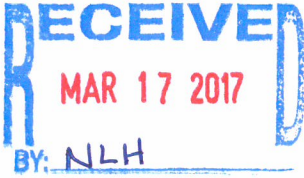


# **Application**

# VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department  
PO Box 1409 Key West, FL 33041-1409  
(305) 809-3720



**Please read the following carefully before filling out the application**

This application and any required attachments should be submitted to the City Planning Department at 3140 Flagler Avenue. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

## **Application Process**

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

## **PLEASE NOTE:**

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

## **FEE SCHEDULE**

- Variances, any number of issues	\$1,000.00 -
All After-the-fact variances	\$2,000.00
Advertising and Noticing Fee	\$ 100.00 -
Fire Department Review Fee	\$ 50.00 -

**Please include the following with this application:**

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
  - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
  - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
  - c. All proposed changes to what exists, including those which make the variance(s) necessary.
  - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
  - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
  - f. Parking spaces and dimensions (**existing and proposed**).
  - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF or compatible electronic format of entire application on compact disk.

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

**Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.**

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



# 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: 718 WINDSOR LANE

Zoning District: HHDR Real Estate (RE) #: 00019000-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: SETH NEAL / PIKE ARCHITECTS

Mailing Address: 471 U.S. HWY 1 SUITE 101

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 251-422-9547 Office: 296-1692 Fax: \_\_\_\_\_

Email: seth@pikearchitects.com

### PROPERTY OWNER: (if different than above)

Name: KEVIN MCGINTY

Mailing Address: 715 OLIVA STREET

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Description of Proposed Construction, Development, and Use: WOOD FRAMED REAR ADDITION TO EXISTING RESIDENCE. NEW LIVING ROOM ADDITION + RECONFIGURATION TO EXISTING INTERIOR WALLS.

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

4'-7" REAR YARD VARIANCE

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

If yes, please describe and attach relevant documents: NOT TO MY KNOWLEDGE



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	HHDR			
Flood Zone	X			
Size of Site	2,707			
Height	30'	10'-8"	16'-8"	CONFORMING
Front Setback	10'	9'	9'-2"	IMPROVEMENT
Side Setback	5'	2"	7'-9"	CONFORMING
Side Setback	5'	3'-6"	3'-6"	EXISTING
Street Side Setback	NA	—	—	
Rear Setback	20'	9'-10"	15'-5"	VARIANCE/IMPROVEMENT
F.A.R	1	1	1	
Building Coverage	1,353 50%	1,298 S.F.	1,180 (43.5%)	CONFORMING
Impervious Surface	1,624 60%	1,962 S.F.	1,488 (54.5%)	CONFORMING
Parking		STREET	STREET	
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35% 948	745 S.F.	1,056 (39%)	CONFORMING
Number and type of units				
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 SPECIAL CONDITION THAT EXIST IS THAT THE PROPERTY IS SUBSTANDARD IN SIZE AND WITHOUT EXEMPTION RENDERS THE PROPERTY WOEFULLY VACANT. THERE ARE SEVERAL NON COMPLIANCES ON THE PROPERTY & THE APPLICANT IS REDUCING THESE VIOLATIONS.

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

THE APPLICANT WAS NOT RESPONSIBLE FOR THE CONDITIONS & CIRCUMSTANCES THAT EXIST. HOWEVER, THE APPLICANT WILL MAKE HIM/HERSELF RESPONSIBLE FOR IMPROVING & REDUCING THE EXISTING NON CONFORMITIES

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.

THE APPLICANT IS NOT REQUESTING SPECIAL PRIVILEGES THAT DO NOT ALREADY EXIST IN THIS ZONING. THE ADJACENT PROPERTIES ARE OUT OF COMPLIANCE SO A SPECIAL PRIVILEGE WOULD NOT BE GRANTED OR CONFERRED

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.

DUE TO ADJACENT PROPERTIES WITH EXISTING NON COMPLIANCES THE APPLICANT IS ONLY REQUESTING HARDSHIP CURRENTLY ENJOYED BY SURROUNDING & ADJACENT PROPERTIES.

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.

THE APPLICANT IS ENHANCING A NON COMPLIANT PROPERTY BY REDUCING THE IMPACT IN ORDER TO ACHIEVE MINIMAL & REASONABLE CONDITIONS

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.

THE REQUEST FOR THIS VARIANCE(S) IS TYPICAL & COMMON TO PAST VARIANCES REQUESTED IN ORDER NOT TO PROVIDE HARM OR IMPACT TO THE GENERAL PUBLIC WELFARE. THE GRANTING OF SUCH VARIANCES IS INDICATIVE TO OTHER REQUESTS OF THE SAME ZONING.

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.

THE APPLICANT IS NOT REQUESTING EXISTING NON CONFORMING USAGE AS THE PRINCIPLE MEANS OF APPROVAL - THIS APPLICANT IS REQUESTING THAT THE REDUCTION IS HELD IN HARMONIOUS SUBSTITUTION AND TO BE CONSIDERED LIKE WISE.

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 Form



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, SETH NEAL, in my capacity as ARCHITECT  
*(print name)* *(print position; president, managing member)*

of PIKE ARCHITECTS  
*(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:

718 WINDSOR LANE KEY WEST, FL 33040  
*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*

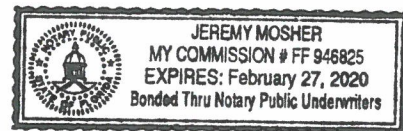
Subscribed and sworn to (or affirmed) before me on this 3/17/17 by  
Seth Neal  
*Name of Authorized Representative*

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

*[Signature]*  
*Notary's Signature and Seal*

Jeremy Mosher  
*Name of Acknowledger typed, printed or stamped*

FF 946825  
*Commission Number, if any*



# **Authorization Form**

**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, Kevin McGinty authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Seth Neal / Peter Pike Architects  
*Please Print Name of Representative*

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

Kevin McGinty  
*Signature of Owner*

\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 3-17-19  
*Date*

by Kevin McGinty  
*Name of Owner*

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

Jennifer Newman  
*Notary's Signature and Seal*



Name of Acknowledger typed, printed & signed

\_\_\_\_\_  
*Commission Number, if any*

# Warranty Deed



Prepared by:  
Melissa Peterson  
Florida Hometown Title & Escrow, LLC  
870 W Hickpochee Ave #1600, Labelle, Florida 33935  
File Number: 01-16-0600

## Warranty Deed

Made this 27th day of January, 2017 A.D.

