

Staff Report

- 14 Add 24” high of wood lattice over an existing 6’ high side fence - **#727 Windsor Lane, Robert Delaune (H12-01-429)**

The house located on #727 Windsor Lane is not listed in the surveys. This application is for the extension of an existing solid 6’ fence to 8’ using a wood lattice. The owner of this property was represented by Seatech with an after the fact application that included, among other things, the 6’ fence with 2’ lattice over it. The Commission reviewed that application (H11-01-1017) on August 23, 2011 and motioned to approve it with the condition that the existing fence that was built on the southwest side should be lowered to 6’ high.

This new application proposes the installation of 24” of wood lattice over the existing 6’ tall solid wood fence. This treatment will start 8’ from the front property line.

Guidelines that should be reviewed for this request:

Fences (pages 40-41 of the guidelines);

(6) Six foot fences may began from the rear of where the façade of the house joins the front porch, or at least ten (10) feet from the front property line.

According with the Land Development Regulations fences can not exceed 6’ high, only non-residential areas do not have a height restriction.

It is staff’s opinion that this request is inconsistent with the guidelines as well as with the Land Development Regulations. A similar proposal was submitted for the same address as an after the fact application and the Commission requested the removal of the 2’ lattice in order to approve a 6’ high fence. If approved this request will require a high variance from the Planning Board.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION # HP2-01000429**

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER'S NAME: CHARLES LEE DATE: 3/12/12

OWNER'S ADDRESS: 727 WINDSOR LANE PHONE #: _____

APPLICANT'S NAME: BOB DELAUNE, ARCHITECT PHONE #: 293 0304
304 4842

APPLICANT'S ADDRESS: 419 EATON ST. SUITE 1

ADDRESS OF CONSTRUCTION: 727 WINDSOR LANE # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: ADD 24" HIGH LATTICE PANELS @ TOP OF EXIST. 6' HIGH WD. FENCE @ LEFT SIDE PROPERTY LINE BEGINNING 8' BACK FROM FRONT.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<u>N/A</u>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

Date: 3/12/12

Applicant's Signature: Robert Delaune



OK

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____ Denied _____ Deferred _____

Reason for Deferral or Denial:

HARC Comments:
Not listed

Guidelines for fences. (pages 40-41)

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____ Signature: _____

Historic Architectural
Review Commission

Correspondence

Windsor Village Homeowners Association, Inc.
P.O. Box 1432
Key West, Fl. 33041

March 13, 2012

To: HARC

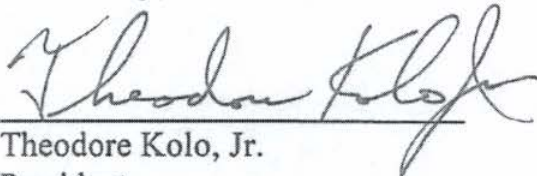
Ref: 727 Windsor Lane
719 Windsor Lane

Dear Members of HARC:

The owners of 727 Windsor Lane and 719 Windsor Lane both had and have permission for the improvements to their property.

Specifically, the Association and its members have **no objection** to the variance being requested between two of its members, Charles Lee and William Newman. This is a fence with a request for a trellis for privacy. It does not effect the property of any other member or any of the common element of the association.

Sincerely,



Theodore Kolo, Jr.

President

Windsor Village Homeowners Association

Fwd: Fence on Windsor Lane

Friday, March 9, 2012 7:19 AM

From: "Charles E. Lee" <charlesleecbs@aol.com>

To: robdelaune@bellsouth.net

Here is the next door neighbor's letter. William Newman.

Charles E. Lee
charlesleecbs@aol.com

-----Original Message-----

From: Newman, William Royall <wnewman@indiana.edu>

To: charlesleecbs <charlesleecbs@aol.com>

Sent: Fri, Mar 9, 2012 7:13 am

Subject: Fence on Windsor Lane

Dear Charles,

I support the variance that would allow a trellis to be built on top of the fence separating our yards on Windsor Lane. The trellis would allow my wife and myself to exercise the right to privacy and enjoyment of our house and yard.

Best regards,
William Newman



Robert L. Delaune, Architect p.a. robdelaune@bellsouth.net Fl. Reg. AR0013373

619 Eaton Street Suite 1 Key West Florida 33040-6994 ph/fax: 305 293 0364

13 March 2012

Enid Torregosa
City of Key West Preservation Planner
3140 Flagler Avenue
Key West, Florida 33040

Re: 727 Windsor Lane

Dear Enid:

Pursuant to our discussion of this HARC application earlier today, I request that you attach the following information to the application for review by the Commissioners along with the drawings, photographs, etc.

Notwithstanding any provisions of the HARC Design Guidelines, the following mitigating conditions exist at this property that constitute sufficient justification for favorable review and approval of this application. These conditions are as outlined below.

1. The HARC Guidelines are just that, guidelines. They are not a set of inviolable rules, and design judgement must be exercised in their implementation in any particular situation.
2. The privacy (or rather, lack of privacy) situation that exists between 719 and 727 Windsor is unique to these properties, and is not at all typical of other properties in the Historic District, as is evidenced by the photographs attached with the application.
3. The application requests the minimum structure required to address the privacy problem.
4. The requested privacy fence is all but invisible from the public right-of-way, owing to the presence of a legal-constructed 6' fence along the street front of both properties that effectively eliminates any view into the parts of the properties where the fence is to be placed. Thus, approval of this application will not result in any degradation of the District as experienced from any public right of way.

In light of the above-listed factors, it is my opinion that the Commission has the latitude to approve, and should approve, this application.

Please don't hesitate to contact me if you have any additional questions or concerns with this application.

