

Application



Application for Easement

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,735.50

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)
(\$551.25 for each additional easement for same parcel)

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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 060 Lane, Key West FL 33040

Zoning District: _____ Real Estate (RE) #: 00072010-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Oropeza, Stones, Cardenas Mailing

Address: 221 Simonton St, Key West City:

State: FL Zip: 33040 Home/Mobile Phone: 305 294 0252 Office:

Fax: _____

Email: Kai@oropeza.stonescardenas.com

PROPERTY OWNER: (if different than above)

Name: H2O Outdoors, LLC Mailing

Address: 13925 Willow Cay Dr City:

State: FL Zip: 33408 Home/Mobile Phone: _____ Office:

Fax: _____

Email: _____

Description of requested easement and use: Easement for the addition of a Boat Lift

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

If yes, please describe and attach relevant documents: _____

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.

- 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
- Monroe County Property record card
- Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.
- Photographs showing the proposed area
- Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.

Authorization Form



**City of Key West
Planning Department**

Authorization Form
~~(Where Owner is a Business Entity)~~

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

I, Donald Patnaude as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of H2O Outdoors, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Oropeza, Stones + Corderas 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 person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this April 19, 2022
Date

by Donald Patnaude
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.

[Signature]
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 Applicant is an entity)

I, Kaci Murphy, in my capacity as Attorney
(print name) *(print position; president, managing member)*
of Oropeza, Stones, Cardenas
(print name of entity)

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:

0 Go Lane + 2 Go Lane, Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 27 day of April, 2021 by
Kaci Murphy
Name of Applicant
date

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

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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 00072010-000000
 Account# 1075809
 Property ID 1075809
 Millage Group 10KW
 Location 0 GO Ln, KEY WEST
 Address
 Legal Description PT LOTS 2 AND 3 AND INTEREST IN GO LANE (A/K/A ROOSEVELT LANE) AMENDED PLAT VISTA DEL MAR PB4-136 OR268-243/4 OR292-144/5 OR303-470/1 OR303-521/2 CO JUDGE'S DOCKET 11-146 OR496-100 OR1001-1014/15 OR1026-375/7 OR1561-1207 OR1668-204/05 OR2625-1050 OR2688-600/05 OR2728-1305/1306 OR2728-1339/1340 OR3073-0300 OR3110-2072
 (Note: Not to be used on legal documents.)
 Neighborhood 6257
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision Amended Plat Vista Del Mar
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

H2O OUTDOORS LLC
 13925 Willow Cay Dr
 North Palm Beach FL 33408

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$1,111,575	\$1,696,282	\$0	\$0
+ Market Misc Value	\$282,760	\$326,893	\$148,809	\$142,910
+ Market Land Value	\$1,167,213	\$1,373,720	\$1,060,592	\$1,010,088
= Just Market Value	\$2,561,548	\$3,396,895	\$1,209,401	\$1,152,998
= Total Assessed Value	\$2,561,548	\$3,204,707	\$1,209,401	\$1,152,998
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,561,548	\$3,396,895	\$1,209,401	\$1,152,998

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES CANAL (01CC)	14,029.00	Square Foot	0	0

Buildings

Building ID 63930
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 8363
 Finished Sq Ft 3831
 Stories 2 Floor
 Condition EXCELLENT
 Perimeter 0
 Functional Obs 0
 Economic Obs 0
 Depreciation % 1
 Interior Walls WALL BD/WD WAL

Exterior Walls CUSTOM
 Year Built 2019
 EffectiveYearBuilt 2019
 Foundation CONCRETE SLAB
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC ABOVE GRD
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 4
 Full Bathrooms 4
 Half Bathrooms 0
 Grade 750
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	3,209	0	287
OPX	EXC OPEN PORCH	1,323	0	364
FLA	FLOOR LIV AREA	3,831	3,831	438
TOTAL		8,363	3,831	1,089

