



---

## Historic Architectural Review Commission Staff Report for Item 6b

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** December 15, 2015

**Applicant:** William Shepler/Meridian Engineering

**Application Number:** H15-01-1541

**Address:** #822 Sawyers Lane

---

### Description of Work:

New two-story frame structure. New pool and site improvements.

### Site Facts:

The house located at 818 Sawyers Lane is listed as a contributing resource to the historic district. The eyebrow house first appears on the 1889 Sanborn maps. The building is unique in that the house is not oriented towards the street. The north elevation of the building, which is its side, is the primary elevation facing Sawyers Lane. The house is currently in very poor condition. The rear of the main roof has been altered, with the roof expanded to create a second floor. There is a one-story non-historic addition on the rear of the contributing structure.

The one-story, cbs building located at 822 Sawyers Lane first appears on the 1962 Sanborn map, making it historic. It is also similar to 818 Sawyers Lane in that it is oriented towards the north and not towards any road. It is an interior lot with only a walkway to Robert's Lane.

Part of this project is to redraw the lot lines, changing the lots so that they face Robert's Lane. They will received this approval from the Planning Department once the Commission approves the relocation of the eyebrow house and the demolition of the structure at 822 Sawyers Lane.

### **Guidelines Cited in Review:**

New Construction (pages 38-38a), specifically guidelines 3, 4, 5, and 6.

Additions and Alterations (pages 36-37), specifically guideline 1.

### **Staff Analysis**

The Certificate of Appropriateness proposes a new two-story house at 822 Sawyers Lane, but will be located where the existing eyebrow house is now. It will be oriented towards Robert's Lane. The new house will be 29 feet, 4 inches tall with a two-story front porch. The frame structure will have a hipped roof with metal v-crimp, hardie-board siding and trim, aluminum impact windows and doors, wood louvered railings, and cable railings in the rear. The house has traditional elements, but the proportions, massing, materials, and details will have the structure read as new construction.

The house will also have a rear wood deck with a large pool that will be 24 feet by 10 feet. The rear of the property will have a 13 foot, 6 inch bracing to stabilize the portion of the wall that is on 310 Margaret's property.

### **Consistency with the Guidelines**

1. The new residence is very large and massive. The guidelines for "Proportion, scale, and mass" say that "no new construction shall be enlarged so that its proportions are out of scale with its surroundings...No structure shall outsize the majority of structures in the streetscape or historic zone." The new house will be located on a small lane, with its two surrounding structures being the one-and-a-half-story eyebrow house and a small one-story house and a one-story commercial structure. The only structure it is comparable to is the large compound on Sawyers Lane and the new addition to the eyebrow house, which staff has opined to be too tall, massive, and out of scale for the contributing structure. The Compatibility guideline retains the theme saying, "All new construction must be in keeping with the *historic character* in terms of size, scale, design, materials, color, and texture."

It is staff's opinion that the new two-story house is massive and out of scale compared to the neighboring *historic* structures. Therefore the new residence is inconsistent with the guidelines in regards to proportion, scale, and mass and compatibility.

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

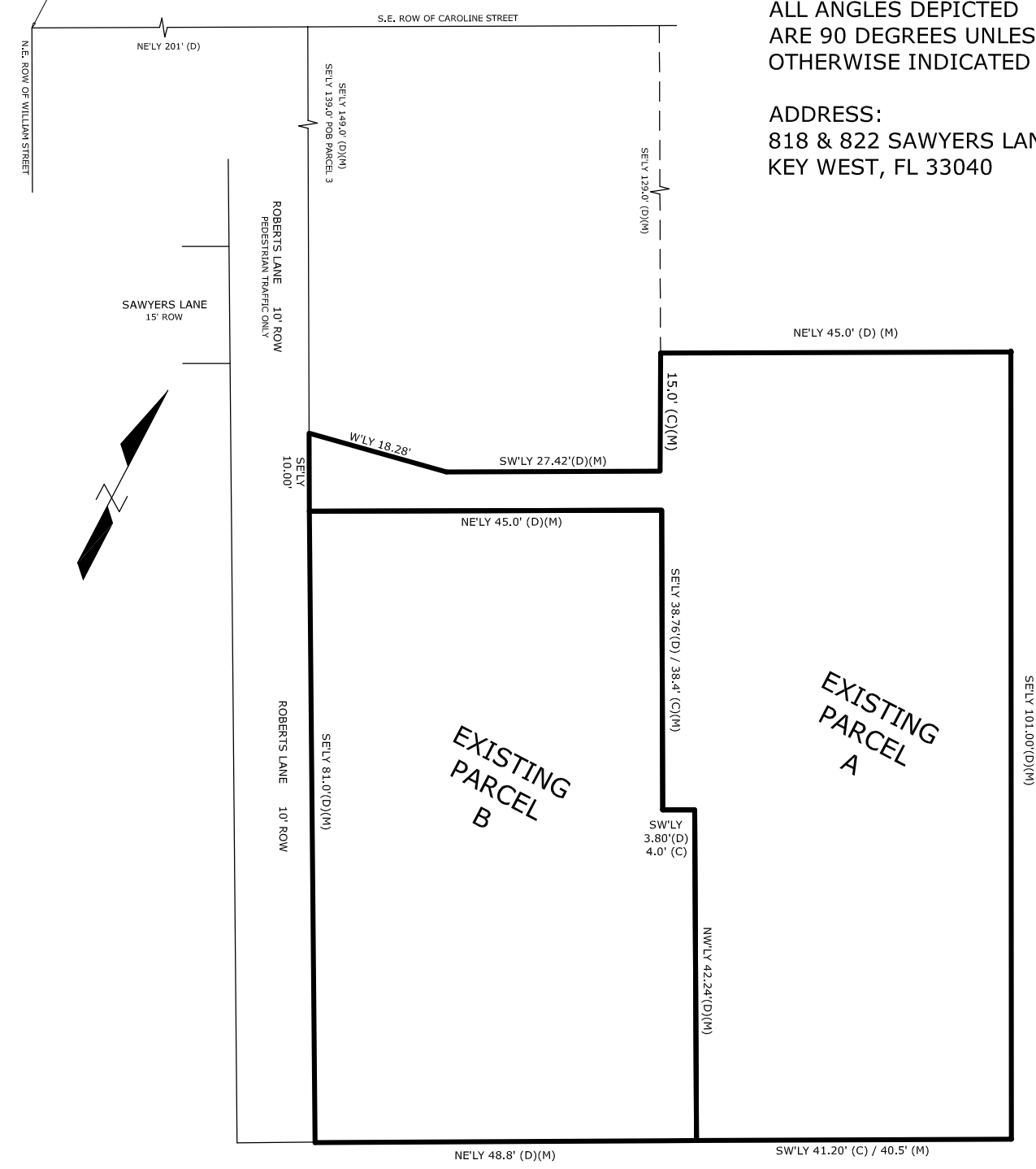
SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM LEGAL

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

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

THE SE CORNER  
OF CAROLINE ST.  
AND WILLIAM ST.



**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

————— DENOTES NEWLY DESCRIBED LEGAL

**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.

PREPARED FOR: ROBERT CAUTILLI  
DATE: 05/08/15

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. 5J-17 Florida Adm. Code and Chap. 472.027 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

**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

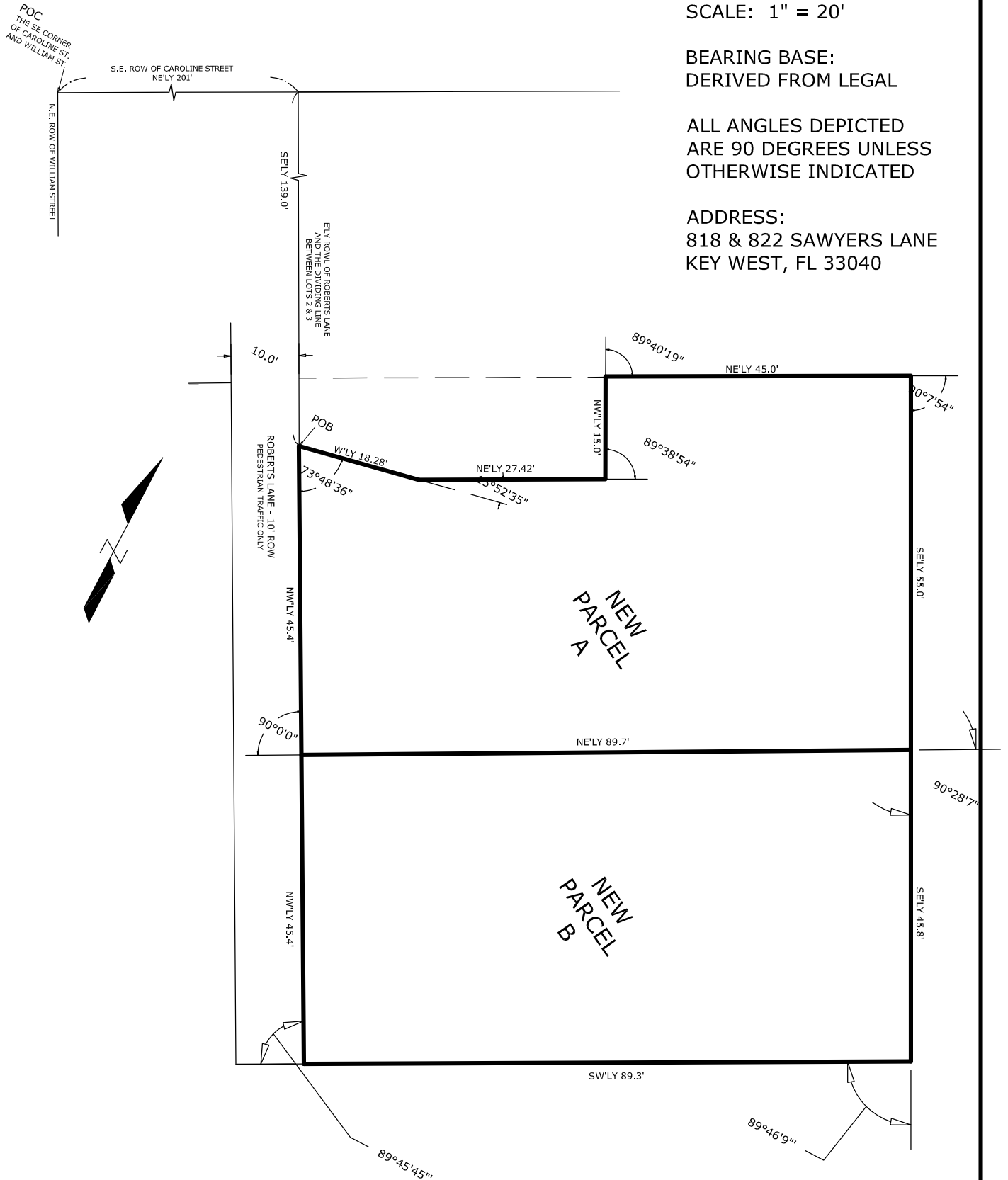
**SPECIFIC PURPOSE SKETCH  
PART OF LOT 2, SQUARE 21  
WILLIAM A. WHITEHEAD'S MAP  
OF KEY WEST**

SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM LEGAL

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

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



**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

————— DENOTES NEWLY DESCRIBED LEGAL

**SURVEYORS NOTES:**

PREPARED FOR: ROBERT CAUTILLI  
 DATE: 05/08/15

- 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

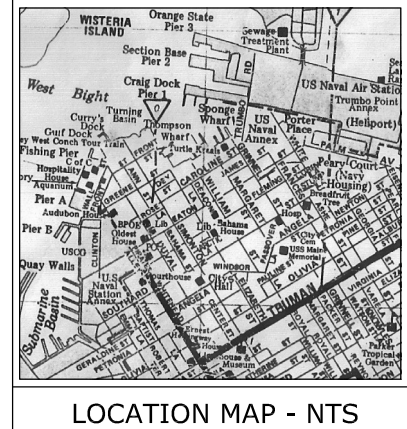
THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTION NEWLY CREATED ON THIS DATE BY THE UNDERSIGNED AND SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

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

**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:**

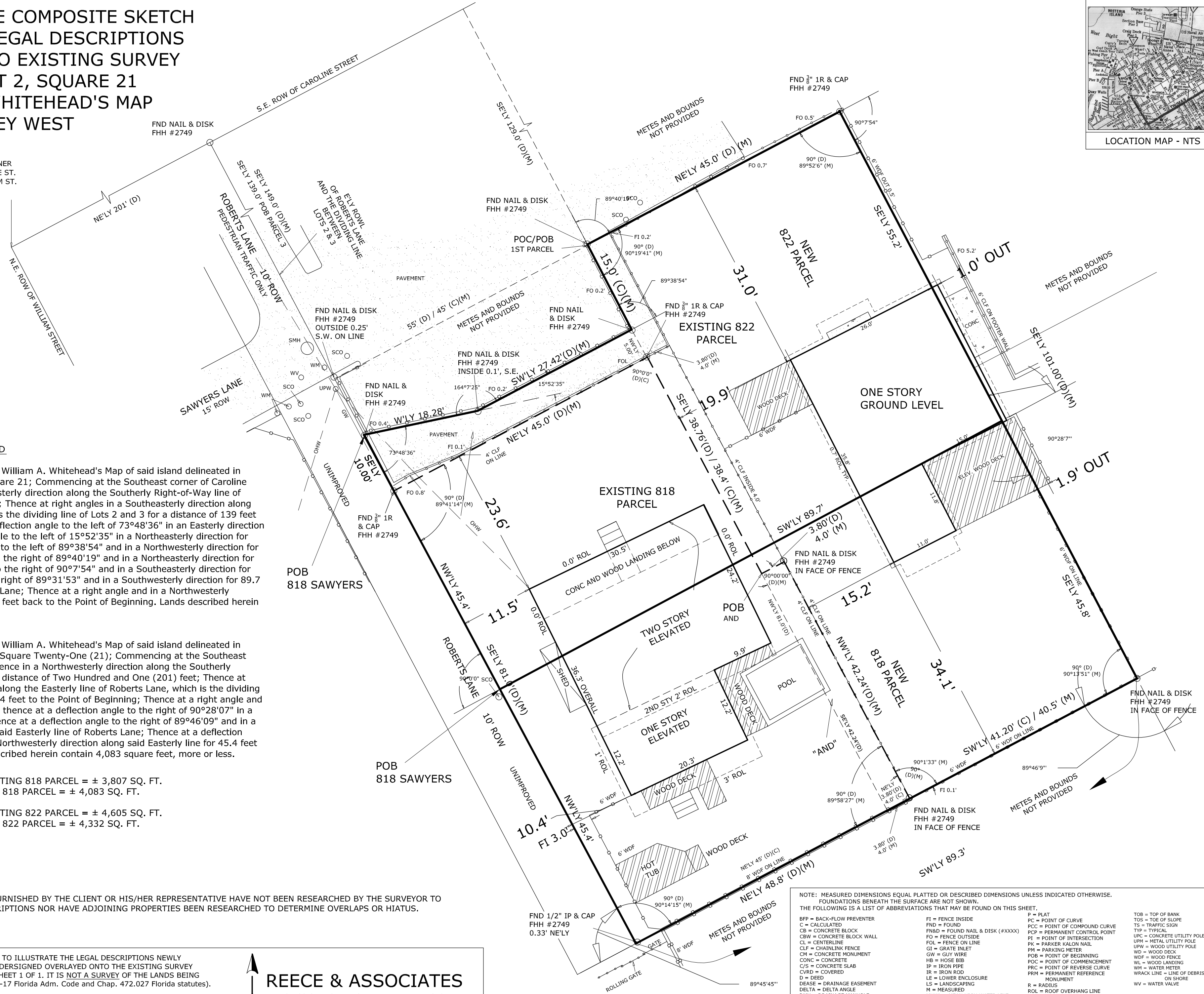
- LEGAL DESCRIPTIONS THAT HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS IS NOT A SURVEY.

SCALE: 1" = 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. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

SIGNED:   
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA 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



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.

