

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



To: Chairman and Planning Board Members

Through: Thaddeus L. Cohen, Planning Director

From: Melissa Paul-Leto, Planner Analyst

Meeting Date: November 19, 2015

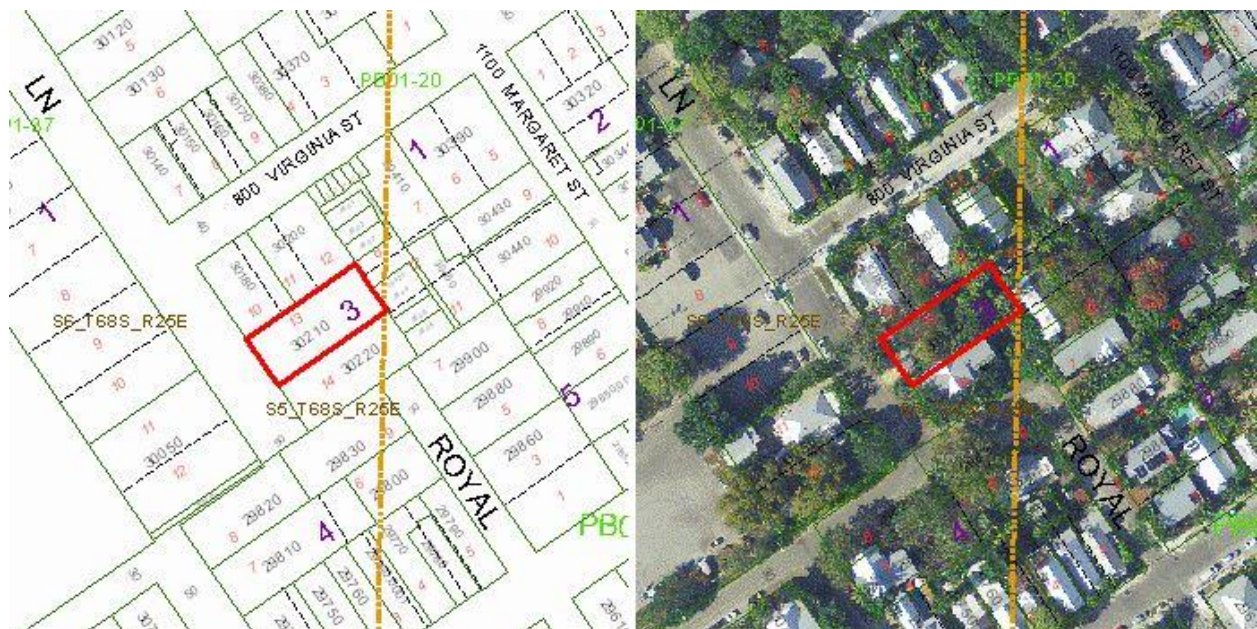
Agenda Item: **Variance – 1107 Windsor Lane - (RE # 00030210-000000; AK # 1030970)** – A request for a variance to the maximum building coverage and minimum open space requirements in order to construct a covered porch in the rear of the property. The property is located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600(4) a, and 108-346 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is seeking a maximum building coverage and minimum open space variance in order to construct a covered porch on the rear of the property.

Applicant: William P. Horn

Location: 1107 Windsor Lane - (RE # 00030210-000000; AK # 1030970)

Zoning: Historic Medium Density Residential (HMDR) zoning district



Background/Request:

The one story residential structure has an existing non conformity with open space that is being triggered due to the applicants request to construct a covered porch on the rear of the property. The request to construct a covered porch on the rear of the property has increased the building coverage by 370 square feet going 4% over the allowed 40% in building coverage.

The applicant is proposing to extend the roof line over the existing wooden deck in the rear yard in order to have a shaded area for recreational purposes.

Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum Height	30 feet	0 feet	13.3 feet	In compliance
Minimum lot size	4,000 SF	5,520 SF	No change	No change In compliance
Maximum density	16 dwelling units per acre	1 du / .06ac= 16.6	No change	No change In compliance
Maximum floor area ratio	1.00	N/A	N/A	In compliance
Maximum building coverage	40 %(2,208 SF)	37.5% (2,072 SF)	44% (2,442 SF)	Variance Required
Maximum impervious surface	60%	58% (3,194 sf)	No change	No change
Minimum open space	35%	42% (2,326 sf)	No change	Existing open space Not in compliance
Minimum front setback	10 feet	81.2 feet	No change	No change
Minimum side setback	5 feet	32.4 feet	No change	No change In compliance
Minimum street side setback	7 feet 6 inches	3 feet 9 inches	No change	In compliance
Minimum rear setback	5 feet	5 feet – 8 inches	No change	No change In compliance

Process:

Planning Board Meeting:

November 19, 2015

HARC:

TBD

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

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 applicant will be altering the foot print of the residential structure by extending the roof over the rear deck. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structure or building involved.

NOT IN COMPLIANCE.

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

The request for a variance is due to the conditions being created by the applicant, they result from the action of the applicant.

NOT IN COMPLIANCE.

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.*

The granting of the variance will confer a special privilege upon the applicant in regards to possessing more building coverage than the zoning district allows.

NOT IN COMPLIANCE.

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.*

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HMDR Zoning District.

NOT IN COMPLIANCE.

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 minimum variance granted is the minimum necessary to accommodate the applicant's request.

IN COMPLIANCE.

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.***

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

IN COMPLIANCE.

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 non-conforming 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.

IN COMPLIANCE.

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

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 been fully met by the applicant for the variance requested.

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 Planning Department has received one positive comment from a neighbor located within 300 feet of the above property. No other public comments have been submitted for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **DENIED**.



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1107 WINDSOR LANE, KEY WEST

Zoning District: HMDR Real Estate (RE) #: 3021

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: WILLIAM P. HORN

Mailing Address: 915 EYON STREET

City: KEY WEST State: FL. Zip: 33040

Home/Mobile Phone: 305-304-1638 Office: 305-296-8302 Fax: -

Email: WPHORN@AOL.COM

PROPERTY OWNER: (if different than above)

Name: DOUGLAS BRADSHAW + AMY BRADSHAW

Mailing Address: 1107 WINDSOR LANE

City: KEY WEST State: FL. Zip: 33040

Home/Mobile Phone: 305-797-8361 Office: 305-809-3792 Fax: -

Email: DBRADSHAW@CITYOFKEYWEST-FL.GOV

Description of Proposed Construction, Development, and Use: BUILDING A NEW COVERED PORCH IN THE REAR OF THE PROPERTY + HOUSE OVER AN EXISTING WOOD DECK. WILL NEED A LOT COVERAGE VARIANCE.

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

NEED A LOT COVERAGE VARIANCE FOR 99% (2,442 SF.), 90% ALLOWED. THE NEW ROOF IS 370 SF.

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

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

Yes No

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

Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	5,520 SF.			
Height	30' MAX			
Front Setback	10'	0'	0'	-
Side Setback N/W	5'	4'-10"	9'-10"	-
Side Setback S/E	9.75'	9.75"	9.75"	-
Street Side Setback	-			-
Rear Setback	15'	28'	28'	-
F.A.R	-			
Building Coverage	40% MAX	37.5%	49%	485
Impervious Surface	60% MAX	50.6%	59%	-
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35% MIN.	49%	49%	-
Number and type of units	1			
Consumption Area or Number of seats	-			

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

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

Standards for Considering Variances

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

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 HOUSE IS A ONE STORY HISTORIC BUILDING.
WE DO NOT HAVE THE ABILITY TO BUILD ROOMS ON THE
SECOND FLOOR AND CONVERT THE REAR ROOM TO A COVERED
PORCH. WE HAVE NO OTHER OPTION BUT TO ADD ONTO THE HISTORIC BUILDING.

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

THE EXISTING (LIMITING) CONDITIONS WERE CREATED LONG
BEFORE THIS APPLICANT/OWNER PURCHASED THIS PROPERTY
FOR THEIR RESIDENCE.

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

OTHER PROPERTY OWNERS IN THIS SAME DISTRICT HAVE
REAR COVERED PORCHES, SO WHAT WE ARE ASKING FOR
IS TYPICAL OF OTHER PROPERTIES.

