

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: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 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: 1214 16th Ter, Key West, FL 33040

Zoning District: SP

Real Estate (RE) #: 1057851

Property located within the Historic District? Yes No

APPLICANT:

Owner

Authorized Representative

Name: Haydee STEWART Mailing Address: 1214 16th Ter

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-6052 Office: Self-Employed Fax: _____

Email: hstewartkw@aatt.net

PROPERTY OWNER: (if different than above)

Name: N/A Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: Bathroom addition to be located partially in the rear setback.

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

Rear setback 4'-9.5"

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

If yes, please describe and attach relevant documents: Utility easement BUT IT'S NOT IMPACTING THE UTILITY EASEMENT.

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	SF			
Flood Zone	AE8			
Size of Site	N/A			
Height	30'-0"	N/A	unchanged	N/A
Front Setback	30'-0"	25'-6"	unchanged	N/A
Side Setback	5'-0"	6.4'	unchanged	N/A
Side Setback	5'-0"	6.4'	unchanged	N/A
Street Side Setback	10'-0"	N/A	N/A	N/A
Rear Setback	25'-0"	27.42'	20'-2.5"	Yes - 4'-9.5"
F.A.R.	N/A	N/A	N/A	N/A
Building Coverage	35%	36%	32%	N/A
Impervious Surface	50%	44%	45%	N/A
Parking	N/A	N/A	N/A	N/A
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	50%	56%	55%	N/A
Number and type of units	N/A	N/A	N/A	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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.

Building is in a legal non-conforming lot size. 6,000 sqft is required for properties in the SF District. The subject property is 5,700 sqft.

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

Property was purchased like that.

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.

Other property owners that have bigger property lot sizes can build a bigger home. Most 3 bedroom homes have a second bathroom.

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.

I have a legal non-conforming lot size and the hardship is to comply w/ land development. I'm a local trying to build an additional bathroom to have my 89yrs old mother have her own bath. This is the most cost effective approach for me to keep my family in the keys.

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.

We're requesting the minimum variance to build the additional bathroom.

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.

This variance does not impact any neighboring property and does not have a negative impact on private interest or welfare.

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.

N/A

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." (check drop off)
- 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. (N/A)
- 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

Pre-Application Meeting Notes

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

Meeting Date: 8/5/2022 Zoning District: SF - Single Family Residential

Address/Location: 1214 16th Terrace

Request: Rear yard setback variance to allow 100 sf bathroom addition.

Type of Application: Planning Board

Attendees: Haydee Stewart & D. Bonilla

Notes:

Property is currently legal non-confirming with respects to minimum lot size (6,000 sf required for properties in the SF District. The subject property currently has a lot size of 5,700 sf; with a lot depth of 100' and a lot width of 57' per survey. Architect to provide revised setback dimensions from rear and side property lines to outside wall of addition. Staff to send applicant Verification Form and Planning Board meeting schedule. Based on a preliminary review of the variance request, Staff will likely be in support of the variance approval, due to the hardship imposed by the legal non-confirming lot size. Applicant is aiming to attend the October 2022 Planning Board. Deadline for submission will be 8/19/2022.

Verification Form



**City of Key West
Planning Department**

Verification Form
(Where Owner is the applicant)

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

1214 16th Ter. Key West, FL 33040
Street address of subject property

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

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

[Signature]
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 9th September 2022 by
Haydee Stewart
Name of Owner
date

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

[Signature]
Notary's Signature and Seal

Meghan K Davis
Name of Acknowledger typed, printed or stamped

HH 043734
Commission Number, if any



Property Record Card

Disclaimer

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

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

Summary

Parcel ID 00057370-000000
 Account# 1057851
 Property ID 1057851
 Millage Group 10KW
 Location 1214 16TH Ter, KEY WEST
 Address
 Legal BK 5 LT 16 KW PEARLMAN HEIGHTS PB4-85 OR270-185 OR796-193 OR796-1534
 Description OR812-40 OR886-137/38 OR1626-729/30 OR2619-349/50 OR2864-718/19
 (Note: Not to be used on legal documents.)
 Neighborhood 6223
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Pearlman Heights
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

STEWART HAYDEE
 1214 16th Ter
 Key West FL 33040

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$187,969	\$169,687	\$173,825	\$175,895
+ Market Misc Value	\$6,276	\$6,402	\$6,528	\$6,655
+ Market Land Value	\$408,747	\$279,215	\$270,579	\$270,579
= Just Market Value	\$602,992	\$455,304	\$450,932	\$453,129
= Total Assessed Value	\$266,092	\$258,342	\$254,776	\$249,048
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$241,092	\$233,342	\$229,776	\$224,048

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,700.00	Square Foot	57	100

Buildings

Building ID	4747	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1965
Building Type	S.F.R. - R1 / R1	Effective Year Built	2005
Gross Sq Ft	1578	Foundation	CONCR FTR
Finished Sq Ft	1348	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	TERRAZZO
Perimeter	166	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	22	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,348	1,348	166
OPF	OP PRCH FIN LL	158	0	66
SBF	UTIL FIN BLK	72	0	36
TOTAL		1,578	1,348	268

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1967	1968	1	160 SF	2
UTILITY BLDG	1982	1983	1	100 SF	4
WOOD DECK	1982	1983	1	144 SF	4
FENCES	1984	1985	1	63 SF	2
WALL AIR COND	1987	1988	1	1 UNIT	3
FENCES	2006	2007	1	858 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/12/2017	\$502,000	Warranty Deed	2131038	2864	718	01 - Qualified	Improved
3/19/2013	\$315,000	Warranty Deed		2619	349	02 - Qualified	Improved
6/1/1983	\$75,000	Warranty Deed		886	137	Q - Qualified	Improved
5/1/1980	\$65,000	Warranty Deed		812	40	Q - Qualified	Improved