By **Roddy Evans and Gwendolyn Evans, husband and wife**,  
whose address is: 13171 SW 45 Drive, Hollywood, Florida 33027,  
hereinafter called the grantor,

to **Kevin McGinty**,  
whose post office address is: 715 Olivia Street, Key West, FL 33040,  
hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Six Hundred Ten Thousand dollars & no cents, (\$610,000.) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

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 AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF WINDSOR LANE AND THE WESTERLY RIGHT OF WAY LINE OF GALVESTON LANE (CHARLES ALLEY) AND RUN THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF WINDSOR LANE, 37.67 FEET TO A FENCE CORNER AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTHERLY AT RIGHT ANGLES AND ALONG A FENCE, 79.5 FEET TO A POINT; THENCE WESTERLY AT RIGHT ANGLES AND ALONG A FENCE, 34 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES, 79.5 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID WINDSOR LANE; THENCE EASTERLY AT RIGHT ANGLES ALONG THE SAID WINDSOR LANE, 34 FEET BACK TO THE POINT OF BEGINNING.

Parcel ID Number: **00019000-000000**

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.**

**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, 2017.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

[Signature]  
Sign/Print Name Emeridy Evans

[Signature] (Seal)  
**Roddy Evans**

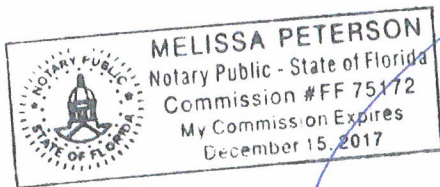
Witness#2

[Signature]  
Sign/Print Name [Signature]

[Signature] (Seal)  
**Gwendolyn Evans**

State of Florida  
County of Collier

The foregoing instrument was acknowledged before me this 27 day of January, 2017, by Roddy Evans and Gwendolyn Evans, husband and wife, who is/are personally known to me or who has produced FL Doc 42 as identification.



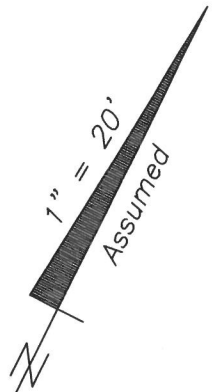
(Seal)

[Signature]  
Notary Public  
Print Name: Melissa Peterson

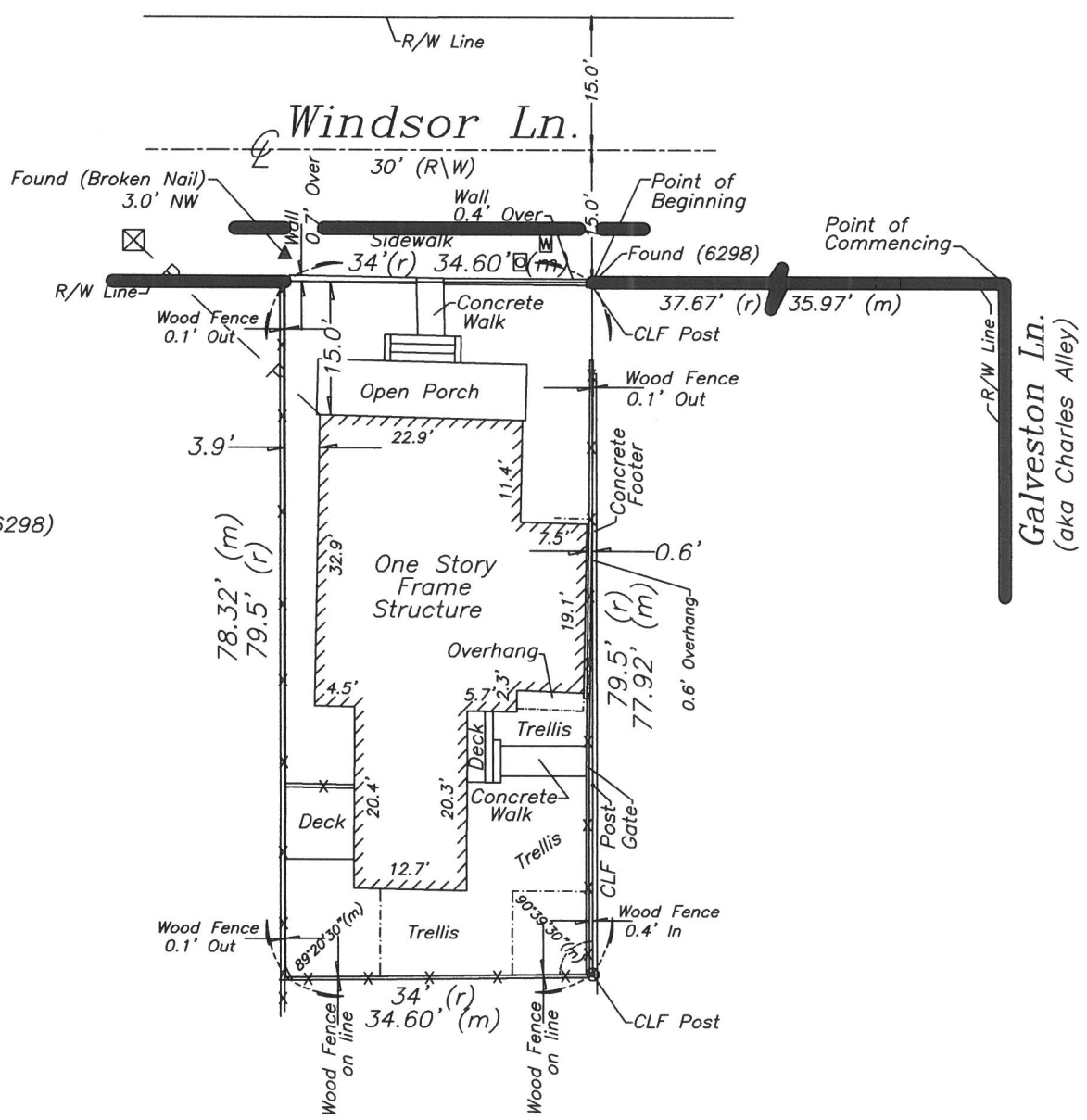
My Commission Expires: \_\_\_\_\_

# Survey

# Boundary Survey Map of part of Tract 5, Island of Key West, FL



- LEGEND**
- ⊙ Found 2" Iron Pipe (Fence Post)
  - Set 3/4" Iron Pipe w/cap (6298)
  - Found 1/2" Iron Rod (2863)
  - ▲ Found Nail & Disc (broken nail) (6298)
  - △ Set Nail & Disc (6298)
  - (M) Measured
  - (R) Record
  - (M/R) Measured & Record
  - C.B.S. Concrete Block Structure
  - R\W Right of Way
  - CLF Chain Link Fence
  - ⊕ Centerline
  - ⊗ Wood Utility Pole
  - ⊠ Concrete Utility Pole
  - P- Overhead Utility Lines
  - ⊡ Sewer Cleanout
  - ⊞ Water Meter



- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 718 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: December 21, 2016
  9. Ownership of fences is undeterminable, unless otherwise noted.
  10. Adjoiners are not furnished.
  11. Held occupation and older chain link fence as property line.

