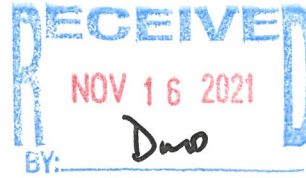


Application



Application for Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 719 Bakers Lane

Zoning District: HHDR

Real Estate (RE) #: 00011660-000000

Property located within the Historic District. Yes No

APPLICANT:

Owner Authorized Representative

Name: Spottswood, Spottswood, Spottswood & Sterling/Richard McChesney Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone: _____

Office: 305-294-9556 Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Enricos Tire Bodegas, LLC Mailing Address: 718 Bakers Lane

City: Key West State: FL Zip: 33040 Home/Mobile Phone: _____

Office: _____ Fax: _____

Email: lordfred00@gmail.com

Description of Proposed Construction, Development, and Use: _____

Replacement of residential structure that was involuntarily demolished.

List and describe the specific variance(s) being requested:

Variance to Sec. 122-630(6)a. from the required 10 feet to 8'-0" (improvement to existing)

Variance to Sec. 122-630(6)c. from the required 20 feet to 5'-1 1/2" (improvement to existing)

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback	Please See Attached			
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Please see attached cover letter

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Please see attached cover letter

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Please see attached cover letter

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Please see attached cover letter

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Please see attached cover letter

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Please see attached cover letter

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Please see attached cover letter

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

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

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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

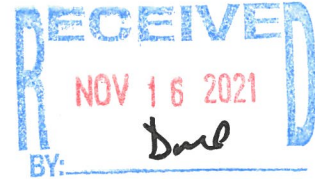
JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

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

OF COUNSEL:

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

November 16, 2021



VIA HAND DELIVERY AND
ELECTRONIC MAIL

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

RE: Variance – 719 Bakers Lane, Key West, Florida 33040

Dear Ms. Halloran,

Please allow this letter and supporting documentation to serve as my client's, Enricos Tire Bodegas, LLC ("Applicant"), application for variances at 719 Bakers Lane, Key West, Florida 33040 (the "Property") located in the Historic High Density Residential ("HHDR") Zoning District. This variance request applies to Code Sec. 122-630(6)a. and 122-630(6)c; front and rear yard requirements.

By way of background, the structure on the Property was condemned by the City of Key West on September 18, 2020, and subsequently demolished by the former property owner. The previous historic structure was a one-story frame structure situated on the lot with noncomplying setbacks to the front, side, and rear yards. The proposed replacement will be a two-story structure situated on the lot very similar to the original structure, but with improvements to setbacks. Although improved, due to the small nature of the lot, the proposed site plan will require variances to the front and rear setback.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.


- a. The Property is located within historic old town and built at a time when small frame cottages were erected along small lanes. As such, the previous structure was located very close to the front, side and rear property line on a small lot making it difficult to design adequate livable space by today's standards. The historic nature of the property combined with the current zoning and use create special conditions that make it difficult to construct a residence meeting all the land development requirements. The applicant is proposing to replace the historic structure in its original siting with improvements made to the front and rear setbacks where allowed.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. The Applicant did not create the existing layout of the property. The Applicant is mindful of the historic context of the surrounding area and making improvements where possible.
3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.
 - a. Special privileges are not conferred. The granting of the variance requested will not confer any special privileges upon the Applicant. The design and siting of the house is representative of what existed previously as well as being sensitive to the surrounding historic fabric.
4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
 - a. The hardship faced by the Applicant is the replacement of a nonconforming historic structure on a legal nonconforming lot. This legal not conforming lot is below the minimum lot size required by the LDRs with a requirement of 30 feet in total setbacks and an existing lot width of 45 feet - 49.8 feet.
5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - a. The variance requested is the minimum variance that will make possible the continued use of the land, building, or structure. The proposed variance would allow the replacement of a historic structure on a small lot on a small lane in the heart of the historic district maintaining the layout of the historic neighborhood.

6. Not injurious to the public welfare. That granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.
 - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest. In fact, it will fill provide a new residential space for the community which is sympathetic and compatible to the historic context of the neighborhood.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses of neighboring lands, structures, or buildings in the same district and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
 - a. The Applicant did not consider other nonconforming uses of other property in developing this application.

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

Sincerely,



Richard J. McChesney, Esq.

For the Firm

Enc.



**CITY OF KEY WEST
BUILDING DEPARTMENT**

1300 White Street
Key West, FL 33040

PUBLIC NOTICE

UNSAFE

Pursuant to Article III, Section 14-71, 14-72, and 14-73 of the Key West Code of Ordinances, the Building Official of the City of Key West hereby declares this structure dangerous and possessing conditions rendering dwelling unfit for human habitation.

719 BAKERS LN

KEY WEST, FLORIDA

**THIS BUILDING IS DANGEROUS. IT IS HEREBY CLOSED
AND ITS USE PROHIBITED.**

Section 14-115. Unauthorized Removal of Complaints, Notices, or Orders. No person without consent of the Building Official shall remove or allow the removal of this notice in accordance with Sections 14-108 and 14-109.

POSTED AND ORDERED THIS 18th DAY OF September, 2020.

BUILDING OFFICIAL SIGNATURE:

A handwritten signature in black ink, appearing to read "T. Justice", is written over a light blue circular stamp.

Digitally signed by Terrence Justice
DN: cn=Terrence Justice, o=City of
Key West, ou=Building Dept.,
email=tjustice@cityofkeywest-
fl.gov, c=US
Date: 2020.09.18 08:22:52 -04'00'

Chief Building Official

DO NOT REMOVE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ENRICO'S TIRE BODEGAS, LLC

Filing Information

Document Number L21000317546
FEI/EIN Number NONE
Date Filed 07/12/2021
State FL
Status ACTIVE

Principal Address

718 BAKERS LN
KEY WEST, FL 33040

Mailing Address

718 BAKERS LN
KEY WEST, FL 33040

Registered Agent Name & Address

MCCHESENEY, RICHARD J, ESQ
500 FLEMING ST
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

DEMSHAR, FRED A
718 BAKERS LN
KEY WEST, FL 33040

Annual Reports

No Annual Reports Filed

Document Images

[07/12/2021 -- Florida Limited Liability](#) [View image in PDF format](#)

Authorization Form



City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

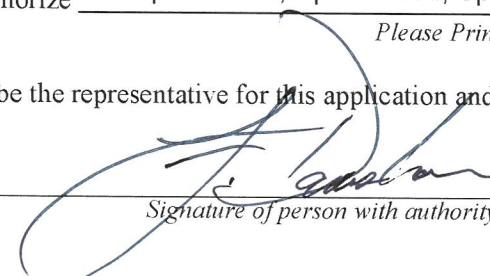
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Fred A. Demshar as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Enricos Tire Bodegas, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Spottswood, Spottswood, Spottswood & Sterling/Richard McChesney
Please Print Name of Representative

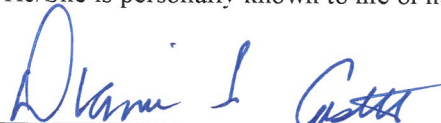
to be the representative for this application and act on my/our behalf before the City of Key West.


Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this November 1, 2021
Date

by Fred A. Demshar
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented FL Driver License as identification.


