

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham, Senior Planner

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** September 26, 2013

**Agenda Item:** **Variances - 728 Windsor Lane (RE#00018890-000100, AK#1019542) -**  
A request for building coverage, impervious surface ratio, front, side and rear-yard setbacks to reconstruct the existing historic structure and non-historic addition and add a swimming pool in the HHDR zoning district per Sections 122-28(b) and 122-630 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Request:** The applicant is requesting variances to building coverage, impervious surface ratio, front, side and rear-yard setback requirements to renovate an existing historic structure per the “66% rule.”

**Applicant:** Gary Burchfield

**Property Owner:** Richard Dooley

**Location:** 728 Windsor Lane (RE# 00018890-000100, AK 1019542)

**Zoning:** Historic High Density Residential (HHDR) Zoning District

**Background:**

The property is comprised of a one-story house. The applicant proposes to renovate the historic portion of the structure and rebuild a portion of a non-contributing addition. The property was purchased in its current configuration with the existing legal non-conformities.

<b>Relevant HHDR Zoning District Dimensional Requirements: Section 122-630</b>			
<b>Requirements</b>	<b>Zoning Regulations</b>	<b>Existing Conditions</b>	<b>Proposed Changes</b>
Building Coverage	50%	56.2%	57.2%
Impervious Surface	60%	58.2%	62.5%
Front Setback	10'	4'	Same

Left-Side Setback	5'	0'	Same
Right-Side Setback	5'	3'	Same
Rear Setback	20'	5'	Same

**Process:**

**Development Review Committee Meeting:**

August 29, 2013

**Planning Board Meeting:**

September 26, 2013

**HARC:**

October 22, 2013- Tentative

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 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.**

The existing structure is nonconforming to all coverage and setback requirements. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not by themselves generate the existence of special conditions or circumstances.

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

The nonconforming aspects on the site are not created by the applicant. The existing building is legal non-conforming. However, the applicant is slightly increasing the non-conformities with the proposed changes and pool addition.

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

Allowing the new construction, as proposed, would not confer special privileges upon the applicant. Numerous properties within the historic districts have received similar variances triggered by the “66% rule.”

- 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.**

The applicant is not deprived of rights commonly enjoyed by other properties without the variance approval.

- 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variances requested are the minimum variances that will make possible the continued use of the land, building, or structure. However, the applicant has reasonable use of the property prior to the new construction.

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

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest. In fact, the variances requested, if approved, will improve the neighborhood overall.

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

Existing conforming or nonconforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

**Concurrency Facilities and Other Utilities or Service (Section 108-233):**

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

**The Planning Board shall make factual findings regarding the following:**

**That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the granting of variances.

**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.**

The applicant has been in contact with adjacent property owners.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following condition:

Per the Fire Department's direction, the five foot setback for the pool be maintained with minimal landscaping.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD FOR VARIANCES APPROVAL FOR  
BUILDING COVERAGE, IMPERVIOUS SURFACE  
RATIO, FRONT, SIDE AND REAR-YARD SETBACK  
REQUIREMENTS FOR PROPERTY LOCATED AT 728  
WINDSOR LANE (RE#00018890-000100, AK# 1019542) IN  
THE HISTORIC HIGH DENSITY RESIDENTIAL ZONING  
DISTRICT, PER SECTIONS 122-28(b) AND 122-630 OF  
THE LAND DEVELOPMENT REGULATIONS OF THE  
CODE OF ORDINANCES OF THE CITY OF KEY WEST.**

**WHEREAS**, the existing structure has legal non-conforming building coverage, impervious surface ratio, front, side and rear-yard setbacks; and

**WHEREAS**, Section 122-630 of the Code of Ordinances provides that the maximum building coverage allowed is 50%, impervious surface ratio is 60%, minimum allowed front-yard setback is 10 feet, side-yard setback is 5 feet and rear-yard setback is 20 feet; and

**WHEREAS**, existing building coverage is 56.2%, impervious surface ratio is 58.2%, front-yard setback is 4 feet, left side-yard setback is 0 feet, right side-yard setback is 3 feet and the rear-yard setback is 17.33 feet; and

**WHEREAS**, the applicant requested a variance to these existing legal non-conformities and

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

to increase building coverage and the impervious surface ratio; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on September 26<sup>th</sup>, 2013; and

**WHEREAS**, the Planning Board finds 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 district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variances 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; and

**WHEREAS**, the Planning Board finds 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; and

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

**WHEREAS**, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variances 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; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West,  
Florida:

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by resolution of the Key West Planning Board for variances to allow the renovation and reconstruction of the structure and for an increase of building coverage and the impervious surface ratio per plans dated July 22, 2013, for property located at 728 Windsor Lane (RE# 00018890-000000, AK 1019542) in the HHDR zoning district per Sections 122-28(b) and 122-630 of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following condition:

Per the Fire Department's direction, the five foot setback surrounding the swimming pool be maintained with minimal landscaping.

**Section 3.** It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits

for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

**Section 5.** These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 25th day of September, 2013.

Authenticated by the Chairman of the Planning Board and the Planning Director;

\_\_\_\_\_  
Richard Klitenick, Planning Board Chairman

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP, Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# Application



**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



**Variance Application**

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 728 Windsor Lane
2. Name of Applicant Gary Burchfield
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X
4. Address of Applicant 800 Simonton Street
5. Phone # of Applicant 305-797-7778 Mobile# \_\_\_\_\_
6. E-Mail Address garythecarpenter@hotmail.com
7. Name of Owner, if different than above Richard Dooley
8. Address of Owner 728 Windsor Lane
9. Phone # of Owner 404-414-3316
10. Email Address ohfinelingerie@bellsouth.net
11. Zoning District of Parcel HHDR RE# 00018890-000100
12. Description of Proposed Construction, Development, and Use  
Reconstruct a small (654 sq. ft.) one-story historic contributing home and add a pool in the rear yard. Reconstruction triggers the variance requirements of Sec. 122-28(b).
13. List and describe the specific variance(s) being requested:  
Front Setback - 4ft (existing & proposed)  
Side Setbacks - 3ft right side (existing & proposed), 0ft left side (existing & proposed)  
Rear Setback: House - 15.3ft (17.3ft existing), Mechanical Equipment - 0ft  
Building Coverage - 57.2% (56% existing)  
Impervious Surface - 62.5% (63% existing)

**Variance Application**  
**City of Key West Planning Department**  
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**(305) 809-3720**



14. 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.

<b>Site Data Table</b>				
	<b>Code Requirement</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Request</b>
<b>Zoning</b>	HHDR			
<b>Flood Zone</b>	X			
<b>Size of Site</b>	1,386 sq. ft.			
<b>Height</b>	30ft.	<30ft.	No Change	NA
<b>Front Setback</b>	4.0 ft.	4.0 ft.	No Change	4.0 ft.
<b>Side Setback</b>	3.0 ft.	3.0 ft.	No Change	3.0 ft.
<b>Side Setback</b>	0.0 ft.	0.0 ft.	No Change	0.0 ft.
<b>Street Side Setback</b>	NA	NA	NA	NA
<b>Rear Setback (House)</b>	20.0 ft.	17.3 ft.	15.3 ft.	15.3 ft.
<b>F.A.R- Pool Setback</b>	5.0 ft.	NA	5.0 ft.	NA
<b>Building Coverage</b>	50.0%	56%	57.2%	57.2%
<b>Impervious Surface</b>	60.0%	63%	62.5%	62.5%
<b>Parking</b>	1 space	0 space	No Change	NA
<b>Handicap Parking</b>	0 space	0 space	No Change	NA
<b>Bicycle Parking</b>	1 space	0 space	No Change	NA
<b>Open Space/ Landscaping</b>	1 space	0 space	No Change	NA
<b>Number and type of units</b>	1 Res.	1 Res.	No Change	NA
<b>Consumption Area or Number of seats</b>	NA	NA	NA	NA

**Mech. Equipment**      5.0 ft.      NA      0.0 ft.      0.0 ft.

15. Is Subject Property located within the Historic District? Yes   X   No         
 If Yes, attach HARC approval and approved site plans

Meeting Date   NA        HARC Approval #   NA

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3140 Flagler Avenue, Key West, FL 33040  
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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes  No  If Yes, please describe and attach relevant documents

Access easement along the left side property line.

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17. Will the work be within the dripline (canopy) of any tree on or off the property?  
YES  NO

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
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**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:**

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.

This historic platted lot of record is the subject special conditions and circumstances peculiar to both the land and building. This is an extremely small lot, only 35% minimum lot size for the zoning district. The lots dimensions are also sub standard under current code - 22' x 65'. The historic contributing house is also extremely small (654 sq. ft.) and even with its very small size, it still can not be situated on the site in any manner that will result in compliance with the current code.

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

These conditions were not created by the applicant. The lot is a historic platted lot of record.

