



Historic Architectural Review Commission Staff Report for Item 6d

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 and #314 Margaret Street

Description of Work:

Demolition of one-story structure.

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.

Ordinance Cited in Review:

Sec. 102-218 (a): Criteria for demolition of a historic or contributing building.

Staff Analysis

This Certificate of Appropriateness proposes the partial demolition of a historic cbs structure. The structure appears to have been greatly altered over the years and has little original character left. The structure currently sits on three different addresses: 822 Sawyers Lane, 314 Margaret Street, and 310 Margaret Street. The demolition proposed is only for the portions of the building that are on 314 Margaret and 822 Sawyers Lane. Staff feels that these elements do not meet the following criteria stated in Sec.102-218(a):

- (1) The structure does not embody distinctive characteristics and are not significant and distinguished entity. Staff feels that their components lack individual distinction.
- (2) The structure is not specifically associated with events that have made a significant contribution to local, state, or national history;
- (3) The structure has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and are not associated with the life of a person significant in the past;
- (4) The structure to be demolished is not the site of a historic event with a significant effect upon society;
- (5) The structure does not exemplify the cultural, political, economic, social, or historic heritage of the city;
- (6) The structure does not portray the environment in an era of history characterized by a distinctive architectural style;
- (7) The structure is not related to a square, park, or other distinctive area.
- (8) The structure 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 do not exemplify the best remaining architectural type in a neighborhood; and
- (9) The structure has not yielded, and are not likely to yield, information important in history.

This application is for only partial demolition, where a wall will remain, which is a different situation to come before the Commission. As Staff stated in the staff report for the design for 818 Sawyers Lane, leaving a portion of a wall that is almost 14 feet tall with bracing is not an appropriate addition to the historic district. Staff worries about the

precedence set by demolishing a structure, with the exception of a remnant that will need an excessive amount of bracing to remain standing.

As the structure is historic, two readings are required for demolition.

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

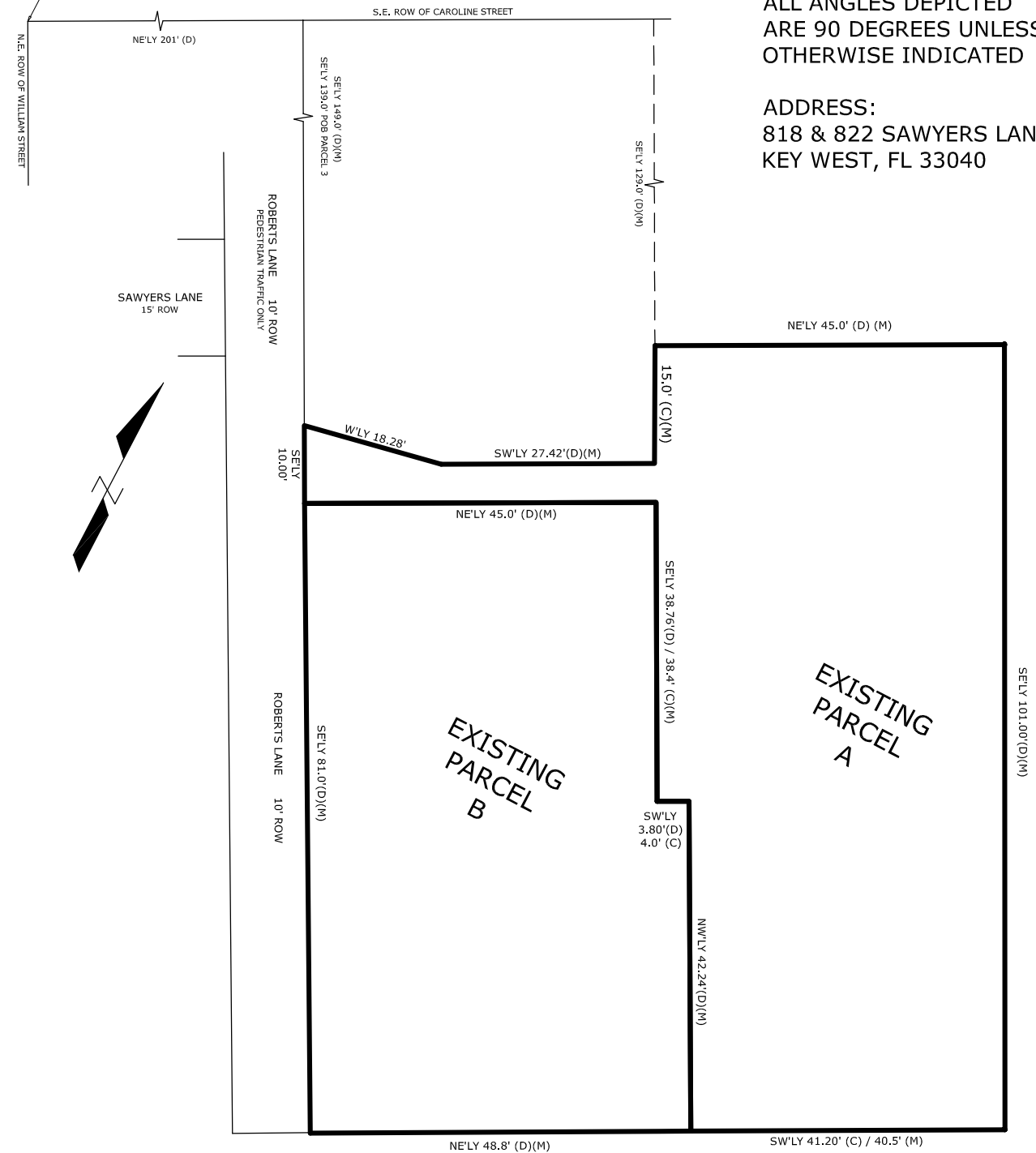
SCALE: 1" = 20'

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:

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

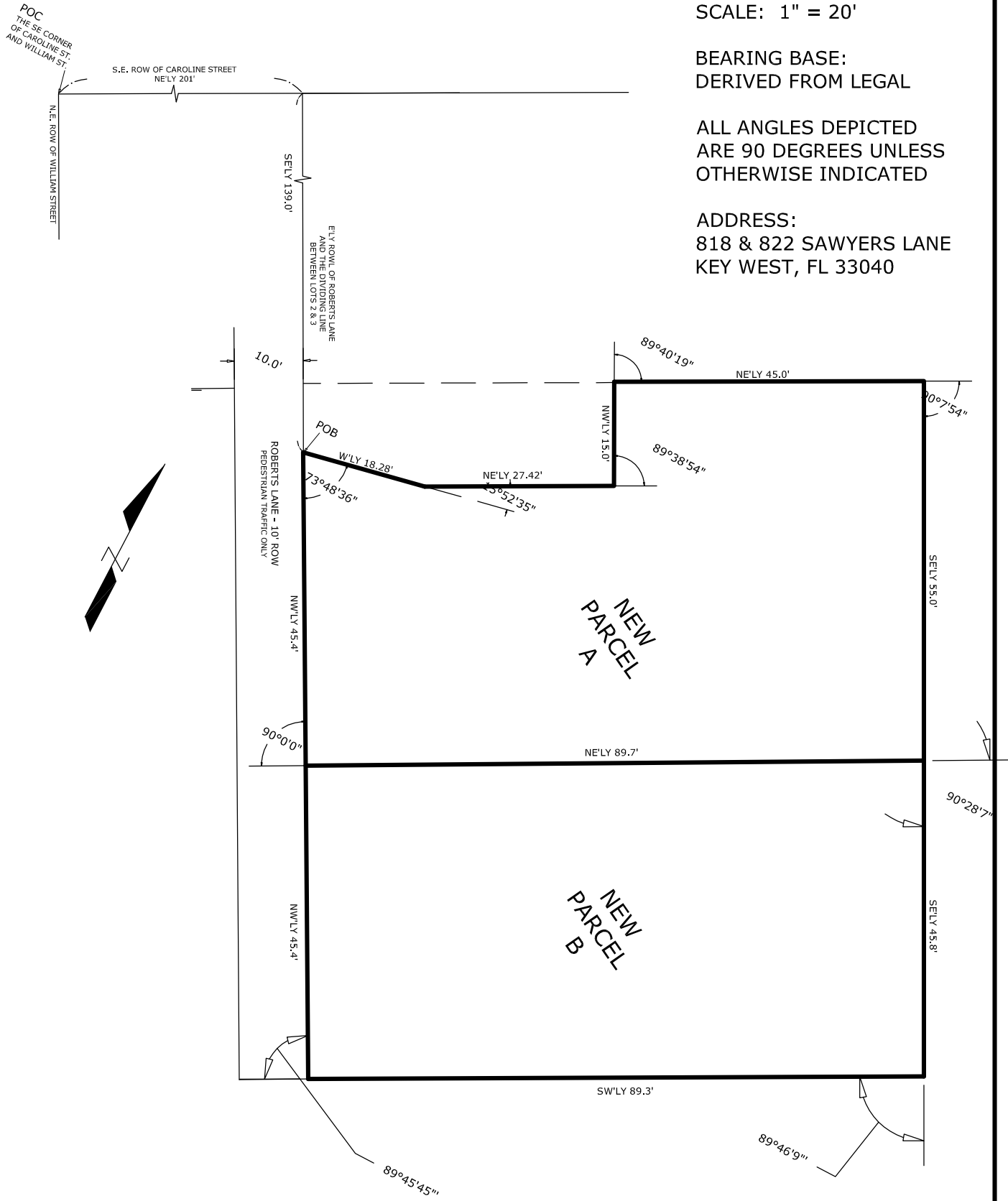
**SPECIFIC PURPOSE SKETCH
PART OF LOT 2, SQUARE 21
WILLIAM A. WHITEHEAD'S MAP
OF KEY WEST**

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
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 POB = POINT OF BEGINNING
 O.R.B. = OFFICIAL RECORDS OF MONROE COUNTY, FLORIDA
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- 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

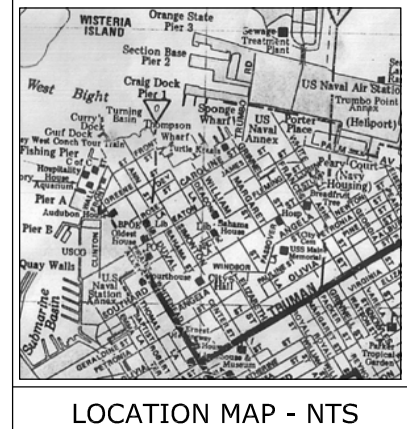
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**SPECIFIC PURPOSE COMPOSITE SKETCH
SHOWING NEW LEGAL DESCRIPTIONS
OVERLAYED ONTO EXISTING SURVEY
PART OF LOT 2, SQUARE 21
WILLIAM A. WHITEHEAD'S MAP
OF KEY WEST**



NORTH
ASSUMED FROM
LEGAL DESCRIPTION
SCALE: 1" = 10'

BEARING BASE:
90° LOTS PER DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

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

**NEWLY AUTHORED BY THE UNDERSIGNED
822 SAWYERS LANE**

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

818 SAWYERS LANE

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

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

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

SURVEYORS NOTES:

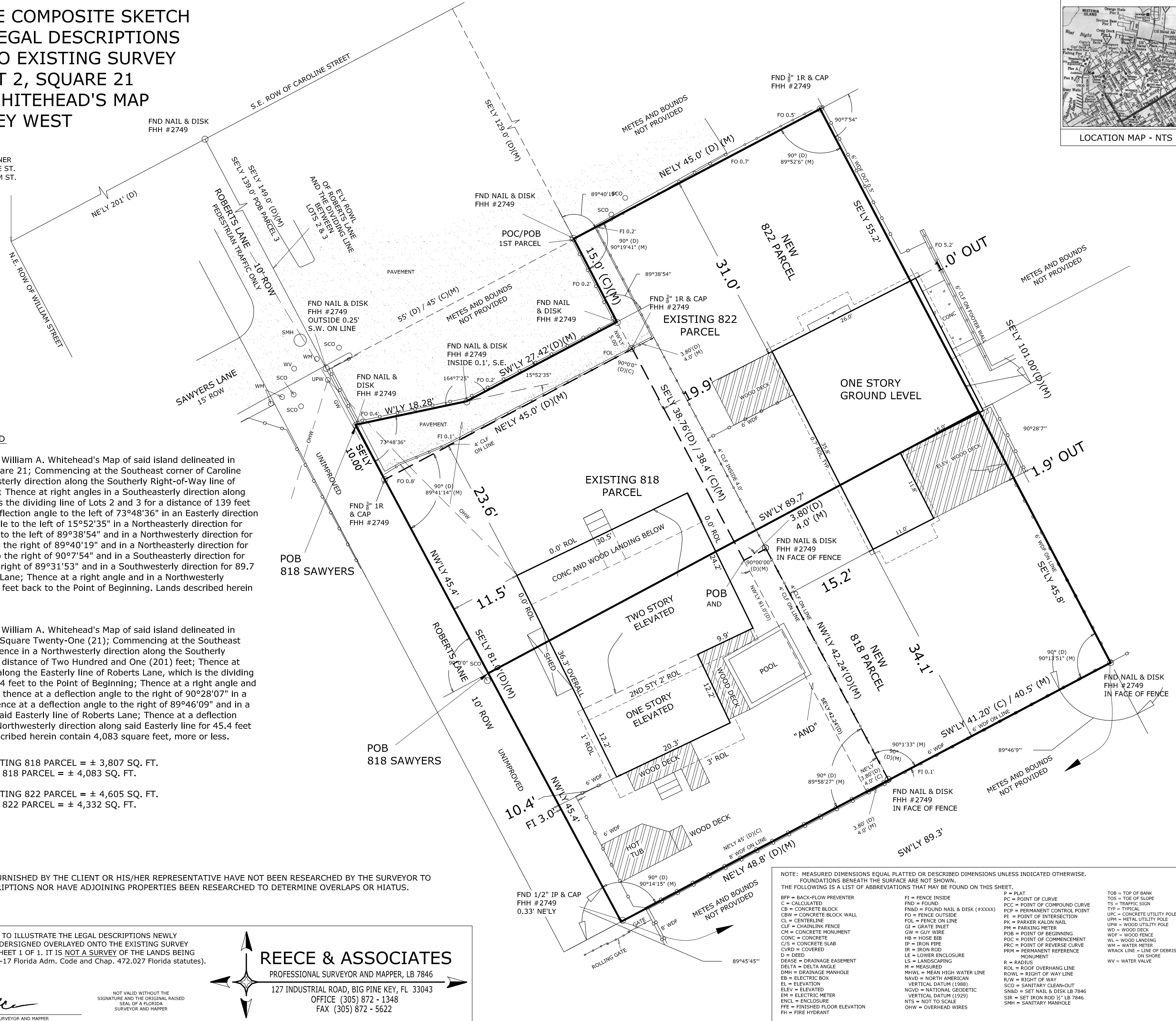
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- THIS IS NOT A SURVEY.

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

THE PURPOSE OF THIS SKETCH IS TO ILLUSTRATE THE LEGAL DESCRIPTIONS NEWLY CREATED ON 04/29/15 BY THE UNDERSIGNED OVERLAYED ONTO THE EXISTING SURVEY DATED 01/16/15 AS SHOWN ON SHEET 1 OF 1. IT IS NOT A SURVEY OF THE LANDS BEING DESCRIBED HEREIN! (See chap. 5J-17 Florida Adm. Code and Chap. 472.027 Florida statutes).