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.

WITHOUT GETTING A VARIANCE THIS PROPERTY OWNER
WOULD NOT BE ABLE TO HAVE A REAR COVERED PORCH,
WHICH IS A HANDSHIP IN THIS SUNNY LOCATION.

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

WE ARE ONLY ASKING FOR A SMALL (4%) LOT COVERAGE
VARIANCE.

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

THIS VARIANCE REQUEST IS NOT INJURIOUS TO THE PUBLIC WELFARE AND WILL PROVIDE REAR YARD SHADE TO THE RESIDENCE (AVOIDING SUN EXPOSURE).

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.

OTHER NON-CONFORMING PROPERTIES IN THE SAME DISTRICT IS NOT THE BASIS FOR THIS REQUEST.

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

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

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, WILLIAM P. HORN, 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:

1107 WINDSOR LANE

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 of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this September 17, 15 by
date

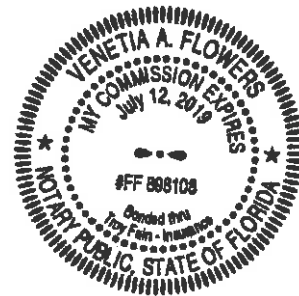
William P Horn
Name of Authorized Representative

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


Notary's Signature and Seal

Venetia A. Flowers
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, Douglas Michael Bradshaw, Amy Karen Bradshaw authorize
Please Print Name(s) of Owner(s) as appears on the deed

WILLIAM P. HORN
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

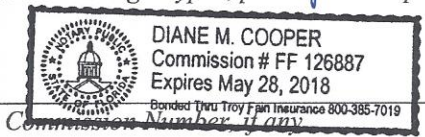
Subscribed and sworn to (or affirmed) before me on this 9/14/15
Date

by Douglas Michael Bradshaw, Amy Karen Bradshaw
Name of Owner

He/She is personally known to me or has presented [Signature] as identification.

[Signature]
Notary's Signature and Seal

Diane M Cooper
Name of Acknowledger typed, printed or stamped



Deed

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: 13-008-Gedmin

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of **January, 2014** between **Janine Gedmin, a single woman** whose post office address is **1157 Coates Road, Bonifay, FL 32425**, grantor, and **Douglas Michael Bradshaw and Amy Karen Bradshaw, husband and wife** whose post office address is **1107 Windsor Lane, Key West, FL 33040**, grantee:

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

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

On the Island of Key West, known on Wm. A. Whitehead's map, delineated in February, A.D, 1829, as a part of Tract 12, but more particularly described as follows: In the City of Key West, known as Lot 13 in Block 3 of said Tract 12, according to a subdivision of Lot 8, of said Tract 12, recorded in Plat Book No. 1, Page 37, Monroe County, Florida, Public Records, said Lot being described by metes and bounds as follows: Commencing at the Easterly corner of Virginia Street and Windsor Lane and running thence in a Southeasterly direction along Windsor Lane Seventy-seven (77) feet for a Point of Beginning; thence at right angles in a Northeasterly direction One Hundred Seventeen Feet (117); thence at right angles in a Southeasterly direction Forty-eight (48) feet and Five (5) inches; thence at right angles in a Southwesterly direction One Hundred Seventeen (117) feet; thence at right angles in a Northwesterly direction Forty-eight (48) feet and Five (5) inches to the Point of Beginning.

Parcel Identification Number: 00030210-000000

Subject to taxes for 2014 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 GRANTOR, 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, 2013**.

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:

Teresa Jones
Witness Name: TERESA JONES

Bethany Riley
Witness Name: Bethany Riley

Janine Gedmin (Seal)
Janine Gedmin

State of Florida
County of Holmes

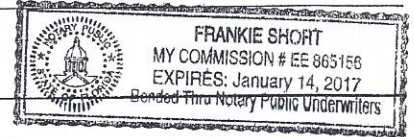
The foregoing instrument was acknowledged before me this 14 day of January, 2014 by Janine Gedmin, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Frankie Short
Notary Public

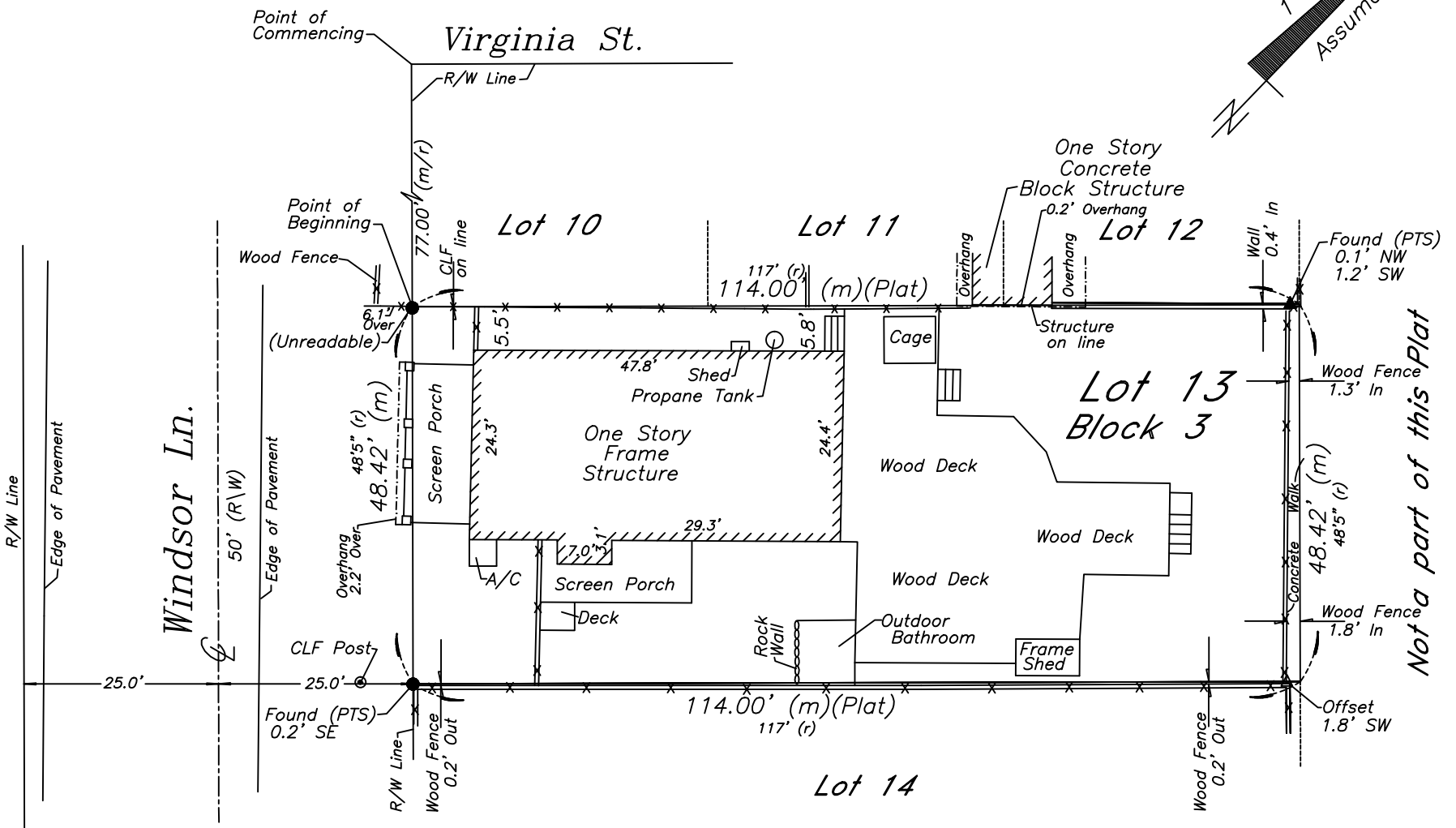
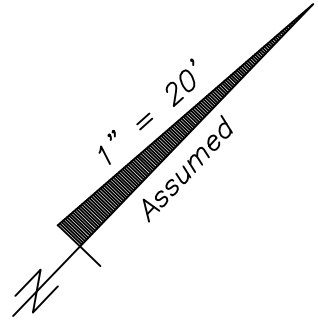
Printed Name: _____

