirmed in WENDELL A. WALL.

5. All claims, rights, title, interests or equities of each of the Defendants, STEFAN HUNTER, an individual, and the heirs and devisees of the Estate of Rose H. Fiscus, deceased, and all parties claiming by or through said Defendants be perpetually restrained and enjoined from hereafter asserting by deed or otherwise their claim, interest, rights or demands against the land previously described, or in any way from interfering with the Plaintiff's possession, use or disposal of the premises.

DONE AND ORDERED in Chambers, this 7<sup>th</sup> day of October, 2017, in Key West, Monroe County, Florida.



STATE OF FLORIDA  
COUNTY OF MONROE  
This copy is a True Copy of the Original on File in this Office. Witness My hand and Official Seal  
AMOTHY KOENIG, Circuit Court Judge  
This 13<sup>th</sup> day of October 2017

Copy to:  
Gregory S. Oropesa, Esq.

A.D. 2017  
KEVIN MADOK, CPA  
Clerk Circuit Court

By: [Signature]  
Deputy Clerk

# **Property Record Card**



**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 00072040-000000  
 Account # 1075833  
 Property ID 1075833  
 Millage Group 10KW  
 Location 4 GO Ln, KEY WEST  
 Address  
 Legal Description KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LOT 6 AND ALL OF LOT 7 AND INT IN GO LANE OR268-243/4 CO JUDGE'S DOCKET 11-146 OR293-502/03 OR298-572/73 OR306-212/13 OR428-52/53 OR471-675/6 OR479-288/9 OR1030-769/70 OR1052-1698/99 OR1147-1234D/C OR1267-1041 OR1267-1042 OR1371-1500/01 OR1461-1879/80 OR1561-1208 OR1568-985/87 OR2085-1925/27 OR2117-35/36T/C OR2192-612/13 OR2248-652/53 OR2332-1805/06C/T OR2389-1844/45 OR2391-1904/05 OR2492-471 OR2713-2415/17 OR2775-1131/34C OR2793-2034/35 OR2859-43/44F/J  
 (Note: Not to be used on legal documents)  
 Neighborhood 6257  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Amended Plat Vista Del Mar  
 Sec/Twp/Rng 34/67/25  
 Affordable No  
 Housing



**Owner**

WALL WENDELL A  
 4 Go Ln  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$513,178	\$520,305	\$529,961	\$534,942
+ Market Misc Value	\$74,755	\$75,683	\$70,885	\$60,800
+ Market Land Value	\$770,188	\$644,770	\$611,074	\$510,834
= Just Market Value	\$1,358,121	\$1,240,758	\$1,211,920	\$1,106,576
= Total Assessed Value	\$1,358,121	\$1,240,758	\$1,211,920	\$1,106,576
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,358,121	\$1,240,758	\$1,211,920	\$1,106,576

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	9,989.00	Square Foot	100	100
RESIDENTIAL DRY (010D)	2,486.00	Square Foot	0	0

**Buildings**

Building ID	5924	Exterior Walls	C.B.S.	
Style		Year Built	1965	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1997	
Gross Sq Ft	3562	Foundation	CONCR FTR	
Finished Sq Ft	2594	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	CONC/CLAY TILE	
Condition	GOOD	Flooring Type	CERM/CLAY TILE	
Perimeter	348	Heating Type	FCD/AIR DUCTED with 0% NONE	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	3	
Depreciation %	30	Half Bathrooms	1	
Interior Walls	DRYWALL	Grade	600	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	464	0	0
FLA	FLOOR LIV AREA	2,594	2,594	0
OOU	OP PR UNFIN UL	462	0	0



Code	Description	Sketch Area	Finished Area	Perimeter
OPF	OP PRCH FINLL	42	0	0
<b>TOTAL</b>		<b>3,562</b>	<b>2,594</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1968	1969	1	600 SF	5
WROUGHT IRON	1974	1975	1	70 SF	2
WOOD DOCKS	1975	1976	1	120 SF	2
WALL AIR COND	1982	1983	1	2 UT	1
BRICK PATIO	1984	1985	1	225 SF	4
FENCES	1984	1985	1	2527 SF	4
UTILITY BLDG	1984	1985	1	60 SF	3
WOOD DECK	1984	1985	1	848 SF	1
HOT TUB	1993	1994	1	1 UT	3
WOOD DECK	1993	1994	1	138 SF	1
FENCES	1993	1994	1	144 SF	2
RES POOL	1993	1994	1	309 SF	4
TIKI	1993	1994	1	43 SF	4

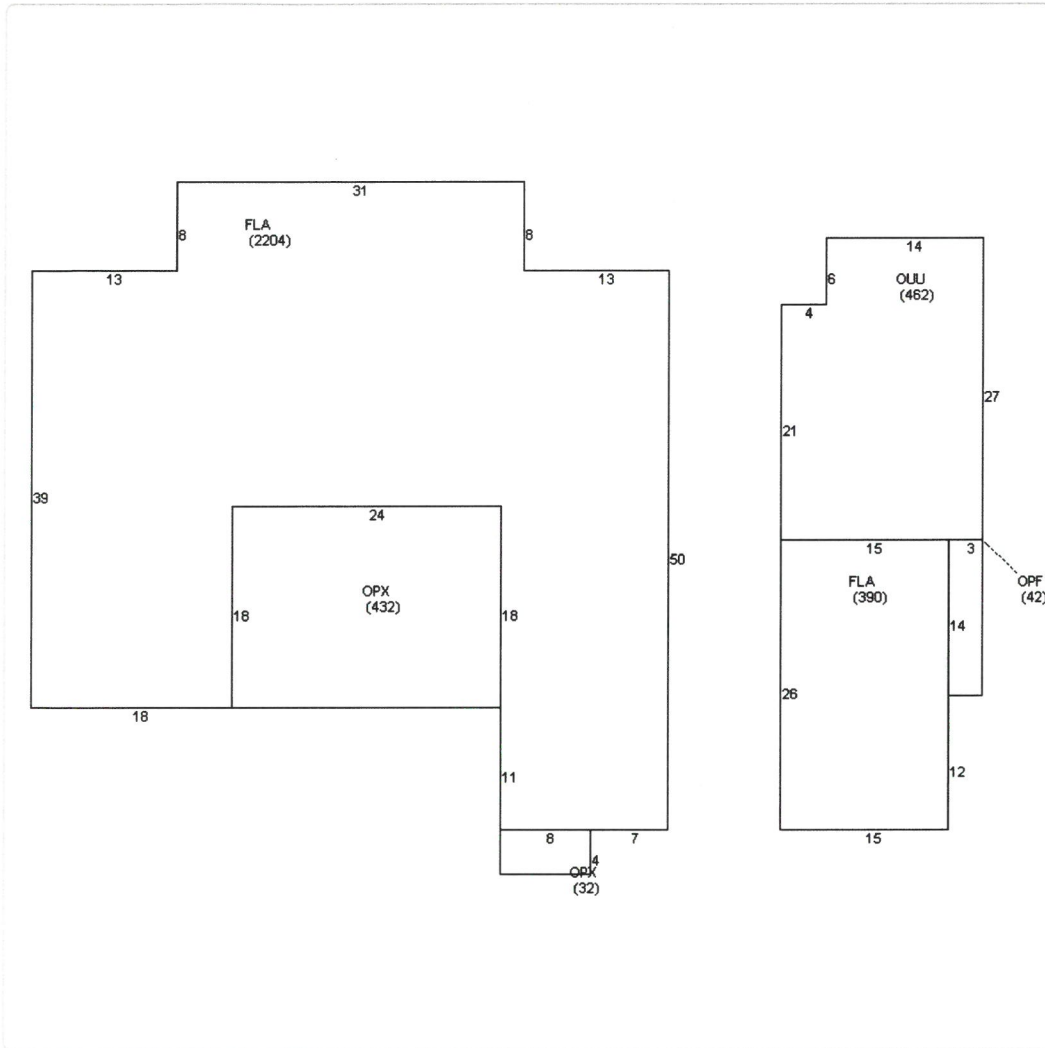
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/23/2015	\$100	Warranty Deed		2775	1131	11 - Unqualified	Improved
11/26/2014	\$1,300,000	Warranty Deed		2713	2415	01 - Qualified	Improved
11/26/2008	\$825,000	Warranty Deed		2391	1904	B - Unqualified	Improved
11/26/2007	\$1,314,600	Certificate of Title		2332	1805	F - Unqualified	Improved
5/20/2005	\$1,450,000	Warranty Deed		2117	35	Q - Qualified	Improved
7/1/1993	\$325,000	Warranty Deed		1267	1041	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0440	2/7/2018		\$12,500	Residential	REMOVE AND REPLACE ROTTED DECK, DECKING FRAMING WITH NEW PRESSURE TREATED WOOD. FURNISH & INSTALL NEW PT POSTS AND AUGER CAST FOOTERS AS REQUIRED. MATCH EXISTING DECK CONFIGURATION AND LAYOUT. BRACE GAZEBO AND REBUILD DECKING UNDERNEATH EXISTING AND REMOUNT DECKING UNDERNEATH NEW POSTS WITH NEW FOOTERS.
17-3209	9/25/2017	4/13/2018	\$6,368	Residential	INSTALL 1 1/2 TON RUUD A/C SPLIT SYSTEM WITH 7 DROPS AND 1 BATH EXHAUST. INSTALL 12000 BTU MINI SPLIT SYSTEM. ELECTRIC BY OTHER TRADE.
17-2970	8/1/2017	4/13/2018	\$8,000	Residential	INSTALLING WIRING AS PER PLANS INCLUDES UPGRADING PANEL.
17-1233	4/28/2017	4/13/2018	\$220,000	Residential	CONSTRUCT NEW SECOND FLOOR ADDITION AND FLOOR INCLUDING NEW PORCHES, STAIRS AND BREEZEWAY ON EXISTING SINGLE FAMILY RESIDENCE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
15-4986	12/11/2015		\$30,000	Residential	REPLACE KITCHEN CABINETS.
15-4110	10/5/2015	11/7/2014	\$1,100	Residential	ADD 5 CAN LIGHTS, 3 OUTLETS, RUN NEW CIRCUIT FOR STOVE AND UNDER CABINET LIGHTS.
15-0767	3/5/2015		\$3,000	Residential	RELOCATE EXITING KITCHEN PANEL FROM INSIDE TO OUTSIDE.
15-0070	1/12/2015	3/6/2015	\$2,000	Residential	DEMO DRYWALL AND STUDS IN PANTRY
08-3823	10/21/2008	2/4/2014	\$14,000	Residential	INSTALL 20 SQS. OF WHITE 60 MIL. PVC SINGLE PLY ROOFING.
08-3701	10/13/2008	2/4/2014	\$5,000	Residential	REMOVE EXISTING WOOD DECK & RAIL AND REINSTALL BOTH WITH NEW MATERIAL 530SF - 2ND FLOOR DECKING.
05-3154	7/27/2005	11/8/2005	\$500	Residential	ATF - PAVERS
9802478	8/10/1998	11/5/1998	\$1,200	Residential	REPLACE RUBBER ROOF
B954328	12/1/1995	8/1/1996	\$8,000	Residential	RENOVATION
B932649	9/1/1993	11/1/1994	\$20,000	Residential	POOL & SPA
B932660	9/1/1993	11/1/1994	\$30,000	Residential	RENOVATIONS & BLD. DECK
M932380	8/1/1993	11/1/1994	\$4,800	Residential	1-11/2&1-4 TON A/C,W/9DRP