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

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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	PCF = 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; 1 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.

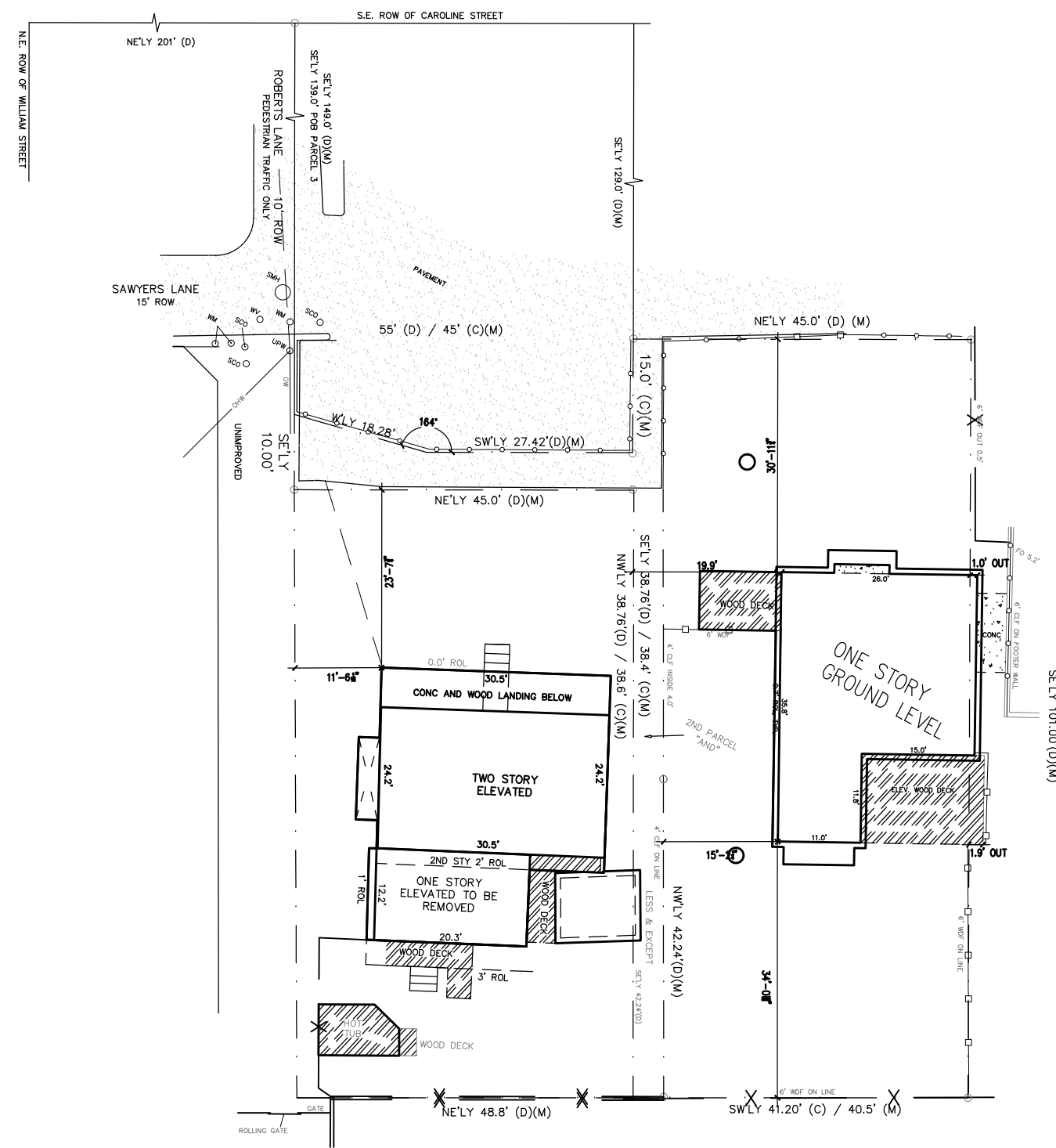
LEGEND

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

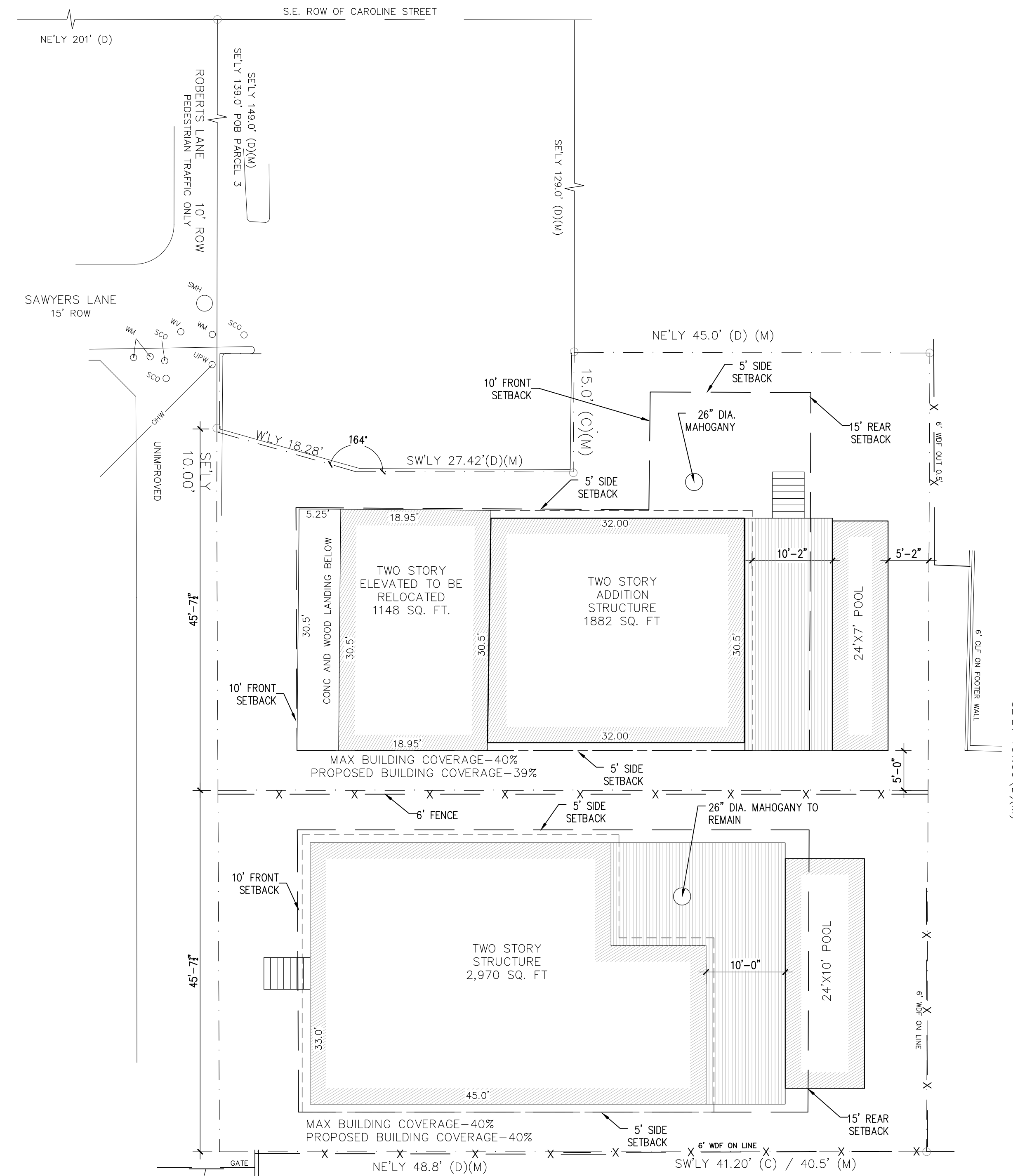


SITE

3 LOCATION MAP
SCALE: NOT TO SCALE



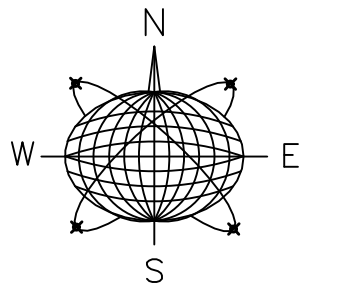
2 DEMOLITION PLAN
SCALE: 1" = 30'-0"



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
FLOODPLAIN PERMIT
FLOOD ZONE: AE
SUBSTANTIAL IMPROVEMENT: YES

ADDRESS OF PROPOSED PROJECT: 818 Sawyers Lane
RE # OR ALTERNATE KEY: 00003140-000000
NAME ON DEED: Robert Cautilli
OWNER'S MAILING ADDRESS: 8217 Marshall Ave
CONTRACTOR COMPANY NAME: Mckendry Builders Inc
CONTRACTOR'S CONTACT PERSON: Brian Mckendry
ARCHITECT / ENGINEER'S NAME: William Shepler Architect
ARCHITECT / ENGINEER'S ADDRESS: 201 Front St. Ste 203

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: YES
CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT: [Redacted]

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: ONE OR TWO FAMILY, NEW, WITHIN FLOOD ZONE, DEMOLITION, SITE WORK

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, GOVT AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT.
OWNER PRINT NAME, OWNER SIGNATURE, Notary Signature as to owner, STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS DAY OF 20

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

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 _____

Open: KEYMBLD Type: UC 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. 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:



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
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 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

BUILDING DESCRIPTION:			
<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 _____ TWO YEAR EXPIRATION DATE _____	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/L	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: [Signature]	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

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

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 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

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 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

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 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
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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: 2069560
 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

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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:

822
SAWYERS LN

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



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N/A

OR THAT THE BUILDING OR STRUCTURE;

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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.

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IT DOES NOT.

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

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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);

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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.

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

THE BUILDING / EXISTING STRUCTURE DOES NOT QUALIFY

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*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.*

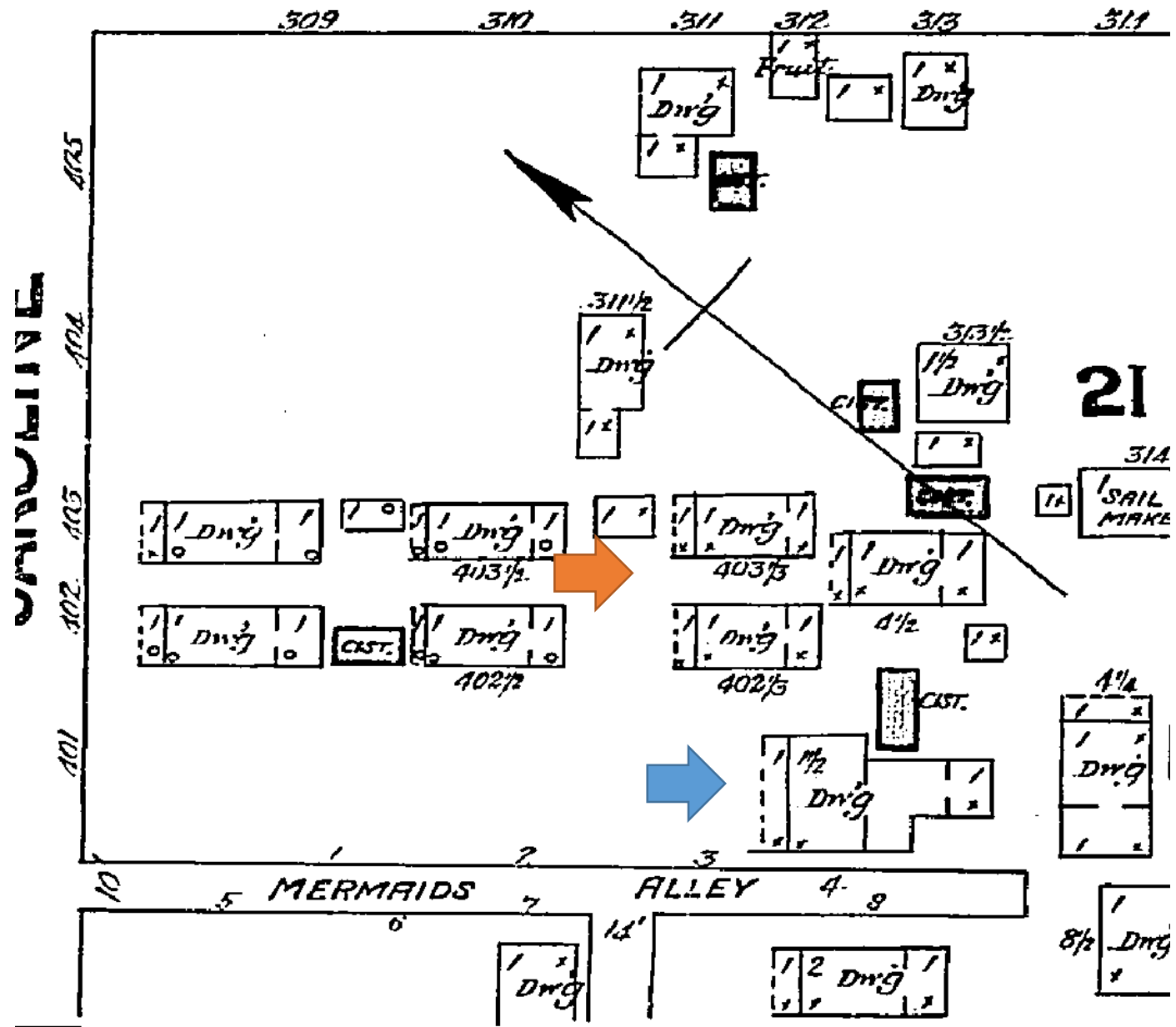
 PROPERTY OWNER'S SIGNATURE:	10/9/15 Rick Mikelis DATE AND PRINT NAME:
--	---

OFFICE USE ONLY

BUILDING DESCRIPTION:					
<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 _____ TWO YEAR EXPIRATION DATE _____	Staff Comments
--	----------------