My Commission Expires: _____



Survey

Boundary Survey Map of Lot 13, Block 3, Tract 12, Island of Key West, Florida



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1107 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. Date of field work: January 13, 2014.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, known on Wm. A. Whitehead's map, delineated in February, A.D. 1829, as a part of Tract 12, but more particularly described as follows: In the City of Key West, known as Lot 13 in Block 3 of said Tract 12, according to a subdivision of Lot 8, of said Tract 12, recorded in Plat Book No. 1, Page 37, Monroe County, Florida, Public Records; said Lot being described by metes and bounds as follows: Commencing at the Easterly corner of Virginia Street and Windsor Lane and running thence in a Southeasterly direction along Windsor Lane Seventy-seven (77) feet for a point of beginning; thence at right angles in a Northeasterly direction one Hundred Seventeen Feet (117); thence in a Southeasterly direction Forty-eight (48) feet and Five (5) inches; thence at right angles in a Southwesterly direction One Hundred Seventeen (117) feet; thence at right angles in a Northwesterly direction Forty-eight (48) feet and Five (5) inches to the point of beginning.

BOUNDARY SURVEY FOR: Douglas Michael Bradshaw and Amy Karen Bradshaw;
Stonegate Mortgage Corporation;
Stones & Cardenas;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

January 13, 2014

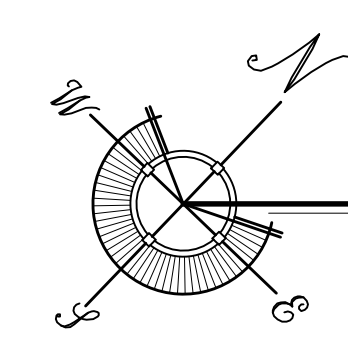
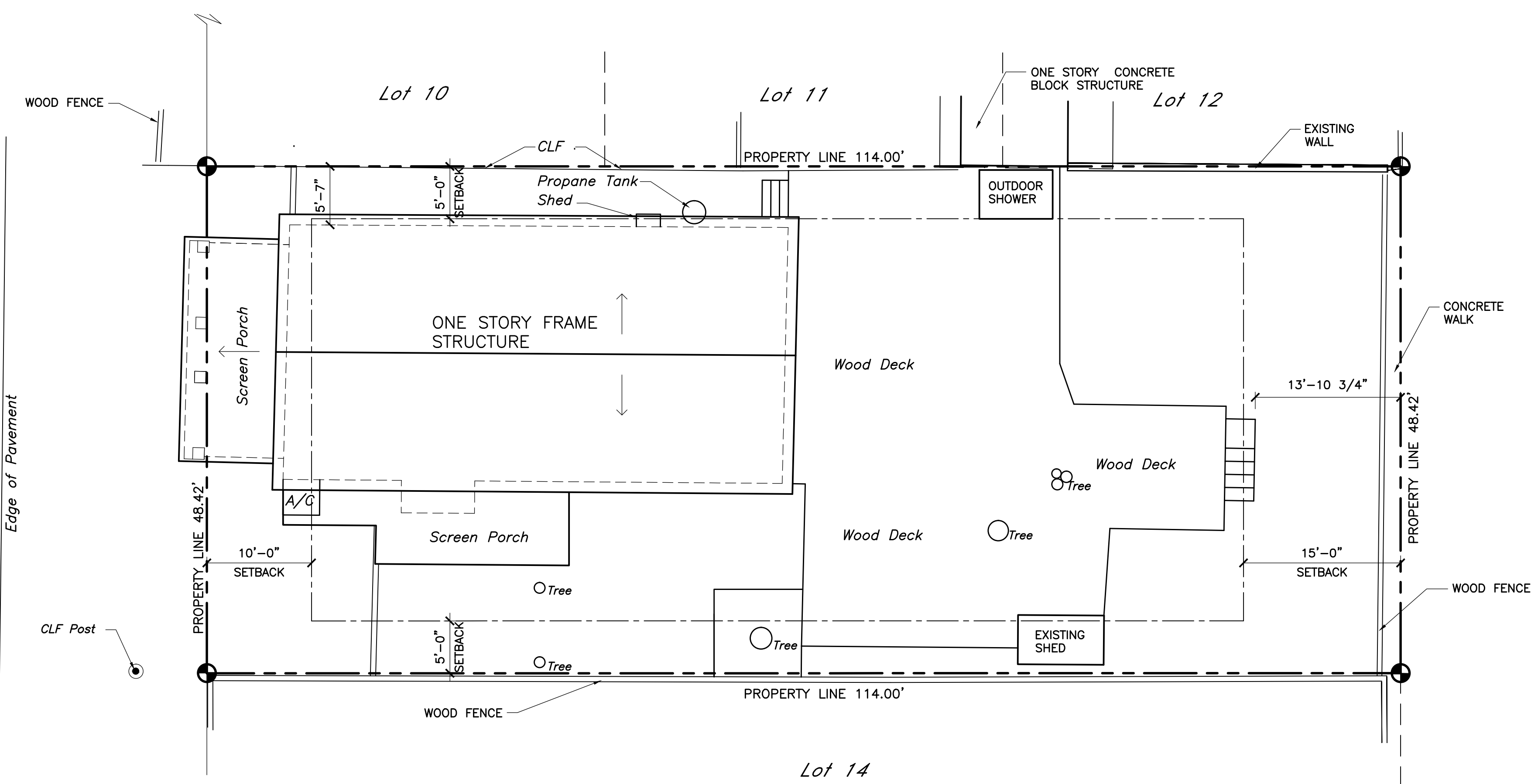
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

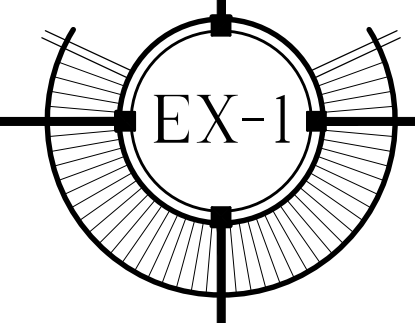
SITE DATA	
SITE AREA:	5,520 S.F.
LAND USE:	HMDR
FLOOD ZONE:	"X"
HEIGHT:	30' MAX.
SETBACKS:	
FRONT SETBACK:	REQUIRED = 10'-0" EXISTING = 0'-0" PROPOSED = 0'-0"
SIDE SETBACK:	REQUIRED = 5'-0" EXISTING = 5'-7"/9.75" PROPOSED = 5'-0"/5'-0"
REAR SETBACK:	REQUIRED = 15'-0" EXISTING = 28'-0" PROPOSED = 28'-0"
LOT COVERAGE:	
	REQUIRED = 40% MAX. (2,208 S.F.) EXISTING = 29% (1,610 S.F.) PROPOSED = 37.5% (2,072 S.F.)
IMPERVIOUS:	
	REQUIRED = 60% MAX. (3,312 S.F.) EXISTING = 43.8% (2,416 S.F.) PROPOSED = 50.6% (2,795.5 S.F.)
LANDSCAPE:	
	REQUIRED = 35% MAX. (1,932 S.F.) EXISTING = 56% (3,103 S.F.) PROPOSED = 49.4% (2,724.5 S.F.)
OPEN SPACE:	
	REQUIRED = 35% (1,932 S.F.) EXISTING = 56% (3,103 S.F.) PROPOSED = 49% (2,724.5 S.F.)



EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 01-13-14.