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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.

There are no special privileges conferred by the granting of the proposed variances. If this met the minimum dimensional criteria of the HHDR, no variances would be required and the property would only be developed to approximately 39.6% of its development potential.

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**Variance Application**  
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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.

Hardship conditions exist both to the property owner and the Historic District. If the proposed variances are not granted, this historic contributing structure cannot be rebuilt under the provisions of Sec. 122-28(b).

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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.

This request for for minimal variances. The variances will allow for the reconstruction of the structure with the enclosure of a 8' x 5.6' rear porch, the addition of a 2' x 5' portico-like cover over the back door, a 9.6' x 6' cistern-style pool, and the installation of mechanical equipment. These variances will allow less than half (39.6%) of the permitted development of a standard sized HHDR lot.

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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.

These variances will not be injurious to the public welfare, and, in fact, will produce a public benefit by rebuilding this historic contributing structure consistent with the modern building and life-safety codes

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**Variance Application**  
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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.

Existing nonconforming uses of other properties is not considered as the basis of this request.

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

- That the standards established in subsection (a) 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."

09/05/13



Mr. Donald Leland Craig, AICP, Planning Director  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Re: Variance Request  
728 Windsor Lane, RE No. 00018890-000100**

Dear Mr. Craig,

Please accept the attached documents and application as a formal request for a variance to Sec. 122-630 pursuant to Sec. 122-28(b) for a property located at 728 Windsor Lane in the HHDR. The 654 sq. ft. single-family dwelling is located on a 1,386 sq. ft. historic platted lot of record. The existing structure was built in 1928, according to the Monroe County Property Appraiser, long before the adoption of the current city code which made this historic property nonconforming.

The applicant seeks to preserve and reconstruct the existing historic structure, make architecturally-appropriate roof line alterations to the non-historic rear addition, enclose a small (45 sq. ft.) rear porch, build a 2-ft portico-like roof extension over the back door, and add a small (9.6' x 6') cistern-styled pool. The reconstruction will trigger the "66%-rule" (Sec. 122-28(b)).

The variances requested are as follows:

- o Front Setback -- 4.2 ft(existing & proposed)
- o Side Setbacks
  - Right side -- 3 ft. (existing & proposed)
  - Left side -- 0 ft. (existing & proposed)
- o Rear Setbacks
  - House -- 17.3 ft. (17.3 ft. existing)
  - Mechanical Equipment -- 0 ft.
- o Building Coverage -- 57.2% (56% existing)
- o Impervious Surface -- 62.5% (63% existing)

Please don't hesitate to call me or Gary Burchfield if you have any questions or need additional information.

Thank you for your time and consideration in this matter.

Sincerely,

Owen Trepanier

# Verification

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Gary Burchfield, in my capacity as president  
(print name) (print position; president, managing member)  
of Gary The Carpenter Coast  
(print name of entity serving as Authorized Representative)

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

728 Windsor Ln  
Street Address of subject property

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

[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/29/13 by  
date  
Gary Burchfield  
Name of Authorized Representative

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

[Signature]  
Notary's Signature and Seal

Raymond L. Lowell  
Name of Acknowledger stamped  
Notary Public - State of Florida  
My Comm. Expires May 15, 2016  
Commission # EE 194086  
Bonded Through National Notary Assn.

# **Authorization**

City of Key West  
Planning Department



Authorization Form  
(Individual Owner)

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

I, RICHARD J DOOLEY & SANFORD R THIGPEN authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

GARY THE CARPENTER / Gary Burchfield  
*Please Print Name of Representative*

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

[Signature]  
*Signature of Owner*

[Signature]  
*Signature of Joint/Co-owner if applicable*

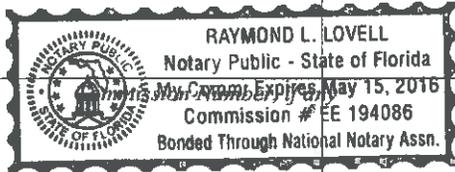
Subscribed and sworn to (or affirmed) before me on this 7/29/13 by  
*date*

[Signature]  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Raymond L. Lovell  
*Name of Acknowledger typed, printed or stamped*



**Deed**

Doc# 1821963 01/27/2011 1:19PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:  
Susan Mary Cardenas  
Attorney at Law  
Stones & Cardenas  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 10-202

01/27/2011 1:19PM  
DEED DOC STAMP CL: DIONNE \$1,400.00

Doc# 1821963  
Bk# 2502 Pg# 598

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## Warranty Deed

**This Warranty Deed** made this 18th day of January, 2011 between Veronica Murrell Bogan, a married woman, Elbridge Curry, an unremarried widower, Marcia Richard, a single woman, Michael Richard, a single man and Michelle Godwin, an unremarried widow whose post office address is 726 Windsor Lane, Key West, FL 33040, grantor, and Richard J. Dooley, a single man and Sanford R. Thigpen, a single man whose post office address is 933 Burgundy Street, New Orleans, LA 70116, 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:

On the Island of Key West and known as a Part of Tract 5 according to William A Whitehead's Map of said Island, delineated in February, A. D. 1829, and more particularly described s follows:  
Commence at the intersection of the Southerly right of way line, of Windsor Lane and the Easterly right of way line of Galveston Lane (Charles Alley) and run thence Easterly along the said Southerly right of way line of Windsor Lane, 52 feet to the point of beginning of the parcel of land herein described; thence Southerly at right angles 65 feet to a point; thence easterly at right angles, 19.67 feet to a point; thence Northerly at right angles, 65 feet to a point on the Southerly right of way line of Windsor Lane; thence Westerly along the Southerly right of way line of Windsor Lane, 19.67 feet back to the point of beginning.

Parcel Identification Number: 00018890-000100

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

**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, 2011.

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:

*Susan M. Cardenas*  
Witness Name: SUSAN M. CARDENAS

*Veronica Murrell Bogan* (Seal)  
Veronica Murrell Bogan

*Deborah S. Cardenas*  
Witness Name: DEBORAH S. CARDENAS

*Susan M. Cardenas*  
Witness Name: SUSAN M. CARDENAS

*Elbridge Curry* (Seal)  
Elbridge Curry

*Deborah S. Cardenas*  
Witness Name: DEBORAH S. CARDENAS

Doc# 1821963  
Bk# 2502 Pg# 599

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 18th day of January, 2011 by Veronica Murrell Bogan, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

*Susan M. Cardenas*  
Notary Public  
Printed Name: Susan M. Cardenas  
My Commission Expires: 10.23.12

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 18th day of January, 2011 Elbridge Curry, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

*Susan M. Cardenas*  
Notary Public  
Printed Name: Susan M. Cardenas  
My Commission Expires: 10.23.12

[Signature]  
Witness Name: Franci Gonzalez  
[Signature]  
Witness Name: Ryan Ryan The

[Signature] (Seal)  
Marcia Richard

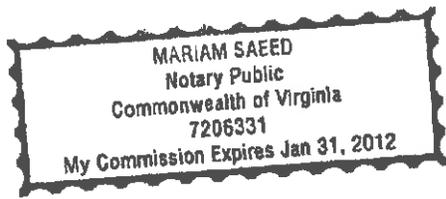
Doc# 1821963  
Bkn 2502 Pgn 600

State of Virginia  
County of Fairfax

The foregoing instrument was acknowledged before me this 18th day of January, 2011 by Marcia Richard, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: MARIAM SAEED  
My Commission Expires: 01/31/2012



Angie L. Johnson  
Witness Name: Angie L. Johnson  
Brandi White  
Witness Name: Brandi White

Michael Richard (Seal)  
Michael Richard

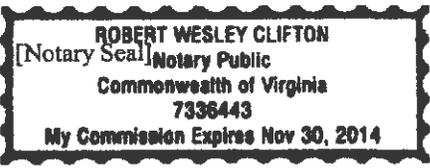
Witness Name: \_\_\_\_\_

Michelle Godwin (Seal)  
Michelle Godwin

Witness Name: \_\_\_\_\_

State of Virginia  
County of Chesapeake City

The foregoing instrument was acknowledged before me this 18th day of January, 2011 by Michael Richard, who  are personally known or  have produced a driver's license as identification.