Notary's Signature and Seal

DIANE T. CASTILLO
Name of Acknowledger typed, printed or stamped

Commission Number, if any 

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Richard McChesney, in my capacity as Member
(print name) *(print position; president, managing member)*
of Spottswood, Spottswood, Spottswood & Sterling
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

719 Bakers Lane
Street address of subject property

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

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Richard McChesney
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 11/16/2021 by
date

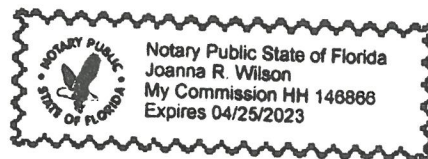
RICHARD MCCHESENEY
Name of Applicant

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

Joanna R. Wilson
Notary's Signature and Seal

Joanna R. Wilson

Name of Acknowledger typed, printed or stamped

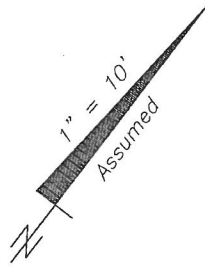


HH 146866
Commission Number, if any

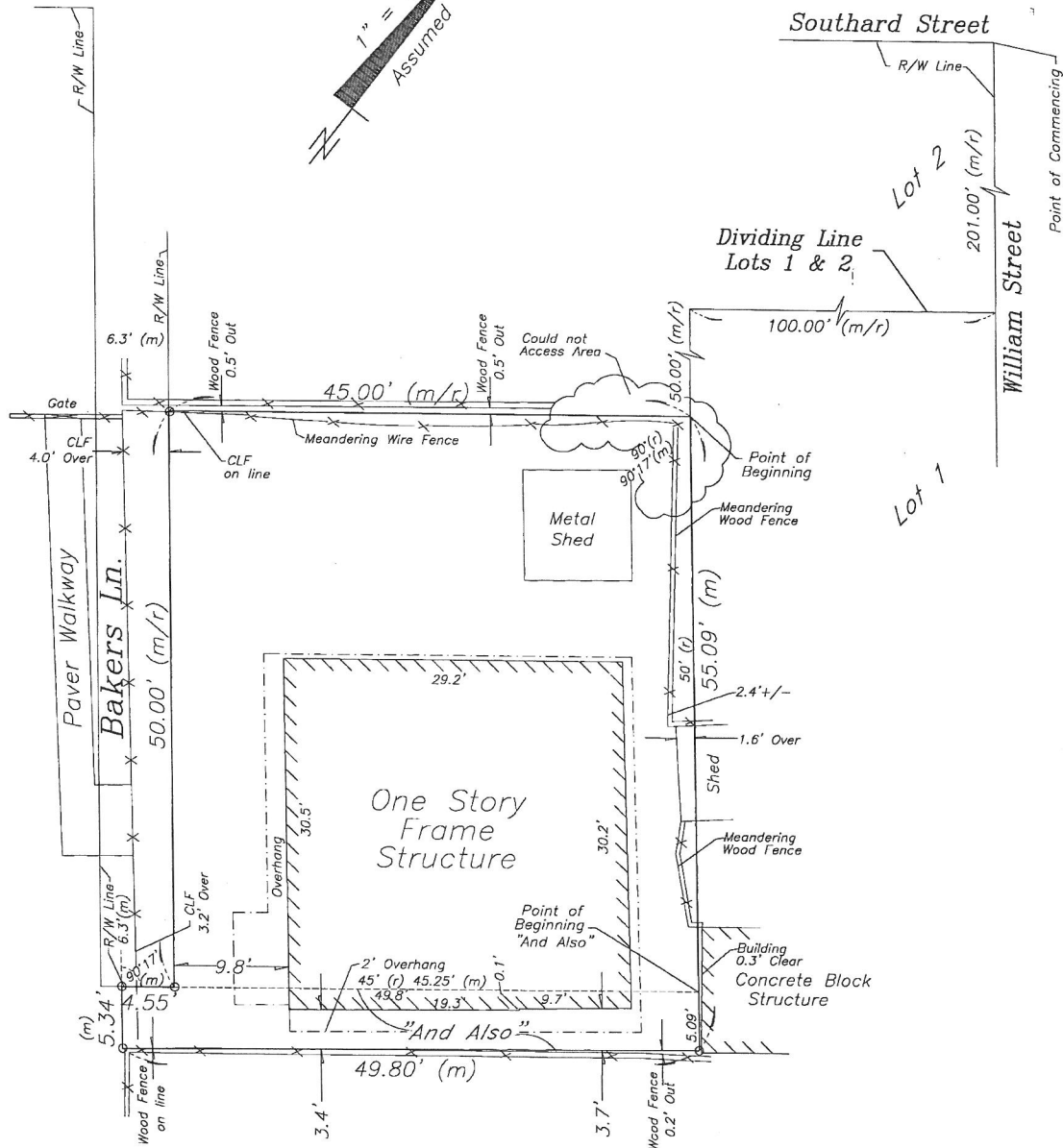
Boundary Survey

Boundary Survey Map of part of Lot 1 of Square 59 of Wm. A. Whitehead's map of the Island of Key West

Bakers Ln.



Southard Street



LEGEND

- Found 3/4" ron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- POB Point of Beginning
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lot 1 of Square 59 of Wm. A. Whitehead's map of the Island of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 719 Bakers Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: September 19, 2019 and April 15, 2020
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.
13. The "And Also" description is proposed and has not been recorded at this date.

BOUNDARY SURVEY OF:

On the Island of Key West and is part of Lots One (1), in Square Fifty-nine (59), according to William A. Whitehead's map of said Island.

Commencing at a point distant from William Street One Hundred (100) feet and Two Hundred One (201) feet distant from Southard Street on the line dividing Lots One (1) and Two (2) of said Square Fifty-nine (59), and running thence in a Southeasterly direction Fifty (50) feet to a point of beginning; thence in a Southwesterly direction parallel to Southard Street Forty-five (45) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction Forty-five (45) feet; thence at right angles in a Northwesterly direction Fifty (50) feet to the point or place of beginning.

Also, together with any and all rights of the parties of the first part in and to the alleyway on the Southwesterly side of the above described parcel of land, which is to be kept open for the benefit of said parcel of land and the property immediately adjoining same to the Northwest.

AND ALSO; (Authored by the Undersigned)

A parcel of land 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 1 of Square 59, said parcel is being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of Southard Street with the Southwesterly right of way line of William Street and run thence Southeasterly along the Southwesterly right-of-way line of the said William Street for a distance of 201.00 feet; thence Southwesterly and at right angles along the dividing line of Lots 1 and 2, of said Square 59, for a distance of 100.00 feet; thence Southeasterly and at right angles for a distance of 100.00 feet to the Easterly corner of the lands described in Official Record Book 3001 at Page 167, as recorded in the Public Records of Monroe County, Florida, said point also being the Point of Beginning of the parcel of land being described herein; thence continue Southeasterly along the previously mentioned course for a distance of 5.09 feet to a point on the Northwesterly boundary line of the lands described in Official Record 2934 at Page 923, of the said Public Records; thence Southwesterly and at right angles along the Northwesterly boundary line of the said lands described in Official Record Book 2934 at Page 923 for a distance of 49.80 feet to the Westerly corner of the lands described in said Official Record Book 2934 at Page 923; thence Northwesterly at right angles for a distance of 5.34 feet; thence Northeasterly with a deflection angle of 90°17' to the right for a distance of 49.80 feet back to the Point of Beginning, containing 260 square feet, more or less.

