

Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

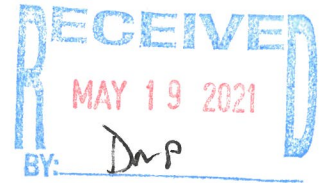
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD, JR. of Counsel



May 6, 2021

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Application for City Easement: Calanda Holdings, LLC - 1200 Whitehead Street, Key West, Florida 33040

Mrs. Halloran,

Please allow this letter and supporting documentation to serve as Calanda Holdings LLC's ("Applicant") application for a City of Key West ("City") easement. Enclosed with this letter are the required easement application documents, along with a check for the easement application fee. The application contemplated herein previously would have been handled through the City Right of Way ("ROW") permit process as the request is to install pavers into the City ROW to connect the property to the paved portion of Catherine Street. However, it is the Applicant's understanding that this is now being handled through the City easement application process. Additionally, the Applicant has previously obtained an easement from the City for portions of the trash area and existing garage that are located on the City ROW. This easement is recorded in OR Book 2998, Page 682.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Richard J. McChesney". The signature is written in a cursive style.

Richard J. McChesney,
For the Firm

Enc.:
Easement Application
Specific Purpose Survey
Authorization/Verification Form
Application Fee
Property Record Card
Photos of Easement Area

Existing Easement

Doc # 2247663 Bk# 2998 Pg# 682 Recorded 12/10/2019 at 1:31 PM Pages 9
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$78.00 Decd Doc Stamp \$0.00

EASEMENT AGREEMENT

This agreement made this 3rd day of December, 2019,
between the City of Key West, Florida (hereinafter Grantor) and
Calanda Holdings, LLC for property located at 1200 Whitehead
Street, Key West, Florida (hereinafter the Grantee)
(RE # 00026390-000000).

I. RECITALS

Grantee is the owner of the property known as 1200 Whitehead
Street, Key West, Florida, including an area to maintain the
existing block wall, a fence, a portion of a one-story concrete
structure and a fenced in wall area onto Catherine Street onto the
Grantor's right-of-way. Portions of Grantee's property encroaches
approximately a total of 766.0 square feet, more or less, onto the
Grantor's right-of-way, specifically:

PARCEL A:

A parcel of land on the Island of Key West, and known as a
portion of Catherine Street according to Wm. A. Whitehead's map of
the Island of Key West, delineated in February A.D. 1829, adjacent
to Lots 1 and 2, Square 3, in Tract 10 of E.C. Howe's Diagram of
said Tract 10, said parcel being more particularly described by
metes and bounds as follows: BEGIN at the intersection of the
Southwesterly Right-of-Way line of Whitehead Street with the
Southeasterly Right-of-Way line of Catherine Street and run thence
Southwesterly along the Southeasterly Right-of-Way line of the said
Catherine Street for a distance of 69.50-feet; thence Northwesterly

and at right angles for a distance of 10.30-feet; thence Northeasterly and at right angles for a distance of 69.50-feet; thence Southeasterly and at right angles for a distance of 10.30-feet back to the Point of Beginning, containing 716 square feet, more or less.

PARCEL B:

A parcel of land on the Island of Key West, and known as a portion of Catherine Street according to Wm. A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829, adjacent to Lots 1 and 2, Square 3, in Tract 10 of E.C. Howe's Diagram of said Tract 10, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southwesterly Right-of-Way line of Whitehead Street with the Southeasterly Right-of-Way line of Catherine Street and run thence Southwesterly along the Southeasterly Right-of-Way line of the said Catherine Street for a distance of 100.25-feet to the Southwesterly face of an existing concrete block wall; thence northwesterly and at right angles for a distance of 1.60-feet to the Point of Beginning; thence continue Northwesterly along the previously mentioned course for a distance of 9.50-feet; thence northeasterly and at right angles for a distance of 5.30 feet; thence Southeasterly and at right angles for a distance of 9.50-feet; thence Southwesterly and at right angles for a distance of 5.30 feet back to the Point of Beginning, containing 50 square feet, more or less.

Land described herein contains 766.0 square feet, more or less, as specifically described and illustrated in the attached specific purpose survey dated October 30, 2019, drawn by J. Lynn O'Flynn, PSM, (Copy attached hereto). This encroachment impedes marketability of the property.

The Grantor hereby agrees to grant and convey to the Grantee an easement for encroachments, at the property located at 1200 Whitehead Street, as more specifically described in the attached survey. The easement shall pertain to addressing an encroachment to maintain the existing block wall, a fence, a portion of a one-story concrete structure and a fenced in wall area that extend onto the Catherine Street Right-of-Way herein described, and not to any other encroachments. The granting of this easement is conditioned upon the following:

1. The easement shall terminate with the removal of the encroaching structures.
2. The City may unilaterally terminate the easement upon a finding of public purpose by vote of the Key West City Commission.
3. Grantee shall pay the annual fee of \$400.00 specified in Code Section 2-938(b)(3).
4. Grantee shall irrevocably appoint the City Manager as its agent to permit the removal of the encroachments if the annual fee required by the Code of Ordinances is not paid.
5. Prior to the easement becoming effective, the Grantee

shall obtain Commercial General Liability insurance that extends coverage to the property that is governed by this easement with limits of no less than \$1,000,000.00. Coverage must be provided by an insurer authorized to conduct business in the State of Florida and with terms and conditions consistent with the latest version of the Insurance Service Office's (ISO) latest filed Commercial General Liability form. Grantee shall furnish an original Certificate of Insurance indicating, and such policy providing coverage to, City of Key West named as "Additional Insured".

6. The easement area shall not be used in site size calculations such as lot, yard, and bulk calculations for site development.

7. The City reserves the right to construct surface or sub-surface improvements within the easement area.

8. The area to maintain the existing encroachments of a block wall, a fence, a portion of a one-story concrete structure and a fenced in wall area that shall be the total allowed within the easement area.

