

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: 2 Go Lane, Key West, FL 33040

Zoning District: _____ Real Estate (RE) #: 00072000 - 000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Oropeza Stones Cardenas Mailing

Address: 221 Simenton City:

State: FL Zip: 33040 Home/Mobile Phone: 305 294 0257 Office:

Fax: _____

Email: Mai@oropezastonescardenas.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 00072000-000000
 Account# 1075795
 Property ID 1075795
 Millage Group 10KW
 Location 2 GO Ln, KEY WEST
 Address
 Legal PT LOT 2 AND INTEREST IN GO LANE (A/K/A ROOSEVELT LANE) AMENDED PLAT
 Description VISTA DEL MAR PB4-136 OR268-243/4 OR293-502/503 OR303-470/1 OR303-521/2
 CO JUDGE'S DOCKET 11-146 OR471-675/76 OR496-100 OR1001-1014/15 OR1026-
 375/7 OR1561-1207 OR1668-204/05 OR2688-600/605 OR2754-006/07 OR3073-
 0312 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	\$227,272	\$229,640	\$150,965	\$154,517
+ Market Misc Value	\$48,214	\$48,366	\$40,926	\$39,554
+ Market Land Value	\$497,365	\$609,537	\$500,011	\$476,201
= Just Market Value	\$772,851	\$887,543	\$691,902	\$670,272
= Total Assessed Value	\$772,851	\$768,684	\$691,902	\$670,272
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$772,851	\$887,543	\$691,902	\$670,272

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	4,484.00	Square Foot	0	70

Buildings

Building ID 5677
 Style STILT 1 STORY
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2070
 Finished Sq Ft 785
 Stories 2 Floor
 Condition GOOD
 Perimeter 116
 Functional Obs 0
 Economic Obs 0
 Depreciation % 5
 Interior Walls DRYWALL
 Exterior Walls CUSTOM
 Year Built 2005
 EffectiveYearBuilt 2015
 Foundation CONCRETE SLAB
 Roof Type GABLE/HIP
 Roof Coverage CONC/CLAY TILE
 Flooring Type CERM/CLAY TILE
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 650
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	785	785	116
GBF	GAR FIN BLOCK	1,035	0	136
SPF	SC PRCH FIN LL	250	0	70
TOTAL		2,070	785	322

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1962	1963	1	490 SF	5
GARAGE	1978	1979	1	676 SF	5
BRICK PATIO	2019	2020	1	800 SF	2

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	\$900,000	Warranty Deed	2302302	3073	0312	01 - Qualified	Improved
7/24/2015	\$500,000	Warranty Deed		2754	1006	37 - Unqualified	Improved
6/4/2014	\$180,000	Quit Claim Deed		2688	600	11 - Unqualified	Improved
2/12/1999	\$1	Warranty Deed		1561	1207	M - Unqualified	Improved
9/1/1987	\$1	Warranty Deed		1026	375	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3256	8/18/2017		\$1,500	Residential	8/16/2017-CUT AND REMOVE 18'X44' OF ASPHALT AND BASE UP TO 6" THICK REPLACE WITH 3000 PSI CONCRETE.
17-2973	8/17/2017		\$3,980	Residential	INSTALL APPROX 800 SF PAVERS FROM ROADWAY TO EXISTING GARAGE.
16-1523	6/24/2017	6/30/2016	\$40,000	Residential	FINISH POOL STARTED IN 2001. PLASTER POOL, TEST PLUMBING, & CONCRETE PAD FOR POOL EQUIPMENT 5' x '12, FILL BOTTOM FROM 10' TO 8' AS PER MERIDIAN ENGINEERING.
16-2649	7/27/2016	11/21/2016	\$10,000	Residential	INSTALL A OPEN FRAME SCREEN ROOM WITH paneled roof over top of garage. (SECOND FLOOR LEVEL).
14-3159	4/6/2015	11/28/2016	\$140,000	Residential	REVISION #2 UPDATE GARAGE DOOR LOADING, REVISE INTERIOR. CHANGE BEDROOM TO DEN REMOVE CLOSET.
15-1099	3/31/2015	11/21/2016	\$3,800	Residential	ELECTRICAL WIRING, PER PLANS.
15-0990	3/19/2015	11/21/2016	\$6,500	Residential	REMOVE AND REPLACE EXISTING A/C SYSTEM. INSTALL ONE NEW 2.5 TON A/C SYSTEM CONDENSER TO BE INSTALLED ON STAND PAD BY GC. 8 DUCT DROPS, 1 BATH EXHAUST AND 1 KITCHEN EXHAUST.
15-0889	3/13/2015	11/21/2019	\$3,500	Residential	FINISH EXISTING PLUMBING; MOVING TUB, KITCHEN, SET TOILETS & ETC.
11-2206	6/24/2011	2/4/2014	\$165,000	Residential	RE-ROOF MAIN HOUSE AND GARAGE
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

