

MERIDIAN ENGINEERING

201 FRONT STREET, SUITE 207, KEY WEST, FLORIDA 33040
PH: 305-293-3263 FAX: 305-293-4899
EMAIL: rmilelli@historictours.com

RECEIVED

MAY 01 2015

CITY OF KEY WEST
PLANNING DEPT.

May 1, 2015

City of Key West
Planning and Zoning Department
3132 Flagler Avenue
Key West, Florida

**RE: Lot Line Adjustment Request
822 and 818 Sawyers Lane
00003140-000000; 00003110-000000
Key West, Florida**

To Whom It May Concern:

On behalf of the owner, Robert Cautilli, I respectfully request a lot line adjustment as shown on the enclosed special purpose surveys prepared by Reece Surveying. Please also find a check for \$500 to the City of Key West.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Richard J. Milelli, P.E.
Principal Engineer FL PE 58315
Cert. of Auth. 29401

Authorization

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Robert Cantilli, 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:

818 Sawyers Lane

Street address of subject property

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

Robert Cantilli
Signature of Authorized Representative

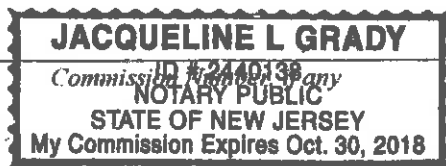
Subscribed and sworn to (or affirmed) before me on this June 4 2015 by
date

Jacqueline L. Grady
Name of Authorized Representative

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

Jacqueline L. Grady
Notary's Signature and Seal

Jacqueline L. GRADY
Name of Acknowledger typed, printed or stamped



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Robert Cavalli, 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:

822 Sawyers Lane

Street address of subject property

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

Robert Cavalli
Signature of Authorized Representative

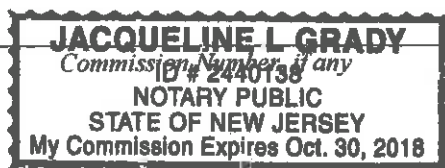
Subscribed and sworn to (or affirmed) before me on this June 4 2015 by

Jacqueline L Grady
Name of Authorized Representative

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

Jacqueline L Grady
Notary's Signature and Seal

Jacqueline L GRADY
Name of Acknowledger typed, printed or stamped



Verification

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Robert Cantilli authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard Milelli
Please Print Name of Representative

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

Robert Cantilli
Signature of Owner

Signature of Joint Co-owner if applicable

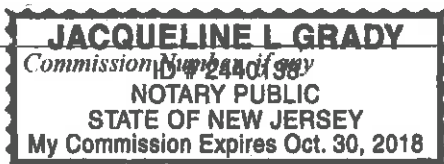
Subscribed and sworn to (or affirmed) before me on this 6/4/2015
Date

by ROBERT CANTILLI
Name of Owner

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

Jacqueline L. Grady
Notary's Signature and Seal

Jacqueline L. GRADY
Name of Acknowledger typed, printed or stamped



Deed

Prepared by and return to:

Erica N. Hughes-Sterling

Attorney at Law

Spottswood, Spottswood & Spottswood

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 15-056-EB

Purchase Price: \$625,000.00

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this 20th day of March, 2015 between Eugene Grattan, a single man and Eugene Grattan, as Personal Representative of the Estate of Joseph S. Baert, deceased, whose post office address is 818 Sawyer Lane, Key West, FL 33040, grantor, and Robert Cautilli, a married man whose post office address is 8217 Marshall Avenue, Margate City, NJ 08402, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Parcel 1

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a Part of Lot Two (2), in Square Twenty-one (21):

COMMENCING at the Southeast corner of Caroline and William Streets; thence in a Northeasterly direction along the Southerly right of way line of Caroline Street for a distance of Two Hundred and One (201) feet; thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane, which is the dividing line of Lots 2 and 3 for a distance of One Hundred Forty- nine (149) feet to a point of beginning; thence continue along Roberts Lane in a Southeasterly direction for a distance of Eighty- one (81) feet; thence at right angles in a Northeasterly direction for a distance of Forty-five (45) feet; thence at right angles in a Northwesterly direction for a distance of Eighty-one (81) feet; thence at right angles in a Southwesterly direction for a distance of Forty-five feet back to the Point of Beginning.

AND

Parcel 2

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829 as a Part of Lot Two (2) in Square Twenty One (21):

COMMENCING at the Southeast corner of Caroline and William Street; thence in a Northeasterly direction along the Southerly right of way line of Caroline Street for a distance of Two Hundred and One (201) feet; thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane which is the dividing line of lots 2 and 3 for a distance of One Hundred Forty-nine (149) feet; thence at a right angle and in a Northeasterly direction for 45.00 feet; thence at a right angle and in a Southeasterly direction for 38.76 feet to the Point of Beginning; thence continue in a Southeasterly direction for 42.24 feet; thence at a right angle and in a Northeasterly direction for 3.80 feet to a

chain link fence, thence at a right angle and in a Northwesterly direction along the said chain link fence for 42.24 feet; thence at a right angle and in a Southwesterly direction for 3.80 feet to the Point of Beginning.

Parcel Identification Number: 00003140-000000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.


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

Signed, sealed and delivered in our presence:

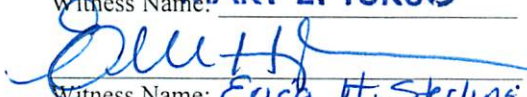
Estate of Joseph S. Baert, deceased

 (Seal)
Eugene Grattan, as Personal Representative


Eugene Grattan, Individually


Witness Name: ERICA H. STERLING


Witness Name: MARY E. TURSO


Witness Name: ERICA H. STERLING


Witness Name: MARY E. TURSO

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 20th day of March, 2015 by Eugene Grattan, Personal Representative of the estate of Joseph S. Baert, deceased, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: MARY E. TURSO

My Commission Expires: 5/16/17

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 20th day of March, 2015 by Eugene Grattan, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Mary E. Turso
Notary Public

Printed Name: MARY E. TURSO

My Commission Expires: 5/16/17

IN THE CIRCUIT COURT FOR MONROE COUNTY,
FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF

JOSEPH BAERT,

File No.: 14-CP-11-K

Division: Probate

Deceased.

AMENDED ORDER DETERMINING HOMESTEAD STATUS
AND AUTHORIZING SALE OF REAL PROPERTY

On the Petition of the personal representative of this estate for an order determining the status of the decedent's homestead and authorizing the sale of the property, the court finds:

FINDINGS OF FACT

1. All interested persons have been served proper notice of this proceeding, or have waived notice thereof, or have consented in advance to the court's determination.
2. The decedent died on November 21, 2013.
3. At the time of death, the decedent owned and resided on property that met the size and contiguity requirements stated in Article X, §4, of the Florida Constitution. That property is legally described as a fifty percent (50.0%) undivided interest in:

Parcel 1:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a Part of Lot Two (2) in Square Twenty-one (21):

COMMENCING at the Southeast corner of Caroline and William Streets; thence in a Northeasterly direction along the Southerly right of way line of Caroline Street for a distance of Two Hundred and One (201) feet; thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane, which is the dividing line of Lots 2 and 3 for a distance of One Hundred Forty-nine (149) feet to a point of beginning; thence continue along Roberts Lane in a Southeasterly direction for a distance of Eighty-one (81) feet; thence at right angles in a Northeasterly direction for a distance of Forty-five (45) feet; thence at right angles in a Northwesterly direction for a distance of Eighty-one (81) feet; thence at right angles in a Southwesterly direction for a distance of Forty-five feet back to the Point of Beginning.