BOUNDARY SURVEY FOR: Nature's Boundary LLC;

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

J. LYNN O'FLYNN, INC.

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

September 23, 2019
Revised to add "And Also" parcel 4/15/20

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Property Record Card

qPublic.net™ Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00011660-000000
 Account# 1011975
 Property ID 1011975
 Millage Group 10KW
 Location 719 BAKERS Ln, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 59 OR52-427 COUNTY JUDGE'S DOCKET 12-135A OR691-192/93
 Description OR2146-762/63 OR2870-1757/58 OR2870-1759/60 OR2959-1536 OR2963-1290/92
 OR2964-1236 OR2979-1685 OR3001-0167 OR3034-291 OR3091-1306 OR3119-1665
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class VACANT RES (0000)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

ENRICOS TIRE BODEGAS LLC
 718 Bakers Ln
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$86,069	\$86,069	\$95,301	\$96,723
+ Market Misc Value	\$202	\$202	\$0	\$0
+ Market Land Value	\$369,629	\$362,908	\$382,725	\$380,953
= Just Market Value	\$455,900	\$449,179	\$478,026	\$477,676
= Total Assessed Value	\$455,900	\$449,179	\$465,097	\$462,934
- School Exempt Value	\$0	\$0	(\$25,500)	(\$25,500)
= School Taxable Value	\$455,900	\$449,179	\$439,597	\$437,434

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,510.00	Square Foot	50	45

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1965	1966	1	200 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/20/2021	\$100	Warranty Deed	2335261	3119	1665	30 - Unqualified	Improved
4/13/2021	\$550,000	Warranty Deed	2315508	3091	1306	37 - Unqualified	Improved
4/12/2021	\$100	Quit Claim Deed	2315509	3091	1308	11 - Unqualified	Improved
7/22/2020	\$100	Quit Claim Deed	2274722	3034	291	11 - Unqualified	Improved
12/27/2019	\$490,000	Warranty Deed	2249774	3001	0167	01 - Qualified	Improved
8/12/2019	\$300,000	Warranty Deed	2232370	2979	1685	19 - Unqualified	Improved
5/16/2019	\$0	Order (to be used for Order Det. Heirs, Probate in	2220305	2964	1236	11 - Unqualified	Improved
4/17/2019	\$0	Death Certificate	2216038	2959	1536	88 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-0491	4/21/2021	9/15/2021	\$12,500	Residential	
04-3143	9/30/2004	12/2/2004	\$15,000		ELECTRICAL UPGRADE

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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

Last Data Upload: 10/25/2021, 2:18:08 AM

Version 2.3.155

Developed by
 Schneider
 GEOSPATIAL

Site Plan

719 Bakers Lane – Variance Application

S I T E D A T A		719 BAKERS LANE RE# 00011660-000000		
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	EXISTING
SITE AREA	2,515.75 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	1,165.5 SQ. FT. (46.3% EXISTING)	1,509.4 SQ. FT. (60% MAX)	1,063 SQ. FT. 42.3%	CONFORM
OPEN SPACE	1,350.25 SQ. FT. (53.7% EXISTING)	880.5 SQ. FT. (35% MIN)	1,374 SQ. FT. (54.6%)	CONFORM
BUILDING COV.	1,165.5 SQ. FT. (46.3% EXISTING)	1,257.8 SQ. FT. (50% MAX)	1,045 SQ. FT. 41.5%	CONFORM
ACCESSORY STRUCTURE REAR YARD COV.	89.3 OUT OF 827 SQ FT (11% EXISTING)	827 SQ. FT. @ (30% MAX.) = 248 SQ FT	NONE	CONFORM
FRONT YARD 50% GREEN SPACE COV.	494 OUT OF 577 SQ FT (86% EXISTING)	577 SQ FT (50% MIN) = 288 SF	222 SQ FT (77% PROPOSED)	CONFORM
SETBACKS				
FRONT SETBACK (BAKERS LANE)	5'-1 1/2"	10'	8'-0" PROPOSED 2'-0" VARIANCE	IMPROVEMENT TO EXISTING NONCONFORMING
REAR SETBACK	5' - 1/2"	20'	5'-1 1/2" PROPOSED 14'-10 1/2" VARIANCE	IMPROVEMENT TO EXISTING NONCONFORMING
SIDE SETBACK (NORTH)	20' - 11 1/2"	5'	12'-4 1/2"	CONFORM
SIDE SETBACK (SOUTH)	1'-6"	5'	5'-1 1/2"	CONFORM
BUILDING HEIGHT	+/- 13'-4"	30'	+/- 24'-10 1/2"	CONFORM

SITE DATA

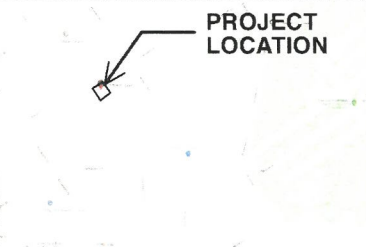
719 BAKERS LANE
RE# 00011660-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	EXISTING
SITE AREA	2,515.75 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	1,165.5 SQ. FT. (46.3% EXISTING)	1,509.4 SQ. FT. (60% MAX)	1,063 SQ. FT. 42.3%	CONFORM
OPEN SPACE	1,350.25 SQ. FT. (53.7% EXISTING)	880.5 SQ. FT. (35% MIN)	1,374 SQ. FT. (54.6%)	CONFORM
BUILDING COV.	1,165.5 SQ. FT. (46.3% EXISTING)	1,257.8 SQ. FT. (50% MAX)	1,045 SQ. FT. 41.5%	CONFORM
ACCESSORY STRUCTURE REAR YARD COV.	89.3 OUT OF 827 SQ FT (11% EXISTING)	827 SQ. FT. @ (30% MAX.) = 248 SQ FT	NONE	CONFORM
FRONT YARD 50% GREEN SPACE COV.	494 OUT OF 577 SQ FT (86% EXISTING)	577 SQ FT (50% MIN) = 288 SF	222 SQ FT (77% PROPOSED)	CONFORM
SETBACKS				
FRONT SETBACK (BAKERS LANE)	5'-1 1/2"	10'	8'-0" PROPOSED 2'-0" VARIANCE	IMPROVEMENT TO EXISTING NONCONFORMING
REAR SETBACK	5' - 1/2"	20'	5'-1 1/2" PROPOSED 14'-10 1/2" VARIANCE	IMPROVEMENT TO EXISTING NONCONFORMING
SIDE SETBACK (NORTH)	20' - 11 1/2"	5'	12'-4 1/2"	CONFORM
SIDE SETBACK (SOUTH)	1'-6"	5'	5'-1 1/2"	CONFORM
BUILDING HEIGHT	+/- 13'-4"	30'	+/- 24'-10 1/2"	CONFORM

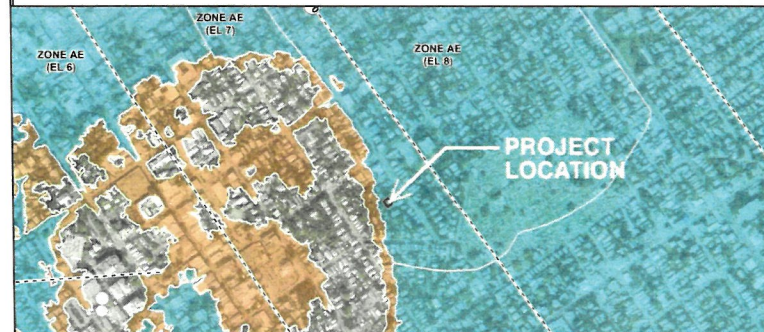
FEMA MAP FLOOD ZONE: X (Ngvd1929)



SITE LOCATION MAP:



FUTURE FEMA MAP FLOOD ZONE: AE 9 (NAVD 1988)



GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS. ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DESIGN NOTES:

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2020 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-14 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE 'D'
CONSTRUCTION TYPE VB
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET S-1

VARIANCE APPROVAL: -
HARC APPLICATION#: -

A NEW RESIDENCE FOR FRED DEMSHAR 719 BAKERS LANE KEY WEST , FL 33040

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.0 SURVEY
- C1.1 EXISTING SITE PLAN
- EX1.1 EXISTING FLOOR PLAN & EXISTING ELEVATIONS
- A1.0 ARCHITECTURAL SITE PLAN
- A1.1 1ST & 2ND FLOOR PLANS
- A2.1 HARC CONTEXT DRAWINGS
- A3.1 PROPOSED ELEVATIONS

ABBREVIATION LEGEND:

- ADJ. = ADJUSTABLE
- A.F.F. = ABOVE FINISH FLOOR
- ALUM. = ALUMINUM
- ARCH. = ARCHITECTURAL
- BALC. = BALCONY
- BD. = BOARD
- B.O. = BOTTOM OF...
- C.I.P. = CAST IN PLACE
- C.J. = CONTROL JOINT
- CL. = CLOSET
- CL. = CENTERLINE
- CONC. = CONCRETE
- COORD. = COORDINATE
- C.O.R. = CROWN OF ROAD
- D. = DRYER
- DN. = DIMENSION
- DN. = DOWN
- DW. = DISHWASHER
- DWG. = DRAWING
- ELECT. = ELECTRICAL
- ELEV. = ELEVATOR
- E.P. = ELECTRICAL PANEL
- EQ. = EQUAL
- EX. = EXISTING
- E.J. = EXPANSION JOINT
- F.F.E. = FINISH FLOOR ELEVATION
- FIN. = FINISH
- FREZ. = FREEZER
- GYP. BD. = GYPSUM WALL BOARD
- HORIZ. = HORIZONTAL
- HR. = HOUR
- MAX. = MAXIMUM
- MECH. = MECHANICAL
- MIC. = MICROWAVE OVEN
- MIN. = MINIMUM
- M.R. = MOISTURE RESISTANT
- N.A. = NOT APPLICABLE
- N.I.C. = NOT IN CONTRACT
- O.H. = OPPOSITE HAND
- PT. = PAINTED
- P.T. = PRESSURE TREATED
- R.A. = RETURN AIR
- REF. = REFERENCE
- REFR. = REFRIGERATOR
- REQ. = REQUIRED
- SCHED. = SCHEDULE
- S.F. = SQUARE FOOT
- SIM. = SIMILAR
- STOR. = STORAGE
- STRUCT. = STRUCTURAL
- SQ. = SQUARE
- TL. = TILE
- T.O. = TOP OF...
- TYP. = TYPICAL
- U.C. = UNDER COUNTER
- U.N.O. = UNLESS NOTED OTHERWISE
- VERT. = VERTICAL
- V.I.F. = VERIFY IN FIELD
- W. = WASHER
- W/ = WITH
- WD. = WOOD
- W.H. = WATER HEATER

SCOPE OF WORK:

REMOVAL OF EXISTING RESIDENCE & SHED ON PROPERTY. A NEW SINGLE FAMILY RESIDENCE WITH DECK TO BE BUILT.

T.S. NEAL
ARCHITECT INC.
22974 OVERSEAS HWY
CUDDJOE KEY, FL
33042
305-340-8857
251-422-9547



A NEW RESIDENCE FOR
FRED DEMSHAR
719 BAKERS LANE
KEY WEST, FL 33040

DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: TSN / EDSA
CHECKED:
DATE: 11-02-2021

REVISION #	DATE

T1.1
SHEET #

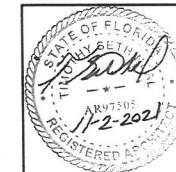
TSN
TIMOTHY SETH NEAL ARCHITECTS INC.



T.S. NEAL
ARCHITECT INC.

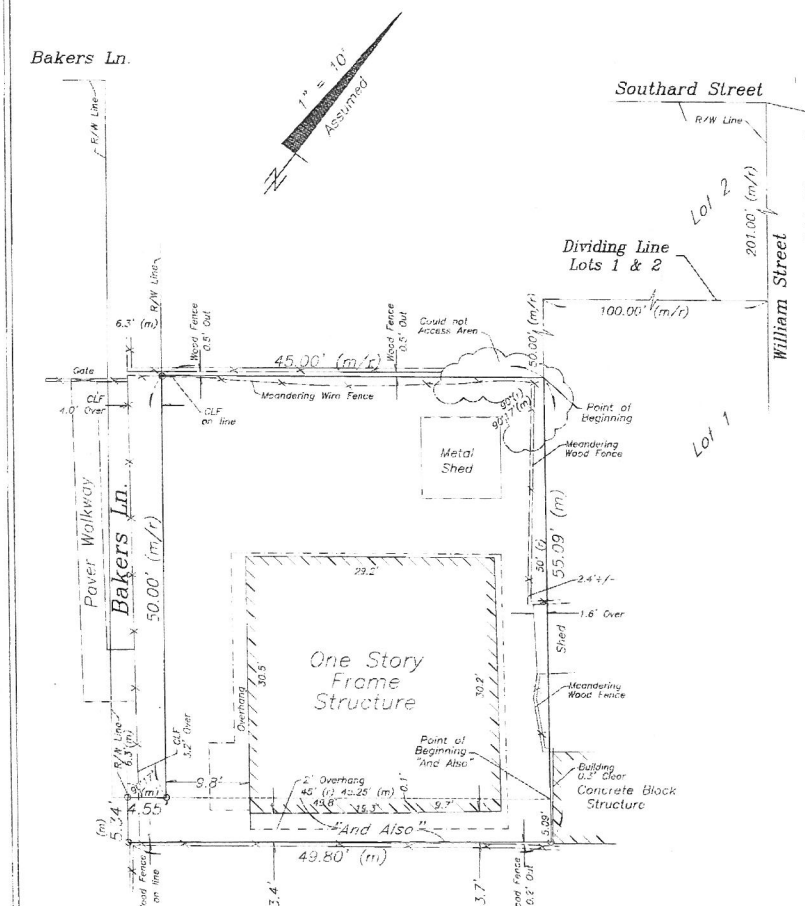
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CUDDO KEY, FL
33042

305-340-8857
251-422-9547



A NEW RESIDENCE FOR
FRED DEMSHAR
719 BAKERS LANE
KEY WEST, FL 33040

Boundary Survey Map of part of Lot 1 of Square 59 of Wm. A.
Whitehead's map of the Island of Key West



LEGEND

- Found 3/4" iron pipe w/cap (6296)
- Found 1/2" iron rod (No ID)
- ▲ Found Nail & Disc (HIS)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- P.O.B. Point of Beginning
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #2626