**BOUNDARY SURVEY OF:** 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 as follows:

Commence at the Intersection of the Southerly right of way line of Windsor Lane and the Westerly right of way of Galveston Lane (Charles Alley) and run thence Westerly along the said Southerly right of way line of Windsor lane, 37.67 feet to a fence corner and the point of beginning of the parcel of land herein described; thence Southerly at right angles and along a fence, 79.5 feet to a point; thence Westerly at right angles and along a fence, 34 feet to a point; thence Northerly at right angles, 79.5 feet to a point on the Southerly right of way line of said Windsor Lane, 34 feet back to the point of beginning.

**BOUNDARY SURVEY FOR:** Cheri Cooper;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
January 5, 2017

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 Plans

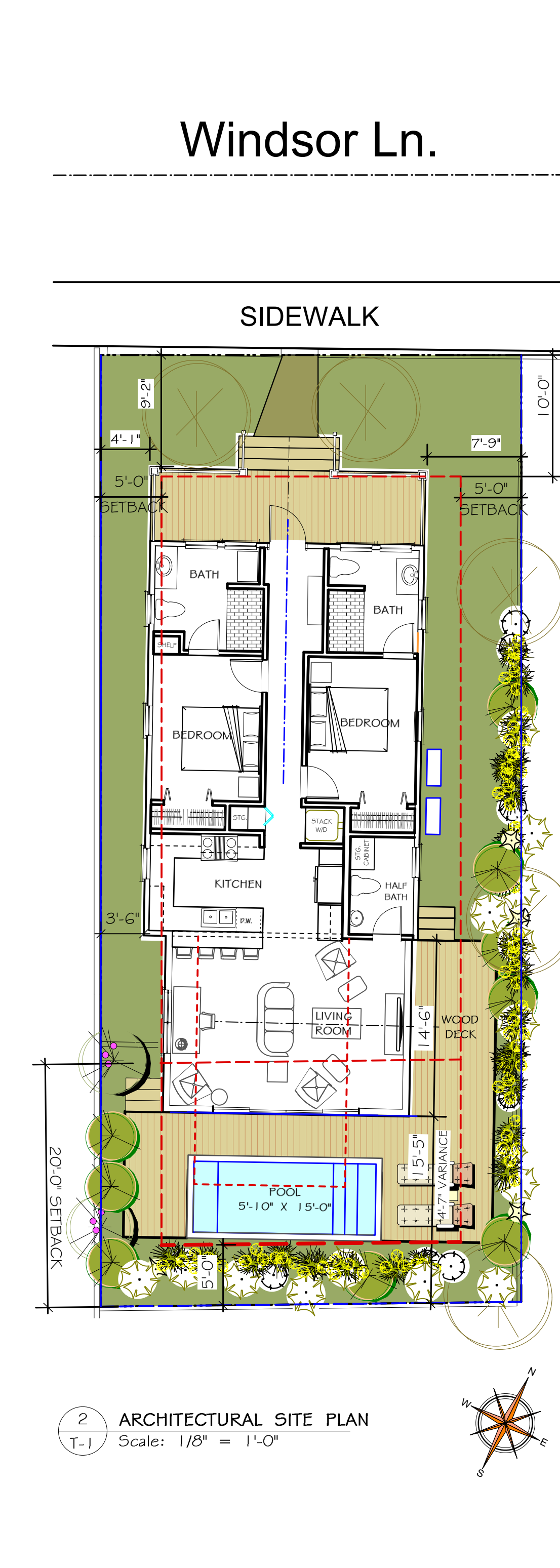
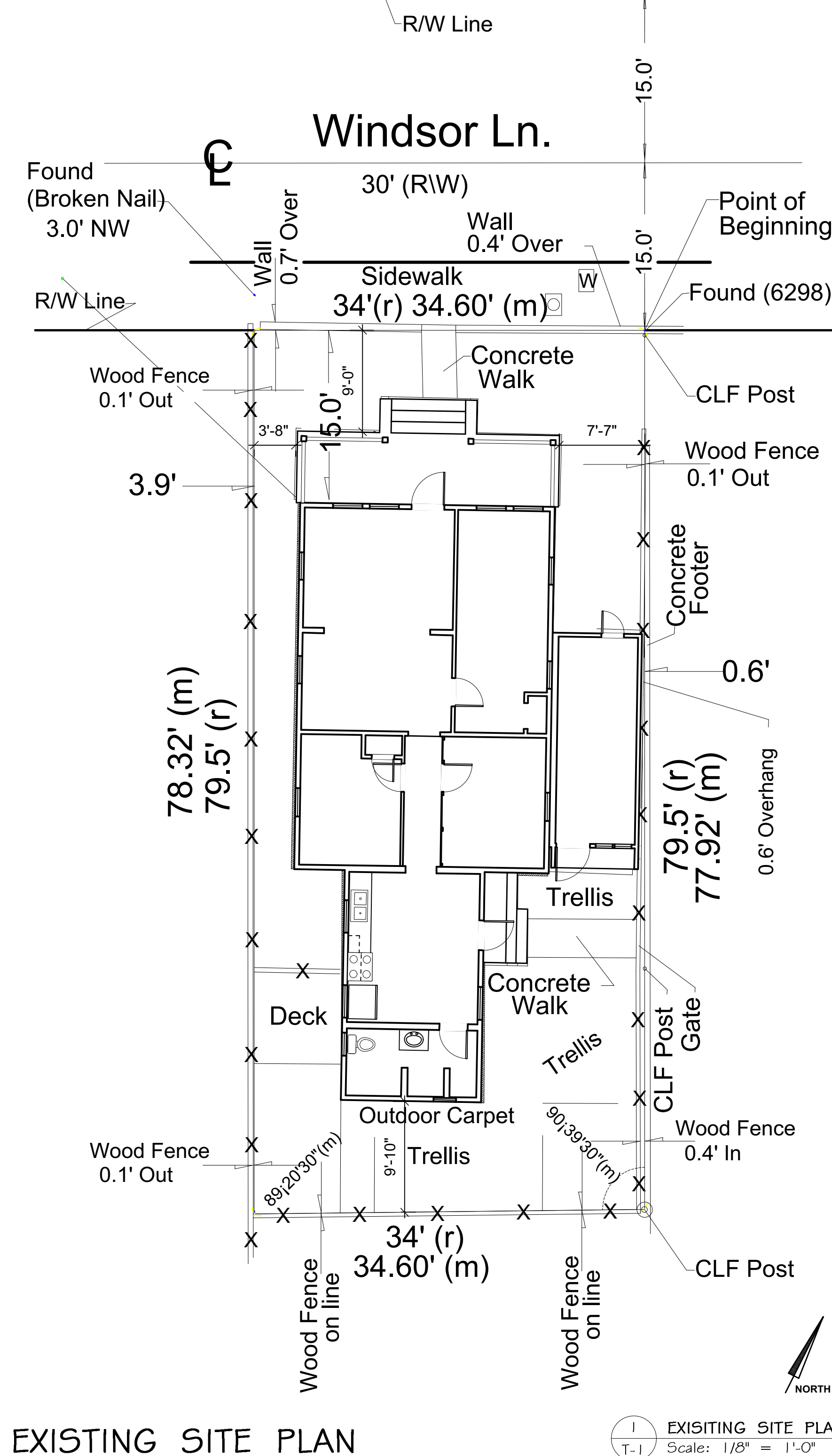
# SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	HISTORIC HIGH DENSITY RESIDENTIAL
SITE AREA	2,707 SQ. FT.	EXISTING	EXISTING	EXISTING
IMPERVIOUS	1,962 SQ. FT.	1,624 (60% MAX)	1,478 (54.5%)	CONFORMING
OPEN SPACE	745 SQ. FT.	948 (35% MIN)	1,056 (39%)	CONFORMING
BUILDING COV.	1,298 SQ. FT.	1,353 (50% MAX)	1,180 (43.5%)	CONFORMING