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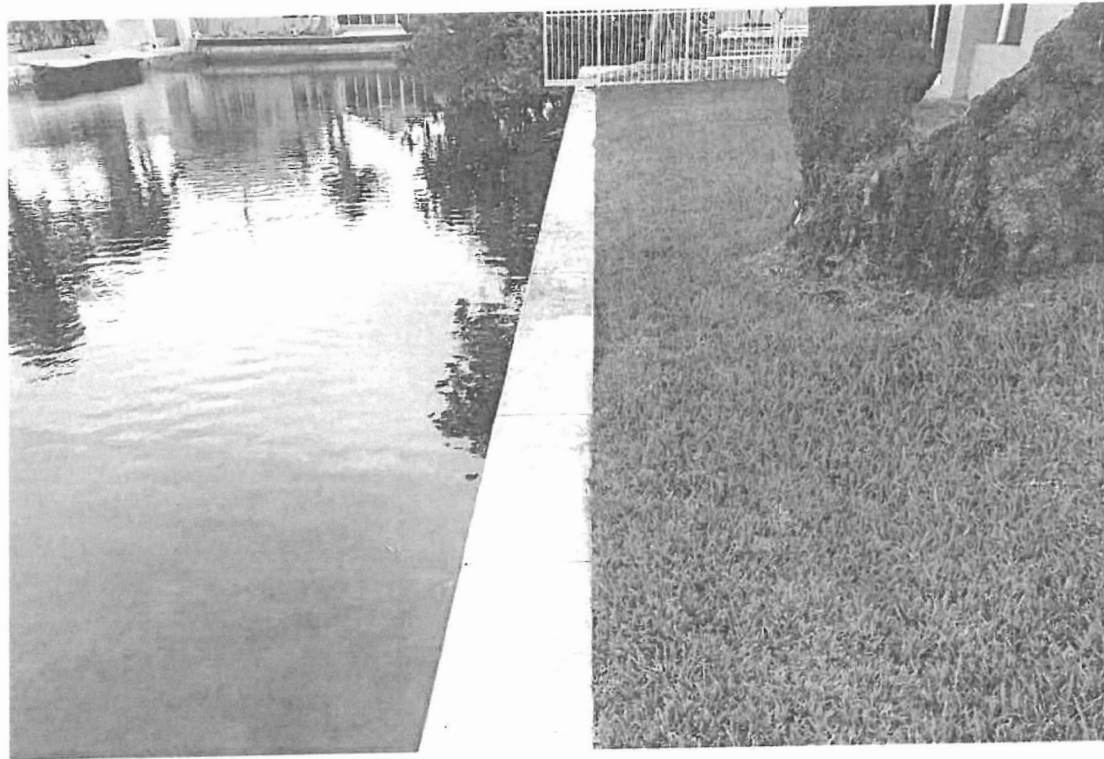
Site Visit/Photos











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: BUSCOM L GREENE

[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
FEI/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

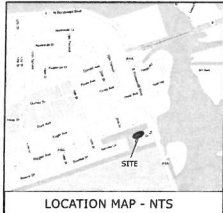
Document Images

05182021 - Florida Limited Liability

[View Image in PDF format](#)