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-7244

SURVEY PROVIDED
BY OWNER

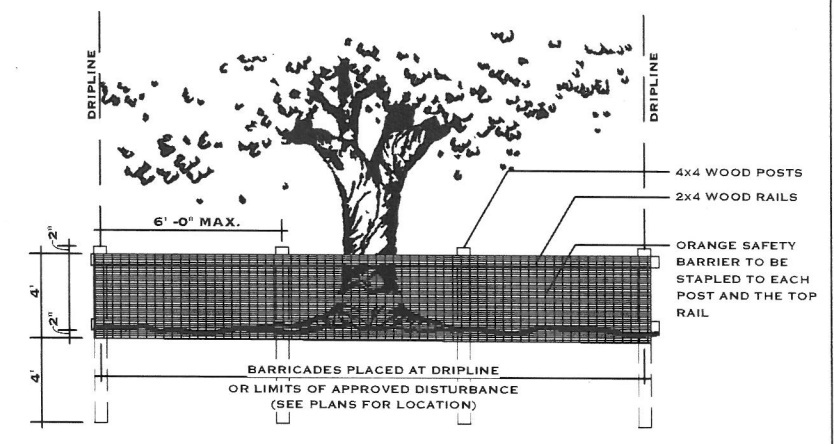
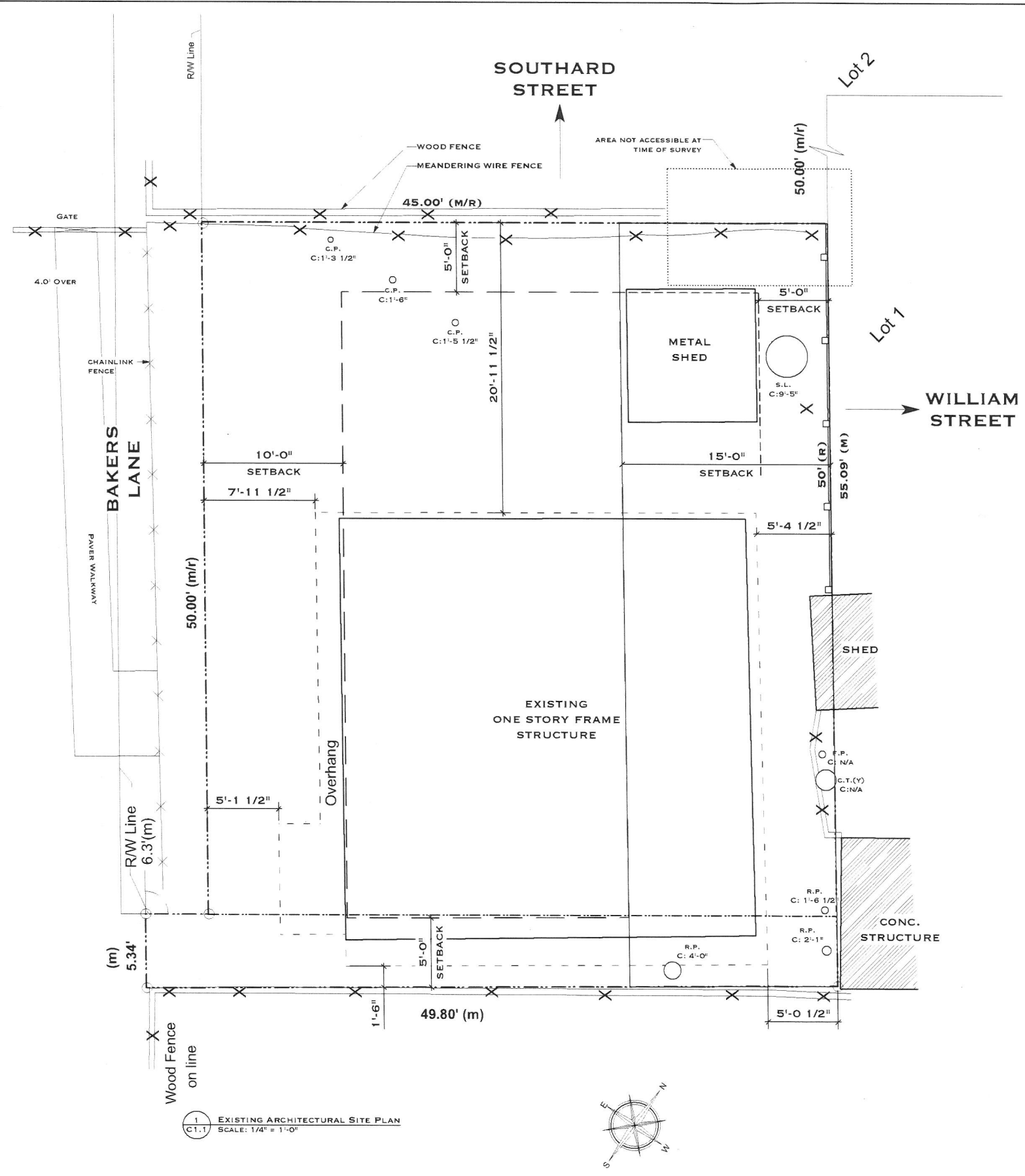
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SURVEY

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DATE: 11-02-2021

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SHEET #





TREE PROTECTION AND BARRICADE ELEVATION
SCALE: NTS

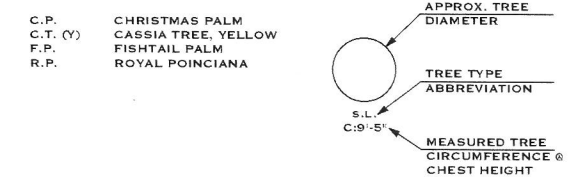
TREE PROTECTION AND PRESERVATION NOTES

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
-UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
-SKINNING AND BRUISING OF BARK
-SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
5. THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
7. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
8. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
9. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED CLEAN USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
12. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

NOTES:

1. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
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5. EXPOSED ROOTS SHALL BE CUT USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES.
6. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

TREE GRAPHICAL LEGEND



T.S. NEAL ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL 33042
305-340-8857
251-422-9547



**A NEW RESIDENCE FOR
FRED DEMSHAR
719 BAKERS LANE
KEY WEST, FL 33040**

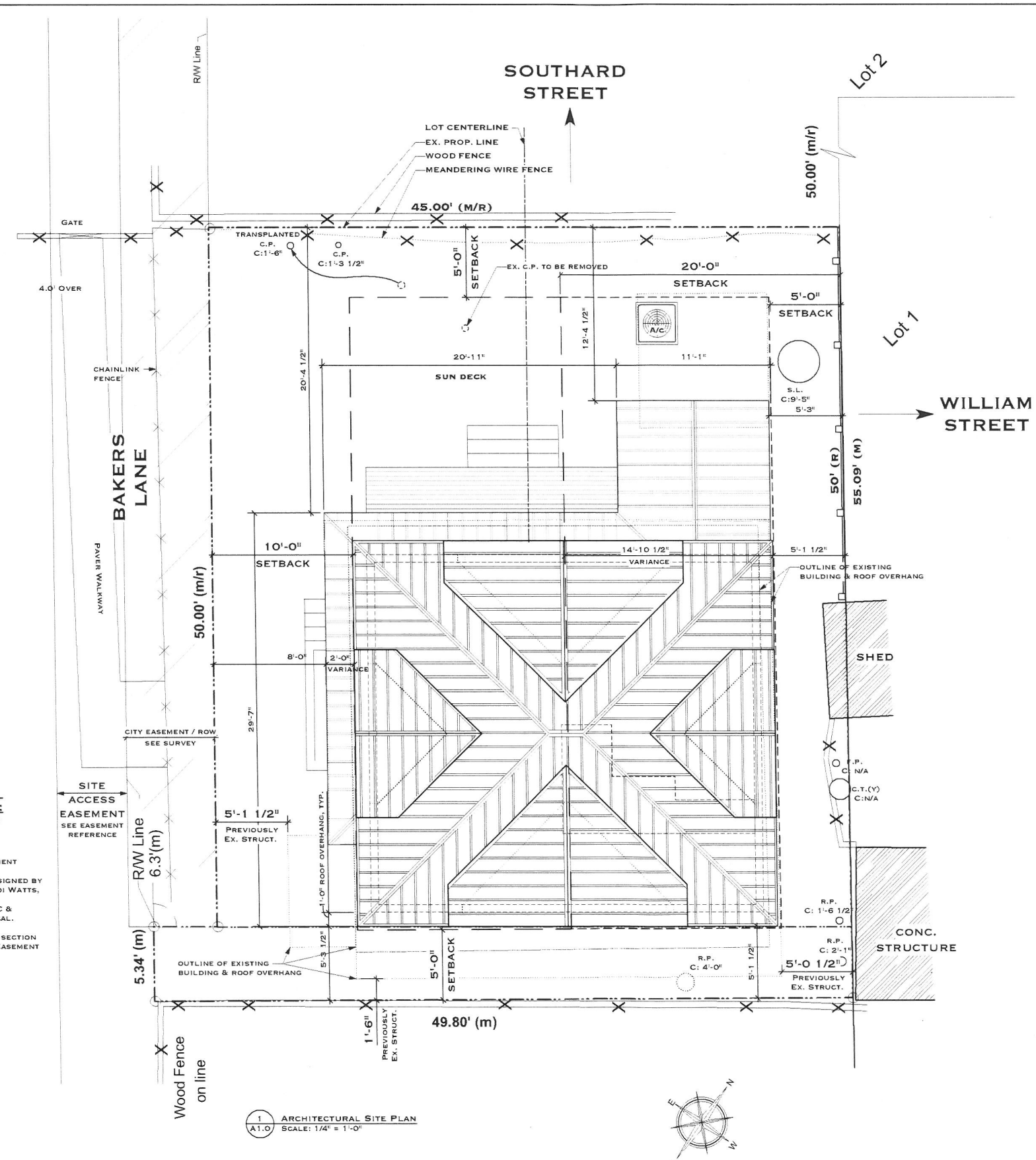
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EXISTING SITE PLAN**

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TIMOTHY SETH NEAL ARCHITECTS INC.