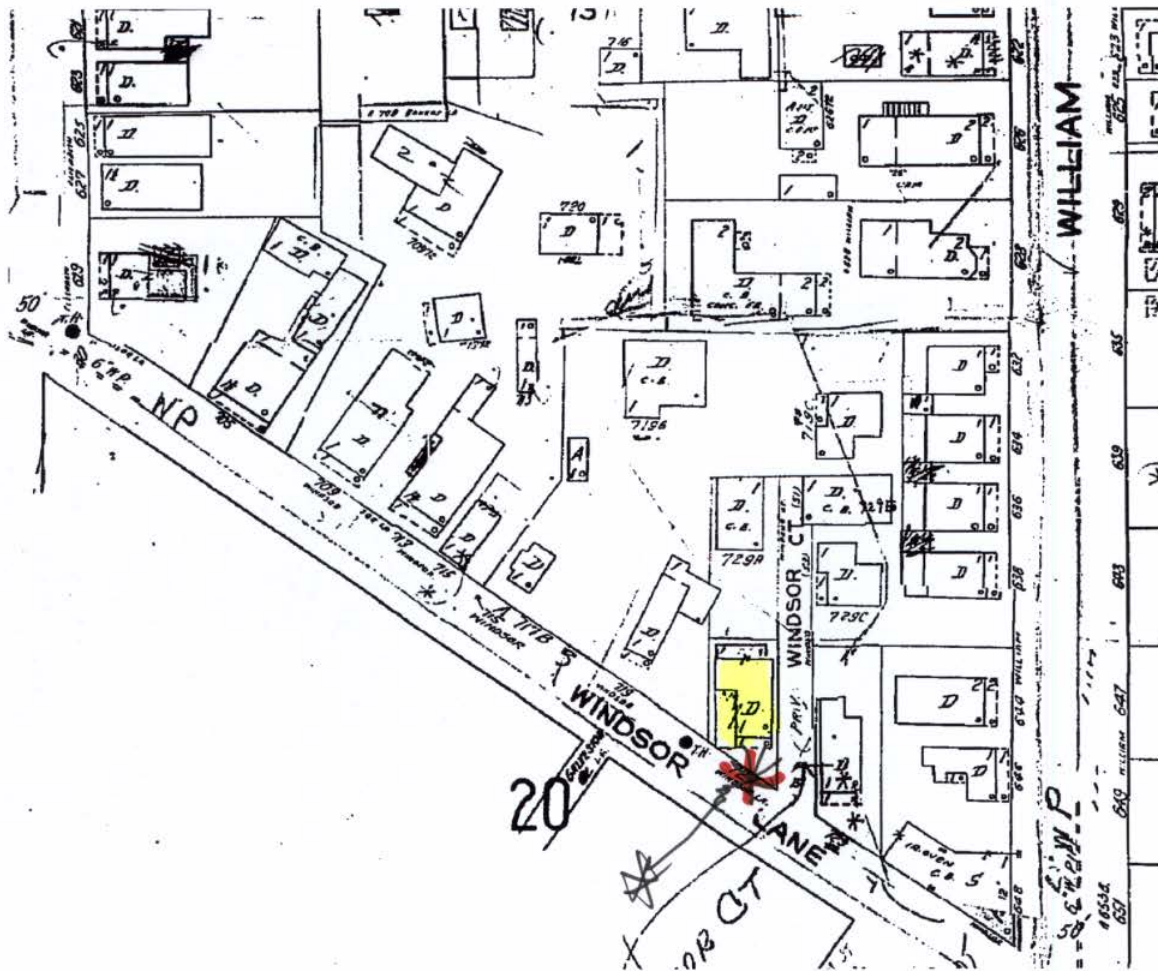
Best Personal Regards,

Rob Delaune
Architect

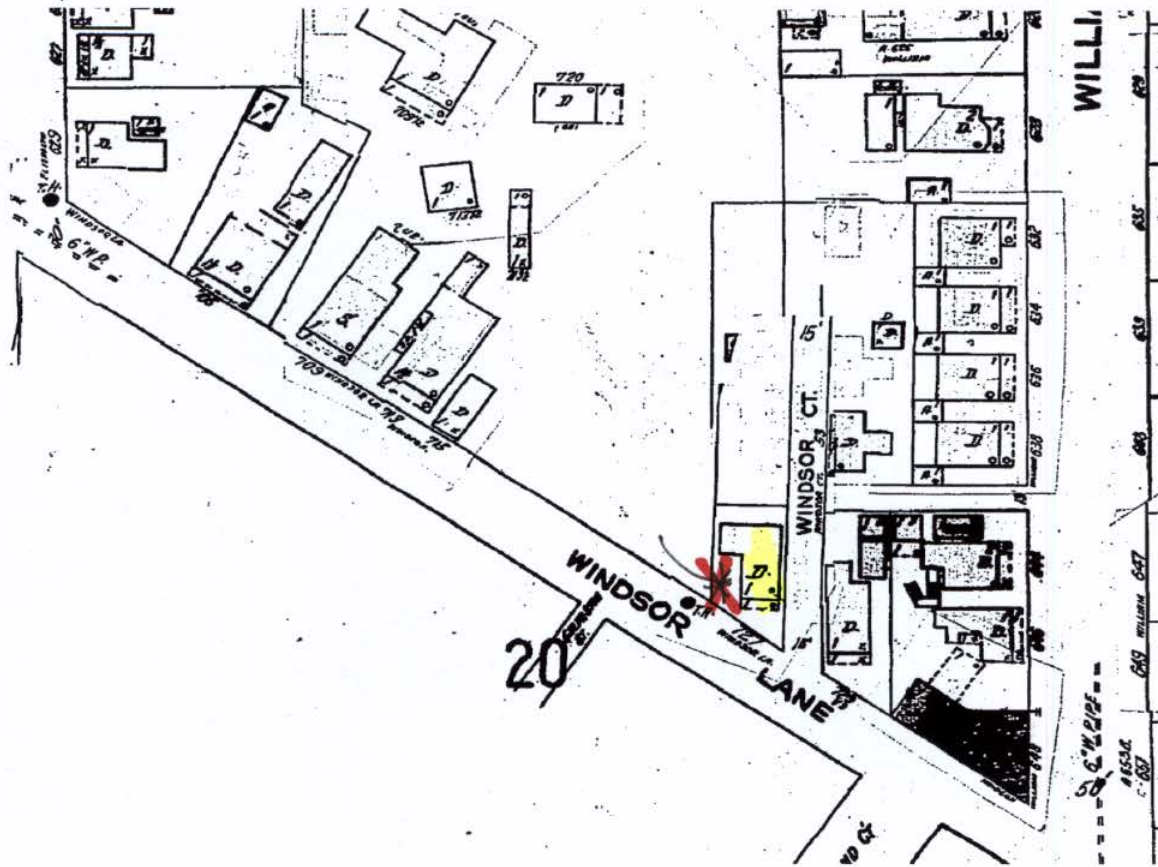
Robert L. Delaune, Architect p.a. robdelaune@bellsouth.net FL. Reg. AR0013373