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

Last Data Upload: 10/5/2018 1:37:44 AM

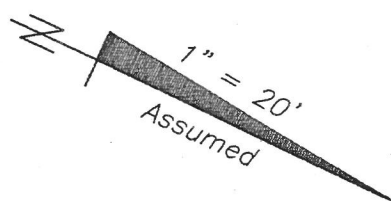
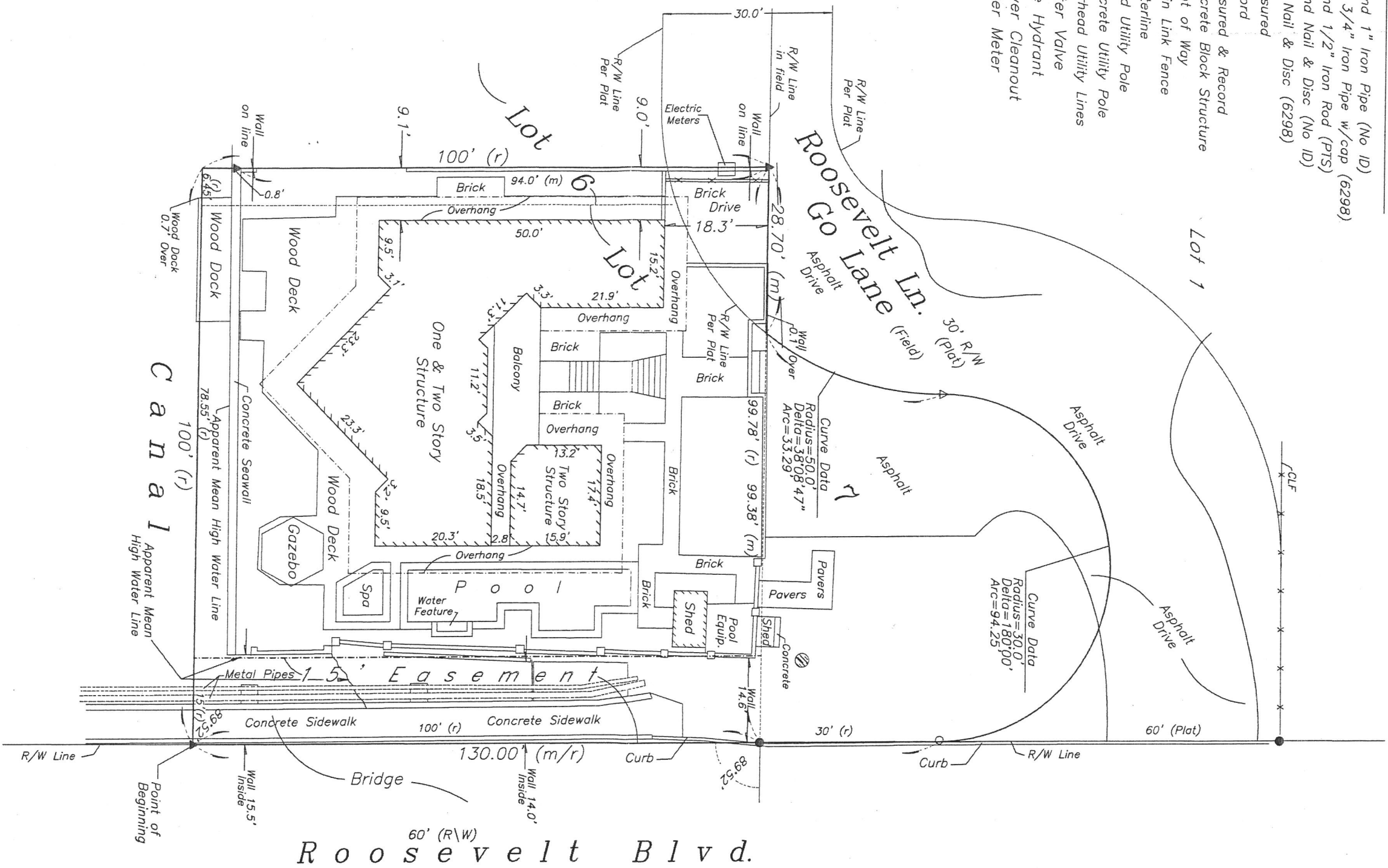


# Survey

# Boundary Survey Map of part of Lot 6 & all Lot 7, AMENDED PLAT VISTA DEL MAR

## LEGEND

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (No ID)
- △ 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
- ⊕ Water Valve
- ⊕ Fire Hydrant
- ⊕ Sewer Cleanout
- ⊕ Water Meter



NOTE:  
This Survey Map is not  
full and complete without  
the attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6288

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



Boundary Survey Map of part of Lot 6 & all Lot 7,  
AMENDED PLAT VISTA DEL MAR

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: 4 Go Lane, 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. This survey is not assignable.
9. Date of field work: July 5, 2018.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.