SANBORN MAPS

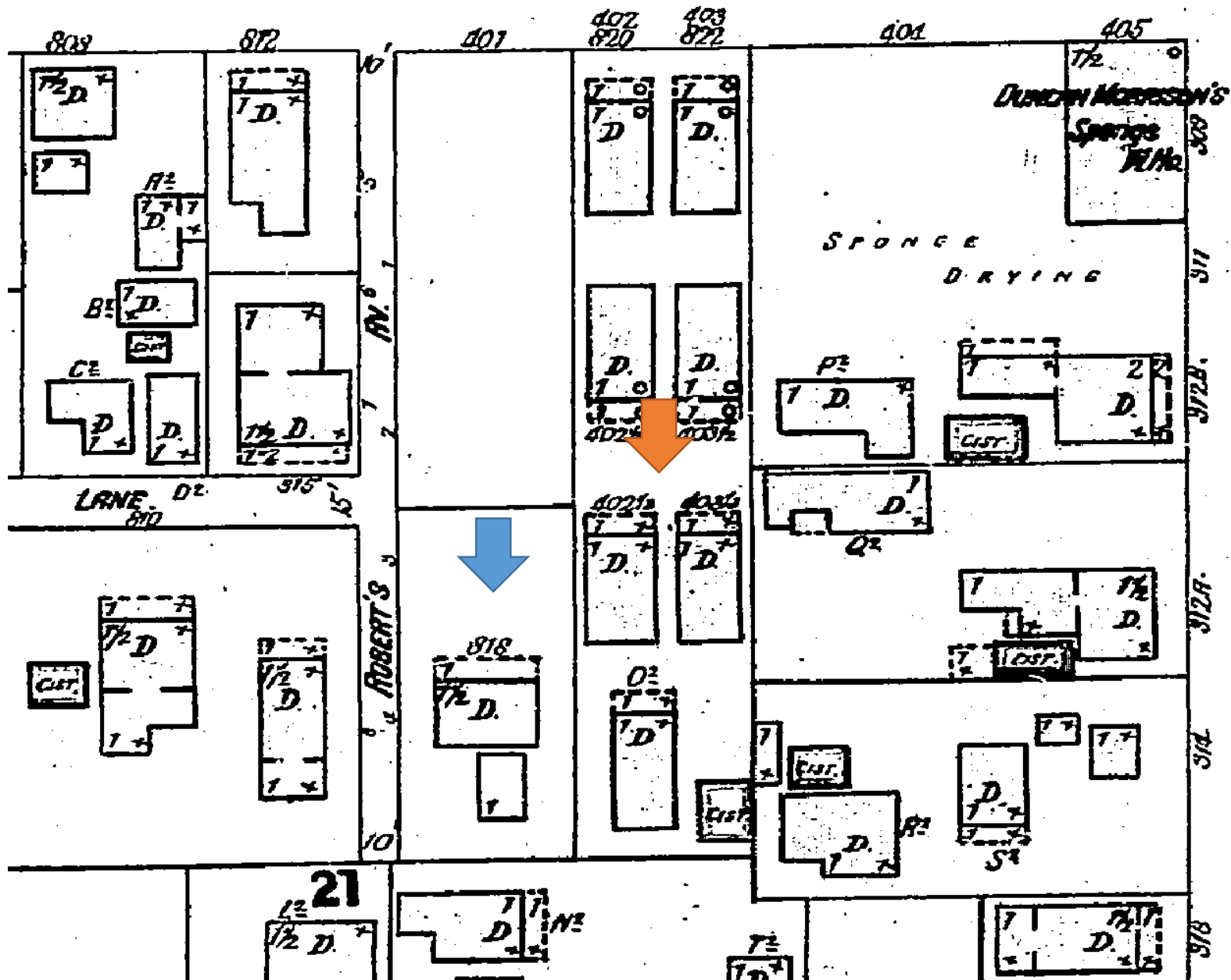


1889 Sanborn Map

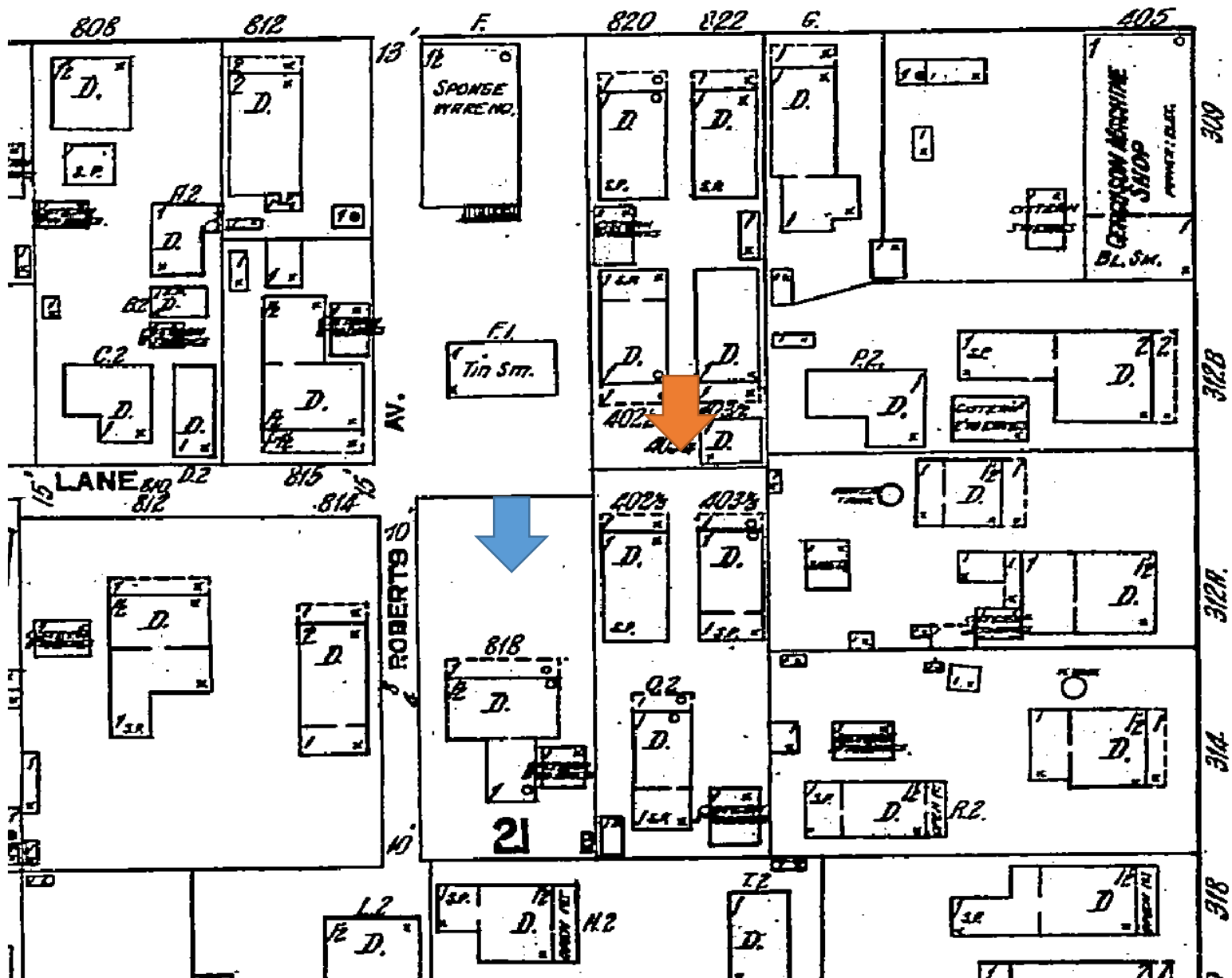
CAROLINE



1892 Sanborn Map

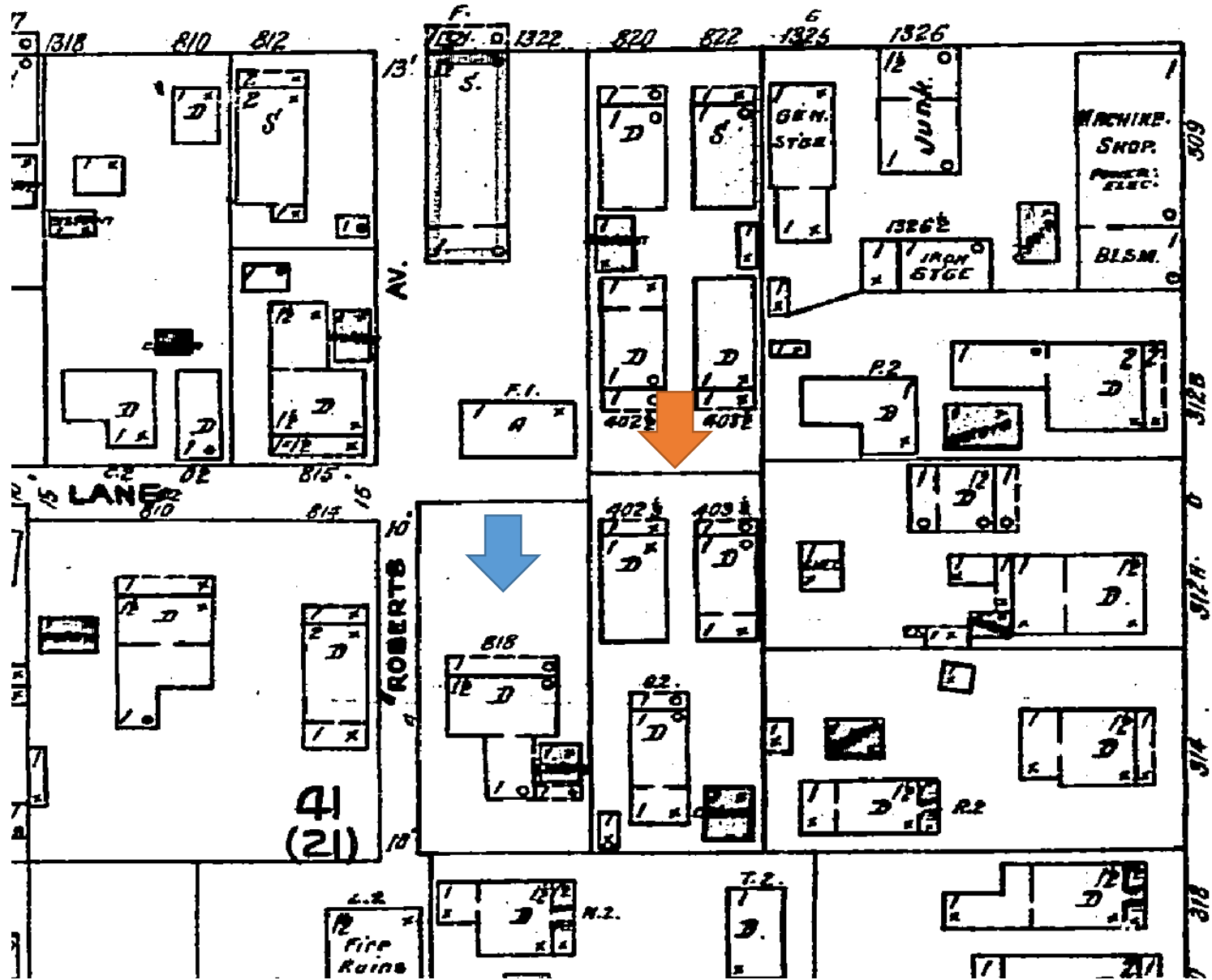


1899 Sanborn Map



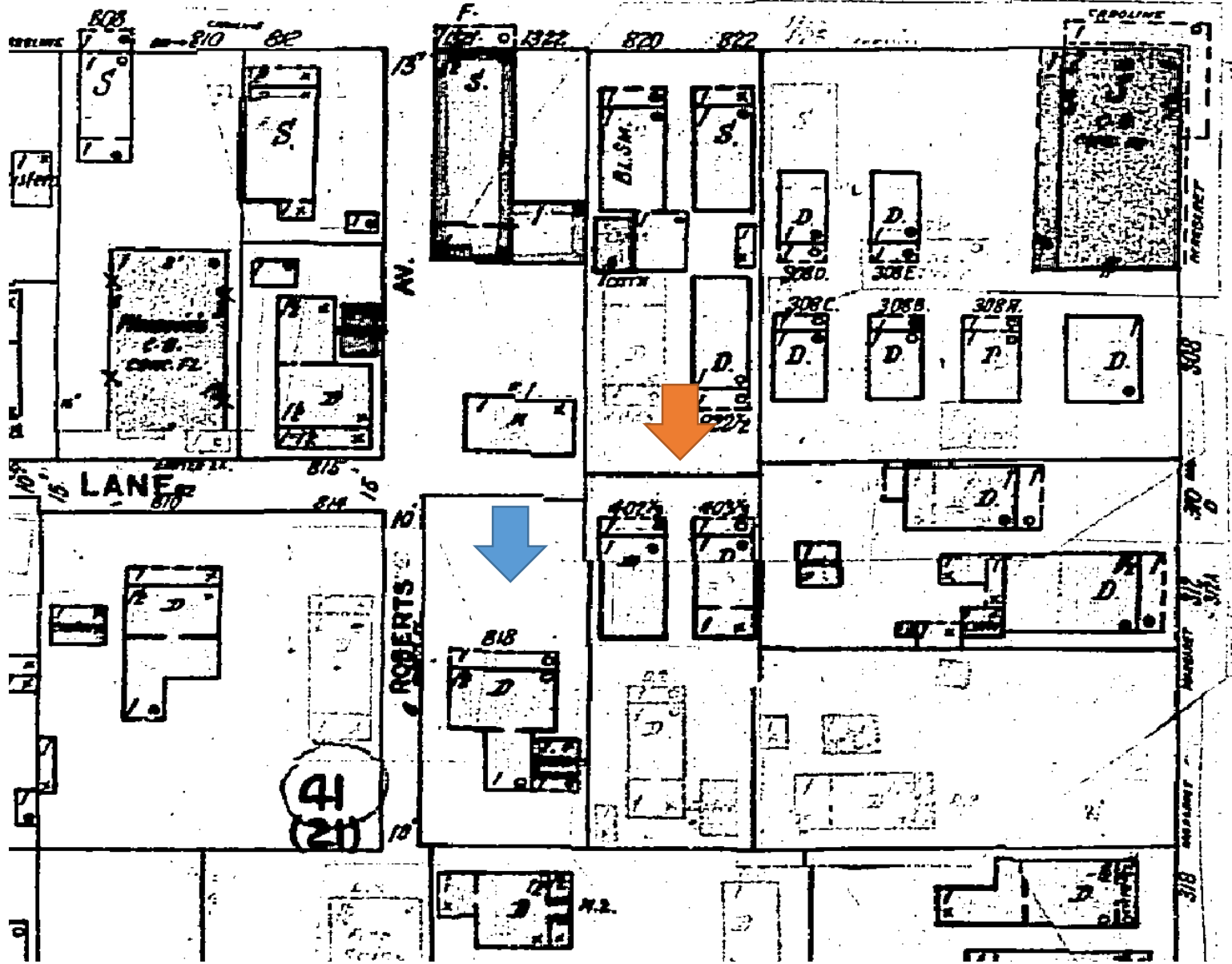
1912 Sanborn Map

CAROLINE

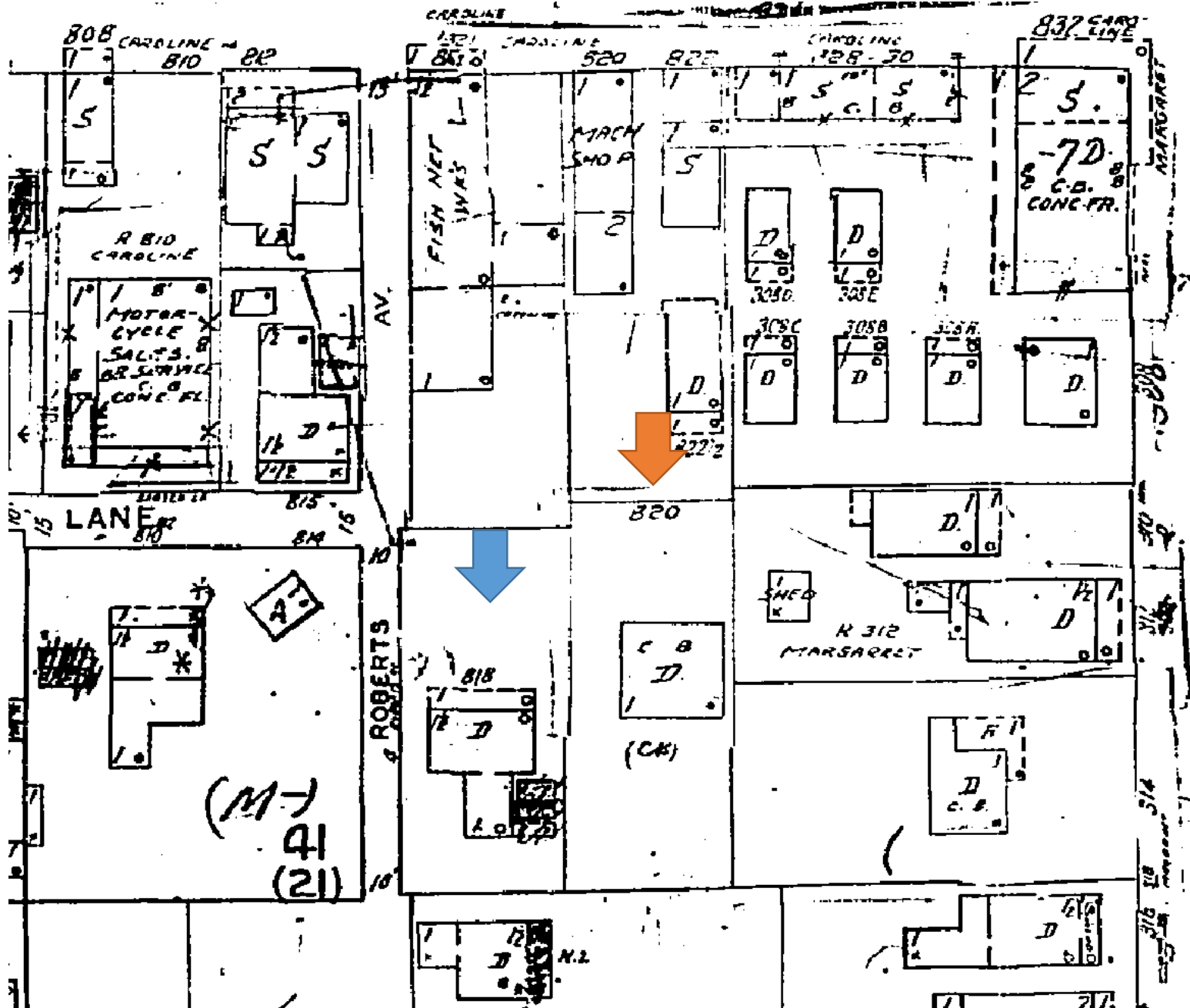


1926 Sanborn Map

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













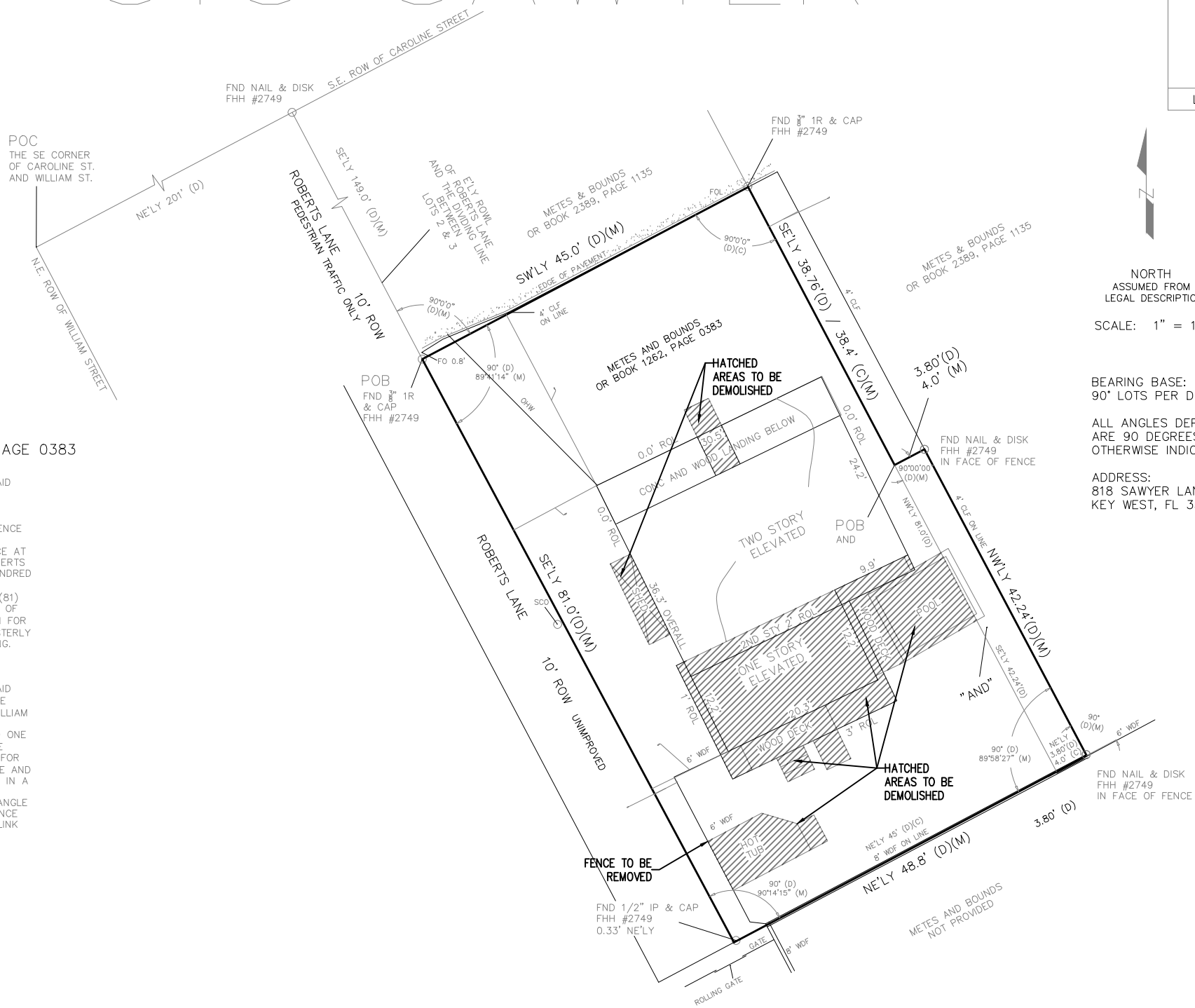


PROPOSED DESIGN

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 AD.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 | LT = LANDSCAPING | 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 | SMH = SANITARY MANHOLE | |
| ELEV = ELEVATED | FTF = FINISHED FLOOR ELEVATION | TBM = TIDAL BENCHMARK | |