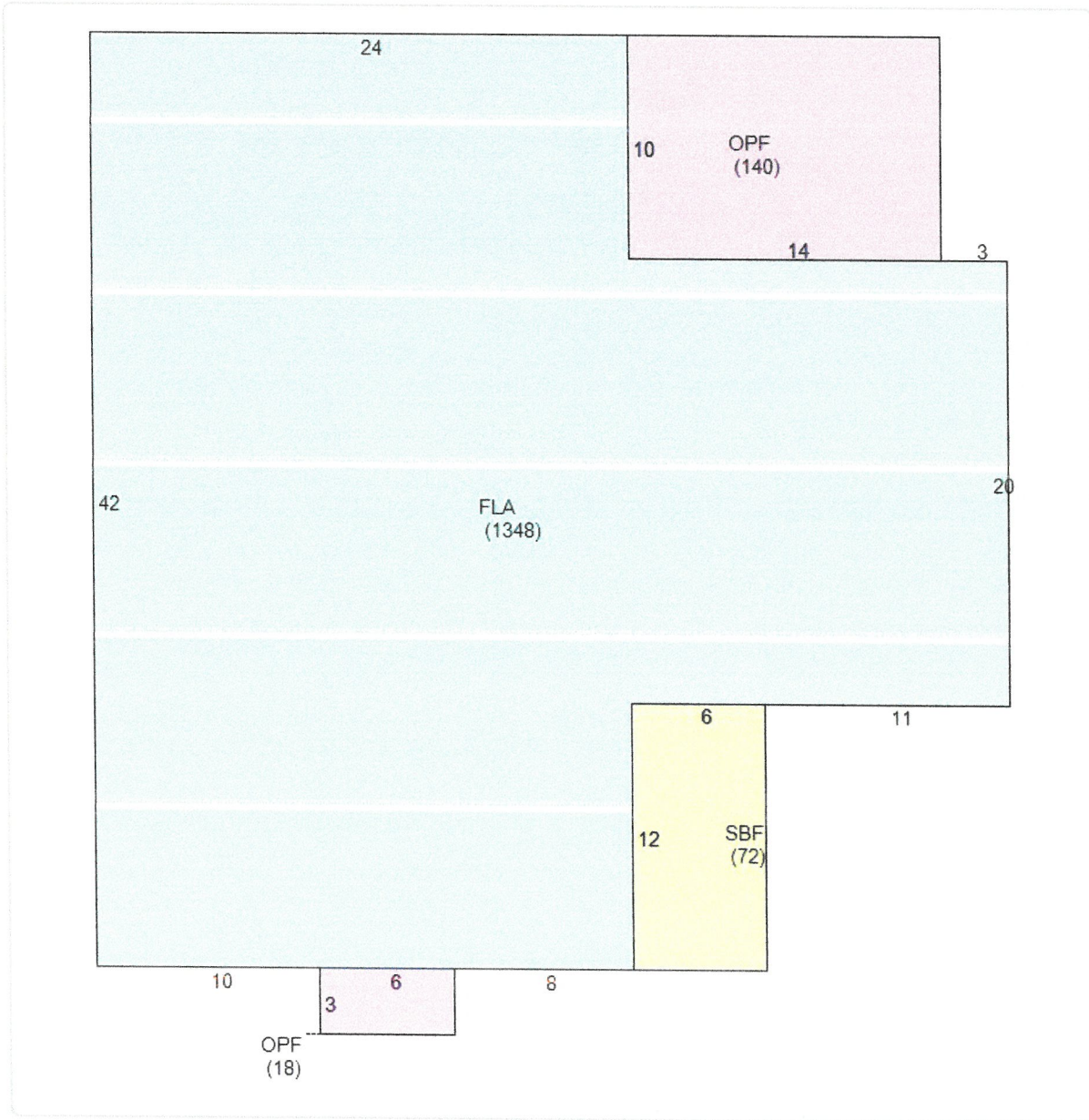
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-1231	3/27/2017	3/29/2017	\$100	Residential	EXTEND PERMIT #13-1021 FOR FINAL INSPECTION ONLY: REPLACE 15 SQS V-CRIMP & 7 SWS STYRENE BUTADIENE STYRENE MEMBRANE ROOF.
13-1021	3/15/2013		\$100	Residential	REPLACE 15 SQS V-CRIMP & 7 SQS STYRENE BUTADIENE STYRENE MEMBRANE ROOF.
06-4254	7/14/2006	9/28/2006	\$7,000	Residential	REPLACE 251 LF OF TIE BEAM.
06-4097	7/7/2006	9/28/2006	\$2,000	Residential	REPLACE EXISTING FENCE DAMAGED BY HURRICANE
01-1549	4/12/2001	10/24/2001	\$600	Residential	ELECTRICAL
99-3318	9/22/1999	10/18/1999	\$7,000	Residential	V-CRIMP ROOF
99-1675	5/17/1999	7/7/1999	\$8,544	Residential	REPLACE ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

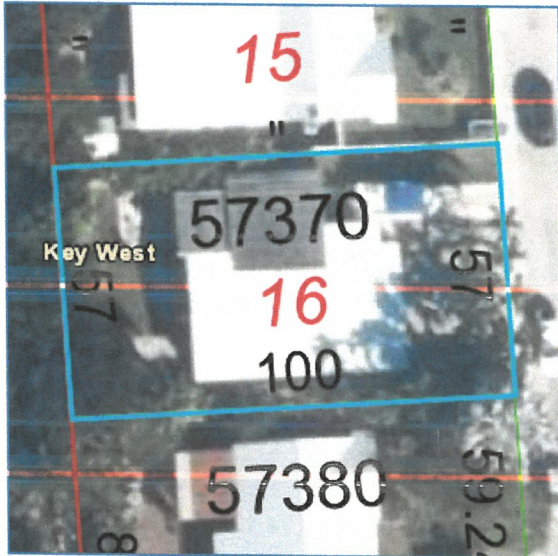


Photos





Map



TRIM Notice

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

2021 Notices Only

Warranty Deed

Prepared by and return to:

07/12/2017 2:52PM
DEED DOC STAMP CL: Krys \$3,514.00

Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 17-123
Consideration: \$502,000.00

Doc# 2131038
Bk# 2364 Pg# 718

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of July, 2017 between Jay H. Behrle and Liese L. Hutchison, husband and wife whose post office address is 2644 Somerville Loop #1405, Cape Coral, FL 33991, grantor, and Haydee Stewart, a single woman whose post office address is 1214 16th Terrace, Key West, FL 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:

Lot 16, in Block 5, of PEARLMAN HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 4, Page 85, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00057370-000000

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, 2016**.

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

Signed, sealed and delivered in our presence:

Gregory Orpeze
Witness Name: Gregory Orpeze

Jay H. Behrle (Seal)
Jay H. Behrle

Madison Fallon
Witness Name: Madison Fallon

Gregory Orpeze
Witness Name: Gregory Orpeze

Liese L. Hutchison (Seal)
Liese L. Hutchison

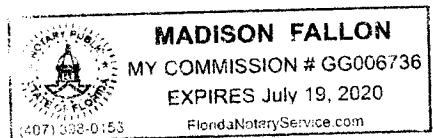
Madison Fallon
Witness Name: Madison Fallon

Doc# 2131038
Bk# 2364 Pg# 719

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of July, 2017 by Jay H. Behrle and Liese L. Hutchison, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Madison Fallon
Notary Public