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

# RESIDENTIAL SITE WORK

822 SAWYER LANE  
KEY WEST, FLORIDA 33040

PROJECT DATA				
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00003110-000000 & 00003140-000000			
SETBACKS:				
FRONT	10'-0"	23'-7 3/4"	10'	NONE
STREET SIDE	N/A	10'-4 1/2"	7.5'	NONE
SIDE	5'-0"	-1'-0"	5'	NONE
REAR	23'-3"	20'-2"	15'	NONE
LOT SIZE	4,083 SQ. FT.	4,207 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	3,291 SQ. FT. 40%	1,931 SQ. FT. 24%	40% MAX	NONE
FLOOR AREA	6,000 SQ. FT. .73	2,158 SQ. FT. .26	1.0	NONE
BUILDING HEIGHT	34'	22'	35' MAX	NONE
IMPERVIOUS AREA	3,797 SQ. FT. 46%	2,104 SQ. FT. 26%	60% MAX	NONE

## 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

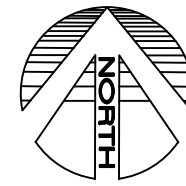
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER 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

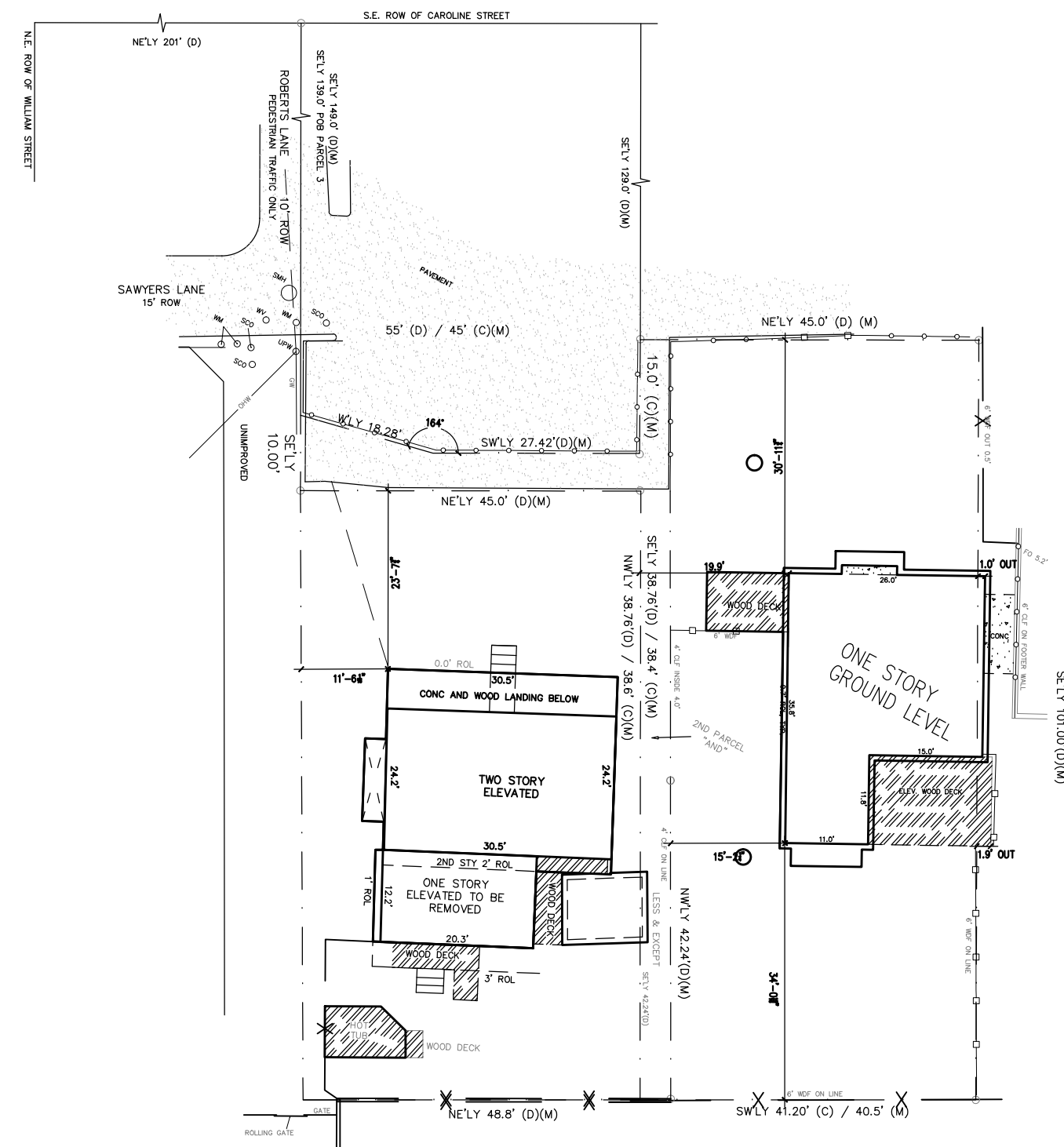
SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& @ AND AT APPROX. APPROXIMATE(LY)
		FT. FOOT/FEET
		F.F.L. FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		PT. PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE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



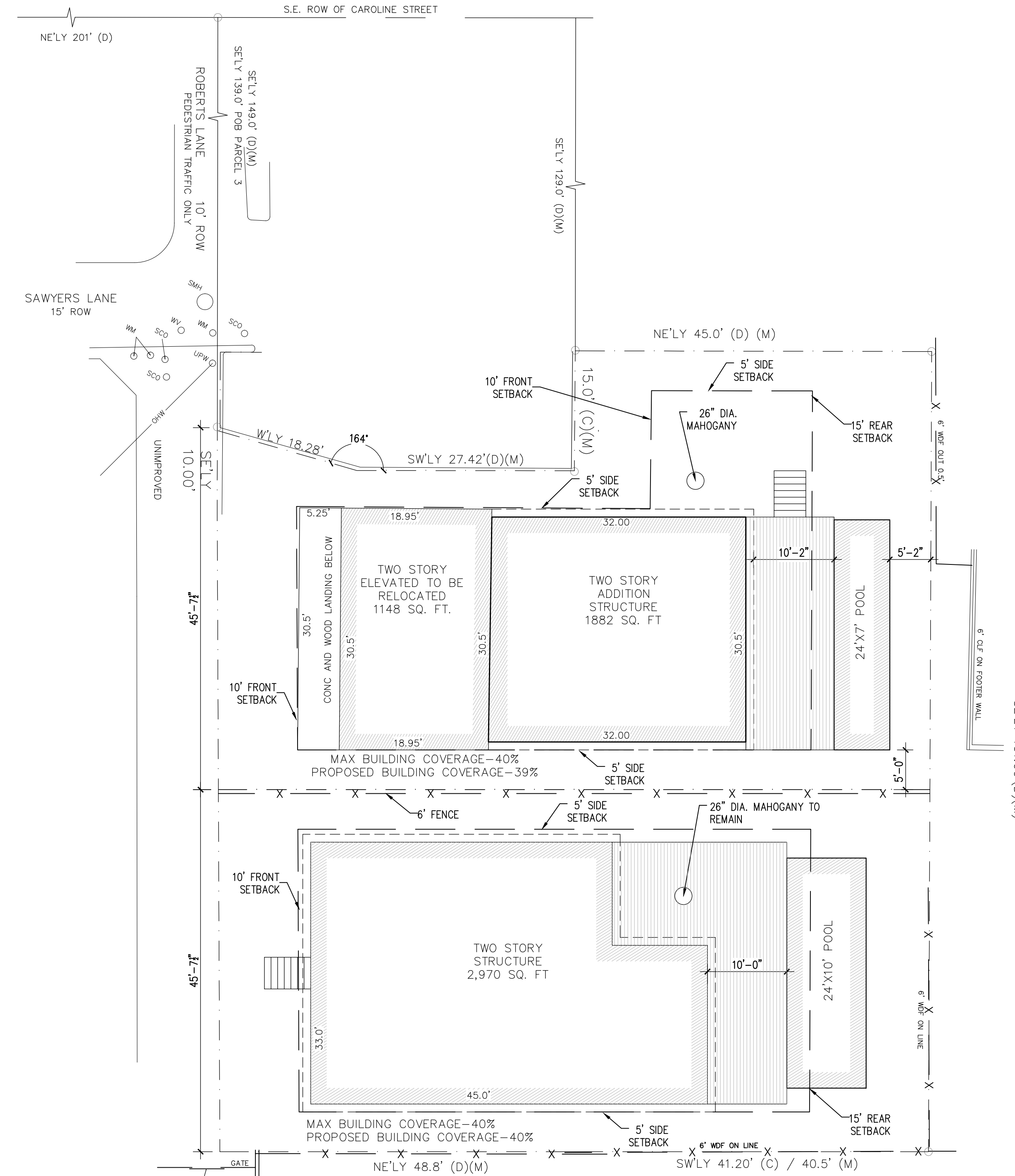
SITE



3 LOCATION MAP  
SCALE: NOT TO SCALE

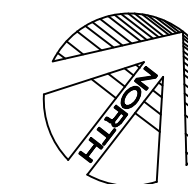


2 DEMOLITION PLAN  
SCALE: 1" = 30'-0"

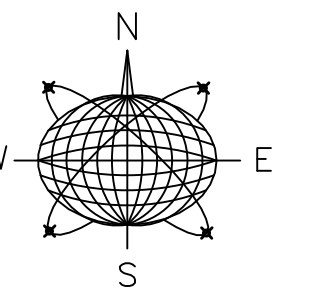


## SITE NOTES

- 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.



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



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 THE 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: MAY 15, 2015

# APPLICATION

HARC/BLDG

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956



HARC PERMIT NUMBER 15-01-1541		BUILDING PERMIT NUMBER 15-4099		INITIAL & DATE
FLOODPLAIN PERMIT			REVISION #	
FLOOD ZONE AE	PANEL # 1576	ELEV. L. FL. 7	SUBSTANTIAL IMPROVEMENT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO _____ %	

ADDRESS OF PROPOSED PROJECT:

818 Sawyers Lane

# OF UNITS  
1

RE # OR ALTERNATE KEY

00003140-000000

NAME ON DEED:

Robert Cautilli

PHONE NUMBER

215-510-0440

OWNER'S MAILING ADDRESS:

8217 Marshall Ave

EMAIL

keywestroalk@yahoo.com

CONTRACTOR COMPANY NAME:

Margate City, NJ 08402

Mckendry Builders Inc

PHONE NUMBER

305-745-4228

CONTRACTOR'S CONTACT PERSON:

Brian Mckendry

EMAIL

mckendrybuildersinc@comcast.net

ARCHITECT / ENGINEER'S NAME:

William Shepler Architect

PHONE NUMBER

305-890-6191

ARCHITECT / ENGINEER'S ADDRESS:

201 Front St. Ste 203

EMAIL

will@wshepler.com

Key West FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:



FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE	_____
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Demolish an existing addition to an existing eyebrow house. Relocate eyebrow house on lot. Construct new addition to eyebrow house. Construct pool, fences, deck

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

530-10005-01k



**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW

SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10  STAFF APPROVAL: \$50  COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Rear wall	wood siding	hardiboard siding / impact windows
		5v Metal roof

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Oper: KEYMBLD Type: OC Drawer: 1  
 Date: 10/02/15 53 Receipt no: 170  
 2015 1001541  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3069559  
 VM VISA/MASTERC \$200.00  
 Trans date: 10/02/15 Time: 10:12:40

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 489.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:



**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
 APPLICATION NUMBER H- \_\_\_\_\_

818  
 SAWYERS LN

This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**OR THAT THE BUILDING OR STRUCTURE;**

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

THE REAR ADDITION OF THE HOME IS THE PORTION  
 TO BE REMOVED AND EMBODIES NO DISTINCTIVE  
 CHARACTERISTICS AS DESCRIBED ABOVE.  
 \_\_\_\_\_  
 \_\_\_\_\_

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

IS NOT ASSOCIATED WITH EVENTS, ETC. AS DESCRIBED  
 ABOVE.  
 \_\_\_\_\_  
 \_\_\_\_\_

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

DOES NOT HAVE ANY SIGNIFICANT CHARACTER, ETC. AS DESCRIBED ABOVE.

- (d) Is not the site of a historic event with a significant effect upon society.

IS NOT AS DESCRIBED ABOVE.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

IT DOES NOT.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

IT DOES NOT.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

IS NOT RELATED TO A SQUARE, PARK OR OTHER DISTINCTIVE AREA.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

IT DOES NOT.

- (i) Has not yielded, and is not likely to yield, information important in history.

HAS NOT AND WILL NOT.

CITY OF KEY WEST  
CERTIFICATE OF APPROPRIATENESS  
APPENDIX FOR DEMOLITIONS  
APPLICATION NUMBER H- \_\_\_\_\_



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 7 PAGES 10.9.15  
 No Reason \_\_\_\_\_

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THE REMOVAL WILL NOT AFFECT THE ABOVE CRITERIA

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

THE REMOVAL WILL NOT AFFECT THE ABOVE CRITERIA

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

THE REMOVAL DOES NOT RELATE TO THE ABOVE CRITERIA

(4) Removing buildings or structures that would otherwise qualify as contributing.

THE PORTION BEING REMOVED DOES NOT QUALIFY

**Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.**

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 PROPERTY OWNER'S SIGNATURE:	RUC Milelli 10/9/15 DATE AND PRINT NAME:
--	---

**OFFICE USE ONLY**

<b>BUILDING DESCRIPTION:</b>					
<input type="checkbox"/>	Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/>	Not listed	Year built _____	Comments _____		

<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
--	----------------

Bldg/HARC

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

HARC PERMIT NUMBER 15-01-1540	BUILDING PERMIT NUMBER 15-4094	INITIAL & DATE
FLOODPLAIN PERMIT		REVISION #
FLOOD ZONE AE	PANEL # 15/16	ELEV. L. FL. 7
SUBSTANTIAL IMPROVEMENT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO _____ %		

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

822 Sawyers	# OF UNITS 1
00003110-000000	
Robert Cautilli	PHONE NUMBER 215-510-0440
8217 Marshall Ave BY: [initials]	EMAIL keywestrox11c@yahoo.com
Margate City, NJ 08402	
McKendry Builders Inc.	PHONE NUMBER 305-745-4228
Brian McKendry	EMAIL mckendrybuildersinc@comcast.net
William Shepler Architect	PHONE NUMBER 305-890-6191
201 Front St. ste 203	EMAIL will@wshepler.com
Key West FL 33040	

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING:  YES  NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:



FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE:	<input checked="" type="checkbox"/> ONE OR TWO FAMILY	<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> REMODEL
	<input type="checkbox"/> CHANGE OF USE / OCCUPANCY	<input type="checkbox"/> ADDITION	<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> WITHIN FLOOD ZONE	_____
	<input checked="" type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> SITE WORK	<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Demolish an existing CBS structure. Construct a new 2-story structure. Construct pool, deck, and fences

42236-1003

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.

**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW

SQ. FT. OF EACH SIGN FACE: \_\_\_\_\_

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE \_\_\_\_\_ AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS  
 RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10  STAFF APPROVAL: \$50  COMMISSION REVIEW \$100   
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)  
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: \_\_\_\_\_

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

Oper: KEYWBLD Type: OC Drawer: 1  
 Date: 10/02/15 53 Receipt no: 170  
 2015 1001540  
 PT \* BUILDING PERMITS-NEW  
 1.00 \$100.00  
 Trans number: 3069560  
 VIA VISA/MASTERC \$200.00  
 Trans date: 10/02/15 Time: 10:12:40



SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO. <input type="checkbox"/>
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:				CBO OR PL. EXAM. APPROVAL:
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1003221 Parcel ID: 00003110-000000**

### Ownership Details

**Mailing Address:**  
CAUTILLI ROBERT  
8217 MARSHALL AVE  
MARGATE CITY, NJ 08402-1645

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 822 SAWYERS LN KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 21 TT-179 TT-180 G9-292 G45-238 OR514-376 OR514-378 OR650-604 OR930-506 OR1248-1935/37 OR2050-591/92 OR2058-2178/79 OR2267-2274/76C/T OR2314-1069/71 OR2389-1135/38 OR2723-2462/64

822  
SAWYERS LN

**CITY OF KEY WEST**  
**CERTIFICATE OF APPROPRIATENESS**  
**APENDIX FOR DEMOLITIONS**  
APPLICATION NUMBER H- \_\_\_\_\_



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West's Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

**CRITERIA FOR DEMOLITIONS**

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OR THAT THE BUILDING OR STRUCTURE;**

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

THE HOME/EXISTING STRUCTURE EMBODIES NO  
DISTINCTIVE CHARACTERISTICS AS DESCRIBED ABOVE  
\_\_\_\_\_  
\_\_\_\_\_

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

IS NOT ASSOCIATED WITH EVENTS, ETC AS DESCRIBED  
ABOVE  
\_\_\_\_\_  
\_\_\_\_\_

- (c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

DOES NOT HAVE ANY SIGNIFICANT CHARACTER, ETC.  
AS DESCRIBED ABOVE.

- (d) Is not the site of a historic event with a significant effect upon society.

IS NOT AS DESCRIBED ABOVE.

- (e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

IT DOES NOT.

- (f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

IT DOES NOT.

- (g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

IS NOT RELATED TO A SQUARE, PARK OR OTHER  
DISTINCTIVE AREA.

- (h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

IT DOES NOT.

- (i) Has not yielded, and is not likely to yield, information important in history.

HAS NOT AND WILL NOT.

CITY OF KEY WEST  
CERTIFICATE OF APPROPRIATENESS  
APENDIX FOR DEMOLITIONS  
APPLICATION NUMBER H- \_\_\_\_\_



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

Yes Number of pages and date on plans 6 10.9.15  
 No Reason \_\_\_\_\_

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

THE REMOVAL WILL NOT AFFECT THE ABOVE CRITERIA

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

THE REMOVAL WILL NOT AFFECT THE ABOVE CRITERIA

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

THE REMOVAL DOES NOT RELATE TO THE ABOVE CRITERIA

(4) Removing buildings or structures that would otherwise qualify as contributing.

THE BUILDING / EXISTING STRUCTURE DOES NOT QUALIFY

**Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.**

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit, approval **PRIOR** to proceeding with the work outlined above and that there will be a final inspection required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.*

 PROPERTY OWNER'S SIGNATURE:	10/9/15      Rick Mikel/15 DATE AND PRINT NAME:
--	--

**OFFICE USE ONLY**

<b>BUILDING DESCRIPTION:</b>				
<input type="checkbox"/> Contributing	Year built _____	Style _____	Listed in the NRHP _____	Year _____
<input type="checkbox"/> Not listed	Year built _____	Comments _____		

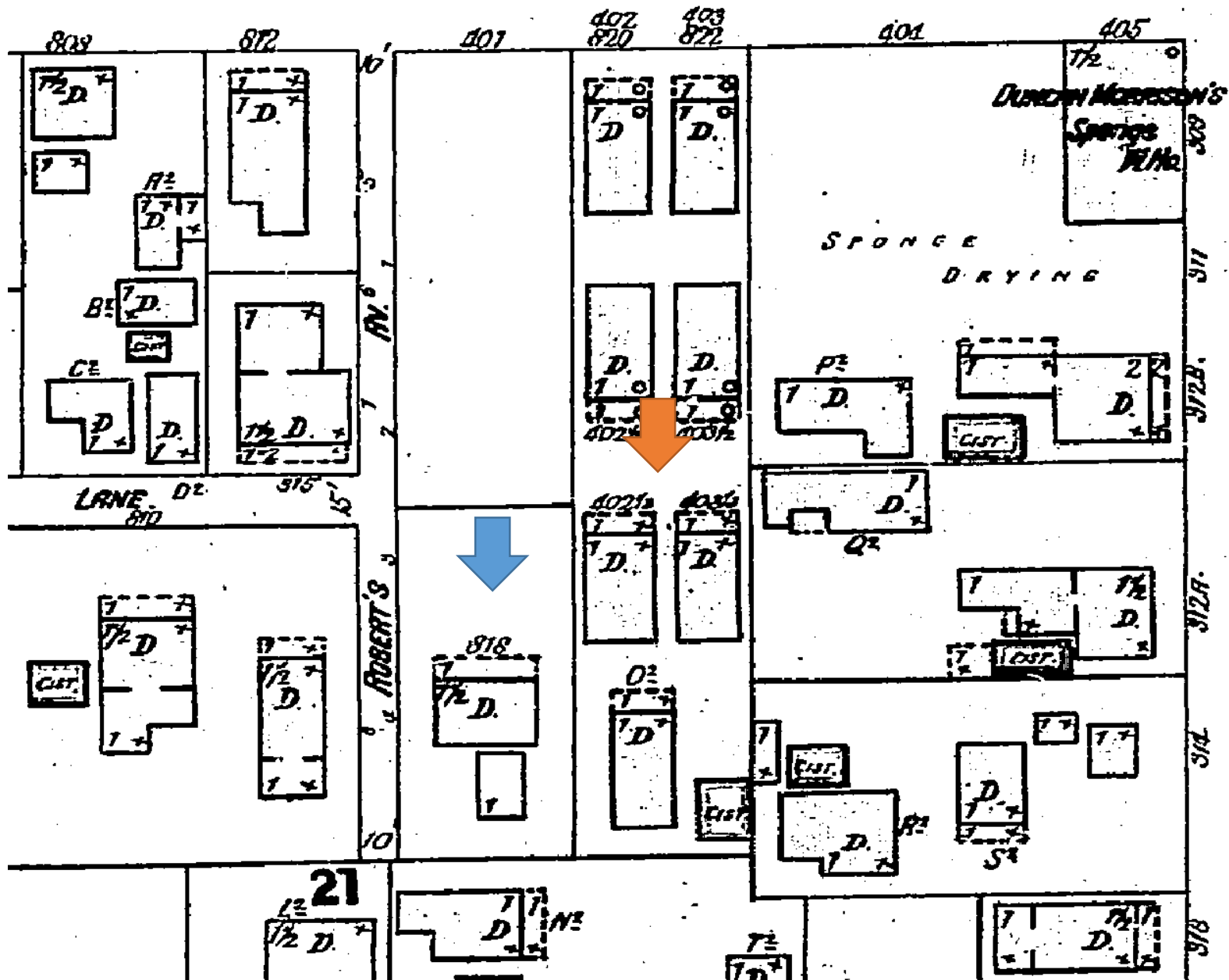
<input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ <b>TWO YEAR EXPIRATION DATE</b> _____	Staff Comments
--	----------------