AND

Parcel 2

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829 as a Part of Lot Two (2) in Square Twenty One (21):

COMMENCING at the Southeast corner of Caroline and William Street; thence in a Northeasterly direction along the Southerly right of way line of Caroline Street for a distance of Two Hundred and One (201) feet; thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane which is the dividing line of lots 2 and 3 for a distance of One Hundred Forty-nine (149) feet; thence at a right angle and in a Northeasterly direction for 45.00 feet; thence at a right angle and in a Southeasterly direction for 38.76 feet to the Point of Beginning; thence continue in a Southeasterly direction for 42.24 feet; thence at a right angle and in a Northeasterly direction for 3.80 feet to a chain link fence, thence at a right angle and in a Northwesterly direction along the said chain link fence for 42.24 feet; thence at a right angle and in a Southwesterly direction for 3.80 feet to the Point of Beginning.

and known as 818 Sawyer Lane, Key West, FL 33040, (referred to in this Order as "the Property.")

4. The decedent was not survived by a minor child.
5. The decedent was not survived by a spouse.
6. The decedent was survived by his mother, Jeanne Baert, his sole heir at law, who has waived any claim she has to the Property.
7. Article II of the decedent's will devised the decedent's interest in the Property to Eugene Grattan.

CONCLUSIONS OF THE LAW

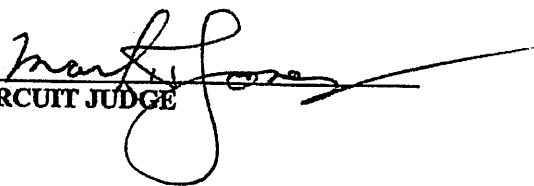
Based on the foregoing, in applying the law to the facts, the court concludes:

1. The Property constituted the homestead of the decedent.
2. The Property was subject to devise and was properly devised by Article II of the decedent's last will to Eugene Grattan.
3. The decedent's exemption from creditors' claims has not inured under Article X, §4(b), of the Florida Constitution and the Property is an asset in the hands of the personal representative for payment of creditors' claims and other proper purposes of administration and the personal representative is entitled to possession of the Property.
4. It is in the best interest of the estate to sell the decedent's interest in the Property pursuant to the terms in the Contract attached to the Petition.

IT IS ADJUDGED that the Property as described above was the decedent's homestead, that title to the Property passed, and the creditors' rights as to such Property are as provided above under CONCLUSIONS OF LAW, and it is

FURTHER ADJUDGED that the Personal Representative is authorized and directed to sell the decedent's interest in the Property pursuant to the terms of the Contract attached to the Petition.

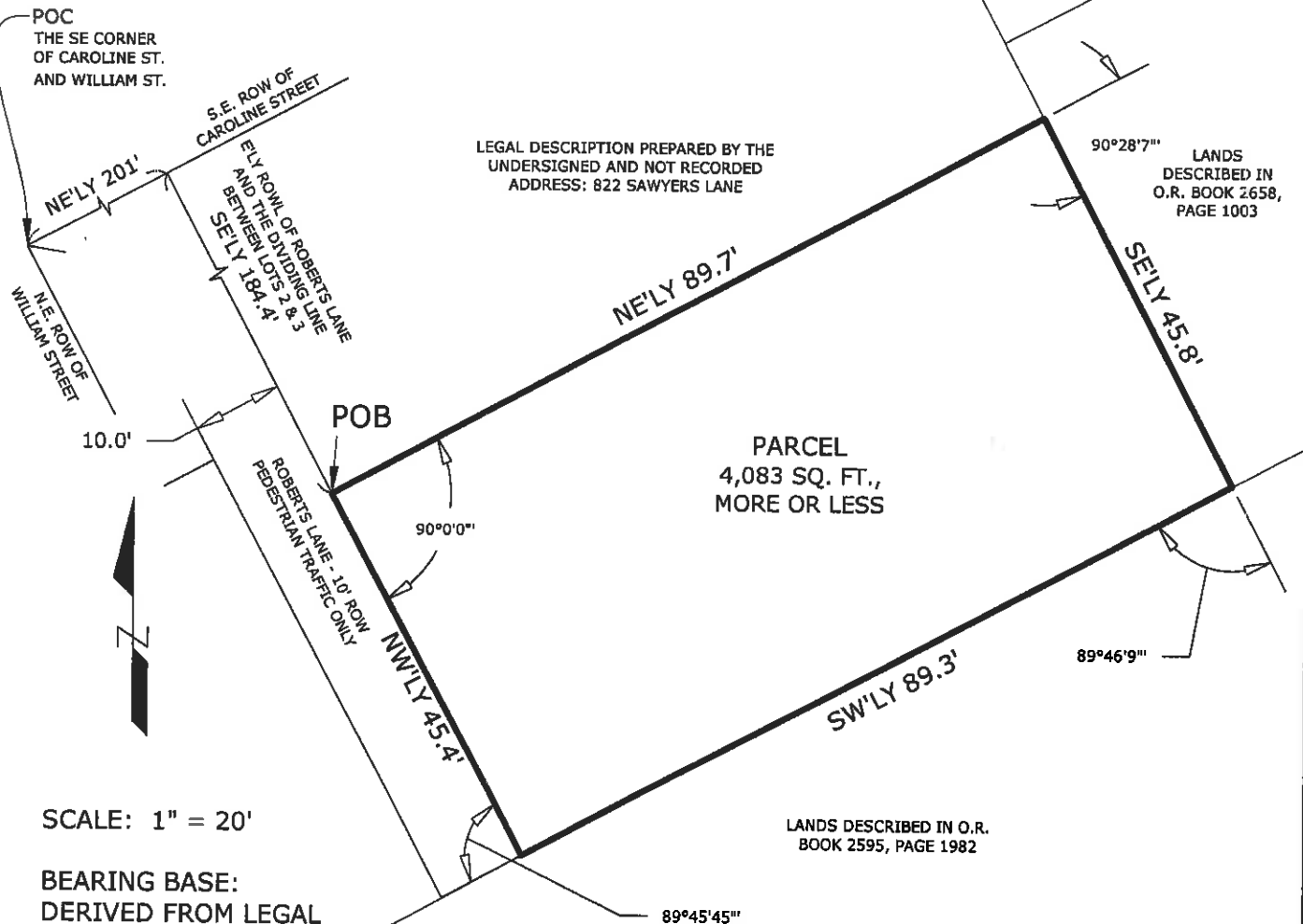
ORDERED at Key West, Florida on March 19, 2015.