SETBACKS				
SIDE SETBACK	3'-6"	5'	3'-6"	EXISTING TO REMAIN
SIDE SETBACK	2'	5'	7'-9"	CONFORMING
REAR SETBACK	9'-10"	20'	15'-5"	IMPROVEMENT / 4'-7" VARIANCE
FRONT SETBACK	9'	10'	9'-2"	IMPROVEMENT
BUILDING HEIGHT	18'-8"	30'	18'-8"	CONFORMING

FLOOD INSURANCE MAP ZONE "X"

## LOCATION MAP



PROJECT:

# 718 WINDSOR LANE RENOVATION & ADDITION

KEY WEST, FL 33040

DRAWING INDEX

- T1 PROJECT INFO & ARCHITECTURAL SITE PLAN
- EX1 EXISTING PLANS & ELEVATIONS
- A1 PROPOSED FLOOR PLANS
- A2 PROPOSED ELEVATIONS
- A3 STREETScape & PHOTOGRAPHS

SCOPE OF WORK:

RENOVATION & INTERIOR RECONFIGURATION OF A HISTORIC ONE STORY WOOD FRAME HOUSE WITH LAP SIDING AND METAL ROOF. REMOVAL OF A NON-HISTORIC SIDE & REAR ADDITION, AND CONSTRUCTION OF A NEW LIVING & MASTER BEDROOM 1 1/2 STORY REAR ADDITION.

HARC APPROVAL #:

DESIGN NOTES:

THE NEW RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:  
 FBC 2014 - RESIDENTIAL (FBC-R)  
 A.S.C.E. 24-05 REGULATIONS  
 \*PER FBC 07/ASCE 07-10  
 EXPOSURE "C"  
 LIVE LOAD 40 PSF  
 WIND LOAD 180 M.P.H.

ARCHITECT'S SEAL

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

**P I K E**  
ARCHITECTS

471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692

© COPYRIGHTED DRAWINGS

PROJECT:

## 718 WINDSOR LANE RENOVATION & ADDITION

718 WINDSOR LANE  
KEY WEST, FL 33040

DRAWING TITLE:

### PROJECT INFORMATION & ARCHITECTURAL SITE PLAN

PROJECT NUMBER:  
17.02

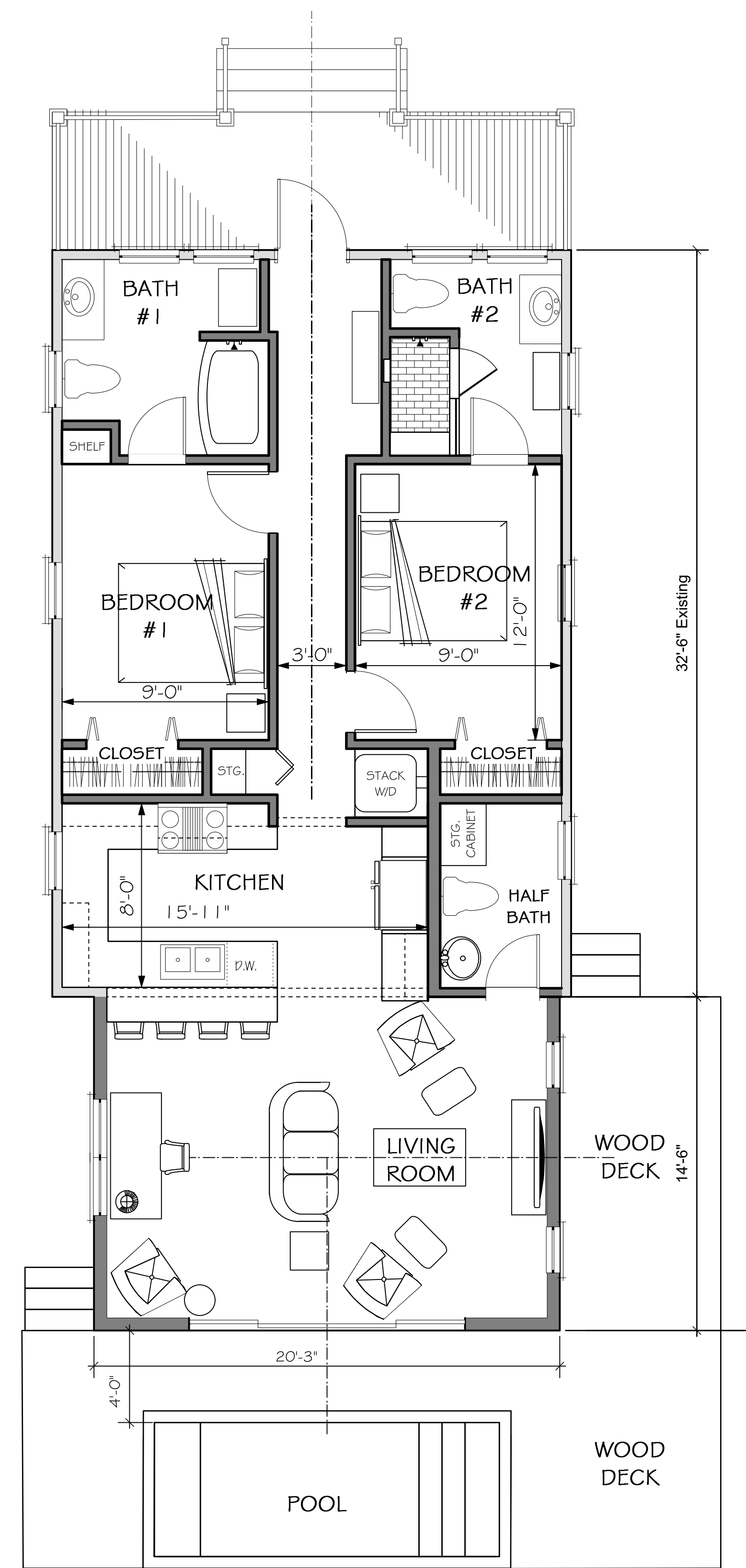
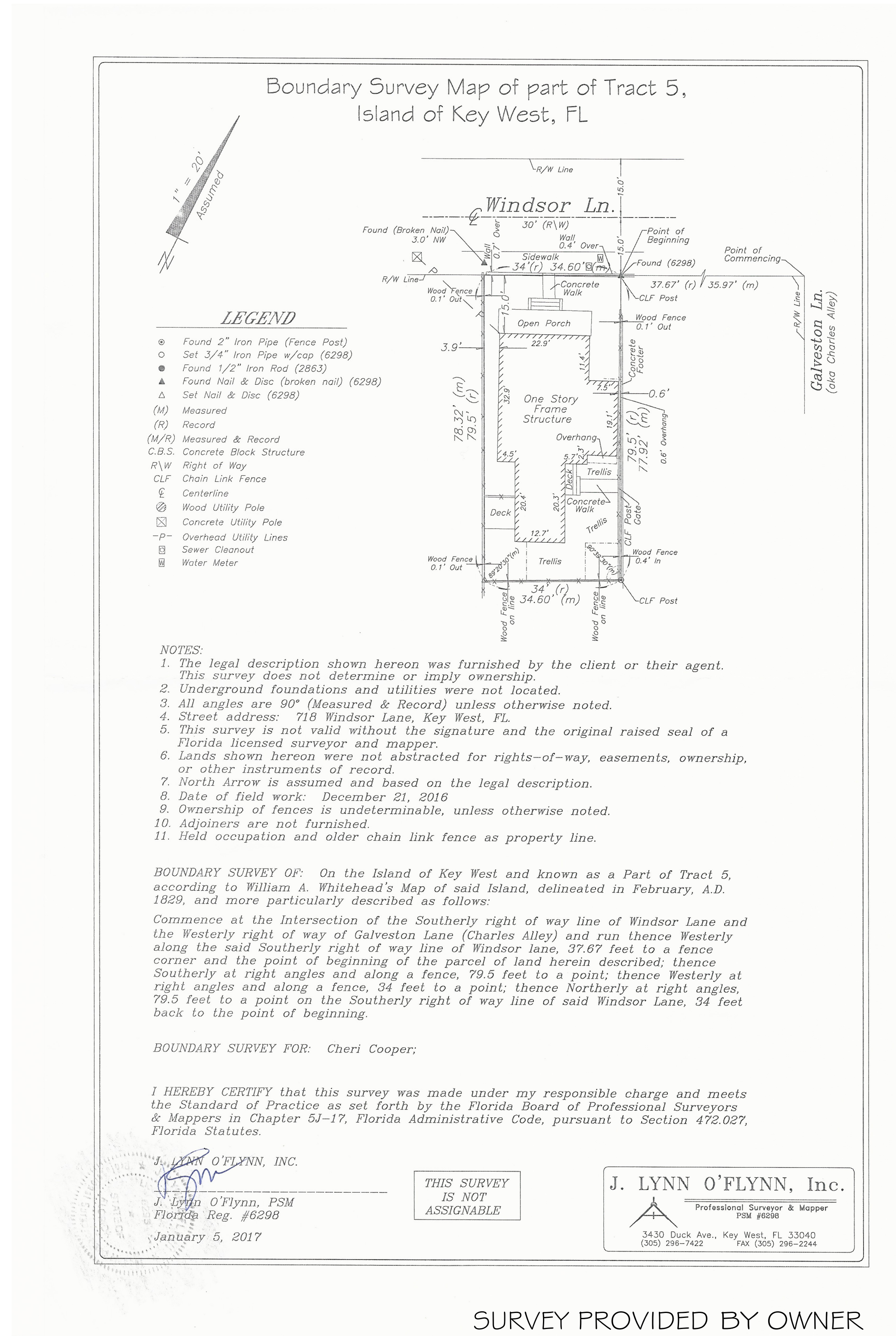
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CHECKED: -  
DATE: 05-26-17