SCALE: 1/8"=1'-0"



SEAL

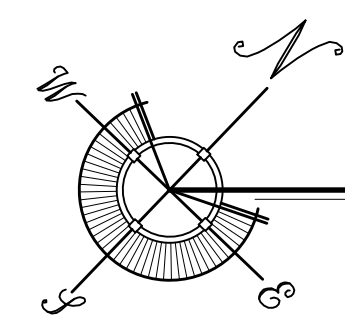
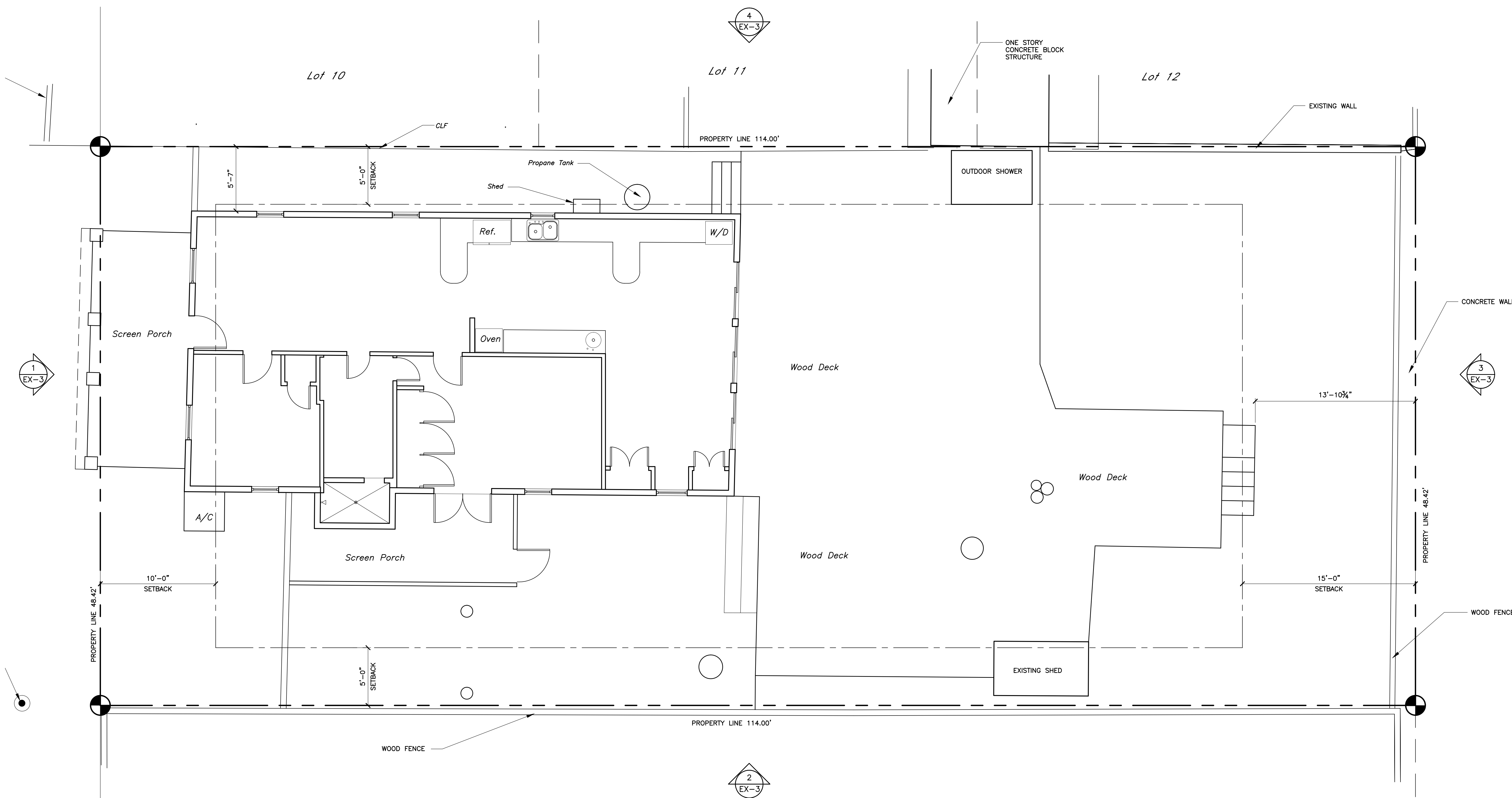
THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE
07-17-14

REVISIONS

DRAWN BY
EMA

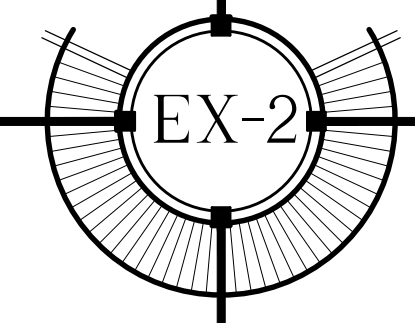
PROJECT
NUMBER
1416



EXISTING FLOOR PLAN

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

BRADSHAW RESIDENCE
1107 WINDSOR LANE
KEY WEST, FLORIDA



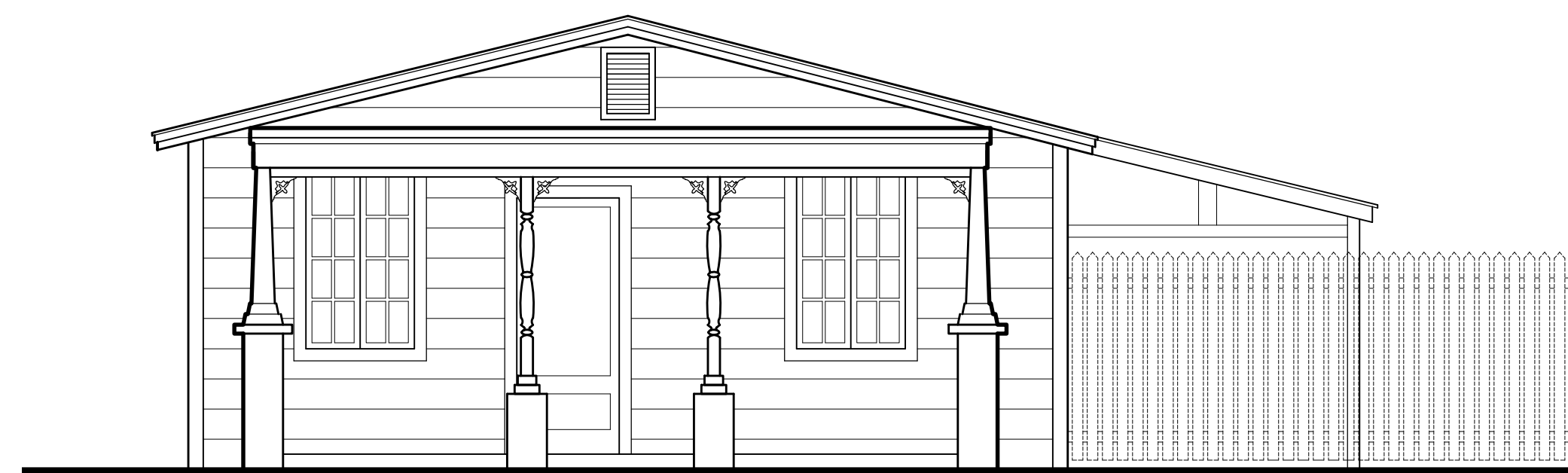
WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

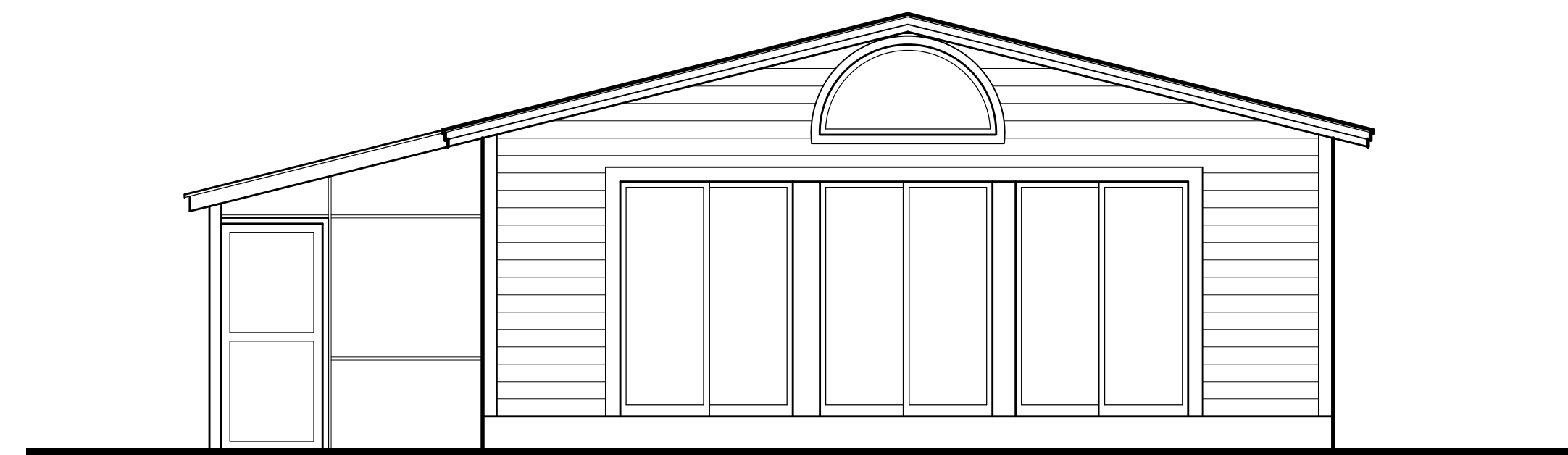
TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