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1962	1963	1	1624 SF	5
CUSTOM PATIO	1988	1989	1	845 SF	4
RES ELEVATOR	2019	2020	1	1 UT	4
RES POOL GNIT	2019	2020	1	2475 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/1/2021	\$4,654,800	Warranty Deed	2328979	3110	2072	05 - Qualified	Improved
2/2/2021	\$2,600,000	Warranty Deed	2302297	3073	0300	01 - Qualified	Improved
3/3/2015	\$450,000	Warranty Deed		2728	1339	37 - Unqualified	Improved
6/4/2014	\$180,000	Quit Claim Deed		2688	600	11 - Unqualified	Improved
4/26/2013	\$375,100	Tax Deed		2625	1050	11 - Unqualified	Improved
2/12/1999	\$1,151,000	Warranty Deed		1561	1207	M - Unqualified	Improved
9/1/1987	\$495,000	Warranty Deed		1026	375	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3348	9/29/2017		\$18,500	Residential	INSTALL DUCT SYSTEMS (2), SUPPLYING 2ND AND 3RD LEVEL AIR SYSTEMS, TO INCLUDE REFRIGERANT COPPER LINES, EXHAUST VENTING (BATH, KITCHEN). INSTALLATION OF EXTERIOR CONDENSER BRACKETS. C/U TO BE 4.5 ABOVE GRADE (JT).
17-3349	9/27/2017		\$19,680	Residential	INSTALL ELECTRICAL PER PRINT, TO INCLUDE WIRING OF RECEPTACLES SWITCHES, CAN LIGHTING, WIRING FOR PUPMP, ELEVATOR AND EQUIPMENT. GFI'S WHERE NOTED ON PRINT. ALL ELECTRIC TO BE ABOVE CODE, SMOKE DETECTORS IN ALL SLEEPING AREAS AND ADJACENT HALLWAYS, C/O SMOKE DETECTORS WITHIN 10' OF SLEEPING AREAS.
17-3014	9/25/2017		\$1,200	Residential	Installation of a 48 gallon propane tank to feed a cooktop 20' of piping 3/4.
17-2872	7/24/2017		\$19,980	Residential	PLUMBING FOR 0 GO LN
16-1523	6/24/2016	9/27/2019	\$40,000	Residential	FINISH POOL STARTED IN 2001. PLASTER POOL, TEST PLUMBING AND CONCRETE PAD FOR POOL EQUIPMENT 5' X 12', FILL BOTTOM FROM 10' TO 8' AS PER MERIDIAN ENGINEERING
15-4756	1/7/2016		\$540,000	Residential	NEW SINGLE FAMILY HOME LIVING SQ/FT 3777. URBAN FORESTER HAS CONCERNS WITH THE PLANS. THE SURVEYS DO NOW SHOW ANY OF THE EXISTING TREES ON THE PROPERTY THAT ARE TO REMAIN. THIS IS VERY IMPORTANT IN RELATION TO THE CREATION OF THE SWALES AND THE DRIVEWAY. THEY ARE ALSO NO PLANS FOR TREE PROTECTION. PROPERTY OWNER/CONTRACTOR/ARCHITECT NEED TO SCHEDULE A MEETING TO DISUCUSS THESE ISSUES.
15-3099	7/29/2015	12/8/2015	\$34,500	Residential	DEMOLITION OF SINGLE FAMILY RESIDENCE.
03-1354	5/13/2003		\$800	Residential	WD FENCE 96LF X 6'
99-1982	3/20/2002		\$128,350	Residential	EXTEND PERMIT
00-3717	3/19/2002		\$1	Residential	TILE GARAGE
02-0454	3/19/2002		\$8,000	Residential	ENCLOSE DECK 2ND FLOOR
00-3251	10/4/2001		\$1	Residential	INSTALL DEDUCT METER
00-3717	5/8/2001		\$1	Residential	PLUMBING
00-3717	5/8/2001		\$683,610	Residential	GARAGE & 2ND FLOOR GYM,WD DECK,A/C, POOL (2345 SF)
99-1982	5/8/2001		\$128,350	Residential	UP-GRADE PERMIT
00-3717	5/3/2001		\$1	Residential	INSTALL POOL
99-1982	2/23/2001		\$1	Residential	A/C CHANGE
00-3717	1/23/2001		\$1	Residential	PLUMBING
00-3717	1/12/2001		\$1	Residential	REWIRE 1ST & 2ND FLOORS
00-3717	1/11/2001		\$1	Residential	INSTALL CEN.,A/C
00-3717	1/5/2001		\$1	Residential	WOODEN DECK
00-3717	1/5/2001		\$458,810	Residential	BUILD GARAGE & GYM
99-1982	11/6/2000		\$1	Residential	ROOFING
99-1413	7/12/2000		\$1	Residential	ELECTRIC FOR WALKWAY
00-0277	4/5/2000		\$100,000	Residential	REPAIR SEAWALL
99-1413	4/5/2000		\$154,825	Residential	
00-0277	4/4/2000		\$100,000	Residential	REPAIR SEAWALL
99-1982	3/22/2000		\$1	Residential	PLUMBING
99-1982	3/16/2000		\$126,350	Residential	ADDITION TO PERMIT
99-1982	2/10/2000		\$1	Residential	ROOFING
99-1982	1/26/2000		\$1	Residential	ELECTRIC
99-1982	12/28/1999		\$68,000	Residential	TERMITE DAMAGE
99-1982	9/15/1999		\$1	Residential	INSTALL CEN.,A/C
99-1982	7/16/1999		\$68,000	Residential	PLANS REVISION
99-1982	7/8/1999		\$1	Residential	PLUMBING
99-1982	6/30/1999		\$126,350	Residential	REMODEL A.C./ROOF
B952957	9/1/1995	12/1/1995	\$5,600	Residential	ALUMINIUM SHUTTERS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 4/5/2022, 2:57:57 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.183

Site Visit/Photos









Warranty Deed

Prepared by and return to:

Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 21-628
Consideration: \$4,654,751.00

Parcel Identification No. 00072010-000000 & 00072000-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 1st day of July, 2021 between GO LN, LLC, a Florida limited liability company whose post office address is 0 Go Lane, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and H2O Outdoors, LLC, a Florida limited liability company whose post office address is 13925 Willow Cay Dr., North Palm Beach, FL 33408 of the County of Palm Beach, State of Florida, grantee*,

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 1

On the Island of Key West, Monroe County, Florida, and is part of Lot 3, part of Lot 2, and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4, Page 136 of the Monroe County Public Records and is more particularly described as follows:

Beginning at the northwesterly corner of said Lot 3 then Easterly along the Northerly line of said Lots 3 and 2 a distance of 209.05 feet to a point; thence Southerly and at right angles a distance of 70 feet to a point; thence Westerly and at right angles a distance of 44 feet to a point; thence Southerly and at right angles a distance of 23.5 feet to a point; thence Westerly and at right angles a distance of 165.05 feet to a point in the Westerly line of said Lot 3; thence Northerly and at right angles and along the Westerly line of Lot 3 a distance of 93.5 feet back to the Point of Beginning.