Specific Purpose Survey

**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**



LOCATION MAP - NTS



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;

thence continue Northerly a distance of 15 feet to a point; thence Easterly and at right angles a distance of 11 feet to a point; thence Southerly and at right angles a distance of 15 feet to a point; thence Westerly and at right angles a distance of 11 feet back 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;

thence continue Northerly a distance of 15 feet to a point; thence Easterly and at right angles a distance of 11 feet to a point; thence Southerly and at right angles a distance of 15 feet to a point; thence Westerly and at right angles a distance of 11 feet back to the Point of Beginning.

CERTIFIED TO -
H2O OUTDOORS, LLC

SCALE: 1"=20'
FIELD WORK DATE: 12/23/19
REVISION DATE: 02/15/22
SHEET 1 OF 1
DRAWN BY: JM/RV
CHECKED BY: RER
INVOICE #: 19121008

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.02, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUPPLEMENTARY 1(a) (1) (STAKEWORKS), 1(b) (ENCLOSUREMENTS), & 1(c) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SET OF 4 FLORIDA SURVEYOR AND MAPPER



REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
EMAIL INFO@REECESURVEYING.COM

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADDITIONAL PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISION - ADDED MHWL AND RELATED NOTES
20212503 - 02/15/2022 - RV

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

ANHWL - APPARENT MEAN HIGH WATER LINE	DM - ELECTRIC METER	NAVS - NORTH AMERICAN	ODL - ROOF OVERHANG LINE
BFP - BACK FLOW PREVENTER	DT - DITCH	VE - VERTICAL CURVE	OW - RIGHT OF WAY
BR - BRICK	FE - FINISHED FLOOR ELEVATION	NOVA - NATIONAL GEODETIC	SCD - SANITARY CLEAN-OUT
C - CALCULATED	FT - FENCE FINISH	NOT - NOT TO SCALE	SH - SANITARY MANHOLE
CM - CONCRETE MASONRY WALL	FD - FENCE INSIDE	OV - OVERHEAD UTILITY	SV - SEWER VALVE
CMW - CONCRETE BLOCK RETAINING WALL	FO - FENCE OUTSIDE	OW - OVERHEAD UTILITY	TOT - TOTAL BENCHMARK
CHD - CHORD DISTANCE	FL - FENCE ON LINE	PC - POINT OF CURVE	TOP - TOP OF BANK
CHB - CHORD BEARING	GL - GRADE INLET	POC - POINT OF COMMENCEMENT	TR - TOP OF SLURRY
CL - CENTERLINE	GP - GAS/NER PUMP	PP - POINT OF INTERSECTION	TV - TYPICAL
CL - CENTERLINE	GR - GROUND SURFACE	PCF - POINT OF CURVE FRONT	UC - CONCRETE UTILITY POINT
CL - CENTERLINE	IR - IRON ROD	PI - POINT OF INTERSECTION	UL - UTILITY UTILITY POINT
CL - CENTERLINE	LE - LOWER ENCLOSURE	PL - POINT OF LONGEST TANGENT	WD - WOOD FENCE
CL - CENTERLINE	LS - LANDSCAPING	PT - POINT OF TANGENT	WIP - WOOD PICKET
CL - CENTERLINE	MA - MANSARD	PT - POINT OF TANGENT	WML - WOOD LANDING
CL - CENTERLINE	ME - MEAN HIGH WATER LINE	PT - POINT OF TANGENT	WPL - WATER LINE
CL - CENTERLINE	ME - MEAN HIGH WATER LINE	PT - POINT OF TANGENT	WY - WATER VALVE
CL - CENTERLINE	ME - MEAN HIGH WATER LINE	PT - POINT OF TANGENT	WY - WATER VALVE

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. THIS IS NOT A MEAN HIGH WATER LINE SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES.

Site Plan

ARNOLD RESIDENCE

SITE PLAN

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

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.