619 Eaton Street Suite 1 Key West Florida 33040-6994 ph/fax: 305 293 0364

Sanborn Maps



#727 Windsor Lane Sanborn map 1962 copy



#727 Windsor Lane Sanborn Map 1948 copy

Project Photos

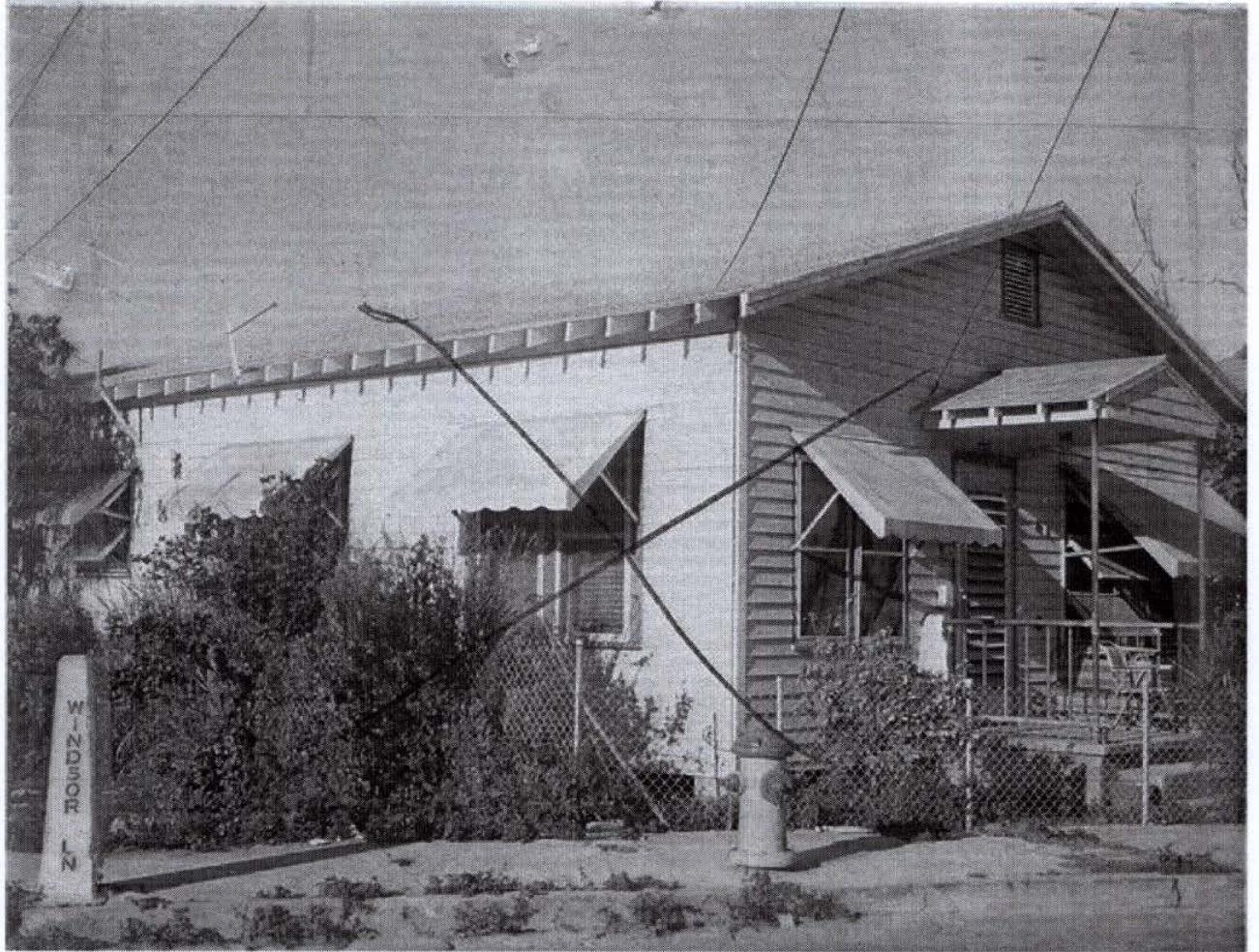


Photo taken by the Property Appraiser's office c1965; 727 Windsor Lane; built c1926; in 1976, became part of the Windsor Lane Village Condos; Monroe County Library

Demolished .

TOP OF EXISTING
FRONT FENCE POST
(TO BE CUT -OFF)



727 WINDSOR LANE - VIEW FROM ACROSS STREET

TOP OF EXISTING
FRONT FENCE POST
(TO BE CUT-OFF @
TOP OF 6' FENCE)

NO LATTICE
THIS AREA

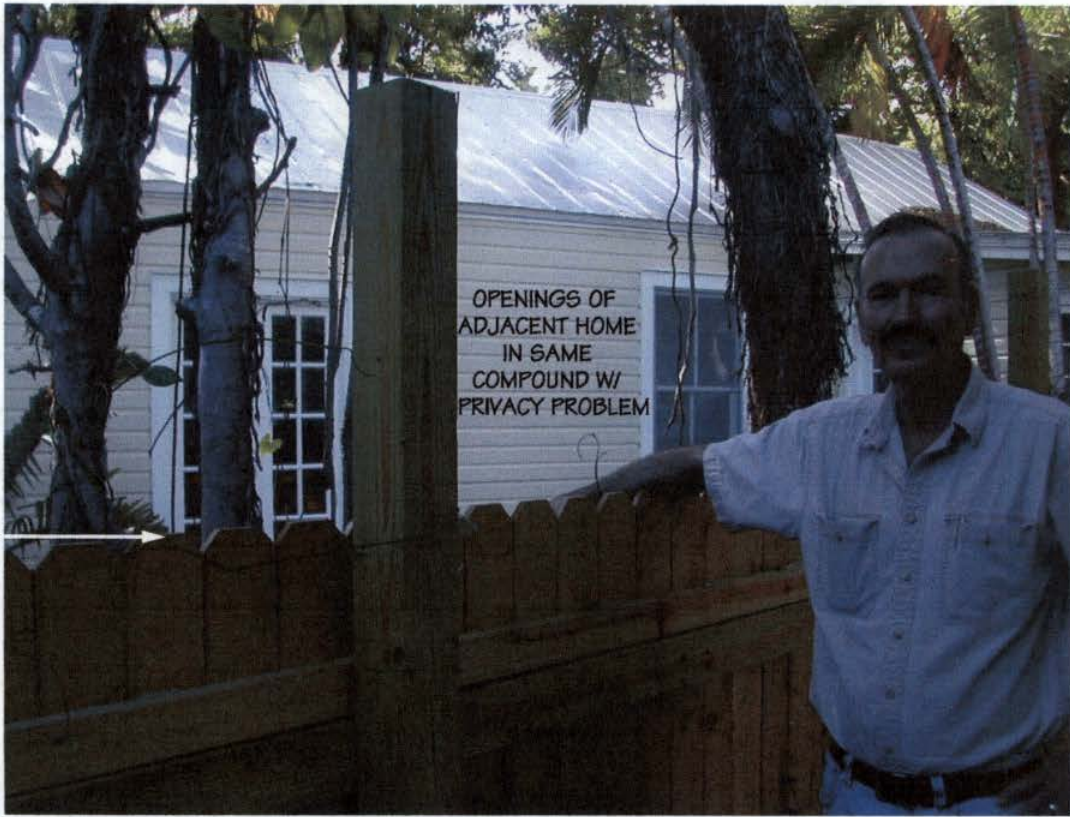
TOP OF EXISTING
FRONT FENCE POST
(PROPOSED 2' HI
LATTICE PANELS
TO BEGIN HERE &
EXTEND TO REAR)