CIRCUIT JUDGE

A conformed copy of this order furnished to:
Robert E. Highsmith

Specific Purpose Sketch

SPECIFIC PURPOSE SKETCH
PART OF LOT 2, SQUARE 21
WILLIAM A. WHITEHEAD'S MAP
OF KEY WEST



NEWLY AUTHORED BY THE UNDERSIGNED:

On the Island of Key West and known on William A. Whitehead's Map of said island delineated in February AD.1829 as part of Lot 2 (2) in Square Twenty-One (21); Commencing at the Southeast corner of Caroline and William Street; Thence in a Northwesterly direction along the Southerly Right-of-Way line of Caroline Street for a distance of Two Hundred and One (201) feet; Thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane, which is the dividing line of Lots 2 and 3 for a distance of 184.4 feet to the Point of Beginning; Thence at a right angle and in a Northeasterly direction for 89.7 feet; thence at a deflection angle to the right of 90°28'07" in a Southeasterly direction for 45.8 feet; Thence at a deflection angle to the right of 89°46'09" and in a Southwesterly direction for 89.3 feet to said Easterly line of Roberts Lane; Thence at a deflection angle to the right of 89°45'45" and in a Northwesterly direction along said Easterly line for 45.4 feet back to the Point of Beginning. Lands described herein contain 4,083 square feet, more or less.

LEGEND FOR ABBREVIATIONS
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA
PB = PLAT BOOK XX - PAGE XX
R/W = RIGHT OF WAY

SURVEYORS NOTES:

1. LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
2. THIS IS NOT A SURVEY.

— DENOTES NEWLY DESCRIBED LEGAL

RECEIVED

PREPARED FOR: ROBERT CAUTILLI
DATE: 04/29/15

MAY 01 2015

CITY OF KEY WEST

SCALE: 1"=20'

F/W DATE: -/-/-

REV. DATE: -/-/-

SHEET: 1 OF 1

DRAWN BY: KK

CHECKED BY: RER

INVOICE #: 15042402

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN (See ch.ap. 52-17 Florida Adm. Code and Chap. 472.0,7 Florida statutes).

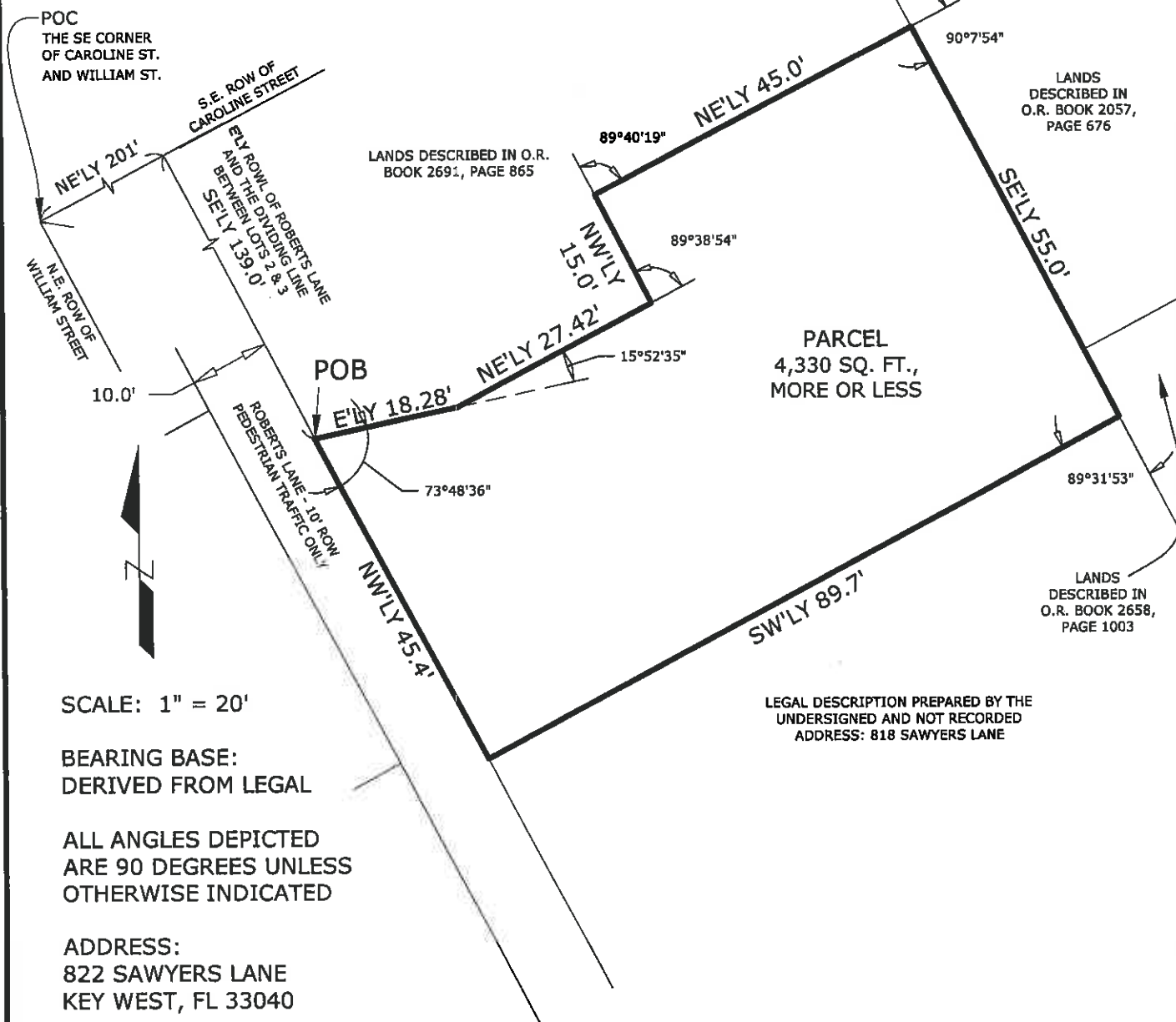
NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

SIGNED

ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER



SPECIFIC PURPOSE SKETCH
PART OF LOT 2, SQUARE 21
WILLIAM A. WHITEHEAD'S MAP
OF KEY WEST



NEWLY AUTHORED BY THE UNDERSIGNED:

On the Island of Key West and known on William A. Whitehead's Map of said island delineated in February AD.1829 as part of Lot 2 in Square 21; Commencing at the Southeast corner of Caroline and William Street; Thence in a Northwesterly direction along the Southerly Right-of-Way line of Caroline Street for a distance of 201 feet; Thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane, which is the dividing line of Lots 2 and 3 for a distance of 139 feet to the Point of Beginning; Thence at a deflection angle to the left of 73°48'36" in an Easterly direction for 18.28 feet; thence at a deflection angle to the left of 15°52'35" in a Northeasterly direction for 27.42 feet; Thence at a deflection angle to the left of 89°38'54" and in a Northwesterly direction for 15.0 feet; Thence at a deflection angle to the right of 89°40'19" and in a Northeasterly direction for 45.0 feet; Thence at a deflection angle to the right of 90°7'54" and in a Southeasterly direction for 55.0 feet; Thence deflection angle to the right of 89°31'53" and in a Southwesterly direction for 89.7 feet back to said Easterly line of Roberts Lane; Thence at a right angle and in a Northwesterly direction along said Easterly line for 45.4 feet back to the Point of Beginning. Lands described herein contain 4,330 square feet, more or less.