BRADSHAW
RESIDENCE
1107 WINDSOR LANE
KEY WEST, FL.



1
EX-3
EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



3
EX-3
EXISTING BACK ELEVATION
SCALE: 1/4"=1'-0"



2
EX-3
EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

SEAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

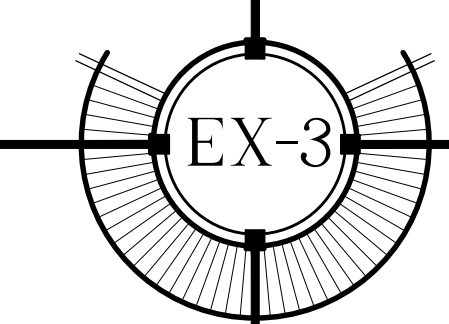
DATE
07-17-14

REVISIONS

DRAWN BY
EMA

PROJECT
NUMBER
1416

BRADSHAW RESIDENCE
1107 WINDSOR LANE
KEY WEST, FLORIDA



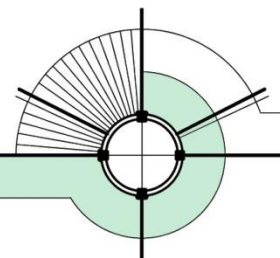
Site Photos



VIEW FROM WINDSOR LN.

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

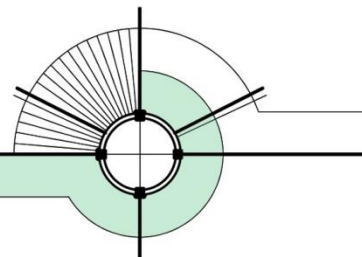




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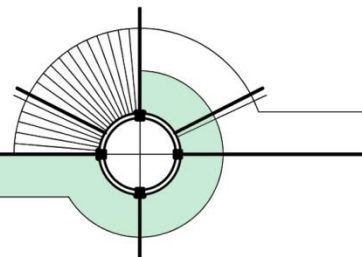




REAR VIEW

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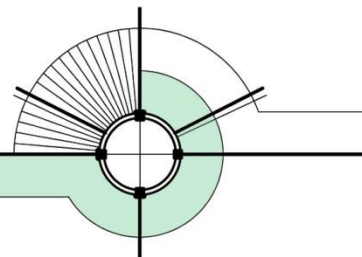




REAR VIEW

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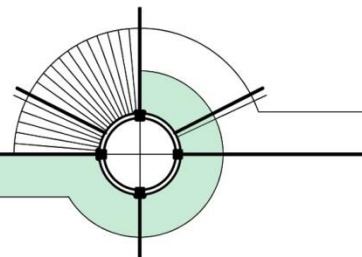




SURROUNDINGS

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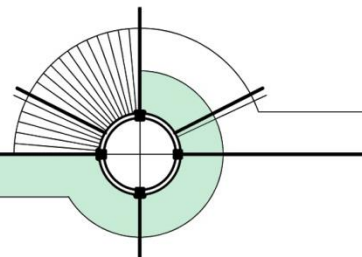




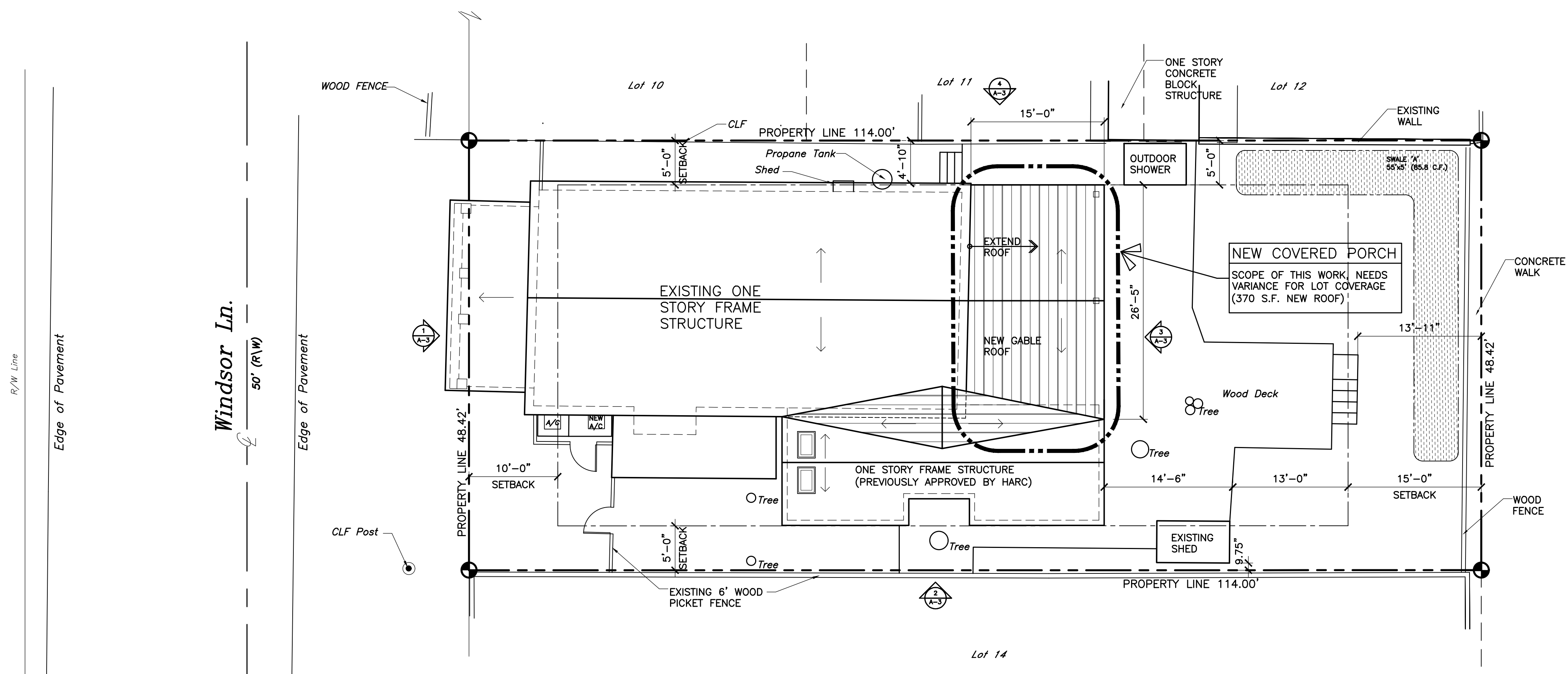
SURROUNDINGS

WILLIAM P. HORN ARCHITECT, PA.

