



---

**Historic Architectural Review Commission  
Staff Report for Item 7**

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Jared Beck  
Consultant

Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

**Meeting Date:** February 27, 2024

**Applicant:** Evan Amato T.S.N Architects

**Application Number:** H2024-0005

**Address:** 921 Windsor Lane

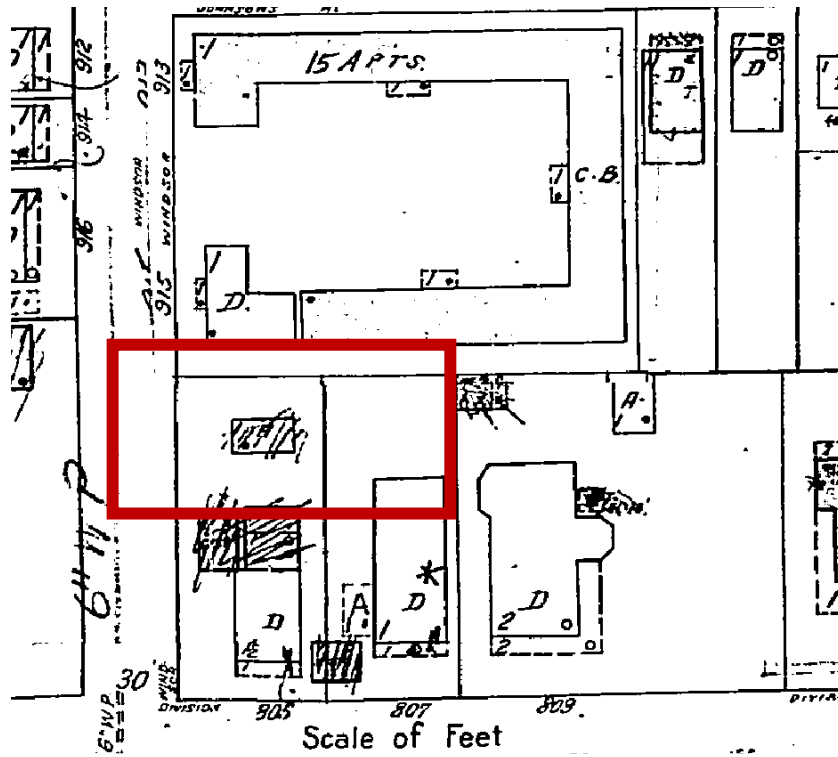
---

**Description of Work:**

New single-family house in vacant lot. New pool and deck at rear. New driveway for two cars and new fences.

**Site Facts:**

The site under review is a vacant parcel. The 1912, 1926, 1948, and 1962 Sanborn Maps do not depict this parcel. It appears from the maps the adjacent two parcels fronting Truman Avenue were at some time split with the rear portion of those parcels creating what is now 921 Windsor Lane. The 1965 photograph inventory does not identify any property for 921 Windsor Lane. Further, there is no indication of a structure at this address on the historic resource survey.



*1962 Sanborn Map and approximate location of subject site..*



*Existing site.*



*Site context.*

**Guidelines Cited on Review:**

- New construction (pages 38a – 38q), specifically guideline 2 on page 38c, and guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, and 24.
- Decks, pools (page 39a), specifically first paragraph and guideline 3.
- Air conditioning units (pages 42 – 43), specifically guidelines 2c, 5, and 6.
- Parking areas, landscaping, and open space environment (page 43), specifically first paragraph and guidelines 2, 3, 4, and 5.

As the application proposes new construction on a vacant lot, the *Evaluation by Guidelines* (pages 38p – 38q) are included:

*(1) Does the new building or structure have a similar height to the immediately adjacent buildings?*

Yes, this is the case.

*(2) Is the new building or structure sensitive and harmonious to the immediate urban context in which it will be located?*

Yes, this is the case.

(3) *The new building or structure does not parody any existing building within the urban block.*

No, this is not the case.

(4) *The new building or structure does not overpower adjacent buildings or structures.*

No, this is not the case.

(5) *Does the new building or structure maintain the required setbacks and relationship to the street and or site.*

Yes, this is the case.

(6) *For new buildings or structures facing a street, does any façade facing a street maintain similar rhythm, and composition found in adjacent buildings and or same typology?*

Yes, this is the case.

(7) *The new design does not propose a carport or garage that is visible from any street?*

No, this is not the case.

(8) *Does the new building or structure have a similar scale, mass, and form to the buildings immediately adjacent to where it will be built?*

Yes, the new structure maintains a similar scale, mass, and form to buildings immediately adjacent to it.

(9) *Are the exterior materials for the new building or structure similar to those used on the immediate adjacent properties or same typology?*

Yes, exterior materials fit within the seen on adjacent homes.

(10) *The new building or structure does not include elements such as roof decks, balconies, dormers, roof forms, openings, doors, and windows, among others, that are incompatible or would unnecessarily intrude on the privacy of the immediate adjacent buildings or structures?*

No, the elements on this new design are compatible with the immediately adjacent homes.

## **Staff Analysis:**

The Certificate of Appropriateness is under review proposes the construction of a new two-story wood frame house, pool, and deck, off-street parking, and wood fence on the primarily vacant parcel.

The new wood frame 2,222 sq ft house features a gabled front with full width single-story wrap around porch. The house will have horizontal Hardie board lap siding with a 5-V metal crimp roof. The front door will be wood, and the remainder of the windows and doors will be impact resistant aluminum with wood shutters. Decorative wood columns, trim and brackets will be used on the porch. The finish floor elevation will be approximately 4-feet, 11-inches above finish grade, and the overall height of the structure will be 32-feet.

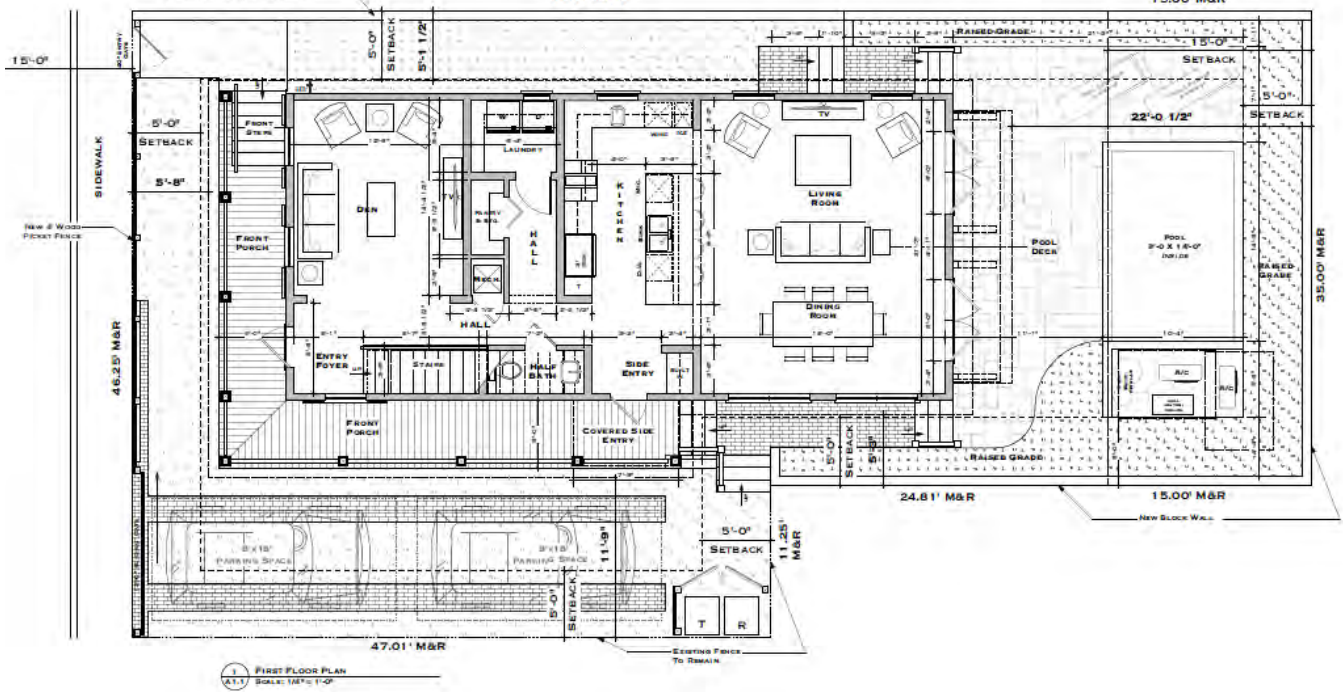
To the west of the structure will be a single width parking pad to accommodate two vehicles with brick parking ribbons and grass between. A gravel walkway will connect the front porch steps on the east side with the street and sidewalk.

Towards the rear of the parcel a 2-foot retaining wall on the street facing side will be constructed and incorporate steps leading up to a raised pool, pool deck, and surrounding patio to be flush with the finish grade of the structure – approximately 4-feet, 4-inches above grade. Surrounding the patio, the grade will lower to a raised landscape area, approximately 2-feet above finish grade. A new 6-foot block wall will also be constructed at the rear and portions of the side perimeter of the parcel to enclose the rear yard. AC units, pool equipment and other mechanicals are located behind the primary structure and should not be visible from the street.

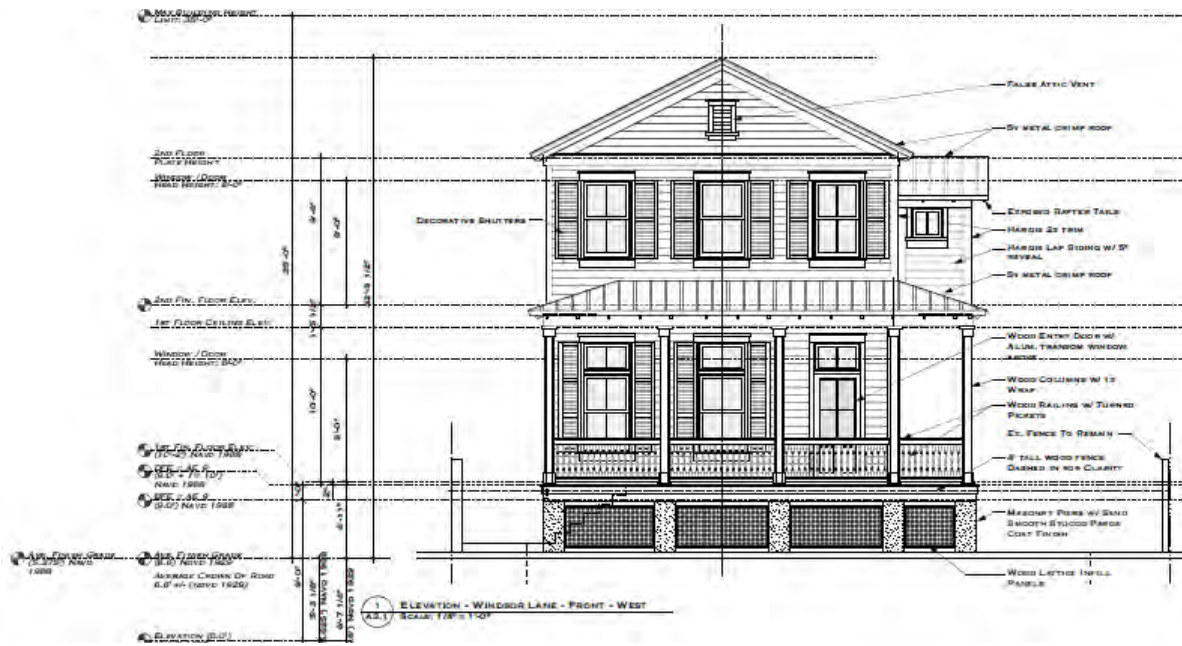
Based on the plan data provided, the proposed house complies with setbacks, building height, impervious area, open space, building coverage, accessory structure rear yard coverage, and front yard green space coverage.