Robert Wesley Clifton  
Notary Public

Printed Name: Robert Wesley Clifton

My Commission Expires: NOVEMBER 30, 2014

State of Virginia  
County of Chesapeake City

The foregoing instrument was acknowledged before me this 18th day of January, 2011 by Michelle Godwin, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Doc# 1821963  
Bk# 2502 Pg# 602

State of Virginia  
County of Chesapeake City

The foregoing instrument was sworn to and subscribed before me this 18th day of January, 2011 by Michelle Godwin, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Robert Wesley Clifton  
Notary Public

Printed Name: Robert Wesley Clifton

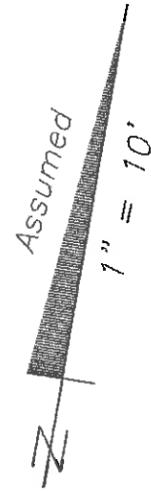
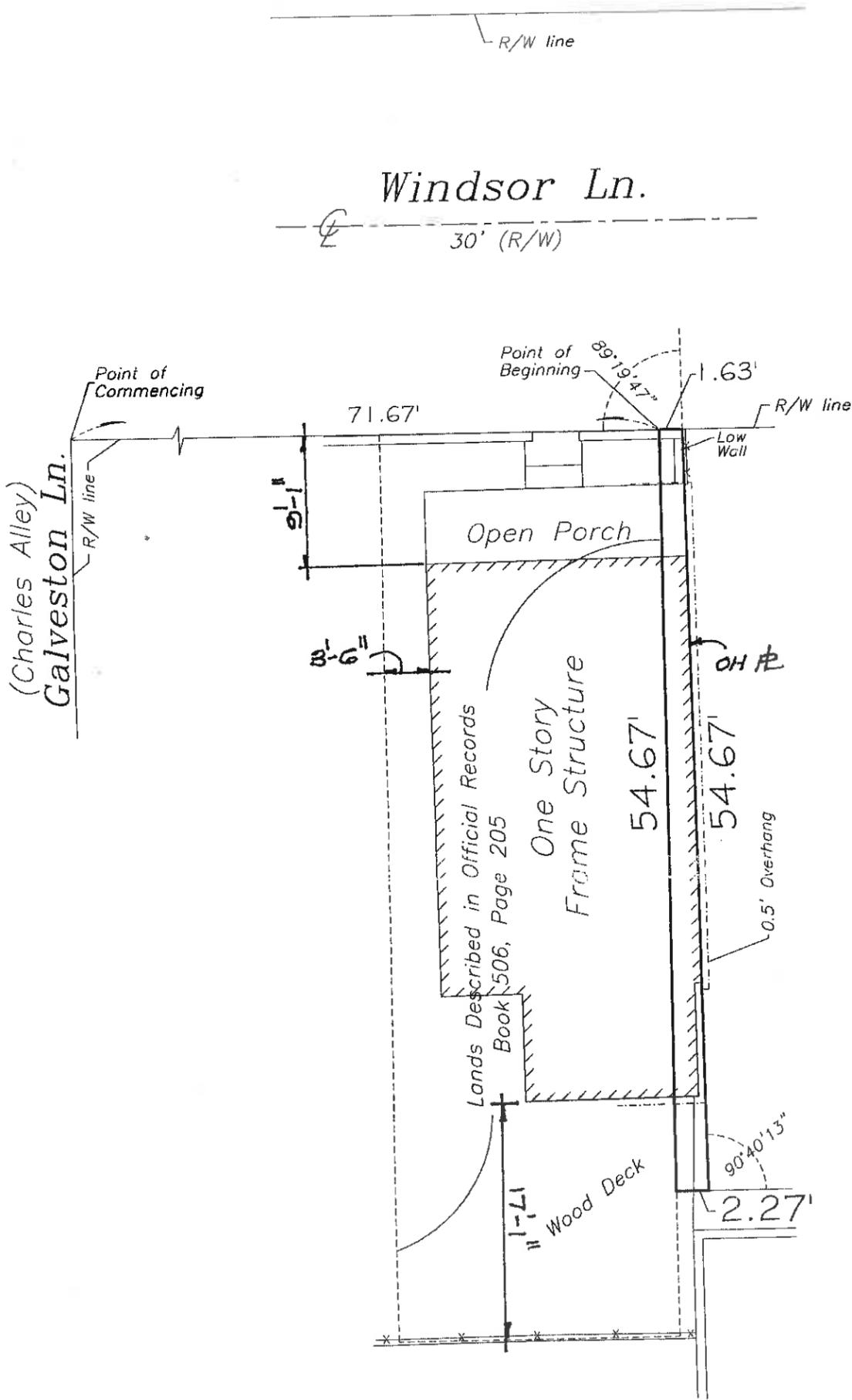
My Commission Expires: November 30, 2014

ROBERT WESLEY CLIFTON  
Notary Public  
Commonwealth of Virginia  
7336443  
My Commission Expires Nov 30, 2014

MONROE COUNTY  
OFFICIAL RECORDS

# Survey

Specific Purpose Survey Map to illustrate a legal description  
of part of Tract 5, Island of Key West,  
prepared by the undersigned



**LEGEND**

- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- CL Centerline

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

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

Specific Purpose Survey Report to illustrate a legal description  
of part of Tract 5, Island of Key West,  
prepared by the undersigned

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 728 Windsor Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION  
AUTHORED BY THE UNDERSIGNED

LEGAL DESCRIPTION: A parcel of land on the Island of Key Weet and known as a Part of Tract 5 according to William A. Whitehead's Map of said Island, delineated in February A.D. 1829, said parcel being more particularly described as follows:  
Commence at the intersection of the Southerly right of way line of Windsor Lane and the Easterly right of way line of Galveston Lane (Charles Alley) and run thence Easterly along the said Southerly right of way line of Windsor Lane for a distance of 71.67 feet to the Northeasterly corner of the lands described in Official Records Book 506, Page 205, of the Public Records of Monroe County Florida, said point also being the Point of Beginning of the parcel of land described herein; thence Southerly and at right angles along the Easterly boundary line of the said lands for a distance of 54.67 feet; thence Easterly and at right angles for a distance of 2.27 feet; thence Northerly with a deflection angle of 90°40'13" to the left and along the Easternmost face of an existing one story frame structure and extensions thereof, for a distance of 54.67 feet to the Southerly right of way line of the said Windsor Lane; thence Westerly with a deflection angle of 89°19'47" to the left and along the Southerly right of way line of the said Windsor Lane for a distance of 1.63 feet back to the Point of Beginning.

SPECIFIC PURPOSE SURVEY FOR: Sanford R. Thigpen and Richard J. Dooley;

J. LYNN O'FLYNN, INC.

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

THIS SKETCH  
IS NOT  
ASSIGNABLE

January 6, 2011

Sheet Two of Two Sheets

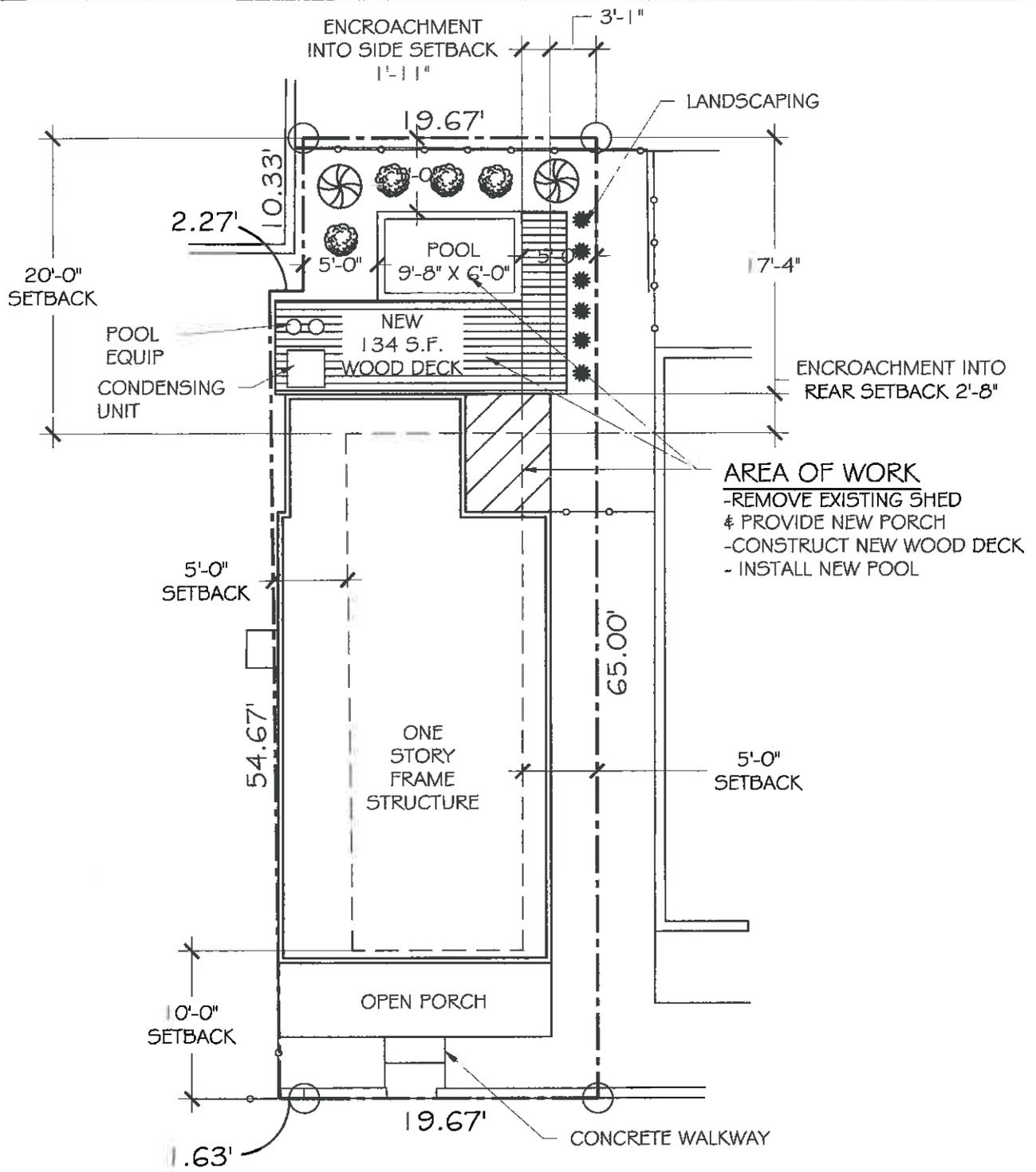
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