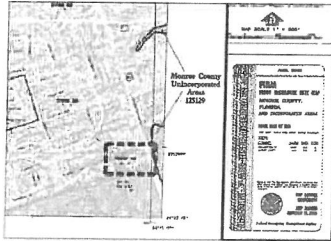
SPECIFIC SCOPE OF WORK INCLUDES LOCATING THE NEW STRUCTURE (BY OTHERS) ON SITE, WITH A NEW DRIVEWAY, SWALE DESIGN AS REQUIRED, AND SITE CALCULATIONS. EXISTING HARDSCAPE IS TO BE RECONFIGURED TO ACCOMMODATE NEW WORK.

SHEET INDEX

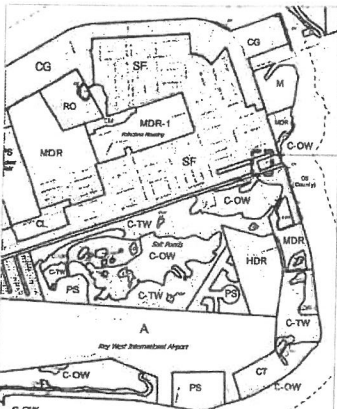
G1	COVER, SITE INFORMATION MAPS, AND SCOPE OF WORK
AE1	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	SWALE DESIGN AND CALCULATIONS



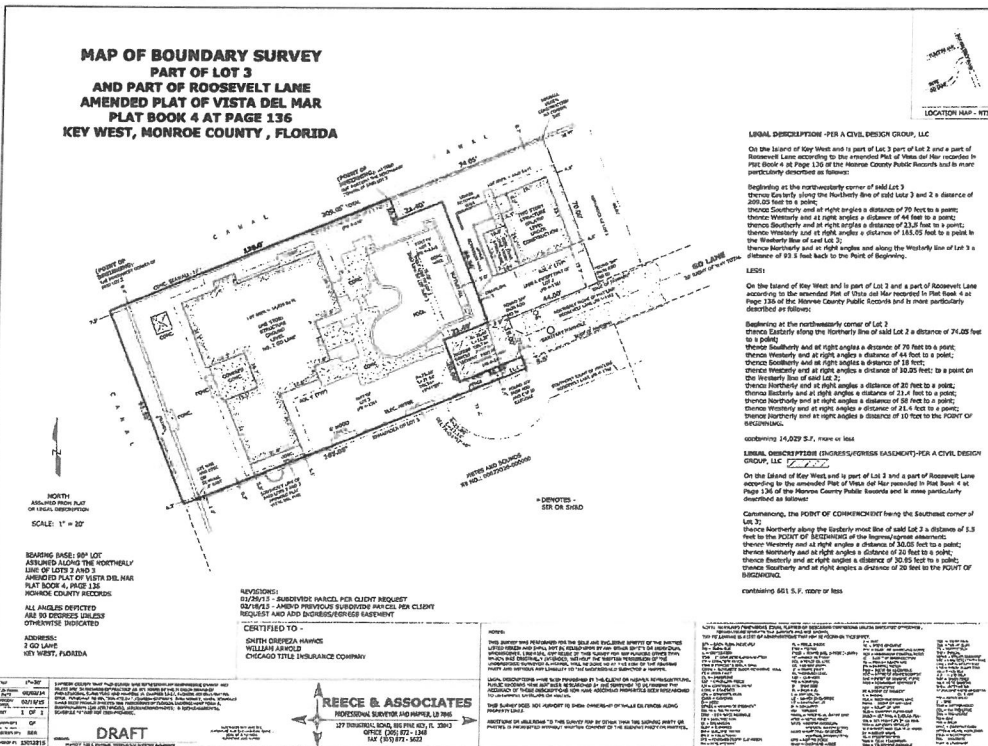
4 AERIAL VIEW
SCALE: NOT TO SCALE



3 FEMA MAP
SCALE: NOT TO SCALE



2 CITY OF KEY WEST ZONING MAP
11/15/11
Not official version. Please contact the Planning Department or City Clerk for the official version.