To the west, the two adjacent homes that face Truman Avenue are one and one-half story frame houses. Directly across the street on Windsor Lane is a larger two-story house, and the remainder of the houses on that side of the block are much smaller single-story cottages. There are a variety of historic and newer and larger structures within the nearby blocks.

The proposed house is compatible in mass and roof forms to structures located on the east and west of it. The raised elevation is similar to the house to the west, and the two-story porch is compatible and creates consistency among all three structures.



Site plan.



Windsor Lane elevation.



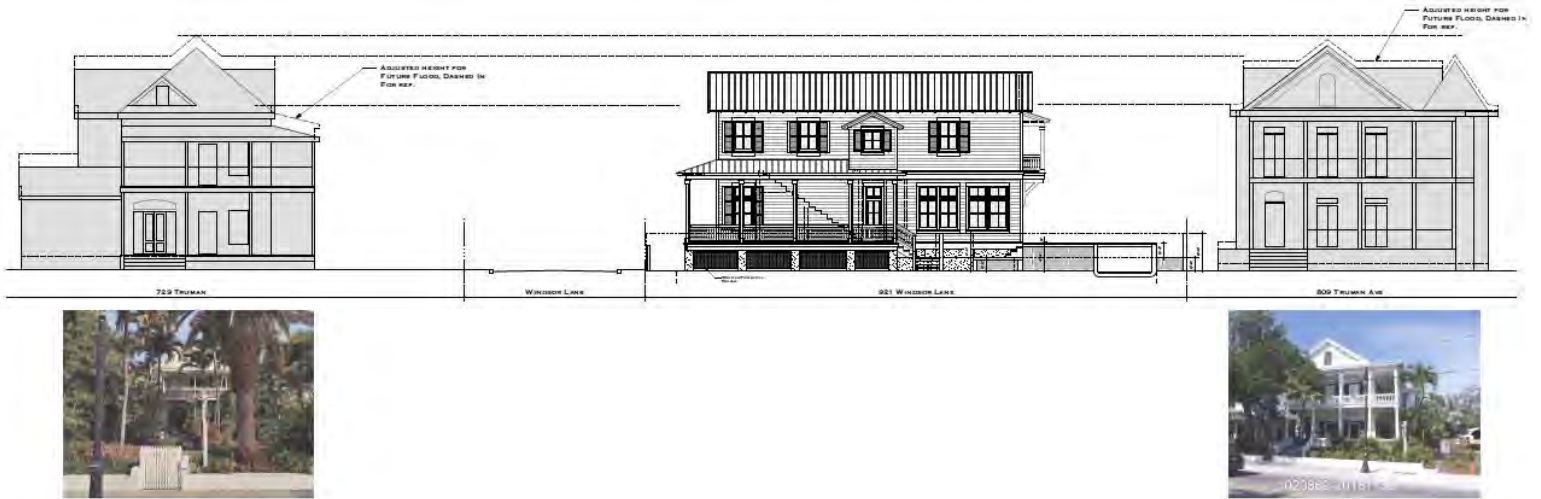
South elevation.



Rear elevation.



*Windsor Lane context elevations and photographs.*



*Context elevations and photographs.*





*911 Windsor Lane – adjacent to subject site (north).*



*809 Truman Avenue – adjacent to subject site (south).*



*805 Truman Avenue – adjacent to subject site (south).*



*729 Truman Avenue – adjacent to subject site (west & across Windsor Lane).*

**Consistency with Guidelines Cited Guidelines:**

It is the staff's opinion that the proposed design for Certificate of Appropriateness H2024-0005 conforms with cited guidelines.

# APPLICATION

RECEIVED  
 JAN 22 2024  
 BY: TK

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



**City of Key West**

1300 White Street  
 Key West, Florida 33040

HARC COA # HARC 2024-0005	REVISION # 0005	INITIAL & DATE TK / 1/22/24
FLOOD ZONE FLOOD ZONE X	ZONING DISTRICT HNC-1	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:	921 WINDSOR LANE, KEY WEST FL 33040	
NAME ON DEED:	921 WINDSOR LANE LLC	PHONE NUMBER 305.879.0358
OWNER'S MAILING ADDRESS:	1301 ASHBY ST. KEY WEST FL. 33040	EMAIL KRISTSONIC@GMAIL.COM
APPLICANT NAME:	EVAN AMATO	PHONE NUMBER 802.922.0478
APPLICANT'S ADDRESS:	1207 FLORIDA ST. KEY WEST FL 33040	EMAIL EVAN@TSNARCHITECTS.COM
APPLICANT'S SIGNATURE:		DATE 01-11-2024

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS\_\_\_ RELOCATION OF A STRUCTURE\_\_\_ ELEVATION OF A STRUCTURE\_\_\_  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES\_\_\_ NO X INVOLVES A HISTORIC STRUCTURE: YES\_\_\_ NO X  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: THE EXISTING VACANT LOT TO RECEIVE A NEW (2) STORY STRUCTURE W/ REAR POOL & POOL DECK.
MAIN BUILDING: NEW HOUSE WILL BE WOOD FRAMED W/ HARDIE LAP SIDING, HARDIE TRIM, SUCRIMP METAL ROOF, ALUM. IMPACT DOORS & WINDOWS, FRONT ENTRY DOOR TO BE WOOD IMPACT. STRUCTURAL BRACKETS & COLUMNS ARE TO BE WOOD.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): EXISTING FOUNTAIN & EXISTING INTERIOR FENCE & GATE TO BE REMOVED.

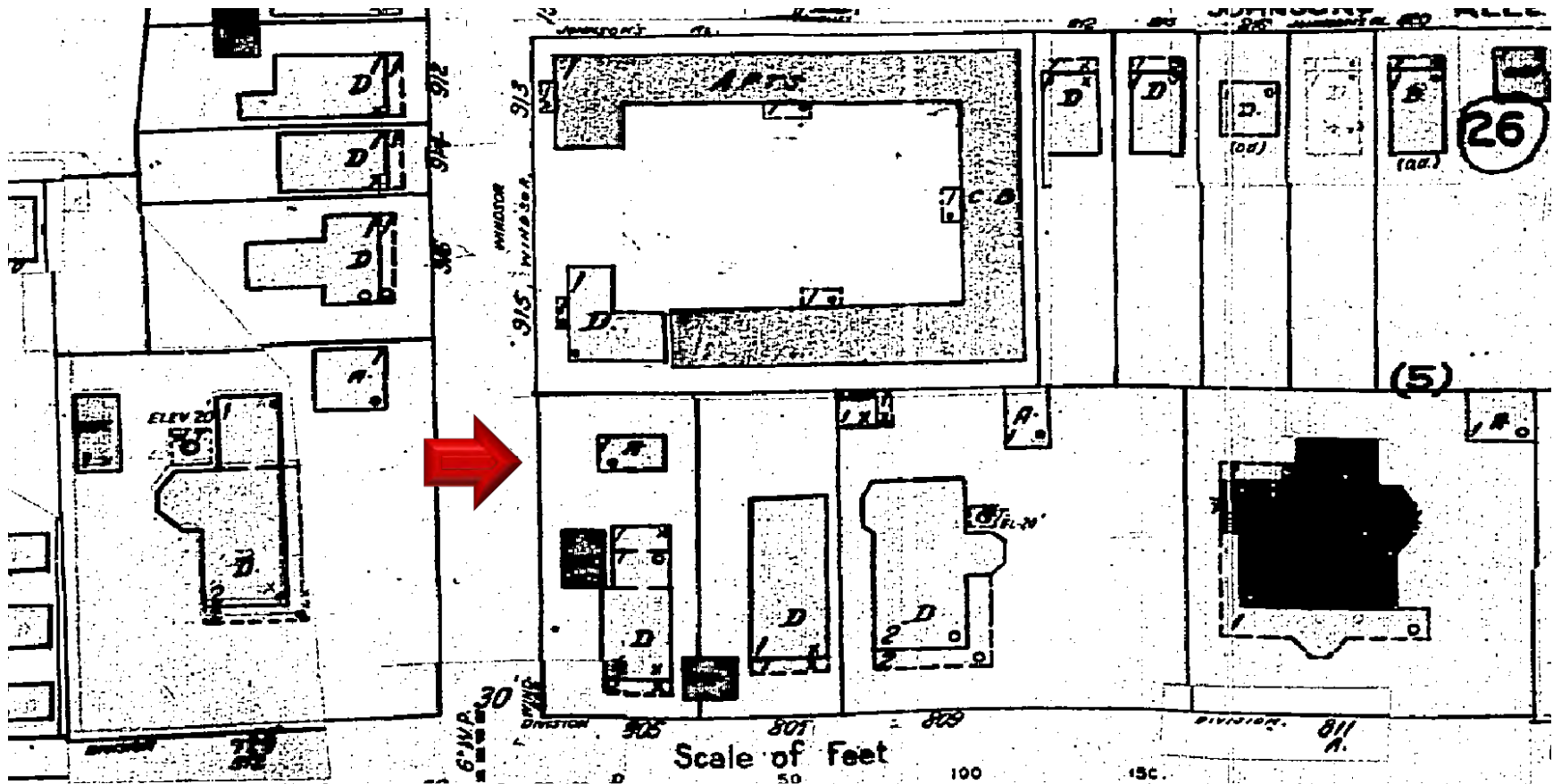
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S): WATER FEATURE WALL @ POOL, NO OTHER ACC. STRUCT. SEE PLAN.	
PAVERS: BRICK	FENCES: WOOD PICKET
DECKS: NO	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC): REAR HALF OF SITE TO BE PARTIALLY RAISED FOR NEW POOL PATIO, SEE PLANS	POOLS (INCLUDING EQUIPMENT): YES, IN REAR YARD SEE PLANS
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): A/C, SEE PLANS.	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