| EM = ELECTRIC METER | OHW = OVERHEAD WIRES | TNK = UNKNOWN | |
| ENCL = ENCLOSURE | | | |
| FTF = FINISHED FLOOR ELEVATION | | | |
| FH = FIRE HYDRANT | | | |

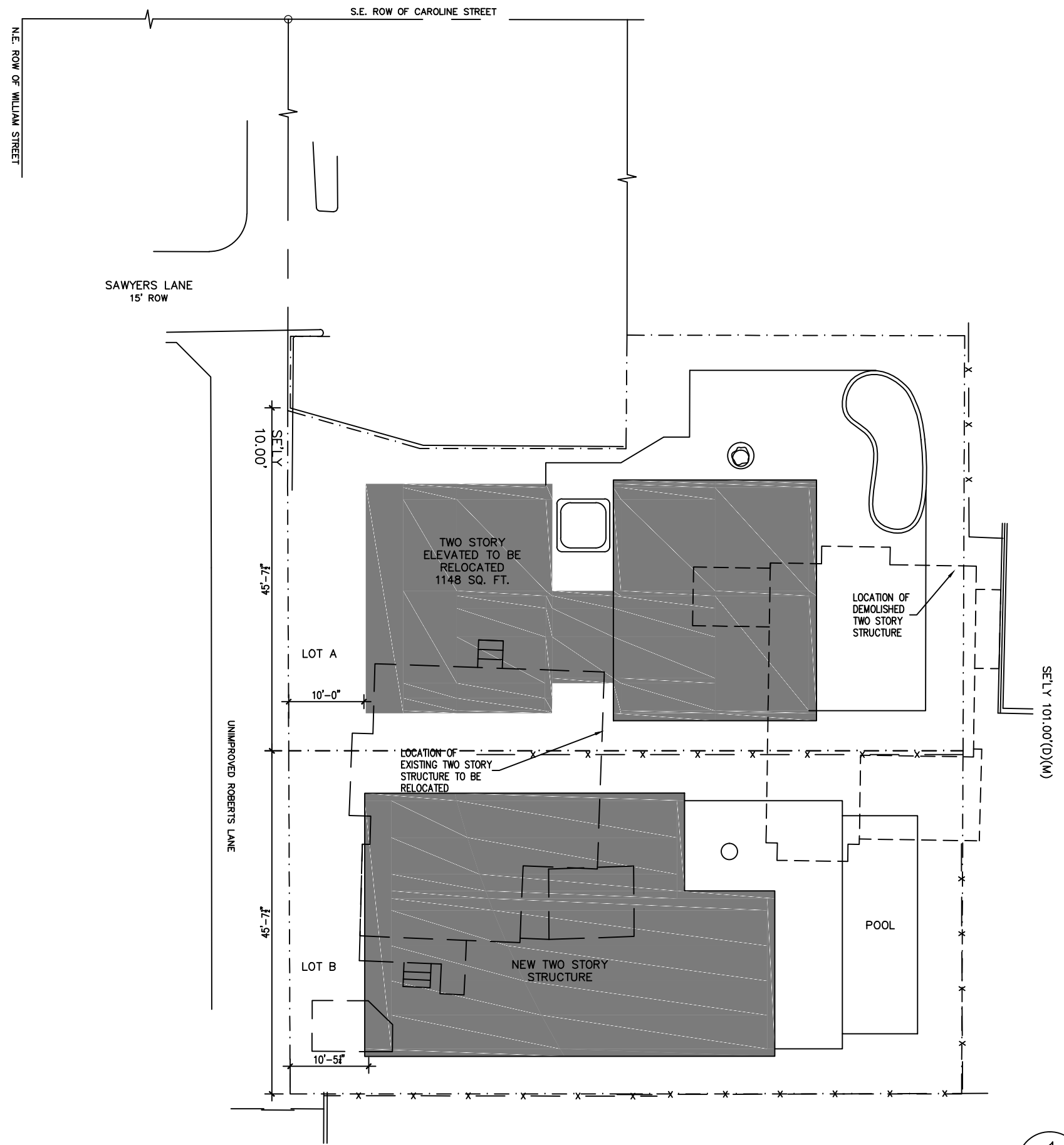
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FIELD WORK DATE: 01/16/15
REVISION DATE: --/--
SHEET 1 OF 1
DRAWN BY: KB
CHECKED BY: RER
INVOICE #: 15010905

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

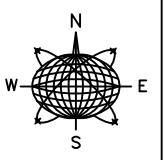
REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33045
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



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:305-293-3263 fax:293-4899

Seal:

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

Consultants:

General Notes:

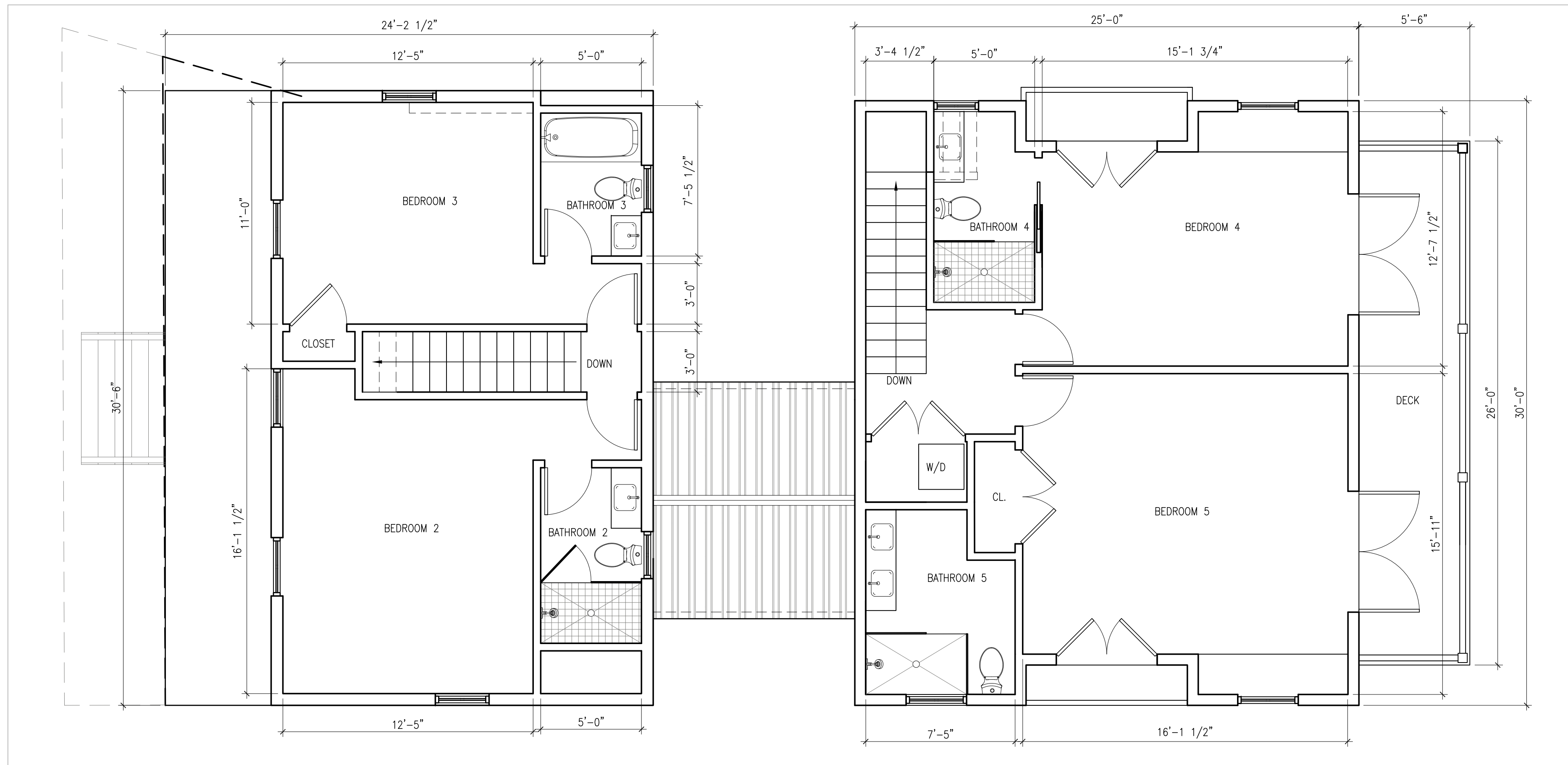
**RESIDENTIAL
SITE WORK**

818 SAWYER LANE
KEY WEST, FLORIDA

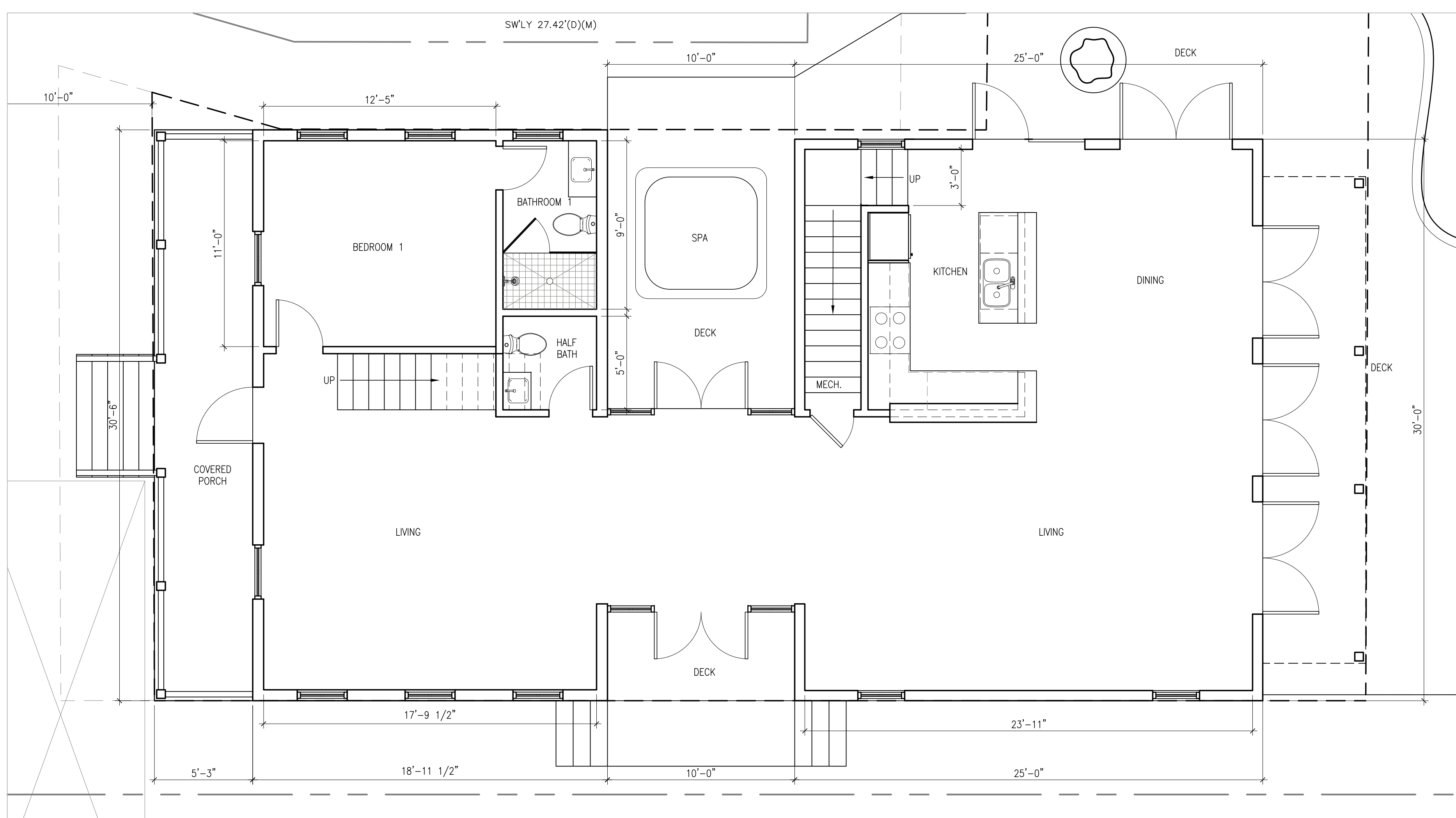
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Project No. 14-047	Scale: AS NOTED
AutoCad File No.	

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"



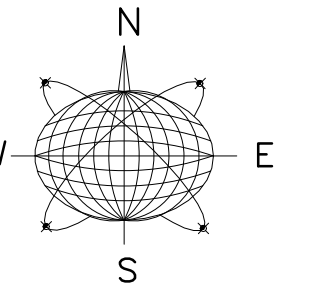
3 SIDE ELEVATION (WEST)
 AE31 SCALE: 1/4"=1'-0"



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

Date: - SEPTEMBER 29, 2015

©2015 by William Shepler Architect



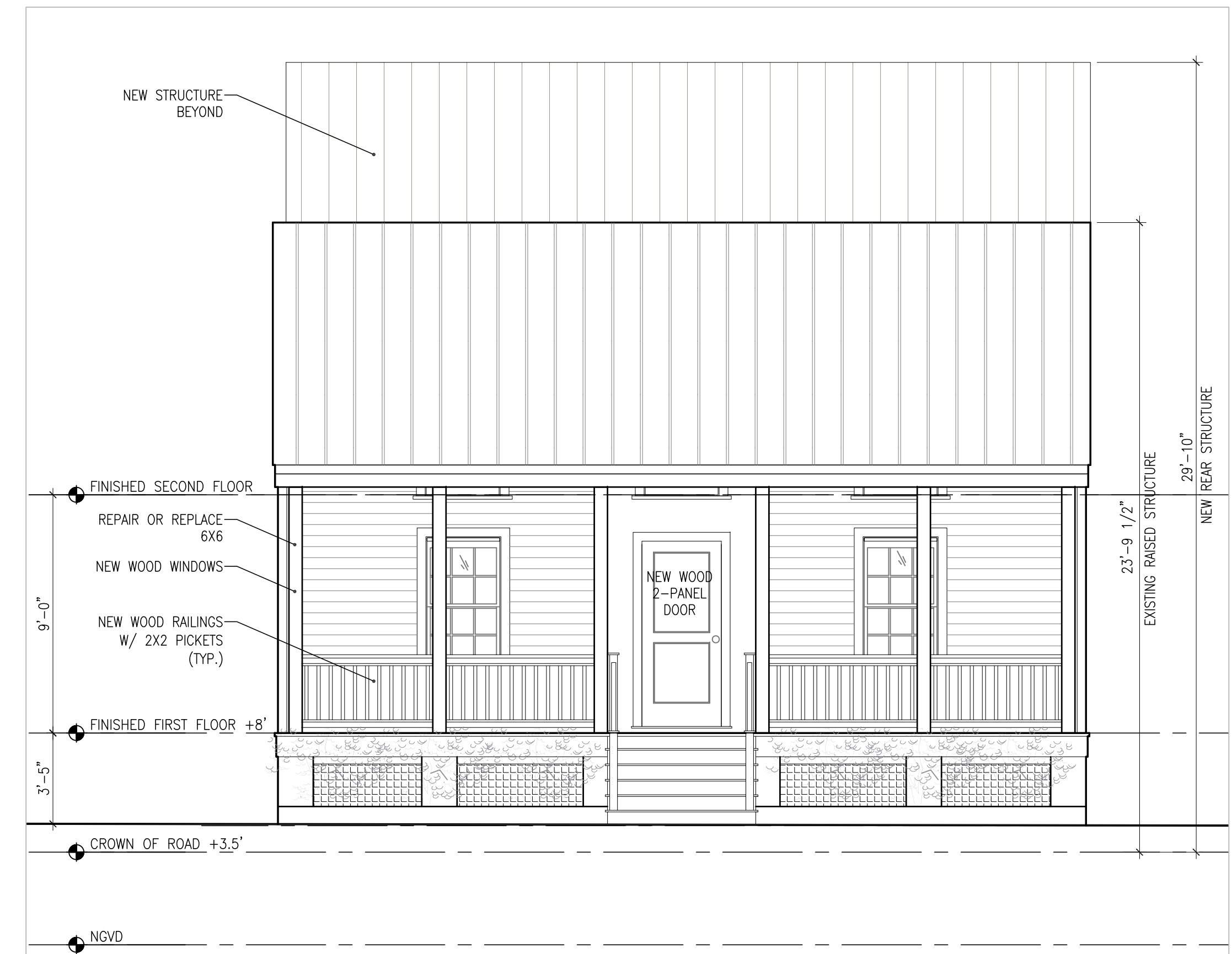
4 REAR ELEVATION (EAST)
A31 SCALE: 1/4"=1'-0"



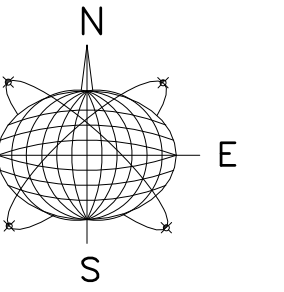
3 SIDE ELEVATION (SOUTH)
A31 SCALE: 1/4"=1'-0"



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

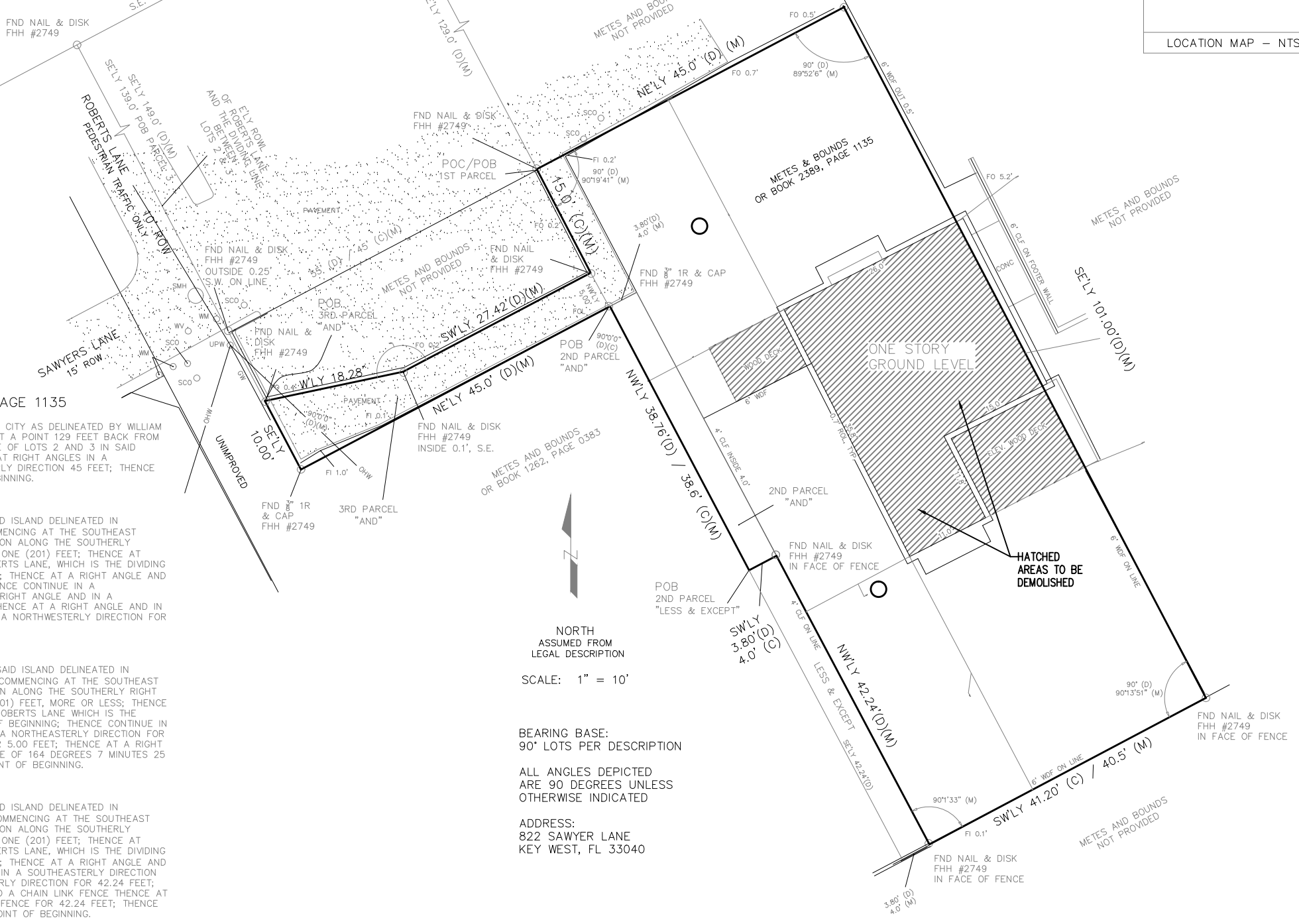
©2015 by William Shepler Architect

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

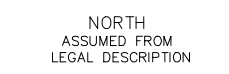
ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829 AS APART OF LOT TWO (2) IN SQUARE TWENTY ONE (21): COMMENCING AT THE SOUTHEAST CORNER OF CAROLINE AND WILLIAM STREETS; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY 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 APART 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.



SCALE: 1" = 10'

BEARING BASE:
90° LOTS PER DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
822 SAWYER LANE
KEY WEST, FL 33040

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.

