



**DEVELOPMENT PLAN AND
CONDITIONAL USE APPLICATION**
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

RECEIVED
JAN 15 2026
BY: mh

Address: 1300 White Street • Key West, Florida 33040
Phone: 305-809-3764
Website: www.cityofkeywest-fl.gov

Fees listed below include a **\$376.81 advertising/noticing fee** and a **\$134.01 fire review fee** where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule.

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
- Minor Development Plan	
- Within Historic District Total Application Fee	\$ 3,618.26
Outside Historic District Total Application Fee	\$ 2,814.20
Conditional Use Total Application Fee	\$ 1,474.11
Extension Total Application Fee	\$ 670.05
Major Development Plan Total Application Fee	\$ 4,958.35
Conditional Use Total Application Fee	\$ 1,474.11
Extension Total Application Fee	\$ 670.05
Administrative Modification Fee	\$ 972.41
Minor Modification Fee	\$ 1,853.65
Major Modification Fee	\$ 2,619.41
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,350.24
Extension (not part of a development plan) Total Application Fee	\$ 670.05
Revision or Addition (not part of a development plan) Fee	\$ 2,431.01

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	_____	Yes ^x _____
Minor ^x _____		No _____

Please print or type:

- 1) Site Address: 1010 Windsor
- 2) Name of Applicant: T. Seth Neal, T.S. Neal Architects
- 3) Applicant is:
Property Owner: _____
Authorized Representative: x
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 22974 Overseas Hwy Cudjoe Key
- 5) Applicant's Phone #: 305-340-8857 Email: sethneal@tsnarchitects.com
- 6) **Email Address:** _____
- 7) Name of Owner, if different than above: Wenski Thomas G. Archbishop of Archdiocese of Miami
- 8) Address of Owner: 9401 Biscayne Road Miami Shores Fl 33138

9) Owner Phone #: 240-405-5520 Email: coneilljadam@gmail.com

10) Zoning District of Parcel: HPS RE# 00030040-000000

11) Is Subject Property located within the Historic District? Yes No

If Yes: Date of approval N/A

HARC approval # N/A

OR: Date of meeting Pending

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

One story addition at back of existing sanctuary building.

The addition will be used for electrical room, storage, half bath, and sacristy for the priest.

13) Has subject Property received any variance(s)? Yes No

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes No

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings, and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
C) Existing stormwater retention areas and drainage flows.
D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospitalbeds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms.
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

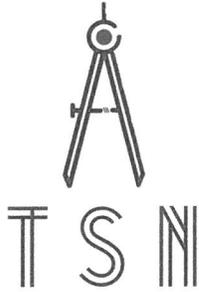
Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
- a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
 - d. Development within or adjacent to historic district. All development proposed as a conditional use within or

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.



T. S. NEAL ARCHITECTS, INC.

T.S. Neal Architects, Inc.
22974 Overseas Highway
Cudjoe Key, FL 33042
305.340.8857 p
251.422.9547 c
sethneal@tsnarchitects.com
www.tsnarchitects.com

JANUARY 6TH, 2026

**DEVELOPMENT PLAN CRITERIA
PURSUANT TO SECTION 108 OF THE CODE OF ORDINANCES**

1010 WINDSOR LANE (R.E. # 00030040-000000)

SEC. 108-227 TITLE BLOCK:

- A. NAME OF DEVELOPMENT: BASILICA SANCTUARY ADDITION
- B. NAME OF OWNER: ARCHDIOCESE OF MIAMI, INC.
- C. SCALE: AS IDENTIFIED ON THE PLANS
- D. NORTH ARROW: AS IDENTIFIED ON THE PLANS
- PREPARATION/REVISION DATE: JANUARY 06, 2026

SEC. 108-228 IDENTIFICATION OF KEY PERSONS:

- A. OWNERS: ARCHDIOCESE OF MIAMI, INC.
- B. OWNER'S AUTHORIZED AGENT: T.S. NEAL ARCHITECTS
- C. ARCHITECT: T.S. NEAL ARCHITECTS
- D. ENGINEER TEAM: TBD
- E. SURVEYOR: ISLAND SURVEYING
- F. LANDSCAPE ARCHITECT: TBD

THE UNDERSIGNED CERTIFIES THAT ALL INDIVIDUALS/ENTITIES WITH A LEGAL AND EQUITABLE INTEREST IN THE PROPERTY ARE AS FOLLOWS: ARCHDIOCESE OF MIAMI, INC.

SEC. 108-229 PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT IS TO THE EXISTING SANCTUARY BUILDING LOCATED ON THE BASILICA OF KEY WEST CAMPUS LOCATED AT 1010 WINDSOR LANE, KEY WEST, FL 33040. THE NEW REAR ADDITION TO THE SANCTUARY BUILDING WILL DECREASE CURRENT NONCONFORMITY. THE ADDITION WILL BE USED FOR ELECTRICAL ROOM, STORAGE, HALF BATH, AND SACRISTY FOR THE PRIEST.