# SANBORN MAPS

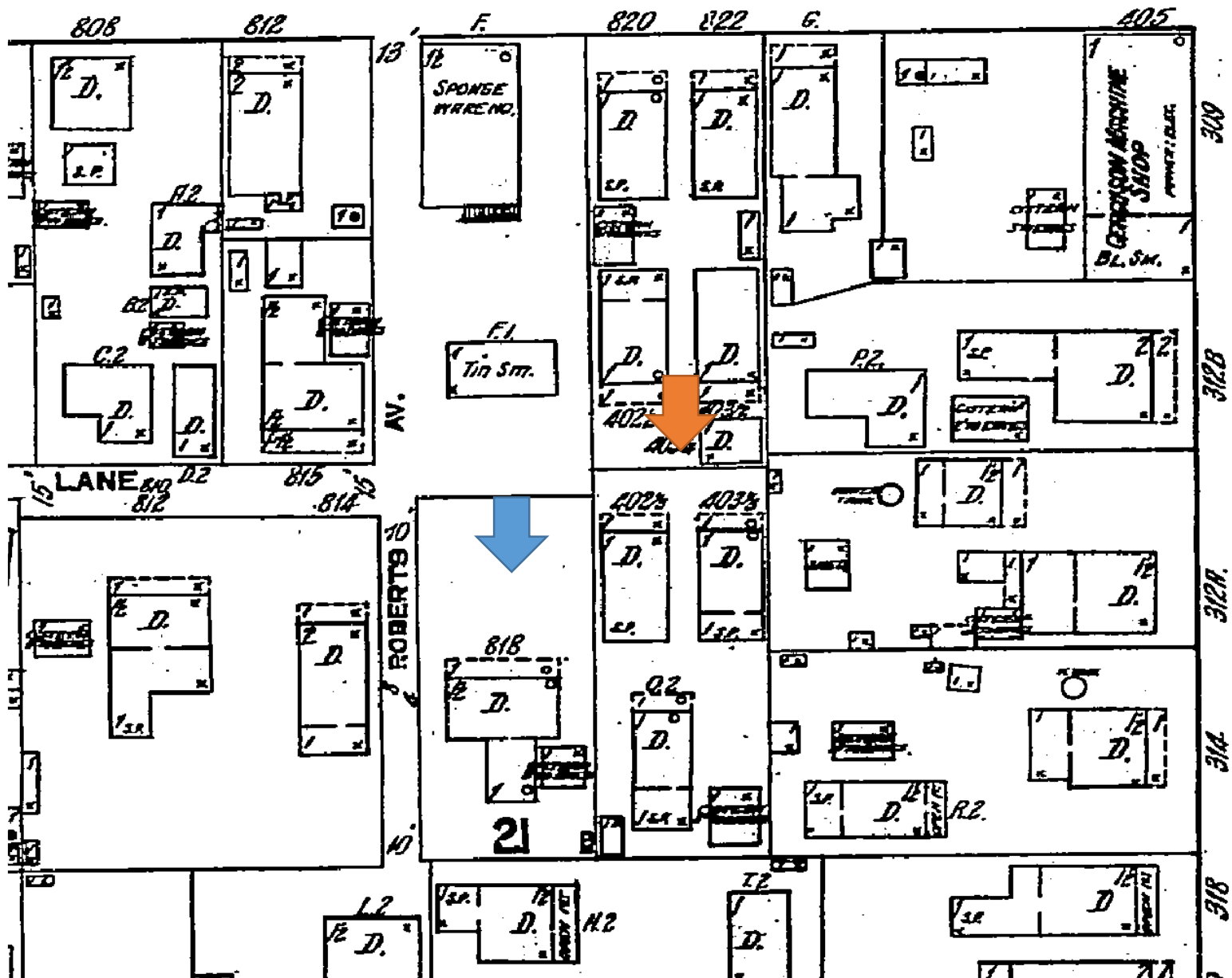






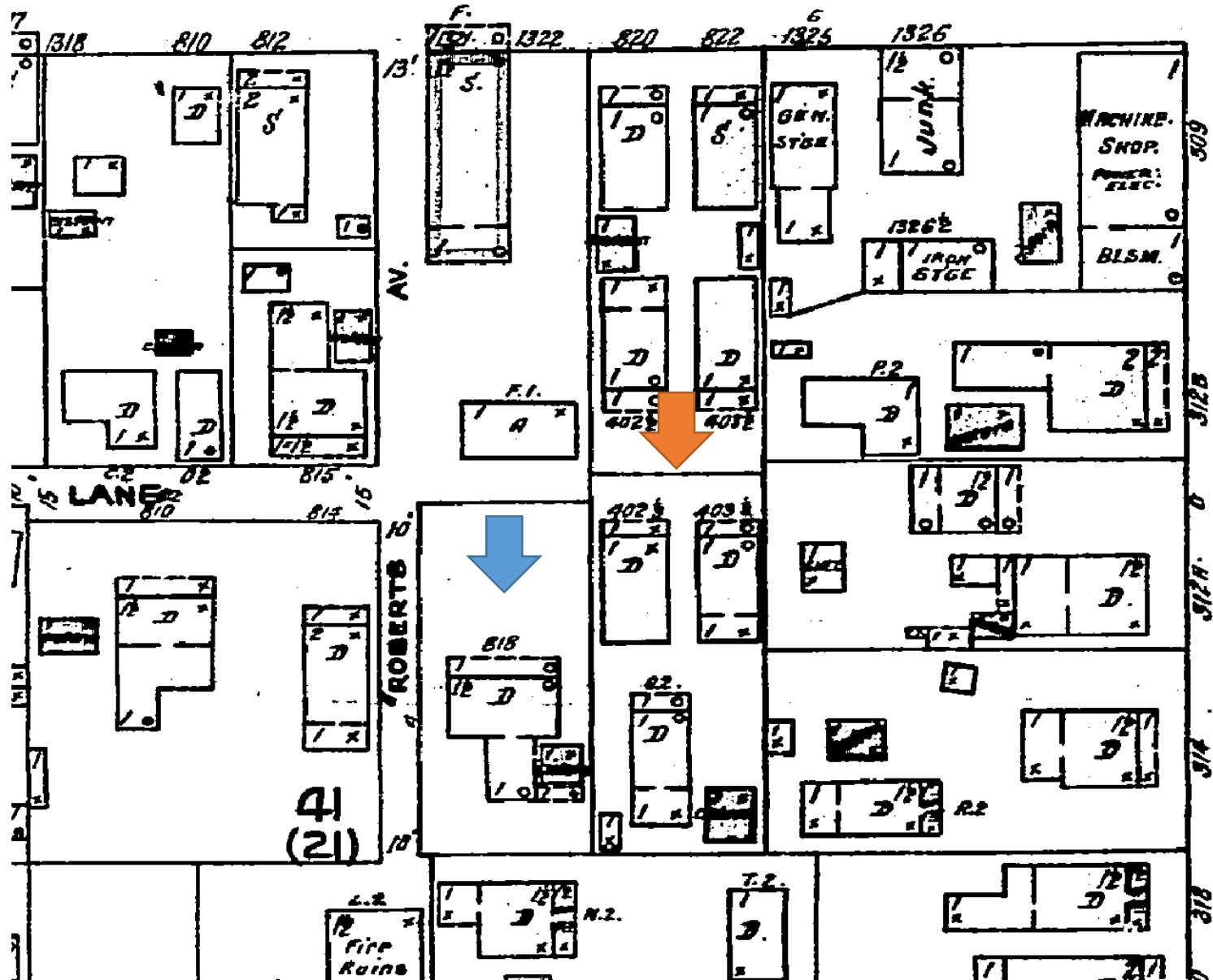


1899 Sanborn Map



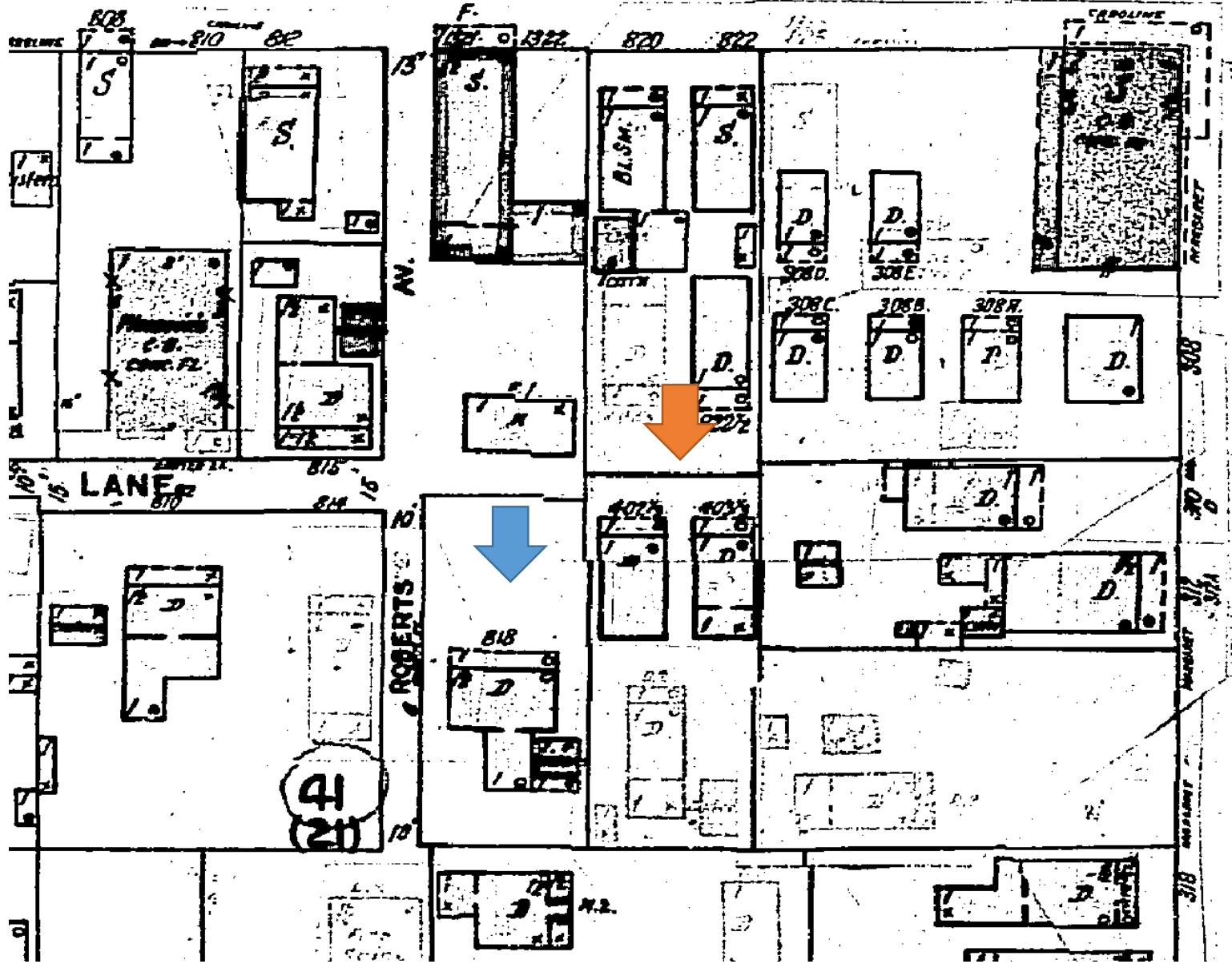
1912 Sanborn Map

# CAROLINE

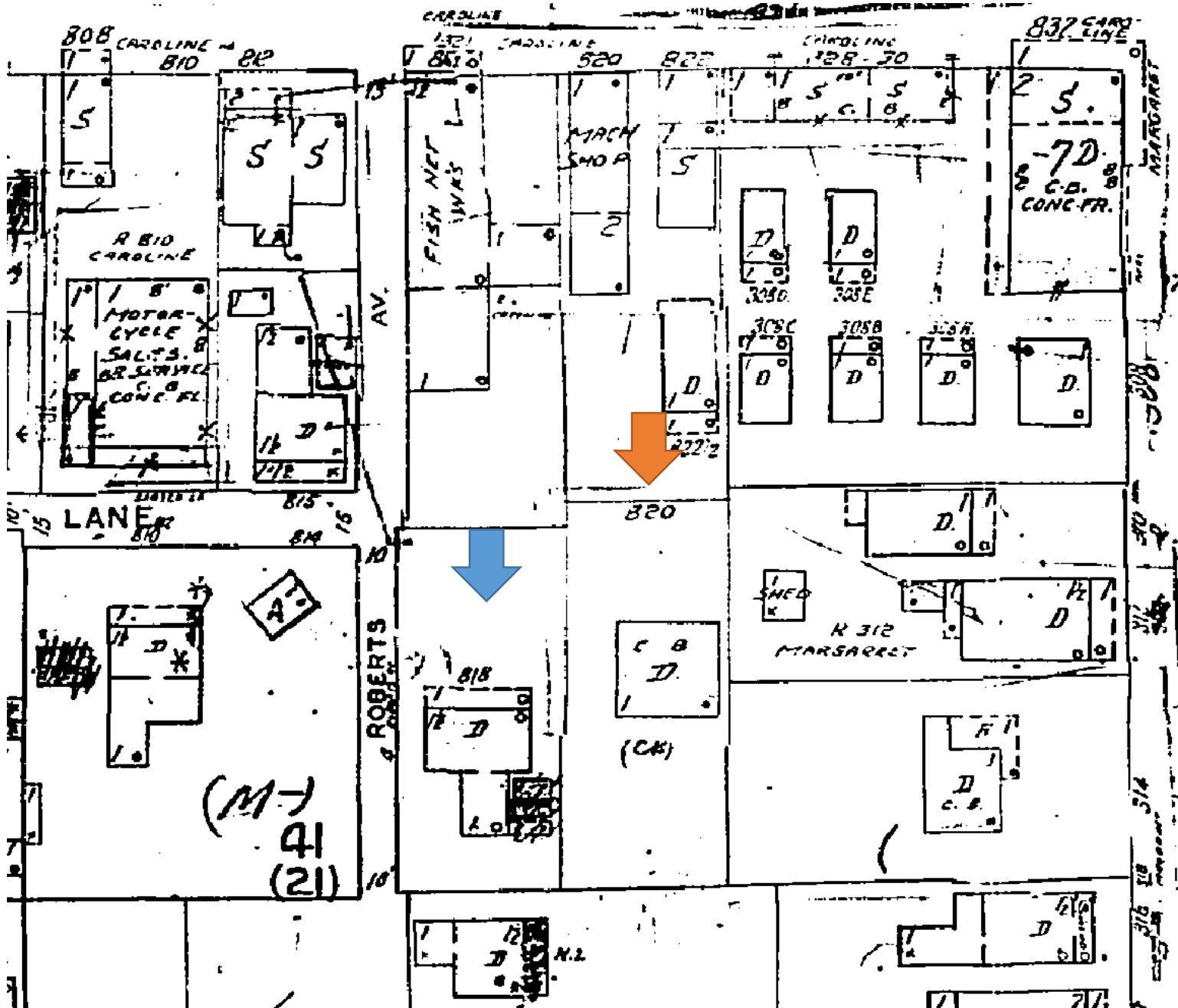


1926 Sanborn Map

# CAROLINE



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



818 Sawyers Lane. Property Appraiser's Photograph, c. 1965.





822 Sawyers Lane. Property Appraiser's Photograph, c. 1965.



818 Sawyers Lane



818 Sawyers Lane and the end of Robert's Lane



818 Sawyers Lane



818 Sawyers Lane



Rear of 818 Sawyers Lane



822 Sawyers Lane



822 Sawyers Lane

















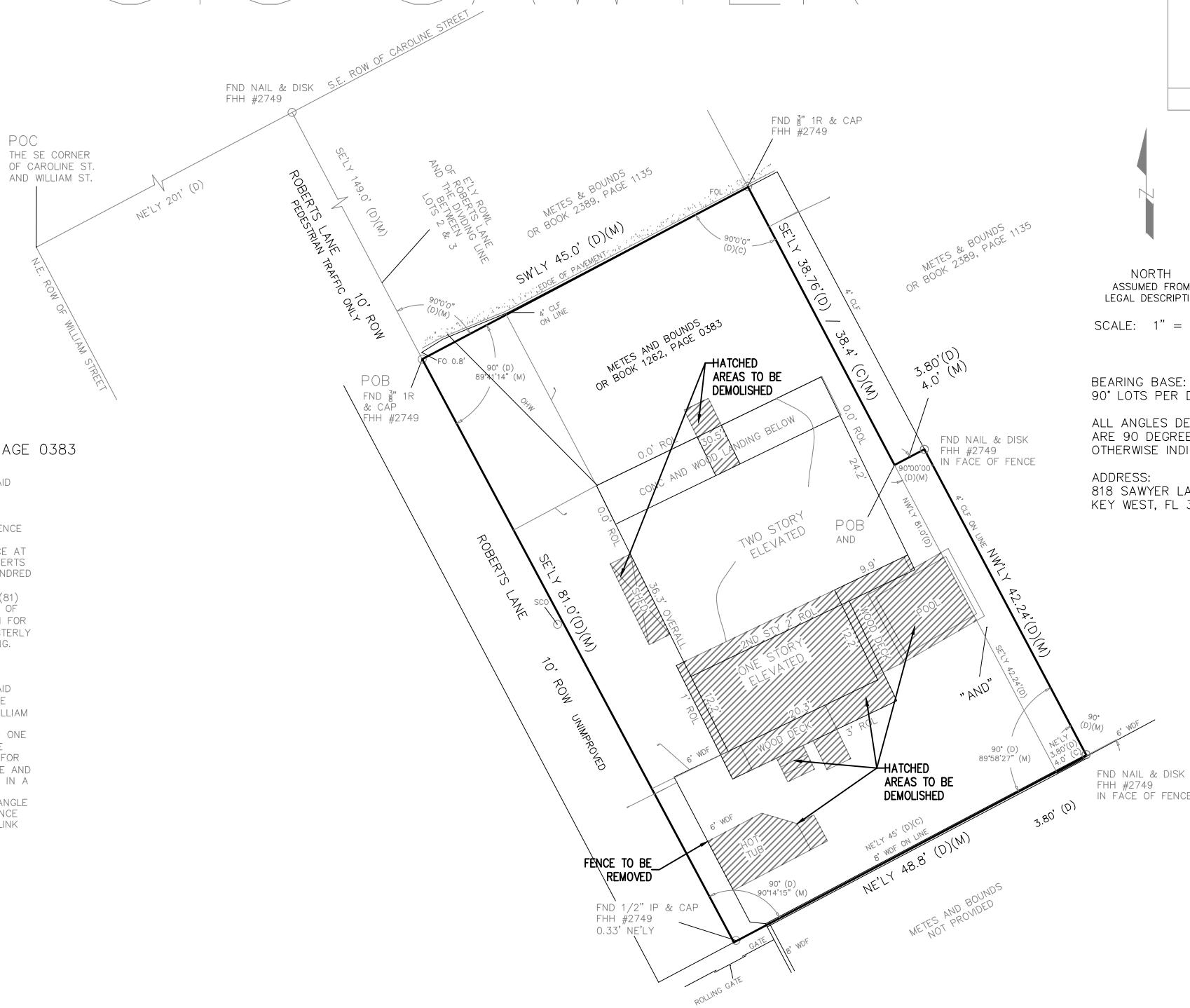
# PROPOSED DESIGN



# 818 SAWYER

## MAP OF BOUNDARY SURVEY PART OF LOT 2, SQUARE 21 WILLIAM A. WHITEHEAD'S MAP OF KEY WEST

LOCATION MAP - NTS



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 SAWYER LANE  
KEY WEST, FL 33040

### LEGAL DESCRIPTION - OFFICIAL RECORDS BOOK 1262, PAGE 0383

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 THE 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

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; 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.