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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 | TOB = TOP OF BANK |
| BO = BLOW OUT | FND = FOUND | PC = POINT OF CURVE | TOS = TOE OF SLOPE |
| C = CALCULATED | FND&D = FOUND NAIL & DISK | PCC = POINT OF COMPOUND CURVE | TS = TRAFFIC SIGN |
| C&G = 2" CONCRETE CURB & GUTTER | FO = FENCE ON LINE | PCP = PERMANENT CONTROL POINT | TYPE = TYPICAL |
| CB = CONCRETE BLOCK | FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | UEASE = UTILITY EASEMENT |
| CBW = CONCRETE BLOCK WALL | GB = GRADE BREAK | PK = PARKER KALON NAIL | URC = CONCRETE UTILITY POLE |
| CBRW = CONCRETE BLOCK RETAINING WALL | GI = GRATE INLET | PM = PARKING METER | UPW = WOOD UTILITY POLE |
| CI = CURB INLET | GL = GROUND LEVEL | PL = POINT OF BEGINNING | WB = WOOD BOX |
| CL = CENTERLINE | GW = GUY WIRE | POB = POINT OF BEGINNING | WD = WOOD DECK |
| CLF = CHARLINK FENCE | HB = HOSE BIB | POC = POINT OF COMMENCEMENT | WF = WOOD FENCE |
| CM = CONCRETE MONUMENT | IR = IRON PIPE | PRC = POINT OF REVERSE CURVE | WL = WOOD LANDING |
| CONC = CONCRETE | LE = LOWER ENCLOSURE | PRM = PERMANENT REFERENCE MONUMENT | WM = WATER METER |
| C/S = CONCRETE SLAB | LS = LANDSCAPING | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| COVD = COVERED | M = MEASURED | PT = POINT OF TANGENT | |
| D = DEED | DEASE = DRAINAGE EASEMENT | R = RADIUS | WV = WATER VALVE |
| DELTA = DELTA ANGLE | DMH = DRAINAGE MANHOLE | ROL = ROOF OVERHANG LINE | T = TREE |
| EB = ELECTRIC BOX | ELEV = ELEVATED | R/W = RIGHT OF WAY | TW = BUTTWOOD |
| EM = ELECTRIC METER | ENCL = ENCLOSURE | R/WL = RIGHT OF WAY LINE | TOL = GUMBO LIMBO |
| ENCL = ENCLOSURE | FTF = FINISHED FLOOR ELEVATION | SN&D = SET NAIL & DISK LB 7846 | TMA = MAHOGANY TO OAK |
| FTF = FINISHED FLOOR ELEVATION | FH = FIRE HYDRANT | SIR = SET IRON ROD 3/4" LB 7846 | TPA = PALM |
| FH = FIRE HYDRANT | | NOVD = NATIONAL GEODETIC VERTICAL DATUM (1988) | YPAC = COCONUT PALM |
| | | NOVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TRON = ROYAL PONCIANA |
| | | NTS = NOT TO SCALE | TSCH = SCHEFFLERA TO OAK |
| | | OHW = OVERHEAD WIRES | TSD = SEAGRAPE |
| | | | TUNK = UNKNOWN |

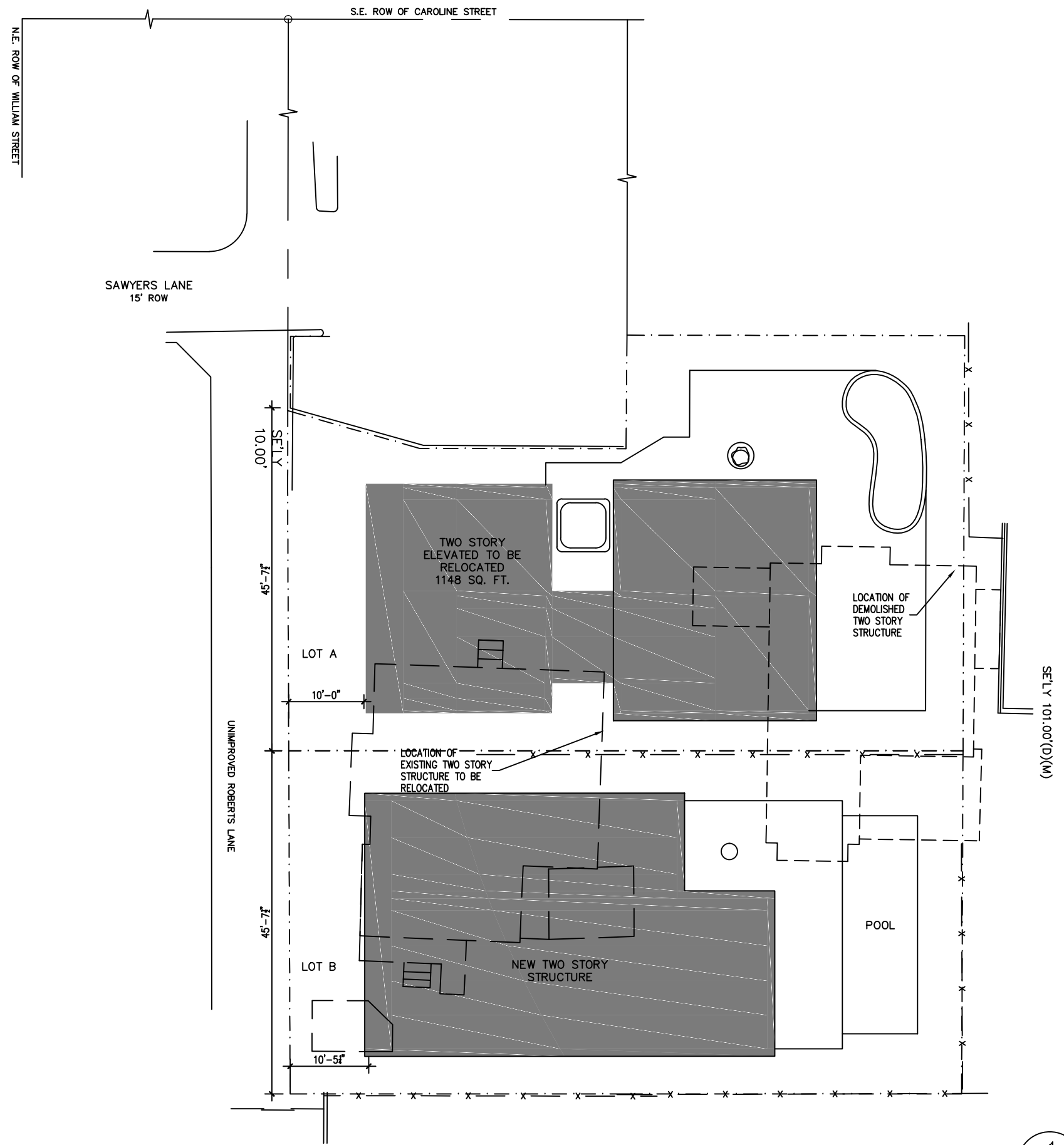
SCALE: 1"=10'
FIELD WORK DATE: 01/16/15
REVISION DATE: -/-/
SHEET 1 OF 1
DRAWN BY: KB
CHECKED BY: RER
INVOICE #: 15010905

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

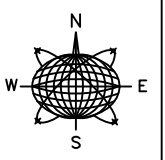
REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33045
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



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:305-293-3263 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

Seal:

Consultants:

Submissions / Revisions:

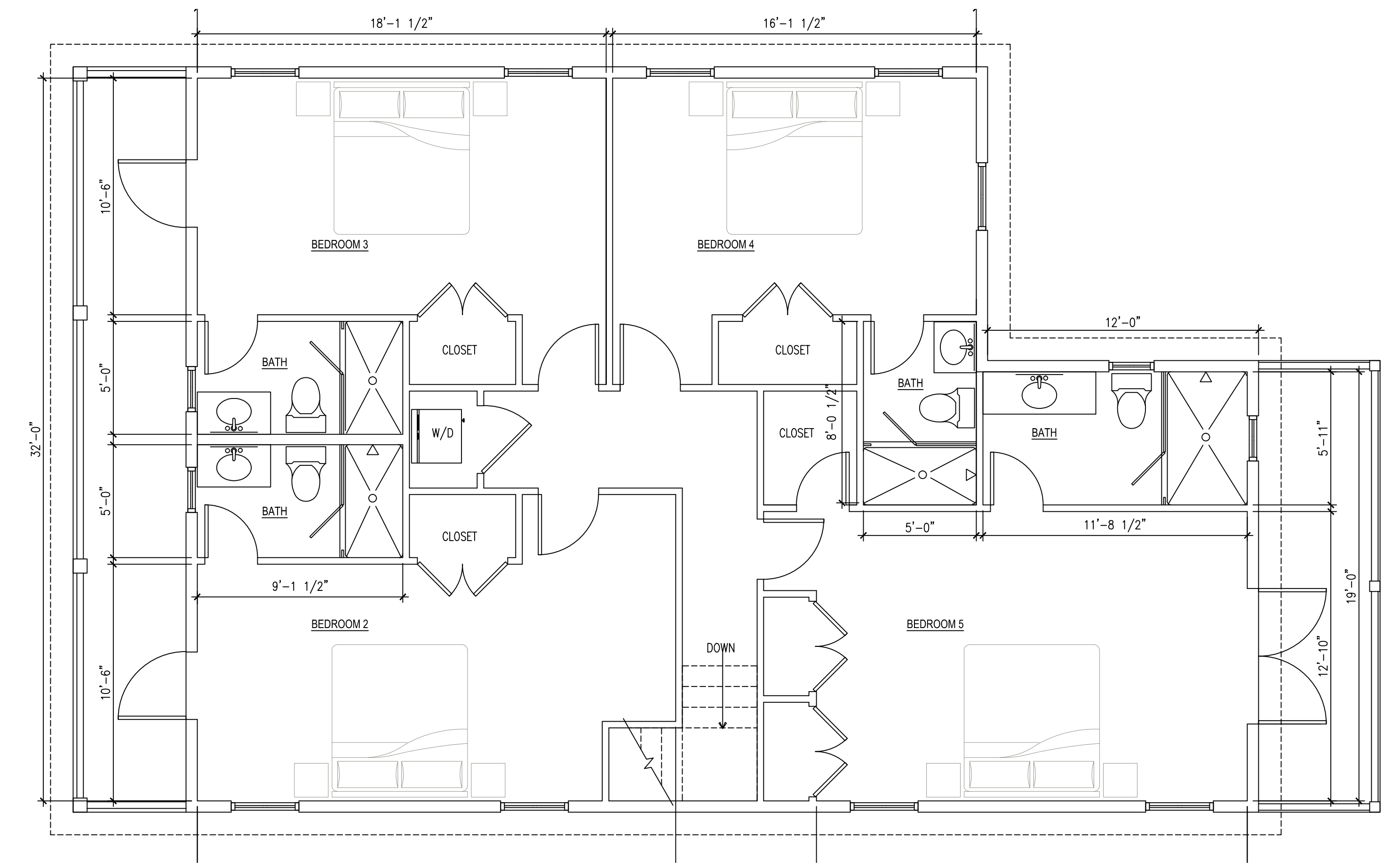
H.A.R.C.	DATE
-	2015.9.30

822 SAWYERS LANE
 KEY WEST, FL
 NEW RESIDENTIAL HOME

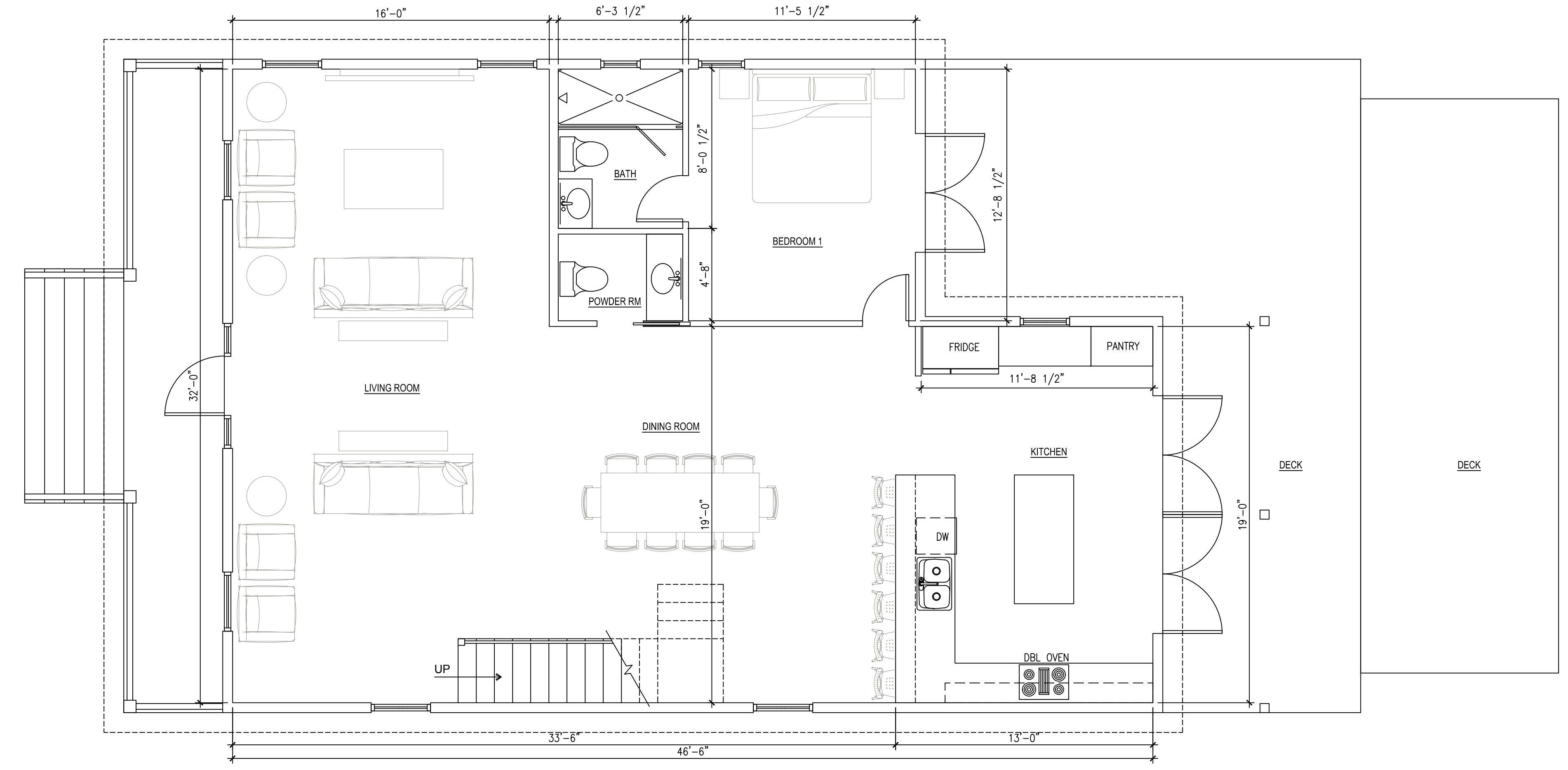
Drawing Size: 24x36 Project #: 15015

PROPOSED FLOOR PLANS

Sheet Number:
A-2.1



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

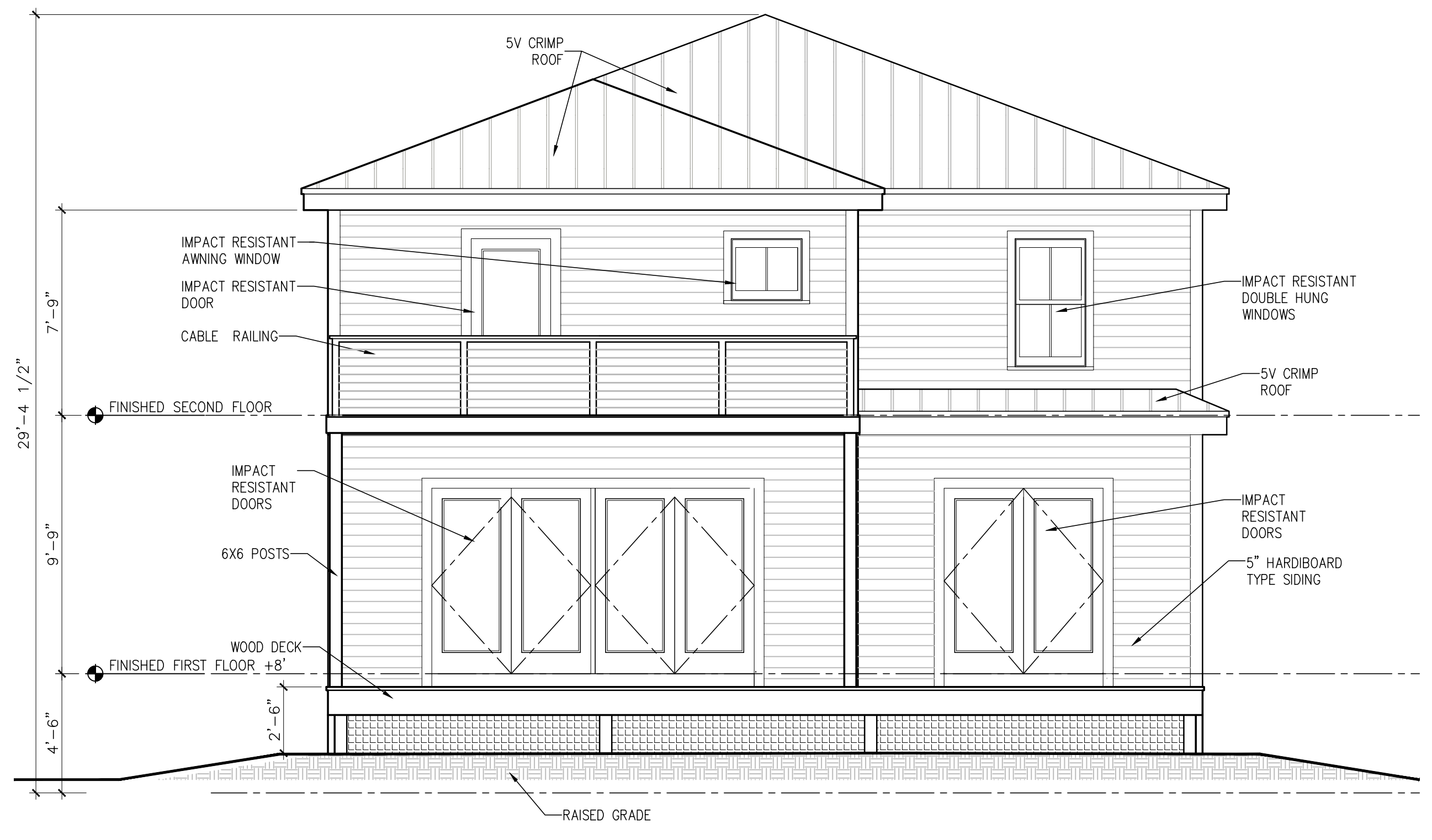


1
 A21
FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



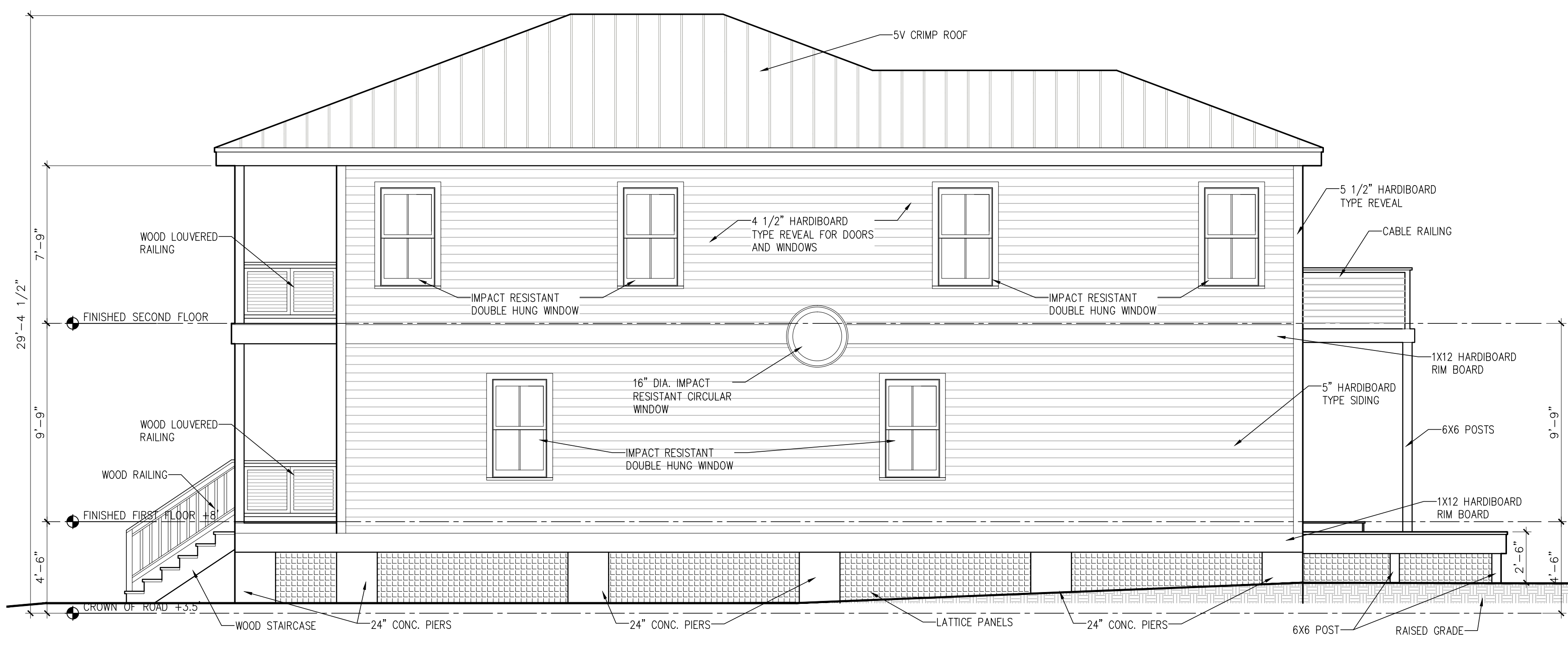
SIDE ELEVATION (EAST)

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



REAR ELEVATION (EAST)

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



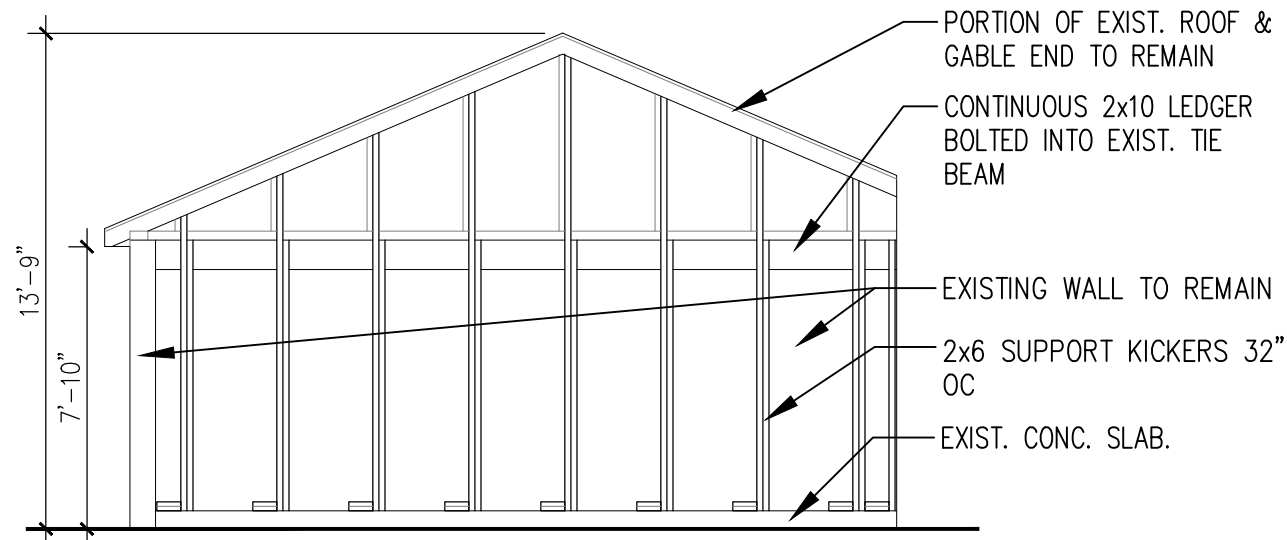
SIDE ELEVATION (SOUTH)

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

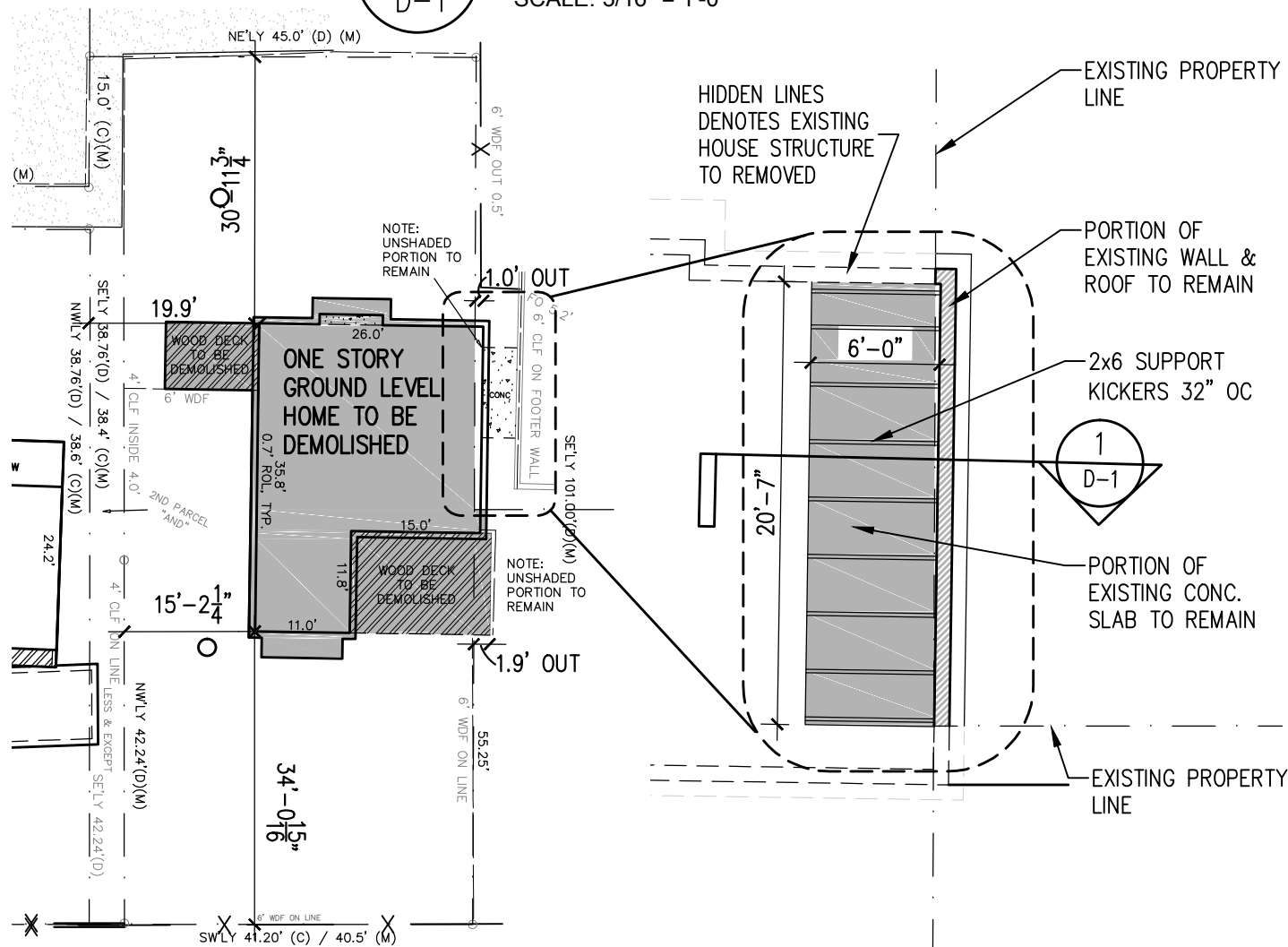


FRONT ELEVATION (WEST)