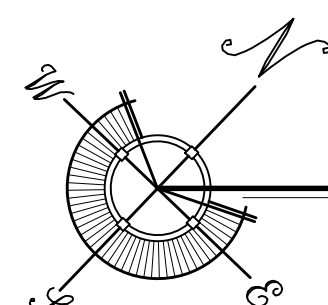
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM



Proposed Floor Plans



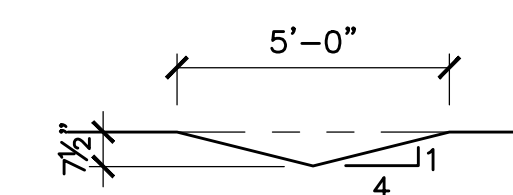
SITE DATA	
SITE AREA:	5,520 S.F.
LAND USE:	HMDR
FLOOD ZONE:	"X"
HEIGHT:	30' MAX.
SETBACKS:	
FRONT SETBACK:	REQUIRED = 10'-0"
	EXISTING = 0'-0"
	PROPOSED = 0'-0"
SIDE SETBACK:	REQUIRED = 5'-0"
	EXISTING = 4'-10"/9.75"
	PROPOSED = 4'-10"/9.75"
REAR SETBACK:	REQUIRED = 15'-0"
	EXISTING = 28'-0"
	PROPOSED = 28'-0"
LOT COVERAGE:	REQUIRED = 40% MAX. (2,208 S.F.)
	EXISTING = 37.5% (2,072 S.F.)
	PROPOSED = 44% (2,442 S.F.)
IMPERVIOUS:	REQUIRED = 60% MAX. (3,312 S.F.)
	EXISTING = 50.6% (2,795.5 S.F.)
	PROPOSED = 54% (2,981 S.F.)
LANDSCAPE:	REQUIRED = 35% MAX. (1,932 S.F.)
	EXISTING = 49.4% (2,724.5 S.F.)
	PROPOSED = 49.4% (2,724.5 S.F.)
OPEN SPACE:	REQUIRED = 35% (1,932 S.F.)
	EXISTING = 49% (2,724.5 S.F.)
	PROPOSED = 49.4% (2,724.5 S.F.)



PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 01-13-14.

SCALE: 1/8"=1'-0"

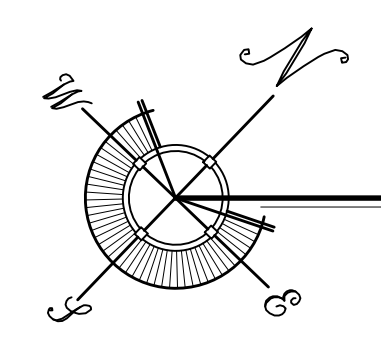
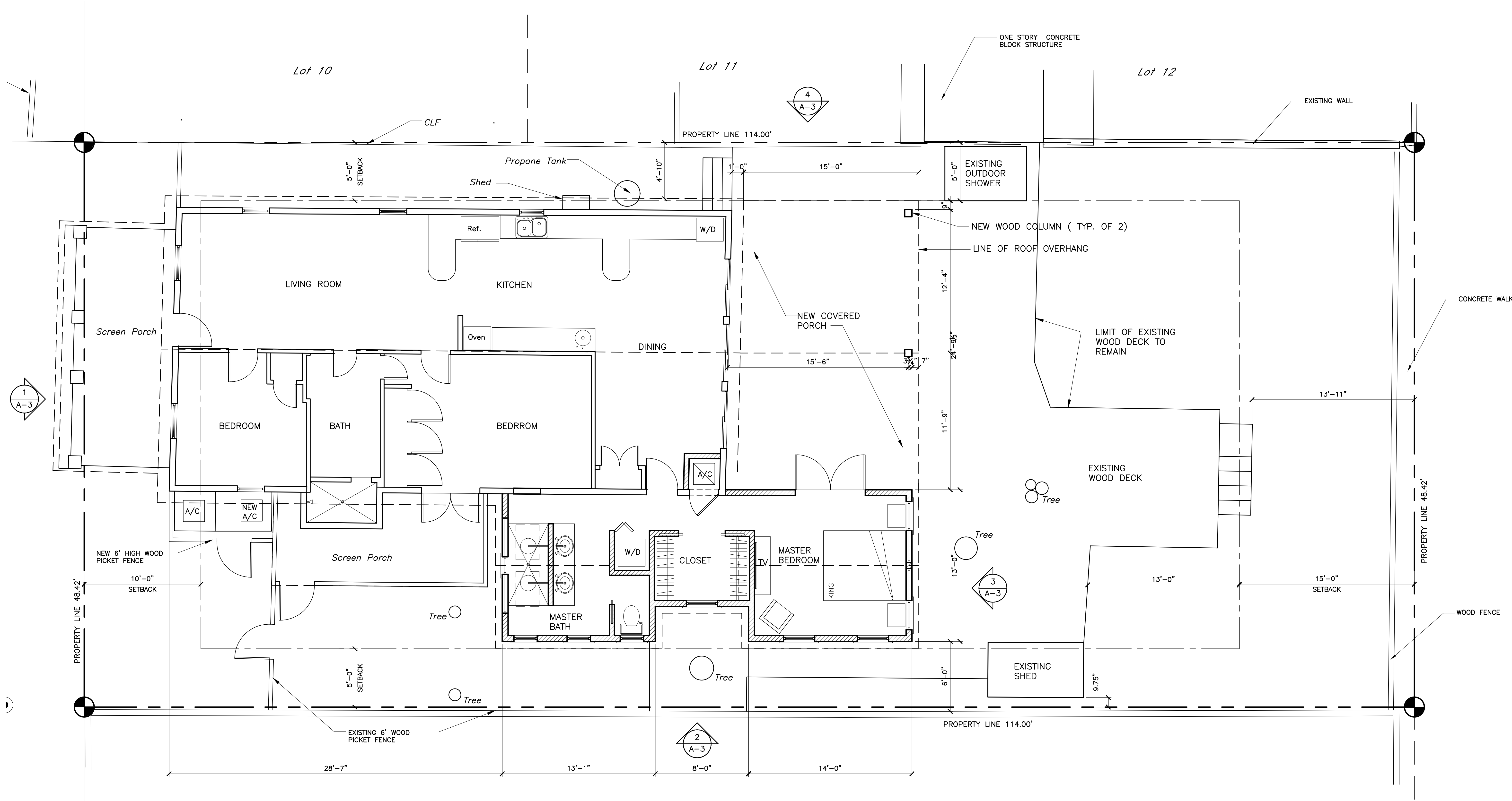


1.56 C.F. PER LINEAR FT
SWALE VOLUME C = 1.56 CF/FT X 55' = 85.8 CU. FT.

SWALES PROFILE

STORMWATER DATA (NEW ADDITION AND COVERED PORCH)

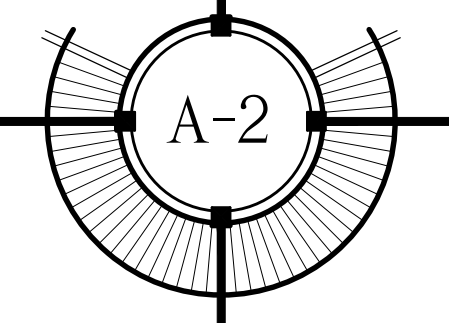
SITE AREA	5,520 S.F.
NEW IMPERVIOUS AREA	821 S.F.
821 S.F. IMPERVIOUS / 5,520 S.F. LOT = 14.8% IMPERVIOUS COVERAGE	
5,520 S.F. x 0.104 x 14.8% = 85 C.F. (REQUIRED SWALE VOLUME)	
SWALE A =	85.8 CU. FT.
SWALE TOTAL =	85.8 CU. FT. (SWALE VOLUME PROVIDE)