LEGEND FOR ABBREVIATIONS
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA
PB = PLAT BOOK XX - PAGE XX
R/W = RIGHT OF WAY

SURVEYORS NOTES:

- LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS IS NOT A SURVEY.

SCALE: 1"=20'

F/W DATE: -/-/-

REV. DATE: -/-/-

SHEET: 1 OF 1

DRAWN BY: KK

CHECKED BY: RER

INVOICE #: 15042402

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN (See chap. 53-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

SIGNED

ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

PREPARED FOR: ROBERT CAUTILLI
DATE: 04/29/15



REECE & ASSOCIATES

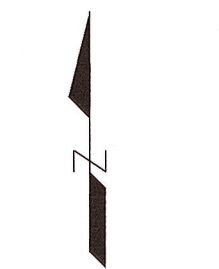
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, STE. B, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

FAX (305) 872 - 5622

SPECIFIC PURPOSE COMPOSITE SKETCH
SHOWING NEW LEGAL DESCRIPTIONS
OVERLAYED ONTO EXISTING SURVEY
PART OF LOT 2, SQUARE 21
WILLIAM A. WHITEHEAD'S MAP
OF KEY WEST



NORTH
ASSUMED FROM
LEGAL DESCRIPTION

SCALE: 1" = 10'

BEARING BASE:
90° LOTS PER DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
818 & 822 SAWYER LANE
KEY WEST, FL 33040

NEWLY AUTHORED BY THE UNDERSIGNED

822 SAWYERS LANE

On the Island of Key West and known on William A. Whitehead's Map of said island delineated in February AD.1829 as part of Lot 2 in Square 21; Commencing at the Southeast corner of Caroline and William Street; Thence in a Northwesterly direction along the Southerly Right-of-Way line of Caroline Street for a distance of 201 feet; Thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane, which is the dividing line of Lots 2 and 3 for a distance of 139 feet to the Point of Beginning; Thence at a deflection angle to the left of 73°48'36" in an Easterly direction for 18.28 feet; thence at a deflection angle to the left of 15°52'35" in a Northeasterly direction for 27.42 feet; Thence at a deflection angle to the left of 89°38'54" and in a Northwesterly direction for 15.0 feet; Thence at a deflection angle to the right of 89°40'19" and in a Northeasterly direction for 45.0 feet; Thence at a deflection angle to the right of 90°7'54" and in a Southeasterly direction for 55.2 feet; Thence deflection angle to the right of 89°31'53" and in a Southwesterly direction for 89.7 feet back to said Easterly line of Roberts Lane; Thence at a right angle and in a Northwesterly direction along said Easterly line for 45.4 feet back to the Point of Beginning. Lands described herein contain 4,332 square feet, more or less.

818 SAWYERS LANE

On the Island of Key West and known on William A. Whitehead's Map of said island delineated in February AD.1829 as part of Lot 2 (2) in Square Twenty-One (21); Commencing at the Southeast corner of Caroline and William Street; Thence in a Northwesterly direction along the Southerly Right-of-Way line of Caroline Street for a distance of Two Hundred and One (201) feet; Thence at right angles in a Southeasterly direction along the Easterly line of Roberts Lane, which is the dividing line of Lots 2 and 3 for a distance of 184.4 feet to the Point of Beginning; Thence at a right angle and in a Northeasterly direction for 89.7 feet; thence at a deflection angle to the right of 90°28'07" in a Southeasterly direction for 45.8 feet; Thence at a deflection angle to the right of 89°46'09" and in a Southwesterly direction for 89.3 feet to said Easterly line of Roberts Lane; Thence at a deflection angle to the right of 89°45'45" and in a Northwesterly direction along said Easterly line for 45.4 feet back to the Point of Beginning. Lands described herein contain 4,083 square feet, more or less.

----- EXISTING 818 PARCEL = ± 3,807 SQ. FT.
----- NEW 818 PARCEL = ± 4,083 SQ. FT.
----- EXISTING 822 PARCEL = ± 4,605 SQ. FT.
----- NEW 822 PARCEL = ± 4,332 SQ. FT.

PREPARED FOR: ROBERT CAUTILLI
DATE: 05/20/15

SURVEYORS NOTES:

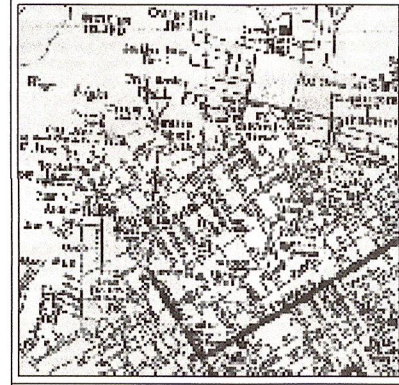
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- THIS IS NOT A SURVEY.

SCALE:	1"=10'
FIELD WORK DATE	-/-/-
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	KK
CHECKED BY:	RER
INVOICE #:	15052002