**BOUNDARY SURVEY OF:** On the Island of Key West and is part of Lots 7 and 6 and part of Roosevelt Lane according to the Amended Plat of Vista Del Mar as recorded in Plat Book 4, at Page 136, of Monroe County Public Records, and is more particularly described as follows:

Begin at the Southeast corner of said Lot 7; thence Westerly along the Southerly line of said Lots 7 and 6 a distance of 100 feet to a point; thence Northerly and at right angles a distance of 100 feet to a point; thence Easterly and at right angles a distance of 99.78 feet to a point in the Westerly line of Roosevelt Boulevard; thence Southerly making an angle 89°52' with the prolongation of the previously described course and along the said Westerly line of Roosevelt Boulevard a distance of 100 feet back to the Point of Beginning.

ALSO: (Per Final Judgment recorded in Official Record Book 2859, Page 1695 thru 1696, as recorded in the Public Records of Monroe County, Florida:

Lot 7 of the Amended Plat of VISTA DEL MAR as recorded in Plat Book 4, Page 136, of Monroe County, Florida. Less and except such portion thereof that lies within the real property described in that certain Warranty Deed recorded in Official Records Book 438, at Page 52 of the Public Records of Monroe County, Florida, better described as: On the Island of Key West and is part of Lots 7 and 6 and part of Roosevelt Lane according to the Amended Plat of Vista Del Mar as recorded in Plat Book 4 at Page 136 of Monroe County Public Records, and is more particularly described as follows: Begin at the Southeast corner of said Lot 7; thence Westerly along the Southerly line of said Lots 7 and 6 a distance of 100 feet to a point; thence Northerly and at right angles a distance of 100 feet to a point; thence Easterly and at right angles a distance of 99.78 feet to a point in the Westerly line of Roosevelt Boulevard; thence Southerly making an angle 89°52' with the prolongation of the previously described course and along the said Westerly line of Roosevelt Boulevard a distance of 100 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Wendell A. Wall;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

July 18, 2018

THIS SURVEY  
IS NOT  
ASSIGNABLE

Sheet Two of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

# **Proposed Plans**



**SITE DATA**

SITE ADDRESS: 4 GO LANE, KEY WEST, FL 33040  
 RE: 00072040-000000  
 ZONING: SF (SINGLE FAMILY)  
 FLOOD ZONE: AEB  
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1509 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 34-67-25  
 LEGAL DESCRIPTION: KW AMENDED PLAT VISTA DEL MAR PB4-136 PT LOTS 6 AND 7 AND INT IN GO LANE  
 SETBACKS: FRONT 30 FT; SIDE 5 FT; STREET SIDE 10 FT REAR 25 FT  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

**DESIGN DATA**

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 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 D; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF  
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.  
 FEMA FLOOD DESIGN PER ASCE 24-14  
 BUILDING TYPE: ENCLOSED  
 CATEGORY: 2

**INDEX OF DRAWINGS**

SHEET CS-1 - SURVEY  
 SHEET A-1 - SITE CALCULATIONS  
 SHEET A-2 - EXISTING/ PROPOSED ELEVATION

**GENERAL NOTES**

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- 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.
- 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.
- 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 ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
- 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 UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2017 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.
- 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 2017 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- 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.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- 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.

**LEGEND**

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AND
		@ AT
		APPROX. APPROXIMATELY
		FT. FOOT/FEET
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		PT PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

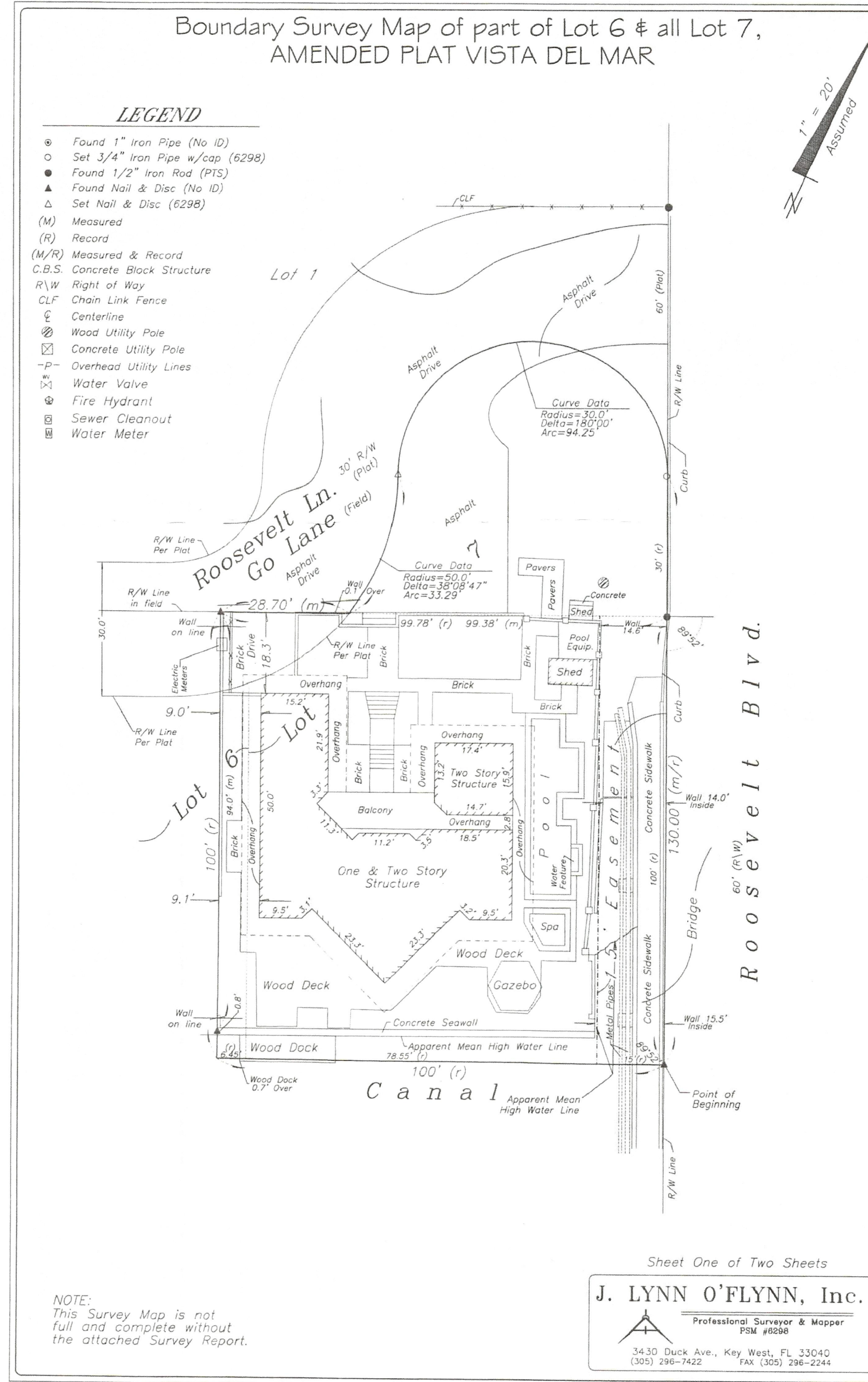
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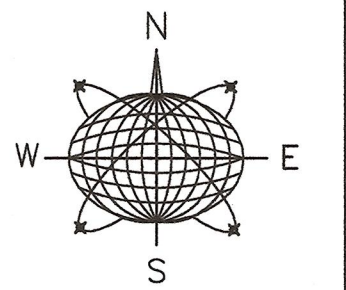
**2 LOCATION MAP**  
 CS-1 SCALE: NOT TO SCALE