9. To the fullest extent permitted by law, the Grantee expressly agrees to indemnify and hold harmless the City of Key West, their respective officers, directors, agents and employees (herein called the "indemnitees") from any and all liability for damage.

II. CONSIDERATION

Grantee agrees to pay to Grantor all sums and fees for city sewer, city garbage, if unpaid; otherwise to promptly bring the property and all uses thereof into full compliance with all city and state laws and regulations, if it is not now in full compliance. Grantee further agrees to pay Grantor an annual fee for this easement in the total amount of \$400.00, payable annually on the anniversary date of the execution of this Easement Agreement, to the City of Key West. Failure to pay such annual fee and/or to conform with agreed upon additional conditions shall constitute grounds for the Grantor to terminate the easement.

III. EASEMENT TERMINATION

Grantee agrees that the improvements located on the Easement shall not be enlarged or expanded.

Grantee shall have the right to repair and maintain the improvements.

The easement shall terminate upon the removal of the existing encroachments of a block wall, a fence, a portion of a one-story concrete structure and a fenced in wall area.

The Grantor herein expressly and irrevocably appoints the City Manager of the City of Key West as its agent to permit the removal of the encroachment in the event the annual fee referred to hereinabove is not paid.

In the event Grantor determines that retaking this property is necessary for a public purpose by virtue of a vote of the City Commission, then Grantor may unilaterally terminate this easement and reclaim the property without compensation to Grantee.

This easement shall terminate upon the failure of the Grantee or its heirs, successors, or assigns to maintain liability insurance in a minimum amount of one million dollars (\$1,000,000.00) per incident and any other insurance cover specifications set forth in this agreement, naming the City of Key West as additional insured, for that portion of real property which is the subject of this easement agreement.

This easement shall be considered a covenant that runs with the land and shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this easement
the date above written.



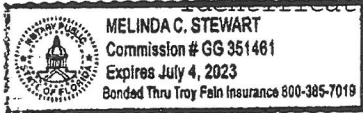
GREGORY W. VELIZ CITY CLERK

CITY OF KEY WEST:

GREGORY W. VELIZ, CITY MANAGER

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this
day of December 4, 2019 by GREGORY W. VELIZ, City
Manager of the City of Key West, on behalf of the City who
is personally, known to me or who has produced as
identification.



Melinda Stewart
Notary Public
State of Florida

My commission expires:
7/4/2023

GRANTEE:

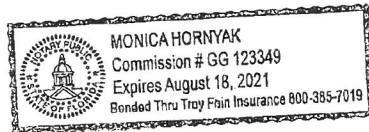
By: Calanda Holdings, LLC. [Signature]

STATE OF FL COUNTY OF Monroe

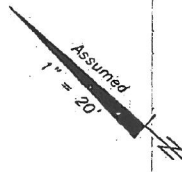
The foregoing instrument was acknowledged before me this
day of Dec 6 2019, by Ronald Kraisen for Calanda Holdings,
LLC, who is personally known to me or who has produced
PA Drivers License as identification.

[Signature]
Notary Public
State of _____

My commission expires:

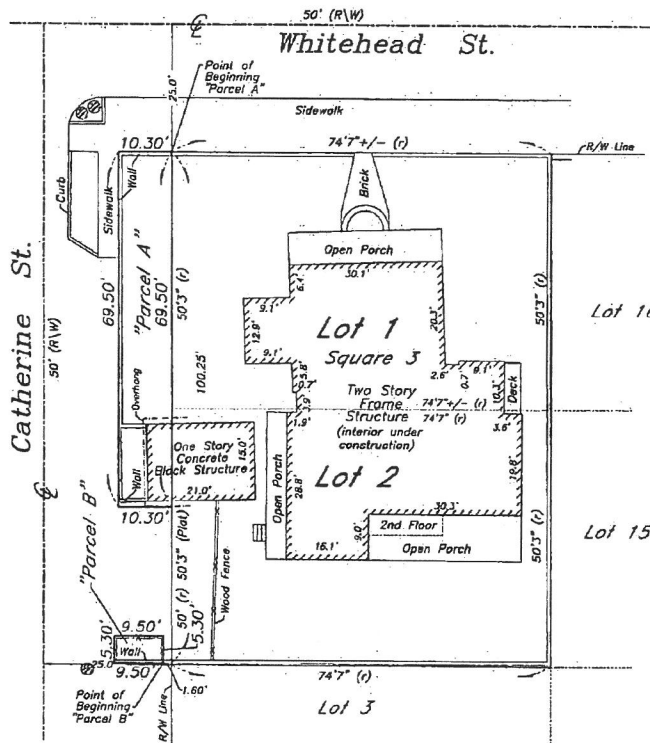


Specific Purpose Survey Map to illustrate a legal description of a portion of the Right of Way of Catherine Street, adjacent to Lots 1 & 2, Square 3, Tract 10, prepared by the undersigned



LEGEND

R/W Right of Way
 C.C. Centerline
 (r) Record



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 #8298

3430 Duck Ave., Key West, FL 33040
 (305) 298-7422 FAX (305) 298-2244

Specific Purpose Survey Report to illustrate a legal description of a portion of the Right of Way of Catherine Street, adjacent to Lots 1 & 2, Square 3, Tract 10, prepared by the undersigned

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1200 Whitehead Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.
10. This Survey Report is not full and complete without the attached Survey Map.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION AUTHORED BY THE UNDERSIGNED

PARCEL A:

A parcel of land on the Island of Key West, and known as a portion of Catherine Street according to Wm. A. Whitehead's map of the Island of Key West, delineated in February, A.D. 1829, adjacent to Lots 1 and 2, Square 3, in Tract 10 of E.C. Howe's Diagram of said Tract 10, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the Southwesterly right of way line of Whitehead Street with the Southeastery right of way line of Catherine Street, and run thence Southwesterly along the Southeastery right of way line of the said Catherine Street for a distance of 69.50 feet; thence Northwesterly and at right angles for a distance of 10.30 feet; thence Northeastery and at right angles for a distance of 10.30 feet back to the Point of Beginning, containing 716 square feet, more or less.