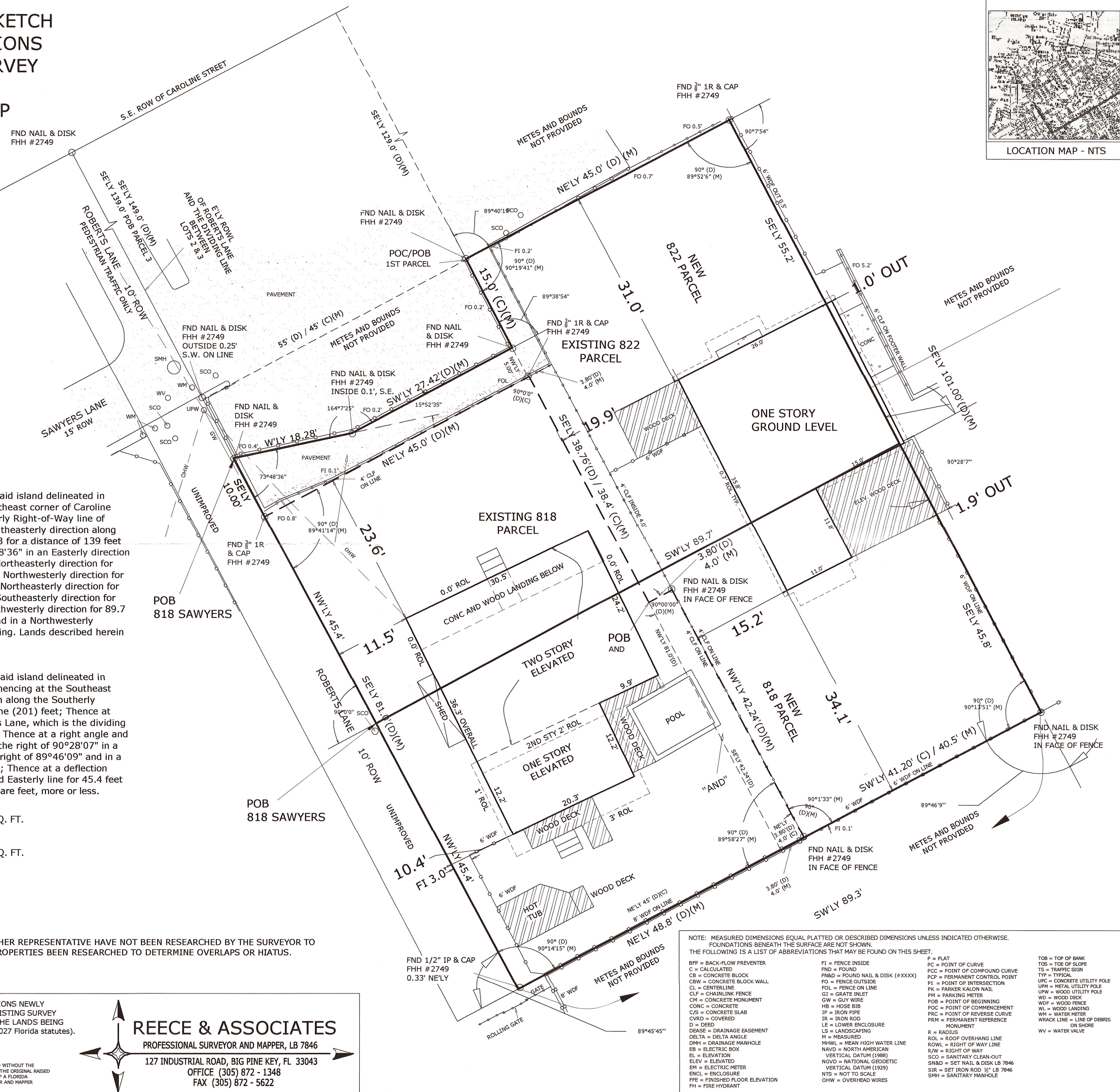
THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTIONS NEWLY CREATED ON 04/29/15 BY THE UNDERSIGNED OVERLAYED ONTO THE EXISTING SURVEY DATED 01/16/15 AS SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 53-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

SIGNED
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



LOCATION MAP - NTS



NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER CB = CONCRETE BLOCK CBW = CONCRETE BLOCK WALL CL = CENTERLINE CLF = CHAINLINK FENCE CM = CONCRETE MONUMENT CONC = CONCRETE C/S = CONCRETE SLAB CVRD = COVERED D = DEED DEASE = DRAINAGE EASEMENT DELTA = DELTA ANGLE DMH = DRAINAGE MANHOLE EB = ELECTRIC BOX EL = ELEVATION ELEV = ELEVATED EM = ELECTRIC METER ENCL = ENCLOSURE FFE = FINISHED FLOOR ELEVATION FI = FIRE HYDRANT	FI = FENCE INSIDE FND = FOUND FND&D = FOUND NAIL & DISK (#XXXX) FO = FENCE OUTSIDE FOL = FENCE ON LINE GI = GRATE INLET GW = GUY WIRE HB = HOSE BIB IP = IRON PIPE IR = IRON ROD LE = LOWER ENCLOSURE LS = LANDSCAPING M = MEASURED MHWL = MEAN HIGH WATER LINE NAVD = NORTH AMERICAN VERTICAL DATUM (1988) NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) NTS = NOT TO SCALE OHW = OVERHEAD WIRES	PC = PLAT PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT P1 = POINT OF INTERSECTION PK = PARKER KALON NAIL PM = PARKING METER POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT R = RADIUS ROL = ROOF OVERHANG LINE ROWL = RIGHT OF WAY LINE RW = RIGHT OF WAY SCO = SANITARY CLEAN-OUT SN&D = SET NAIL & DISK LB 7846 SIR = SET IRON ROD 1/2" LB 7846 SIR = SANITARY MANHOLE	TOS = TOP OF BANK TOS = TOE OF SLOPE TSS = TRAFFIC SIGN TYP = TYPICAL UPC = CONCRETE UTILITY POLE UPW = METAL UTILITY POLE WD = WOOD DECK WL = WOOD LANDING WM = WATER METER WRACK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE
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Site Plans

SITE DATA

SITE ADDRESS: 818 & 822 SAWYER LANE, KEY WEST, FL 33040
RE: 00003110-000000 & 00003140-000000
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: AE-7
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT LOT 2 SQR 21 TT-179 TT-180 G9-292 G45-238 & KW PT LOT 2 SQR 21
SETBACKS: FRONT 10 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT

BUILDING COVERAGE 40%; PROPOSED 32%
IMPERVIOUS COVERAGE 60%; PROPOSED 42%
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

DESIGN DATA

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

INDEX OF DRAWINGS

SHEET CS-1 - COVER, SITE PLAN AND DEMOLITION PLAN

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS

- ELEVATION MARK
- WALL TYPE SYMBOL
- WINDOW TYPE SYMBOL
- DOOR NUMBER SYMBOL
- ROOM NAME AND NUMBER
- DETAIL OR SECTION AREA
- DETAIL OR SECTION NUMBER
- SHEET# WHERE DETAIL IS SHOWN
- DETAIL OR SECTION NUMBER
- DETAIL
- SCALE: 3/4"=1'-0"
- SHEET# WHERE DETAIL IS SHOWN
- SHEET# WHERE DETAIL IS TAKEN

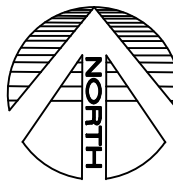
MATERIAL INDICATIONS

- CONCRETE
- COMPACTED EARTH FILL
- STUCCO OR GYPSUM WALL BOARD
- CONCRETE MASONRY UNIT
- BRICK
- BATT INSULATION
- RIDGE INSULATION
- SAND
- GRAVEL
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- FINISH WOOD