LESS:

On the Island of Key West and is part of Lot 2 and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4, Page 136 of the Monroe County Public Records and is more particularly described as follows:

Beginning at the northwesterly corner of Lot 2 thence Easterly along the Northerly line of said Lot 2 a distance of 74.05 feet to a point; thence Southerly and at right angles a distance of 70 feet to a point; thence Westerly and at right angles a distance of 44 feet to a point; thence Southerly and at right angles a distance of 18 feet to a point; thence Westerly and at right angles a distance of 30.05 feet to a point on the Westerly line of said Lot 2; thence Northerly and at right angles a distance of 20 feet to a point; thence Easterly and at right angles a distance of 21.4 feet to a point; thence Northerly and at right angles a distance of 58 feet to a point; thence Westerly and at right angles a distance of 21.4 feet to a point thence Northerly and at right angles a distance of 10 feet to the Point of Beginning.

Parcel 2

On the Island of Key West, Monroe County, Florida, and is part of Lot 2 and a part of Roosevelt Lane according to the amended Plat of Vista del Mar recorded in Plat Book 4, Page 136 of the Monroe County Public Records and is more particularly described as follows:

Beginning at the Northwesterly corner of Lot 2; thence Easterly along the Northerly line of said Lot 2, a distance of 74.05 feet to a point; thence Southerly and at right angles a distance of 70 feet to a point; thence Westerly and at right angles a distance of 44 feet to a point; thence Southerly and at

right angles a distance of 18 feet to a point; thence Westerly and at right angles a distance of 30.05 feet to a point on the Westerly line of said Lot 2; thence Northerly and at right angles a distance of 20 feet to a point; thence Easterly and at right angles a distance of 21.4 feet to a point; thence Northerly and at right angles a distance of 58 feet to a point; thence Westerly and at right angles a distance of 21.4 feet to a point; thence Northerly and at right angles a distance of 10 feet to the Point of Beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

[Signature]
Witness Name: BASCOM L GORDON JR

[Signature]
Witness Name: Gregory Oropeza

GO LN, LLC, a Florida limited liability company
By: [Signature]
William A. Geiger, Manager

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of July, 2021 by William A. Geiger, Manager of GO LN, LLC, a Florida limited liability company on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

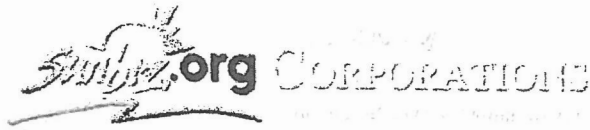


[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

Sunbiz



Department of State / Division of Corporations / Search Records / Search by Registered Agent Name /

Detail by Registered Agent Name

Florida Limited Liability Company

H2O OUTDOORS, LLC

Filing Information

Document Number L21000229529
FE/EIN Number NONE
Date Filed 05/18/2021
State FL
Status ACTIVE

Principal Address

13925 WILLOW CAY DR
 N PALM BEACH, FL

Mailing Address

13925 WILLOW CAY DR
 N PALM BEACH, FL

Registered Agent Name & Address

PATNAUDE, DONALD R
 13925 WILLOW CAY DR
 N PALM BEACH, FL

Authorized Person(s) Detail

Name & Address

Title MGR

PATNAUDE, DONALD R
 13925 WILLOW CAY DR
 N PALM BEACH, FL

Annual Reports

No Annual Reports Filed

Document Images

05/18/2021 -- Florida Limited Liability

[View image in PDF format](#)

Specific Purpose Survey



LOCATION MAP - NTS

SPECIFIC PURPOSE SURVEY MAP
PART OF LOT 2, & LOT 3
VISTA DEL MAR
TO ILLUSTRATE PROPOSED BOAT LIFT AREA
PLAT BOOK 4, PAGE 135
MONROE COUNTY, FLORIDA