SHEET #

# TI

REVISION # DATE





**PIKE ARCHITECTS**

471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FL. 33040  
305-296-1692

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**PROJECT:**

**718 WINDSOR LANE  
RENOVATION & ADDITION**

718 WINDSOR LANE  
KEY WEST, FL 33040

**DRAWING TITLE:**

**FLOOR PLANS**

**PROJECT NUMBER:**

17.02

**DRAWN:** TSN

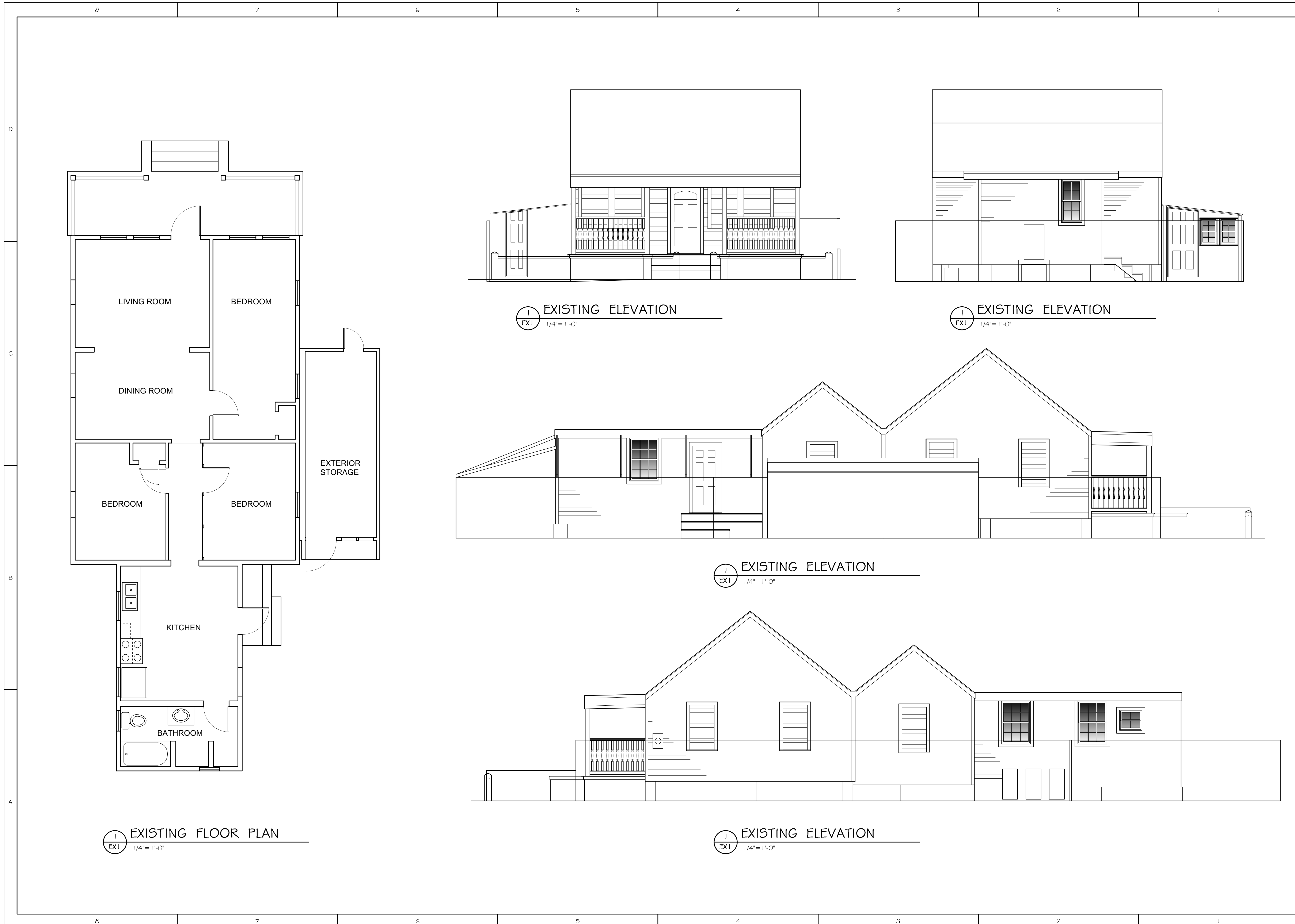
**CHECKED:** -

**DATE:** 05-26-17

**SHEET #**

**AI**

**REVISION # DATE**



EXISTING FLOOR PLAN  
1/4" = 1'-0"

EXISTING ELEVATION  
1/4" = 1'-0"

EXISTING ELEVATION  
1/4" = 1'-0"

EXISTING ELEVATION  
1/4" = 1'-0"

EXISTING ELEVATION  
1/4" = 1'-0"

P I K E  
ARCHITECTS

471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692

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PROJECT:  
**718 WINDSOR LANE  
RENOVATION & ADDITION**  
718 WINDSOR LANE  
KEY WEST, FL 33040

DRAWING TITLE:  
**EXISTING PLAN &  
ELEVATIONS**

PROJECT NUMBER:  
17.02

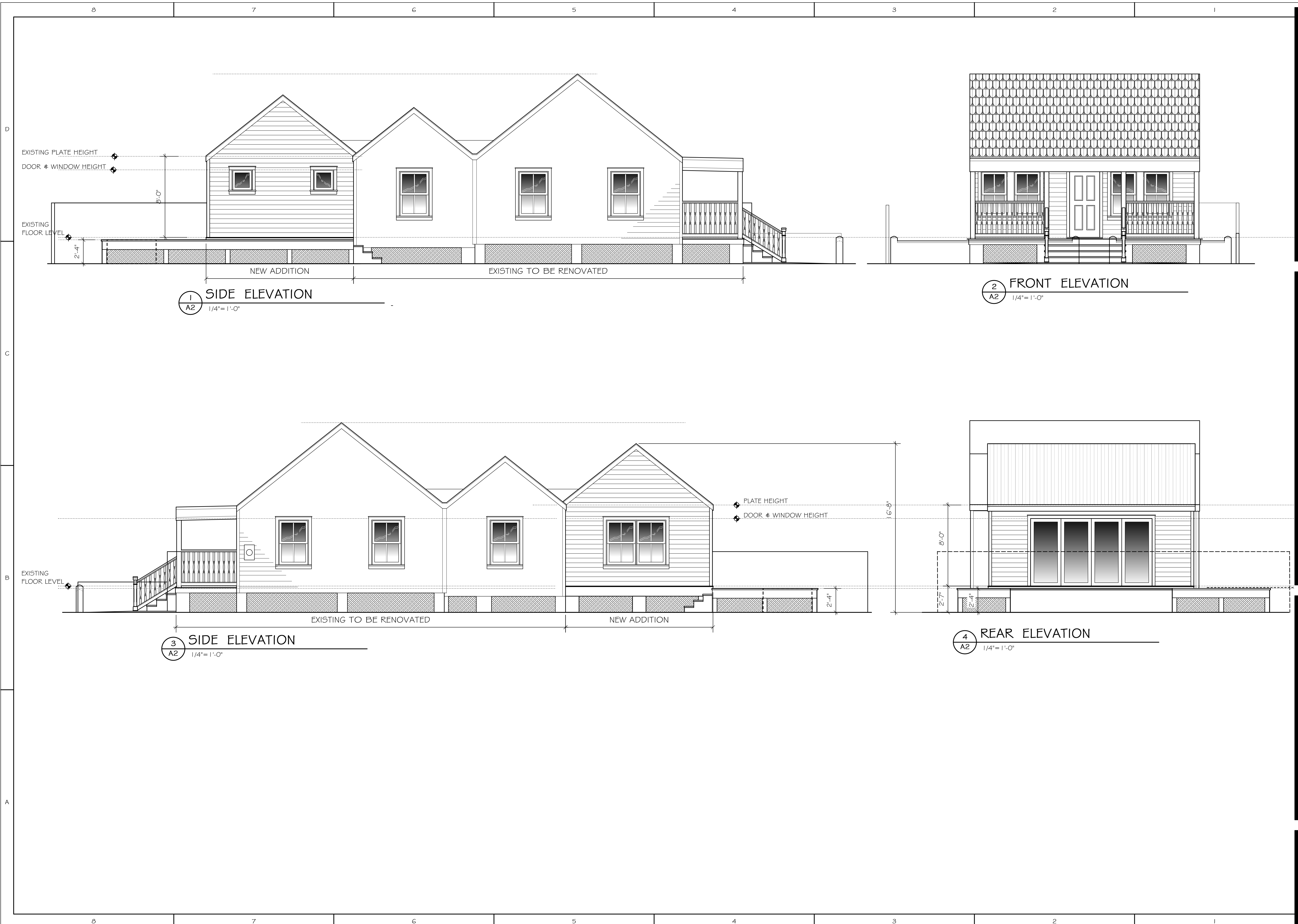
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CHECKED: -  
DATE: 05-26-17