**VARIANCE APPLICATION**

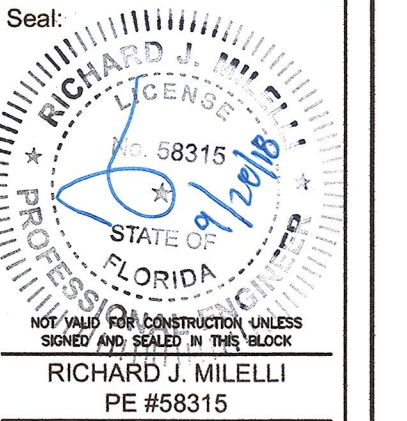
**4 GO LANE**  
**KEY WEST, FLORIDA 33040**



**1 SURVEY MAP**  
 CS-1 SCALE: NOT TO SCALE



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899



General Notes:

**VARIANCE APPLICATION**  
 4 GO LANE  
 KEY WEST, FLORIDA

Drawn By: JMT  
 Checked By: RJM  
 Project No.:  
 Scale: AS NOTED  
 AutoCad File No.:

Revisions:

Title:  
**COVER SHEET AND SURVEY**

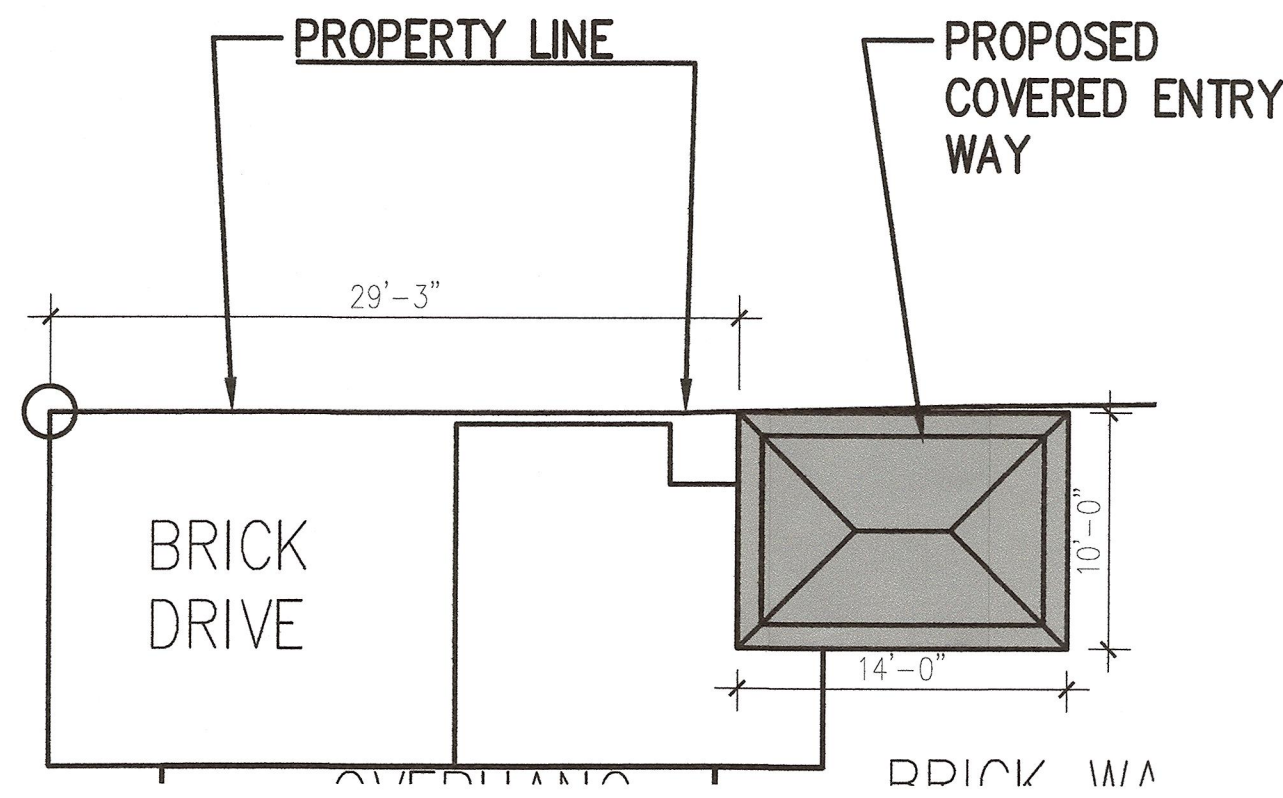
Sheet Number:  
**CS-1**  
 Date: MAY 21, 2018

Sheet One of Two Sheets  
**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 P.M. #6388  
 3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422 Fax (305) 296-2244

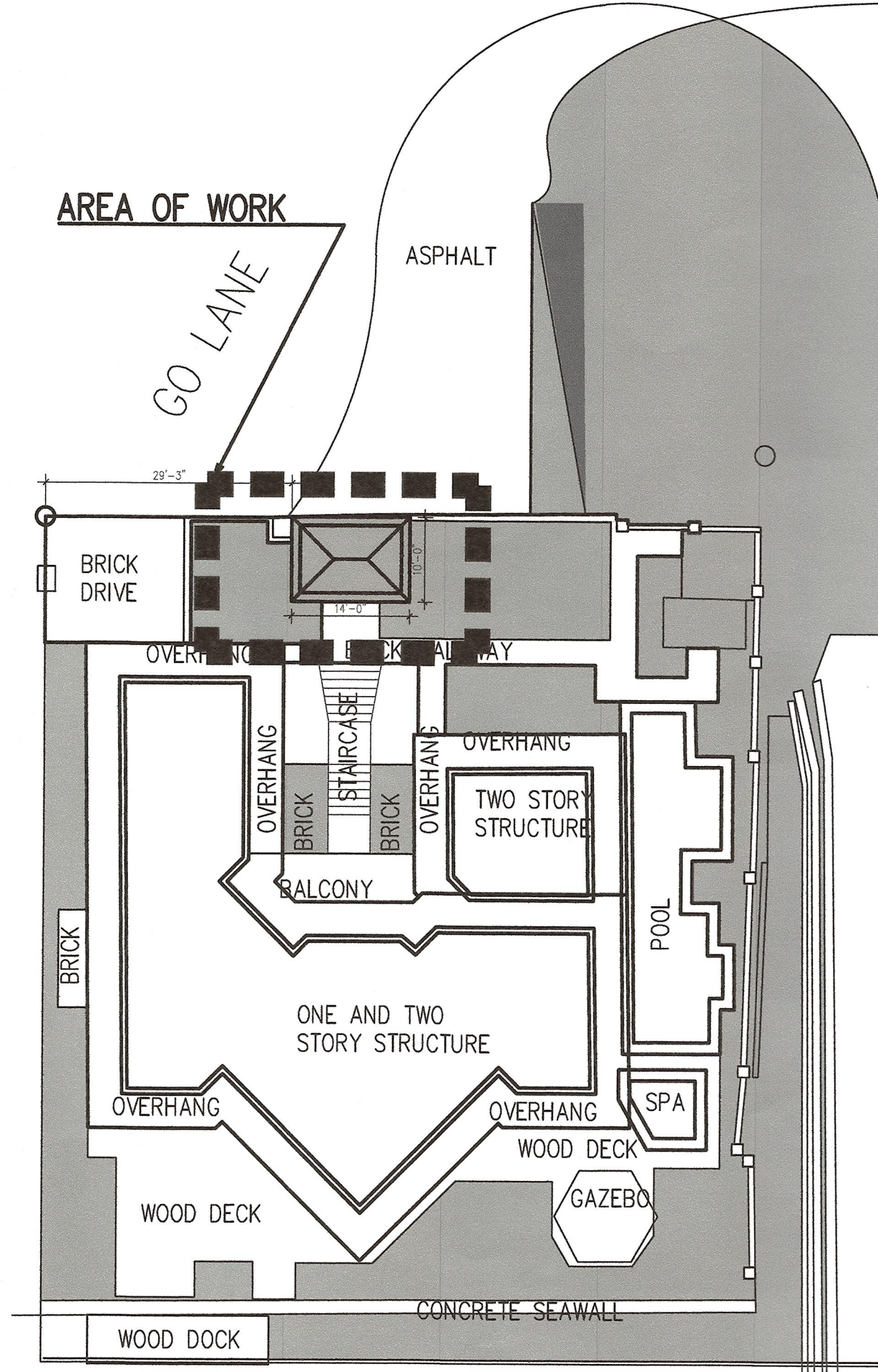
NOTE:  
 This Survey Map is not full and complete without the attached Survey Report.