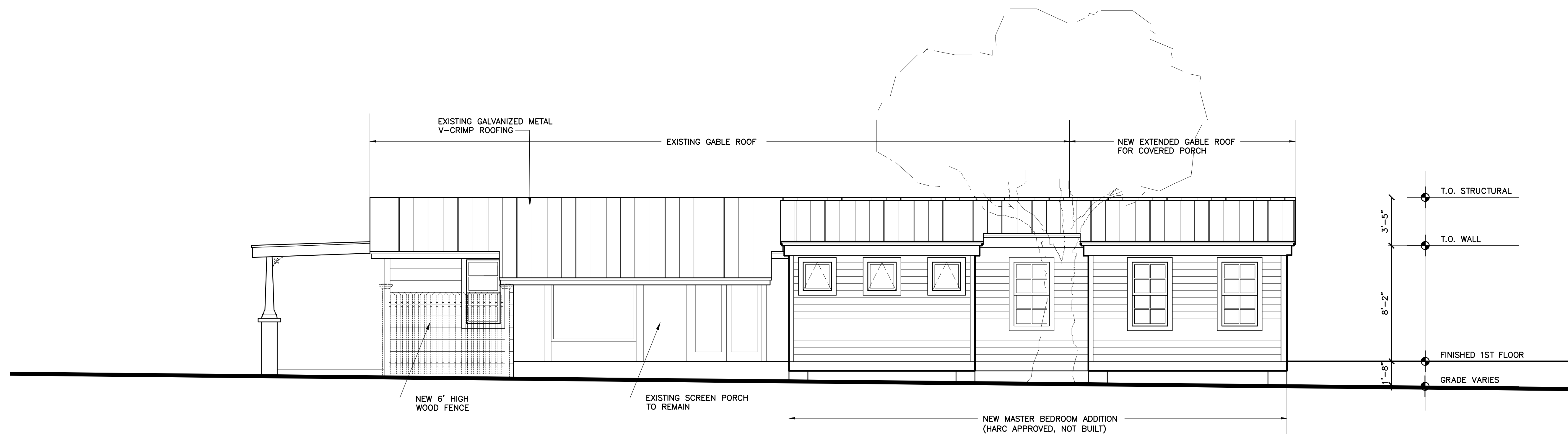


PROPOSED FLOOR PLAN

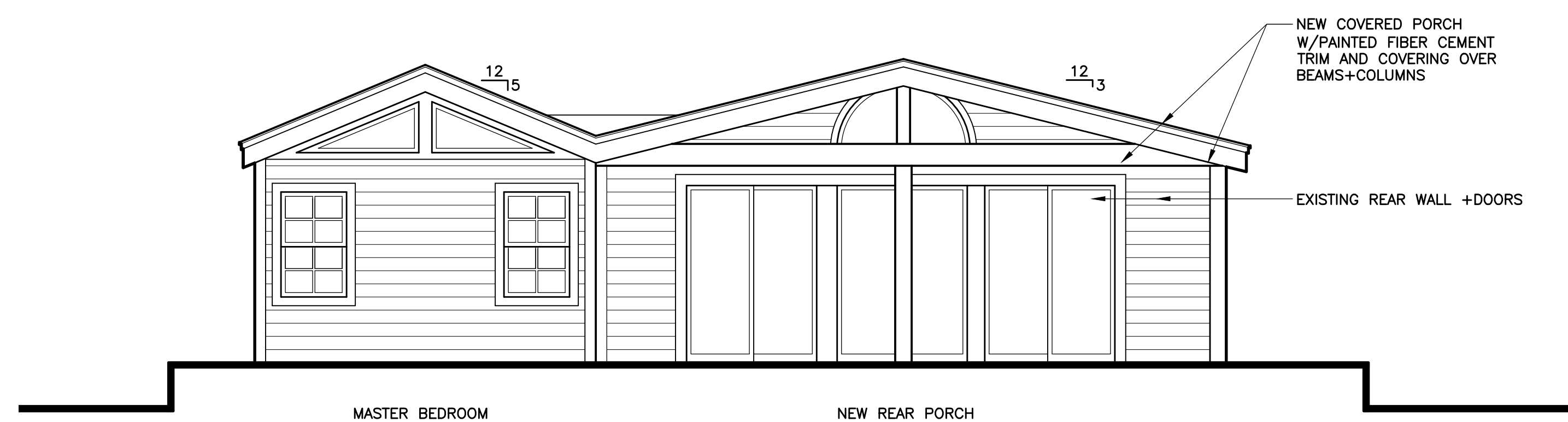
SCALE: 1/4"=1'-0"