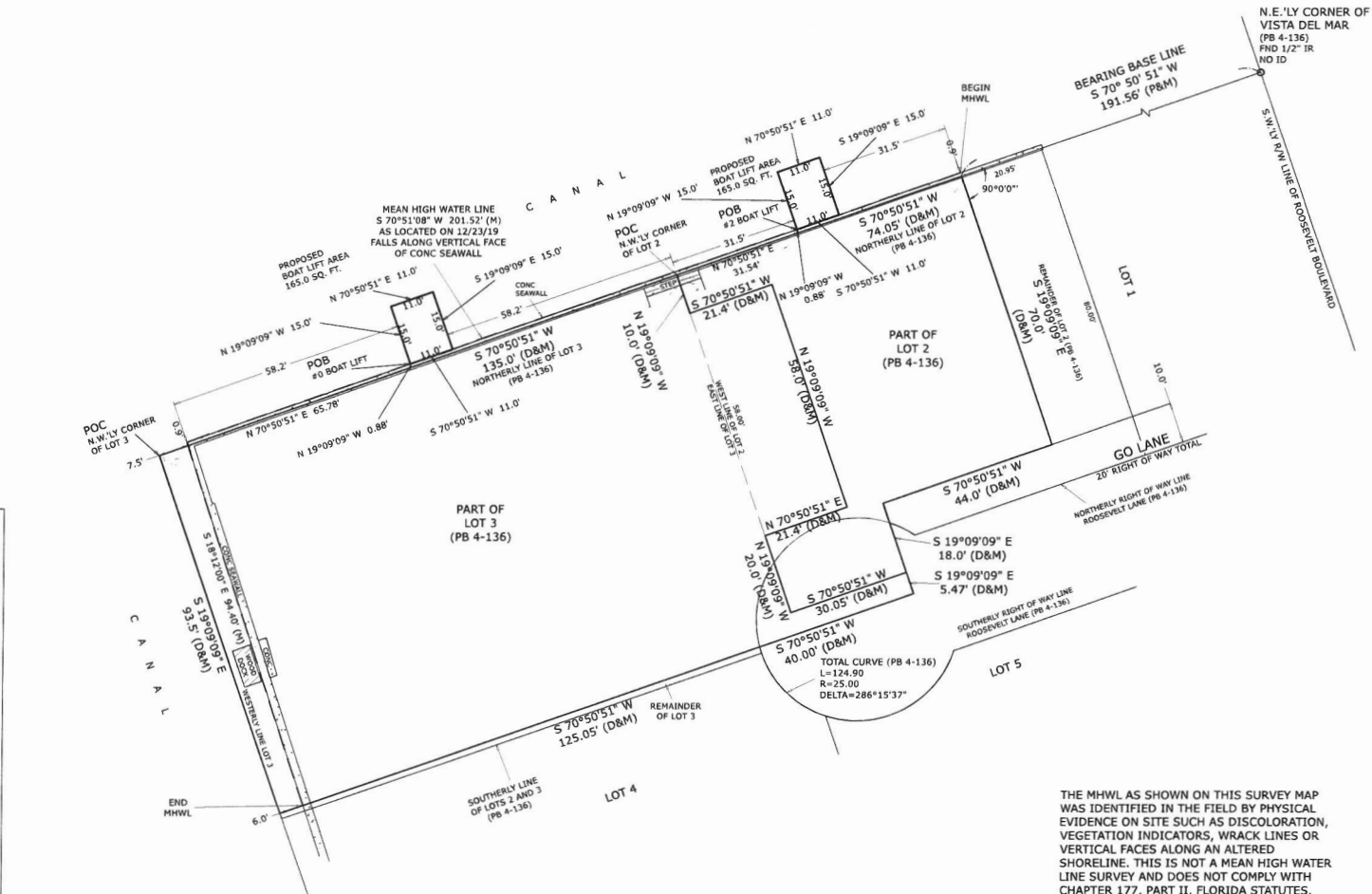


NORTH ASSUMED FROM PLAT OR LEGAL DESCRIPTION
SCALE: 1" = 20'

BEARING BASE: THE NORTHWESTERLY PLAT LINE OF THE AMENDED PLAT OF VISTA DEL MAR AT S 70° 50' 51" W AS DERIVED FROM THE PLAT

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS: #0 & #2 GO LANE KEY WEST, FL 33040



LEGAL DESCRIPTION - #0 GO LANE BOAT LIFT:

On the Island of Key West, Monroe County, Florida, and a part of Lot 3 according to the amended Plat of Vista del Mar recorded in Plat Book 4, Page 136 of the Monroe County Public Records and is more particularly described as follows:

Commencing at the northwesterly corner of said Lot 3 then Easterly along the Northerly line of said Lot 3 a distance of 65.78 feet to a point; thence Northerly and at right angles a distance of 0.88 feet to the Point of Beginning;

#2 GO LANE BOAT LIFT:

On the Island of Key West, Monroe County, Florida, and a part of Lot 2 according to the amended Plat of Vista del Mar recorded in Plat Book 4, Page 136 of the Monroe County Public Records and is more particularly described as follows:

Commencing at the northwesterly corner of Lot 2 thence Easterly along the Northerly line of said Lot 2 a distance of 31.54 feet to a point; thence Northerly and at right angles a distance of 0.88 feet to the Point of Beginning;

CERTIFIED TO - H2O OUTDOORS, LLC

REVISION - ADDED MHWL AND RELATED NOTES 22012503 - 02/15/2022 - RV

Table containing survey details: SCALE, FIELD WORK DATE, REVISION DATE, SHEET count, DRAWN BY, CHECKED BY, INVOICE #, and a certification statement by the surveyor.

Logo and contact information for REECE & ASSOCIATES, PROFESSIONAL SURVEYOR AND MAPPER, including address (31193 AVENUE A, BIG PINE KEY, FL 33043), office phone (305) 872-1348, and email info@reeceurveying.com.

NOTES section containing survey purpose, disclaimer of liability, and reference to the recorded plat.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

Abbreviations list table with columns for symbol, description, and symbol, describing various surveying terms like ANHWL, BIP, DATE, etc.

THE MHWL AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS, WRACK LINES OR VERTICAL FACES ALONG AN ALTERED SHORELINE.