# Site Plans



# WINDSOR LANE



## PROPOSED SITE PLAN

SCALE: 1"=10'-0"

**PEREZ ENGINEERING & DEVELOPMENT, INC**  
 CERTIFICATE OF AUTHORITY, CN NO. B578

PAUL R. SEMMES  
 FLORIDA PE # 44127  
 1010 KENNEDY DR., SUITE #201  
 KEY WEST, FL 32048  
 TEL: (305) 298-0440 FAX: (305) 298-0245

<b>728 WINDSOR LANE</b>		
Date		Project No.
07-22-13		

## SITE DATA TABLE

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HHDR	HHDR	HHDR	
LOT SIZE	1385 SF	1385 SF	1385 SF	
BUILDING AREA	780 SF	639 SF	792 SF	
BUILDING COVERAGE %	56%	50%	57.2%	
IMPERVIOUS COVERAGE	807 SF	767 SF	865 SF	
IMPERVIOUS COVERAGE %	63%	60%	62.5%	
WOOD DECK AREA ON PROPERTY	297 SF		134 SF	
WOOD DECK AREA ON PROPERTY PERCENTAGE	23%		9.7%	
BUILDING HEIGHT	<25'-0"	30'-0"	<25'-0"	
FRONT SETBACK	4'-2"	10'-0"	4'-2"	
SIDE SETBACK	0'-0"	5'-0"	0'-0"	
STREET SIDE SETBACK	N/A	5'-0"	N/A	
REAR SETBACK	17'-3"	20'-0"	17'-3"	



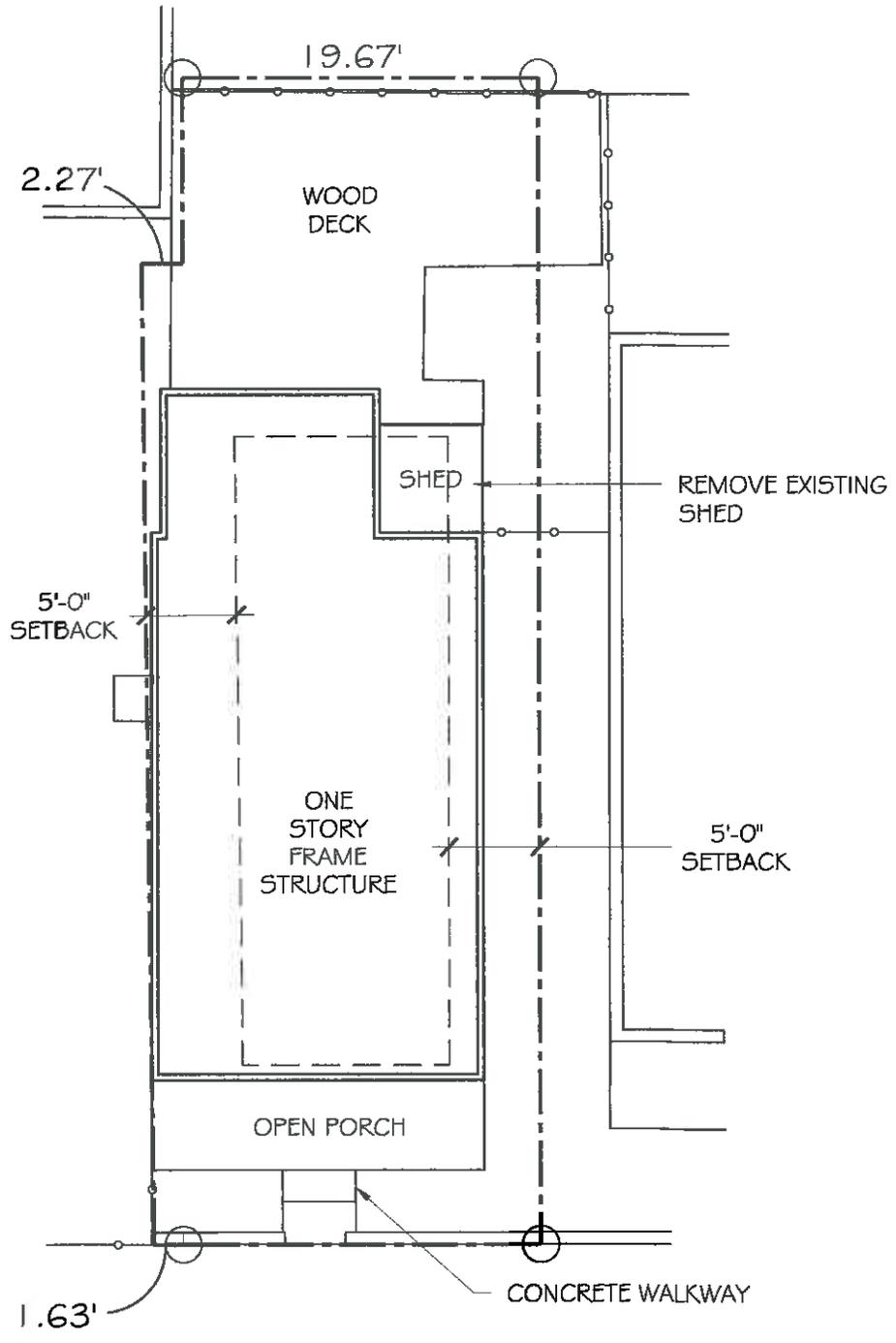
**PEREZ ENGINEERING  
& DEVELOPMENT, INC**  
CERTIFICATE OF AUTHORIZATION NO. BF79

PAUL R. REMMES  
 FLORIDA PE # 44137  
 1010 KENNEDY DR., SUITE #201  
 KEY WEST, FL 33040  
 TEL: (305) 293-9440 FAX: (305) 296-0243

### 728 WINDSOR LANE

Date  
07-22-13

Project No.



# WINDSOR LANE



EXISTING SITE PLAN

SCALE: 1"=10'-0"

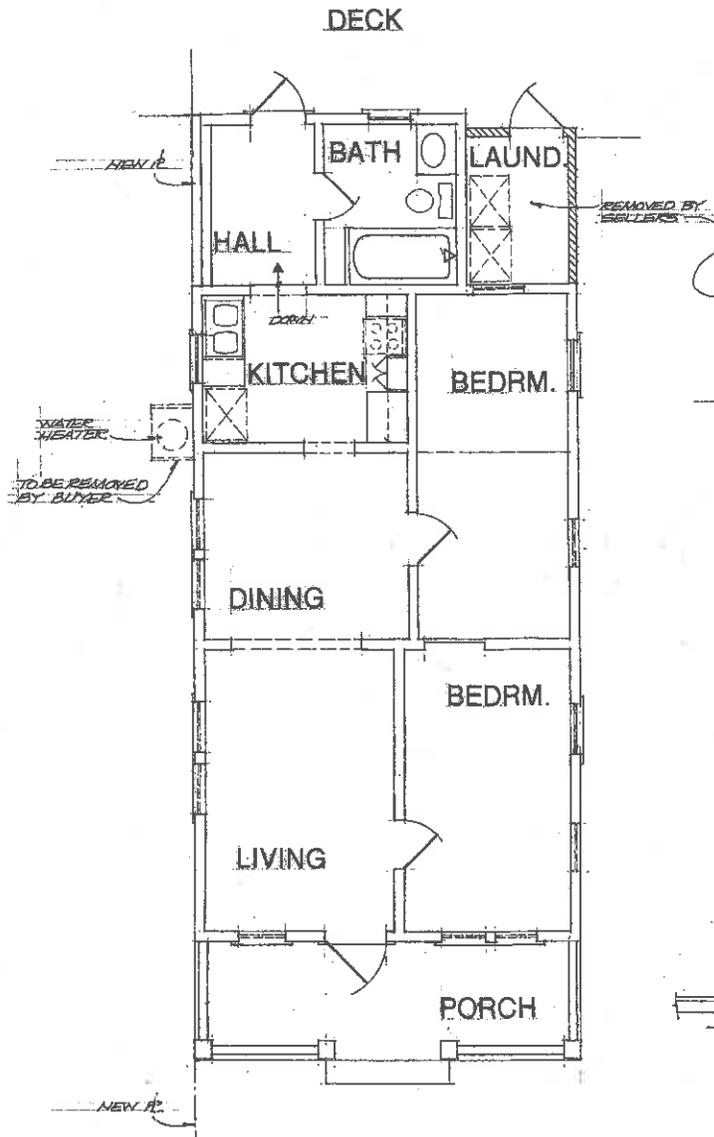
**PEREZ ENGINEERING  
& DEVELOPMENT, INC**  
CERTIFICATE OF AUTHORIZATION NO. 8573