NEW LATTICE
PANEL HERE

727 WINDSOR LANE - SIDEWALK IN FRONT OF HOUSE





TOP OF EXISTING FENCE 6'-0" ABY. CROWN OF ROAD (5'-6" ABY. SIDE-WALK & GRADE)

OPENINGS OF ADJACENT HOME IN SAME COMPOUND W/ PRIVACY PROBLEM

727 WINDSOR LANE - VIEW FROM SIDE DECK WITHOUT PROPOSED LATTICE TOPPING



TOP OF PROPOSED LATTICE PANEL 7'-6" ABY. GRADE

PRIVACY PROBLEM ELIMINATED

727 WINDSOR LANE - VIEW FROM SIDE DECK WITH PROPOSED LATTICE TOPPING



**Photos of the after the fact fence submitted as
part of the packet for the HARC meeting of
August 23, 2011**

Photographs



FRONT LEFT CORNER OF HOUSE
RED TAGGED FENCE



SOUTH WEST SIDE OF HOUSE
LOOKING TOWARDS THE REAR
RED TAGGED DECK & FENCE



SOUTH WEST SIDE OF HOUSE
LOOKING TOWARDS THE FRONT
RED TAGGED DECK & FENCE



SOUTH WEST SIDE OF HOUSE
LOOKING TOWARDS THE FRONT
RED TAGGED DECK & FENCE



SOUTH WEST SIDE OF HOUSE
LOOKING TOWARDS FRONT
AREA WHERE SHED WAS REMOVED, ROOF STRUCTURE TO REMAIN



SOUTH WEST SIDE OF HOUSE
LOOKING TOWARDS THE FRONT



SOUTH WEST SIDE OF HOUSE
EXISTING WINDOWS



SOUTH WEST SIDE OF HOUSE
LOOKING TOWARDS THE FRONT
RED TAGGED DECK & FENCE

**Excerpt of the minutes for
the HARC meeting of
August 23, 2011**

Minutes of the Key West Historical Architectural Review Commission
August 23, 2011
Approved – 09/13/2011

Page 4 of 6

The Commissioners discussed the Guidelines as related to the white roof. The applicant restated they are willing to paint the roof. A discussion of the need for the additional roof as well as the potential for other means of waterproofing followed.

A motion was made by Mr. Carlos Rojas, seconded by Mr. Bryan Green, that the Item be passed as is with a white roof. The motion **Failed** by the following vote:

Absent: 1 - Mr. Metzler

Yes: 2 - Mr. Green, Mr. Rojas

No: 2 - Mr. Muench, Chairman Molinet

A motion was made by Mr. Nils Muench, seconded by Mr. Bryan Green, that the Item be **Passed** with the understanding the roof will be painted gray. The motion carried by the following vote:

Absent: 1 - Mr. Metzler

Yes: 3 - Mr. Muench, Mr. Green, Chairman Molinet

No: 1 - Mr. Rojas

9 Construction of new ticket kiosk to replace current vendor area –
#0 Duval Street – Antonio A. Osborn Jr. (H11-01-1073)

A motion was made by Mr. Nils Muench, seconded by Mr. Bryan Green, that the Item be **Postponed**. The motion passed by a unanimous vote.

10a Install new wood deck and **wood fence**. Install new sliding glass door for new deck access -
After the Fact
#727 Windsor Lane – Seatech of the Florida Keys (H11-01-1017)

Brandon Ophlin from Seatech of the Florida Keys presented the project. The project is to build a wood deck and install a new fence. A sliding glass door was installed for access.

No public comment.

Enid Torregrosa presented her staff report. Ms. Torregrosa stated this is an After the Fact application for a non-contributing structure. Ms. Torregrosa stated on her report that they built a new wood deck and an eight (8') foot tall fence but the new plans include a six (6') foot tall fence. They have committed to remove the upper part of the fence in order to make the fence six (6') foot tall fence which complies with the Guidelines pages 40 and 41. Staff understands that the Guidelines for Decks pages 39 and 40 should be reviewed particularly Guideline #4 the Proportions of Decking Patio or Pool dimension should not exceed fifty (50%) percent of the total lot minus the building footprint. The Guidelines for fences pages 40 and 41 should be reviewed. Staff does not make recommendations on After the Fact applications.

The Commissioners had an extensive discussion concerning the fences but finally decided the fence on this application is within the Guidelines and the past non-complying fence will need to be addressed by Code Compliance. **The Commissioners requested the applicant to agree on the record that the fence will be lowered to six (6') foot tall – which he did.**

A motion was made by Mr. Carlos Rojas, seconded by Mr. Bryan Green, that the design portion of the Item be **Passed**. The motion carried by the

Minutes of the Key West Historical Architectural Review Commission
August 23, 2011
Approved – 09/13/2011
Page 5 of 6

following vote:

Absent: 1 - Mr. Metzler

Yes: 4 - Mr. Muench, Mr. Green, Mr. Rojas, Chairman Molinet

10b Remove existing shed -

After the Fact

#727 Windsor Lane – Seatech of the Florida Keys (H11-01-1017)

Brandon Ophlin from Seatech of the Florida Keys presented the project. The shed was removed to accommodate the new wood deck.

No public comment.

Enid Torregrosa presented her staff report. Ms. Torregrosa stated they partially demolished a non-historic shed. They left the roof and front wall of the shed. Staff understands that the Commission can consider the request for demolition since it is non-historic. Staff does not make recommendations on After the Fact applications.

The Commissioners had a brief discussion to clarify what had taken place.

A motion was made by Mr. Carlos Rojas, seconded by Mr. Nils Muench, that the demolition portion of the Item be **Passed**. The motion carried by the following vote:

Absent: 1 - Mr. Metzler

Yes: 4 - Mr. Muench, Mr. Green, Mr. Rojas, Chairman Molinet

11a Renovate existing two-story structure. Construct new wood deck. Provide new set of stairs with covered landing. Replace existing windows. Repair damaged members -
#1009 Grinnell Street – Seatech of the Florida Keys (H11-01-1074)

The applicant requested to **postpone** the item.