LEGAL DESCRIPTION -  
SEE ABOVE

CERTIFIED TO -  
Robert Cautilli  
Old Republic National Title Insurance Company  
Smith Oropeza Hawks, P.L.

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 ADJOINING 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.

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.

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	PC = POINT OF CURVE	TOB = TOP OF BANK
BO = BLOW OUT	FND = FOUND	PCC = POINT OF COMPOUND CURVE	TOS = TOE OF SLOPE
C = CALCULATED	FND&D = FOUND NAIL & DISK (#XXXX)	PCP = PERMANENT CONTROL POINT	TS = TRAFFIC SIGN
C&G = 2" CONCRETE CURB & GUTTER	FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	UEASE = UTILITY EASEMENT
CB = CONCRETE BLOCK	FO = FENCE ON LINE	PK = PARKER KALON NAIL	URC = CONCRETE UTILITY POLE
CBW = CONCRETE BLOCK WALL	GB = GRADE BREAK	PM = PARKING METER	UPM = METAL UTILITY POLE
CBRW = CONCRETE BLOCK RETAINING WALL	GI = GRATE INLET	POB = POINT OF BEGINNING	UPW = WOOD UTILITY POLE
CI = CURB INLET	GL = GROUND LEVEL	POC = POINT OF COMMENCEMENT	VB = VIDEO BOX
CL = CENTERLINE	GW = GUY WIRE	PRC = POINT OF REVERSE CURVE	WB = WOOD DECK
CLF = CHAINLINK FENCE	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT	WF = WOOD FENCE
CM = CONCRETE MONUMENT	LE = LOWER ENCLOSURE	PT = POINT OF TANGENT	WL = WOOD LANDING
CONC = CONCRETE	LS = LANDSCAPING	R = RADIUS	WM = WATER METER
C/S = CONCRETE SLAB	M = MEASURED	ROL = ROOF OVERHANG LINE	WRACK LINE = LINE OF DEBRIS ON SHORE
COVD = COVERED	MB = MAILBOX	ROWL = RIGHT OF WAY LINE	
D = DEED	MHWL = MEAN HIGH WATER LINE	R/W = RIGHT OF WAY	
DEASE = DRAINAGE EASEMENT	DELTA = DELTA ANGLE	SCD = SANITARY CLEAN-OUT	
DMH = DRAINAGE MANHOLE	EM = ELECTRIC METER	SN&D = SET NAIL & DISK LB 7846	
EB = ELECTRIC BOX	ELEV = ELEVATION	SR = SET IRON ROD 3/4" LB 7846	
EL = ELEVATION	ENCL = ENCLOSURE	SBM = SANITARY MANHOLE	
ELEV = ELEVATED	FTF = FINISHED FLOOR ELEVATION	TBM = TIDAL BENCHMARK	
EM = ELECTRIC METER	OHW = OVERHEAD WIRES	TSH = TIDAL BENCHMARK	
ENCL = ENCLOSURE		TSD = SEAGRAPE	
FTF = FINISHED FLOOR ELEVATION		TUNK = UNKNOWN	
FH = FIRE HYDRANT			

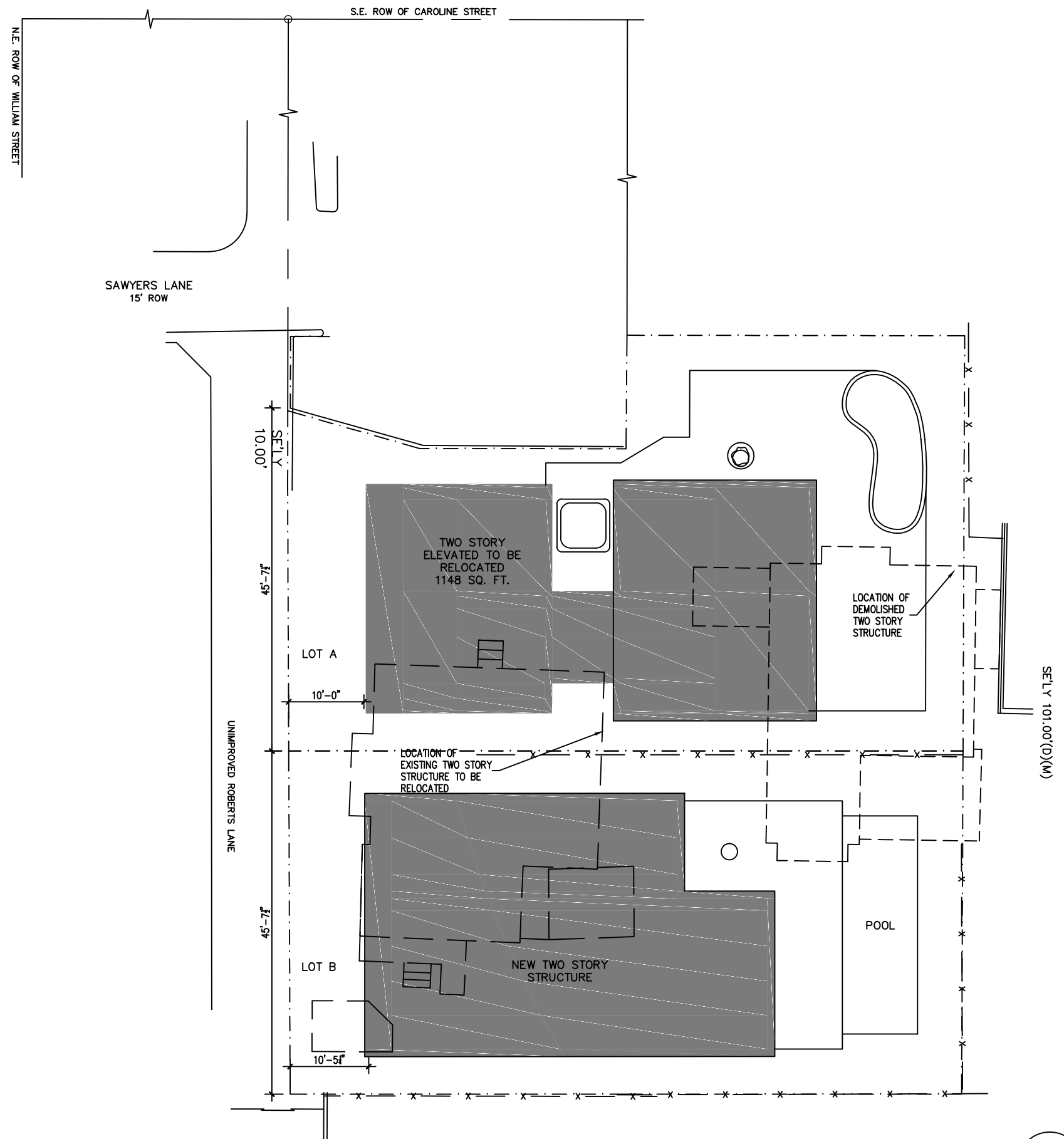
SCALE: 1"=10'  
FIELD WORK DATE: 01/16/15  
REVISION DATE: --/--  
SHEET 1 OF 1  
DRAWN BY: KB  
CHECKED BY: RER  
INVOICE #: 15010905

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

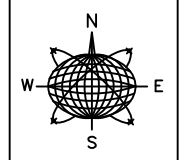
**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33045  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622



1  
RP-1

# RELOCATION PLAN

SCALE: 3/16" = 1'-0"



Meridian Engineering LLC  
201 Front Street, Suite 207  
Key West, Florida 33040  
AUTHORIZATION #29401  
ph:305-293-3283 fax:293-4899

Seal:

**NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED BY THE ENGINEER**  
RICHARD J. MILELLI  
PE #58315

Consultants:

General Notes:

**RESIDENTIAL  
SITE WORK**

818 SAWYER LANE  
KEY WEST, FLORIDA

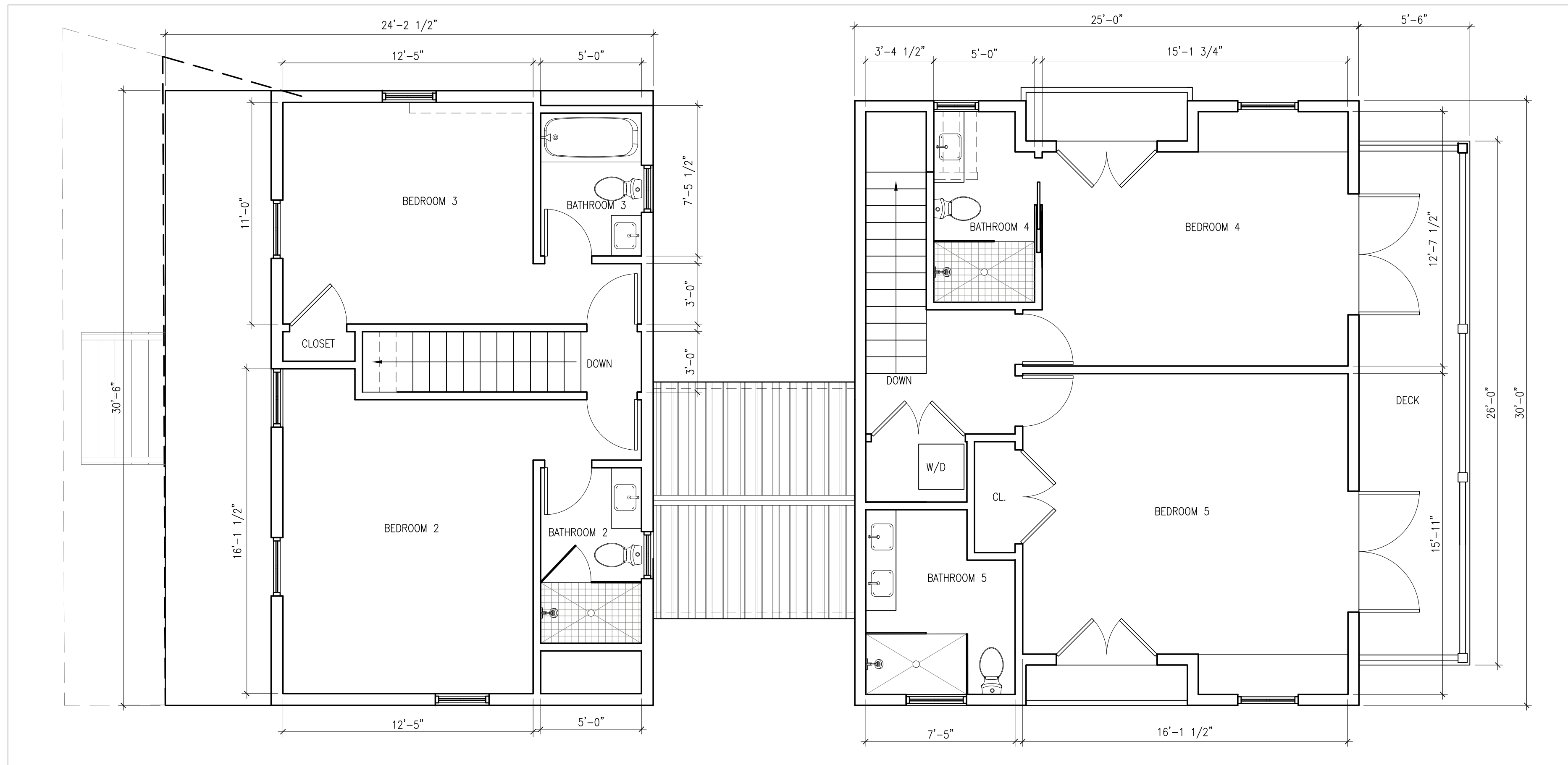
Drawn By: JC	Checked By: RJM
Project No. 14-047	Scale: AS NOTED
AutoCad File No.	

Title:  
RELOCATION SITE  
PLAN

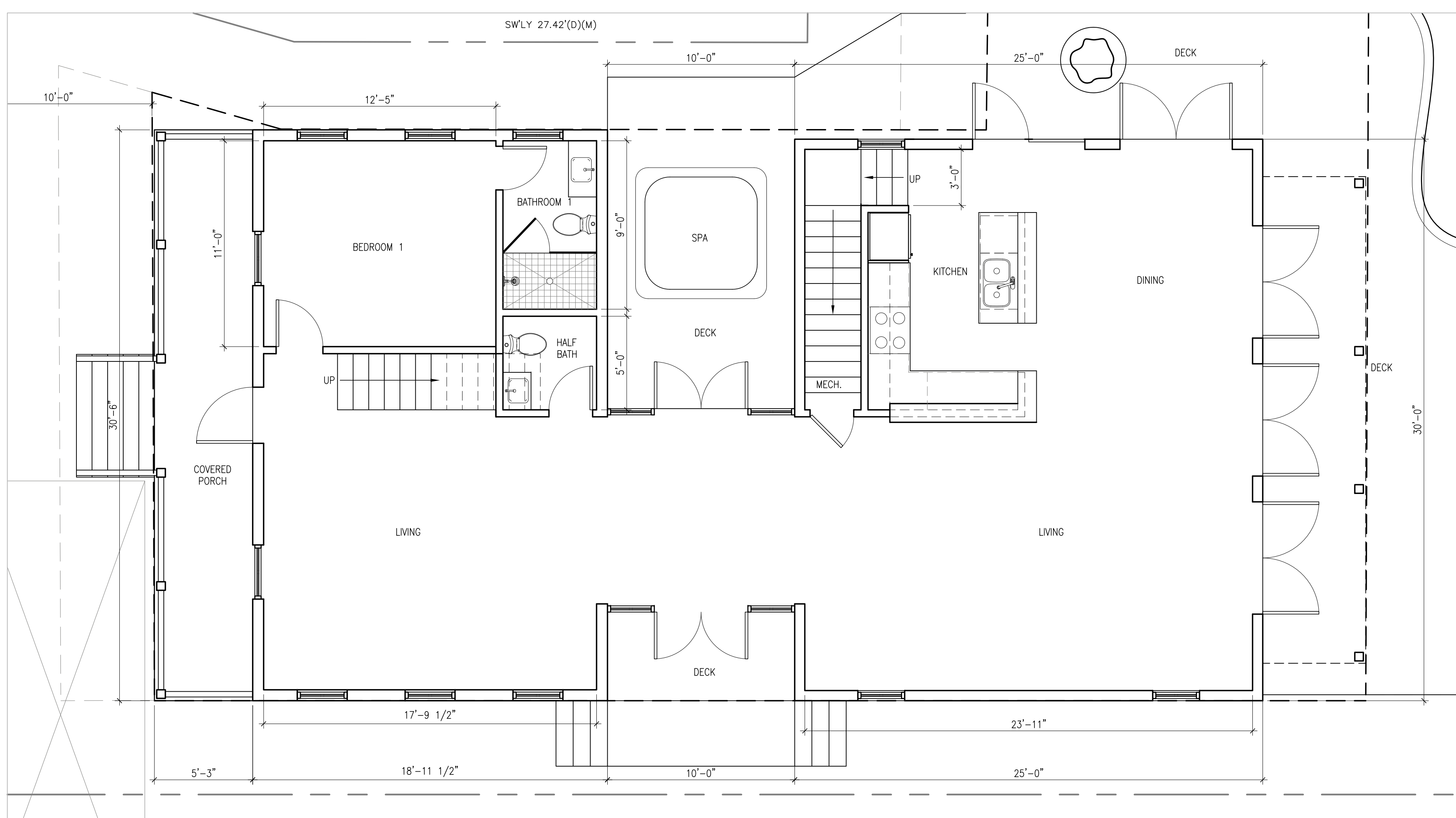
Sheet Number:

## RP-1

Date: OCTOBER 9, 2015



**2 SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



**1 FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

Seal:

Consultants:

Submissions / Revisions:  
 H.A.R.C. - 2015.9.30

**818 SAWYERS LANE**  
 KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size | Project #:  
 24x36 | 15015

Title:  
**PROPOSED FLOOR PLANS**

Sheet Number:  
**A-2.1**



4 SIDE ELEVATION (EAST)  
 AE31 SCALE: 1/4"=1'-0"



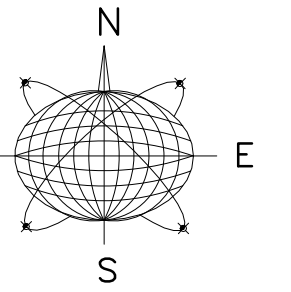
3 SIDE ELEVATION (WEST)  
 AE31 SCALE: 1/4"=1'-0"



2 SIDE ELEVATION (EAST)  
 AE31 SCALE: 1/4"=1'-0"



1 FRONT ELEVATION (NORTH)  
 AE31 SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2015.9.30

**818 SAWYERS LANE**  
 KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size 24x36 Project #: 15015

Title:

EXISTING  
 ELEVATIONS

Sheet Number:  
**AE-3.1**



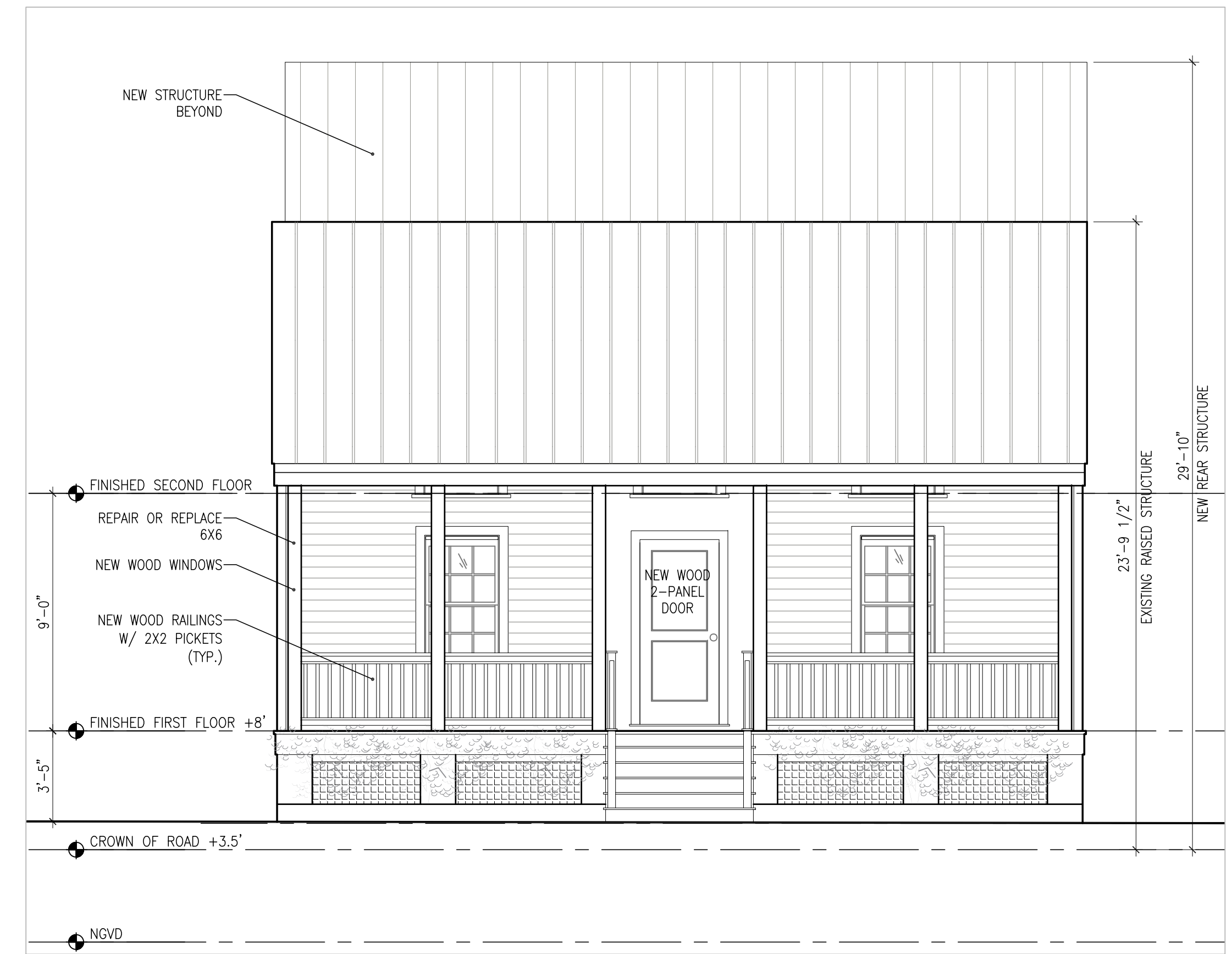
4 REAR ELEVATION (EAST)  
A31 SCALE: 1/4"=1'-0"



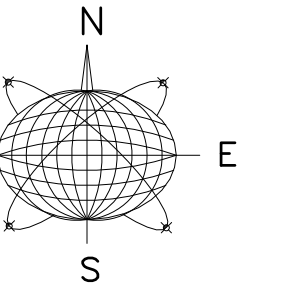
3 SIDE ELEVATION (SOUTH)  
A31 SCALE: 1/4"=1'-0"



2 SIDE ELEVATION NORTH  
A31 SCALE: 1/4"=1'-0"



1 FRONT ELEVATION (WEST)  
A31 SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. - 2015.9.30

**818 SAWYERS LANE**  
KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size | Project #:  
24x36 | 15015

Title:

PROPOSED  
ELEVATIONS

Sheet Number:

**A-3.1**

Date: - SEPTEMBER 29, 2015

©2015 by William Shepler Architect

MAP OF BOUNDARY SURVEY  
PART OF LOT 2, SQUARE 21  
WILLIAM A. WHITEHEAD'S MAP  
OF KEY WEST

822 SAWYER

LOCATION MAP - NTS

POC - "AND" PARCELS  
AND LESS AND EXCEPT  
THE SE CORNER  
OF CAROLINE ST.  
AND WILLIAM ST.

LEGAL DESCRIPTION - OFFICIAL RECORDS BOOK 2389, PAGE 1135

IN THE CITY OF KEY WEST KNOWN AND DESIGNATED ON THE MAP OR PLAN OF SAID CITY AS DELINEATED BY WILLIAM A. WHITEHEAD, IN FEBRUARY 1829, AS PART OF LOT 2 IN SQUARE 21, BEGINNING AT A POINT 129 FEET BACK FROM CAROLINE STREET IN A SOUTHEASTERLY DIRECTION 55 FEET FROM THE DIVIDING LINE OF LOTS 2 AND 3 IN SAID SQUARE AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION 45 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 101 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 45 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 101 FEET TO THE PLACE OF BEGINNING.

AND

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829 AS 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; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 45.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION FOR 3.80 FEET TO A CHAIN LINK FENCE; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION ALONG THE SAID CHAIN LINK FENCE FOR 38.76 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 3.80 FEET TO THE POINT OF BEGINNING.

AND

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM WHITEHEAD'S MAP OF THE 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, MORE OR LESS; 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 139.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION FOR 10.00 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 45.00 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION FOR 5.00 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 27.42 FEET; THENCE AT AN ANGLE OF 164 DEGREES 7 MINUTES 25 SECONDS TO THE LEFT AND IN A WESTERLY DIRECTION FOR 18.28 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D., 1829 AS 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; 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.

CERTIFIED TO -  
Robert Cautilli  
Old Republic National Title Insurance Company  
Smith Oropeza Hawks, P.L.

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 ADJOINING 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.

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.

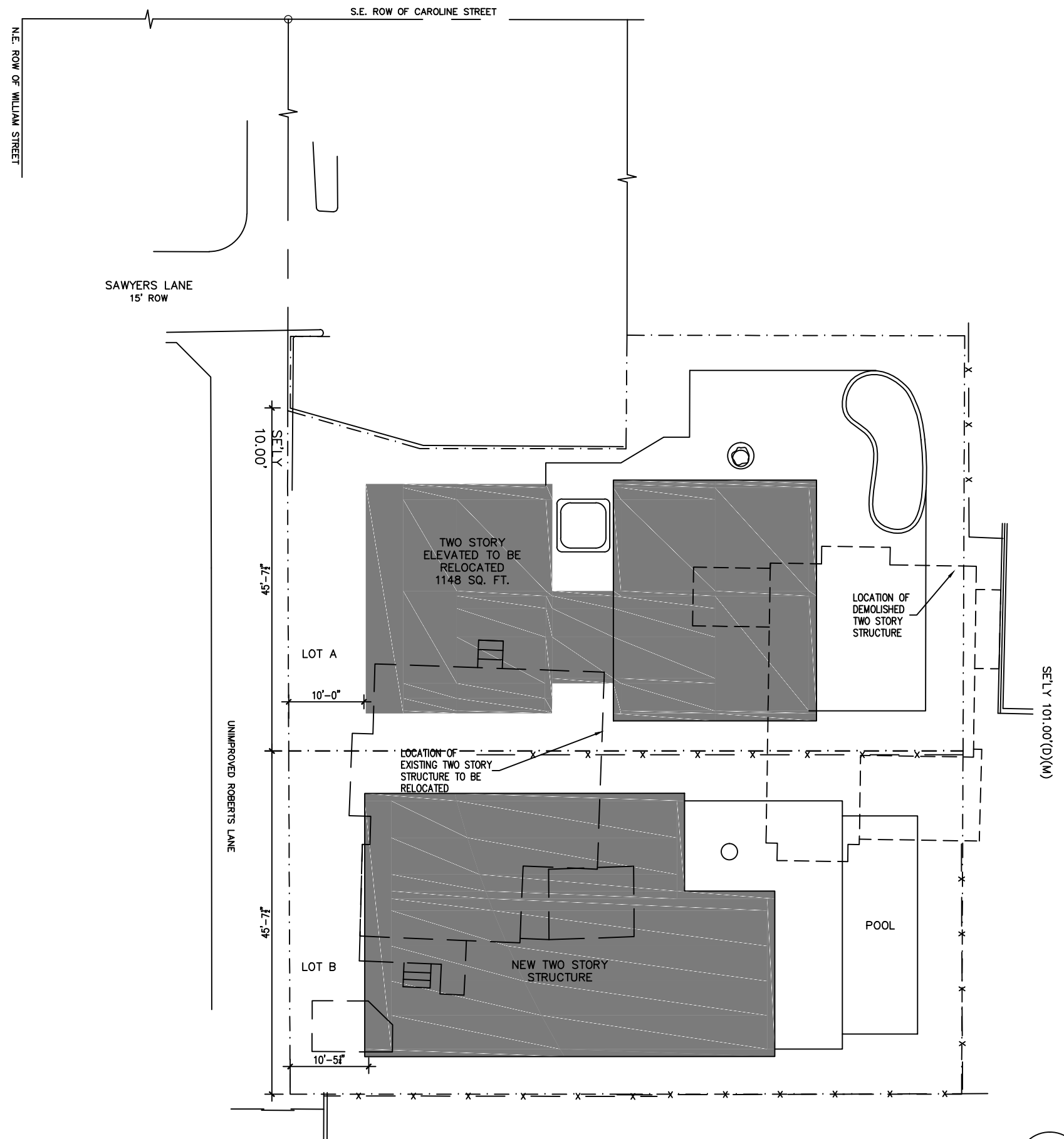
BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	P = PLAT
BO = BLOW OUT	FND = FOUND	PC = POINT OF CURVE
C = CALCULATED	FND&D = FOUND NAIL & DISK	PCC = POINT OF COMPOUND CURVE
C&G = 2" CONCRETE CURB & GUTTER	FO = FENCE ON LINE	PCP = PERMANENT CONTROL POINT
CB = CONCRETE BLOCK	FS = FENCE OUTSIDE	PI = POINT OF INTERSECTION
CBW = CONCRETE BLOCK WALL	GB = GRADE BREAK	PK = PARKER KALON NAIL
CBRW = CONCRETE BLOCK RETAINING WALL	GI = GRATE INLET	PM = PARKING METER
CI = CURB INLET	GL = GROUND LEVEL	PL = POINT OF BEGINNING
CL = CENTERLINE	GW = GUY WIRE	POC = POINT OF COMMENCEMENT
CLF = CHAINLINK FENCE	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
CM = CONCRETE MONUMENT	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CONC = CONCRETE	IR = IRON ROD	PT = POINT OF TANGENT
C/S = CONCRETE SLAB	LE = LOWER ENCLOSURE	R = RADIUS
COVD = COVERED	LS = LANDSCAPING	ROL = ROOF OVERHANG LINE
D = DEED	M = MEASURED	R/WL = RIGHT OF WAY LINE
DEASE = DRAINAGE EASEMENT	MB = MAILBOX	R/W = RIGHT OF WAY
DELTA = DELTA ANGLE	MHWL = MEAN HIGH WATER LINE	RS = RIGHT OF WAY
DMH = DRAINAGE MANHOLE	MTL = METAL FENCE	RS&O = SANITARY CLEAN-OUT
EB = ELECTRIC BOX	NAV = NORTH AMERICAN	SN&D = SET NAIL & DISK LB
ELEV = ELEVATED	NOVD = NATIONAL GEODETIC	7846
EM = ELECTRIC METER	NTS = NOT TO SCALE	SIR = SET IRON ROD 3/4" LB 7846
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES	SMH = SANITARY MANHOLE
FTF = FINISHED FLOOR ELEVATION		TBM = TIDAL BENCHMARK
FH = FIRE HYDRANT		TMH = TELEPHONE MANHOLE
		TOS = TOP OF SLOPE
		TS = TRAFFIC SIGN
		TP = TYPICAL
		UEASE = UTILITY EASEMENT
		URC = CONCRETE UTILITY POLE
		UPM = METAL UTILITY POLE
		UPW = WOOD UTILITY POLE
		VB = VIDEO BOX
		WB = WOOD DECK
		WDF = WOOD FENCE
		WL = WOOD LANDING
		WM = WATER METER
		WRACK = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE
		T = TREE
		TW = BUTTWOOD
		TOL = GUMBO LIMBO
		TMA = MAHOGANY
		TO = OAK
		TPA = PALM
		TPAC = COCONUT PALM
		TRON = ROYAL PONCIANA
		TSCH = SCHEFFLERA
		TSD = SEAGRAPE
		TUNK = UNKNOWN

LEGAL DESCRIPTION -  
SEE ABOVE

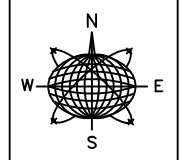
SCALE: 1"=10'  
FIELD WORK DATE: 01/16/15  
REVISION DATE: -/-/  
SHEET 1 OF 1  
DRAWN BY: KB  
CHECKED BY: RER  
INVOICE #: 15010905

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (1)(SETBACKS), 1(B)(3)(ENCROACHMENTS), & 1(B)(4)(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.  
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

REECE & ASSOCIATES  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33045  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622



1
**RELOCATION PLAN**  
 RP-1 SCALE: 3/16" = 1'-0"



Meridian Engineering LLC  
 201 Front Street, Suite 207  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

Seal:

**NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED BY THE ENGINEER**  
 RICHARD J. MILELLI  
 PE #58315

Consultants:

General Notes:

**RESIDENTIAL  
 SITE WORK**  
 818 SAWYER LANE  
 KEY WEST, FLORIDA

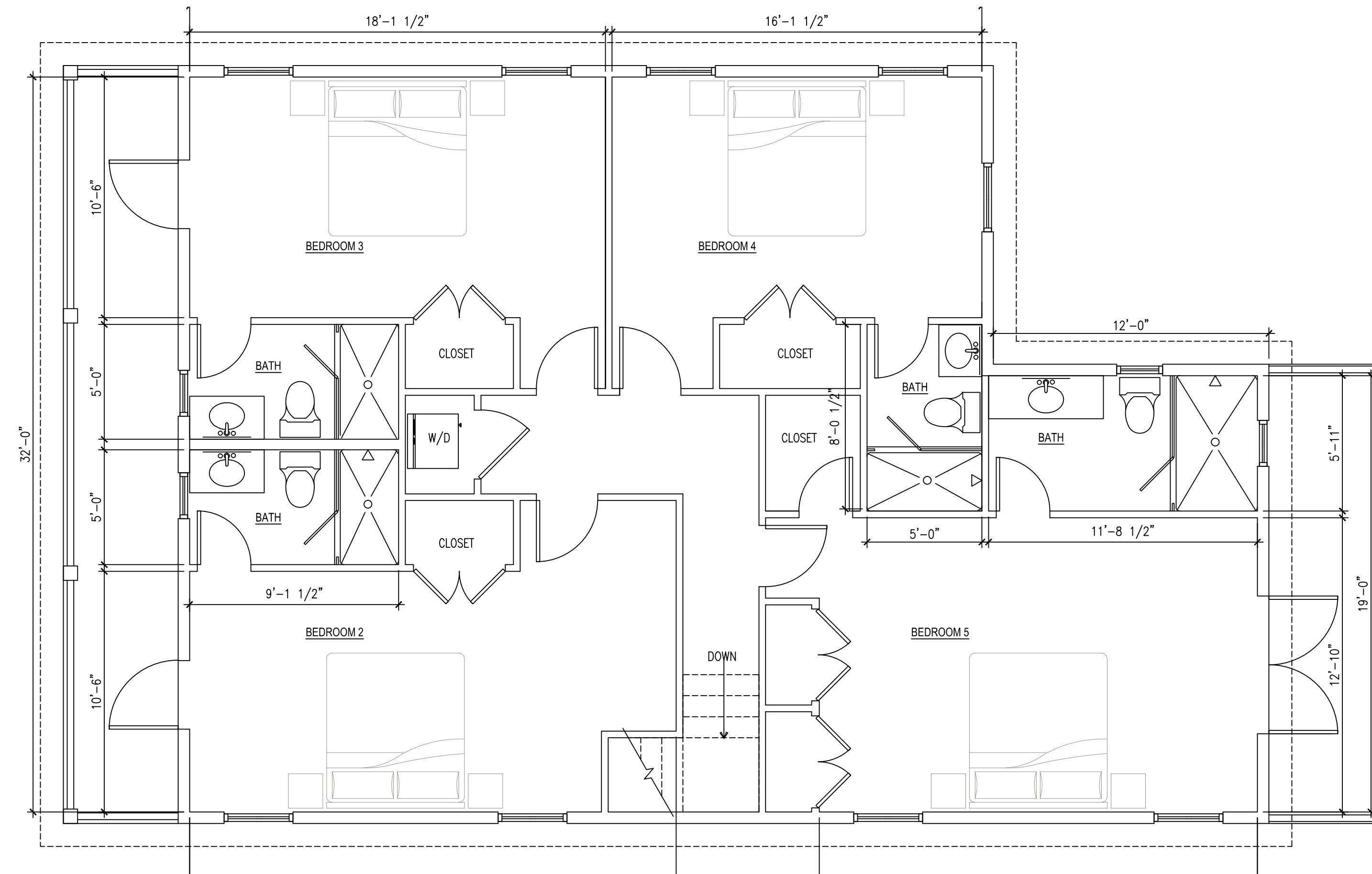
Drawn By: JC	Checked By: RJM
Project No. 14-047	Scale: AS NOTED
AutoCad File No.	