PAUL R. SEMMES  
FLORIDA PE # 44137  
1810 KENNEDY DR., SUITE #201  
KEY WEST, FL 33040  
TEL: (305) 289-6440 FAX: (305) 289-0248

## 728 WINDSOR LANE

Date  
07-22-13

Project No.



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



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

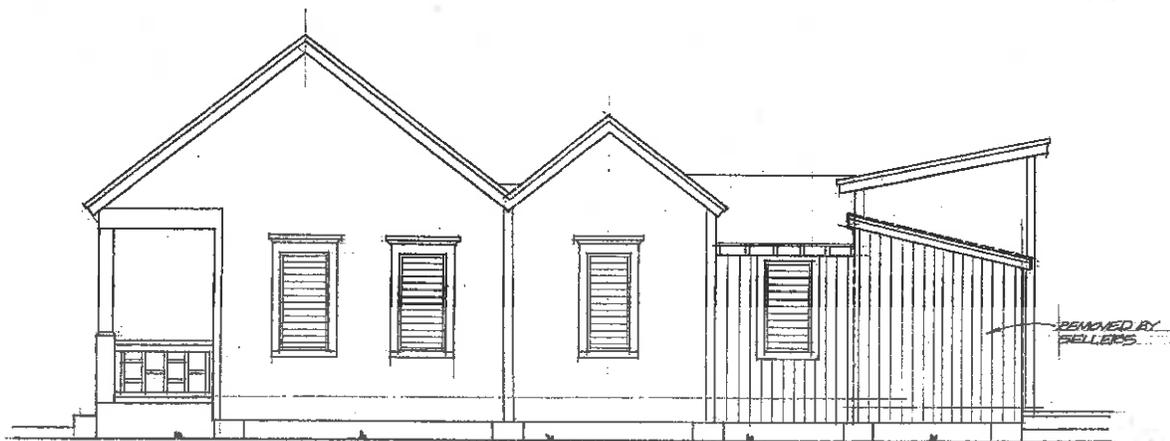


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

<b>DOOLEY - THIGPEN RESIDENCE</b>		
723 WILDECK LANE KEY WEST, FLORIDA		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: RJJD
DATE: 01-2-2010		REVISION:
<b>EXISTING CONDITIONS</b>		
Richard Dooley, 933 Burgundy Street New Orleans, Louisiana 70116		DRAWING NUMBER <b>EX-1</b>



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

DOOLEY - THIGPEN RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: <i>ASD</i>
DATE: 10-12-2010		REVISED
<b>EXISTING CONDITIONS</b>		
Richard Dooley, 933 Burgundy Street New Orleans, Louisiana 70116		DRAWING NUMBER <b>EX-2</b>





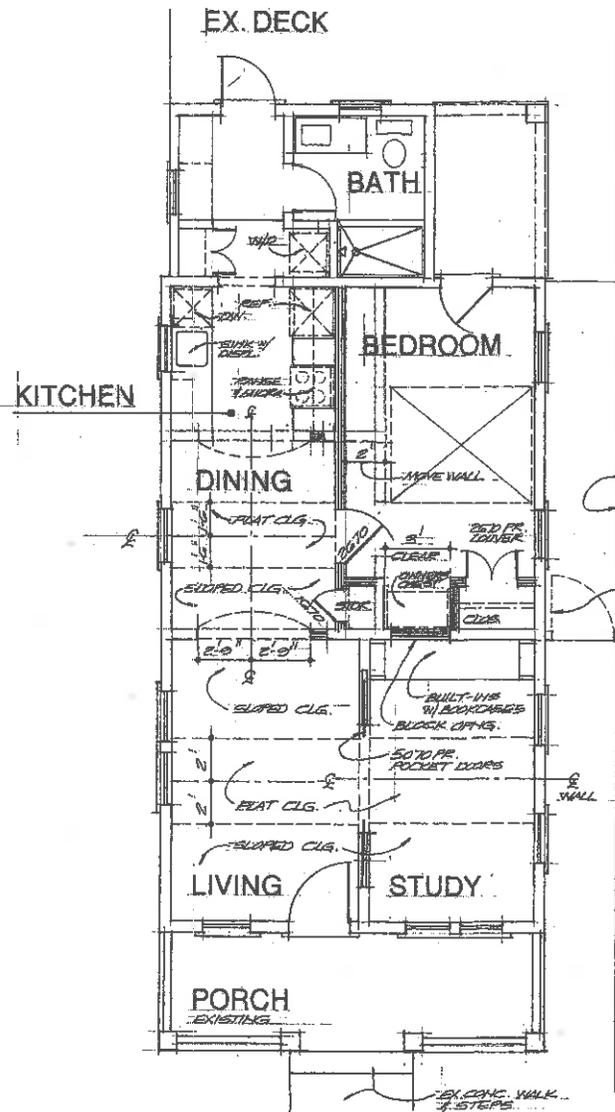
**RIGHT SIDE ELEVATION**

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

**KEY TO SYMBOLS**

- A - Remove existing metal louvers and install new wood, double hung, 6 over 6 true divided lite, single glazed, with 1/8" muntins in existing openings. ( See attached Marvin Window specifications ).
- B - Replace existing rotted wood columns with new 6x6, pressure treated solid posts, with chamfered edge and simple base and cap moulding.
- C - Replace existing 2x2 and plywood railings with new p.t. 2x2 wood pickets and new top and bottom railing.
- D - Remove existing aluminum door and install new 15 lite wood french door with true divided lite, single glazed unit in existing opening.

<b>DOOLEY - THIGPEN RESIDENCE</b>			
733 WINDSOR LAKE		KEY WEST, FLORIDA	
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY RUD.....	
DATE: 2-25-2011		REVISED	
<b>REVISED ELEVATIONS</b>			
Richard Dooley, 933 Burgundy Street New Orleans, Louisiana 70116			DRAWING NUMBER <b>A-2</b>