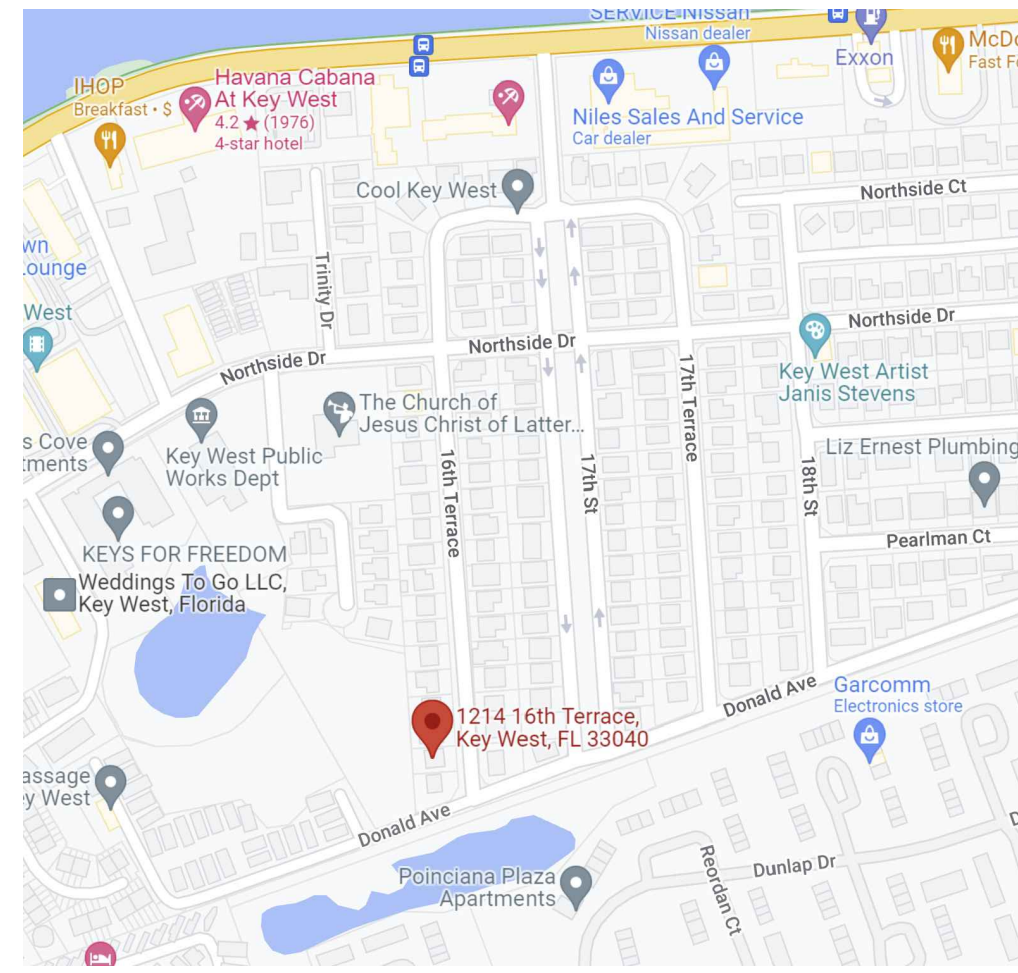
Printed Name: _____

My Commission Expires: _____

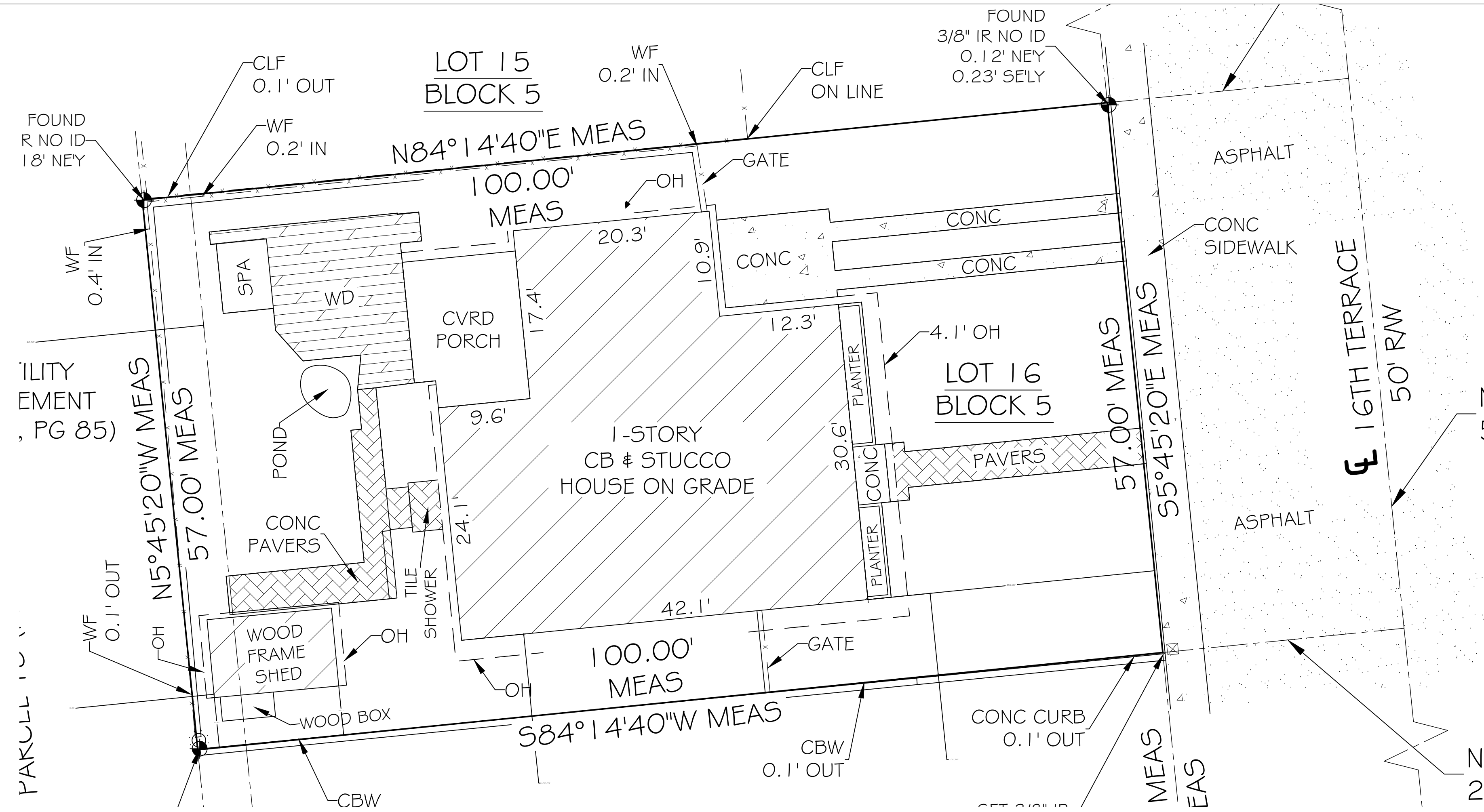
MONROE COUNTY
OFFICIAL RECORDS

Site Plan

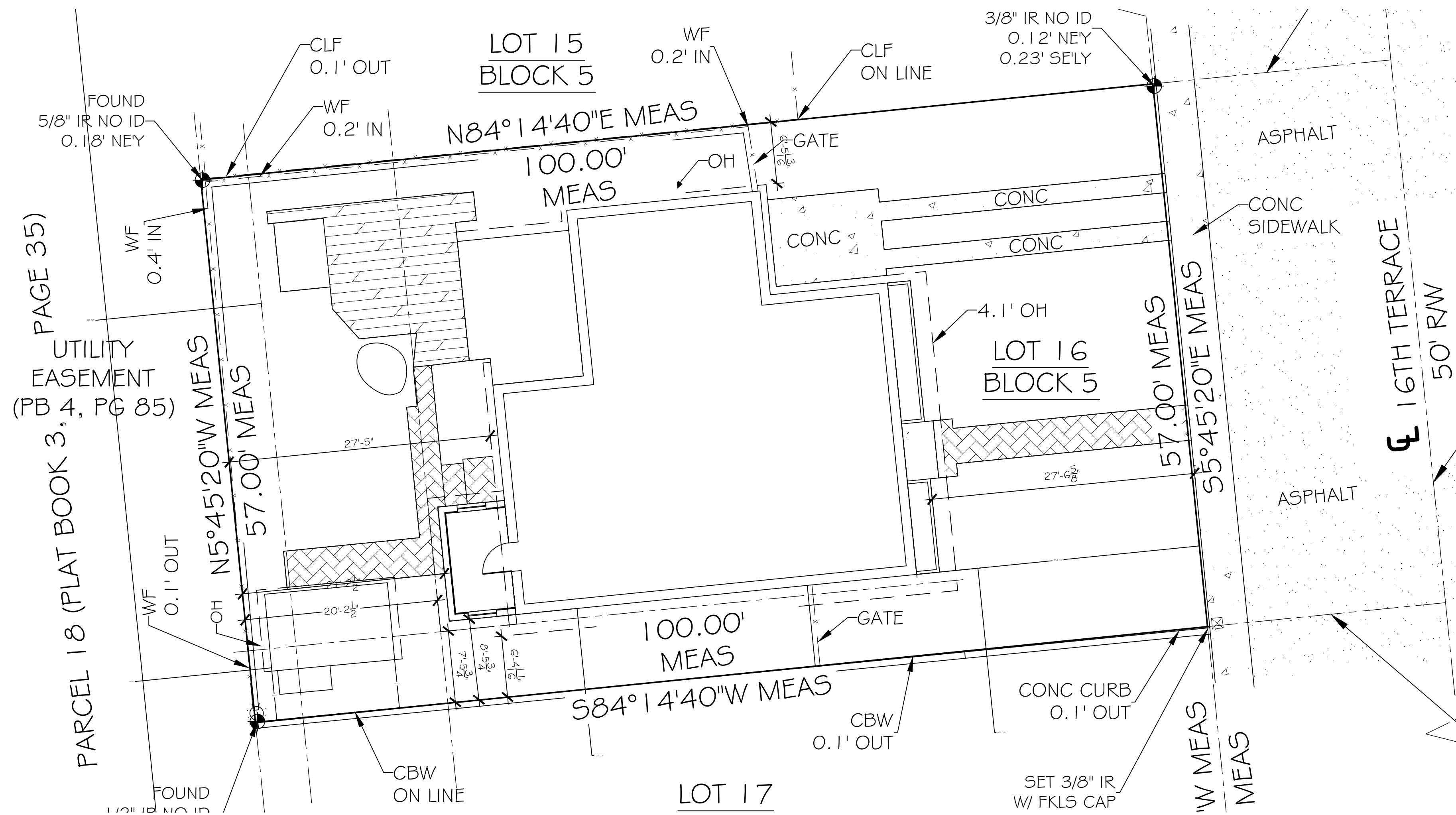
SITE DATA	
SITE ADDRESS: 1214 16TH TERRACE, KEY WEST	
RE: 00057370-000000	
ZONING: SF	
FLOOD ZONE: AE8	
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1509 SUFFIX K; DATE:02-18-05	
SECTION/TOWNSHIP/RANGE: 11-66-32	
LEGAL DESCRIPTION: LOT 16, BLOCK 5, PEARLMAN HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 85, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA	
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY	
TYPE OF CONSTRUCTION: V3	
BUILDING RISK CATEGORY: 3	
DESIGN DATA	
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 7TH FLORIDA BUILDING CODE AND THE LATEST EDITIONS (2020) OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.	
THE FOLLOWING LOADINGS WERE USED:	
DESIGN LOADS: ASCE 7-16	
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF; DECK LL 60 PSF	
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.	
FEMA FLOOD DESIGN PER ASCE 24-14	
DRAWING INDEX	
SHEET A1 - COVER SHEET	
SHEET A2 - PROPOSED PLANS & ELEVATIONS	
SCOPE OF WORK	
- NEW 100 SF BATHROOM ADDITION W/ GABLE ROOF, SLOPE TO MATCH EXISTING.	
- DEMO EXISTING REAR WINDOW AND PREP FOR NEW INTERIOR DOOR	