Title:  
 RELOCATION SITE  
 PLAN

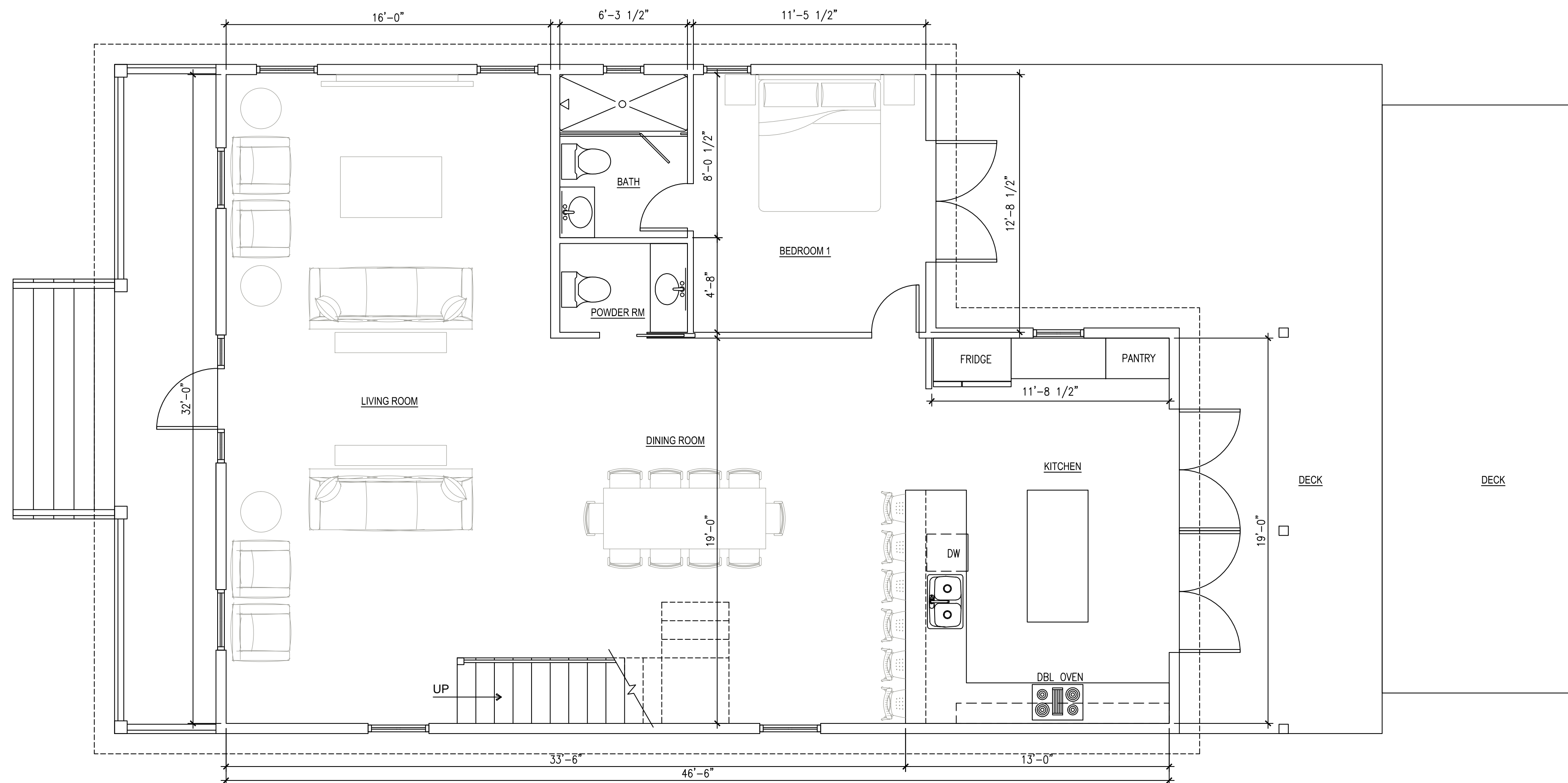
Sheet Number:

RP-1

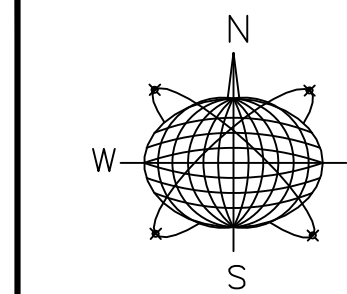
Date: OCTOBER 9, 2015



**2**  
A21  
**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**1**  
A21  
**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. - 2015.9.30

**822 SAWYERS LANE**  
KEY WEST, FL  
**NEW RESIDENTIAL HOME**

Drawing Size: 24x36  
Project #: 15015

Title:

**PROPOSED  
FLOOR  
PLANS**

Sheet Number:

**A-2.1**

Date: - OCTOBER 9, 2015

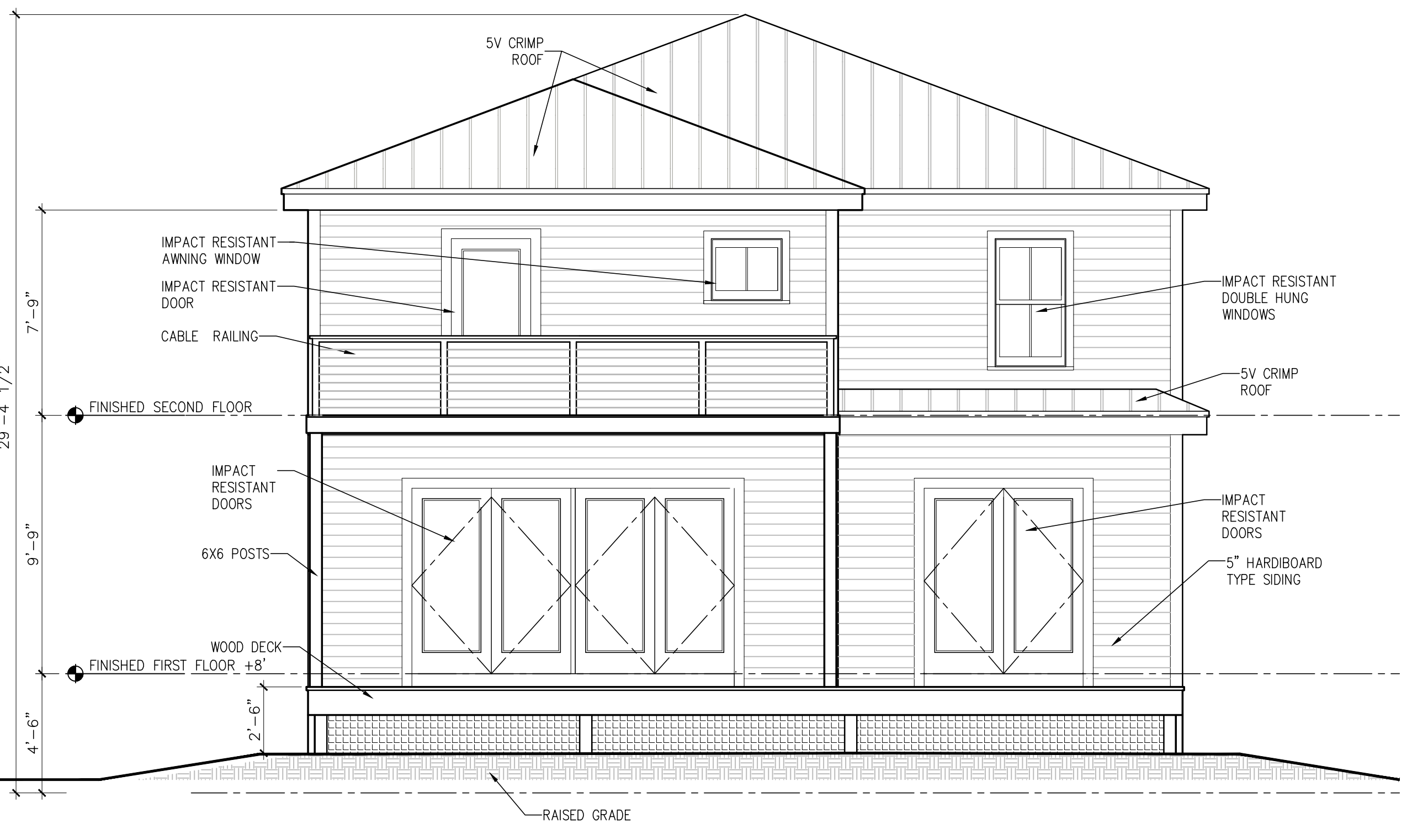
©2015 by William Shepler Architect





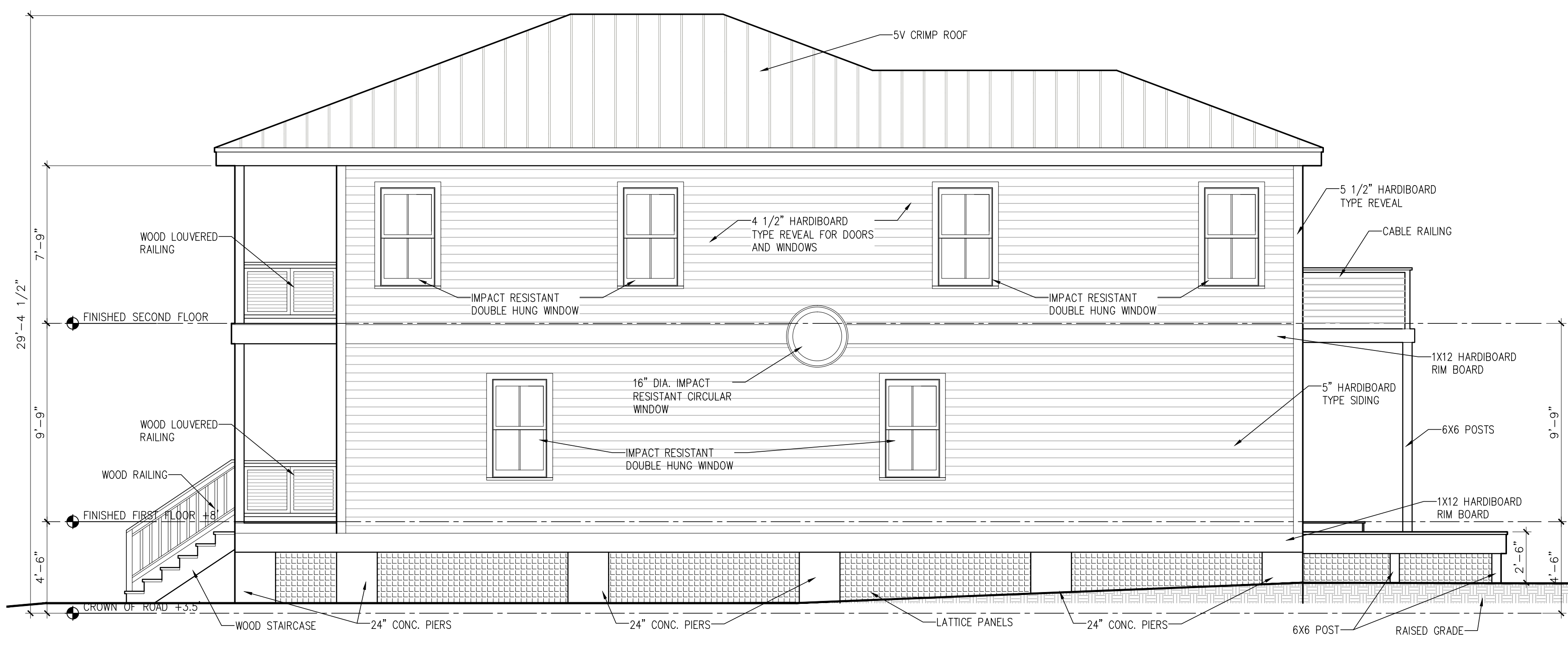
**SIDE ELEVATION (EAST)**

4  
 A3.1 SCALE: 1/4"=1'-0"



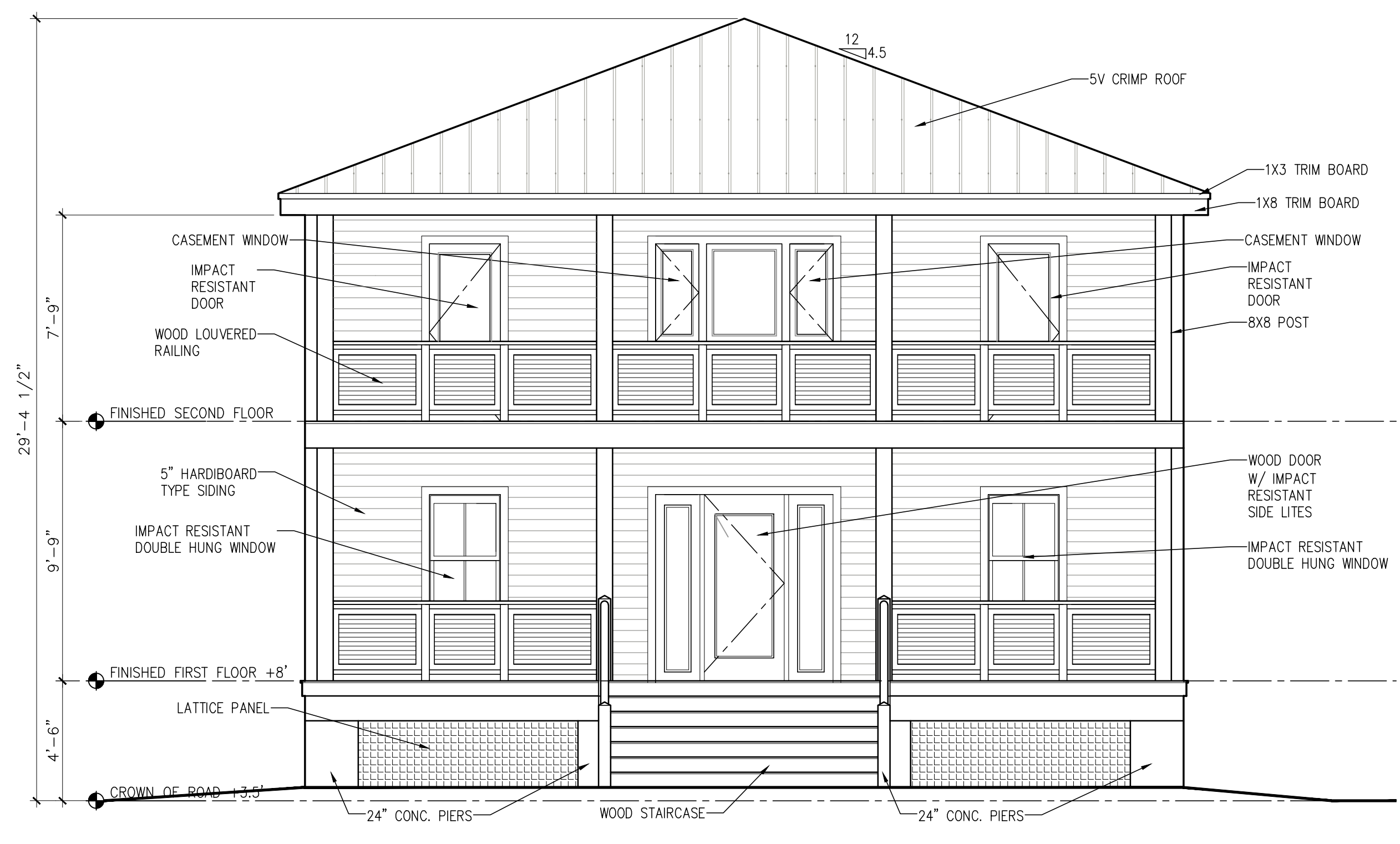
**REAR ELEVATION (EAST)**

3  
 A3.1 SCALE: 1/4"=1'-0"



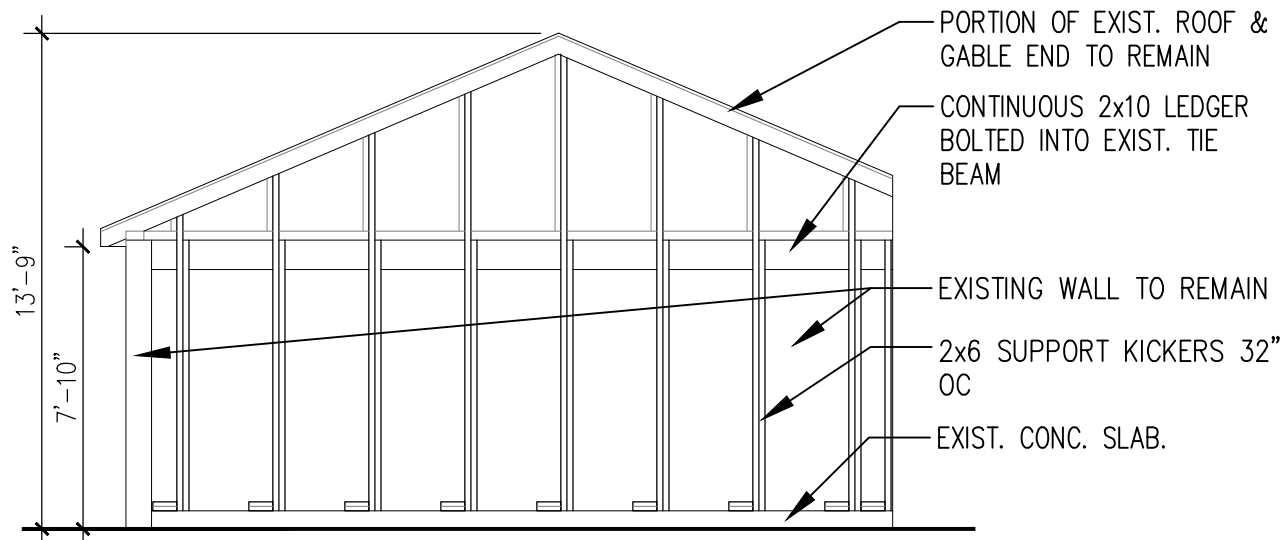
**SIDE ELEVATION (SOUTH)**

2  
 A3.1 SCALE: 1/4"=1'-0"

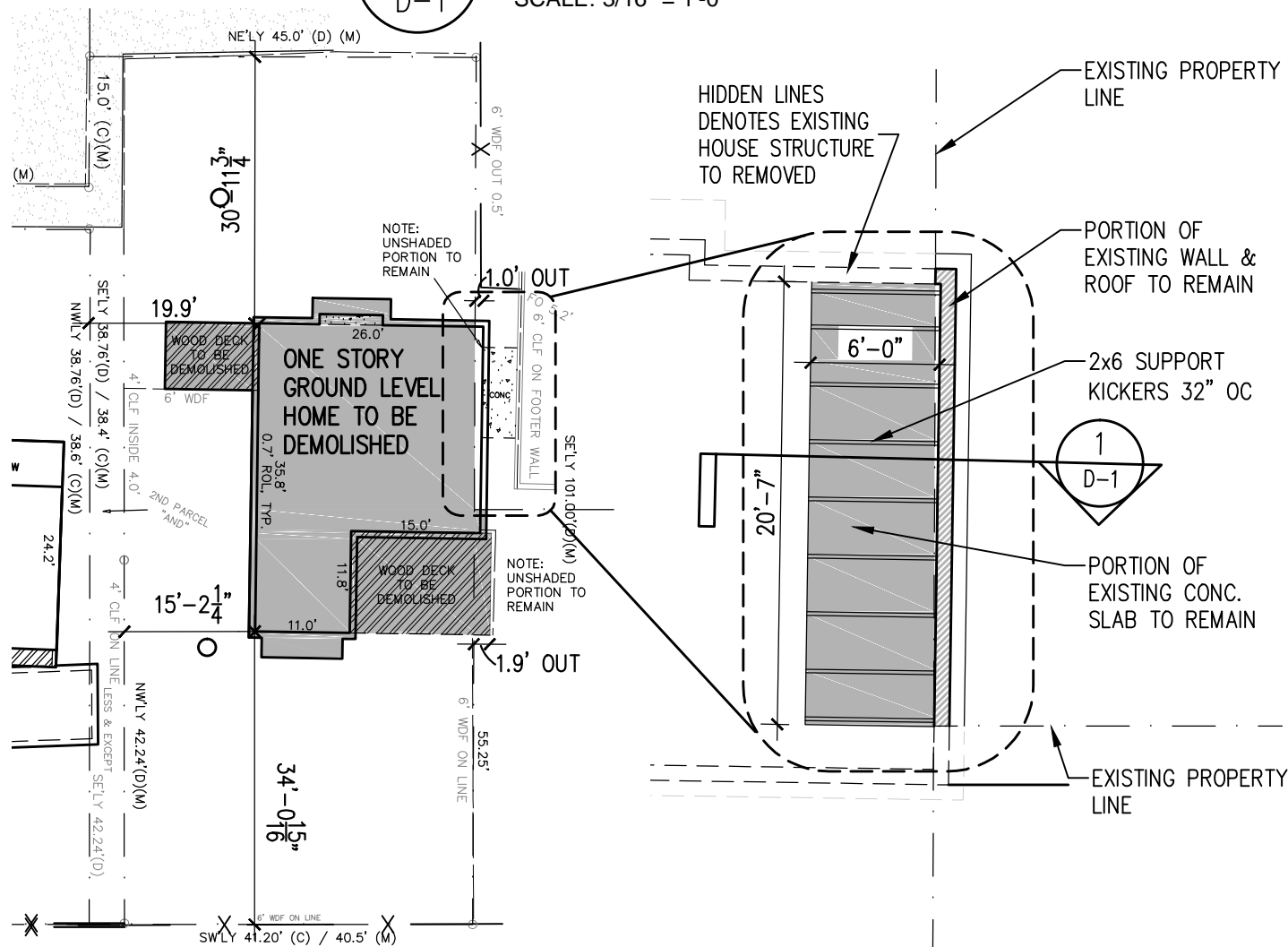


**FRONT ELEVATION (WEST)**

1  
 A3.1 SCALE: 1/4"=1'-0"

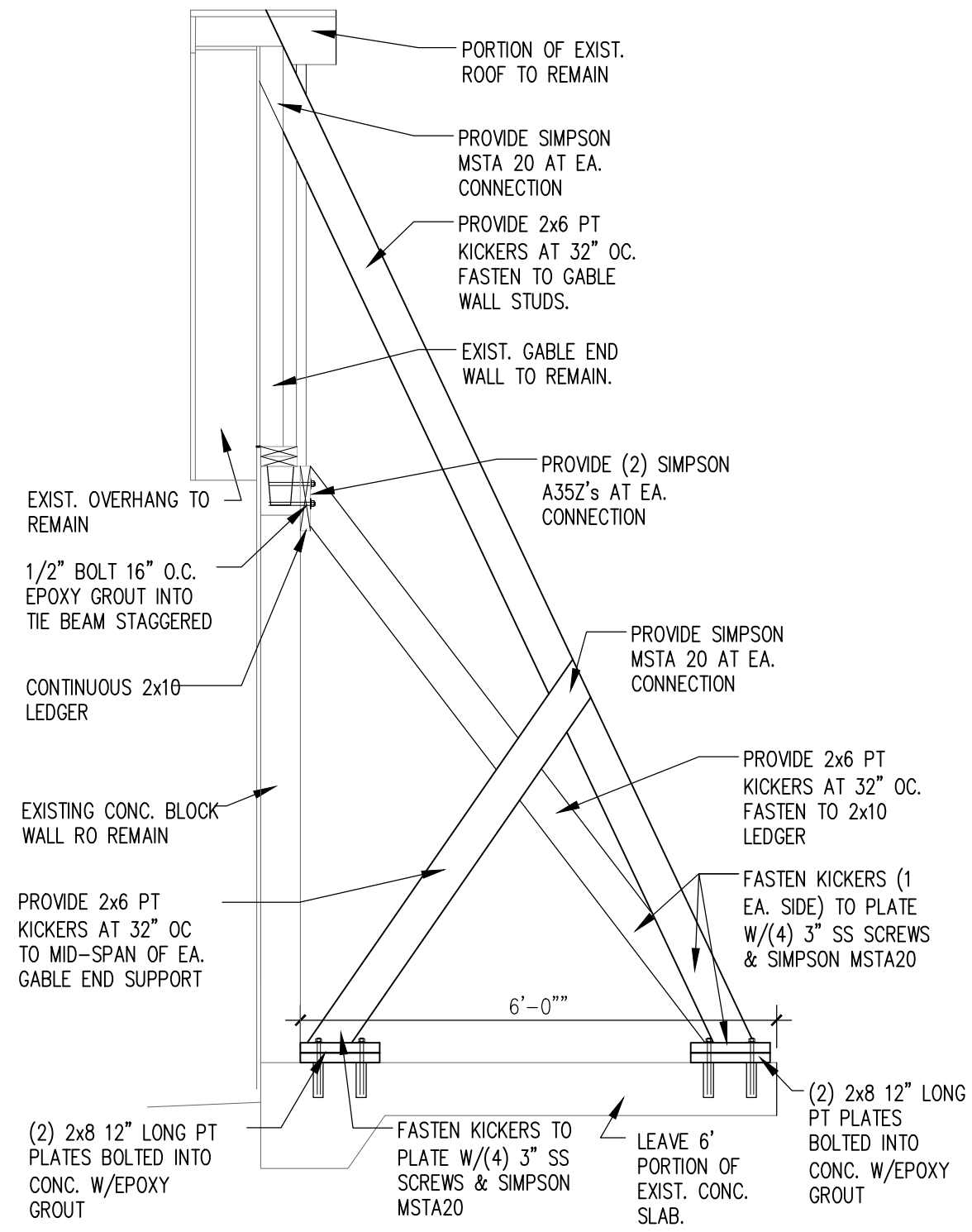


**4 EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"

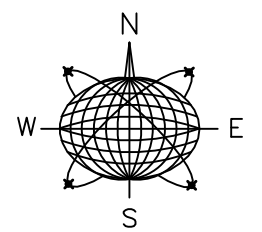


**3 SITE DEMOLITION PLAN**  
 SCALE: 1" = 30'-0"

**2 PARTIAL PLAN**  
 SCALE: 1/8" = 1'-0"



**1 WALL SECTION**  
 SCALE: 1/2" = 1'-0"



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 IN THIS BLOCK  
 RICHARD J. MILELLI  
 PE #58315

**NEW SINGLE FAMILY  
 RESIDENCE**

822 SAWYERS LANE  
 KEY WEST, FLORIDA

Drawn By: PCS  
 Checked By: RJM  
 Revisions:

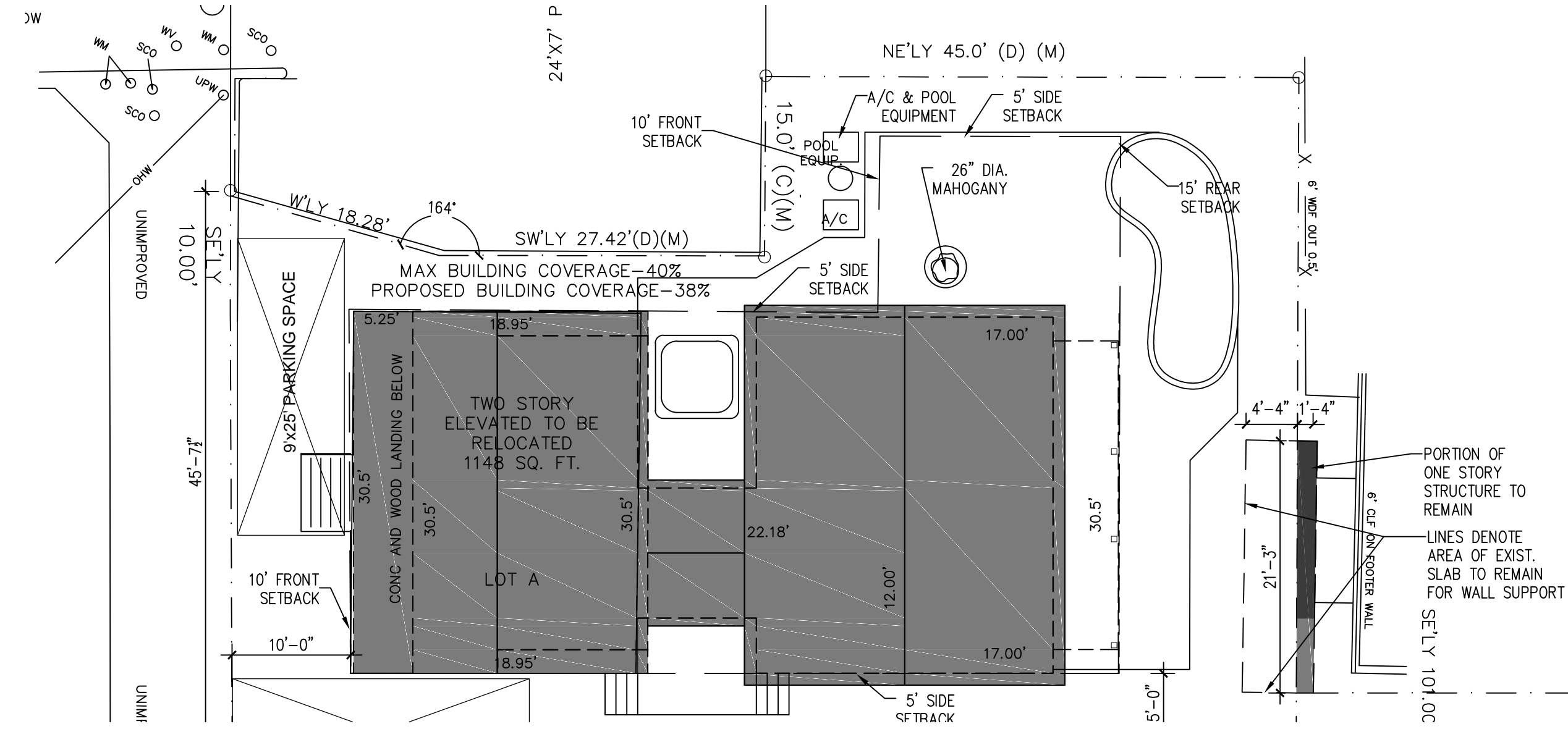
Title:  
**DEMOLITION SITE  
 PLAN AND  
 DETAILS**

Sheet Number:  
**D-1**

Date: DECEMBER 8, 2015

### ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	40%	1,160 s.f. (26.8%)	1,720 s.f. (39.7%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,160s.f. (26.8%)	1,881 s.f. (43.5%)	Yes
LOT SIZE	Min. 4,000 s.f.	4,329 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	51.54'	N/A	N/A
LOT DEPTH	Min. 90'	84'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	No Change	N/A
SIDE SETBACK (SOUTH)	Min. 5'	5'	5'	Yes
SIDE SETBACK (NORTH)	Min. 5'	18'-9"	No Change	Yes
REAR SETBACK	Min. 15'	32'-2"	15'-0"	Yes
OPENSACE	35%			Yes



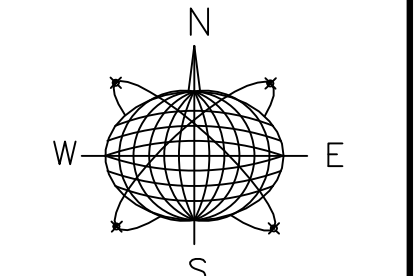
**3 SITE PLAN**  
SCALE: 1"=10'-0"



**2 EXISTING STREETScape (SAWYERS LANE)**  
SCALE: 1/8"=1'-0"



**1 PROPOSED STREETScape (SAWYERS LANE)**  
SCALE: 1/8"=1'-0"



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

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C. - 2015.9.30

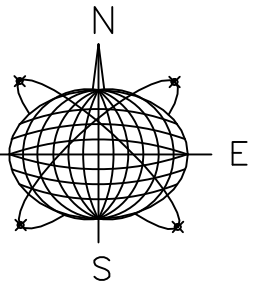
**818 SAWYERS LANE**  
KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size: 24x36 | Project #: 15015

Title: **EXIST. & PROPOSED STREET SCAPES, SITE PLAN, SITE CALC.S**

Sheet Number:

**A-3.4**



Seal:

Consultants:

Submissions / Revisions:  
H.A.R.C. - 2015.9.30

**818 SAWYERS LANE**  
KEY WEST, FL  
**RESIDENTIAL ADDITION TO S.F.R.**

Drawing Size: 24x36 | Project #: 15015

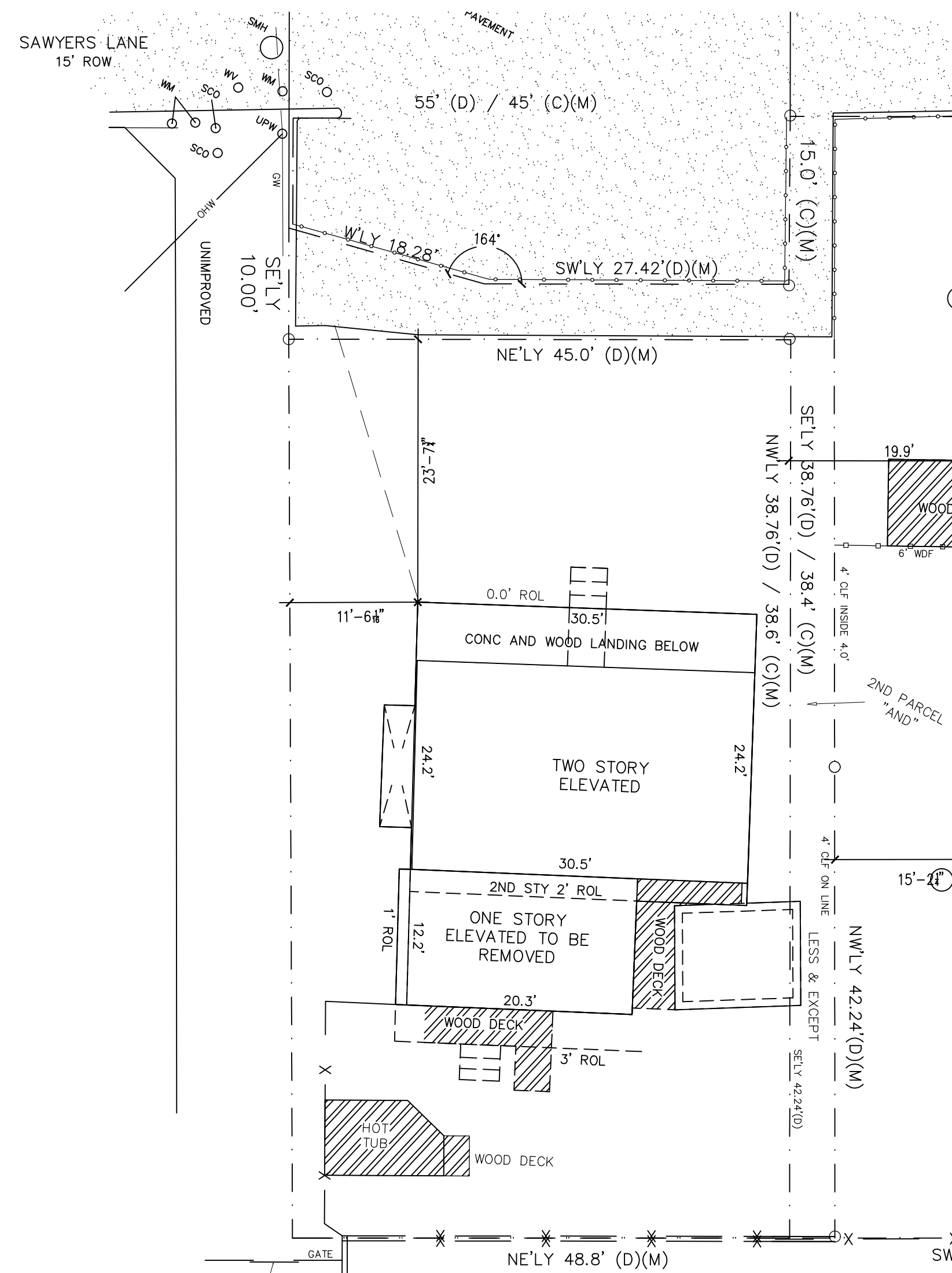
Title:  
**EXIST. & PROPOSED STREET SCAPES, SITE PLAN**