A motion was made by Mr. Carlos Rojas, seconded by Mr. Nils Muench, that the Item be **Postponed**. The motion carried by the following vote:

Absent: 1 - Mr. Metzler

Yes: 4 - Mr. Muench, Mr. Rojas, Mr. Green, Chairman Molinet

11b Remove rear deteriorated portion of building -

#1009 Grinnell Street – Seatech of the Florida Keys (H11-01-1074)

The applicant requested to **postpone** the item.

A motion was made by Mr. Carlos Rojas, seconded by Mr. Nils Muench, that the Item be **Postponed**. The motion carried by the following vote:

Absent: 1 - Mr. Metzler

Yes: 4 - Mr. Muench, Mr. Rojas, Mr. Green, Chairman Molinet

12 Replace existing deck with new one. Replace two doors and remove outdoor shower fixtures. Repair portion of existing wood fence -

After the Fact

#721F Windsor Lane – Seatech of the Florida Keys (H11-01-1075)



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

August 24, 2011

Mr. Erik Myers
Seatech of the Florida Keys
830 Crane Blvd.
Summerland Key, Florida 33042

RE: INSTALL NEW WOOD DECK AND WOOD FENCE. INSTALL NEW
SLIDING GLASS DOOR FOR NEW DECK ACCESS. REMOVE EXISTING
SHED- AFTER THE FACT
FOR: #727 WINDSOR LANE - HARC APPLICATION # H11-01-1017
KEY WEST HISTORIC DISTRICT

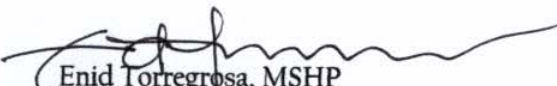
Dear Mr. Myers:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and the first reading for demolition for the above mentioned project on the public hearing held on Tuesday, August 23, 2011. The Commissioners motioned that the existing fence that was built on the southwest elevation should be lowered to 6' high.

Because this project includes a demolition request, a second reading will take place on September 13, 2011 at Old City Hall, 510 Greene Street. This second reading will be just for the demolition. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

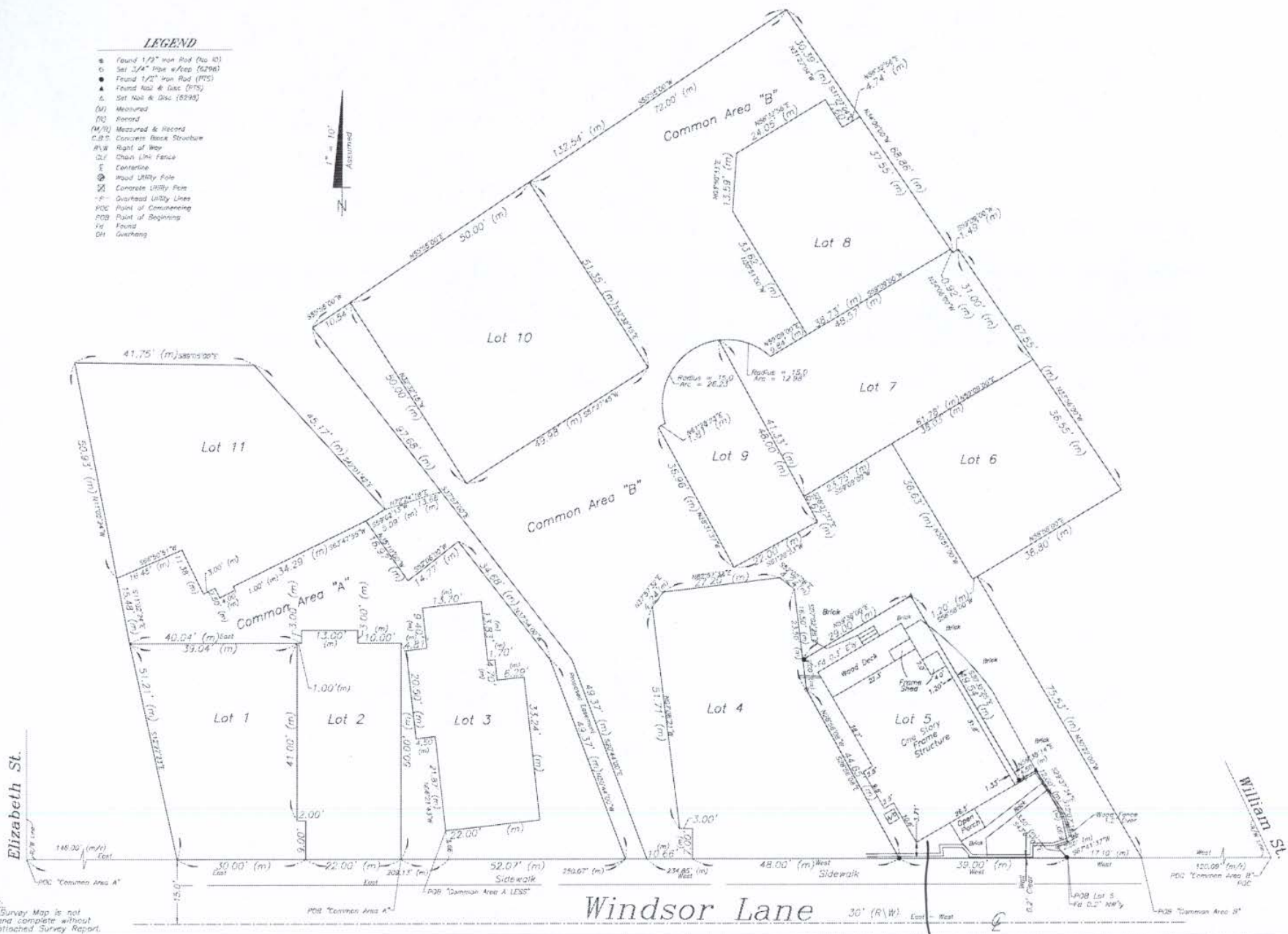
etorregr@keywestcity.com

Cc. Officer Gary Addleman- Code Compliance

Survey

LEGEND

- Found 1/2" Iron Rod (No. 8)
- Set 3/4" Iron Pipe (6296)
- Found 1/2" Iron Rod (775)
- ▲ Found Nail & Disc (675)
- △ Set Nail & Disc (8299)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CBS Concrete Base Structure
- R/W Right of Way
- CLF Chain Link Fence
- C Contracting
- ⊕ Wood Utility Pole
- ⊗ Concrete Utility Pole
- Quipped Utility Lines
- POC Point of Commencing
- POB Point of Beginning
- Yd Found
- GH Guttering



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

SHEET: **1**
OF: **2**

DATE: _____

REVISIONS:

DRAWN BY:	CHKD BY:	DATE:
BGD	1.	
ALC	2.	
ALC	3.	
ALC	4.	
ALC	5.	
ALC	6.	
ALC	7.	