LOCATION MAP - NTS



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

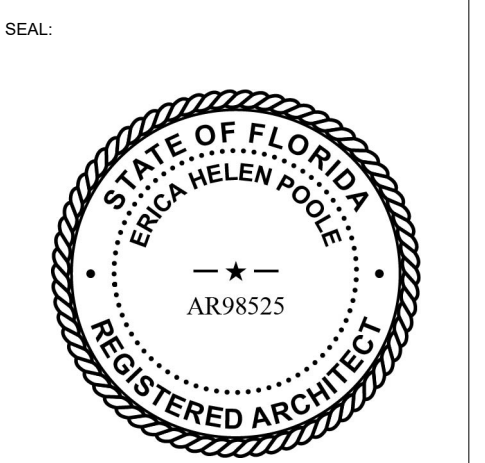
SITE DATA TABLE

	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	SF	SF	SF	N/A
Flood Zone	AE8	AE8	AE8	N/A
Size of Site	N/A	5,700	N/A	N/A
Height	30'-0"	N/A	UNCHANGED	N/A
Front Setback	30'-0"	25'-6"	UNCHANGED	N/A
Side Setback A	5'-0"	6'-4"	UNCHANGED	N/A
Side Setback B	5'-0"	6'-4"	UNCHANGED	N/A
Street Side Setback	10'-0"	N/A	N/A	N/A
Rear Setback	25'-0"	27'-42"	20'-2.5"	YES - 4'-9.5"
Residential Floor Area	N/A	N/A	N/A	N/A
Density	8 DU/ACRE	1 DU	UNCHANGED	N/A
Building Coverage	35%	30%	32%	N/A
	1,995	1,724	1,808	N/A
Impervious Surface	50%	44%	45%	N/A
	2,850	2,532	2,584	N/A
Open Space/Landscaping	50%	56%	55%	N/A
	2,850	3,168	3,116	N/A

STORMWATER CRITERIA

REQUIRED RETENTION = 2.5" X NEW COVERAGE AREA
 REQUIRED RETENTION = 208 * 52 SF = 2.2 CUFT
 PROVIDE SMALL 2.2 CUFT SWALE W/ 1/2 SLOPE AT SOUTH SIDE OF BATHROOM ADDITION, BETWEEN ADDITION AND SIDE YARD PROPERTY LINE.

DATE	REV.	SET DESCRIPTION	ISSUED PERMIT SET
2022.07.26			

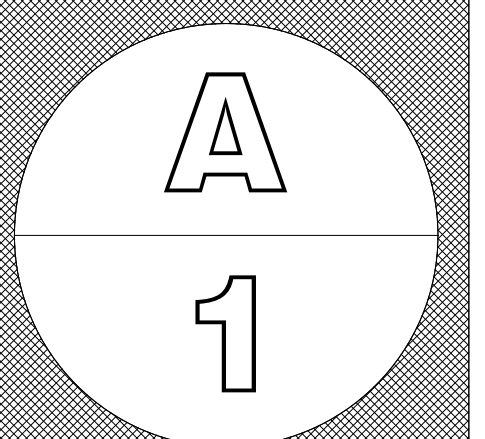


NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK.
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERICA HELEN POOLE ON 06/05/2022 USING A DIGITAL SIGNATURE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 ERICA HELEN POOLE - ARCHITECT
 #AR98525