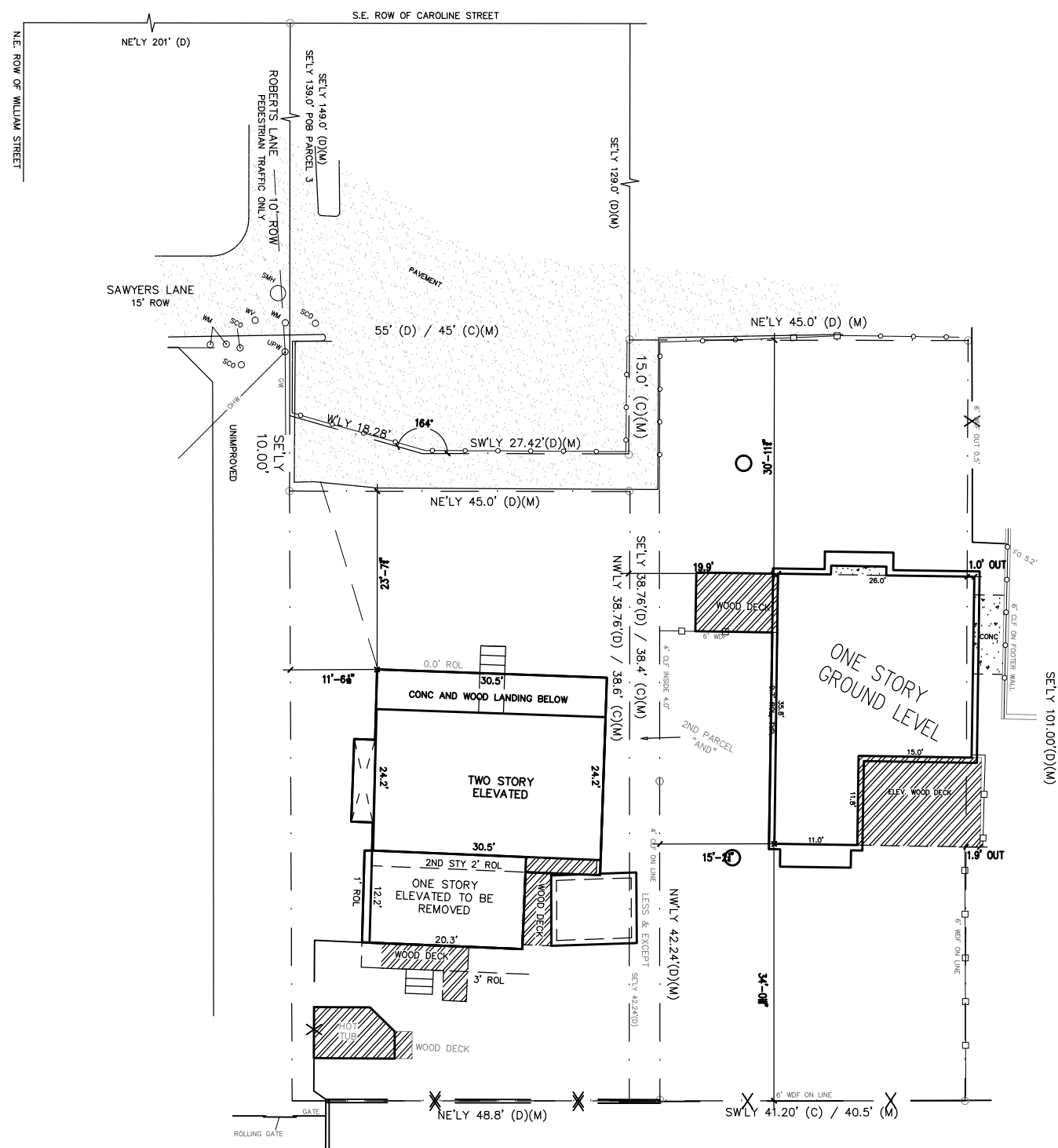
LIST OF ABBREVIATIONS

- & AT APPROX. APPROXIMATE(LY)
- FT. FOOT/FEET
- F.F.L. FINISH FLOOR LEVEL
- IN. INCH
- MAX. MAXIMUM
- MIN. MINIMUM
- # NUMBER
- O.C. ON CENTER
- LB. POUND
- PSI POUND PER SQUARE INCH
- PT PRESSURE TREATED
- SF SQUARE FOOT/FEET
- T & G TONGUE AND GROOVE
- WWM WELDED WIRE MESH