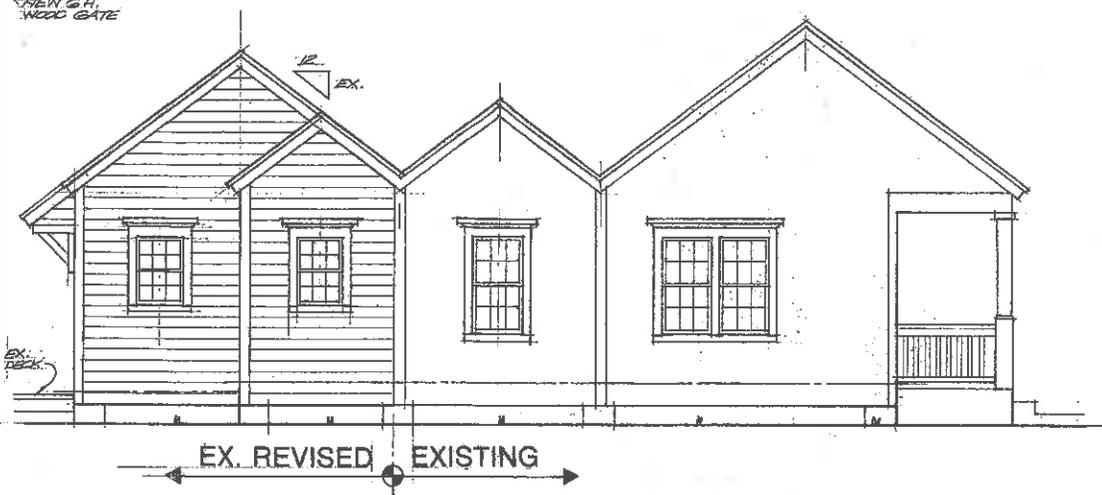


**REVISED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**REAR ELEV.**

**FRONT ELEV.**



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

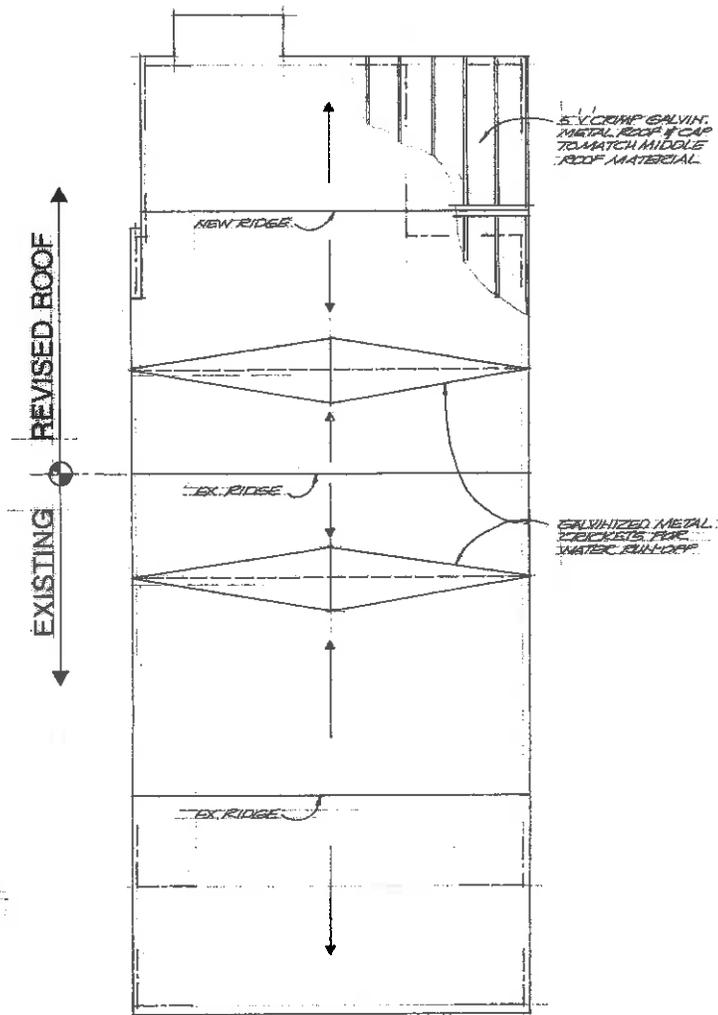
<b>DOOLEY - THIGPEN RESIDENCE</b>			
788 WINDSOR LANE		KEY WEST, FLORIDA	
SCALE AS NOTED	APPROVED BY:	DRAWN BY: RD	
DATE:		REVISED	
<b>REVISED PLAN &amp; ELEVNS.</b>			
Richard Dooley, 939 Burgundy Street New Orleans, Louisiana 70116			DRAWING NUMBER <b>A-3</b>



EXISTING      EX. REVISED

RIGHT SIDE ELEVATION

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



REVISED ROOF PLAN

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

<b>DOOLEY - THIGPEN RESIDENCE</b>		
728 WINDSOR LANE      KEY WEST, FLORIDA		
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: E.J.D.
DATE:		REVISION:
<b>REVISED ELEV. &amp; ROOF PLAN</b>		
Richard Dooley, 933 Burgundy Street New Orleans, Louisiana 70116		DRAWING NUMBER <b>A-4</b>

**DRC**  
**Minutes & Comments**

# Minutes of the Development Review Committee

## August 22, 2013 **DRAFT**

### **HARC PLANNER:**

No comments

### **ENGINEERING:**

Please install a sewer backwater valve in the sanitary sewer lateral, to prevent wastewater backup into the structures during flooding events.

### **FIRE DEPARTMENT:**

Mr. Barroso had issues with setbacks. He asked the applicant to meet with the fire department.

### **BUILDING OFFICIAL**

### **SUSTAINABILITY COORDINATOR**

Get a free home energy audit from Keys energy.

### **KEYS ENERGY:**

No comments

### **New Business**

- 2. Variances - 728 Windsor Lane (RE#00018890-000100, AK#1019542) - A request for building coverage, impervious surface ratio, front, side and rear-yard setbacks to reconstruct the existing historic structure and non-historic addition and add a swimming pool in the HHDR zoning district per Section 122-630 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

The applicant's contractor, Gary Burchfield, gave members an overview of the request.

### **DRC Member Comments:**

### **POLICE DEPARTMENT:**

No comments

### **HARC PLANNER:**

No comments

### **ENGINEERING:**

Please construct storm water retention swales around the proposed deck, in landscape designated areas. Swales shall be planted with sod or groundcover to prevent erosion.

### **FIRE DEPARTMENT:**

Mr. Barroso had issues with setbacks. He asked the applicant to meet with the fire department.

### **BUILDING OFFICIAL:**

No comments

### **SUSTAINABILITY COORDINATOR**

# Minutes of the Development Review Committee August 22, 2013 **DRAFT**

Get a free home energy audit from Keys energy.

## **KEYS ENERGY:**

No comments

3. **Conditional Use - 1102 Truman Avenue (RE# 00033290-000100, AK#9032222) - A request for a Conditional Use to convert a commercial retail space to a community center in the HNC-1 zoning district per Section 122-808(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

The applicant gave members an overview of the request.

## **DRC Member Comments:**

### **POLICE DEPARTMENT:**

No comments

### **HARC PLANNER:**

No comments

### **ENGINEERING:**

Please design and permit the proposed exterior shower to exclude rainwater from entering the sanitary sewer system.

Please construct storm water retention swales in the rear yard, to collect storm water runoff. Swales shall be planted with sod or groundcover to prevent erosion.

### **FIRE DEPARTMENT:**

Mr. Barroso had issues with fire safety equipment. He asked the applicant to meet with the fire department with the applicant's site plans

### **BUILDING OFFICIAL:**

Mr. Wampler had issues with change of use. It is not a community center but an adult daycare. This would change requirements to include ADA requirements.

### **SUSTAINABILITY COORDINATOR**

Get a free home energy audit from Keys energy.

### **KEYS ENERGY:**

No comments

## **ADJOURNMENT**

Meeting adjourned at 10:50 AM.

**Respectfully submitted by,**  
*Stacy L. Gibson*  
**Administrative Assistant II**  
**Planning Department**

# **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

[Home](#) | [Departments](#) | [Exemptions](#) | [Save Our Homes](#) | [Portability](#) | [Homestead Fraud](#) | [Contact Us](#)

[Property Search](#) | [Tax Estimator](#) | [GIS/Maps](#) | [Millages/Taxroll Info](#) | [Appeals/VAB](#) | [Forms](#) | [Office Requirements](#)

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

## Property Record Card -

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

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1019542 Parcel ID: 00018890-000100** [Next Record](#)

### Ownership Details

**Mailing Address:**

DOOLEY RICHARD J  
532 GOVERNOR NICHOLLS ST  
NEW ORLEANS, LA 70116-2612

**All Owners:**

DOOLEY RICHARD J, THIGPEN SANFORD R  
R/S

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

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

**Property Location:** 728 WINDSOR LN KEY WEST

**Legal Description:** KW PT LT 1 OF TR 5 OR506-205 OR2510-1370D/C OR2502-596/597P/R OR2502-598/602 OR2502-603/605Q/C OR2519-1016/1017C

**Click Map Image to open interactive viewer**

### Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

### Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

### Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

### First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

### IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

### Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



## Building 1 Details

Building Type R1  
 Effective Age 23  
 Year Built 1928  
 Functional Obs 0

Condition G  
 Perimeter 114  
 Special Arch 0  
 Economic Obs 0

Qu  
 Dep  
 Grnd

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

Roof Type GABLE/HIP

Roof Cover METAL

Heat 1 NONE

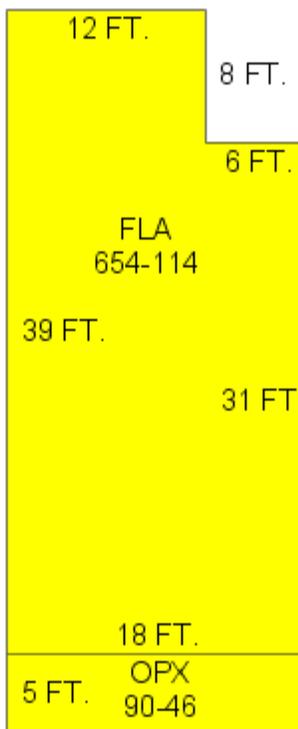
Heat 2 NONE

Heat Src 1 NONE

Heat Src 2 NONE

**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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00
2	<u>OPX</u>	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	36 SF	18	2	1975	1976	4	30
2	UB3:LC UTIL BLDG	80 SF	10	8	1984	1985	1	30