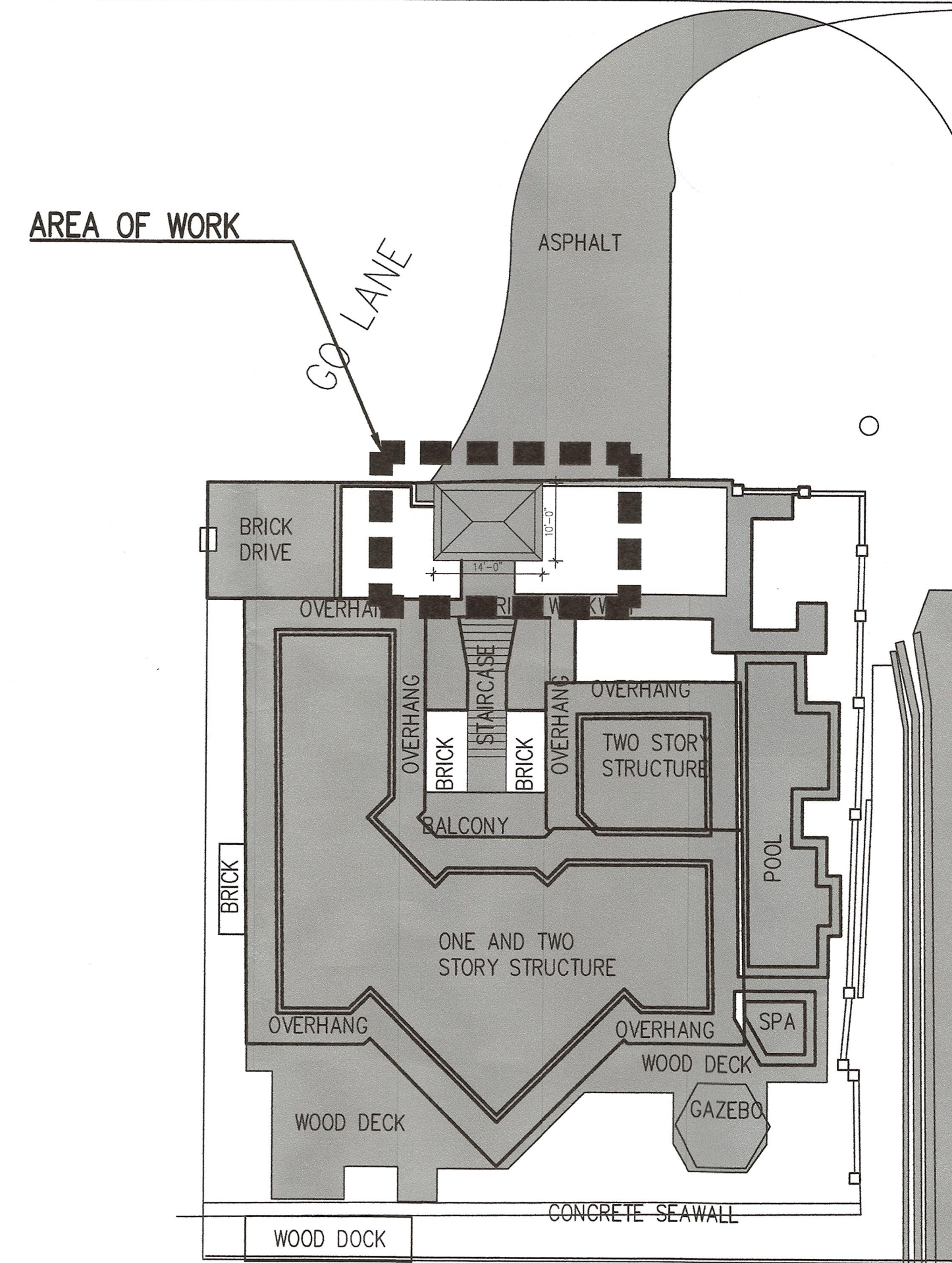
PROJECT DATA FOR NEW COVERED ENTRYWAY				
	PROPOSED FOR ENTRYWAY	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00072040-000000			
SETBACKS:				
FRONT	0'	15'-0" TO FRONT OF HOME	20'	YES
STREET SIDE	N/A	N/A	10'	NONE
SIDE	30'-9"	4'-10" TO LEFT SIDE	5'	NONE
REAR	N/A	10'-6" TO REAR OF HOME	25'	NONE
LOT SIZE	NO CHANGE	13,384 SQ. FT.	6,000 SQ. FT.	NONE
BUILDING COVERAGE	4,954 SQ. FT. 37%	4,968 SQ. FT. 37.1%	35% MAX	NONE
FLOOR AREA	N/A	N/A	1.0	NONE
BUILDING HEIGHT	N/A	N/A	30' MAX	NONE
IMPERVIOUS AREA	9,450 SQ. FT. 70.6%	9,709 SQ. FT. 72.5%	50% MAX	NONE
OPEN SPACE	4,848 SQ. FT. 36.2%	4,765 SQ. FT. 35.6%	35% MIN	NONE



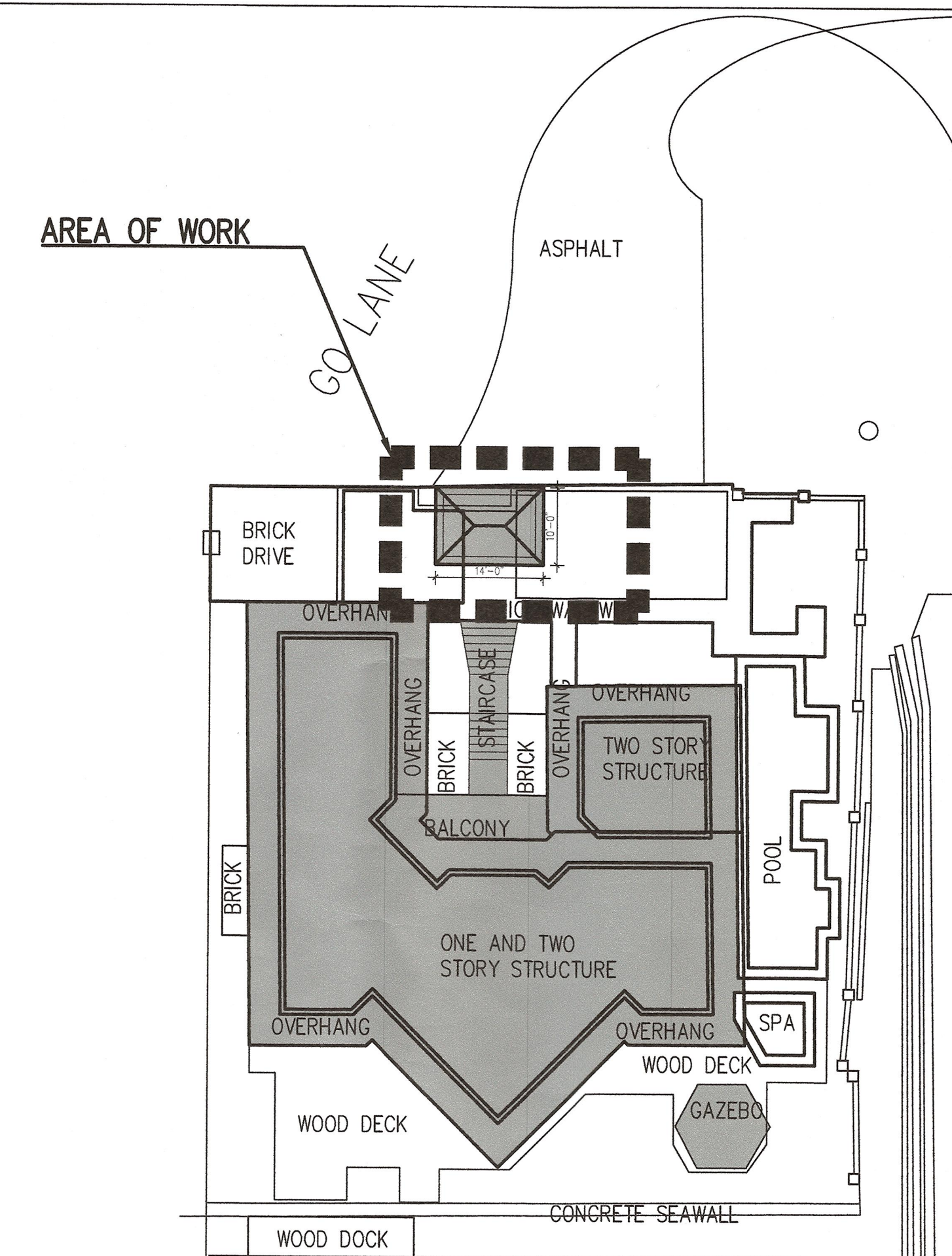
7 ZOOMED IN AREA OF COVERED ENTRYWAY  
A-1 SCALE: 1/16"=1'-0"