Site Plan

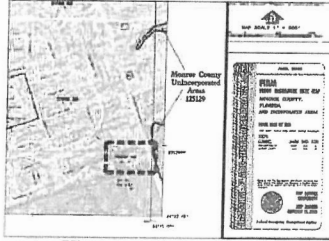
ARNOLD RESIDENCE

SITE PLAN

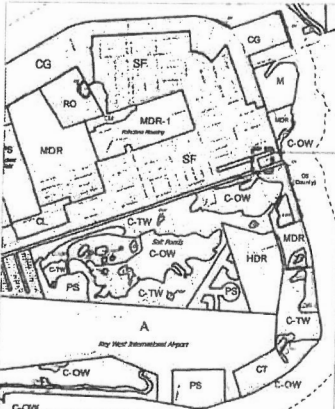
PROJECT ADDRESS: 0 GO LANE, KEY WEST, FLORIDA, 33040



4 AERIAL VIEW
SCALE: NOT TO SCALE



3 FEMA MAP
SCALE: NOT TO SCALE



2 CITY OF KEY WEST ZONING MAP
SHEET 1 OF 1
For official version, please contact the Planning Department or City Clerk for the official version.

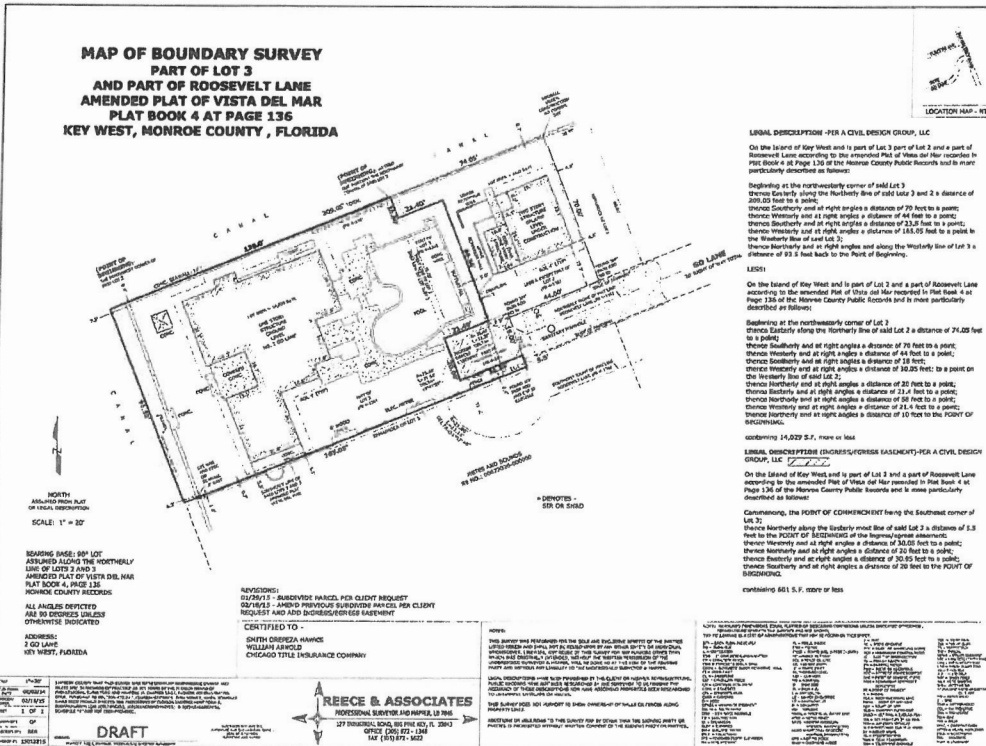
SCOPE OF WORK

OVERALL PROJECT INTENT IS TO DEMOLISH THE EXISTING STRUCTURE AND BUILD NEW IN ITS STEAD, TO COMPLY WITH FEMA REGULATIONS. ALL DEMOLITION AND NEW CONSTRUCTION DOCUMENTS ARE BY OTHERS, AND NOT INCLUDED IN THIS SCOPE OF WORK.

SPECIFIC SCOPE OF WORK INCLUDES LOCATING THE NEW STRUCTURE (BY OTHERS) ON SITE, WITH A NEW DRIVEWAY, SWALE DESIGN AS REQUIRED, AND SITE CALCULATIONS. EXISTING HARDSCAPE IS TO BE RECONFIGURED TO ACCOMMODATE NEW WORK.

SHEET INDEX

G1	COVER, SITE INFORMATION MAPS, AND SCOPE OF WORK
AE1	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	SWALE DESIGN AND CALCULATIONS