## Appraiser Notes

LOT SIZE INCREASED FOR THE 2011 TAX ROLL PER QUIT CLAIM DEED FROM NEIGHBOR RECORDED IN OR2502-603/605 WHERE IT ADDED AN ADDITIONAL 106.606 SQUARE FEET TO THIS PARCEL. THE PARCEL WHICH THIS ADDITIONAL LAND CAME FROM IS ASSESSED UNDER AK1019941.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-0881	03/22/2011	07/18/2011	1,900		INTERIOR WORK: DEMO TO CHECK CONDITION OF HOUSE 800sf
1 02-3103	11/14/2002	12/17/2002	1,855	Residential	ROOFING

## 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
2013	66,049	281	176,120	242,450	226,312	0	242,450
2012	66,049	281	139,409	205,739	205,739	0	205,739
2011	66,993	281	129,671	196,945	196,945	0	196,945
2010	85,022	281	154,311	239,614	239,614	0	239,614
2009	94,504	281	234,553	329,338	329,338	0	329,338
2008	87,758	281	249,405	337,444	337,444	0	337,444
2007	142,453	281	226,063	368,797	368,797	0	368,797
2006	271,155	281	121,505	392,941	392,941	0	392,941
2005	224,874	281	109,994	335,149	335,149	0	335,149
2004	184,697	281	95,925	280,903	280,903	0	280,903
2003	146,918	281	44,765	191,964	191,964	0	191,964
2002	115,867	292	35,173	151,332	151,332	0	151,332
2001	99,873	306	35,173	135,352	135,352	0	135,352

2000	98,658	400	21,743	120,800	120,800	0	120,800
1999	75,823	367	21,104	97,294	97,294	0	97,294
1998	66,902	343	21,104	88,350	88,350	0	88,350
1997	64,115	343	19,185	83,643	83,643	0	83,643
1996	47,389	263	19,185	66,838	66,838	0	66,838
1995	34,287	200	19,185	53,673	53,673	0	53,673
1994	30,664	186	19,185	50,035	50,035	0	50,035
1993	30,009	195	19,185	49,389	49,389	0	49,389
1992	30,009	207	19,185	49,401	49,401	0	49,401
1991	30,009	216	19,185	49,410	49,410	0	49,410
1990	34,234	224	16,627	51,086	51,086	0	51,086
1989	15,042	0	15,988	31,030	31,030	0	31,030
1988	13,186	0	14,069	27,255	27,255	0	27,255
1987	13,023	0	7,994	21,017	21,017	0	21,017
1986	13,095	0	7,674	20,769	20,769	0	20,769
1985	12,705	0	4,610	17,315	17,315	0	17,315
1984	11,900	0	4,610	16,510	16,510	0	16,510
1983	11,900	0	4,610	16,510	16,510	0	16,510
1982	12,121	0	4,251	16,372	16,372	0	16,372

## 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
5/25/2011	2519 / 1016	100	WD	11
1/18/2011	2502 / 596	100	ORDER	19
1/18/2011	2502 / 598	200,000	WD	02

This page has been visited 130,273 times.

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

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., September 26, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Variances - 728 Windsor Lane (RE#00018890-000100; AK#1019542)** - A request for building coverage, impervious surface ratio, front, side and rear-yard setbacks to reconstruct the existing historic structure and non-historic addition and add a swimming pool in the HHDR zoning district per Section 122-28(b) and Section 122-630 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION**

## **YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will be holding a Public Hearing:

**Variations - 728 Windsor Lane (RE#00018890-000100; AK#1019542)** - A request for building coverage, impervious surface ratio, front, side and rear-yard setbacks to reconstruct the existing historic structure and non-historic addition and add a swimming pool in the HHDR zoning district per Section 122-28(b) and Section 122-630 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Applicant:** Trepanier & Associates, Inc. / Gary Burchfield                      **Owner:** Richard Dooley

**Project Location:** 728 Windsor Lane (RE#00018890-000100; AK#1019542)

**Date of Hearing:** Thursday, September 26, 2013                                      **Time of Hearing:** 6:00 PM

**Location of Hearing:** Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Stacy Gibson at [sgibson@keywestcity.com](mailto:sgibson@keywestcity.com) .**

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

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 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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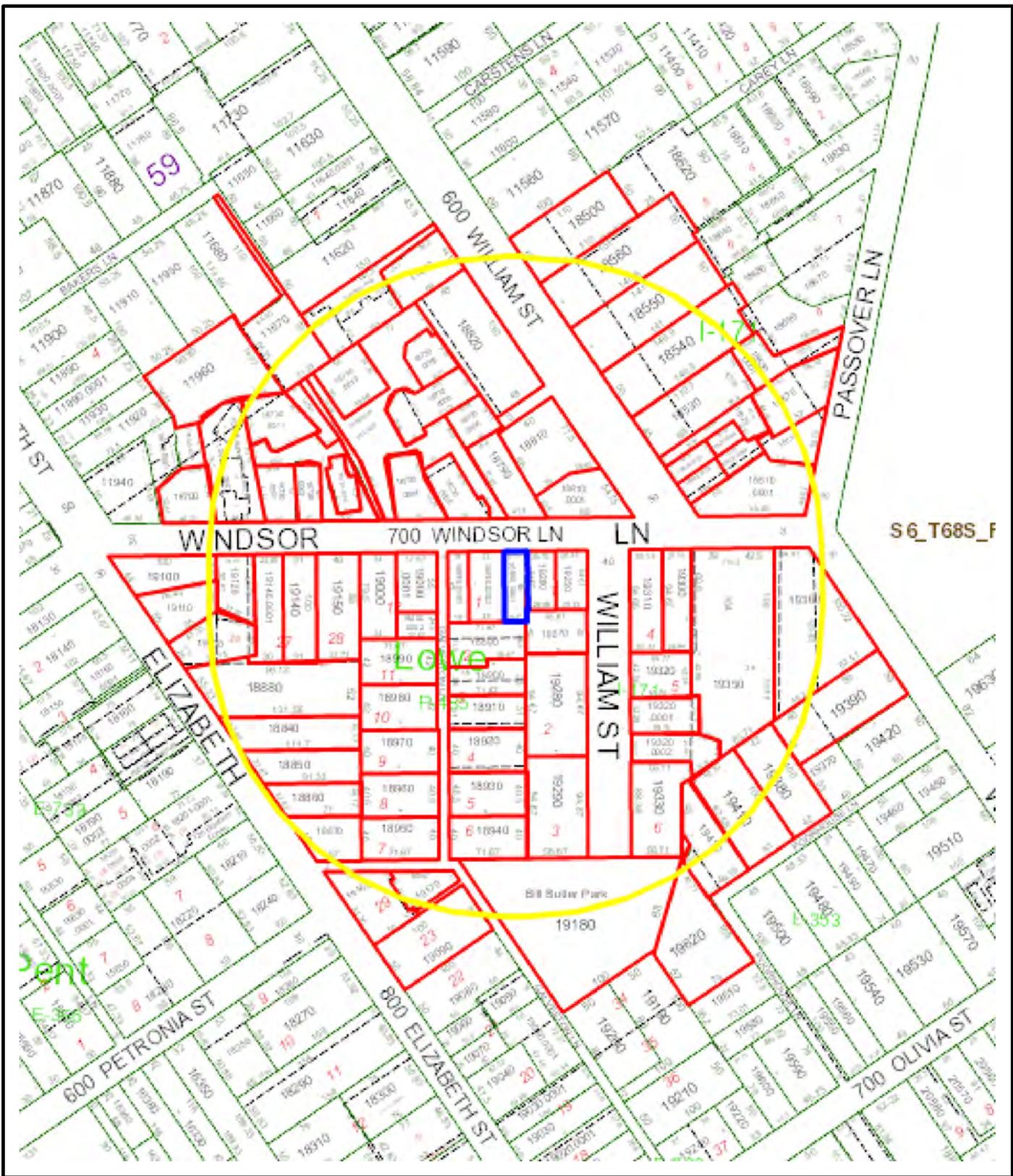
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# Monroe County, Florida