PARCEL B:

A parcel of land on the Island of Key West, and known as a portion of Catherine Street according to Wm. A. Whitehead's map of the Island of Key West, delineated in February, A.D. 1829, adjacent to Lots 1 and 2, Square 3, in Tract 10 of E.C. Howe's Diagram of said Tract 10, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southwesterly right of way line of Whitehead Street with the Southeastery right of way line of Catherine Street and run thence Southwesterly along the Southeastery right of way line of the said Catherine Street for a distance of 100.25 feet to the Southwesterly face of an existing concrete block wall; thence Northwesterly and at right angles for a distance of 1.60 feet to the Point of Beginning; thence continue Northwesterly along the previously mentioned course for a distance of 9.50 feet; thence Northeastery and at right angles for a distance of 5.30 feet; thence Southeastery and at right angles for a distance of 9.50 feet; thence Southwesterly and at right angles for a distance of 5.30 feet back to the Point of Beginning, containing 50 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Calanda Holdings LLC; City of Key West, Florida;

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
October 30, 2019

THIS SURVEY IS NOT ASSIGNABLE

Sheet Two of Two Sheets

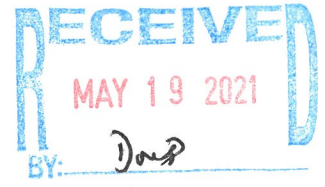
J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #4208
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



Application For Easement

City of Key West, Florida • Planning Department

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



Application Fee: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)
(\$400 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 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1200 Whitehead Street, Key West, Florida 33040

Zoning District: Historic High Density Residential (HHDR) Real Estate (RE) #: 00026390-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Richard McChesney - Spottswood, Spottswood, Spottswood & Sterling

Mailing Address: 500 Fleming Street, Key West, Florida 33040

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-9556 Fax: _____

Email: richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Calanda Holdings, LLA

Mailing Address: 3030 Midvale Ave

City: Philadelphia State: PA Zip: 19129

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

Email: rkaisen@montalininc.com

Description of requested easement and use: Applicant is requesting a modification easement granted at this property.

The Applicant seeks to simply extend out the permitted and approved pavers from the property line to the ROW of Catherine Street in the area where the existing easement was granted.

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

If yes, please describe and attach relevant documents: Please see attached easement.

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 Specific Purpose Surveys with a legal description of the easement area requested
- Photographs showing the proposed easement area

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Richard McChesney, in my capacity as Associate Attorney
(print name) *(print position; president, managing member)*

of Spottswood, Spottswood, Spottswood & Sterling 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:

1200 Whitehard St., 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.

Richard McChesney
Signature of Authorized Representative

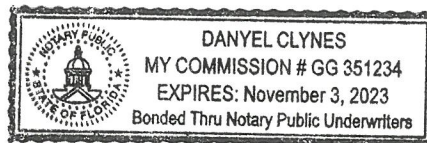
Subscribed and sworn to (or affirmed) before me on this 17th day of May 2021 by
date

Richard McChesney
Name of Authorized Representative

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

Danyel Clynes
Notary's Signature and Seal

Danyel Clynes
Name of Acknowledger typed, printed or stamped



Commission Number, if any

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, Ronald Kaisen as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Member of Calanda Holdings LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Richard McChesney - Spottswood, Spottswood, Spottswood & Sterling
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 on entity owner

Subscribed and sworn to (or affirmed) before me on this MARCH 31, 2021
Date

by RONALD KAISEN
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

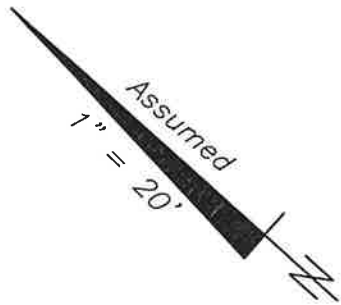
LYNDA M HOOPER
Name of Acknowledger typed, printed or stamped