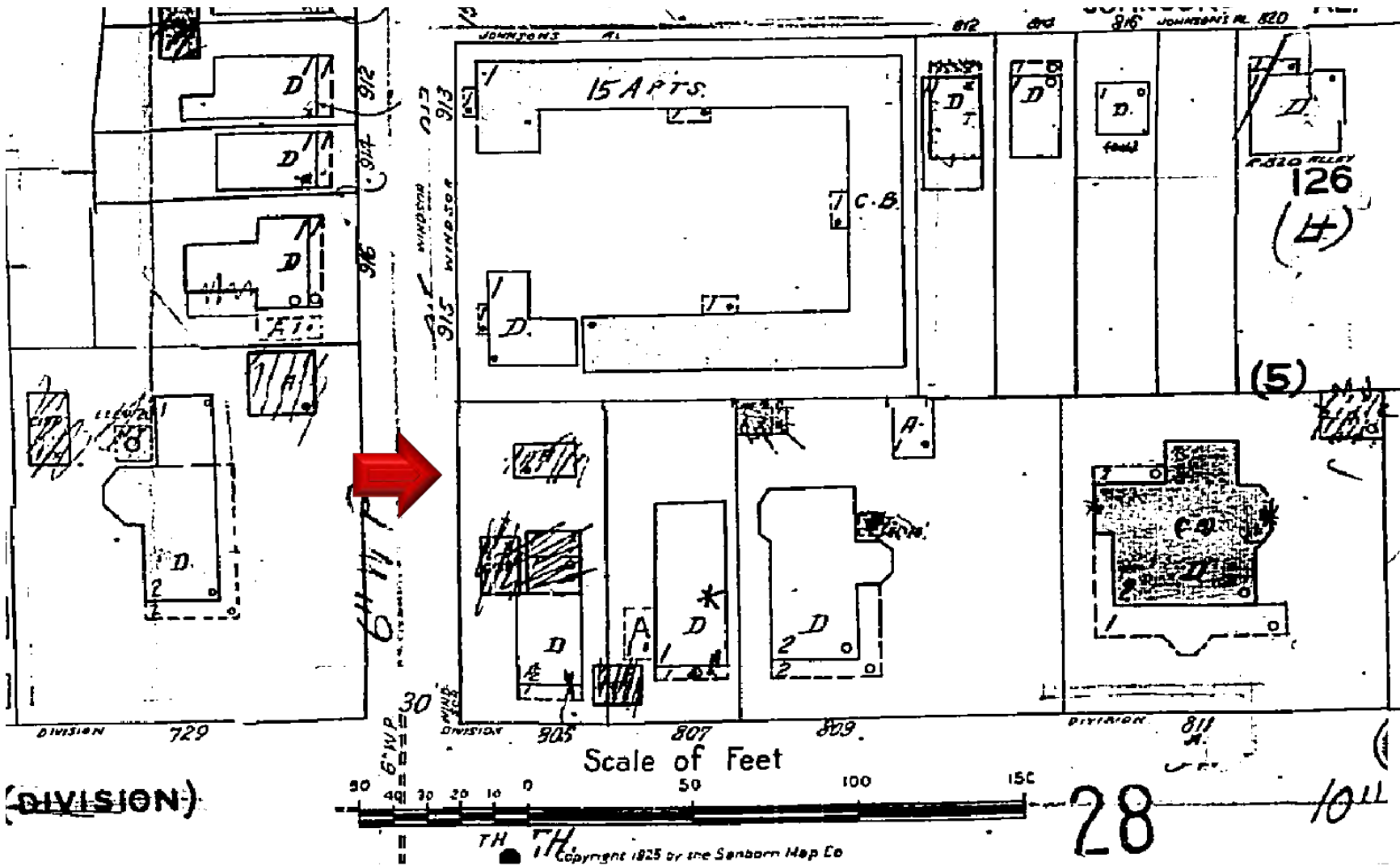
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# SANBORN MAPS



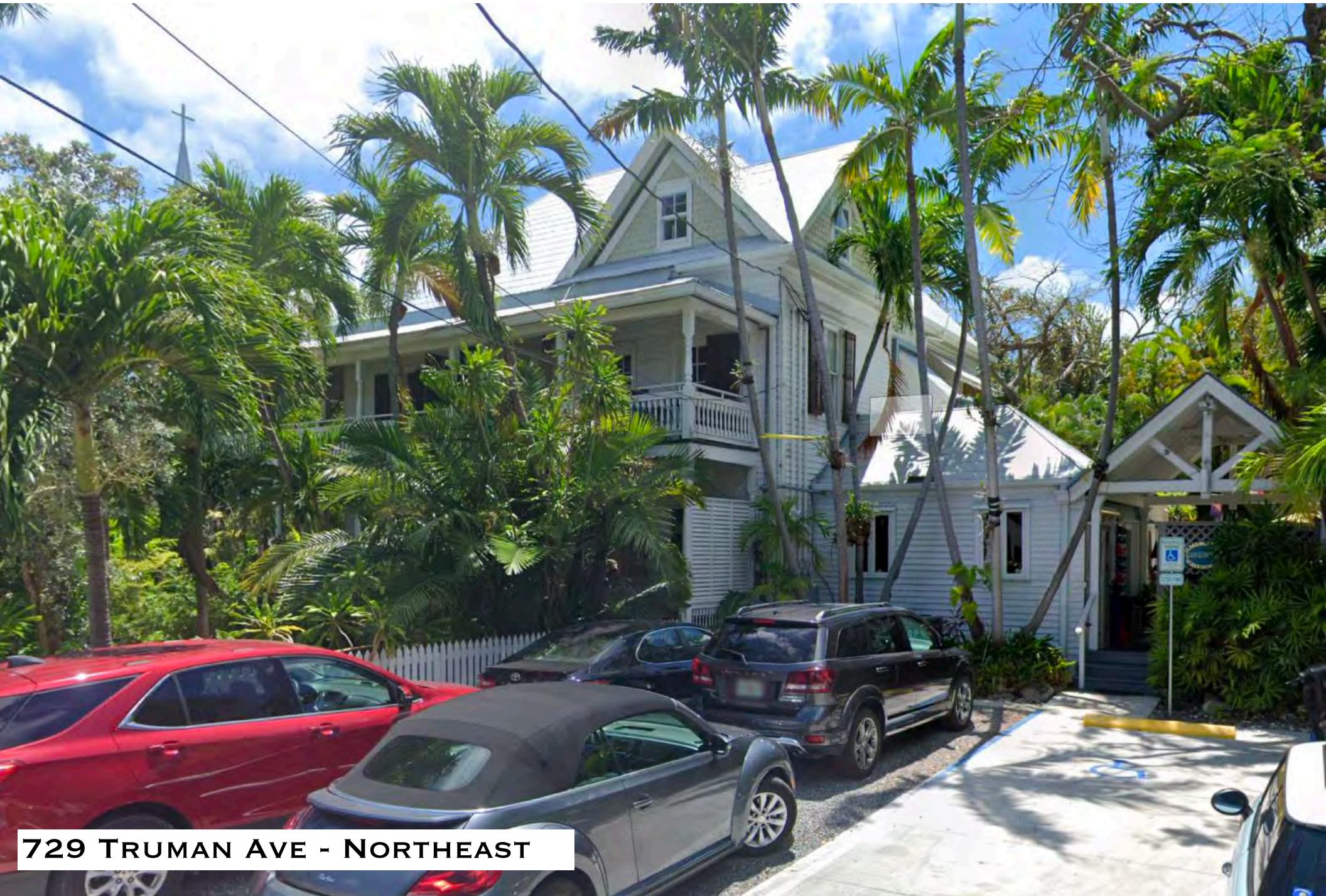
1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



**729 TRUMAN AVE - NORTHEAST**



**805 TRUMAN AVE - NORTHWEST**



**809 TRUMAN AVE - SOUTHEAST**



**911 WINDSOR LANE - SOUTHEAST**

# SURVEY

ADDRESS:  
921 WINDSOR LANE, KEY WEST, FLORIDA 33040

BEARING BASE:  
N55°59'31"E ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF TRUMAN AVENUE ASSUMED

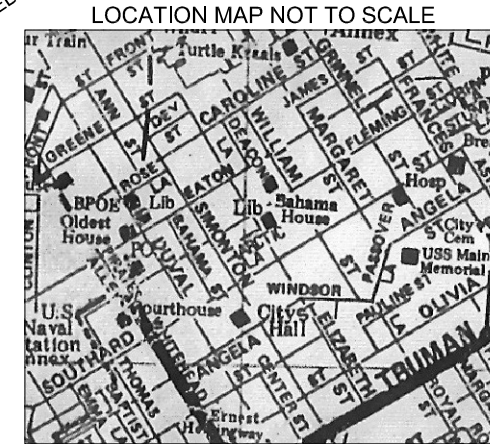
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

REVISIONS:  
01/11/24 ADD ELEVATIONS  
JOB NO.: 24010501

SCALE:	1"=20'
FIELD WORK DATE:	10/16/23
REVISION DATE:	SEE ABOVE
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	23080701

# MAP OF BOUNDARY SURVEY

A PART OF TRACT 5  
WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST  
MONROE COUNTY, FLORIDA



NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION  
SCALE: 1" = 20'

- GENERAL NOTES:
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
  - LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
  - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
  - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
  - MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
  - UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
  - THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
  - SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

- ABBREVIATIONS:
- (C) = CALCULATED
  - CL = CENTERLINE
  - (D) = DEED
  - (F) = FIELD
  - LB = LICENSE BUSINESS
  - LS = LICENSE SURVEYOR
  - (M) = MEASURED
  - (P) = PLAT
- FIRE HYDRANT
- UTILITY POLE CONC.
- UTILITY POLE METAL
- UTILITY POLE WOOD

ELEVATIONS SHOWN AS  
X.XX REFER TO NGVD 1929

BENCHMARK USED:  
NGS PID AA0019  
STAMPING: V 267 1966  
MARK LOGO: CGS  
ELEVATION: 7.21' NGVD29

CERTIFIED TO:  
WINDSOR LANE LLC

- LINES NOT TO SCALE
- PLATTED LOT LINES
  - PLASTIC FENCE
  - WOOD FENCE
  - CHAIN LINK FENCE
  - OVERHEAD WIRES
  - PROPERTY LINE

LEGAL DESCRIPTION:  
ALTA/NSPS LAND TITLE SURVEY  
MONROE COUNTY SURVEYING AND MAPPING INC.  
SURVEYORS & MAPPERS, CIVIL ENGINEERS  
A DIVISION OF ZURWELLE WHITTAKER, INC.  
A parcel of land located in the City of Key West, Monroe County, Florida and being a part of Tract 5 on William A. Whitehead's Map of the City of Key West delineated in February 1829. and being more particularly described as follows:

Commence at the intersection of the Northwestern Right-of-Way line of Truman Avenue and the Northeasterly Right-of-Way Line of Windsor Lane; thence in a Northwestern direction along the said Northeasterly right-of-way line of Windsor Lane a distance of 55.25 feet to the Point of Beginning; thence continue in a Northwestern direction along the said Northeasterly Right-of-Way Line of Windsor Lane for 46.25 feet; thence at right angle and in a Northeasterly direction for 71.67 feet; thence at an angle to the left of 90°11'19" and in a Southeasterly direction for 35.00 feet; thence at an angle to the left of 89°48'41" and in a Southwesterly direction for 24.81 feet thence at an angle to the right of 89°48'41" and in a Southeasterly direction for 11.25 feet; thence at an angle to the left of 89°48'41" and in a Southwesterly direction for 47.01 feet to the Northeasterly Right-of-Way line of Windsor Lane and the Point of Beginning.

AND ALSO:  
A parcel of land located in the City of Key West, Monroe County, Florida and being a part of Tract 5 on William A. Whitehead's Map of the City of Key West delineated in February 1829, and being more particularly described as follows:

Commence at the intersection of the Northwestern Right-of-Way line of Truman Avenue and the Northeasterly Right-of-Way Line of Windsor Lane; thence in a Northwestern direction along the said Northeasterly right-of-way line of Windsor Lane a distance of 101.50 feet to the Point of Beginning; Thence continue for 15 feet; thence at an angle to the left of 89°48'41" for 35 feet; thence at an angle to the left of 90°11'19" for 15 feet; thence at an angle to the left of 89°48'41" for 35 feet to the Point of Beginning.