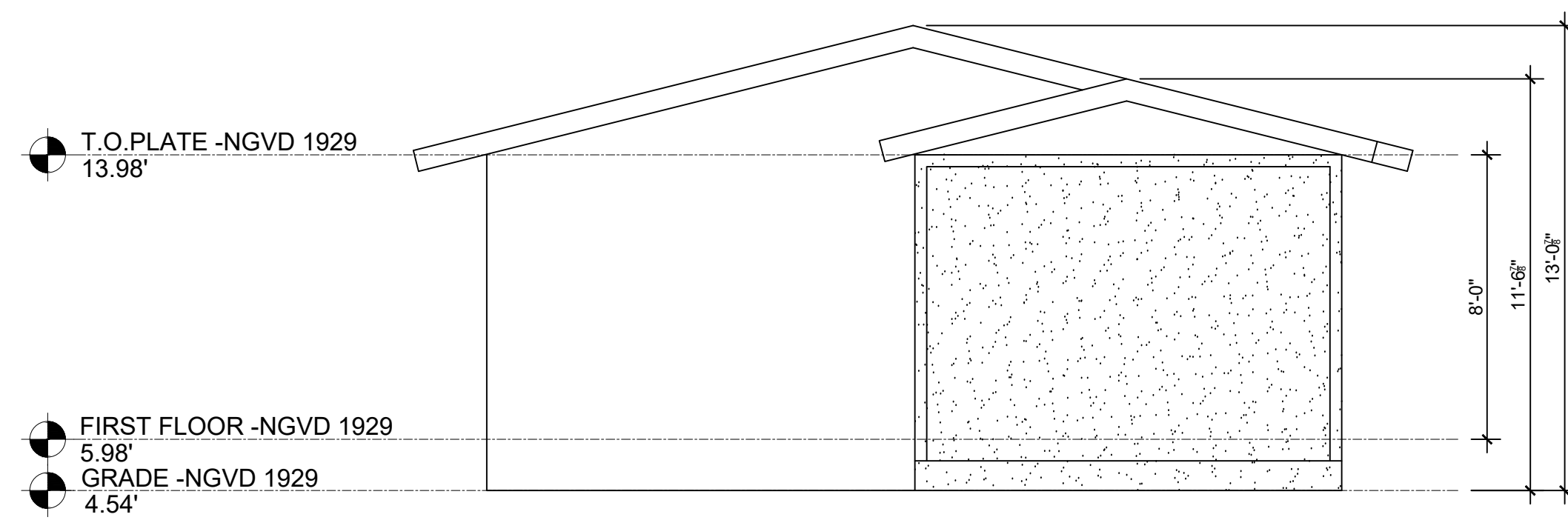


Stewart Addition
 1214 16th Terrace
 Key West, FL 33040
 Haydee Stewart
 1214 16th Terrace
 Key West, FL 33040