1291107
Commission Number, if any

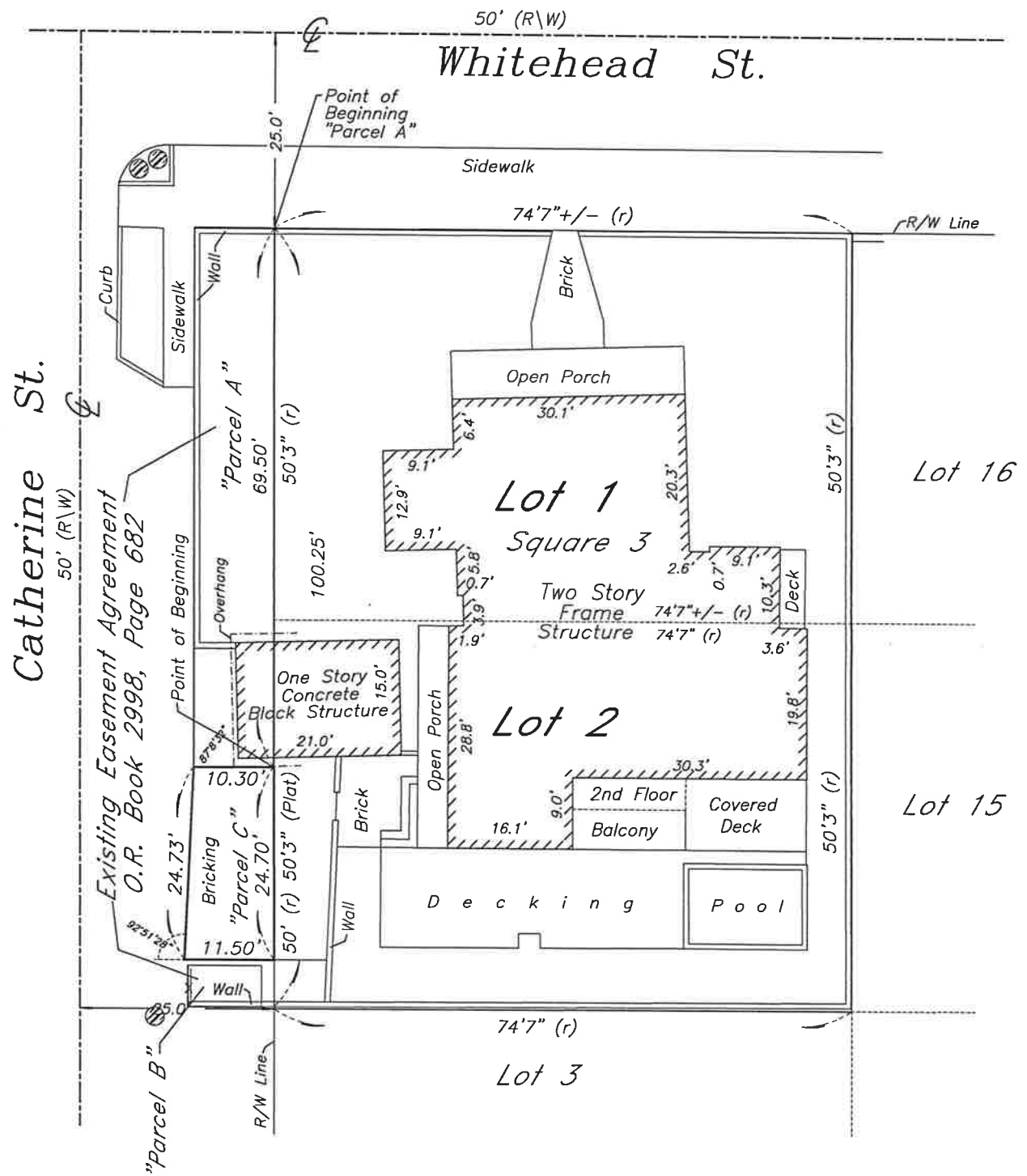
Commonwealth of Pennsylvania
County of Bucks
Commonwealth of Pennsylvania - Notary Seal
Lynda M. Hoover, Notary Public
Bucks County
My commission expires June 2, 2023
Commission number 1291107
Member, Pennsylvania Association of Notaries

Boundary Survey

Specific Purpose Survey Map to illustrate a legal description of a portion of the Right of Way of Catherine Street, adjacent to Lots 1 & 2, Square 3, Tract 10, prepared by the undersigned



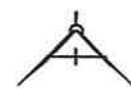
LEGEND	
R/W	Right of Way
⊕	Centerline
(r)	Record



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 #6298

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

Specific Purpose Survey Report to illustrate a legal description of a portion of the Right of Way of Catherine Street, adjacent to Lots 1 & 2, Square 3, Tract 10, prepared by the undersigned

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1200 Whitehead Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.
10. This Survey Report is not full and complete without the attached Survey Map.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

PARCEL C:

A parcel of land on the Island of Key West, and known as a portion of Catherine Street according to Wm. A. Whitehead's map of the Island of Key West, delineated in February, A.D. 1829, adjacent to Lots 1 and 2, Square 3, in Tract 10 of E.C. Howe's Diagram of said Tract 10, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southwesterly right of way line of Whitehead Street with the Southeasterly right of way line of Catherine Street and run thence Southwesterly along the Southeasterly right of way line of the said Catherine Street for a distance of 69.50 feet to the Point of Beginning; thence continue Southwesterly along the Southeasterly right of way line of the said Catherine Street for a distance of 24.70 feet; thence Northwesterly and at right angles for a distance of 11.50 feet; thence Northeasterly with a deflection angle of 92°51'28" to the right for a distance of 24.73 feet; thence Southeasterly with a deflection angle of 87°08'32" to the right for a distance of 10.30 feet back to the Point of Beginning, containing 270 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Calanda Holdings LLC; City of Key West, Florida;

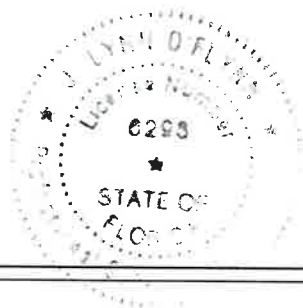
I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