1 COPY OF SURVEY
SCALE NOT TO SCALE

A2O ARCHITECTURE
1000 N. MIAMI AVENUE, SUITE 1000, MIAMI, FL 33136
TEL: (305) 571-1234
WWW.A2OARCHITECTURE.COM

ARCHITECT: A2O ARCHITECTURE

CONSULTANTS: SMITH | GROFEZA | HAWES

ARNOLD RESIDENCE
SITE PLAN

0 GO LANE, KEY WEST, FL 33040

REVISIONS:

COVER, SITE INFORMATION MAPS, & SCOPE OF WORK

G1

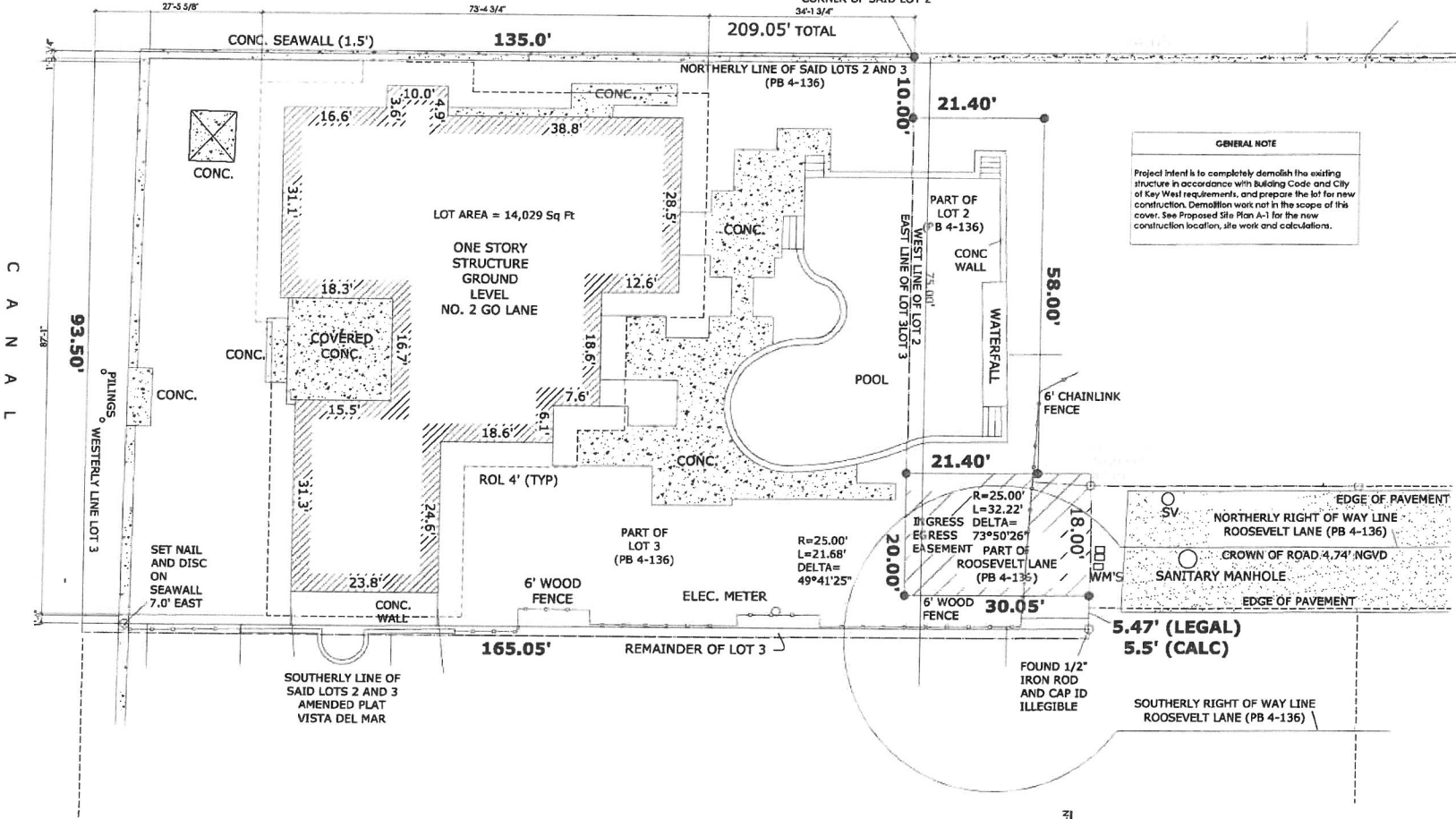
SHEET: JULY 15, 2015

(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

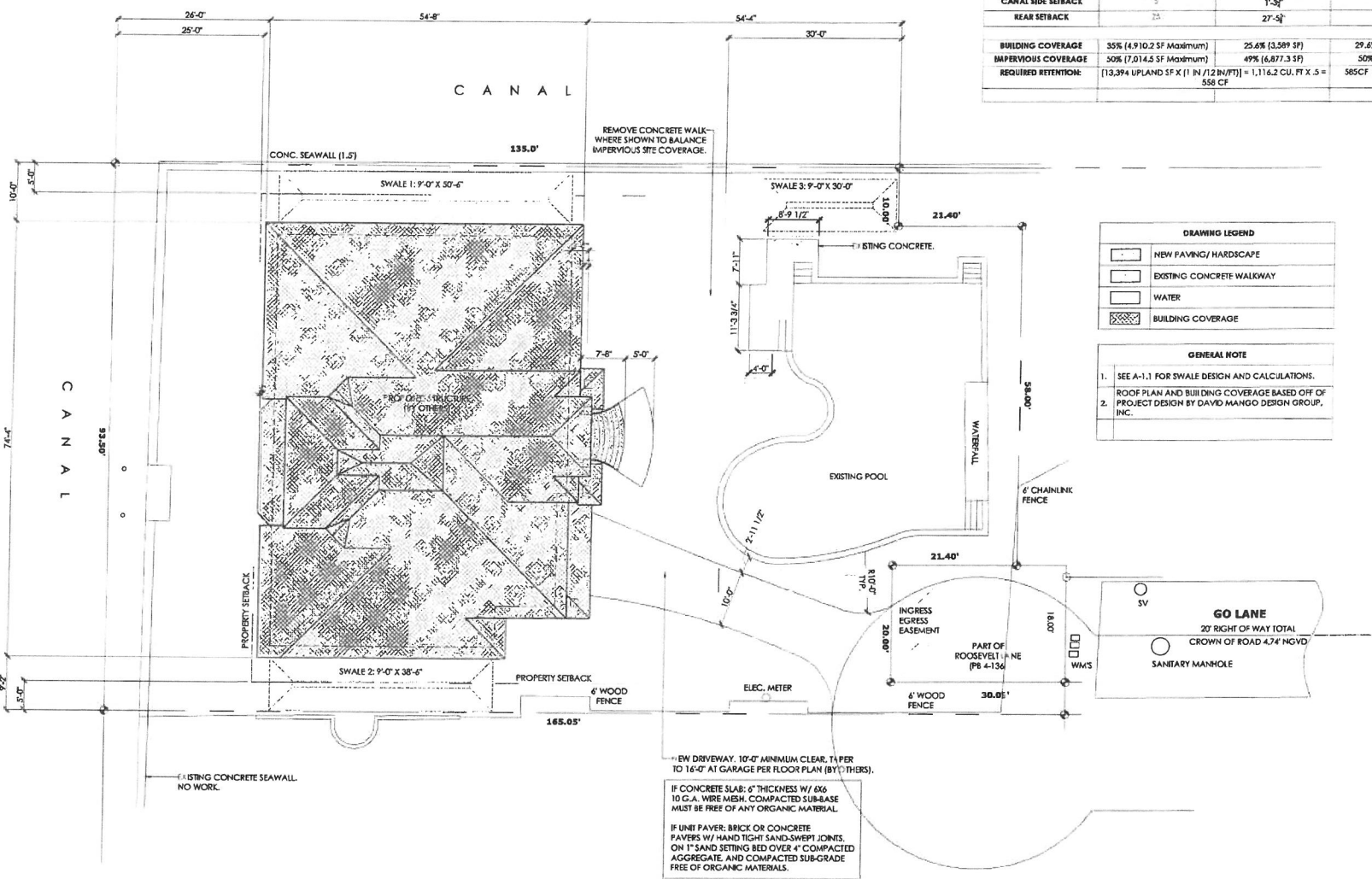
REVISIONS:

TITLE
EXISTING SITE PLAN

AE-1

JULY 15, 2015

PROJECT # : 15-14
DRAWN BY : J. GROFFA
CHECKED BY : J. GROFFA
DATE : 7/15/15



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	
[Pattern]	NEW PAVING/ HARDSCAPE
[Pattern]	EXISTING CONCRETE WALKWAY
[Pattern]	WATER
[Pattern]	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
 1400 W. 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202

ARCHITECT:

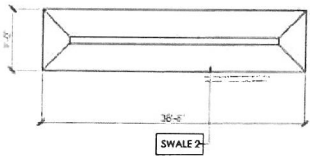
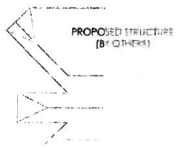
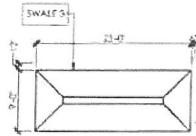
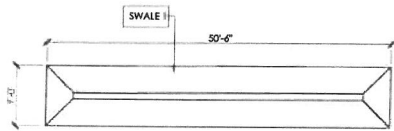
CONSULTANTS:

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

REVISIONS:

TITLE: PROPOSED SITE PLAN
 PROJECT #: 15-14

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

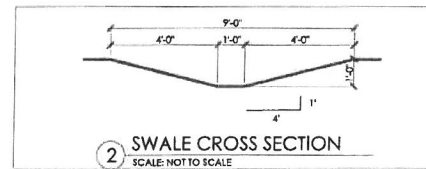


1 SWALE PLAN
SCALE: 1/8" = 1'-0"



SWALE DESIGN		
	CALCULATION	CAPACITY
REQUIRED RETENTION:	$[13,394 \text{ UPLAND SF} \times (1 \text{ IN} / 12 \text{ IN/FT})] = 1,116.2 \text{ CFT} \times .5 = 558 \text{ CFT}$	
SWALE 1	5 FT X 50.5 FT =	252.5 CFT
SWALE 2	5 FT X 34.5 FT =	172.5 CFT
SWALE 3	5 FT X 23 FT =	115 CFT
TOTAL CAPACITY		540 CFT

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



A20 ARCHITECTURE
100 STATE ST. 10TH FLOOR
PHILADELPHIA, PA 19106
PH: 215.562.8800
WWW.A20ARCHITECTURE.COM

ARCHITECT: A20 ARCHITECTURE

CONSULTANTS: SMITH | OROPEZA | HAWKS

ARNOLD RESIDENCE SITE PLAN

0 COO LANE, KEY WEST, FL 33000

REVISIONS:

TITLE: SWALE DESIGN AND CALCULATIONS

PROJECT #: 13.14

SHEET: **A-1.2**

JULY 15, 2015

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	
INSURED H2O Outdoors LLC C/O Don Patnaude 0 and 2 Go Ln Key West FL 33040		INSURER(S) AFFORDING COVERAGE			
		INSURER A: Underwriters at Lloyds of London		NAIC #	
		INSURER B:			
		INSURER C:			
		INSURER D:			
		INSURER E:			
		INSURER F:			

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	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 \$ \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	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						\$ \$ \$ \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR 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		CANCELLATION	
CITY OF KEY WEST 1300 WHITE ST KEY WEST FL 33040		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 	



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:	

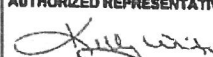
COVERAGES CERTIFICATE NUMBER: LIFE21050715110213 REVISION NUMBER:

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 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 <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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