Boundary Survey Map of Lot 5
WINDSOR VILLAGE HOMEOWNERS' ASSOCIATION
 a subsidiary of WINDSOR VILLAGE CONDOMINIUM ASSOCIATION
 as recorded in Official Record Book 1749, Pages 686-670

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 P.M. #2788
 3450 Duck Ave., Key West, FL 33040
 (305) 286-7442 Fax (305) 286-2444

Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

NOTES

1. The legal descriptions shown herein were authorized by the undersigned.
2. Underground conduits and utilities were not located.
3. All angles are 80° (Measured & Recured) unless otherwise noted.
4. Street address: 707 Windsor Lane (Rear), Key West, FL.
5. This survey is not valid without the signature and the original stamped seal of a Florida licensed surveyor and notary.
6. Lends shown herein were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Boundaries are assumed and based on the Northerly N/W line of Windsor Lane as East-West.
8. This survey is not assignable.
9. Date of this work: March 18, 2007.
10. Ownership of forces is undeterminable, unless otherwise noted.
11. Adjacenters are not furnished.
12. This Survey Report is not full and complete without the attached Survey Map.
13. Common areas shown herein were not surveyed and are shown for graphical purposes only.

BOUNDARY SURVEY 01:

LOT 5

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Tract A, according to William A. Whitehead's map of the Island of Key West, delineated February 20, 1928, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street and the Northerly right of way line of Windsor Lane and run thence West along the Northerly right of way line of the said Windsor Lane for a distance of 197.6 feet to the Point of Beginning; thence continue West along the Northerly right of way line of Windsor Lane for a distance of 35.00 feet thence S89°56'23"W for a distance of 44.85 feet, thence S7°02'03"W for a distance of 7.25 feet thence N69°02'00"E for a distance of 35.00 feet, thence S89°02'03"E for a distance of 184.64 feet thence N69°02'00"E for a distance of 4.95 feet, thence S89°02'03"E for a distance of 10.00 feet, thence S17°02'03"E for a distance of 5.50 feet; thence S67°43'19"W for a distance of 2.55 feet; thence S49°00'00"E for a distance of 4.50 feet back to the Point of Beginning.

COMMON AREA "A" (NOT SURVEYED)

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Tract A, according to William A. Whitehead's map of the Island of Key West, delineated February, 20, 1928, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street and the Northerly right of way line of Windsor Lane and run thence East along the Northerly right of way line of the said Windsor Lane for a distance of 154.00 feet to the Point of Beginning; thence S89°02'03"E for a distance of 14.75 feet, thence S67°43'19"W for a distance of 49.87 feet, thence S77°54'49"W for a distance of 34.48 feet, thence S7°02'03"W for a distance of 18.77 feet, thence S87°43'19"W for a distance of 24.58 feet, thence Southwesterly and at right angles for a distance of 1.00 feet, thence Southwesterly and at right angles for a distance of 4.00 feet, thence Southwesterly and at right angles for a distance of 2.60 feet, thence Southwesterly and at right angles for a distance of 3.00 feet, thence Northwesterly and at right angles for a distance of 13.20 feet, thence S89°02'03"E for a distance of 18.00 feet to a point on the Westwesterly Boundary Line of Parcel B of the lands described in Official Record Book 641, at Page 296, of the Public Records of Monroe County, Florida, thence S17°02'03"E and along the said Westwesterly Boundary Line of said Parcel B for a distance of 18.00 feet, thence East for a distance of 40.84 feet, thence North and at right angles for a distance of 5.00 feet thence East and at right angles for a distance of 12.00 feet, thence South and at right angles for a distance of 5.00 feet thence East and at right angles for a distance of 12.00 feet, thence South and at right angles for a distance of 5.00 feet back to the Point of Beginning.

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Tract A, according to William A. Whitehead's map of the Island of Key West, delineated February 20, 1928, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northerly right of way line of Elizabeth Street with a Northerly right of way line of Windsor Lane and run thence East along the Northerly right of way line of the said Windsor Lane for a distance of 208.12 feet to a point, thence S87°43'19"W for a distance of 4.00 feet to the Point of Beginning; thence continue S87°43'19"W for a distance of 2.55 feet to an existing wood deck, thence Southwesterly at right angles and along the Southwesterly face of the said wood deck for a distance of 4.50 feet, thence Northwesterly at right angles and along the Westwesterly face of the said wood deck for a distance of 10.00 feet, thence Northwesterly at right angles and along the Westwesterly face of the said wood deck for a distance of 4.00 feet, thence Northwesterly at right angles and along the Westwesterly face of the said wood deck for a distance of 5.00 feet, thence Northwesterly at right angles and along the Westwesterly face of the said wood deck for a distance of 12.00 feet, thence Southwesterly at right angles and along the Southwesterly face of the said wood deck for a distance of 12.00 feet, thence Northwesterly at right angles and along the Westwesterly face of the said wood deck for a distance of 4.00 feet, thence Northwesterly at right angles and along the Westwesterly face of the said wood deck for a distance of 5.00 feet, thence Northwesterly and at right angles for a distance of 35.00 feet, thence Northwesterly and at right angles for a distance of 4.95 feet, thence Southwesterly and at right angles for a distance of 10.00 feet, thence Southwesterly and at right angles for a distance of 22.00 feet back to the Point of Beginning.