August 23, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

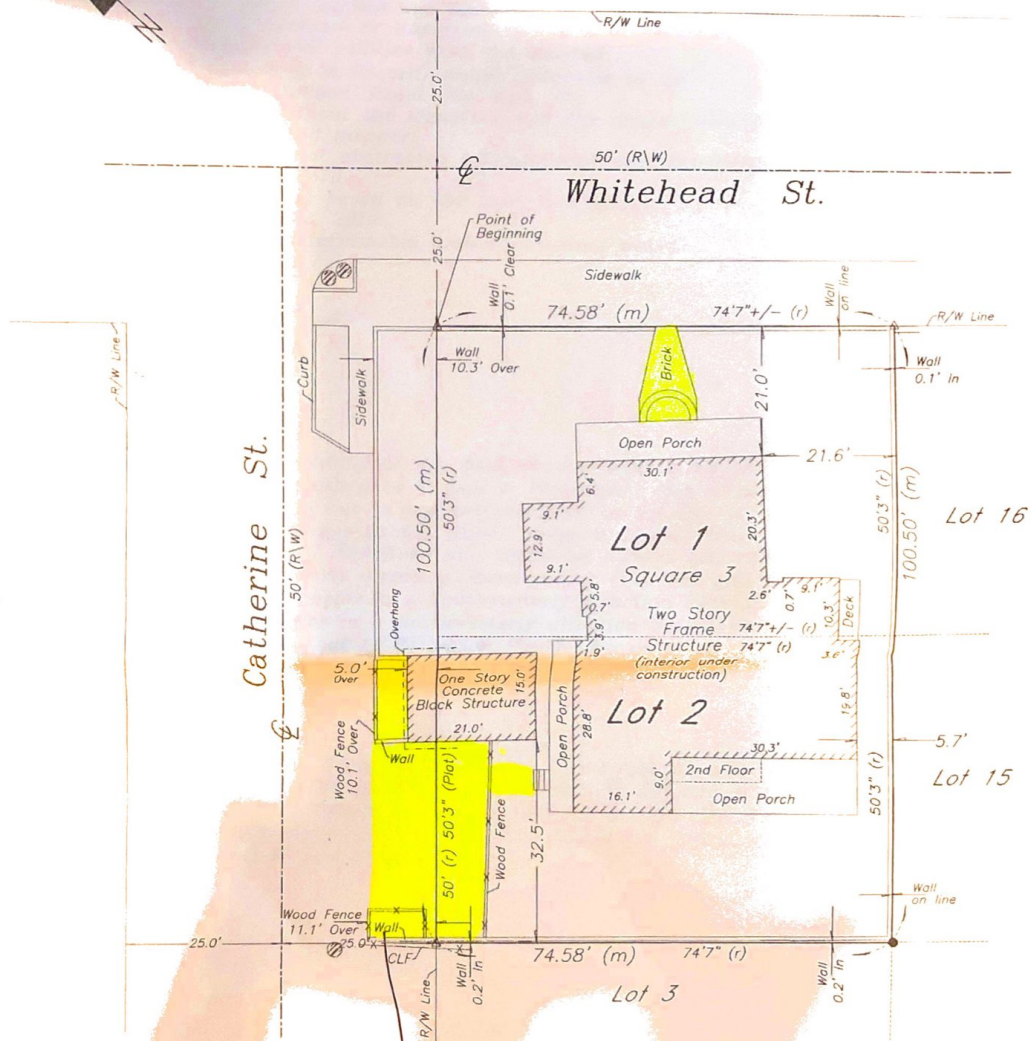
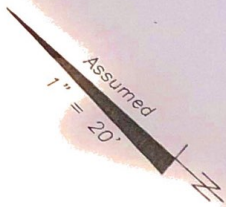


Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Ukg' Rnc p

Boundary Survey Map of Lots 1 & 2, Square 3, Tract 10, C.E. Howe's Diagram, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS) (FHH)
- △ 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
- ⊙ Utility Pole
- P- Overhead Utility Lines

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

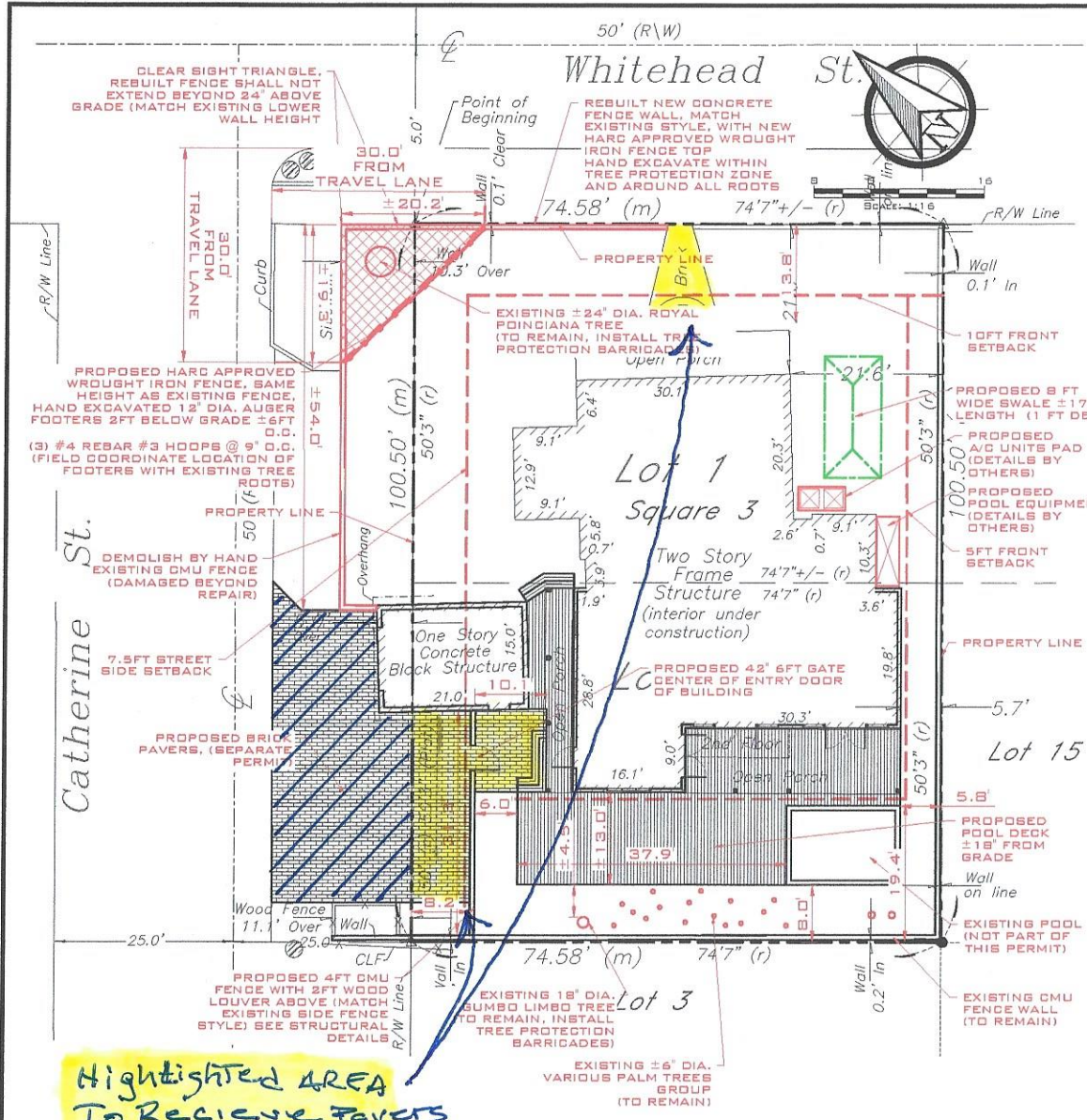
Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #60398