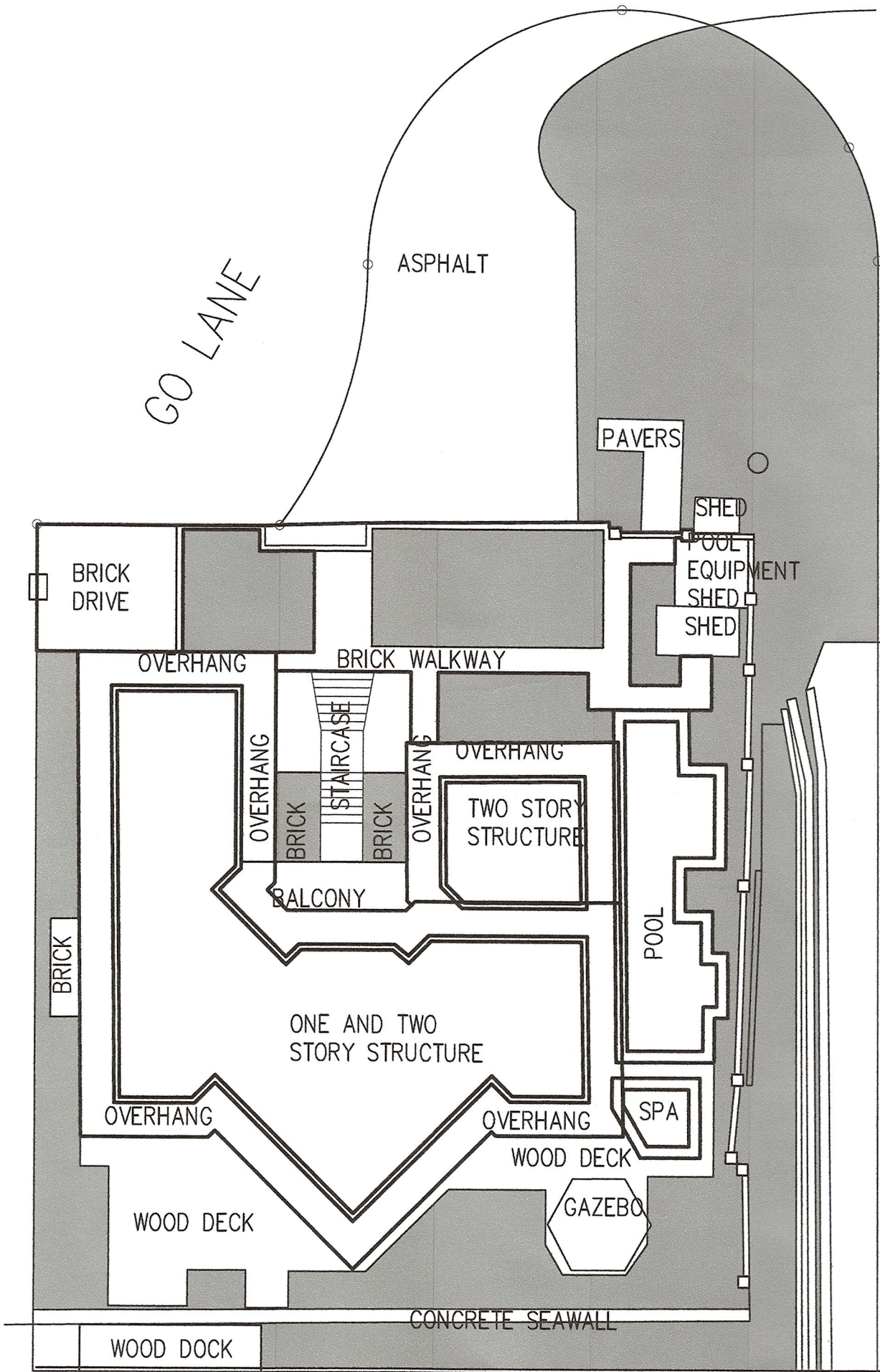
6 PROPOSED OPEN SPACE (HATCHED AREA)  
A-1 SCALE: 1/16"=1'-0"



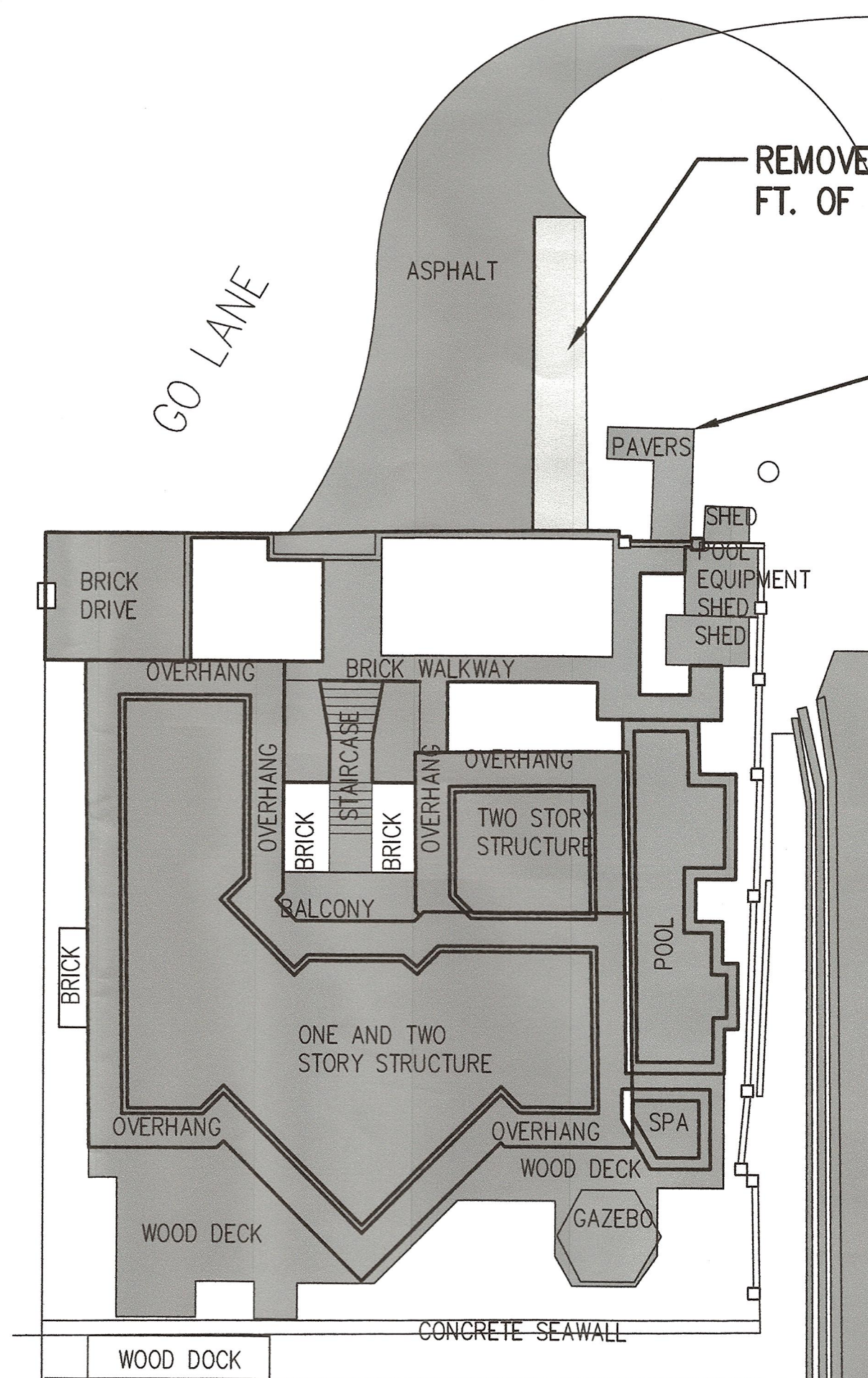
5 PROPOSED IMPERVIOUS COVERAGE (HATCHED AREA)  
A-1 SCALE: 1/16"=1'-0"