SITE NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, AND PORCHES IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & AGREED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
3. THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM HOUSE AND DRIVE. BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS AS NECESSARY.
5. THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & KEY WEST TREE COMMISSION PRIOR TO REMOVAL. IF TREES OCCUR IN THE AREA ADJACENT TO NEW CONSTRUCTION, THEIR REMOVAL SHALL BE APPROVED BY THE OWNER & THE KEY WEST TREE COMMISSION. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-A-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME A NUISANCE OR EYEBORE AND SHALL BE EMPTIED REGULARLY.
6. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION.
7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER.
8. SHOULD THE OWNER OR CONTRACTOR DECIDE TO PLACE FILL DIRT ON SITE IN THE BUILDING AREA THEY SHALL NOTIFY THE ARCHITECT & GEOTECHNICAL ENGINEERS FOR RECOMMENDATIONS ON PLACEMENT OF FILL SO AS NOT TO CAUSE ANY ADVERSE EFFECT ON TREES OR EXISTING SOILS.

TREE GRAPHICAL LEGEND

- | | | |
|----------|---------------------|--|
| C.P. | CHRISTMAS PALM | APPROX. TREE DIAMETER |
| C.T. (Y) | CASSIA TREE, YELLOW | TREE TYPE ABBREVIATION |
| F.P. | FISHTAIL PALM | MEASURED TREE CIRCUMFERENCE @ CHEST HEIGHT |
| R.P. | ROYAL POINCIANA | |

EASEMENT REFERENCE:
 DOC #2249773
 BK# 3001
 PG#157

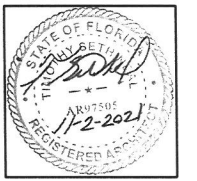
EASEMENT AGREEMENT MADE ON 27TH OF DECEMBER 2019, SIGNED BY MYRA JUDITH CIADI WATTS, CYPRESS AVENUE INVESTMENTS, LLC & DANIEL R. MARISCAL.

SEE PAGE 13, SEE SECTION CONVEYANCE OF EASEMENT

1 ARCHITECTURAL SITE PLAN
 SCALE: 1/4" = 1'-0"



T.S. NEAL
 ARCHITECT INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL
 33042
 305-340-8857
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A NEW RESIDENCE FOR
FRED DEMSHAR
 719 BAKERS LANE
 KEY WEST, FL 33040

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 ARCHITECTURAL SITE PLAN

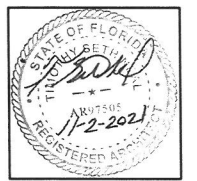
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A NEW RESIDENCE FOR
FRED DEMSHAR
 719 BAKERS LANE
 KEY WEST, FL 33040

DRAWING TITLE:
FLOOR PLANS AND ROOF PLAN

DRAWN: TSN / EDSA
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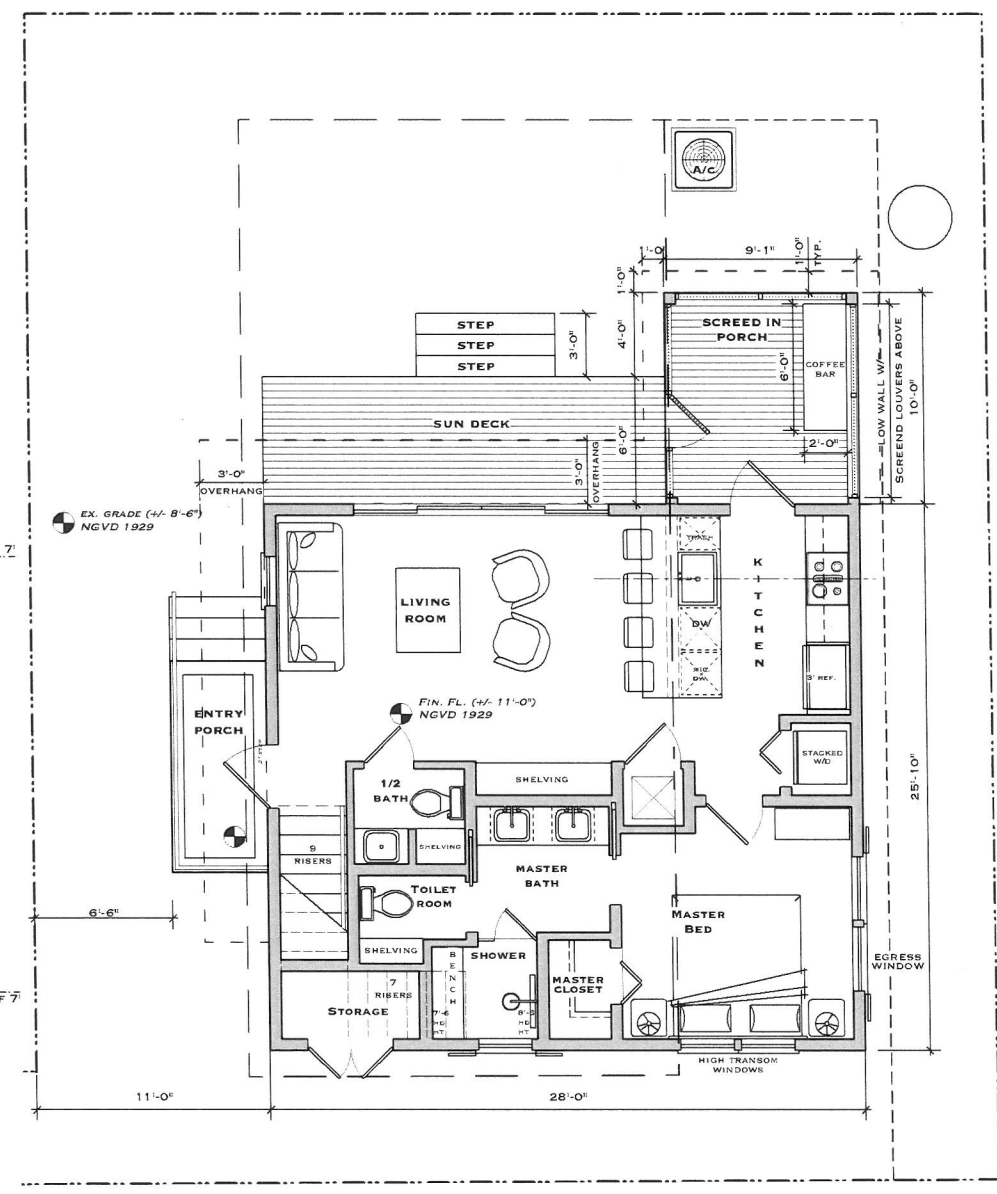
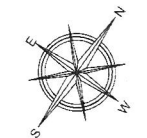
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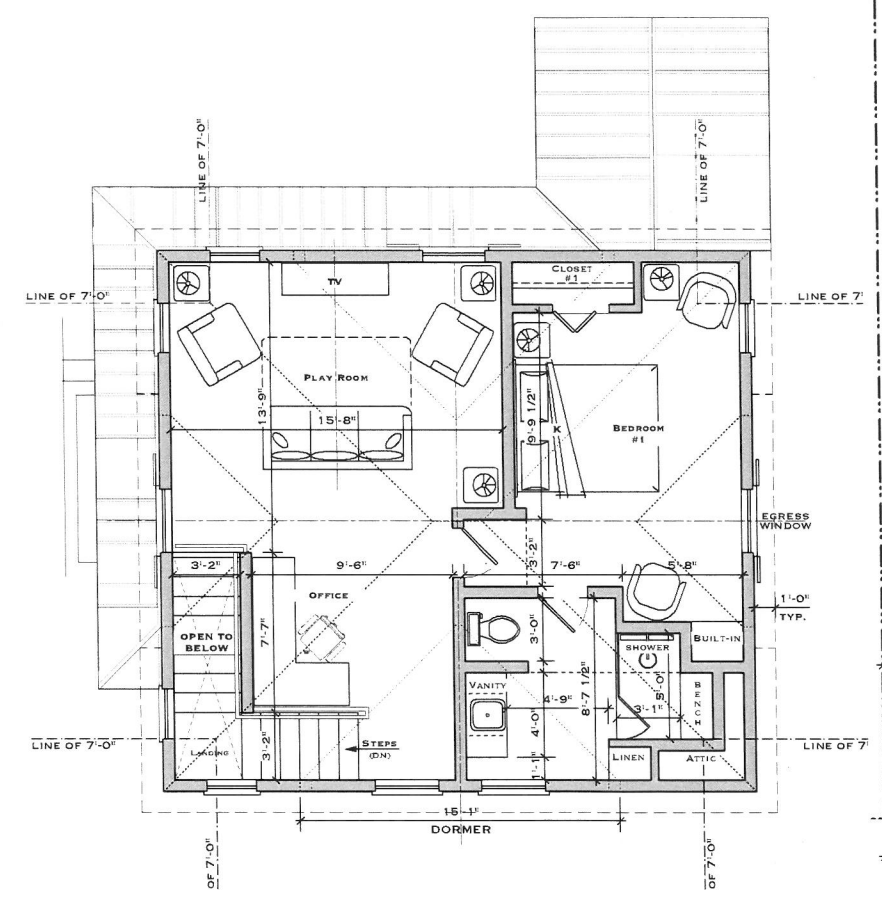