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



SITE DATA:

- TOTAL SITE AREA: ± 7,495.29 SQ.FT
 - LAND USE: HHDR
 - FLOOD ZONE: AE7
- SETBACKS**
- FRONT:**
 - REQUIRED: 10 FT
 - EXISTING: ± 13.8 FT
 - PROPOSED: NO CHANGE
 - STREET SIDE:**
 - REQUIRED: 7.5 FT
 - EXISTING: ± 0.0 FT (GARAGE)
 - PROPOSED: NO CHANGE
 - SIDE:**
 - REQUIRED: 5 FT
 - EXISTING: ± 5.0 FT
 - PROPOSED: NO CHANGE
 - REAR:**
 - REQUIRED: 20 FT
 - EXISTING: ± 19.4 FT
 - PROPOSED: NO CHANGE
- MAXIMUM IMPERVIOUS SURFACE RATIO:**
- REQUIRED: 60% (4,497.17 SQ.FT.)
 - EXISTING: 48.87% (± 3,662.9 SQ.FT.)
 - PROPOSED: 53.14% (± 3,982.9 SQ.FT.)
- MAXIMUM BUILDING COVERAGE:**
- REQUIRED: 50% (3,747.65 SQ.FT.)
 - EXISTING: 45.2% (± 3,387.8 SQ.FT.)
 - PROPOSED: NO CHANGE
- OPEN SPACE MINIMUM:**
- REQUIRED: 35% (2,623.35 SQ.FT.)
 - EXISTING: 51.11% (± 3,831.0 SQ.FT.)
 - PROPOSED: 40.86% (± 3,063.0 SQ.FT.)
- MAXIMUM HEIGHT: 30 FT**
 PROPOSED NOT APPLICABLE
- NO ADDITIONAL COVERAGE TO THE REAR SETBACK IS PROPOSED
 NO CALCULATIONS ARE PROVIDED

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV: DESCRIPTION: STATUS: FINAL

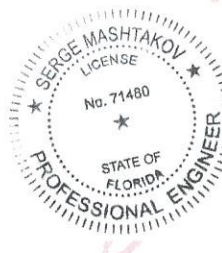
ARTIBUS DESIGN
 ENGINEERING AND PLANNING

ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: RONALD KAISEN
 PROJECT: 1200 WHITEHEAD ST
 POOL DECK & FENCE

SITE: 1200 WHITEHEAD ST
 KEY WEST, FL 33040
 TITLE: SITE PLAN

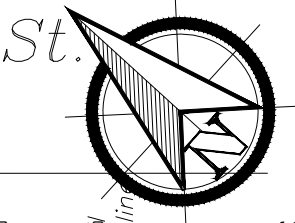
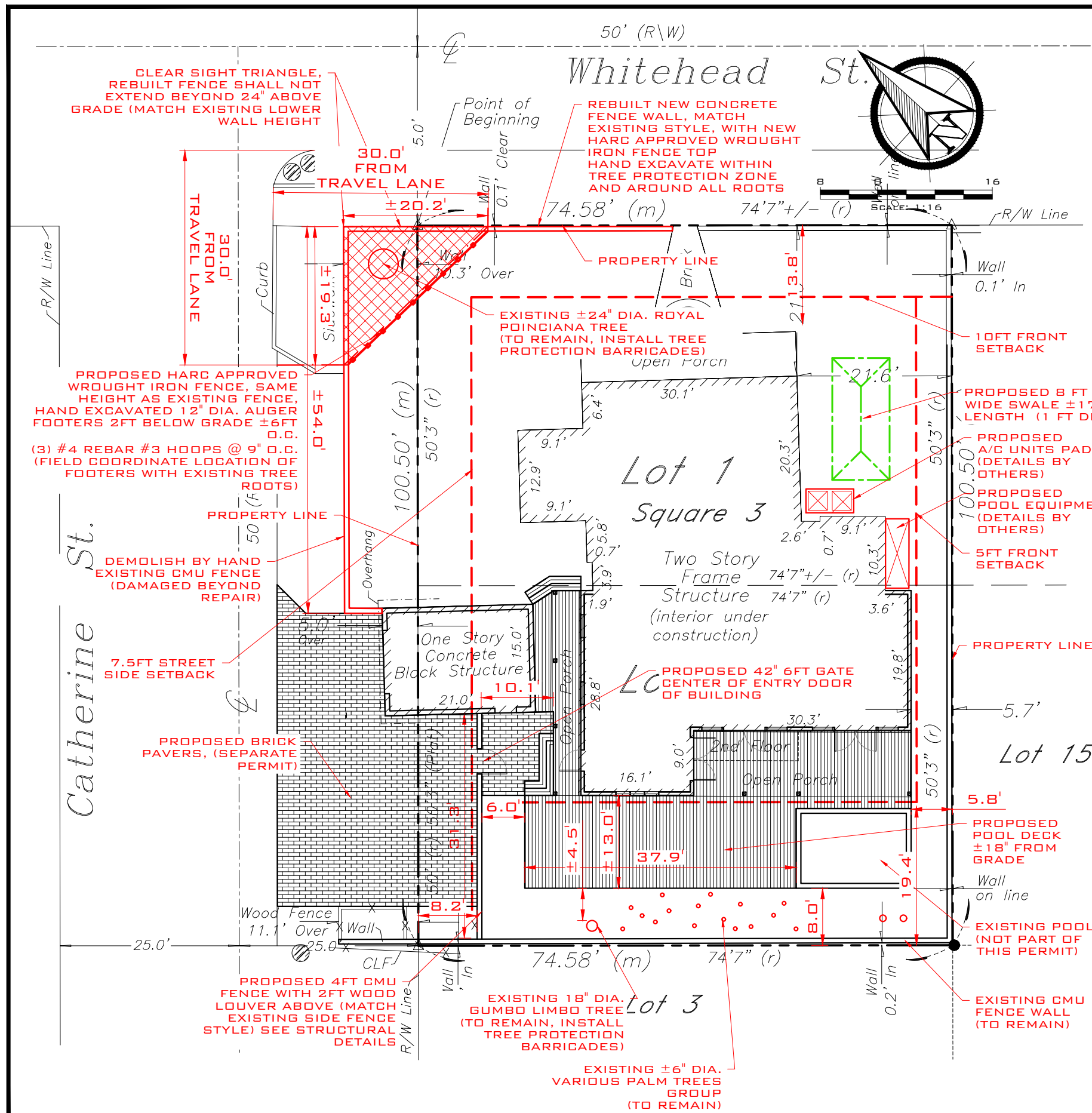
SCALE AT 1/4"=1'	DATE	DRAWN	CHECKED
AS SHOWN	01/24/19	BAM	BAM
PROJECT NO:	DRAWING NO:	REVISION:	
1906-01	0-101	1	