RESIDENTIAL SITE WORK
822 SAWYER LANE
KEY WEST, FLORIDA 33040

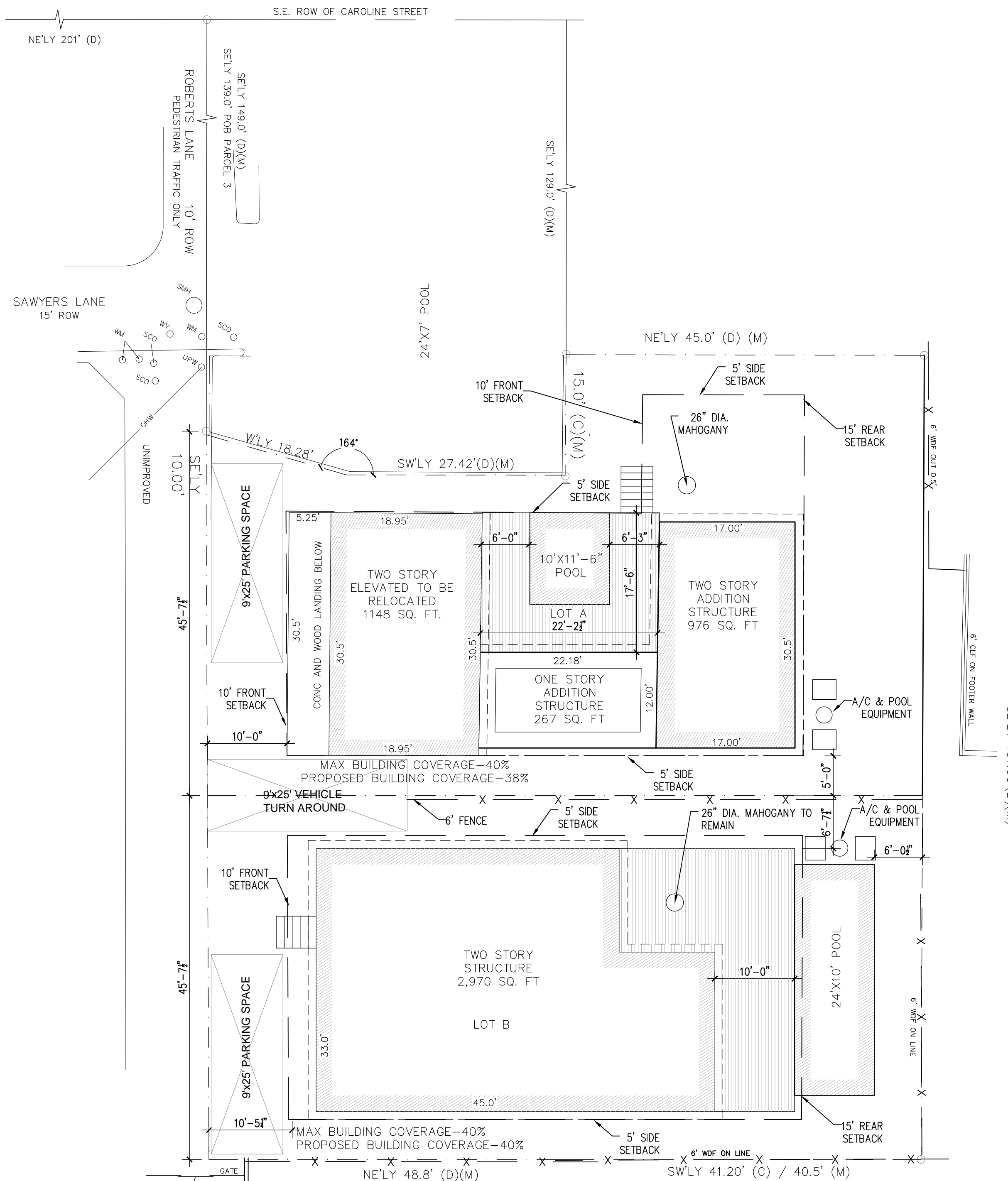


3 LOCATION MAP
CS-1
SCALE: NOT TO SCALE



2 DEMOLITION PLAN
CS-1
SCALE: 1" = 30'-0"

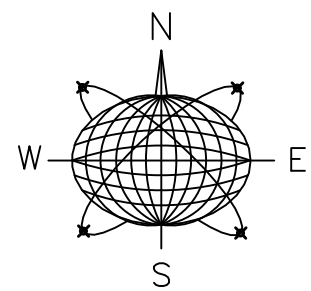
PROJECT DATA		PROPOSED LOT A		PROPOSED LOT B		EXISTING		REQUIRED		VARIANCE REQUESTED	
RE NO.		00003110-000000 & 00003140-000000									
SETBACKS:											
FRONT		10'-0"		10'-5 1/4"		23'-7 3/4		10'		NONE	
STREET SIDE		N/A		N/A		10'-4 1/2"		7.5'		NONE	
SIDE		5'-0"		5'-0"		-1'-0"		5'		NONE	
REAR		23'-3"		28'-0"		20'-2"		15'		NONE	
LOT SIZE		4,332 SQ. FT.		4,083 SQ. FT.		8,415 SQ. FT.		4000 SQ. FT.		NONE	
BUILDING COVERAGE		1,635 SQ.FT.	38%	1,664 SQ.FT.	40%	2,037 SQ. FT.	24%	40% MAX	NONE		
FLOOR AREA		6,060 SQ. FT.	.71	5,940 SQ. FT.	.69	2,609 SQ. FT.	.31	1.0	NONE		
BUILDING HEIGHT		34'		34'		22'		35' MAX		NONE	
IMPERVIOUS AREA		1,851 SQ.FT.	42%	1,954 SQ.FT.	48%	2,144 SQ. FT.	25%	60% MAX	NONE		



1 SITE PLAN
CS-1
SCALE: 1" = 10'-0"

SITE NOTES

- REMOVE EXISTING TOPSOIL AND ORGANIC MATERIAL WITHIN THE BUILDING AREA. STRUCTURAL FILL SHALL BE SELECT STRUCTURAL FILL AND SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY. SITE FILL SHALL BE CLEAN SAND OR CRUSHED LIMEROCK (LESS THAN 3"). GRADE AS SHOWN AND/OR TO DRAIN AWAY FROM THE PROPOSED BUILDING.
- TREES REQUIRED TO BE REMOVED SHALL BE CUT AND THE STUMP AND ROOT SYSTEM SHALL BE REMOVED COMPLETELY. THE HOLES SHALL BE FILLED COMPACTED AND LEVELED. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ADJACENT TREES AND OTHER FEATURES. PROVIDE CONSTRUCTION BARRIERS FOR TREES TO REMAIN.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE DAILY.
- THE CONTRACTOR SHALL REMOVE ALL ITEMS INDICATED AND ALL OTHER ITEMS REQUIRED FOR THE INSTALLATION OF NEW WORK. FINISH SURFACES SHALL BE REPAIRED TO MATCH ADJACENT SURFACES. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER.



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

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL
SITE WORK
822 SAWYER LANE
KEY WEST, FLORIDA

Drawn By: PCS
Checked By: RJM
Project No. 14-047
Scale: AS NOTED
AutoCad File No.

Revisions:

Title:

COVER SHEET
SITE PLAN AND
DEMOLITION
PLAN

Sheet Number:

CS-1

Date: JULY 31, 2015

Site Photos



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McKENDRY BUILDERS
General Contractor
Commercial & Residential
New Construction
Restoration & Renovation
304-7937 745-4228
KY Lic # CGC 1505150 WEST

WARNING
RESTRICTED
ENTRY
NO ENTRY
BY THE PUBLIC
EXTENT OF THE LAKE

RIDGE





McKendry Builders
General Contractor
Commercial & Residential
New Construction
Restoration & Renovation
304-7937 745-4228
Hwy. 1 to CCC 1905150 WEST



818



818

McKENRY BUILDERS
General Contractor
Commercial & Residential
New Construction
Restoration & Renovation
304-7937 745-4228
KEY • DOW TOWN • W&W

RIDGIL



PARKING FOR
CUSTOMERS OF
KEY WEST MARINE
HARDWARE
While Shopping Only
GATE CLOSED @ 5 PM.



Additional Information

MEMORANDUM

DATE: June 11, 2015

RE: 818-822 Sawyer Lane

FROM: Karen DeMaria, Urban Forestry Manager, City of Key West

On July 9, 2015 I met with Rick Millelli (Meridian Engineering) regarding a lot line adjustment and subsequent proposed moving of a structure and demolition of another structure at 818 and 822 Sawyers Lane. I have no objection to the lot line adjustment.



There is one gumbo limbo tree close to the existing structure to be moved on 822 Sawyers Lane. The tree is in fair to poor condition but it is not anticipated to be directly impacted by the moving activity. A heavy maintenance trimming permit maybe required to trim the canopy prior to work and building permits must show proper tree protection for the gumbo limbo, its canopy and root system, during the work. A large mostly dead Ficus benjamina tree was located on the corner with the road. No permit is required for its removal and numerous not regulated areca palms are located around the property.

On 818 Sawyers Lane, there are 2 large mahogany trees on the property. The canopy and root system of these trees must be protected during demolition and any redevelopment of the property. Building permits must show proper tree protection for the mahogany trees, its canopy and root system, during the demolition work. A major maintenance permit will be required to trim the canopy of the trees, if needed. Also of interest to the Tree Commission on the property was a young strangler fig and a young Royal Poinciana tree. Both of these trees are protected.

Of side interest is the potential stormwater issue to the Roberts and Sawyers Lane area due to potential work on this property. According to the map, these two lots actually sit on Roberts Lane and are slightly higher in elevation than the corner of Roberts and Sawyer Lane. Any thoughts of improving the road area in front of 818 and 822 and the properties itself should include management of stormwater.

Public Comment

To: Patrick Wright, Planner II
City of Key West Development Review Committee
File # 15-7775

June 16, 2015

Dear Patrick,

As we discussed over the phone I have written down a few facts for you regarding the Sawyer's Lane property renovation project. They are intended to be helpful to your committee and the decisions they will be making soon. It would be wonderful to see this unique, "old" Key West pocket of historic residences enhanced rather than diminished. I am surrounded by notable historic homes and have grown very sensitive to the need to speak up for preservation when the opportunity presents itself. This is such a moment and I appreciate your invitation to contribute what I know.

I summed up how I personally feel about the division of the lots and the proposed development in the final paragraph.

I have enjoyed discussing this with you and am happy to speak further if questions come up.

Sincerely,
Zan Mixer
810-814 Sawyer's Lane

A handwritten signature in black ink, appearing to read 'ZFM', with a long horizontal stroke extending to the right.