1 COPY OF SURVEY
SCALE NOT TO SCALE

A2O
ARCHITECTURE
1000 W. PALM BEACH BLVD., SUITE 100
WEST PALM BEACH, FL 33411
TEL: 561.833.1111
WWW.A2OARCHITECTURE.COM

SMITH | ORDEFEA | HAWKS
ARNOLD RESIDENCE
SITE PLAN
0 GO LANE, KEY WEST, FL 33040

COVER, SITE
INFORMATION MAPS,
& SCOPE OF WORK
PROJECT #: 15-14

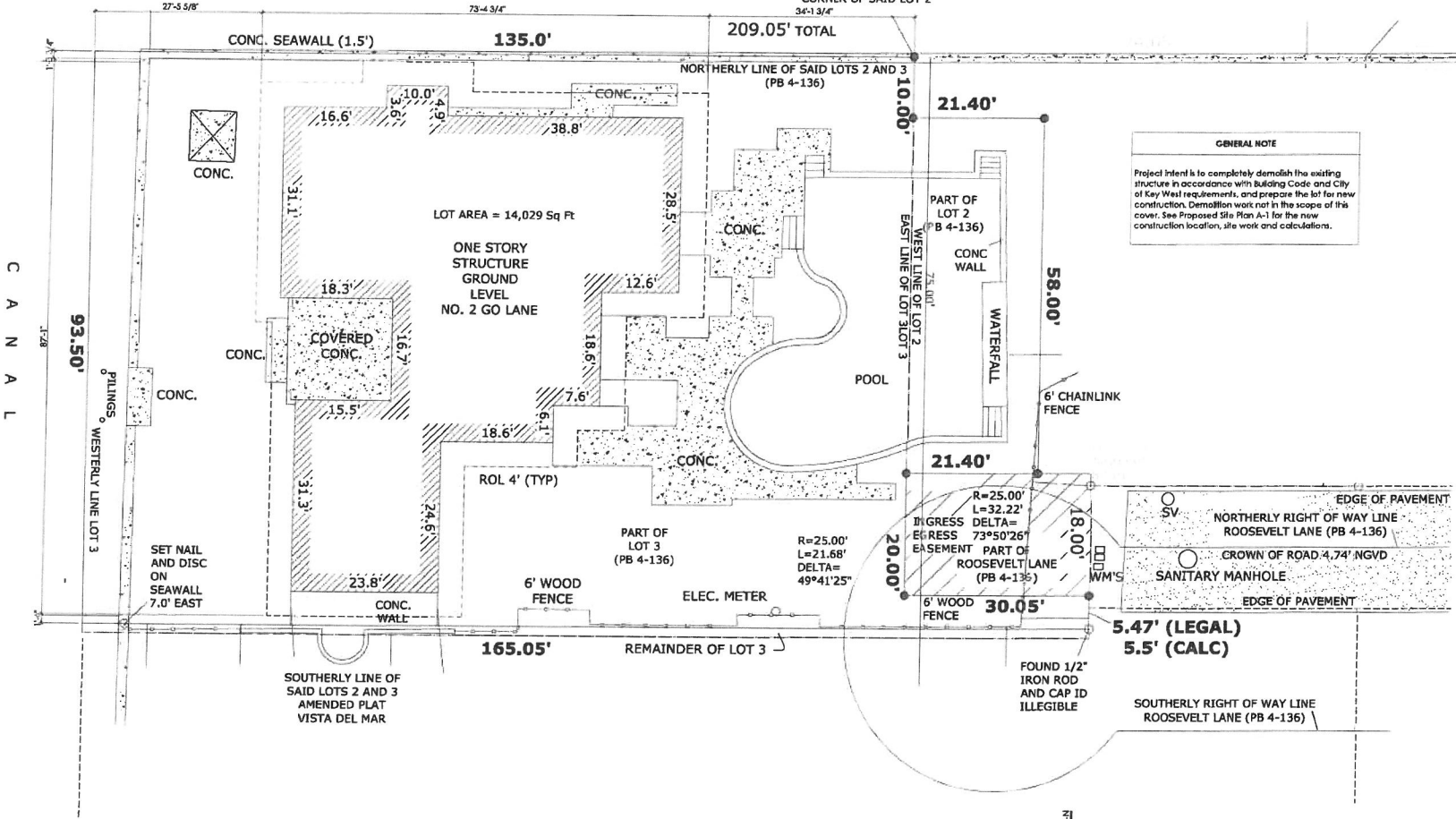
G1
JULY 15, 2015

(POINT OF BEGINNING):
THE NORTHWEST CORNER OF SAID LOT 3

C A N A L

(POINT OF BEGINNING): (LESSED OUT PORTION) THE NORTHWEST CORNER OF SAID LOT 2

PROPERTY STATISTICS		
CODE:	EXISTING	
ZONING DISTRICT	Single Family Residential (SF)	(SF)
LOT SIZE	6,500 SF Minimum	14,029 SF
SETBACKS:		
FRONT SETBACK	30'	34'-1 1/2"
SIDE SETBACK	5'	1'-4"
CANAL SIDE SETBACK	5'	1'-9"
REAR SETBACK	25'	27'-3 1/2"
BUILDING COVERAGE	35% (4,910.2 SF Maximum)	25.6% (3,589 SF)
IMPERVIOUS COVERAGE	50% (7,014.5 SF Maximum)	49% (6,877.3 SF)



GENERAL NOTE

Project intent is to completely demolish the existing structure in accordance with Building Code and City of Key West requirements, and prepare the lot for new construction. Demolition work not in the scope of this cover. See Proposed Site Plan A-1 for the new construction location, site work and calculations.



A2O
ARCHITECTURE

ARCHITECT:

CONSULTANTS:

SMITH, GROFFA, HAWKS
ARNOLD RESIDENCE
SITE PLAN

0 GO LANE KEY WEST, FL 33040

REVISIONS:

TITLE:

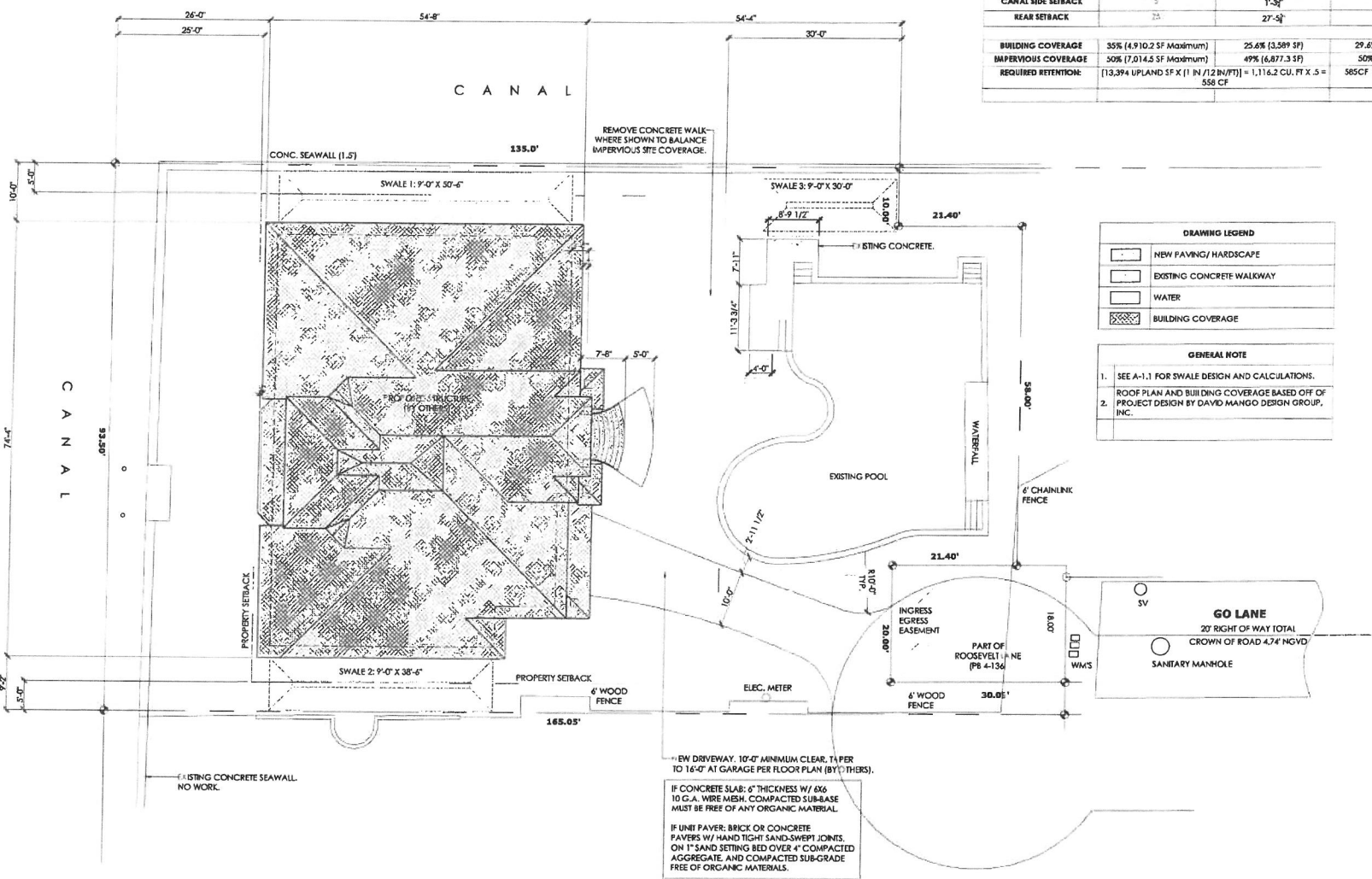
EXISTING SITE PLAN

PROJECT #: 15-14

AE-1

SHEET: JULY 15, 2015

PROJECT # 15-14 NOT FOR CONSTRUCTION
 ARCHITECT: SMITH, GROFFA, HAWKS ARCHITECTURE
 CONSULTANTS: SMITH, GROFFA, HAWKS ARCHITECTURE
 0 GO LANE KEY WEST, FL 33040



PROPERTY STATISTICS			
CODE	EXISTING	PROPOSED	
ZONING DISTRICT	Single Family Residential (SF)	(SF)	No Change
LOT SIZE	6,000 SF Minimum	14,029 SF	
SETBACKS:			
FRONT SETBACK	30'	34'-1 1/2"	46'-0"
SIDE SETBACK	5'	1'-4"	9'-2"
CANAL SIDE SETBACK	5'	1'-2"	10'-0"
REAR SETBACK	25'	27'-5 1/2"	25'-7"
BUILDING COVERAGE	35% (4,910.2 SF Maximum)	25.6% (3,589 SF)	29.6% (4,154.3 SF)
IMPERVIOUS COVERAGE	50% (7,014.5 SF Maximum)	49% (6,877.3 SF)	50% (7,014.3 SF)
REQUIRED RETENTION	[13,394 UPLAND SF X (1 IN / 12 IN/FT)] = 1,116.2 CU. FT X .5 = 558 CF		565 CF. SEE SHEET A-1.2

DRAWING LEGEND	
[Symbol]	NEW PAVING/ HARDSCAPE
[Symbol]	EXISTING CONCRETE WALKWAY
[Symbol]	WATER
[Symbol]	BUILDING COVERAGE

- GENERAL NOTE**
- SEE A-1.1 FOR SWALE DESIGN AND CALCULATIONS.
 - ROOF PLAN AND BUILDING COVERAGE BASED OFF OF PROJECT DESIGN BY DAVID MANGO DESIGN GROUP, INC.

1/2" RW DRIVEWAY. 10'-0" MINIMUM CLEAR, TAPER TO 16'-0" AT GARAGE PER FLOOR PLAN (BY OTHERS).

IF CONCRETE SLAB: 6" THICKNESS W/ 6X6 10 G.A. WIRE MESH. COMPACTED SUB-BASE MUST BE FREE OF ANY ORGANIC MATERIAL.