Digitally signed by Serge Mashtakov P.E.
 71480 State of Florida
 Date: 2020.02.04 11:12:01 -05'00'

HIGHLIGHTED AREA
 TO RECEIVE PAVERS
 ONLY. HATCHED
 AREA ELIMINATED

PROPOSED SITE PLAN
 SCALE: 1" = 16'-0"



SITE DATA:

TOTAL SITE AREA: ±7,495.29 SQ.FT
 LAND USE: HHDR
 FLOOD ZONE: AE7

SETBACKS

FRONT:
 REQUIRED: 10 FT
 EXISTING: ±13.8 FT
 PROPOSED: NO CHANGE

STREET SIDE:
 REQUIRED: 7.5 FT
 EXISTING: ±0.0 FT (GARAGE)
 PROPOSED: NO CHANGE

SIDE:
 REQUIRED: 5 FT
 EXISTING: ±5.0 FT
 PROPOSED: NO CHANGE

REAR:
 REQUIRED: 20 FT
 EXISTING: ±19.4 FT
 PROPOSED: NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (4,497.17 SQ.FT.)
 EXISTING: 48.87% (±3,662.9 SQ.FT.)
 PROPOSED: 53.14% (±3,982.9 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED: 50% (3,747.65 SQ.FT.)
 EXISTING: 45.2% (±3,387.8 SQ.FT.)
 PROPOSED: NO CHANGE

OPEN SPACE MINIMUM:

REQUIRED: 35% (2,623.35 SQ.FT.)
 EXISTING: 51.11% (±3,831.0 SQ.FT.)
 PROPOSED: 40.86% (±3,063.0 SQ.FT.)

MAXIMUM HEIGHT: 30 FT

PROPOSED NOT APPLICABLE

NO ADDITIONAL COVERAGE TO THE REAR SETBACK IS PROPOSED
 NO CALCULATIONS ARE PROVIDED

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
 DATE: _____

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV.	DESCRIPTION	BY	DATE
	FINAL		



ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: **RONALD KAISEN**

PROJECT: **1200 WHITEHEAD ST
 POOL DECK & FENCE**

SITE: **1200 WHITEHEAD ST
 KEY WEST, FL 33040**

TITLE: **SITE PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/24/19	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1906-01	C-101	1	

PROPOSED SITE PLAN
 SCALE: 1" = 16'-0"

MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	3,386.90	ft ²	Sidewalks	D	97.00	ft ²	
Decks / Patios	B	0.00	ft ²	Pool/Deck	E	179.00	ft ²	
Driveways	C		ft ²	Other	F		ft ²	
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)							3,662.90	1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	0.00	ft ²	Sidewalks	D	0.00	ft ²	
Decks / Patios	B	0.00	ft ²	Pool/Deck	E	0.00	ft ²	
Driveways	C	320.00	ft ²	Other	F	0.00	ft ²	
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)							320.00	1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)							3,982.90	1
---	--	--	--	--	--	--	----------	----------

2. Determine Percentage of Impervious Coverage on site:

$$\frac{3,982.90 \text{ ft}^2}{7,495.29 \text{ ft}^2} = 53.14\% \text{ \% of Impervious Coverage}$$

3. Determine "Disturbed Area" [(114-3(f)(2) 4]

$$7,495.29 \text{ ft}^2 - 0.00 \text{ ft}^2 = 7,495.29 \text{ ft}^2 \text{ Disturbed Area}$$

Total Lot Area Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume – Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

$$7,495.29 \text{ ft}^2 \times 0.083 = 622.31 \text{ ft}^3 \text{ Swale Volume}$$

b. For a NEW home with 40% or greater Impervious Coverage, use:

$$7,495.29 \text{ ft}^2 \times 0.208 \times 53.14\% = 837.56 \text{ ft}^3 \text{ Swale Volume}$$

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

$$320.00 \text{ ft}^2 \times 0.083 = 26.56 \text{ ft}^3 \text{ Added Swale Volume}$$

$$320.00 \text{ ft}^2 \times 0.208 = 66.56 \text{ ft}^3 \text{ Added Swale Volume}$$