## MCPA GIS Public Portal

Printed: Sep 13, 2013

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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
WATSON ROBERTA C	9 BARRACUDA LN		KEY LARGO	FL	33037-3733	
MURRELL DORETHA CURRY ESTATE	726 WINDSOR LN		KEY WEST	FL	33040	
MCINTYRE JOHN WILLIAM AND COLLEEN RYAN	7413 SKYLINE DR		FORT LEE	NJ	07024-2220	
SCHIEVELBEIN STEVEN L AND KAREN R	635 WILLIAM ST		KEY WEST	FL	33040	
HARRIS JUSTIN R	1418 PINE ST		KEY WEST	FL	33040-7245	
GEIKE ONEIDA L/E	PO BOX 2583		KEY WEST	FL	33045-2583	
WATTS MYRA JUDITH CIARDI	71 STANLEY AVE		DAYTON	NJ	8810	
HOLTKAMP JORDAN S	5607 3RD AVE		KEY WEST	FL	33040-6033	
HESSE ROBERT T AND MARY C	151 BRIGGSWOOD DR		ELMA	NY	14059	
BRAY DAVID EDWARD LIVING TRUST 3/26/2002	721 WINDSOR LN UNIT F		KEY WEST	FL	33040-6430	
VALDES JOSEPH A JR	2604 SEIDENBERG AVE		KEY WEST	FL	33040	
ALLEN PATRICIA J	715 ELIZABETH ST		KEY WEST	FL	33040	
HENSHAW TIMOTHY ROGER DEC TRUST	1109 DUVAL ST		KEY WEST	FL	33040-3127	
POTTER JOHN CHARLES	705 WINDSOR LN		KEY WEST	FL	33040-6445	
RRR KEY WEST ENTERPRISES LLC	12534 N LAKE CT		FAIRFAX	VA	22033-4304	
RING JOHN REV TRUST	PO BOX 5190		HANOVER	NH	03755-5190	
CARLSON THOMAS G AND JOANN	329 CORY AVE		WAUKEGAN	IL	60085-4024	
CITY OF KEY WEST FLA	PO BOX 1409		KEY WEST	FL	33041	
ALLEN PATRICIA J L/E	715 ELIZABETH ST		KEY WEST	FL	33040-6401	
GALVESTON LANE LLC	807 WHITEHEAD ST		KEY WEST	FL	33040-7421	
KAHN PAUL S	9 ISLAND AVE APT 2204		MIAMI BEACH	FL	33139-1343	
709 WINDSOR LANE LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
MURRELL DORETHEA ESTATE	726 WINDSOR LN		KEY WEST	FL	33040	
KOLO THEODORE JR	PO BOX 297		KEY WEST	FL	33041-0297	
KNOWLES JOHN BRUCE	723 ELIZABETH ST		KEY WEST	FL	33040	
PISCOPINK DENNIS M AND KYLA M	715 GALVESTON LN		KEY WEST	FL	33040-6407	
EVANS RODDY A AND GWENDOLYN	PO BOX 172132		HIALEAH	FL	33017-2132	
SABER JOHN C	3620 SAUL RD		KENSINGTON	MD	20895	
WILLIAMS COURT HOMEOWNERS ASSOC INC	651 WILLIAM ST APT 3		KEY WEST	FL	33040-3198	
SALAY DAVID J	709 GALVESTON LN		KEY WEST	FL	33040	
HEPBURN LEONARD	PO BOX 2172		DARIEN	GA	31305-2172	
PASSOVER INVESTMENTS LLC	1200 4TH ST #138		KEY WEST	FL	33040-3763	
649 WILLIAM LLC	301 WHITHEAD ST		KEY WEST	FL	33040	
BASCOM RICHARD N 2008 REV TR	PO BOX 1444		CLAREMONT	NH	03743-1444	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
MAZZORANA MICHAEL AND TINA	730 PASSOVER LN		KEY WEST	FL	33040-7104	
NEWMAN WILLIAM R	1107 E 1ST ST		BLOOMINGTON	IN	47401-5005	
DOOLEY RICHARD J	532 GOVERNOR NICHOLLS ST		NEW ORLEANS	LA	70116-2612	
COOPER GROUP LLC	5300 OCEAN BLVD APT 904		SARASOTA	FL	34242-3325	
ABBOTT JOAN	P O BOX 4045		KEY WEST	FL	33041-4045	
WRIGHT RALPH L	PO BOX 550		KEY WEST	FL	33041-0550	
LEE CHARLES E	P O BOX 4118		KEY WEST	FL	33040	
TADGELL ROBERT E JR	PO BOX 521		WINDHAM	NH	03087-0521	
VALDES ANNIE C	2604 SEIDENBERG AVE		KEY WEST	FL	33040	
BLAIS MARIE CLAIRE	PO BOX 890		KEY WEST	FL	33041	
MCQUAID KEVIN M AND LINDA E	6 PINWOOD RD		MANCHESTER	MA	01944-1036	
KRIZMANIC MARK AND MARY	1629 HOLCOMB CIR		TYLER	TX	75703-0822	
HEELS MARK J AND JOYCE F	732 PASSOVER LN		KEY WEST	FL	33040	
WEAVER RICHARD A AND MARCIA G	19 FIFE RD		WELLESLEY HILL	MA	02481-5416	
ANN HAMILTON LLC	651 WILLIAM ST APT 1		KEY WEST	FL	33040-3198	
MYLLYKANGAS DIANA M	651 WILLIAM ST APT 3		KEY WEST	FL	33040-3198	
HINKLE JANET B REV TR	700 WINDSOR LN		KEY WEST	FL	33040-6415	
VALDES ROBERT A	2604 SEIDENBERG AVE		KEY WEST	FL	33040-3949	
BIERWILER KAY L	16 ORANGE ST		NEWBURYPORT	MA	01950-2806	
DICKERSON THEODORE AND BARBARA H/W	721 ELIZABETH ST		KEY WEST	FL	33040	
801/803 ELIZABETH ST LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
SADECA REALTY LLC	1880 CENTURY PARK E STE 1600		LOS ANGELES	CA	90067-1699	
MILLER GAIL ANN TRUST U/A DTD 1/8/1993	728 POORHOUSE LN		KEY WEST	FL	33040	
SHORT ANDREW M	25 VAN DAM ST		NEW YORK	NY	10013	
WAKE WENDELL DR TRUST 03/18/2003	812 WINDSOR LN		KEY WEST	FL	33040	
DAYKIN JUDITH ELLEN	723 WINDSOR LN		KEY WEST	FL	33040-6430	
TYLER LENORA H	719 ELIZABETH ST		KEY WEST	FL	33040	
TANNURA PHILLIP F JR	3330 NORTHSIDE DR APT 225		KEY WEST	FL	33040-7905	
DENEAU DANIEL J REV TR 10/28/2009	PO BOX 5190		HANOVER	NH	03755-5190	
709 WINDSOR LANE CONDOMINIUM	709 WINDSOR LN		KEY WEST	FL	33040	
KEY WEST INVESTMENTS LLC	1200 4TH ST #138		KEY WEST	FL	33040-3763	
EVANS ROSELYN	1160 NE 110TH TER		MIAMI	FL	33161-7618	
SELKA STEPHEN	744 WINDSOR LN		KEY WEST	FL	33040-6441	
722 AND 802 GALVESTON LANE LLC	PO BOX 1486		KEY WEST	FL	33041-1486	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
GLEICK JAMES	808 WINDSOR LN		KEY WEST	FL	33040	
MACDONALD WILLIAM G AND SHARON A	72 CHURCH ST		CHARLESTON	SC	29401	
CHAMBERLIN BREWSTER S	PO BOX 490		KEY WEST	FL	33040	
WINDSOR VILLAGE CONDO	700 BLOCK WINDSOR LANE		KEY WEST	FL	33040	
NICHOLS PAUL	4305 BONNELL VISTA COVE	APT 6	AUSTIN	TX	78731	
MOFFITT DONALD A	3063 HERITAGE LANDING RD		WILLIAMSBURG	VA	23185	
CUELLAR JUANA R	729 WINDSON LN		KEY WEST	FL	33040	
BROMM HAROLD J JR L/E	727 POORHOUSE LN		KEY WEST	FL	33040	
POLLMAN ROBERT P SR AND NOREEN M	628 WILLIAM ST	REAR	KEY WEST	FL	33040	
CITY OF KEY WEST FLA THE	PO BOX 1409		KEY WEST	FL	33041	
OMALLEY JOHN W AND JENNIFER P	16901 MEETING HOUSE RD		FISHERVILLE	KY	40023-8707	
HEPBURN JACQUELYN ESTATE	P O BOX 2144		KEY WEST	FL	33045	
ZOLOTOW DAVID M AND DIANE W	708 WILLIAM ST		KEY WEST	FL	33040-6429	
EVANS ROBERT AND LULA III FAMILY TRUST	2104 GILEAD AVE		ZION	IL	60099-2247	
HARRISON BRIAN G AND MAUREEN	628 WILLIAM ST		KEY WEST	FL	33040-6842	
PARMENTER TOM E	PSC 41 BOX 4754		APO	AE	9464	
HITCHCOCK WALTER ANDREW JR REV LIVING TR 12/11/0:	127 CULPEPER ST		WARRENTON	VA	20186	
GUDOIAN JILL M	2590 BOSTON NECK RD		SAUNDERSTOWN	RI	02874-3802	
SCHANKER STEVEN M AND CAROL L	99 EAST NECK RD		HUNTINGTON	NY	11743	