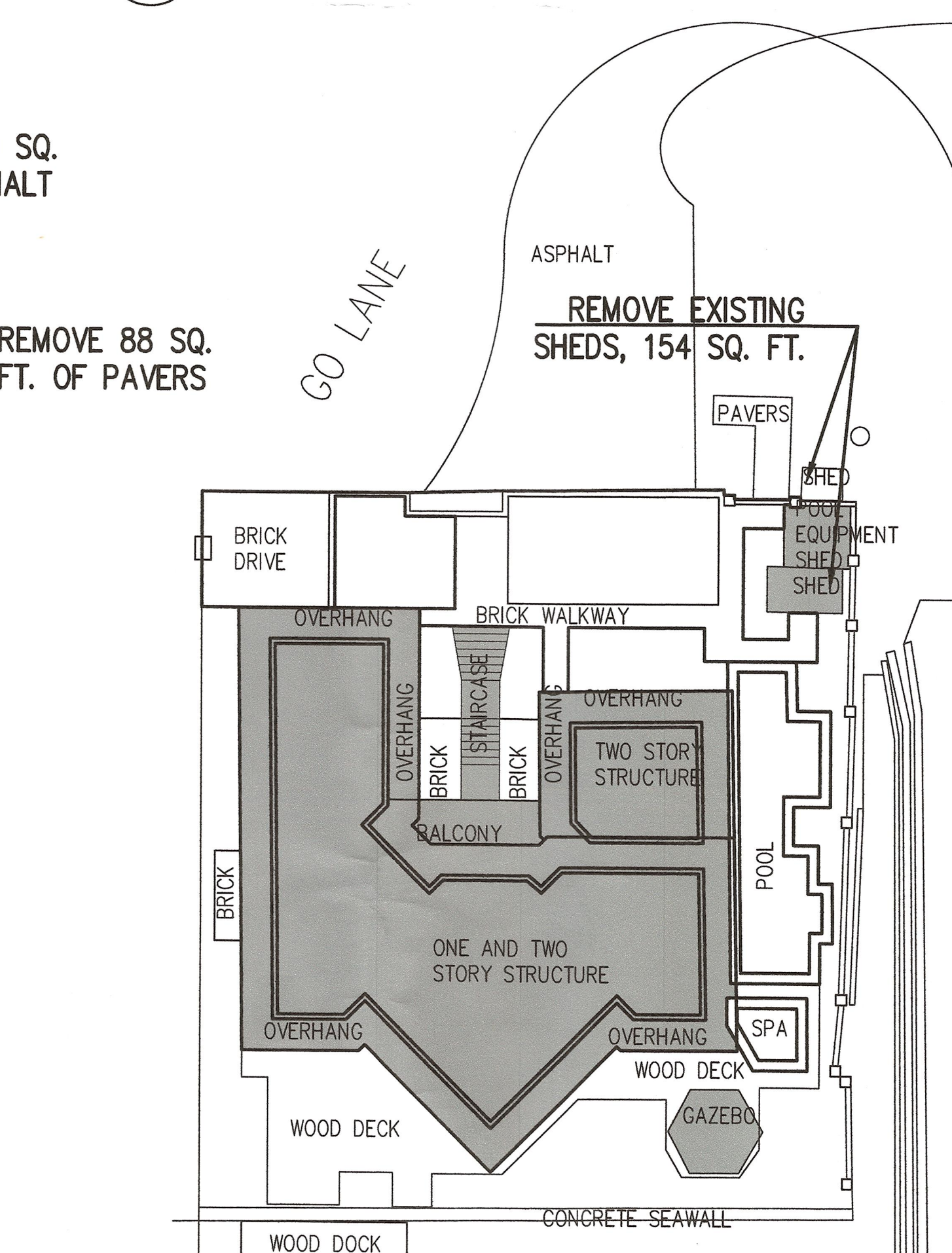
4 PROPOSED BUILDING COVERAGE (HATCHED AREA)  
A-1 SCALE: 1/16"=1'-0"



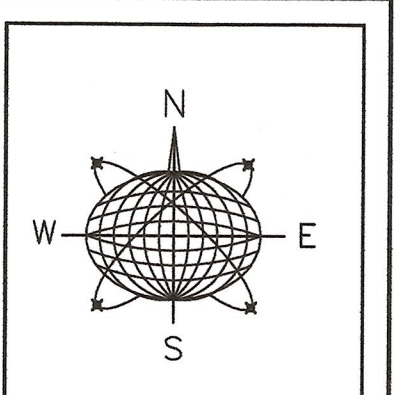
3 EXISTING OPEN SPACE (HATCHED AREA)  
A-1 SCALE: 1/16"=1'-0"



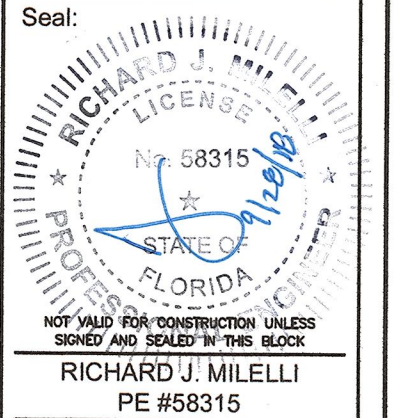
2 EXISTING IMPERVIOUS COVERAGE (HATCHED AREA)  
A-1 SCALE: 1/16"=1'-0"



1 EXISTING BUILDING COVERAGE (HATCHED AREA)  
A-1 SCALE: 1/16"=1'-0"



Meridian Engineering LLC  
201 Front Street, Suite 210  
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AUTHORIZATION #29401  
ph:305-293-3263 fax:293-4899



General Notes:

VARIANCE APPLICATION  
4 GO LANE  
KEY WEST, FLORIDA

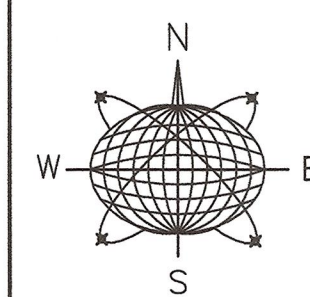
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Checked By: RJM  
Project No.:  
Scale: AS NOTED  
AutoCad File No.:

Revisions:

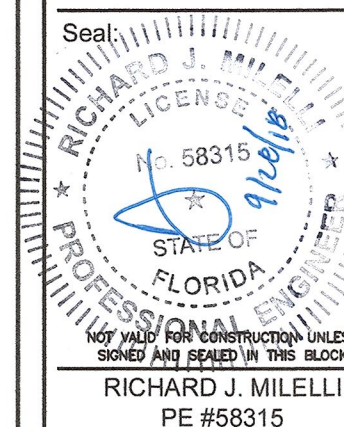
Title:  
SITE CALCULATIONS

Sheet Number:  
**A-1**  
Date: MAY 21, 2018





Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph: 305-293-3263 fax: 293-4999