Sheet Number:

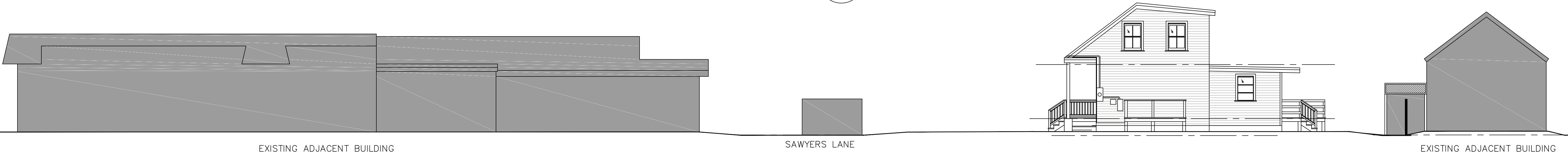
**A-3.3**

Date: - SEPTEMBER 29, 2015

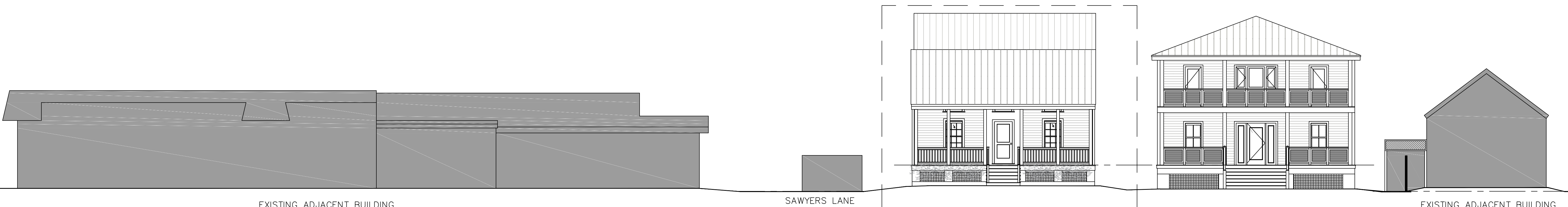
©2015 by William Shepler Architect



**3**  
EXISTING SITE PLAN  
SCALE: 1"=10'-0"



**2**  
EXISTING STREETScape (ROBERTS LANE)  
SCALE: 1/8"=1'-0"



**1**  
PROPOSED STREETScape (ROBERTS LANE)  
SCALE: 1/8"=1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RELOCATION AND REHABILITATION OF EYEBROW HOUSE AND NEW REAR ADDITION. NEW POOL AND SITE IMPROVEMENTS. DEMOLITION OF BACK PORTION OF HOUSE.**

**FOR- #818 SAWYERS LANE**

**Applicant – William Shepler/ Meridian Engineers**

**Application #H15-01-1540**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



**Public Meeting Notice**

REUNION PUBLICA PARA DISCUTIR EL PLAN DE ORDENAMIENTO TERRITORIAL DEL MUNICIPIO DE SAN JUAN DE LOS RIOS, GUAYAMA, P.R.  
Fecha: 08/04/2015

770  
P.O.

818

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., December 15, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW TWO-STORY FRAME STRUCTURE. NEW POOL AND SITE IMPROVEMENTS. DEMOLITION OF ONE-STORY STRUCTURE.**

**FOR- #822 SAWYERS LANE/#314 MARGARET STREET**

**Applicant – William Shepler/ Meridian Engineers**

**Application #H15-01-1541**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.





Public Meeting Notice

THE BOARD OF PLANNING AND ZONING COMMISSIONS HAS A PUBLIC MEETING ON THE PROPOSED ZONING MAP AMENDMENT FOR THE CITY OF PALM BEACH. THE MEETING WILL BE HELD ON WEDNESDAY, JUNE 15, 2011, AT 7:00 PM AT THE CITY OF PALM BEACH, 1000 PALM BEACH BLVD., PALM BEACH, FLORIDA 33480. FOR MORE INFORMATION, PLEASE CONTACT THE PLANNING AND ZONING DEPARTMENT AT (561) 833-3333.

Public Meeting Notice

# PROPERTY APPRAISER INFORMATION



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1003221 Parcel ID: 00003110-000000**

### Ownership Details

**Mailing Address:**

CAUTILLI ROBERT  
8217 MARSHALL AVE  
MARGATE CITY, NJ 08402-1645

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 12KW

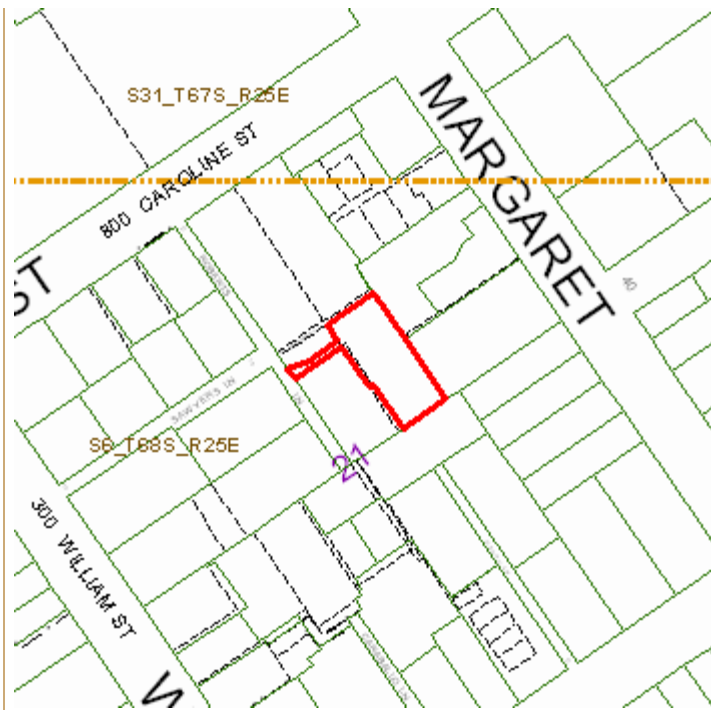
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 822 SAWYERS LN KEY WEST

**Legal Description:** KW PT LOT 2 SQR 21 TT-179 TT-180 G9-292 G45-238 OR514-376 OR514-378 OR650-604 OR930-506 OR1248-1935/37 OR2050-591/92 OR2058-2178/79 OR2267-2274/76C/T OR2314-1069/71 OR2389-1135/38 OR2723-2462/64

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	0	0	4,655.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 768  
 Year Built: 1945

## Building 1 Details

**Building Type** R1  
**Effective Age** 26  
**Year Built** 1945  
**Functional Obs** 0

**Condition** A  
**Perimeter** 124  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 450  
**Depreciation %** 32  
**Grnd Floor Area** 768

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE

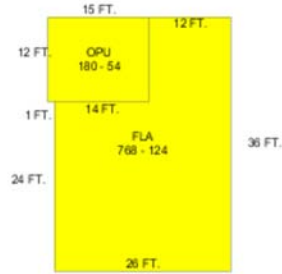
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** CONCR FTR  
**Bedrooms** 1

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 0  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
3	FLA	5:C.B.S.	1	1945		N			768
4	OPU		1	1945					180

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	FN2:FENCES	90 SF	15	6	1989	1990	2	30

4	AC2:WALL AIR COND	2 UT	0	0	1988	1989	1	20
5	CL2:CH LINK FENCE	596 SF	149	4	1964	1965	1	30

## Appraiser Notes

BEHIND KEY WEST MARINE - BKC

PER OR2058-2178/2179 A STRIP OF LAND TRANSFERRED FROM NEIGHBOR NOW GIVES ACCESS TO OWNER ON SAWYER LANE. \$35,000 SALE IS FOR THIS PARCEL OF LAND WHICH CONSISTS OF 268.95 SQ FT.

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04-2033	06/22/2004	12/16/2004	5,500		REPLACE SOFFITTS

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	76,949	951	491,257	569,157	459,261	0	569,157
2014	72,661	863	406,096	479,620	417,510	0	479,620
2013	73,714	863	350,416	424,993	379,555	0	424,993
2012	73,714	863	270,473	345,050	345,050	0	345,050
2011	74,767	863	394,158	469,788	469,788	0	469,788
2010	81,800	863	491,113	573,776	573,776	0	573,776
2009	103,074	863	582,060	685,997	685,997	0	685,997
2008	94,793	863	698,607	794,263	794,263	0	794,263
2007	158,079	893	879,541	1,038,513	710,455	25,000	685,455
2006	302,139	905	477,465	780,509	693,127	25,000	668,127
2005	239,793	914	432,232	672,939	672,939	25,000	647,939
2004	132,777	922	290,760	424,459	167,224	25,000	142,224
2003	110,898	934	179,302	291,134	164,106	25,000	139,106
2002	116,845	942	164,764	282,551	160,260	25,000	135,260
2001	94,295	10,320	164,764	269,379	157,737	25,000	132,737
2000	94,295	12,358	98,132	204,785	153,143	25,000	128,143
1999	71,638	9,488	99,343	180,469	149,117	25,000	124,117
1998	63,758	8,708	99,343	171,809	146,769	25,000	121,769
1997	57,310	8,096	89,651	155,057	144,316	25,000	119,316
1996	44,057	6,405	89,651	140,113	140,113	25,000	115,113
1995	44,057	6,610	89,651	140,318	138,775	25,000	113,775
1994	39,401	6,075	89,651	135,127	135,127	25,000	110,127
1993	39,401	6,259	89,651	135,311	135,311	25,000	110,311
1992	36,128	6,047	89,910	132,085	132,085	25,000	107,085

<b>1991</b>	36,128	6,211	89,910	132,249	132,249	25,000	107,249
<b>1990</b>	30,053	6,230	77,760	114,044	114,044	25,000	89,044
<b>1989</b>	27,321	5,808	77,760	110,889	110,889	25,000	85,889
<b>1988</b>	23,468	5,311	77,760	106,539	106,539	25,000	81,539
<b>1987</b>	23,188	5,439	41,808	70,435	70,435	25,000	45,435
<b>1986</b>	23,322	0	40,678	64,000	64,000	25,000	39,000
<b>1985</b>	12,318	0	17,399	29,717	29,717	0	29,717
<b>1984</b>	11,633	0	17,399	29,032	29,032	25,000	4,032
<b>1983</b>	11,633	0	17,399	29,032	29,032	25,000	4,032
<b>1982</b>	11,844	0	17,399	29,243	29,243	25,000	4,243

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
<b>1/30/2015</b>	2723 / 2462	555,000	<u>WD</u>	<u>02</u>
<b>11/18/2008</b>	2389 / 1135	382,900	<u>WD</u>	<u>K</u>
<b>6/12/2007</b>	2314 / 1069	480,000	<u>WD</u>	<u>S</u>
<b>11/5/2004</b>	2058 / 2178	35,000	<u>WD</u>	<u>O</u>
<b>10/7/2004</b>	2050 / 591	600,000	<u>WD</u>	<u>Q</u>
<b>1/1/1985</b>	930 / 506	83,800	<u>WD</u>	<u>Q</u>
<b>2/1/1976</b>	650 / 604	20,000	00	<u>Q</u>

This page has been visited 133,309 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1003255 Parcel ID: 00003140-000000

### Ownership Details

**Mailing Address:**

CAUTILLI ROBERT  
8217 MARSHALL AVE  
MARGATE CITY, NJ 08402-1645

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 12KW

**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 818 SAWYERS LN KEY WEST

**Legal** KW PT LOT 2 SQR 21 OR271-113/14 OR525-587/89 OR650-635/36 OR678-363/64 OR723-530 OR751-1850

**Description:** OR785-1695/96 OR822-2307/08 OR996-1783/84 OR996-1790 OR1072-717/18 OR1197-2137/2138C/T OR1213-682/84 OR1213-685/86 OR1249-632/33 OR1262-383/84 OR2445-2242/43 OR2668-1049LET/ADM OR2731-1132/34ORD OR2731-952/53 OR2731-954/59 OR2736-1141/43C

**Click Map Image to open interactive viewer**





### Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	49	42	3,805.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1380  
 Year Built: 1924

## Building 1 Details

**Building Type** R1  
**Effective Age** 70  
**Year Built** 1924  
**Functional Obs** 0

**Condition** P  
**Perimeter** 230  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 450  
**Depreciation %** 62  
**Grnd Floor Area** 1,380

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE

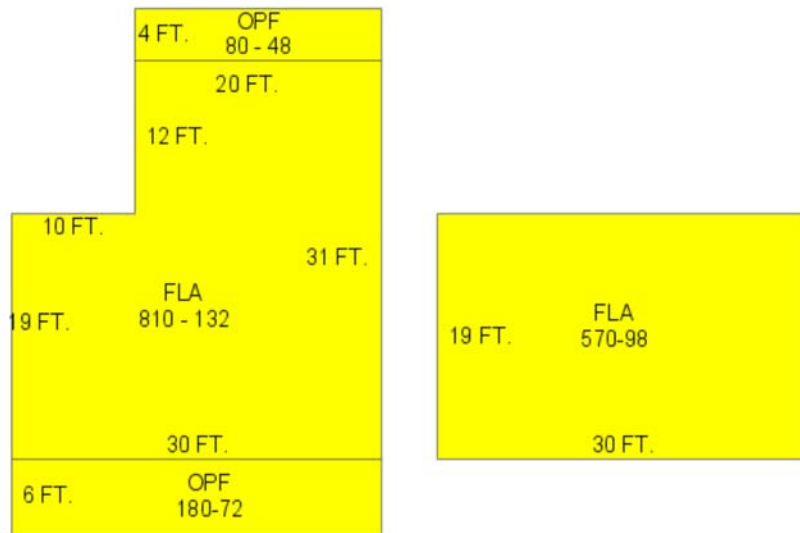
**Roof Cover** ASPHALT SHINGL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** CONC BLOCK  
**Bedrooms** 2

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 1  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPF		1	1993					80
0	FLA	1:WD FRAME	1	1993		N			570
1	FLA	1:WD FRAME	1	1993	N	N	0.00	0.00	810
2	OPF		1	1993	N	N	0.00	0.00	180

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,008 SF	168	6	1980	1981	2	30
3	WD2:WOOD DECK	245 SF	0	0	1984	1985	2	40
4	CL2:CH LINK FENCE	164 SF	0	0	1964	1965	1	30
5	AC2:WALL AIR COND	2 UT	0	0	2000	2001	1	20

## Appraiser Notes

GRATTAN EUGENE (Q) IN 2010

2015-01-13 MLS \$650,000 2/1 THIS CLASSIC EYEBROW HOME IS LOCATED IN THE HEART OF THE HISTORIC KEY WEST SEAPORT DISTRICT. THE PROPERTY FEATURES 2 BEDROOMS, 1 BATH. LOCATED ON A QUAIN T LANE WITH ON-SITE PARKING

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	15-1558	04/28/2015		20,000		DEMO INTERIOR OF HOME (1500 SQ FT)
	B933707	12/30/1993	11/30/2000	1,900		PERMITS EXPIRED
	B951369	04/25/1995	11/30/2000	2,800		PERMITS EXPIRED
	B951544	05/10/1995	11/30/2000	3,800		PERMITS EXPIRED
	03-2166	06/17/2003	12/28/2003	500		REPLACED BURNT METER

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	70,408	3,432	450,281	524,121	457,640	0	524,121
2014	62,698	3,120	350,219	416,037	416,037	0	416,037
2013	64,306	3,120	302,528	369,954	262,469	25,000	257,144
2012	65,913	3,160	231,477	300,550	245,818	25,000	220,818
2011	67,521	3,200	340,955	411,676	298,598	25,000	273,598
2010	147,962	3,240	360,579	511,781	347,279	25,000	322,280
2009	119,342	8,492	494,990	622,824	177,340	25,000	152,340
2008	110,065	8,829	508,601	627,495	177,163	25,000	152,163
2007	176,103	7,664	640,325	824,092	172,003	25,000	147,003
2006	335,061	7,949	347,605	690,615	167,808	25,000	142,808
2005	265,922	8,201	314,674	588,797	162,920	25,000	137,920
2004	226,699	8,485	274,425	509,609	158,175	25,000	133,175
2003	169,526	8,737	135,383	313,646	155,226	25,000	130,226
2002	141,645	9,021	124,406	275,072	151,588	25,000	126,588
2001	123,368	9,273	124,406	257,047	149,201	25,000	124,201
2000	123,368	9,858	74,095	207,321	144,079	25,000	119,079
1999	95,954	7,482	75,010	178,446	140,292	25,000	115,292

1998	85,399	6,905	75,010	167,314	138,083	25,000	113,083
1997	76,763	6,435	67,692	150,890	135,775	25,000	110,775
1996	59,012	5,117	67,692	131,821	131,821	25,000	106,821
1995	59,012	5,199	67,692	131,903	128,666	25,000	103,666
1994	52,775	4,817	67,692	125,284	125,284	25,000	100,284
1993	80,639	4,958	67,692	153,289	153,289	25,000	128,289
1992	109,489	5,109	67,433	182,031	182,031	25,000	157,031
1991	109,489	5,267	67,433	182,188	182,188	25,000	157,188
1990	109,489	5,419	58,320	173,227	173,227	25,000	148,227
1989	99,535	5,055	58,320	162,910	162,910	25,000	137,910
1988	93,100	488	58,320	151,908	151,908	25,000	126,908
1987	92,070	507	31,356	123,933	123,933	25,000	98,933
1986	28,823	0	30,509	59,332	59,332	25,000	34,332
1985	28,181	0	22,873	51,054	51,054	25,000	26,054
1984	26,832	0	22,873	49,705	49,705	24,852	24,853
1983	26,832	0	22,873	49,705	49,705	0	49,705
1982	27,207	0	22,873	50,080	50,080	0	50,080

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/20/2015	2731 / 954	625,000	WD	30
2/16/2015	2731 / 952	100	QC	11
2/16/2015	2736 / 1141	0	QC	11
11/21/2013	2731 / 1132	0	ORDER	11
12/23/2009	2445 / 2242	100	QC	11
5/1/1992	1213 / 682	126,000	WD	U
1/1/1992	1197 / 2137	119,400	CT	U
11/1/1988	1072 / 717	204,000	WD	Q
12/1/1986	996 / 1783	175,000	WD	Q
4/1/1979	785 / 1695	90,000	00	Q

This page has been visited 133,308 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176