SHEET #

**EX 1**

REVISION #	DATE





**P I K E**  
ARCHITECTS

471 US HIGHWAY 1  
SUITE 101  
KEY WEST, FLA. 33040  
305-296-1692

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**PROJECT:**  
**718 WINDSOR LANE**  
**RENOVATION & ADDITION**  
 718 WINDSOR LANE  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
**ELEVATIONS**

PROJECT NUMBER: 17.02  
 DRAWN: TSN  
 CHECKED: -  
 DATE: 05-26-17

SHEET #
A2
REVISION #    DATE

# Site Visit

718 Windsor Lane Key West, Florida  
SITE VISIT



718 Windsor Lane Front entrance





Side structure to be removed.



718 Windsor Lane Key West, Florida  
SITE VISIT





718 Windsor Lane Key West, Florida  
SITE VISIT



718 Windsor Lane Key West, Florida  
SITE VISIT





718 Windsor Lane Key West, Florida  
SITE VISIT





718 Windsor Lane Key West, Florida  
SITE VISIT





718 Windsor Lane Key West, Florida  
SITE VISIT





# **Additional Information**

**qPublic.net**™ Monroe County, FL

**Summary**

Parcel ID 00019000-000000  
 Account # 1019674  
 Millage Group 10KW  
 Location 718 WINDSOR LN , KEY WEST  
 Address  
 Legal KW PT LOT 12 OF TR 5 G9-415 OR506-203 OR506-207 OR1638-2021/23 OR2524-  
 Description 1395/96 OR2837-1510/11  
 (Note: Not to be used on legal documents)  
 Neighborhood 6103  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

MCGINTY KEVIN  
 715 Olivia ST  
 Key West FL 33040

**Valuation**

	2016	2015	2014	2013
+ Market Improvement Value	\$88,620	\$91,804	\$86,842	\$88,119
+ Market Misc Value	\$1,326	\$1,151	\$1,047	\$1,047
+ Market Land Value	\$378,970	\$370,561	\$345,857	\$297,091
= Just Market Value	\$468,916	\$463,516	\$433,746	\$386,257
= Total Assessed Value	\$468,916	\$437,133	\$397,394	\$361,268
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$468,916	\$463,516	\$433,746	\$386,257

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,703.00	Square Foot	34	79.5

**Buildings**

Building ID 1438  
 Style  
 Gross Sq Ft 1,267  
 Finished Sq Ft 975  
 Stories 1 Floor  
 Condition POOR  
 Perimeter 148  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 39  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1933  
 Garage  
 Porch  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 3  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	975	975	148
OPF	OP PRCH FIN LL	138	0	58
SFB	SEMI-FIN BASE	154	0	58
<b>TOTAL</b>		<b>1,267</b>	<b>975</b>	<b>264</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1932	1933	1	102 SF	4
PATIO	1932	1933	1	18 SF	2
PATIO	1949	1950	1	39 SF	2
CH LINK FENCE	1964	1965	1	452 SF	1
WALL AIR COND	1974	1975	1	1 UT	1