FLOOD ZONE DATA:  
COMMUNITY NUMBER: 120168  
MAP NUMBER: 12087C-1516K  
MAP DATE: 02/18/05  
REVISED EFFECTIVE DATE: 02/18/05  
FLOOD ZONE: X  
BASE FLOOD ELEVATION: NONE

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7846  
31193 AVENUE A, BIG PINE KEY, FL. 33043  
OFFICE (305) 872 - 1348  
EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5632



# PROPOSED DESIGN

**SITE DATA** 921 WINDSOR LANE  
PARCEL ID #: 00020110-000103

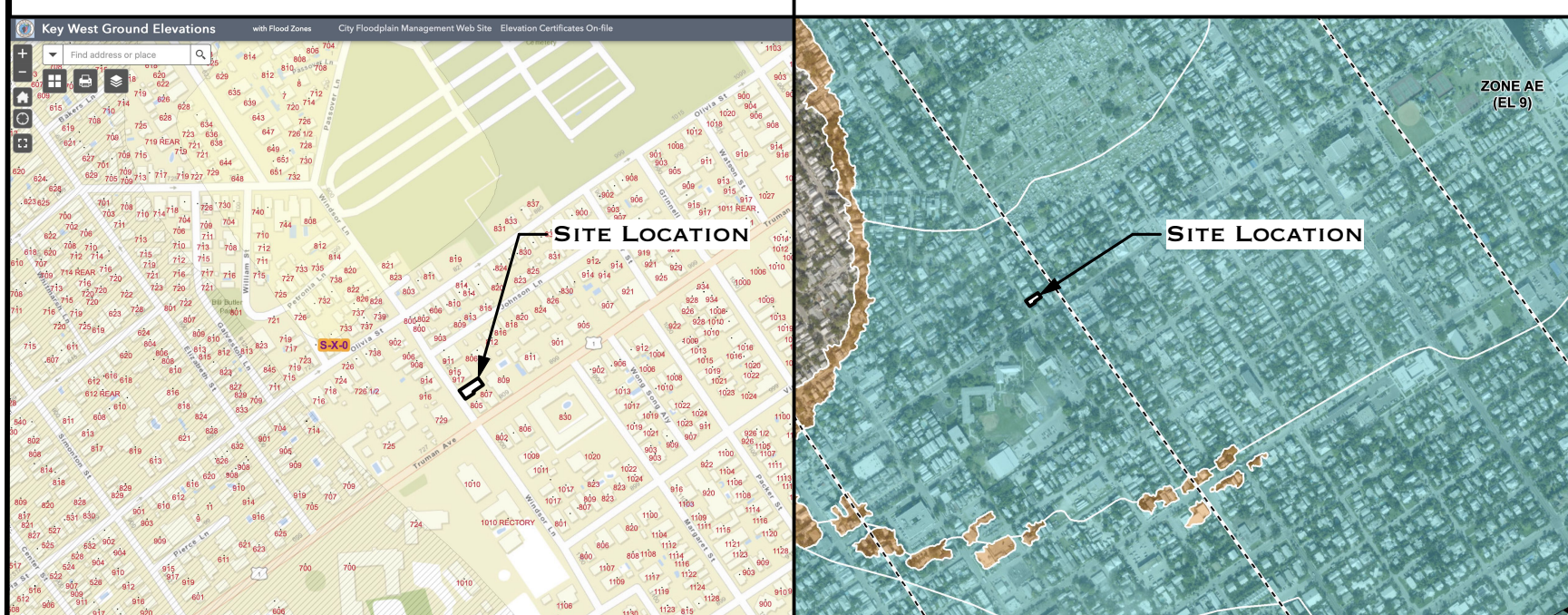
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HNC-1	HNC-1	HNC-1	HISTORIC NEIGHBORHOOD COMMERCIAL
SITE AREA	3,567 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	50' X 100' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	-	2,140 SQ. FT. (60% MAX)	1,037 SQ. FT. 29.1%	CONFORMING
OPEN SPACE	-	1,248.5 SQ. FT. (35% MIN)	1,274 SQ. FT. 35.7%	CONFORMING
BUILDING COV.	-	1,783 SQ. FT. (50% MAX)	1,489 SQ. FT. 41.7%	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	-	525 SQ. FT. @ (30% MAX.) = 157 SQ FT	21.6 SQ. FT. 4.1% POOL WALL & EQUIP	CONFORMING
FRONT YARD COV.	-	231 SQ. FT. @ 50% OPEN SPACE = 116 SQ FT, MIN	191 SQ. FT. 82.7% OPEN	CONFORMING

**STRUCTURE SETBACKS**

SETBACK	EXISTING	REQ.	PROPOSED	REMARK
FRONT SETBACK	-	5'	5'-8"	CONFORMING
REAR SETBACK	-	15'	22'-1/2"	CONFORMING
NORTH SIDE SETBACK	-	5'	5'-11/2"	CONFORMING
SOUTH SIDE SETBACK	-	5'	12'-9" / 5'-0"	CONFORMING
BUILDING HEIGHT	-	35'-0"	32'-3 1/2" +/-	CONFORMING

**CURRENT FEMA FLOOD ZONE:**  
ZONE: X ZONE

**FUTURE FEMA MAP FLOOD ZONE:**  
AE 9: 9'+1'= 10' D.F.E.



**GENERAL NOTES:**

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. 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 AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

**SCOPE OF WORK:**

**A NEW TWO STORY SINGLE FAMILY WOOD FRAMED RESIDENCE WITH DECK & POOL AT REAR YARD.**

**PROJECT SQUARE FOOT AREAS:**

1ST FLOOR CONDITIONED:	1,111 SQ FT
2ND FLOOR CONDITIONED:	1,111 SQ FT
<b>TOTAL CONDITIONED AREA:</b>	<b>2,222 SQ FT</b>
POOL DECK:	402 SQ FT
POOL:	158 SQ FT
PORCH / SIDE ENTRY:	140 SQ FT

**PROJECT CONTACT LIST:**

**ARCHITECT:**  
T. S. NEAL ARCHITECTS, INC.  
22974 OVERSEAS HIGHWAY  
CUDJOE KEY, FL 33042  
M 251-422-9547  
O 305-340-8857

**PLANNING CONSULTANT:**  
TREPANIER & ASSOCIATES, INC.,  
OWEN TREPANIER  
1421 1ST STREET,  
KEY WEST, FLORIDA 33040  
OWEN@TREPANIER.COM  
O 305-293-89837

**DRAWING SCHEDULE:**

**T1.1** TITLE, SITE DATA & PROJECT INFO  
**C1.1** ARCHITECTURAL SITE PLAN & SURVEY

**A1.1** 1ST & 2ND FLOOR PLANS  
**A3.1** ELEVATIONS  
**A3.2** ELEVATIONS  
**A3.3** HARC CONTEXT ELEVATIONS

**ABBREVIATION LEGEND:**

ADJ. = ADJUSTABLE  
A.F.F. = ABOVE FINISH FLOOR  
A.A.G. = ABOVE ADJACENT GRADE  
ALUM. = ALUMINUM  
ARCH. = ARCHITECTURAL  
BALC. = BALCONY  
BD. = BOARD  
C.I.P. = CAST IN PLACE  
C.J. = CONTROL JOINT  
CL. = CLOSET  
CL. = CENTERLINE  
CONC. = CONCRETE  
COORD. = COORDINATE  
C.O.R. = CROWN OF ROAD  
D. = DRYER  
DIM. = DIMENSION  
DN. = DOWN  
DTL. = DETAIL  
DW. = DISHWASHER  
DWG. = DRAWING  
ELECT. = ELECTRICAL  
ELEV. = ELEVATOR  
E.P. = ELECTRICAL PANEL  
EQ. = EQUAL  
EX. = EXISTING  
E.J. = EXPANSION JOINT  
F.F.E. = FINISH FLOOR ELEVATION  
FIN. = FINISH  
FREEZ. = FREEZER  
GYP. BD. = GYPSUM WALL BOARD  
HORIZ. = HORIZONTAL  
HR. = HOUR  
MAX. = MAXIMUM  
MECH. = MECHANICAL  
MIC. = MICROWAVE OVEN  
MIN. = MINIMUM  
M.R. = MOISTURE RESISTANT  
N.A. = NOT APPLICABLE  
N.I.C. = NOT IN CONTRACT  
O.H. = OPPOSITE HAND  
PT. = PAINTED  
P.T. = PRESSURE TREATED  
R.A. = RETURN AIR  
REF. = REFERENCE  
REFR. = REFRIGERATOR  
REQ. = REQUIRED  
SCHED. = SCHEDULE  
S.F. = SQUARE FOOT  
SIM. = SIMILAR  
STOR. = STORAGE  
STRUCT. = STRUCTURAL  
SQ. = SQUARE  
TL. = TILE  
TYP. = TYPICAL  
U.C. = UNDER COUNTER  
U.N.O. = UNLESS NOTED OTHERWISE  
VERT. = VERTICAL  
V.I.F. = VERIFY IN FIELD  
W. = WASHER  
W/ = WITH  
WD. = WOOD  
W.H. = WATER HEATER

**A NEW RESIDENCE AT  
921 WINDSOR LANE  
KEY WEST, FL 33040**

**DESIGN NOTES:**

THE NEW STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:  
FBC 2020 - RESIDENTIAL (FBC-R)  
A.S.C.E. 24-14 REGULATIONS  
PER FBC 07/ASCE 07-16  
EXPOSURE "C"  
LIVE LOAD 40 PSF  
WIND LOAD 180 M.P.H.  
SEE STRUCTURAL DRAWINGS, SHEET SO.0  
CONSTRUCTION TYPE: TYPE VB

**CERTIFICATE OF COMPLIANCE:**

**COMMENTS:**



**FOR REVIEW  
& COMMENT  
ONLY**

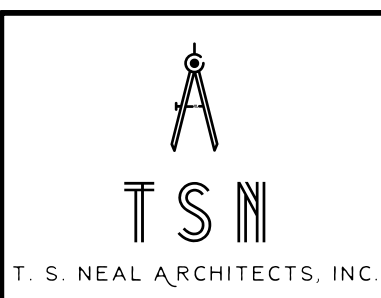
**A NEW RESIDENCE AT  
921 WINDSOR LANE  
KEY WEST, FL 33040**

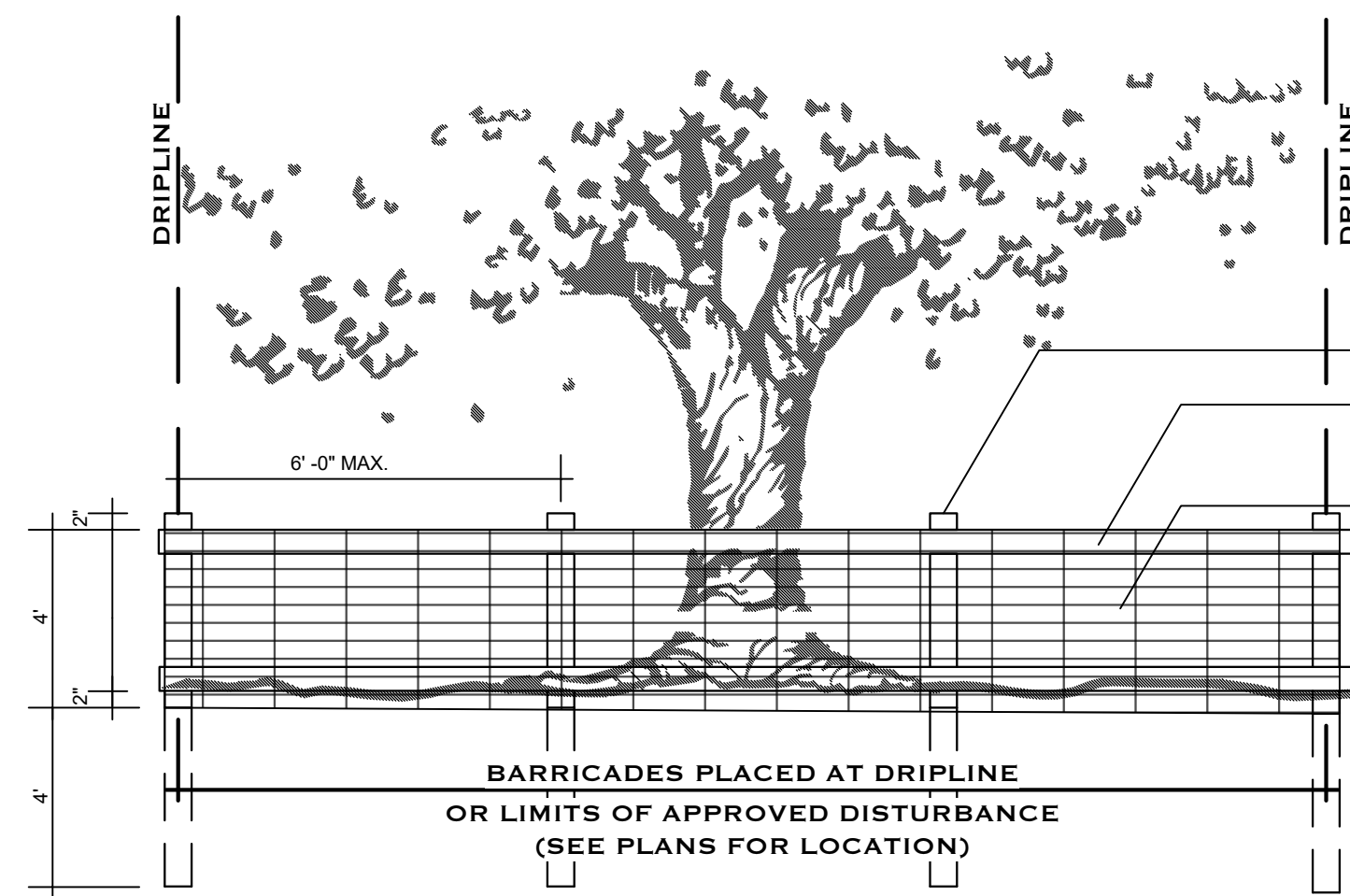
**DRAWING TITLE:  
TITLE & SITE DATA &  
PROJECT  
INFORMATION**