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

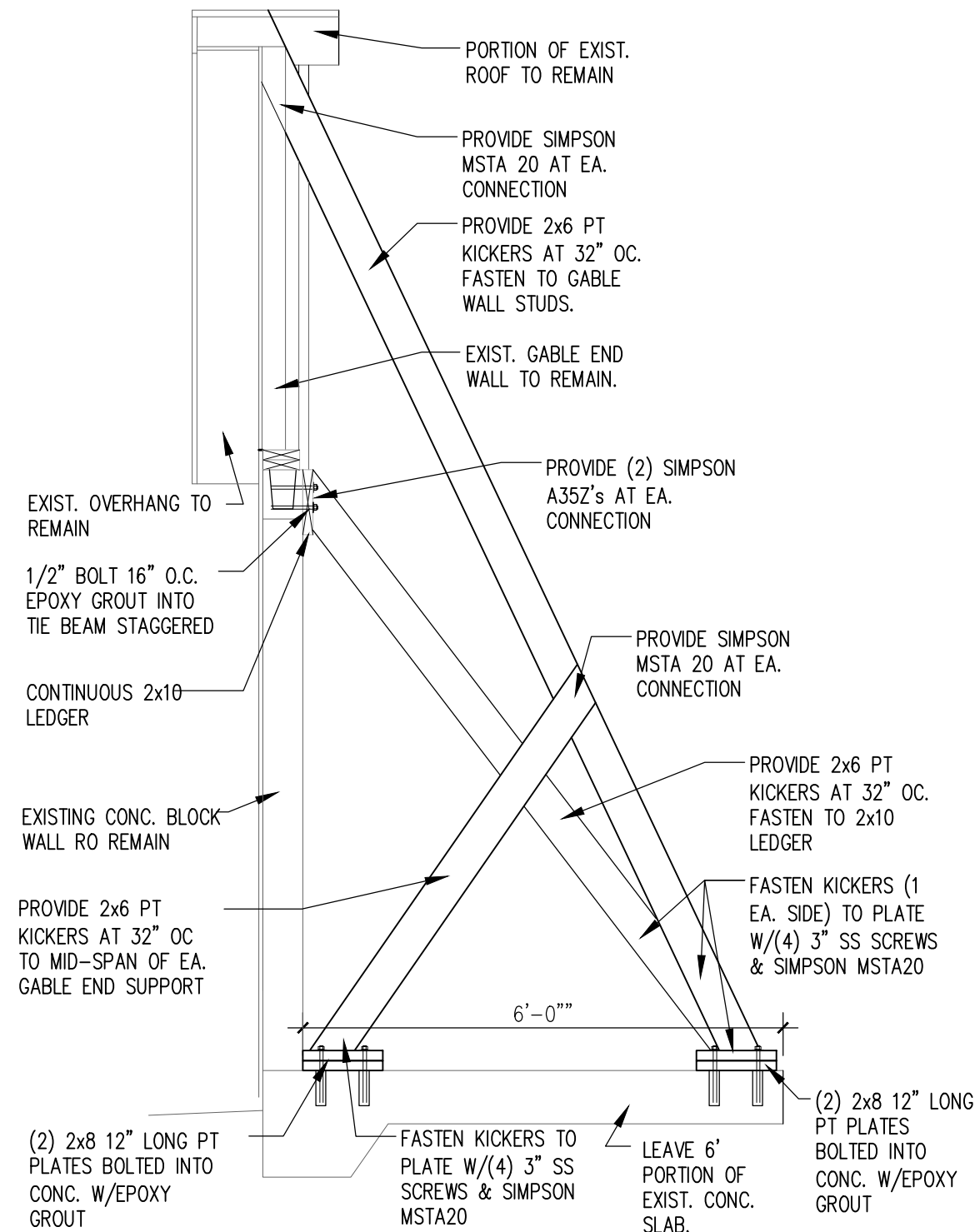


4 EAST ELEVATION
 SCALE: 3/16" = 1'-0"

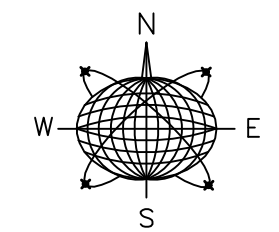


3 SITE DEMOLITION PLAN
 SCALE: 1" = 30'-0"

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

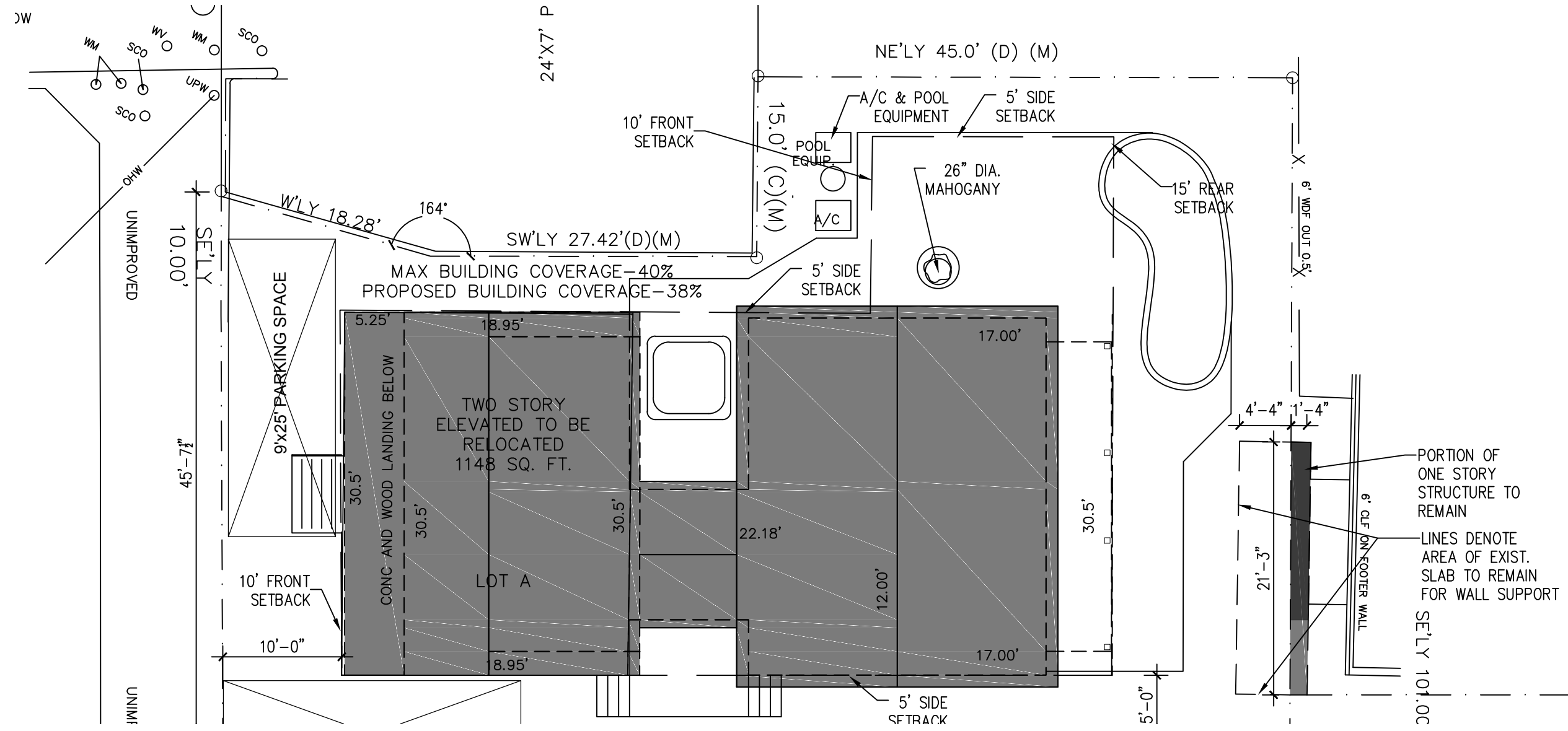
Drawn By: PCS
 Checked By: RJM
 Revisions:

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



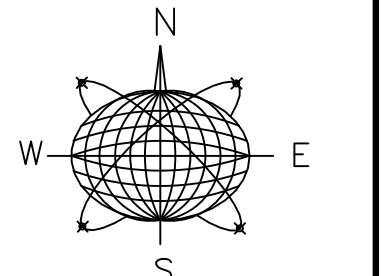
3
A-3.4 SITE PLAN
SCALE: 1"=10'-0"



2
A-3.4 EXISTING STREETSCAPE (SAWYERS LANE)
SCALE: 1/8"=1'-0"



1
A-3.4 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

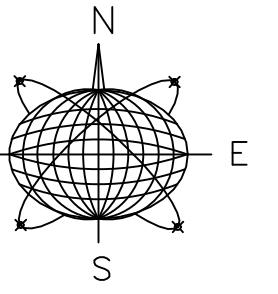
818 SAWYERS LANE
KEY WEST, FL
RESIDENTIAL ADDITION TO S.F.R.

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

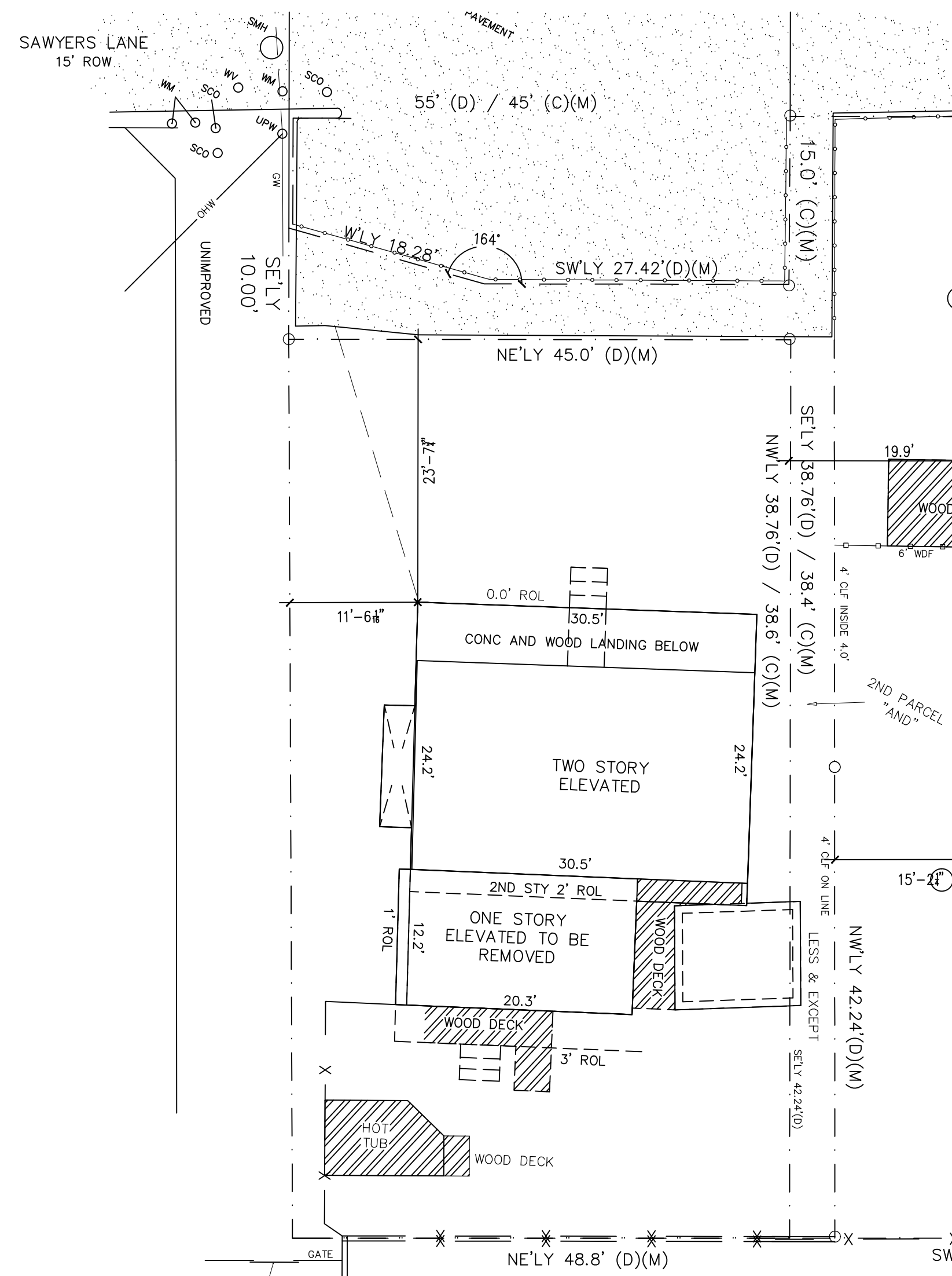
Title:
EXIST. & PROPOSED STREET SCAPES, SITE PLAN

Sheet Number:

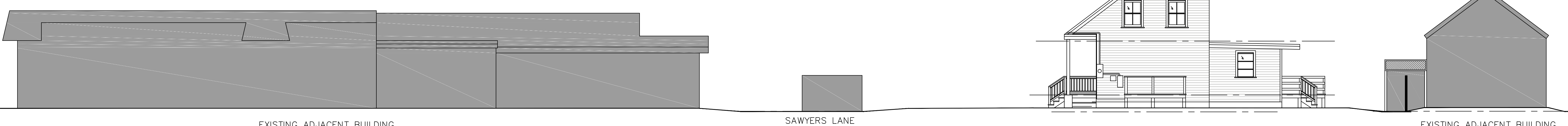
A-3.3

Date: - SEPTEMBER 29, 2015

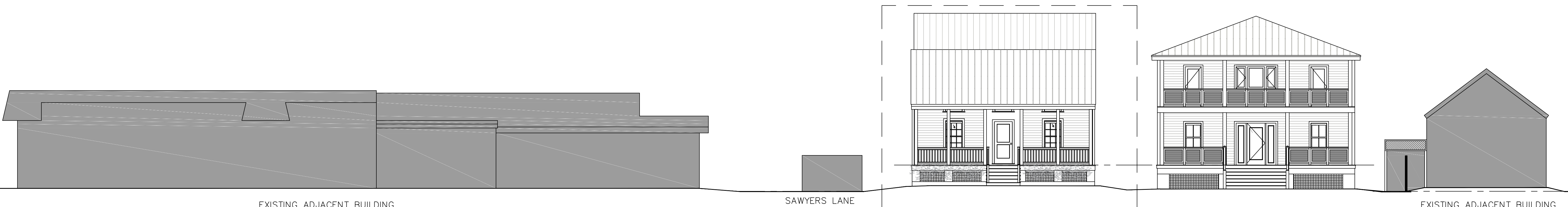
©2015 by William Shepler Architect



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.

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

MEMORANDUM FOR THE PUBLIC MEETING ON THE PROPOSED 2015 PLAN AND BUDGET FOR THE UNIVERSITY OF ALABAMA

270

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.

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

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Public Meeting Notice

THE CITY OF MIAMI BEACH, FLORIDA, IS HOLDING A PUBLIC MEETING TO DISCUSS THE PROPOSED CHANGES TO THE CITY OF MIAMI BEACH ZONING ORDINANCE. THE MEETING WILL BE HELD ON WEDNESDAY, JUNE 15, 2011, AT 7:00 PM AT THE MIAMI BEACH COMMUNITY CENTER, 1000 BEACH DRIVE, MIAMI BEACH, FLORIDA 33139. FOR MORE INFORMATION, PLEASE CONTACT THE CITY PLANNING DEPARTMENT AT (305) 361-2200.

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

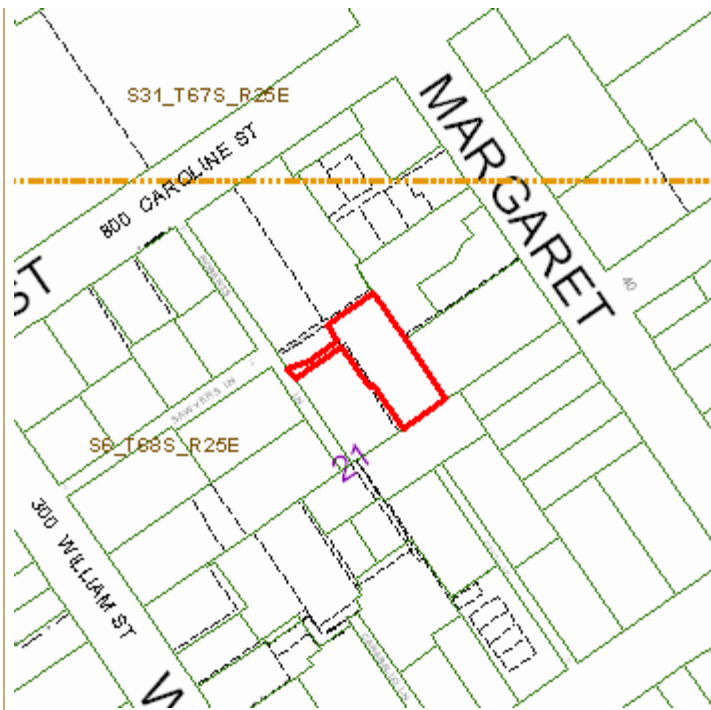
Affordable Housing: No

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

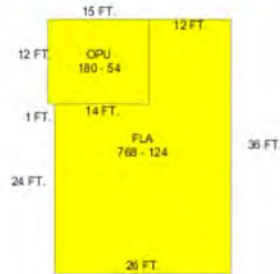
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

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

1991	36,128	6,211	89,910	132,249	132,249	25,000	107,249
1990	30,053	6,230	77,760	114,044	114,044	25,000	89,044
1989	27,321	5,808	77,760	110,889	110,889	25,000	85,889
1988	23,468	5,311	77,760	106,539	106,539	25,000	81,539
1987	23,188	5,439	41,808	70,435	70,435	25,000	45,435
1986	23,322	0	40,678	64,000	64,000	25,000	39,000
1985	12,318	0	17,399	29,717	29,717	0	29,717
1984	11,633	0	17,399	29,032	29,032	25,000	4,032
1983	11,633	0	17,399	29,032	29,032	25,000	4,032
1982	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
1/30/2015	2723 / 2462	555,000	<u>WD</u>	<u>02</u>
11/18/2008	2389 / 1135	382,900	<u>WD</u>	<u>K</u>
6/12/2007	2314 / 1069	480,000	<u>WD</u>	<u>S</u>
11/5/2004	2058 / 2178	35,000	<u>WD</u>	<u>O</u>
10/7/2004	2050 / 591	600,000	<u>WD</u>	<u>Q</u>
1/1/1985	930 / 506	83,800	<u>WD</u>	<u>Q</u>
2/1/1976	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 Description: KW PT LOT 2 SQR 21 OR271-113/14 OR525-587/89 OR650-635/36 OR678-363/64 OR723-530 OR751-1850 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

Roof Cover ASPHALT SHINGL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

Heat Src 1 NONE

Heat Src 2 NONE

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

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