WALL LEGEND	
	EXISTING WALL CONST.
	NEW WALL
	EXISTING TO BE REMOVED

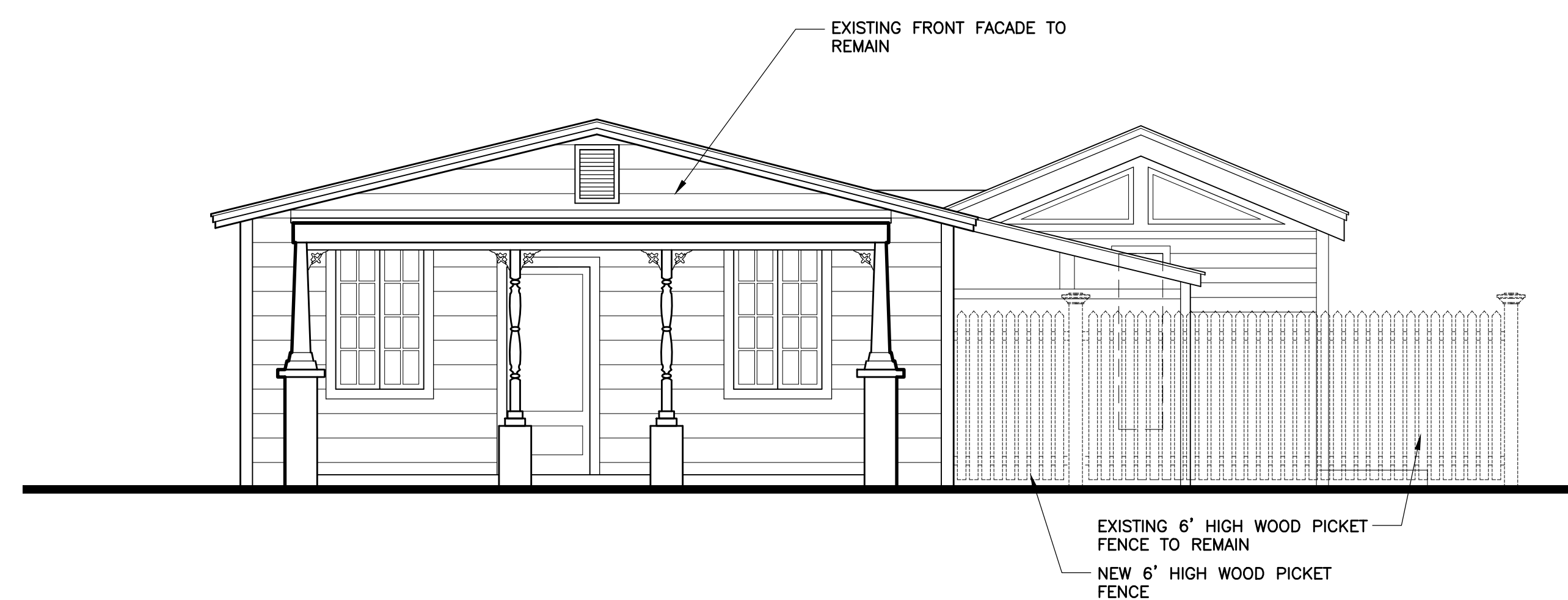




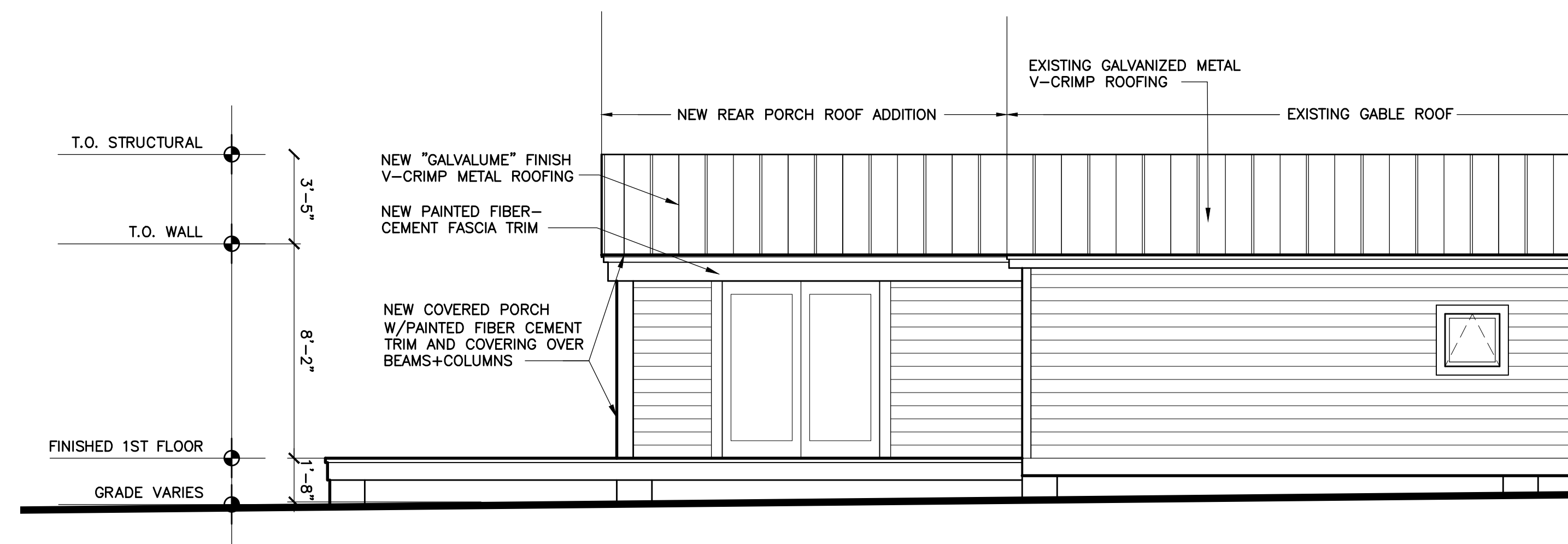
2
A-3.1
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



3
A-3
PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



1
A-3
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



4
A-3
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

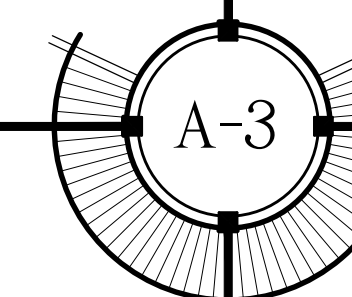
SEAL

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AUTHORIZATION BY
WILLIAM P. HORN

DATE
06-16-15 HARC
09-08-15 VARIANCE

REVISIONS

DRAWN BY
JW
EMA
PROJECT
NUMBER
1416



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.

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

Alternate Key: 1030970 Parcel ID: 00030210-000000

Ownership Details

Mailing Address:
BRADSHAW DOUGLAS MICHAEL AND AMY KAREN
1107 WINDSOR LN
KEY WEST, FL 33040-3271

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1107 WINDSOR LN KEY WEST
Subdivision: Tropical Building and Investment Co Sub
Legal Description: KW TROPICAL SUB PB 1-37 LOT 13 SQR 3 TR 12 G25-346 OR870-1097D/C OR870-1098WILL PROB84-56-CP-23 OR1033-1107/08 OR1513-1062/63 OR2668-517/18

[Click Map Image to open interactive viewer](#)



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY	48	114	5,519.49 SF
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Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1176
 Year Built: 1928

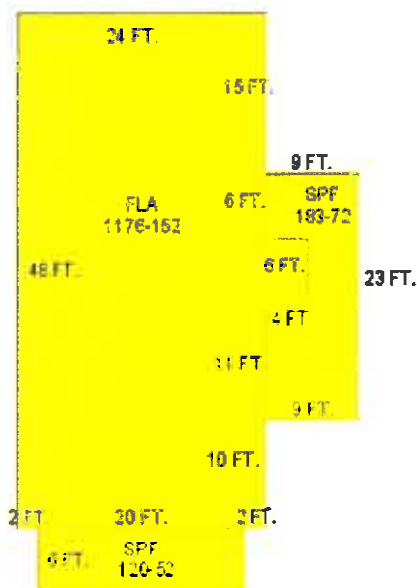
Building 1 Details

Building Type R1	Condition G	Quality Grade 350
Effective Age 29	Perimeter 152	Depreciation % 34
Year Built 1928	Special Arch 0	Grnd Floor Area 1,176
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS
 Heat 1 FCD/AIR DUCTED Heat 2 NONE Bedrooms 2
 Heat Src 1 ELECTRIC Heat Src 2 NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	1	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-----------	------------	---------------------	------

0	SPF		1	1990				120	
0	SPF		1	1990				183	
1	FLA	11:VINYL SIDING	1	1990	N	Y	0.00	0.00	1,176

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	865 SF	0	0	1990	1991	2	40
0	FN2:FENCES	108 SF	18	6	2010	2011	2	30
1	UB3:LC UTIL BLDG	64 SF	8	8	1975	1976	1	30
2	CL2:CH LINK FENCE	1,656 SF	276	6	1964	1965	1	30

Appraiser Notes

2007-05-24-SKI-BEING OFFERED FOR \$980,000. 2BD/1BA FROM A SALES BROCHURE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-3418	10/05/2009	10/25/2010	350		REMOVE CHAINLINK 6x18.5 AND REPLACE WITH 6'H PICKETT FENCE WHITE***ATF
A951258	04/01/1995	10/01/1995	1,250		12 SQS V-CRIMP ROOFING
1 9902944	08/18/1999	10/19/1999	3,800	Residential	CENTRAL AC
9902944	10/27/1999	12/05/1999	1		HOOK UP CENTRAL AC

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	60,699	6,715	519,815	587,229	587,229	25,000	562,229
2014	103,076	6,449	358,616	468,141	468,141	0	468,141
2013	116,732	1,626	421,201	539,559	449,648	0	539,559
2012	118,122	1,641	289,008	408,771	408,771	0	408,771
2011	119,512	1,652	311,564	432,728	186,802	25,000	161,802
2010	119,887	1,341	265,911	387,139	183,669	25,000	158,669
2009	133,258	1,341	340,291	474,890	178,840	25,000	153,840
2008	123,746	1,341	525,695	650,782	178,661	25,000	153,661
2007	227,059	1,208	574,027	802,294	173,457	25,000	148,457
2006	253,792	1,208	441,559	696,559	169,226	25,000	144,226
2005	232,049	1,208	331,169	564,426	164,297	25,000	139,297
2004	142,657	1,208	331,169	475,034	159,512	25,000	134,512

2003	142,657	1,208	130,272	274,137	156,538	25,000	131,538
2002	150,600	1,208	130,272	282,080	152,870	25,000	127,870
2001	127,208	1,208	130,272	258,688	150,463	25,000	125,463
2000	128,734	1,844	96,288	226,866	146,081	25,000	121,081
1999	92,636	1,771	96,288	190,696	142,241	25,000	117,241
1998	76,244	1,458	96,288	173,990	140,001	25,000	115,001
1997	68,620	1,312	84,960	154,892	137,661	25,000	112,661
1996	49,559	948	84,960	135,466	133,652	25,000	108,652
1995	46,890	79	84,960	131,929	130,393	25,000	105,393
1994	41,934	70	84,960	126,965	126,965	25,000	101,965
1993	41,934	165	84,960	127,059	127,059	25,000	102,059
1992	41,934	165	84,960	127,059	127,059	25,000	102,059
1991	41,934	165	84,960	127,059	127,059	25,000	102,059
1990	34,889	165	58,056	93,110	93,110	25,000	68,110
1989	31,717	150	56,640	88,507	88,507	25,000	63,507
1988	26,893	150	45,312	72,355	72,355	25,000	47,355
1987	12,662	150	30,586	43,398	43,398	43,398	0
1986	12,732	150	30,586	43,468	43,468	26,000	17,468
1985	12,315	150	20,218	32,683	32,683	25,500	7,183
1984	11,432	150	20,218	31,800	31,800	25,500	6,300
1983	11,432	150	20,218	31,800	31,800	25,500	6,300
1982	11,686	150	17,522	29,358	29,358	25,500	3,858

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
1/14/2014	2668 / 517	450,000	WD	30
11/1/1987	1033 / 1107	115,000	WD	U

This page has been visited 28,247 times.

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