Regarding File #15-7775

In preparation for the renovations of the two properties, 818 and 822 Sawyer's Lane, there are several facts to be considered as the development is taking shape. These facts are:

1. **Restricted Entry to Robert's Lane Construction Site:**

As indicated on the current Reece & Associates Specific Purpose Sketches for property owner Mr. Cautilli, Robert's Lane is a 10' ROW for Pedestrian Traffic only. At the entrance to the dirt portion of the lane, a Key's Energy utility pole restricts the entrance to less than 10'. On the other side of the entrance to this part of the lane, there are two sewer boxes and two water boxes that are below the grade of the lane. They cause a considerable depression in the dirt and can be unsafe. The depressions are prone to flooding and are difficult to keep free of debris. Construction vehicles will have a very difficult time navigating this space.

Shown on the survey "Residential Site Work" is the considerable jog in the pedestrian lane at the intersection of Sawyer's Lane, Robert's Lane and the parking lot entrance/exit to the Key West Marine Hardware parking lot (818 Caroline St.). Vehicles cannot navigate this constricted intersection well and cars, trucks and vans are prone to hitting the walls, fences, the utility pole and its guy wire. Vehicles in the store parking lot often back into the intersection without being able to see pedestrians, bicycles or other vehicles. When the unimproved dirt portion of Robert's Lane is clogged with vehicles, the diesel truck using the end of Robert's Lane to park must back out, back into the tight intersection, navigate the jog and continue backing out all the way to Caroline Street. Often vehicles will attempt to back out of the dirt lane and turn right into Sawyer's Lane, hitting the fence or walls from another direction. Damage to these properties is never acknowledged and repairs are never offered.

2. **Historic House Important to the City of Key West:**

I believe the most important fact regarding the redevelopment of these two properties is that one is particularly noteworthy and historically significant. The plans call for the existing clapboard house to be rotated and moved from where it now sits. This house at 818 Sawyer's Lane was built about 1889 (per Property Appraiser's office) and because it and one other circa 1889 house at 815 Sawyer's Lane mirror one another diagonally across the intersection and both border Robert's Lane on one side, it is possible they are two eyebrow houses built by the historically prominent Roberts family. In the HARC Guidelines booklet (pg. 62) the style of these two houses is specifically referred to as "Classic Revival, Key West Eyebrow Houses, unique to Key West". It continues to state "the Roberts family of Key West built several eyebrow houses in the 1870's and 1880's". Please consider the historical importance of these classic, possibly Roberts Family eyebrow houses, their positioning on Sawyer's Lane across from one another as they have always existed and the fact that on page 38 of the same HARC booklet item #1 "siting", it states, "no existing building shall be relocated."

3. **Cement Foundation and Grading of 818 Sawyer's Lane:**

The foundation of the historic house at 818 Sawyer's Lane was elevated in the 1990's, without the benefit of City oversight. There was a significant amount of concrete poured under the house to create a basement at that time. In raising the grade of the property, water run off now drains onto the opposite side of the lane and floods easily in a heavy downpour. Karen DeMaria observed firsthand the odd pitch of the lane and alerted Karen Olson (and later Gary Volenec of the Key West Department of Engineering) to the problem. Regrading and repairs have been requested; current status is unknown.

4. Protected Tree Conservation on Both Sites:

There are several protected trees in this area that deserve preservation consideration. There are two mahogany trees on the 822 lot and a Royal Poinciana and a handsome Gumbo Limbo tree on the 818 lot. The mahogany trees are being incorporated into the site plan with decks and swimming pools very close but are at risk for failure if excavation comes too close to the root systems. The Royal Poinciana and the Gumbo Limbo trees are absent on the redrawn plans. Many big trees have been taken down in this immediate area recently and the potential charm of the lane would be diminished if these trees were eliminated too.

5. New Construction and Underground Utilities:

The concrete house that is 822 Sawyer's Lane may not be as historically significant as 818, but it dates to 1965 or so and was built with updated materials that were new to the era. If a thoroughly new structure is built here the placement of utility wires underground is a stipulation applied to new construction and a junction box would have to be accommodated, (ref. City Code Section 108.282). According to at Keys Energy, owner of the utility pole, it would be impossible to put a junction box in place of the utility pole and there is no other suitable location for a box, bulkier even than the utility pole that stands there now.

6. All Types of Vehicles Fighting for Parking on a Pedestrian Lane:

Parking is the one fact that currently diminishes the quality of living in this neighborhood more than anything else. I have observed the sorrowful neglect of Robert's Lane by uncontrolled parking since I bought the house in 1993. The restricted entrance to the lane has been addressed as item #2. There is no parking at all for 822 Sawyer's although every owner over the years has tried to create parking for that address. In the most recent real estate offering of the property for sale the "parking" was described as "off-street parking for one small vehicle or golf cart." The "parking space" is really only a pedestrian right of way with the utility guy wire stretching into it. At 818, a small truck used the front yard for parking and another vehicle was parked alongside the house so that exiting the lane meant backing into the intersection jog or using the neighbor's property to make a turn around. At the end of the lane, the area accommodating the large diesel truck, parking was created two or three years ago with an automatic sliding gate after the vacant land was sold and divided. The truck owner, too, backs into the neighbor's open slot and maneuvers backwards into what is now the side yard added to #4 Gecko Lane. He often uses the area in front of the gate as his personal extra parking space controlled only by him. At the rear of 813 William St. three parking spaces were carved into the fenced back yard that used to extend to Robert's Lane. Our fence between the properties was demolished without our permission and our trees removed to accommodate their cars. Service vehicles pull in and out to this property on a regular basis and because the owners are rarely in residence, the service people often use this parking for their own purposes creating lots of in and out traffic. Our fence was rebuilt a few years ago (with permits) and we store a small flats skiff in our spot off Robert's Lane. The area was defined as parking when the house was built in 1992. Please find a solution to the number of vehicles allowed in this area or possibly consider returning it to a pedestrian only lane. If even one home becomes Mr. Cautilli's permanent residence, the other will sell or become a vacation rental with even more vehicles coming and going. It is worth noting that most of the homes on Sawyer's Lane and surrounding houses are vacation rentals now and the sense of neighborhood has evaporated.

In Conclusion:

I am all for the renovation of the house at 818 Sawyer's Lane however I am not in favor of dividing the property or disturbing the historic nature of the area by moving or turning the structure because of its unique historical importance and the compatibility with existing massing patterns of buildings in the historic zone (HARC Guidelines pg. 52). I hope Key West's historic preservation principles will dictate the scope of this project and that density, mass, ingress/egress, vehicle use/parking, flood

management and tree preservation can be addressed to produce a compatible, renovated gem in this sensitive but neglected area. As for the demolition and rebuilding of 822 Sawyer's Lane, I am for it if a preservation plan includes the tree scape of the property and its location without parking, as it exists now. The congestion of traffic in the lane will be compounded by this proposed development and solutions must be a significant part of the plan.

Respectfully submitted to Patrick Wright of the Planning Department and to the Key West Development Review Committee, June 16, 2015.