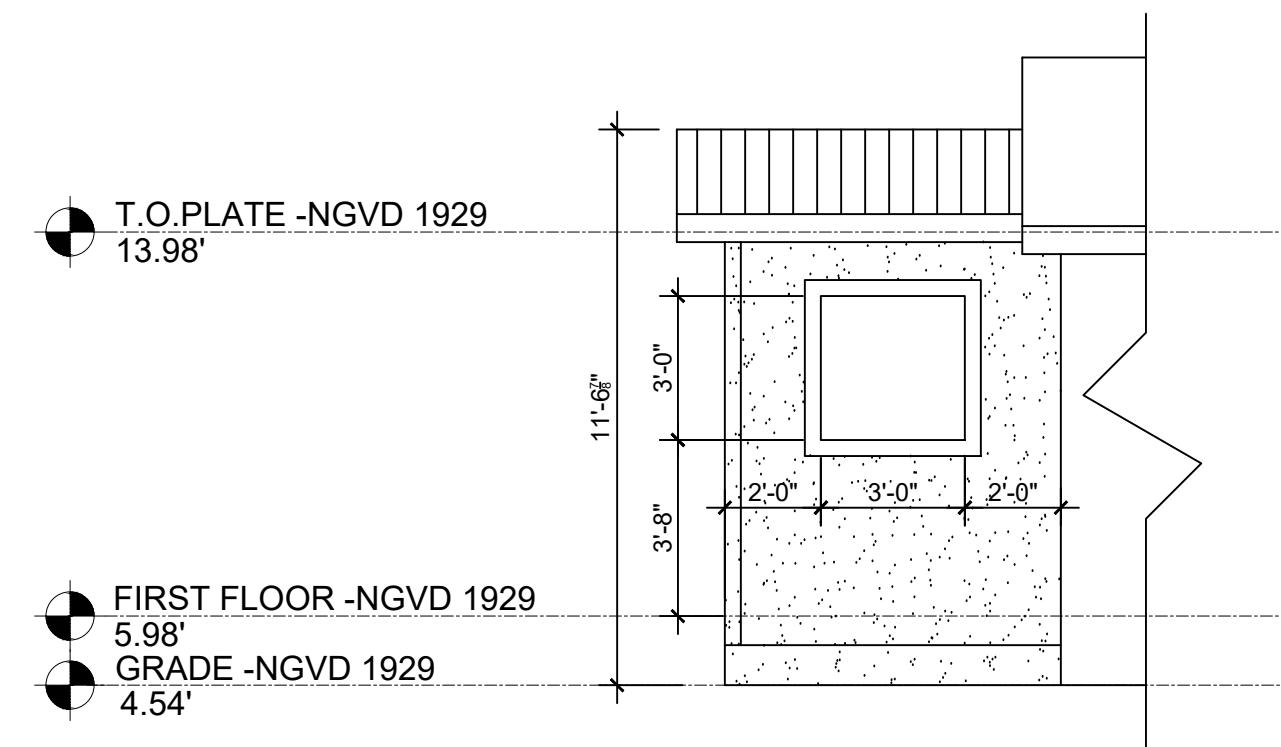
SHEET TITLE
COVER SHEET



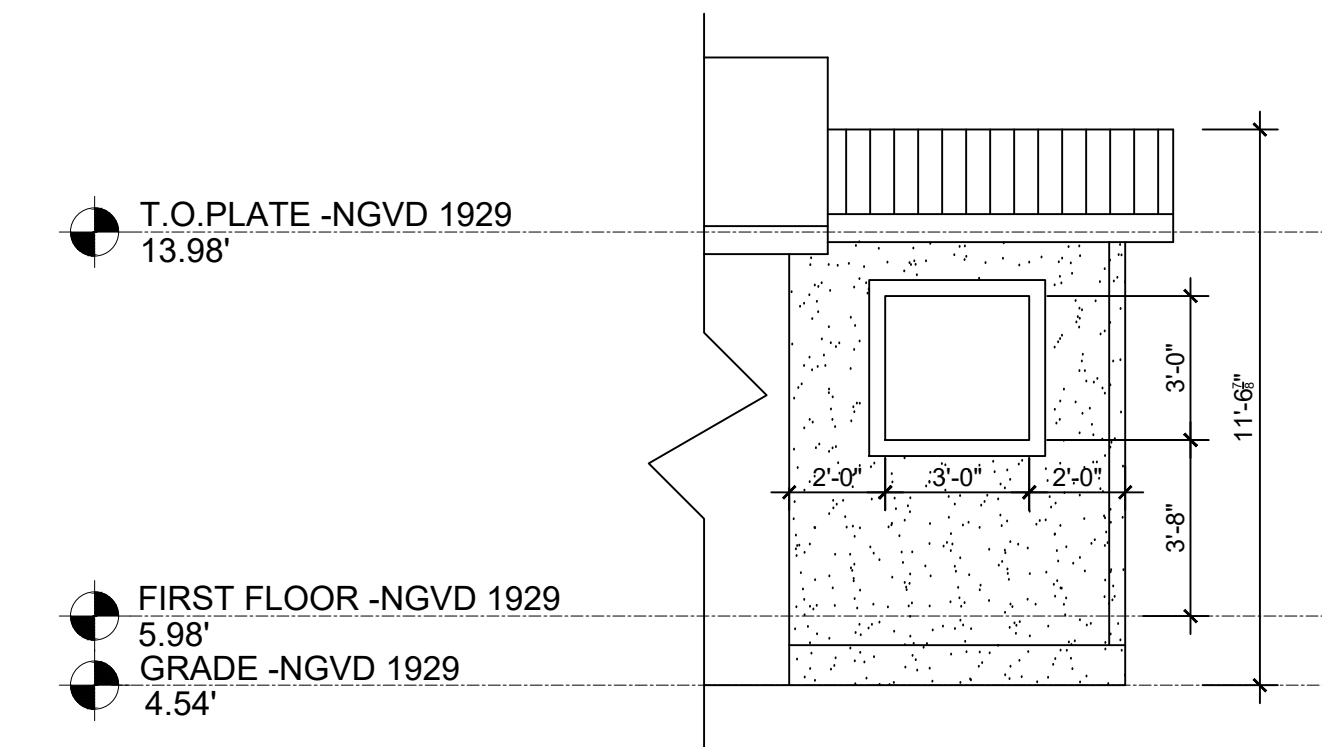
PROJECT NO: STE2022
 DRAWN BY:
 APPROVED BY:



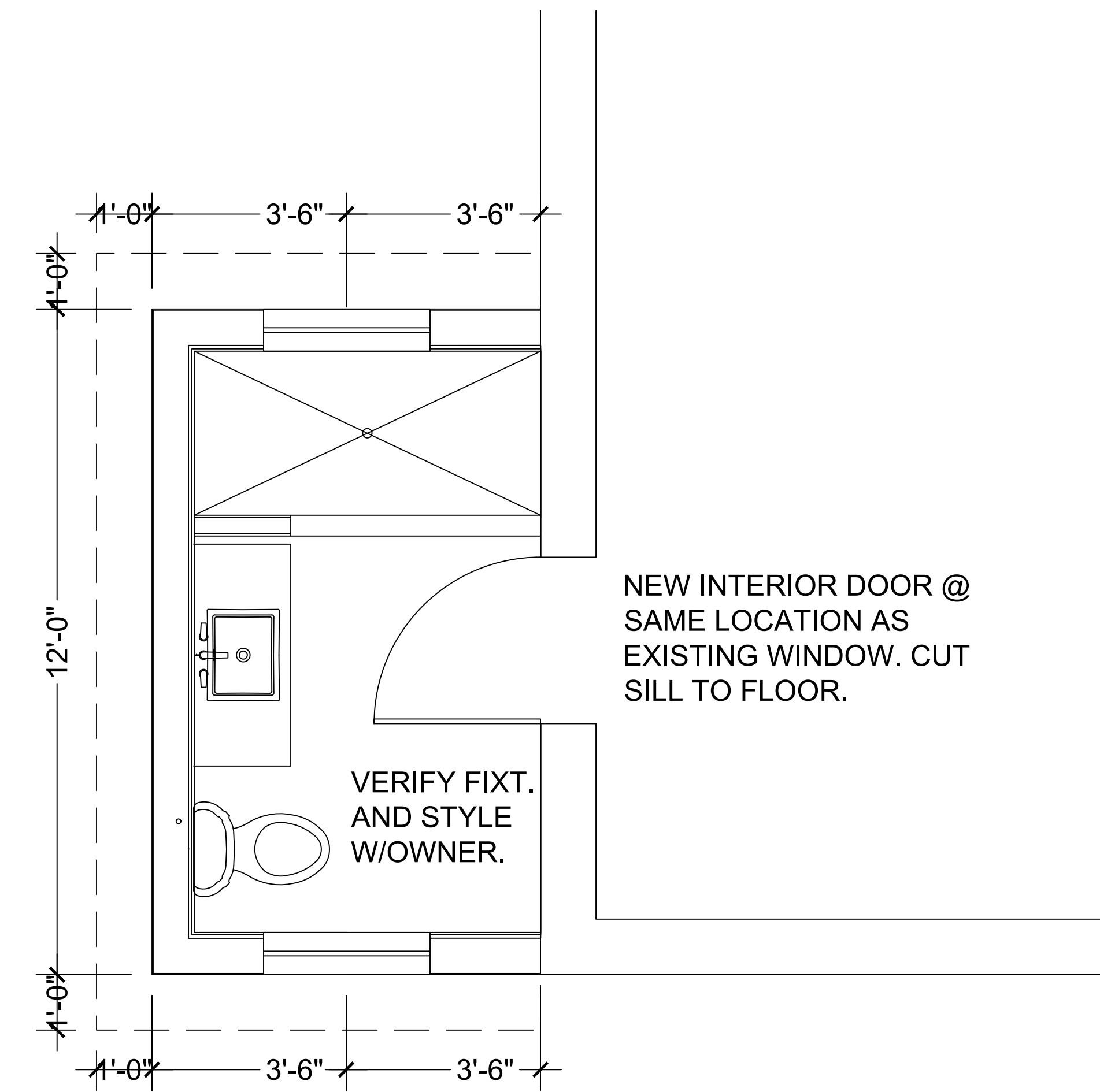
1 WEST ELEVATION
A-2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A-2 SCALE: 1/4" = 1'-0"