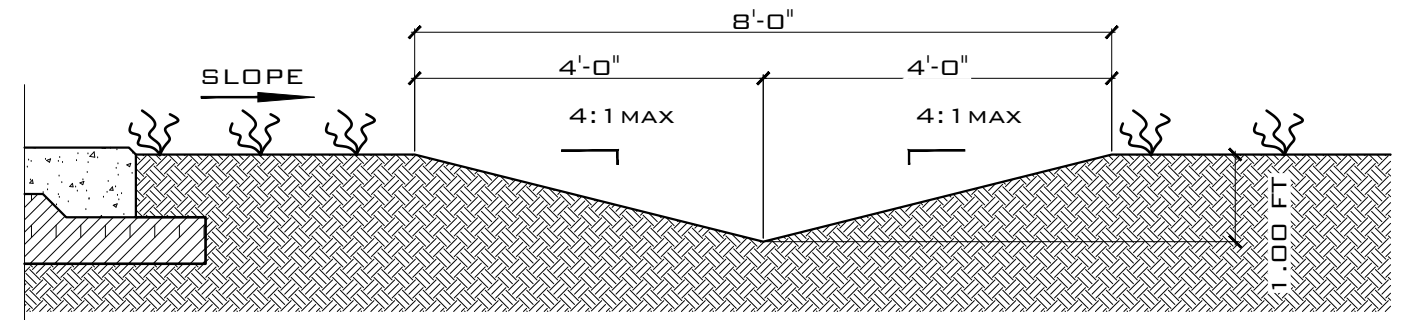
5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

$$\left(\frac{8.00 \text{ ft} \times 1.00 \text{ ft}}{2} \right) = 4.00 \text{ ft}^2 \text{ Cross Sectional Area**}$$

$$\frac{66.56 \text{ ft}^3}{4.00 \text{ ft}^2} = 16.64 \text{ ft} \text{ Swale Length}$$

Swale Volume Either 4 - a, b, c1 or c2 Cross Sectional Area (**e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3. Updated 9/5/2012



TYPICAL 8'-0" FT SWALE DETAIL
SCALE: NTS

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: RONALD KAISEN

PROJECT:
1200 WHITEHEAD ST
POOL DECK & FENCE

SITE:
1200 WHITEHEAD ST
KEY WEST, FL 33040

TITLE: SWALE CALCS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/24/19	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1906-01	C-102	1	

Deed

Prepared By and Return To:
Patricia M. Katz
Tyler A. Gold, P.A.
1250 S. Pine Island Rd., #450
Plantation, FL 33324
NS19-2624
Folio Number: 00026390-000000

Doc# 2218150 05/02/2019 12:33PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

05/02/2019 12:33PM
DEED DOC STAMP CL: Brit \$9,457.00

Doc# 2218150
Bk# 2961 Pg# 2352

Special Warranty Deed

THIS INDENTURE, made effective the 21st day of April, 2019, between **HSBC Bank USA N.A. as Trustee for Luminent Mortgage Trust 2006-7**, whose address is: 8950 Cypress Waters Blvd., Coppell, TX 75019, hereinafter called the Grantor, and **Calanda Holdings, LLA, a Pennsylvania Limited Liability Company**, hereinafter called the Grantee, whose address is 3030 Midvale Avenue, Philadelphia, PA 19129.

(Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in MONROE County, Florida, viz:

See Attached Exhibit "A" Legal Description

AKA: 1200 Whitehead St., Key West, FL 33040

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for the current year and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

Doc# 2218150
Bk# 2981 Pg# 2353

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its' name, and its' corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered
in our presence:

HSBC Bank USA N.A. as Trustee for Luminent
Mortgage Trust 2006-7, by Nationstar Mortgage LLC,
as Attorney in Fact

Tara Bjandera
Tara Bjandera
(Printed Signature)

Noemi Talamantes
Noemi Talamantes
(Printed Signature)

x *Daniel Thibault*
Print name: Daniel Thibault
Title: Assistant Secretary

STATE OF CO
COUNTY OF Doeglas

SS:

The foregoing instrument was acknowledged before me this 11 day of April, 2019 by Daniel Thibault as Asst. Sec. of Nationstar Mortgage LLC, as Attorney in Fact for HSBC Bank USA N.A. as Trustee for Luminent Mortgage Trust 2006-7, who is personally known to me and who did take oath.

(SEAL)

Karen Skinner
NOTARY PUBLIC (Signature)



Doc# 2218150
BKN 2981 Pg# 2354

Exhibit "A" Legal Description

ON THE ISLAND OF KEY WEST AND KNOWN AND IS A PART OF TRACT TEN (10) ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A. D. 1829, BUT IS NOW BETTER KNOWN AS LOT ONE (1) OF SQUARE THREE (3) OF SAID TRACT TEN (10) ACCORDING TO E.C. HOWE'S DIAGRAM OF SAID TRACT TEN (10). SAID LOT COMMENCES AT THE CORNER OF WHITEHEAD AND CATHERINE STREETS AND RUNS THENCE ALONG WHITEHEAD STREET IN A SOUTHEASTERLY DIRECTION SEVENTY-FOUR (74) FEET AND SEVEN (7) INCHES, MORE OR LESS; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION FIFTY (50) FEET AND THREE (3) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION SEVENTY-FOUR (74) FEET AND SEVEN (7) INCHES, MORE OR LESS, OUT TO CATHERINE STREET; THENCE AT RIGHT ANGLES AND ALONG CATHERINE STREET FIFTY (50) FEET AND THREE (3) INCHES IN A NORTHEASTERLY DIRECTION BACK TO THE POINT OF BEGINNING.

ALSO

IN THE CITY OF KEY WEST AND KNOWN AND DESCRIBED ACCORDING TO DIAGRAM OF TRACT TEN (10) AND FIFTEEN (15) MADE BY CHAS. W. TIFT AND RECORDED IN BOOK NO. 1 OF PLATS, ON PAGE NO. 40 OF MONROE COUNTY, FLORIDA RECORDS AS LOT TWO (2) OF SQUARE THREE (3), OF TRACT TEN (10), SAID LOT HAVING A FRONTAGE OF FIFTY (50) FT. ON CATHERINE STREET AND A DEPTH OF SEVENTY-FOUR (74) FT. AND SEVEN (7) INCHES.

a/k/a 1200 WHITEHEAD ST KEY WEST, FL 33040

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card