SQUARE FOOT AREA TABLE:

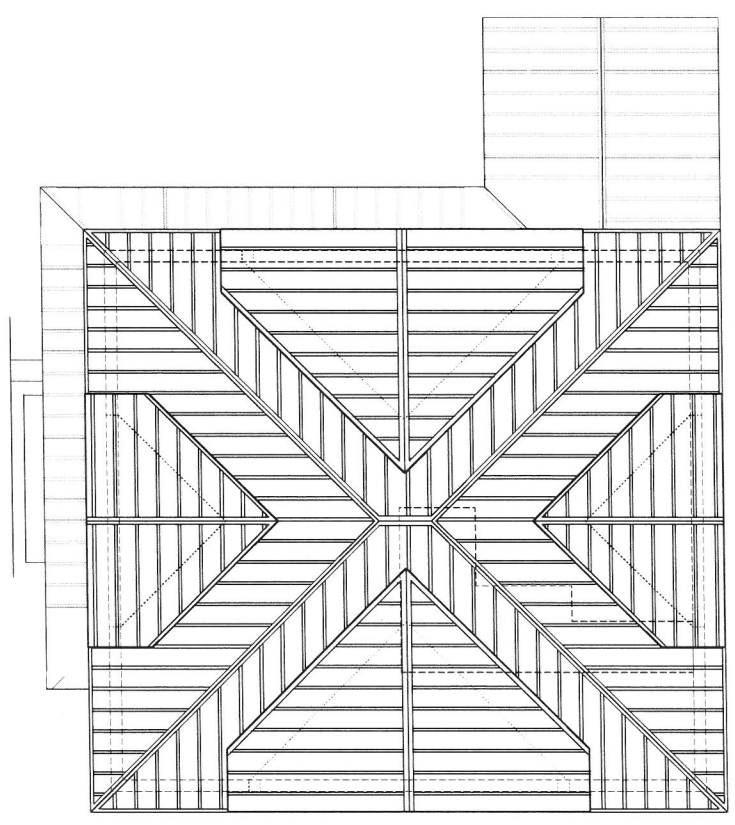
1ST FLOOR:	
CONDITIONED SQ AREA:	666 SQ FT
COVERED OUTDOOR AREA:	91 SQ FT
DECK AREA:	158.5 SQ FT
2ND FLOOR:	
CONDITIONED SQ AREA:	645 SQ FT
GRAND TOTALS:	
CONDITIONED SQ AREA:	1,311 SQ FT
COVERED OUTDOOR AREA:	91 SQ FT
DECK AREA:	158.5 SQ FT



1 1ST FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
 A1.1 SCALE: 1/4" = 1'-0"


T.S. NEAL
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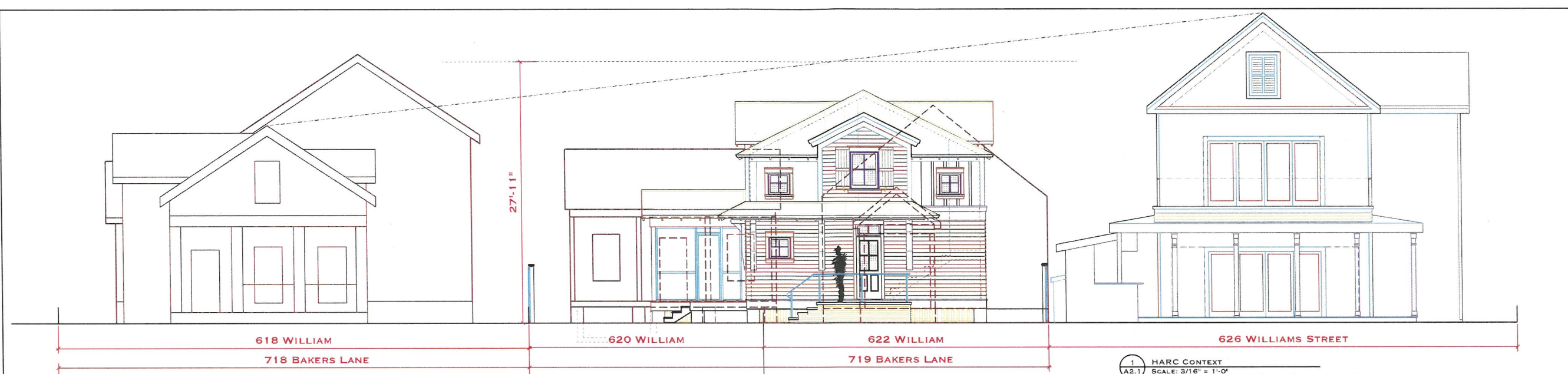
A NEW RESIDENCE FOR
FRED DEMSHAR
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DRAWING TITLE:
 CONTEXT DRAWING & PHOTOS

DRAWN: TSN / EDSA
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REVISION #	DATE

A2.1
 SHEET #



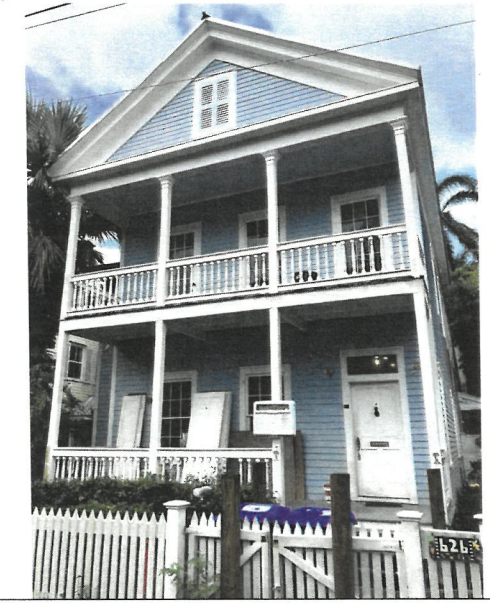
618 WILLIAMS STREET, REAR ELEVATION



620 WILLIAMS STREET



622 WILLIAMS STREET



626 WILLIAMS STREET

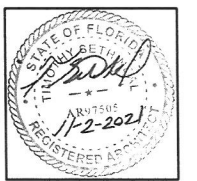


718 BAKERS LANE



626 WILLIAMS STREET, REAR ELEVATION


T.S. NEAL
ARCHITECT INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL
 33042
 305-340-8857
 251-422-9547