COMMON AREA "B" (NOT SURVEYED)

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Tract A, according to William A. Whitehead's map of the Island of Key West, delineated February, 20, 1928, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street and the Northerly right of way line of Windsor Lane and run thence East along the Northerly right of way line of the said Windsor Lane for a distance of 154.00 feet to the Point of Beginning; thence S89°02'03"E for a distance of 14.75 feet, thence S67°43'19"W for a distance of 49.87 feet, thence S77°54'49"W for a distance of 34.48 feet, thence S7°02'03"W for a distance of 18.77 feet, thence S87°43'19"W for a distance of 24.58 feet, thence Southwesterly and at right angles for a distance of 1.00 feet, thence Southwesterly and at right angles for a distance of 4.00 feet, thence Southwesterly and at right angles for a distance of 2.60 feet, thence Southwesterly and at right angles for a distance of 3.00 feet, thence Northwesterly and at right angles for a distance of 13.20 feet, thence S89°02'03"E for a distance of 18.00 feet to a point on the Westwesterly Boundary Line of Parcel B of the lands described in Official Record Book 641, at Page 296, of the Public Records of Monroe County, Florida, thence S17°02'03"E and along the said Westwesterly Boundary Line of said Parcel B for a distance of 18.00 feet, thence East for a distance of 40.84 feet, thence North and at right angles for a distance of 5.00 feet, thence East and at right angles for a distance of 12.00 feet, thence South and at right angles for a distance of 5.00 feet, thence East and at right angles for a distance of 12.00 feet, thence South and at right angles for a distance of 5.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Charles E. Lee,
Key West Bank,
Southernhome Title, Inc.,
United General Title Insurance Company.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #8650

March 20, 2007

SHEET: 2
OF: 2

DATE:

DRAWN BY: REVISIONS:
1.
2.
3.
4.
5.
6.

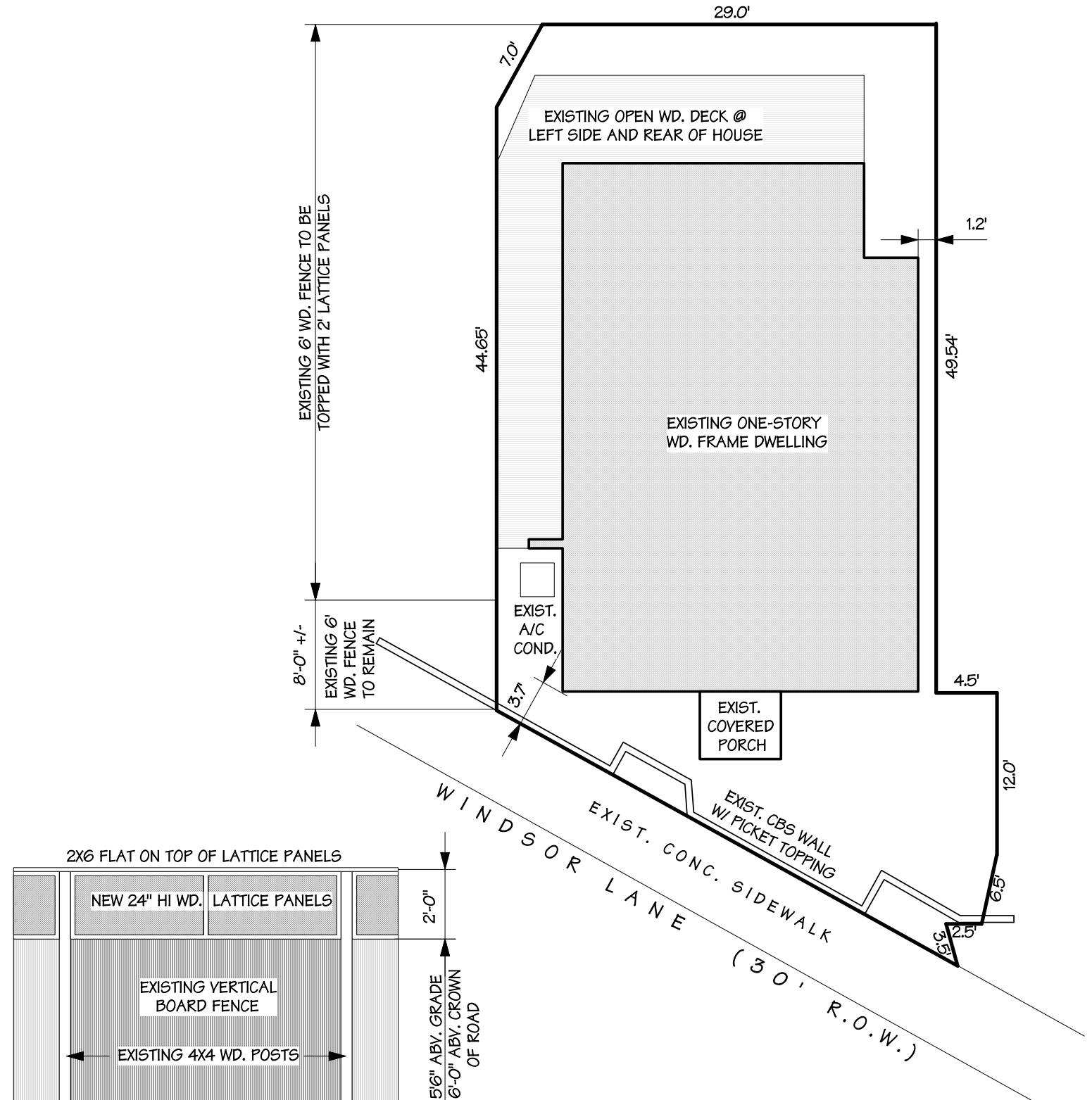
CHECKED BY: JLO
DATE: 3-16-07

Boundary Survey Report of Lot 5
WINDSOR VILLAGE HOMEOWNERS' ASSOCIATION
a survey of WINDSOR VILLAGE CONDOMINIUM ASSOCIATION
as recorded in Official Record Book 1749, Pages 966-970

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
1450 U.S. Hwy. 1, Suite 111, Ft. Lauderdale, FL 33304
(954) 461-7422 Fax (954) 798-2244

Not valid unless original signature of registered professional surveyor is present and stamped.

Proposed Plans



ELEVATION OF TYPICAL 8'-WIDE FENCE SECTION
 scale: 1/4"=1'-0"

S I T E P L A N
 scale: 1"=10' 

LATTICE TOPPING FOR SIDE YARD FENCE @
 727 WINDSOR LANE, KEY WEST

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 28, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ADD 24" HIGH OF WOOD LATTICE OVER AN
EXISTING 6' HIGH SIDE FENCE**

#727 WINDSOR LANE

Applicant- Robert Delaune.- Application Number H12-01-429

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 809-3973 or visit our website at www.keywestcity.com .