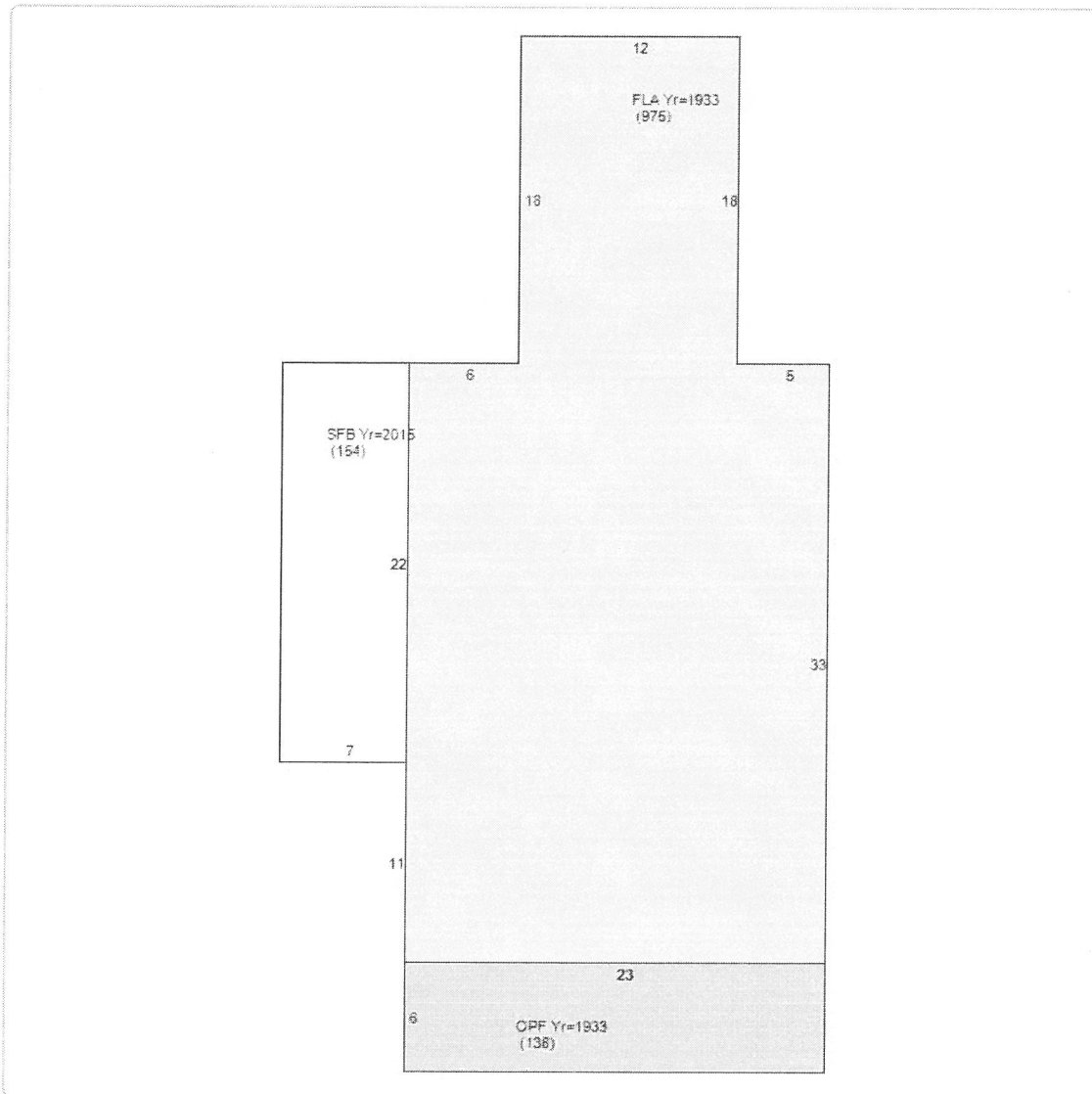
**Sales**

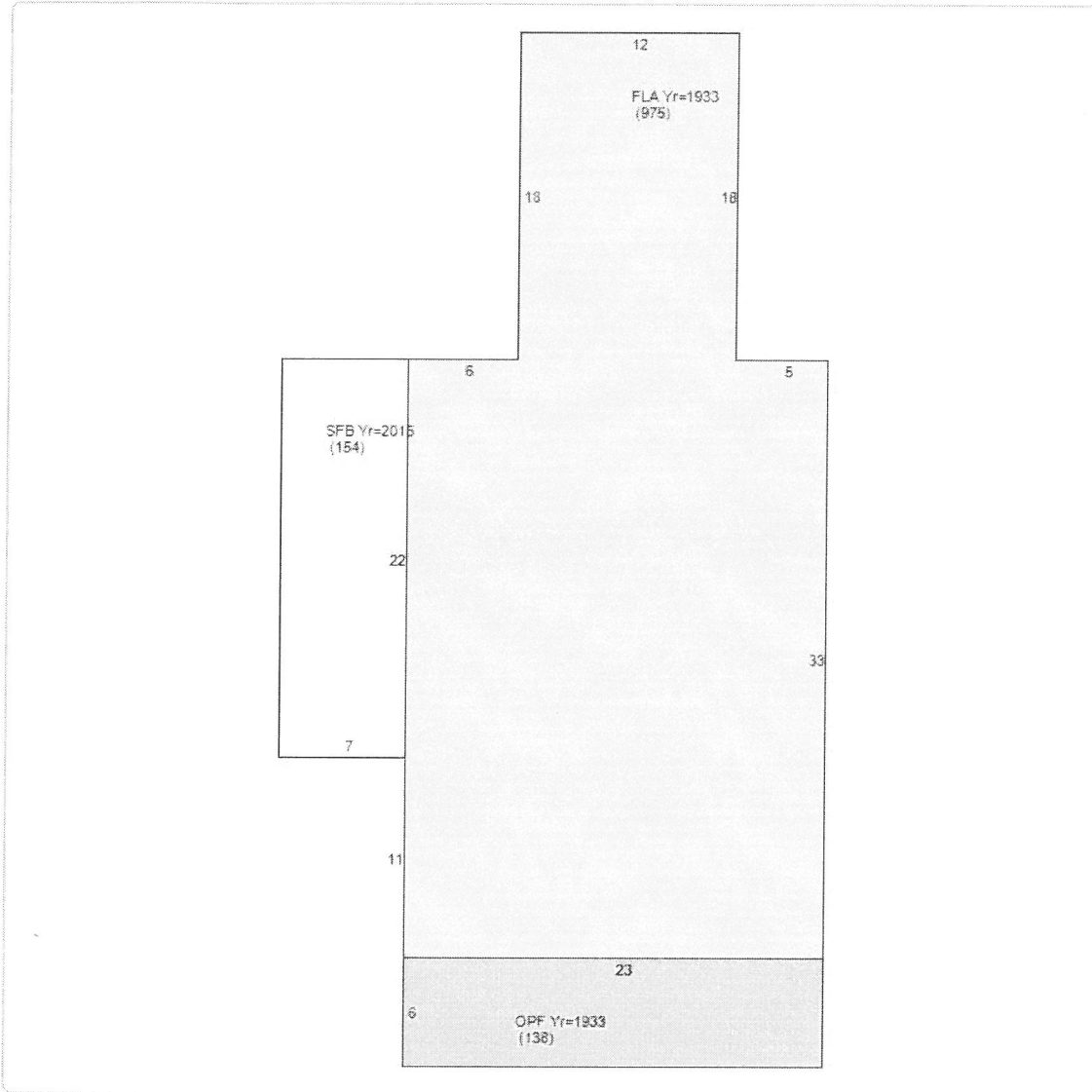
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/27/2017	\$610,000	Warranty Deed	2109112	2837	1510	02 - Qualified	Improved
5/28/2011	\$100	Quit Claim Deed		2524	1395	11 - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-0922	3/22/2011	7/19/2011	\$3,355		INSTALL 200sf OF VCRIMP AND 234sf OF SINGLE PLY
06-6706	12/19/2006	12/31/2007	\$1,000	Residential	INSTALL ALUMINUM RAIL ON CONCRETE STEPS
05-3772	9/8/2005	12/22/2005	\$7,800	Residential	RENOVATE BATHROOM & KITCHEN SAME FOOTPRINT
02-1257	5/21/2002	11/16/2002	\$1,300	Residential	UPGRADE ELECTRIC
98-1619	5/27/1998	12/31/1998	\$2,500	Residential	REPAIR SIDING & WINDOWS

**Sketches**





Photos



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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