DRAWN: TSN  
CHECKED: EDSA  
DATE: 10-13-2023

REVISION # DATE

**T1.1**  
SHEET #





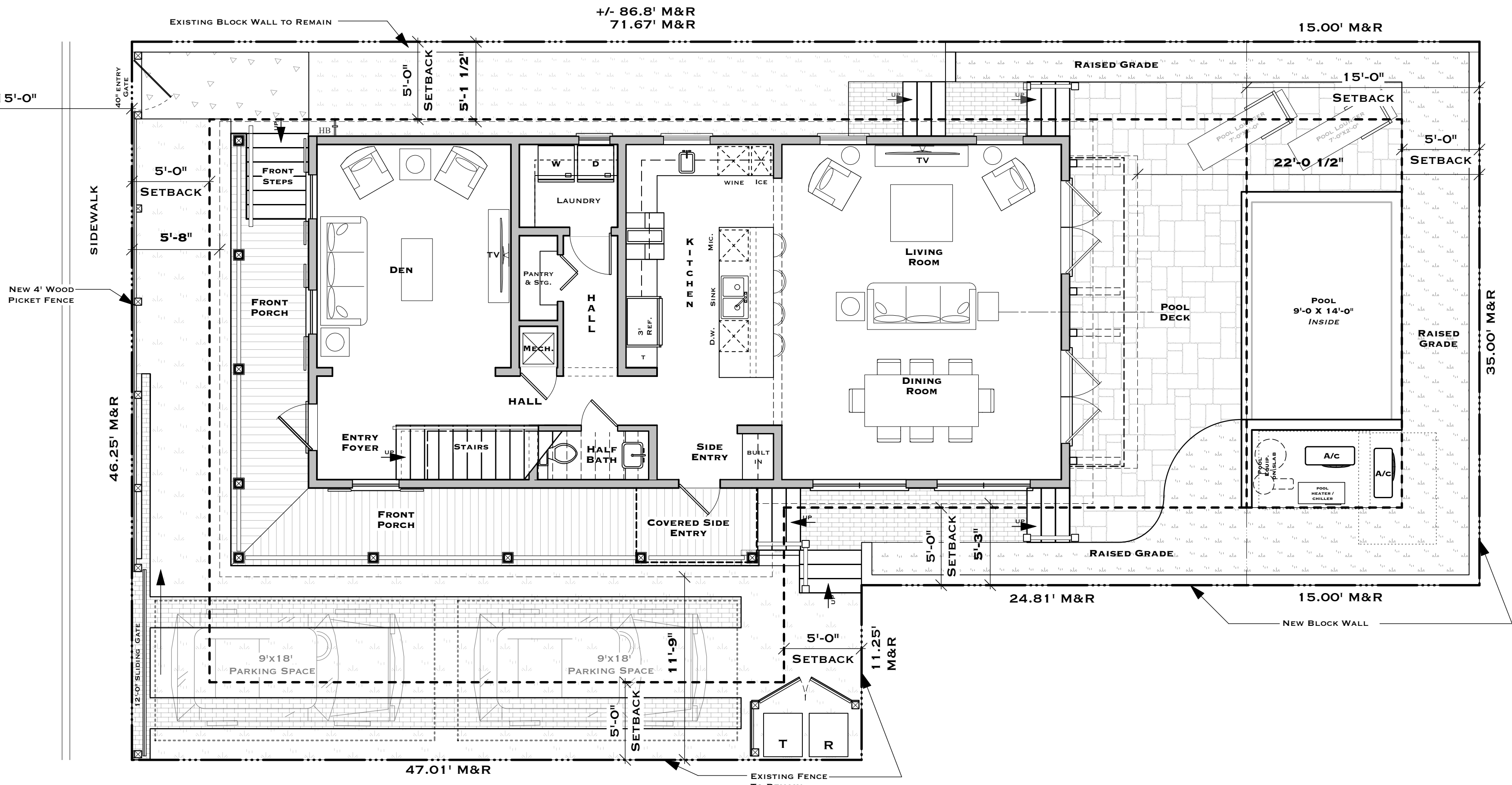
**TREE PROTECTION AND PRESERVATION NOTES:**

- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
  - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
  - SKINNING AND BRUISING OF BARK
  - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN PROTECTION BARRIER
- PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT WITHIN THE BARRICADE.
- FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL.
- THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.
- ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
- NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
- NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
- A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
- ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SEVERED USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES AND A TWO-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
- AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