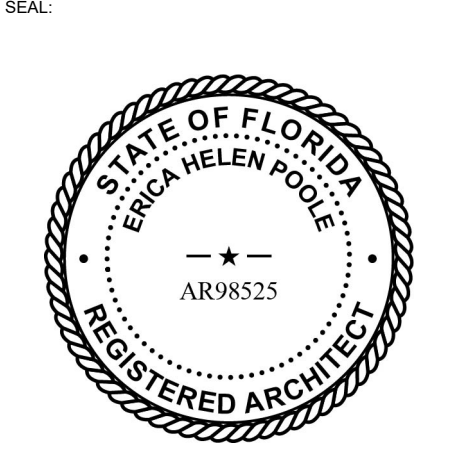


3 NORTH ELEVATION
A-2 SCALE: 1/4" = 1'-0"



4 PROPOSED BATH PLAN
A-2 SCALE: 1/2" = 1'-0"

DATE	REV.	SET DESCRIPTION
2022.07.26		ISSUED PERMIT SET



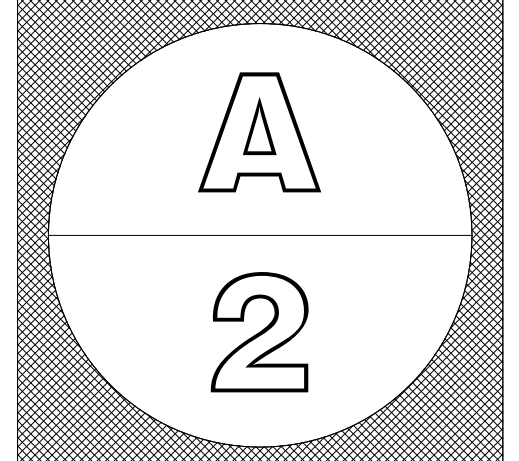
NOT VALID FOR CONSTRUCTION UNLESS SIGNED/SEALED IN THIS BLOCK.
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ERICA HELEN POOLE - ARCHITECT
#AR98525



Stewart Addition
1214 16th Terrace
Key West, FL 33040
Haydee Stewart
1214 16th Terrace
Key West, FL 33040

SHEET TITLE
PROPOSED PLANS/ELEVS



PROJECT NO. STE2022
DRAWN BY:
APPROVED BY:

Boundary Survey

FOUND
1/2" IR. NO ID
0.21' NEV
0.08' NWLY

CBW
ON LINE

LOT 17
BLOCK 5

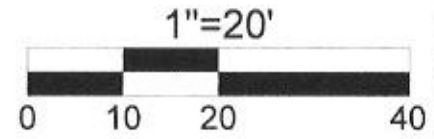
SET 3/8" IR.
W/ FKL5 CAP

25.00' MEAS

N5°45'20"W M
59.24' MEA

DONALD AVENUE

TOTAL AREA = 5,700.00 SQFT±



LEGAL DESCRIPTION -

Lot 16, Block 5, Pearlman Heights, according to the Plat thereof as recorded in Plat Book 4, Page 85, of the Public Records of Monroe County, Florida.

CERTIFIED TO -

Liese L. Hutchinson & Jay H. Berhle
Premier Nationwide Lending
SMITH & OREPEZA, P.L.
Old Republic National Title Insurance Company

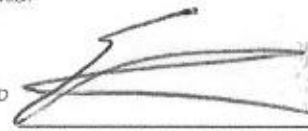
NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | CLY = CLY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RAW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| COVD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOG = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEAC = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYP = TYPICAL |
| EL = ELEVATION | CHW = OVERHEAD WIRES | UR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UT = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WD = WOOD DECK |
| FP = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| HH = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FI = FENCE INSIDE | PK = PARKER KALON MAIL | WM = WATER METER |
| FND = FOUND | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

NOTE: 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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	3/16/2013
REVISION DATE	XXXX/XXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED 



ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



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