IF UNIT PAVEMENT: BRICK OR CONCRETE PAVEMENT W/ HAND TIGHT SAND-SWEEP JOINTS. ON 1" SAND SETTING BED OVER 4" COMPACTED AGGREGATE, AND COMPACTED SUB-GRADE FREE OF ORGANIC MATERIALS.

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

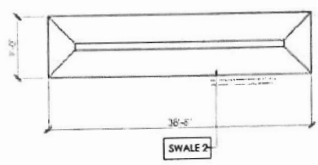
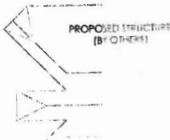
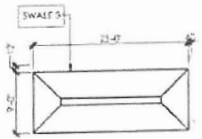
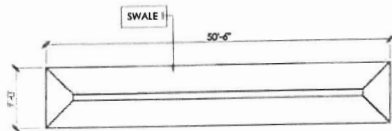
A2O ARCHITECTURE
 ARCHITECTS

SMITH | GROPEA | HAWKS
ARNOLD RESIDENCE
 SITE PLAN

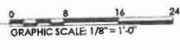
0 GO LANE, KEY WEST, FL 33040

CONSULTANTS:
 REVISIONS:
 TITLE: PROPOSED SITE PLAN
 PROJECT #: 15-14

SHEET: **A-1.1**
 JULY 15, 2015

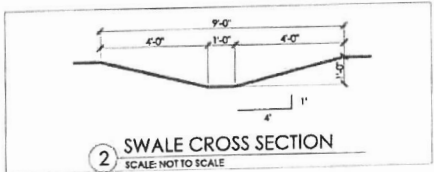


1 SWALE PLAN
SCALE: 1/8" = 1'-0"



SWALE DESIGN		
	CALCULATION	CAPACITY
REQUIRED RETENTION:	$113,394 \text{ UPLAND SF} \times (1 \text{ IN} / 12 \text{ IN/FT}) = 1,114.2 \text{ CFT} \times .5 = 558 \text{ CFT}$	
SWALE 1	$5 \text{ FT} \times 50.5 \text{ FT} =$	252.5 CFT
SWALE 2	$5 \text{ FT} \times 34.5 \text{ FT} =$	192.5 CFT
SWALE 3	$5 \text{ FT} \times 23 \text{ FT} =$	115 CFT
TOTAL CAPACITY		560 CFT

- GENERAL NOTE**
- ALL SWALES TO BE LOCATED OUTSIDE OF ALL BUILDING COVER INCLUDING ROOF OVERHANGS.
 - SWALES ARE OPEN SPACE AND SHALL CONTAIN ONLY NATIVE GRASSES.



Certification of Liability Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/03/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

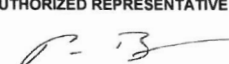
PRODUCER United Atlantic Insurance Group 3426 Duck Avenue Key West FL 33040	CONTACT NAME: Jeff Searcy PHONE (A/C, No, Ext): (305) 748-2134 E-MAIL ADDRESS: jeff@uaigkw.com	FAX (A/C, No): (305) 768-0250
	INSURER(S) AFFORDING COVERAGE	
INSURED H2O Outdoors LLC C/O Don Patnaude 0 and 2 Go Ln Key West FL 33040	INSURER A: Underwriters at Lloyds of London	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	B08312RTS000086-00	7/1/2021	7/1/2022	EACH OCCURRENCE \$ 500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 500,000 PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CITY OF KEY WEST 1300 WHITE ST KEY WEST FL 33040	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/07/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kelly White & Associates Insurance, LLC P.O. Box 350909 Jacksonville FL 32235		CONTACT NAME: HOUSE PHONE (A/C No. Ext.): 904-880-8881 FAX (A/C. No.): E-MAIL ADDRESS: kelly@kwhiteinsurance.com	
INSURED Lifetime Dock & Lumber, Inc. P O Box 420794 Summerland Key FL 33042		INSURER(S) AFFORDING COVERAGE INSURER A: RLI Insurance Co AM Best A+ XI INSURER B: Travelers Property & Casualty Company INSURER C: INSURER D: Everest National Insurance Company INSURER E: RLI Insurance Co AM Best A+ XI INSURER F:	

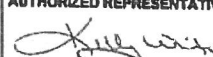
COVERAGES CERTIFICATE NUMBER: LIFE21050715110213 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Protection & Indemnity <input checked="" type="checkbox"/> Jones Act/Crew GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER	X	X	MRP0200031	05/10/2021	05/10/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BA3549R440	07/30/2020	07/30/2021	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	9700000091-211	05/10/2021	05/10/2022	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTHER Includes USL&H E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Rented/Leased Equipment Inventory/Office Supplies	X	X	MRP0200031	05/10/2021	05/10/2022	Limit: (Any 1 item) \$50,000 Limit: \$35,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Key West is an additional insured as their interest may appear pertaining to ITB Project #13-022 as required by contract per the attached blanket additional insured endorsement. A Waiver of Subrogation is included on behalf of the City of Key West as required by contract for the Marine General Liability and Workers Compensation including USL&H per the attached blanket waiver of subrogation forms. This insurance is primary and non-contributory with a 30 day notice of cancellation, except 10 days for non-payment.

CERTIFICATE HOLDER City of Key West P.O. Box 1409 Key West FL 33041-1409	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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