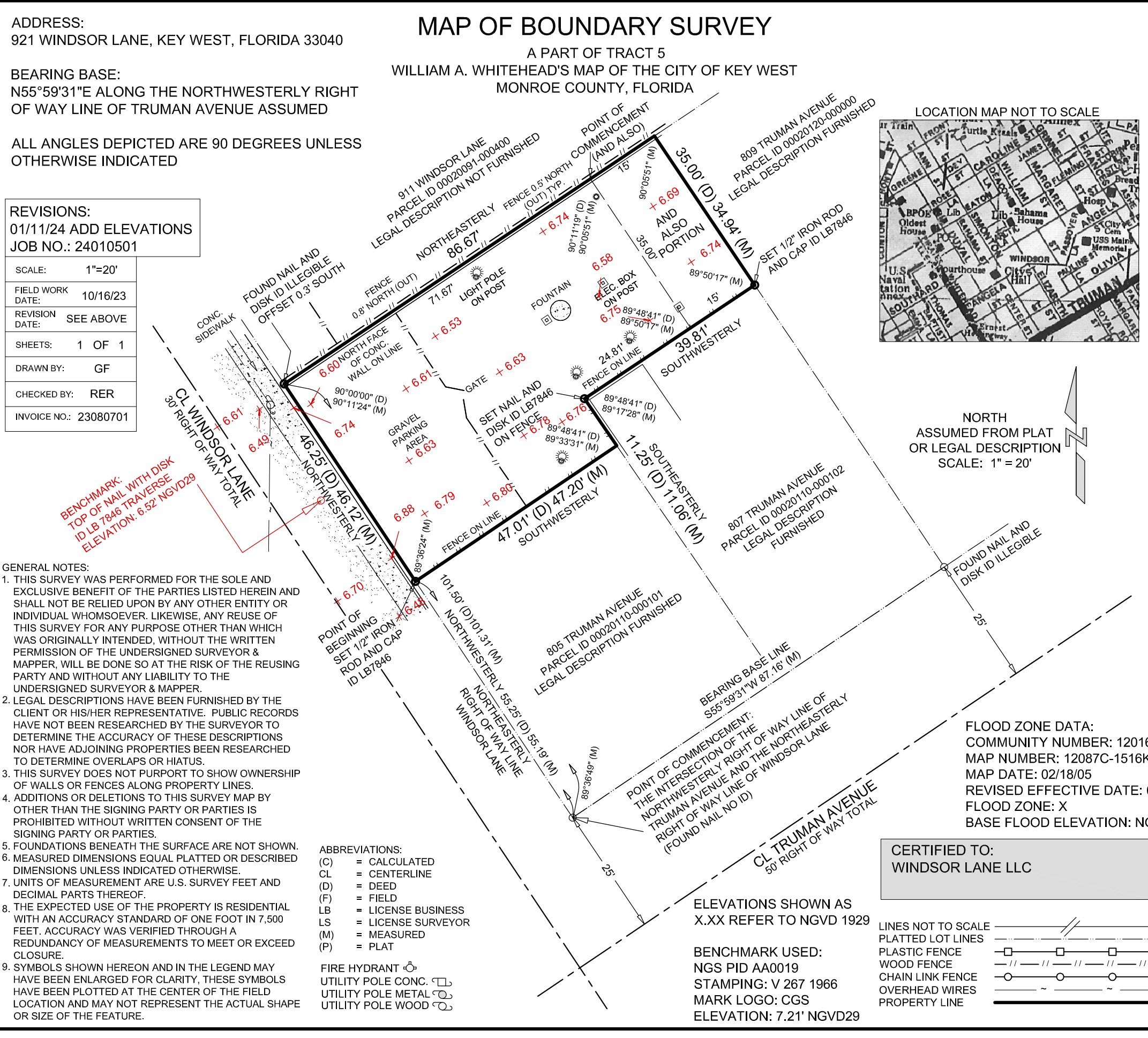
**SITE NOTES**

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/SURVEYOR CERTIFIED STAKE OUT OF THE BUILDING, DRIVEWAY, PARKING AREAS, AND PORCHES IN COORDINATION WITH THE DRAWINGS AND ANY REQUIRED ZONING SETBACKS. THE BUILDING LOCATION AND FINISH FLOOR LEVEL SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO EXCAVATION WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
- THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE & DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE REMOVED TO THE EXTENT REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY LOCAL UTILITIES REPRESENTATIVES. INSTALL NEW UTILITIES AND SERVICES AS REQUIRED FOR NEW HOUSE CONSTRUCTION. PROVIDE UNDERGROUND SERVICE UNLESS DIRECTED & AGREED OTHERWISE. AREAS WHERE SERVICES ARE REMOVED SHALL BE EXCAVATED TO MINIMUM EXTENT REQUIRED.
- THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ANY POTENTIAL CONFLICTS OR DISCREPANCIES THAT MAY AFFECT THE HOUSE LOCATION OR ANY SIGNIFICANT FEATURES SHALL BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS AS MAY BE AGREED UPON AT THAT TIME TO ALL FINISH FLOOR ELEVATIONS WITH THE ARCHITECT AND OWNER AT THE TIME OF BUILDING STAKEOUT. ACTUAL NUMBERS OF TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE SLOPES AWAY FROM THE BUILDING AND DRIVES, BUT UNDER NO CIRCUMSTANCE CAUSE ADDITIONAL DRAINAGE OR EROSION TO ADJACENT PROPERTIES. PROVIDE TEMPORARY DIVERSIONS AS NECESSARY.
- THE GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND ALL ON SITE VEGETATION AND TREES OUTSIDE THE BUILDING FOOTPRINT FROM ANY HARM OR ADVERSE CONDITIONS RELATED TO CONSTRUCTION ACTIVITIES DURING THE ENTIRE TIME OF CONSTRUCTION. THE REMOVAL OF ANY TREES OR VEGETATION IN THE AREA OF THE BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE ARCHITECT & LANDSCAPE DESIGNER PRIOR TO REMOVAL. PROVIDE A FENCED TREE PROTECTION ZONE AROUND SIGNIFICANT AND PROTECTED TREES REMAINING. NO PARKING OR STACKING OF MATERIALS, DEBRIS, OR SOIL SHALL BE PERMITTED UNDER TREE CANOPY OR ON TOP OF TREE ROOTS. MEET ON SITE WITH ARCHITECT & OWNER TO DETERMINE SPECIFIC TREES TO PROTECT PRIOR TO ANY SITE WORK & TO IDENTIFY BOUNDS OF CONTRACTORS STAGING & MATERIALS STORAGE AREAS & EMPLOYEE PARKING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE SITE CLEAN & ORDERLY EACH & EVERY DAY & IN NO CIRCUMSTANCE IS TRASH OR LITTER ALLOWED TO REMAIN IN VIEW OR OUTSIDE OF SECURE CONTAINERS. THE PORT-O-LET & DUMPSTERS & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVISING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.
- THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL MEANS & METHODS TO PREVENT SITE EROSION & SHALL DIRECT GROUNDWATER IN A NATURAL FLOW DIRECTION TO COLLECTOR AREAS. NO EXCESS DIRT, MUD, DEBRIS, WASTE, CONSTRUCTION DEBRIS, WASHOUT, OR CLEANING OPERATIONS SHALL BE ALLOWED OFF SITE OR ALLOWED TO FLOW OFF SITE. ALL SILT FENCING OR OTHER EROSION CONTROL METHODS SHALL BE MAINTAINED IN GOOD WORKING CONDITION, SEE CIVIL.
- THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE DETERMINED ON SITE WITH THE OWNER PRIOR TO ANY WORK BEING PERFORMED. LOCAL UTILITY REPRESENTATIVES SHALL BE INFORMED AND SHALL AGREE AND APPROVE ALL UTILITY WORK BEING PERFORMED. PROVIDE UNDERGROUND SERVICE TO FULLEST EXTENT POSSIBLE AS AGREEABLE TO THE OWNER. SEE MEP DRAWINGS.
- CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.
- PERMANENT SITE STABILIZATION, SOD, OR GRAVEL, SHALL BE IN PLACE PRIOR TO ISSUANCE OF C.O. FOR PROJECT.
- INSTALL SILT FENCE AROUND PERIMETER OF PROPERTY PRIOR TO ANY CONSTRUCTION ACTIVITIES ONSITE. SEE SILT FENCE DETAILS.
- CONSTRUCTION ACCESS WITH SOIL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.

WINDSOR LANE 30' R/W



1 ARCHITECTURAL SITE PLAN  
SCALE: 3/16" = 1'-0"



**LEGAL DESCRIPTION:**  
ALTA/NSPS LAND TITLE SURVEY  
MONROE COUNTY SURVEYING AND MAPPING INC.  
SURVEYORS & MAPPERS, CIVIL ENGINEERS  
A DIVISION OF ZURWELLE WHITTAKER, INC.  
A parcel of land located in the City of Key West, Monroe County, Florida and being a part of Tract 5 on William A. Whitehead's Map of the City of Key West delineated in February 1829, and being more particularly described as follows:

Commence at the intersection of the Northwesterly Right-of-Way Line of Truman Avenue and the Northeasterly Right-of-Way Line of Windsor Lane; thence in a Northwesterly direction along the said Northeasterly right-of-way line of Windsor Lane a distance of 55.25 feet to the Point of Beginning; thence continue in a Northwesterly direction along said Northeasterly Right-of-Way Line of Windsor Lane for 46.25 feet; thence at right angle and in a Northeasterly direction for 71.67 feet; thence at an angle to the left of 90°11'19" and in a Southeasterly direction for 35.00 feet; thence at an angle to the left of 89°48'41" and in a Southwesterly direction for 24.81 feet thence at an angle to the right of 89°48'41" and in a Southeasterly direction for 11.25 feet; thence at an angle to the left of 89°48'41" and in a Southwesterly direction for 47.01 feet to the Northeasterly Right-of-Way line of Windsor Lane and the Point of Beginning.

AND ALSO:  
A parcel of land located in the City of Key West, Monroe County, Florida and being a part of Tract 5 on William A. Whitehead's Map of the City of Key West delineated in February 1829, and being more particularly described as follows:

Commence at the intersection of the Northwesterly Right-of-Way Line of Truman Avenue and the Northeasterly Right-of-Way Line of Windsor Lane; thence in a Northwesterly direction along the said Northeasterly right-of-way line of Windsor Lane a distance of 101.50 feet; thence at a right angle and in a Northeasterly direction 71.67 feet to the Point of Beginning; Thence continue for 15 feet; thence at an angle to the left of 89°48'41" for 35 feet; thence at an angle to the left of 90°11'19" for 15 feet; thence at an angle to the left of 89°48'41" for 35 feet to the Point of Beginning.

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7848  
31193 AVENUE A, BIG PINE KEY, FL 33043  
OFFICE (305) 872-1348  
EMAIL: INFO@REECESURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH (B) (1) (SETBACKS), (1)(b)(ENCROACHMENTS), & (1)(b)(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.  
SIGNED: ROBERT E. REECE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5632

**SURVEY PROVIDED BY OWNER FOR REF. ONLY.**  
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

**T.S. NEAL ARCHITECT INC.**  
22974 OVERSEAS HWY  
CUDJOE KEY, FL 33042  
305-340-8857  
251-422-9547

**FOR REVIEW & COMMENT ONLY**

**A NEW RESIDENCE AT 921 WINDSOR LANE KEY WEST, FL 33040**

**DRAWING TITLE: ARCHITECTURAL SITE PLAN & SURVEY**

**DRAWN: TSN  
CHECKED: EDSA  
DATE: 10-13-2023**

REVISION #	DATE

**C1.1 SHEET #**

**T.S. NEAL ARCHITECTS, INC.**

**FOR REVIEW & COMMENT ONLY**

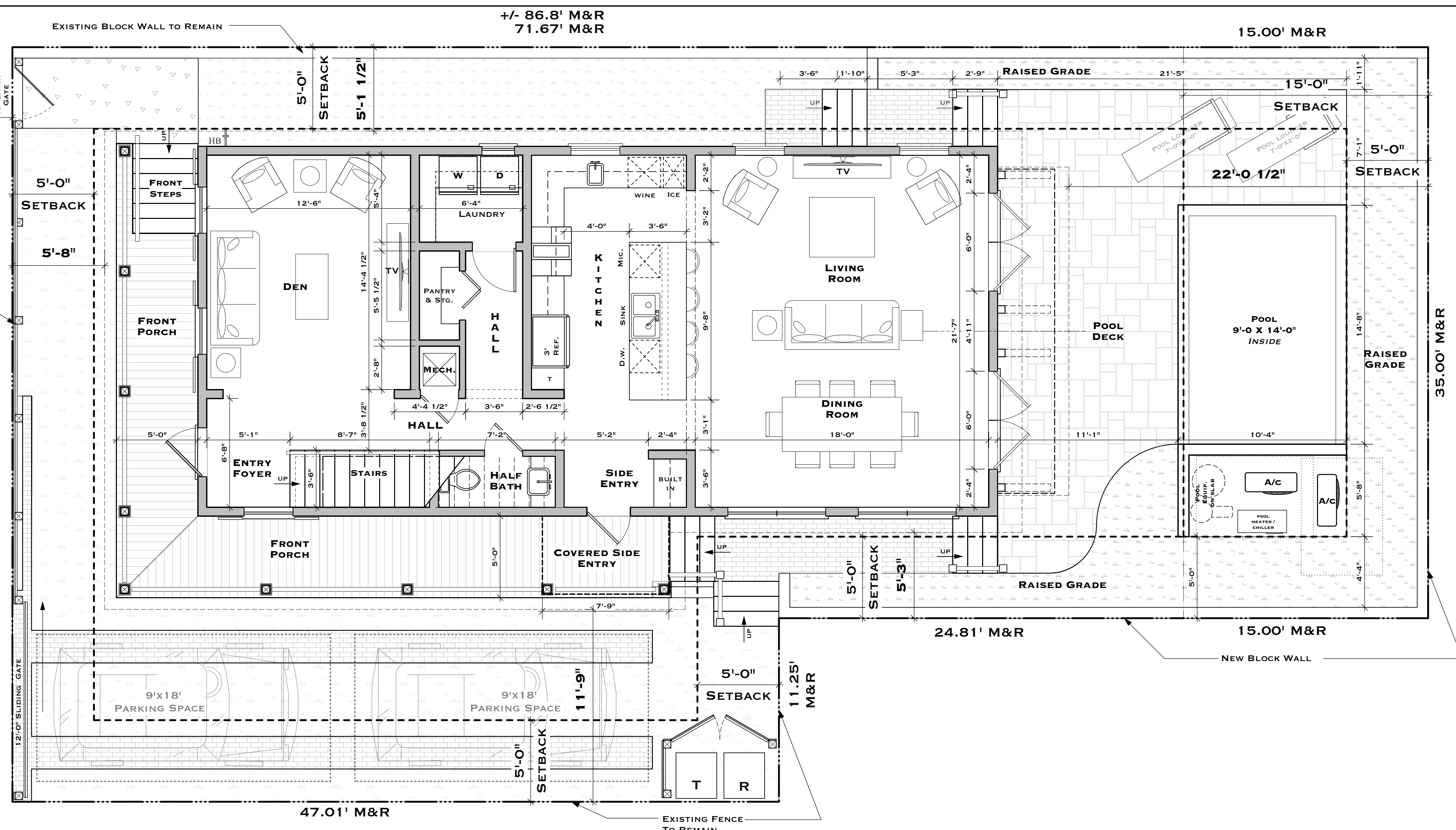
A NEW RESIDENCE AT  
**921 WINDSOR LANE**  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
 1ST & 2ND FLOOR PLANS