A NEW RESIDENCE FOR
FRED DEMSHAR
 719 BAKERS LANE
 KEY WEST, FL 33040

DRAWING TITLE:
 ELEVATIONS

DRAWN: TSN / EDSA
 CHECKED:
 DATE: 11-02-2021

REVISION # DATE

A3.1
 SHEET #



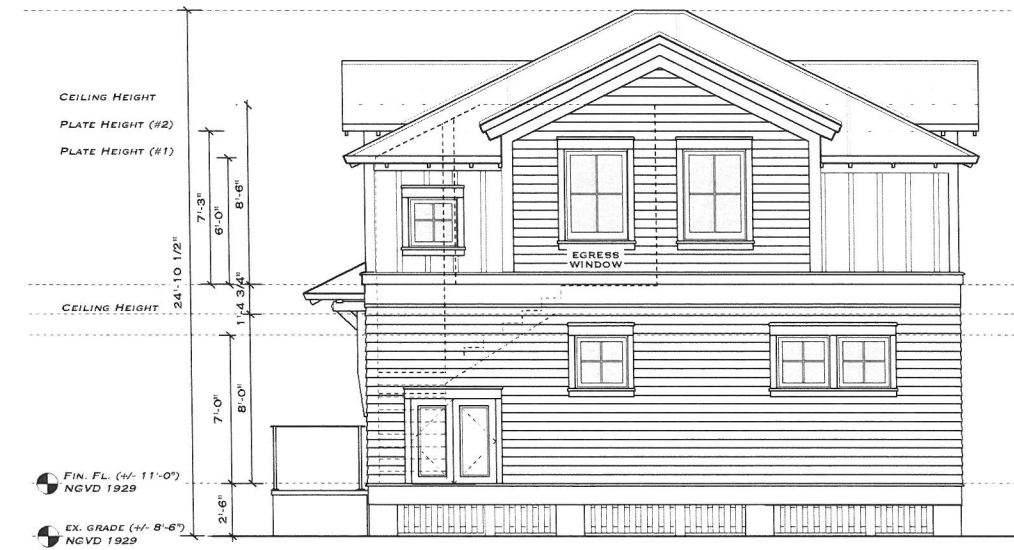
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



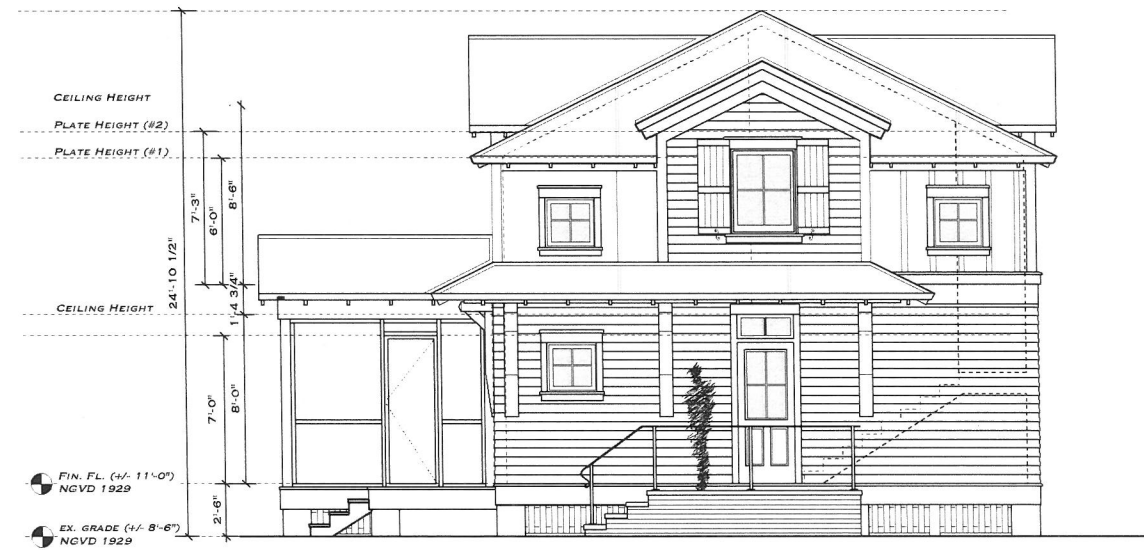
1 NORTH ELEVATION
 AS.1 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 AS.1 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
 AS.1 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
 AS.1 SCALE: 1/4" = 1'-0"



5 HARC CONTEXT
 AS.1 SCALE: 3/16" = 1'-0"

Deed

Prepared by and return to:
Richard J. McChesney, Esq.
Spottswood, Spottswood, Spottswood
& Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number:
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of July, 2021 between Fred Anthony Demshar, a single man, whose post office address is 718 Bakers Lane, Key West, Florida 33040 grantor, and Enrico's Tire Bodegas, LLC, a Florida limited liability company, whose post office address is 718 Bakers Lane, Key West, Florida 33040, grantee:

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

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

See Exhibit A attached

Parcel Identification Number: 00011660-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2021 and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

Richard McPherson
Printed Name: Richard McPherson

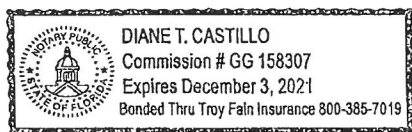
Diane T. Castillo
Printed Name: Diane T. Castillo

Fred Anthony Demshar
Fred Anthony Demshar

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledgement before me by means of physical presence or online notarization, this 20th day of July 2021, by Fred Anthony Demshar, who is personally known to me or who has produced FL Driver License as identification.

[SEAL]



Diane T. Castillo
Notary Public

Printed Name: Diane T. Castillo

My Commission Expires: _____

Exhibit A

BOUNDARY SURVEY OF:

On the Island of Key West and is part of Lots One (1), in Square Fifty-nine (59), according to William A. Whitehead's map of said Island.

Commencing at a point distant from William Street One Hundred (100) feet and Two Hundred One (201) feet distant from Southard Street on the line dividing Lots One (1) and Two (2) of said Square Fifty-nine (59), and running thence in a Southeasterly direction Fifty (50) feet to a point of beginning: thence in a Southwesterly direction parallel to Southard Street Forty-five (45) feet: thence at right angles in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction Forty-five (45) feet; thence at right angles in a Northwesterly direction Fifty (50) feet to the point or place of beginning.

Also, together with any and all rights of the parties of the first part in and to the alleyway on the Southwesterly side of the above described parcel of land, which is to be kept open for the benefit of said parcel of land and the property immediately adjoining same to the Northwest.

AND ALSO: (Authored by the Undersigned)

A parcel of land 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 1 of Square 59, said parcel is being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of Southard Street with the Southwesterly right of way line of William Street and run thence Southeasterly along the Southwesterly right-of-way line of the said William Street for a distance of 201.00 feet; thence Southwesterly and at right angles along the dividing line of Lots 1 and 2, of said Square 59, for a distance of 100.00 feet; thence Southeasterly and at right angles for a distance of 100.00 feet to the Easterly corner of the lands described in Official Record Book 3001 at Page 167, as recorded in the Public Records of Monroe County, Florida, said point also being the Point of Beginning of the parcel of land being described herein; thence continue Southeasterly along the previously mentioned course for a distance of 5.09 feet to a point on the Northwesterly boundary line of the lands described in Official Record 2934 at Page 923, of the said Public Records; thence Southwesterly and at right angles along the Northwesterly boundary line of the said lands described in Official Record Book 2934 at Page 923 for a distance of 49.80 feet to the Westerly corner of the lands described in said Official Record Book 2934 at Page 923; thence Northwesterly at right angles for a distance of 5.34 feet; thence Northeasterly with a deflection angle of $90^{\circ}17'$ to the right for a distance of 49.80 feet back to the Point of Beginning, containing 260 square feet, more or less.