RICHARD J. MILELLI  
 PE #58315

General Notes:

**VARIANCE APPLICATION**  
 4 GO LANE  
 KEY WEST, FLORIDA

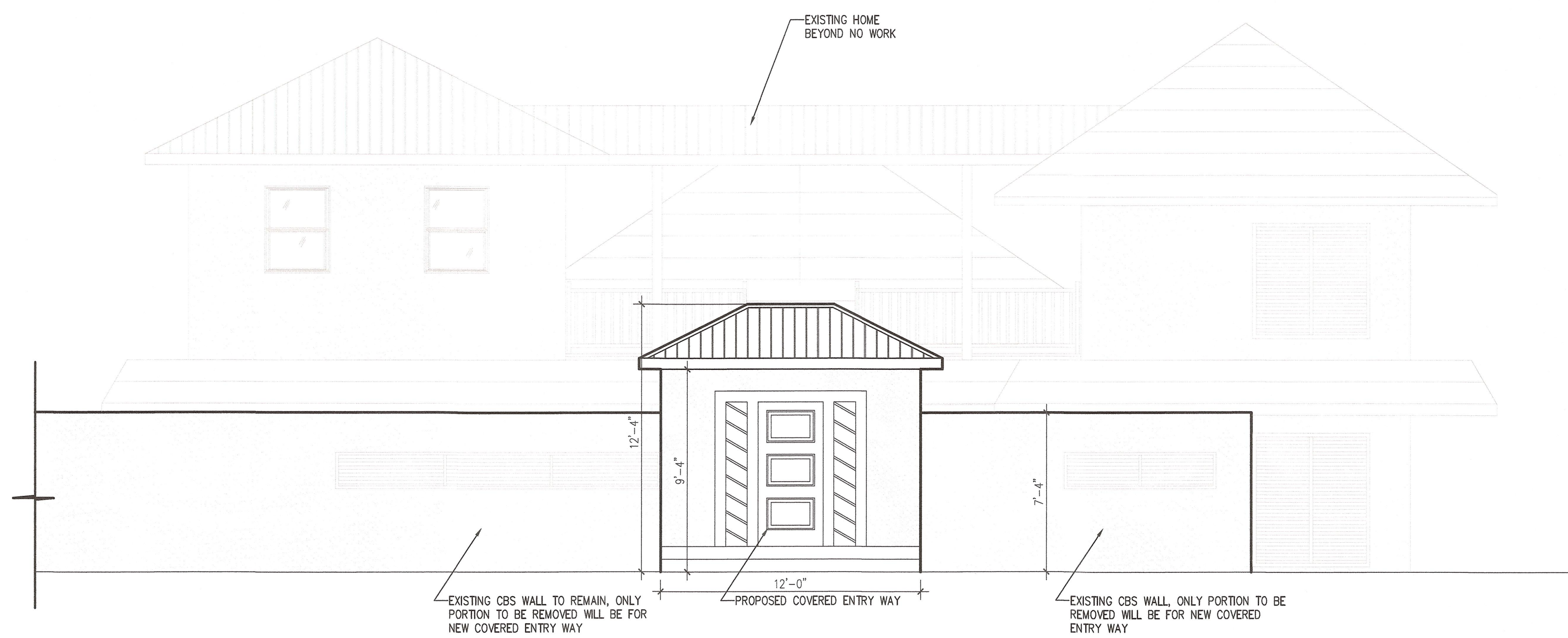
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 Project No.:  
 Scale: AS NOTED

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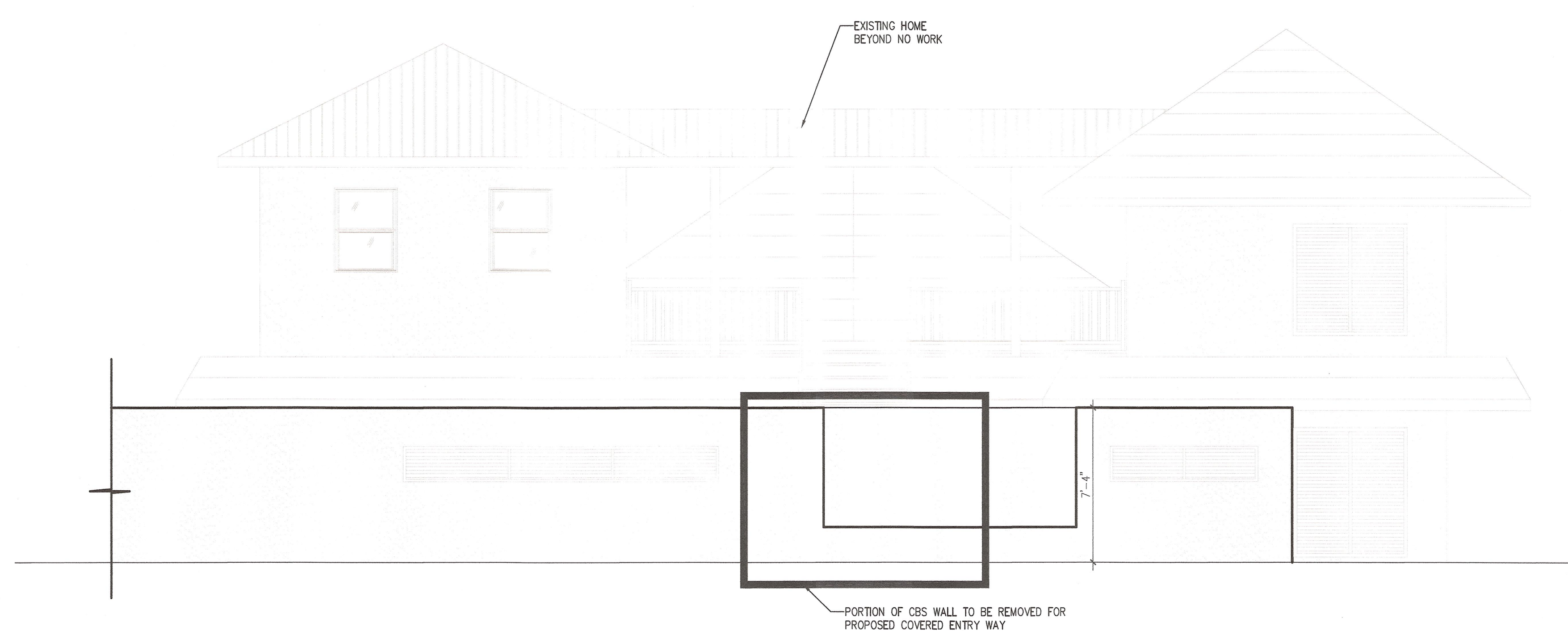
Revisions:

Title:  
 EXISTING/  
 PROPOSED  
 ELEVATION

Sheet Number:  
**A-2**  
 Date: MAY 21, 2018



**2 PROPOSED FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"



**1 EXISTING FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"



# **Authorization Form**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Individual or Joint Owner)*

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

I, Wendell A. Wall authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Orpeza Stones + Cardenas PLLC  
*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 Owner*                      \_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

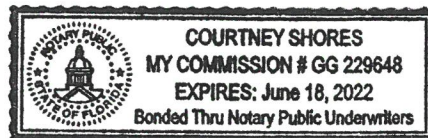
Subscribed and sworn to (or affirmed) before me on this 10-30-18  
*Date*

by Wendell A. Wall  
*Name of Owner*

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

Courtney Shores  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*

# Verification Form

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an Entity)*

I, Gregory S. Oropeza, in my capacity as Managing Partner  
*(print name) (print position; president, managing member)*

of Oorpeza, Stones & Cardenas, PLLC  
*(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:

4 Go Lane, Key West, FL 33040  
*Street Address of subject property*

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

  
*Signature of Authorized Representative*

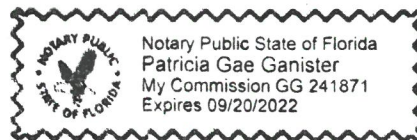
Subscribed and sworn to (or affirmed) before me on this Oct. 5, 2018 by  
*date*

Gregory S. Oropeza  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*