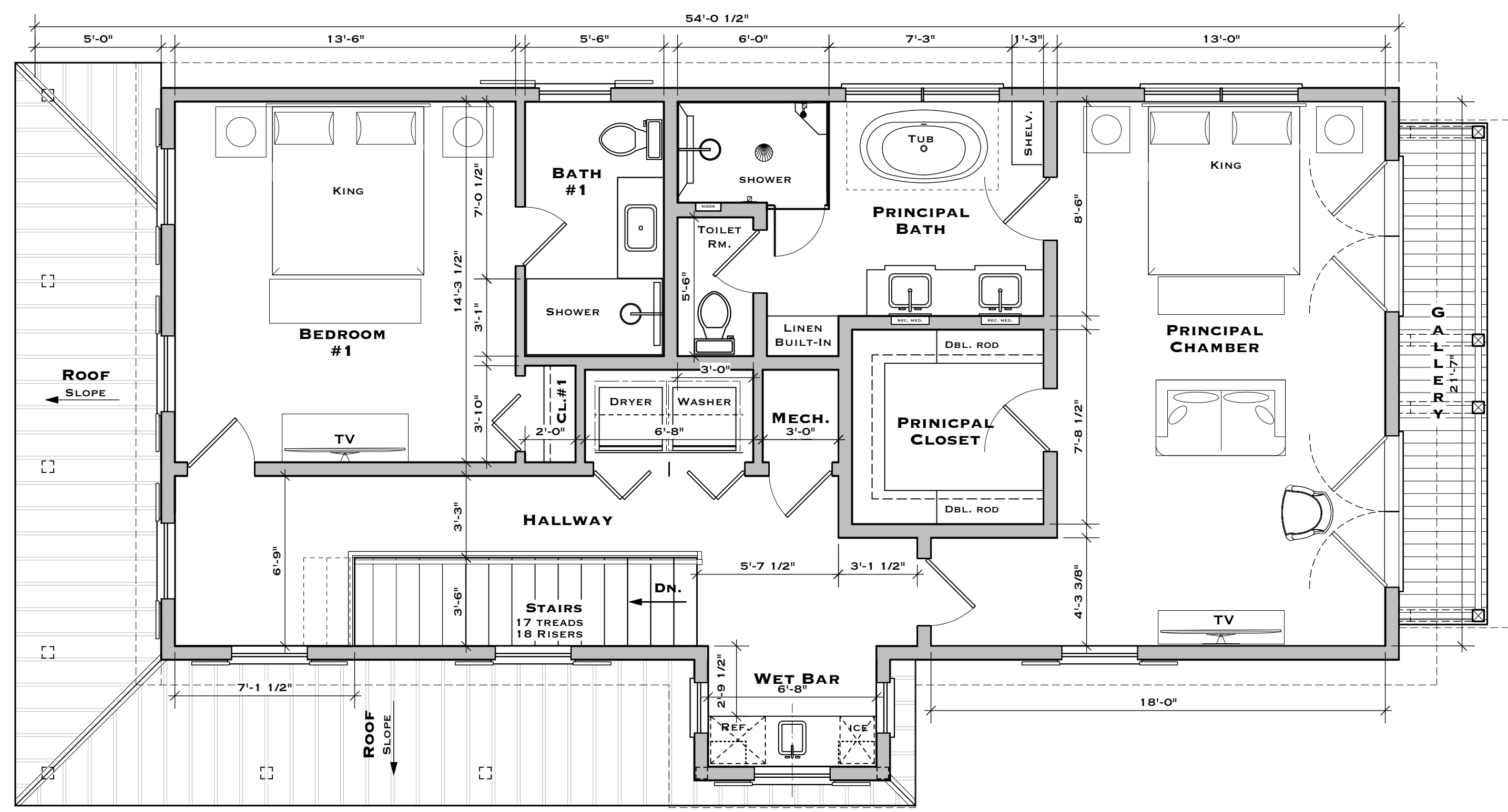
**DRAWN:** TSN  
**CHECKED:** EDSA  
**DATE:** 10-13-2023

REVISION # DATE

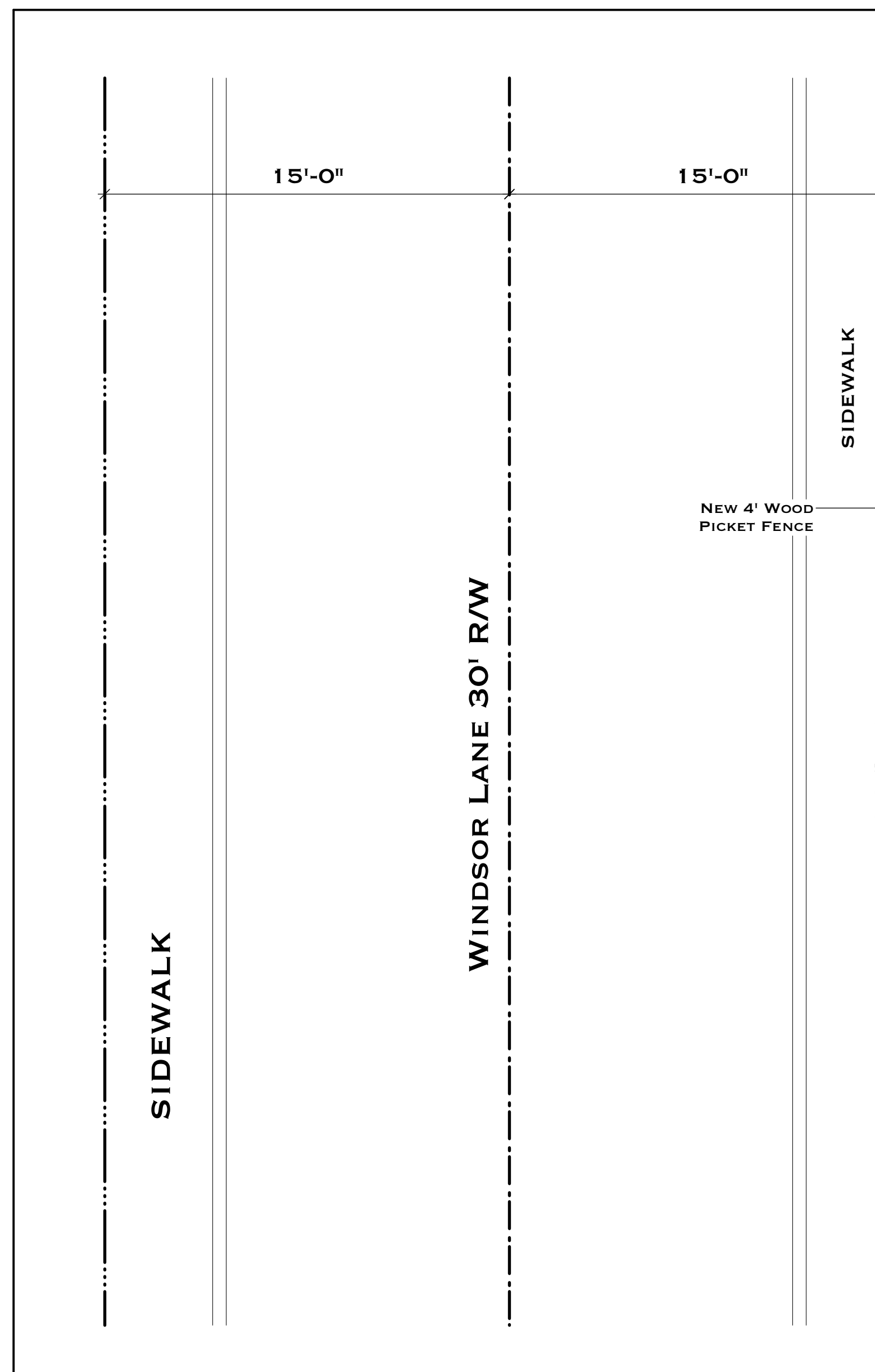
**A1.1**  
 SHEET #



**1 FIRST FLOOR PLAN**  
 A1.1 SCALE: 1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
 A1.1 SCALE: 1/4" = 1'-0"

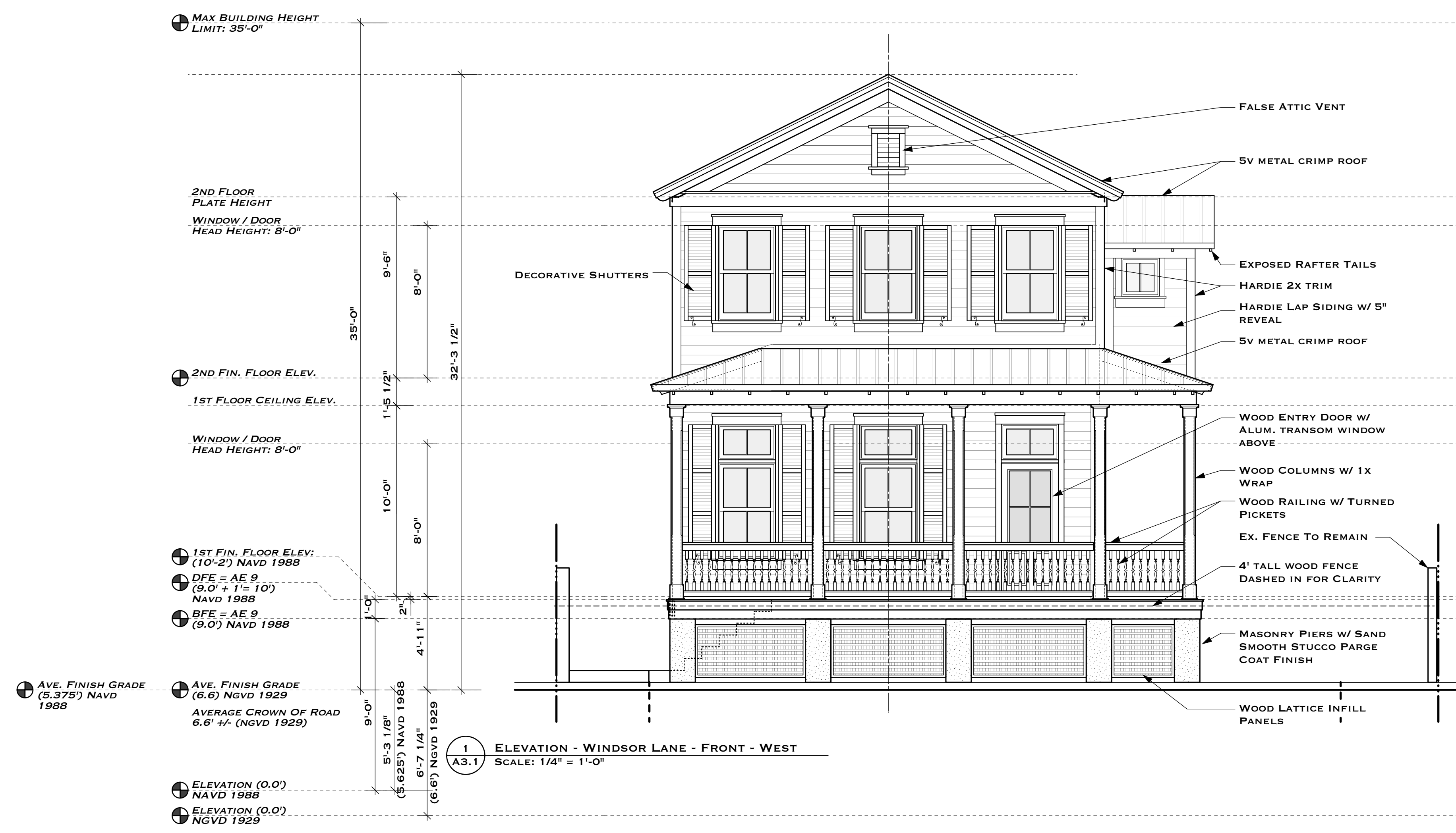


**FOR REVIEW  
 & COMMENT  
 ONLY**

**A NEW RESIDENCE AT  
 921 WINDSOR LANE  
 KEY WEST, FL 33040**

**DRAWING TITLE:  
 ELEVATIONS - WRAP AROUND  
 PORCH CONCEPT**  
 DRAWN: TSN  
 CHECKED: ED SA  
 DATE: 10-13-2023

REVISION #	DATE
<b>A3.1</b>	
SHEET #	



MAX BUILDING HEIGHT  
 LIMIT: 35'-0"

2ND FLOOR  
 PLATE HEIGHT  
 WINDOW / DOOR  
 HEAD HEIGHT: 8'-0"

2ND FIN. FLOOR ELEV.  
 1ST FLOOR CEILING ELEV.  
 WINDOW / DOOR  
 HEAD HEIGHT: 8'-0"

1ST FIN. FLOOR ELEV.  
 (10'-2") NAVD 1988  
 DFE = AE 9  
 (9.0' + 1" = 10')  
 NAVD 1988  
 BFE = AE 9  
 (9.0') NAVD 1988