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

**Property Appraiser
Information**

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1019356 Parcel ID: 00018730-000500

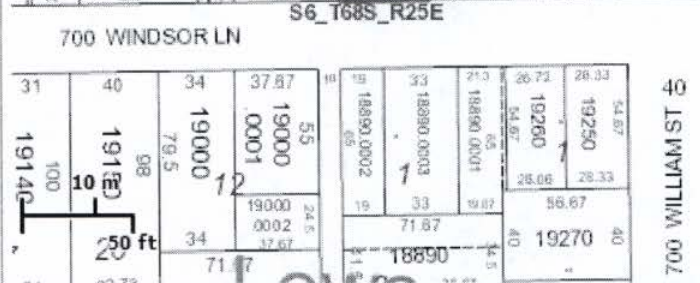
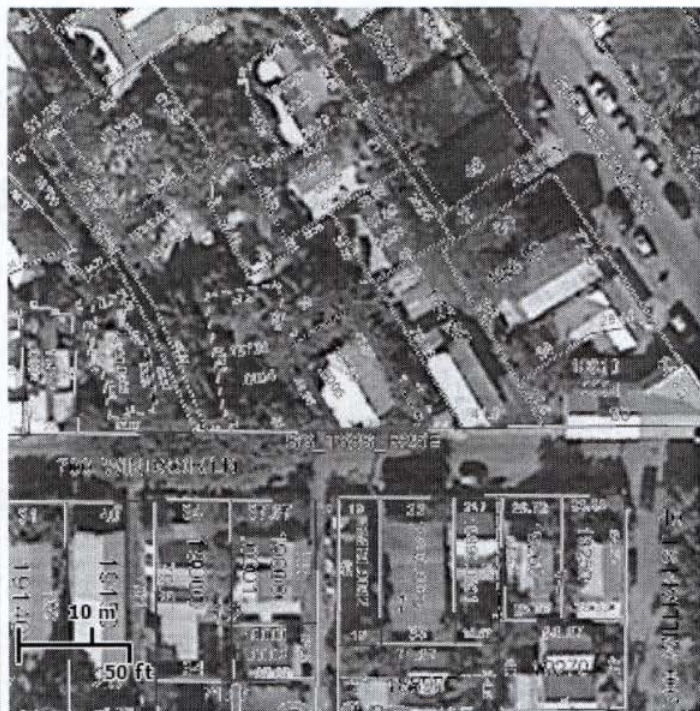
Ownership Details

Mailing Address:
LEE CHARLES E
P O BOX 4118
KEY WEST, FL 33040

Property Details

PC Code: 07 - COMPOUNDS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 727 WINDSOR LN KEY WEST
Legal Description: KW PT TR 5 (A/K/A LOT 5 WINDSOR VILLAGE AND 1/11 INT IN COMMON AREAS A AND B) (F/K/A UNIT 5 WINDSOR VILLAGE CONDO) OR644-335/338 OR644-339 OR644-344/481 OR644-490 OR644-494C OR647-416C OR647-418/421AMD OR650-762C OR650-761C OR651-588 OR1260-33 OR1516-945/948 OR1711-2357/2369(TERMINATION OF CONDO) OR1749-543/570DEC/COV OR1827-436/440 OR1827-481/482 OR1827-502/503 OR1827-516/519Q/C OR1919-466/467AMD OR2280-963/977AMD OR2282-683/85Q/C

Parcel Map (Click to open dynamic parcel map)



Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,035.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1032
Year Built: 1953

Building 1 Details

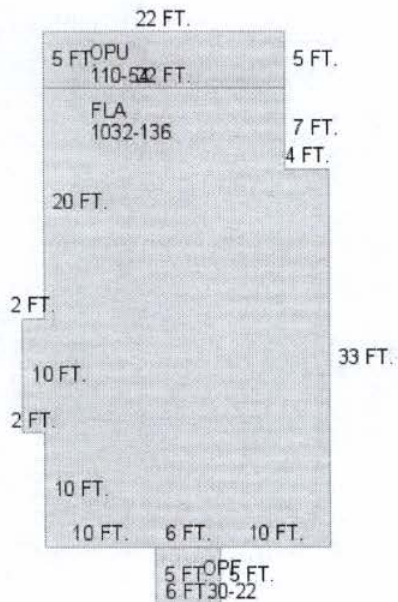
Building Type R1	Condition A	Quality Grade 450
Effective Age 16	Perimeter 136	Depreciation % 18
Year Built 1953	Special Arch 0	Grnd Floor Area 1,032
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	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	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF		1	1990	N N	0.00	0.00	30
2	FLA	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	1,032
3	OPU		1	1990	N N	0.00	0.00	110

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	299 SF	23	13	1987	1988	2	40
2	FN2:FENCES	126 SF	21	6	1987	1988	5	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	02-0215	01/25/2002	11/16/2002	1,000		PLUMBING

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
2011	106,207	2,175	211,564	319,946	181,915	25,000	156,915
2010	111,326	2,253	107,464	221,043	179,227	25,000	154,227
2009	125,249	2,370	198,901	326,520	174,515	25,000	149,515
2008	115,186	2,448	327,940	445,574	174,341	25,000	149,341
2007	120,528	2,564	580,280	703,372	169,263	25,000	144,263
2006	269,925	2,642	250,355	522,922	165,135	25,000	140,135
2005	205,377	2,796	229,265	437,438	160,325	25,000	135,325
2004	147,872	2,924	157,630	308,426	155,655	25,000	130,655
2003	163,302	3,079	54,981	221,362	152,753	25,000	127,753
2002	102,232	3,195	81,806	187,233	149,173	25,000	124,173
2001	114,660	3,361	80,031	198,052	146,824	25,000	121,824
2000	114,660	2,934	70,698	188,293	142,548	25,000	117,548
1999	96,619	2,581	70,698	169,898	138,801	25,000	113,801
1998	64,146	1,773	70,698	136,616	136,616	25,000	111,616
1997	49,312	1,419	64,476	115,207	115,207	0	115,207
1996	49,312	1,460	64,476	115,248	115,248	0	115,248
1995	49,312	1,520	64,476	115,308	115,308	0	115,308
1994	44,100	1,396	64,476	109,972	109,972	0	109,972
1993	44,100	1,444	64,476	110,020	110,020	0	110,020

1992	44,100	1,485	64,476	110,061	110,061	0	110,061
1991	44,100	1,536	64,476	110,112	110,112	0	110,112
1990	42,179	1,429	60,867	104,475	104,475	0	104,475
1989	32,390	0	54,020	86,410	86,410	0	86,410
1988	27,523	0	54,020	81,543	81,543	0	81,543
1987	38,574	1,133	23,333	63,040	63,040	0	63,040
1986	38,790	1,171	23,333	63,294	63,294	0	63,294
1985	34,438	0	14,084	48,522	48,522	0	48,522
1984	32,050	0	14,084	46,134	46,134	0	46,134
1983	32,050	0	14,084	46,134	46,134	0	46,134
1982	32,738	0	14,084	46,822	46,822	0	46,822

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
5/1/1993	1260 / 33	125,000	WD	Q
2/1/1976	650 / 761C	22,900	00	Q

This page has been visited 49,475 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176