AVE. FINISH GRADE  
 (5.375') NAVD  
 1988

AVE. FINISH GRADE  
 (6.6) NGVD 1929  
 AVERAGE CROWN OF ROAD  
 6.6' +/- (NGVD 1929)

ELEVATION (0.0')  
 NAVD 1988  
 ELEVATION (0.0')  
 NGVD 1929

MAX BUILDING HEIGHT  
 LIMIT: 35'-0"

2ND FLOOR  
 PLATE HEIGHT  
 WINDOW / DOOR  
 HEAD HEIGHT: 8'-0"

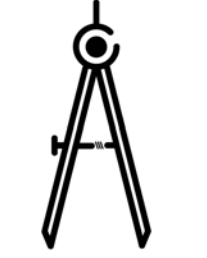
2ND FIN. FLOOR ELEV.  
 1ST FLOOR CEILING ELEV.  
 WINDOW / DOOR  
 HEAD HEIGHT: 8'-0"

1ST FIN. FLOOR ELEV.  
 (10'-2") NAVD 1988  
 DFE = AE 9  
 (9.0' + 1" = 10')  
 NAVD 1988  
 BFE = AE 9  
 (9.0') NAVD 1988

AVE. FINISH GRADE  
 (5.375') NAVD  
 1988

AVE. FINISH GRADE  
 (6.6) NGVD 1929  
 AVERAGE CROWN OF ROAD  
 6.6' +/- (NGVD 1929)

ELEVATION (0.0')  
 NAVD 1988  
 ELEVATION (0.0')  
 NGVD 1929



T.S. NEAL  
ARCHITECT INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547

FOR REVIEW  
& COMMENT  
ONLY

A NEW RESIDENCE AT  
921 WINDSOR LANE  
KEY WEST, FL 33040

DRAWING TITLE:  
ELEVATIONS - WRAP AROUND  
PORCH CONCEPT

DRAWN: TSN  
CHECKED: EDSA  
DATE: 10-13-2023

REVISION # DATE

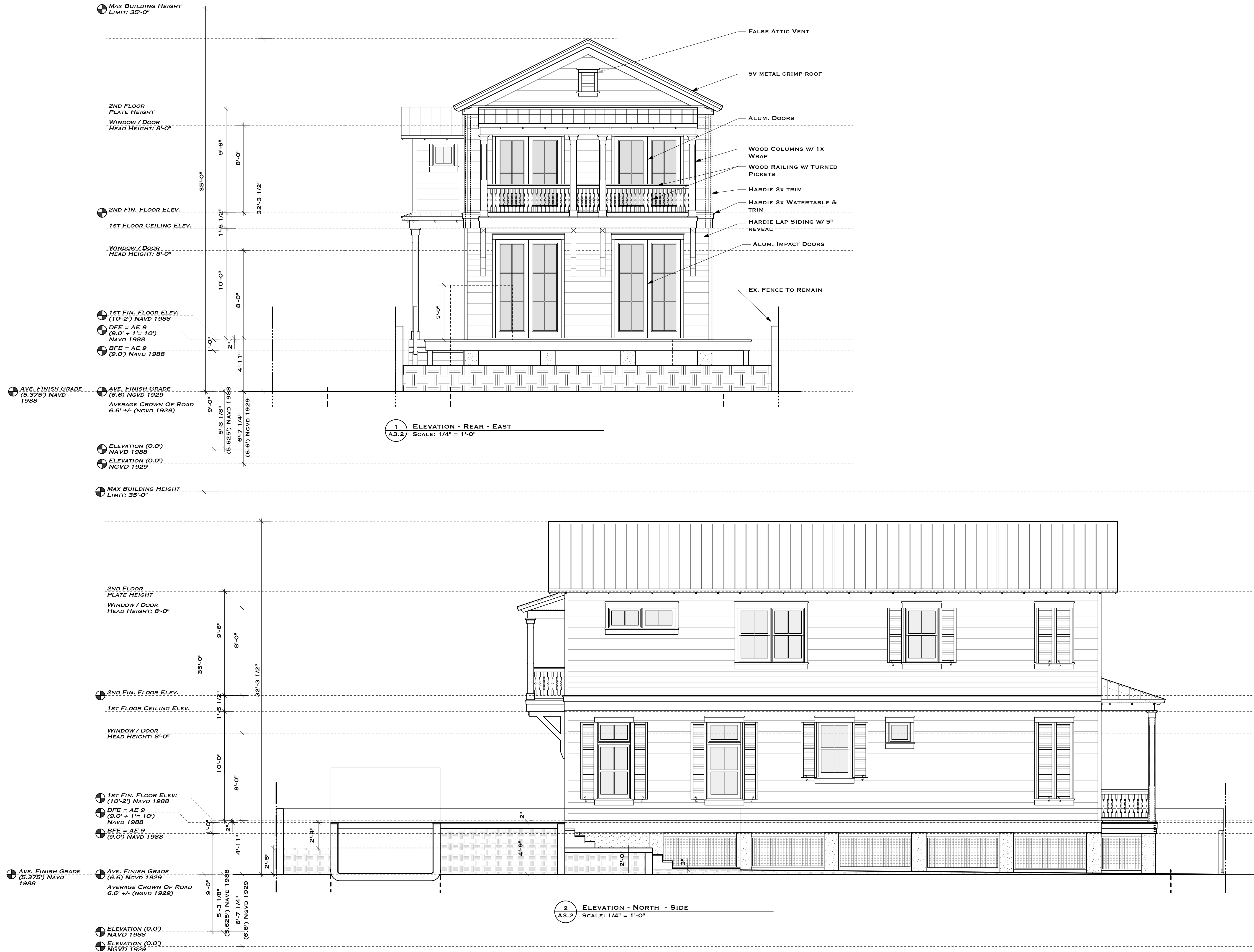
A3.2

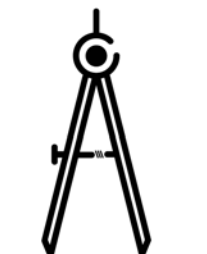
SHEET #



T. S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505





T.S. NEAL  
ARCHITECT INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042  
305-340-8857  
251-422-9547

FOR REVIEW  
& COMMENT  
ONLY

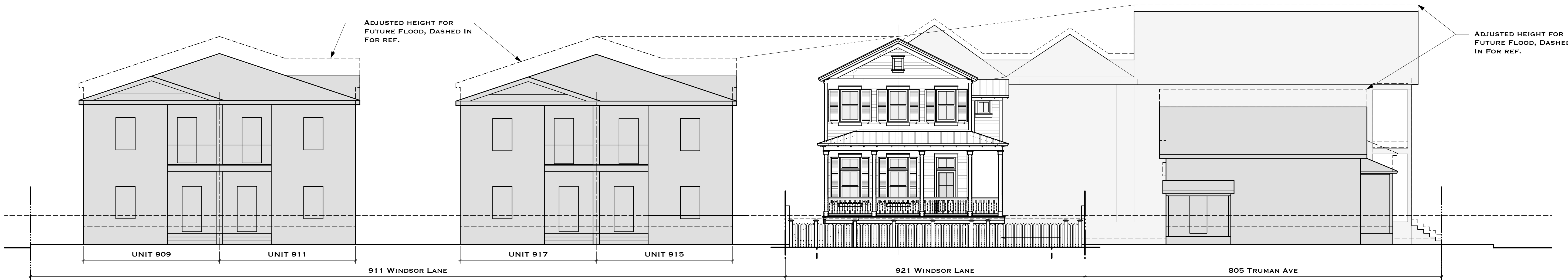
A NEW RESIDENCE AT  
921 WINDSOR LANE  
KEY WEST, FL 33040

DRAWING TITLE:  
HARC CONTEXT ELEVATIONS

DRAWN: TSN  
CHECKED: EDSA  
DATE: 10-13-2023

REVISION # DATE

A3.3  
SHEET #



1 HARC CONTEXT ELEVATION - WINDSOR LANE  
SCALE: 1/8" = 1'-0"



2 HARC CONTEXT ELEVATION - WINDSOR LANE CROSS SECTION  
SCALE: 1/8" = 1'-0"

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 27, 2024, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SINGLE-FAMILY HOUSE ON VACANT LOT.  
NEW POOL AND DECK AT REAR. NEW DRIVEWAY  
FOR TWO CARS AND NEW FENCES.**

**#921 WINDSOR LANE**

**Applicant – Evan Amato T.S.N Architects Application #H2024-0005**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

**BEFORE ME**, the undersigned authority, personally appeared EVAN AMATO, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 921 WINDSOR LANE KEY WEST FL on the 20 day of FEBRUARY, 2024.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on FEB 27 2024, 20    .

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is #H2024-0005

2. A photograph of that legal notice posted in the property is attached hereto.

**Signed Name of Affiant:**



**Date:** 02-21-2024

**Address:** 607 FLORIDA ST.

**City:** KEY WEST

**State, Zip:** 33040

The forgoing instrument was acknowledged before me on this 21 day of February, 2024.

By (Print name of Affiant) Evan Amato who is personally known to me or has produced personally known as identification and who did take an oath.

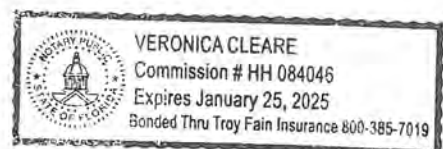
**NOTARY PUBLIC**

Sign Name: 

Print Name: Veronica Cleare

Notary Public - State of Florida (seal)

My Commission Expires: 1/25/25





Public Meeting Notice

# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

**Parcel ID** 00020110-000103  
**Account#** 9103962  
**Property ID** 9103962  
**Millage Group** 10KW  
**Location** 921 WINDSOR Ln, KEY WEST  
**Address**  
**Legal** KW PT OF TR 5 S-97 (ORDER OF CHANCERY BK E-216) OR924-852 OR927-1779/C OR927-1780/AFF OR934-2138 OR1025-1398R/S OR1686-868D/C OR2156-498 OR2805-1887 (PLANNING BD RES NO 2016-06) OR2931-2307 OR2941-1860C OR3247-1185  
**Description**  
(Note: Not to be used on legal documents.)  
**Neighborhood** 32080  
**Property Class** COMMERCIAL (1000)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

921 WINDSOR LANE LLC  
 1301 Ashby St  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$742,124	\$421,661	\$438,528	\$438,528
= Just Market Value	\$742,124	\$421,661	\$438,528	\$438,528
= Total Assessed Value	\$463,827	\$421,661	\$438,528	\$438,528
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$742,124	\$421,661	\$438,528	\$438,528

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$421,661	\$0	\$0	\$421,661	\$421,661	\$0	\$421,661	\$0
2021	\$438,528	\$0	\$0	\$438,528	\$438,528	\$0	\$438,528	\$0
2020	\$438,528	\$0	\$0	\$438,528	\$438,528	\$0	\$438,528	\$0
2019	\$489,127	\$0	\$0	\$489,127	\$489,127	\$0	\$489,127	\$0
2018	\$554,025	\$0	\$0	\$554,025	\$488,056	\$0	\$554,025	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	3,564.00	Square Foot	0	0

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/11/2023	\$100	Quit Claim Deed	2436953	3247	1185	11 - Unqualified	Improved		
12/18/2018	\$0	Warranty Deed	2199366	2941	1860	11 - Unqualified	Improved		
10/11/2018	\$3,600,000	Warranty Deed	2190801	2931	2307	30 - Unqualified	Improved		

### View Tax Info

[View Taxes for this Parcel](#)

### Photos



### Map



### TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 2/22/2024, 5:14:32 AM

[Contact Us](#)