SEC. 108-230 OTHER PROJECT INFORMATION:

A. PROPOSED PHASES OF DEVELOPMENT AND TARGET DATES

1. SINGLE PHASE - COMPLETION OF THE DEVELOPMENT OF THE BASILICA SANCTUARY ADDITION FROM THE EXISTING BUILDING AREA.

B. PHASE TARGET DATES - ON OR BEFORE OCTOBER 23, 2026 (SINGLE PHASE)

C. EXPECTED COMPLETION DATE - ON OR BEFORE OCTOBER 23, 2026

D. PROPOSED DEVELOPMENT PLAN FOR THE SITE - SEE ATTACHED DEVELOPMENT PLAN.

E. A WRITTEN DESCRIPTION OF CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

I. NO RESIDENTIAL UNITS

II. THE FLOOR AREA IS 13,310.94 SF OF ENCLOSED AREA

III. NO TOURIST ACCOMMODATION UNITS

IV. PARKING CAPACITIES - EXISTING ____ PARKING SPACES ARE AVAILABLE

V. NO HOSPITAL BEDS.

VI. NO ADDITIONS OF OUTSIDE FACILITIES FOR STORAGE, DISPLAY, OUTSIDE SALE, OR WASTE DISPOSAL.

F. FOR PLANNED UNIT DEVELOPMENTS, INDICATE DESIGN TECHNIQUES - N/A

G. BUILDINGS AND SITTING SPECIFICATIONS WHICH SHALL BE UTILIZED TO REDUCE DAMAGE POTENTIAL AND TO COMPLY WITH FEDERAL FLOOD INSURANCE REGULATIONS. IN X FLOOD ZONE

H. PROTECTION AGAINST ENCROACHMENT TOGETHER WITH PROPOSED MITIGATION MEASURES TO BE EMPLOYED WITHIN ENVIRONMENTALLY SENSITIVE AREAS- N/A

SEC. 108-231 RESIDENTIAL DEVELOPMENT.

THERE ARE NO RESIDENTIAL DEVELOPMENTS AS PART OF THIS PROPOSED PROJECT.

SEC. 108-232 INTERGOVERNMENTAL COORDINATION:

PROVIDE PROOF OF COORDINATION WITH APPLICABLE LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING AGENCIES, THAT WILL BE INVOLVED IN THE PROJECT:

A. SOUTH FLORIDA REGIONAL PLANNING COUNCIL (SFRPC). N/A.

B. CITY ELECTRIC SYSTEM (CES). ALL COORDINATION REGARDING ELECTRICAL SERVICE WILL BE COMPLETED WITH KEYS ENERGY.

C. STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). N/A.

D. ARMY CORPS OF ENGINEERS (ACOE). N/A.

E. SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD). N/A.

F. STATE DEPARTMENT OF TRANSPORTATION (DOT). N/A.

G. STATE DEPARTMENT OF COMMUNITY AFFAIRS (DCA). ALL COORDINATION WITH DEO WILL BE COMPLETED AS PART OF THE CITY OF KEY WEST DEVELOPMENT PROCESS.

H. FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA). ALL COORDINATION REGARDING WATER SERVICES WILL BE COMPLETED WITH FKAA.

I. STATE FISH AND WILDLIFE CONSERVATION COMMISSION (F&GC). N/A.

J. THE COUNTY. N/A



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, T. Seth Neal, in my capacity as Architect, Owner
(print name) *(print position; president, managing member)*
of T.S. Neal Architects
(print name of entity)

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:

1010 Windsor Lane

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

[Handwritten Signature]
Signature of Applicant

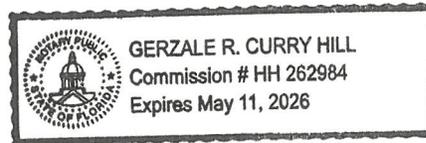
Subscribed and sworn to (or affirmed) before me on this Dec 15, 2024 by
date

T. SETH NEAL
Name of Applicant

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

[Handwritten Signature]
Notary's Signature and Seal

Gerzale R. Curry Hill
Name of Acknowledger typed, printed or stamped



Commission Number, if any



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, SISTER ELIZABETH WORLEY , SSJ as
Please Print Name of person with authority to execute documents on behalf of entity

CHANCELLOR & COO of ARCHDIOCESE OF MIAMI
Name of office (President, Managing Member) Name of owner from deed

authorize T. Seth Neal, from T.S. Neal 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.

Sister Elizabeth Worley, SSJ
Signature of person with authority to execute documents on behalf of entity owner

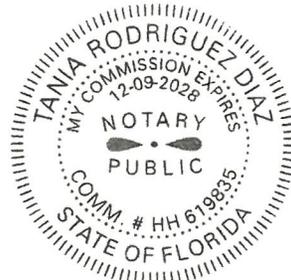
Subscribed and sworn to (or affirmed) before me on this 14th day of JANUARY , 2026
Date

by SISTER ELIZABETH WORLEY , SSJ
Name of person with authority to execute documents on behalf of entity owner

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

Tania Rodriguez Diaz
Notary's Signature and Seal

TANIA RODRIGUEZ DIAZ
Name of Acknowledger typed, printed or stamped



HH - 619835
Commission Number, if any



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, SISTER ELIZABETH WORLEY , SSJ as
Please Print Name of person with authority to execute documents on behalf of entity

CHANCELLOR & COO of ARCHDIOCESE OF MIAMI
Name of office (President, Managing Member) Name of owner from deed

authorize T. Seth Neal, from T.S. Neal 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.

Sister Elizabeth Worley, SSJ
Signature of person with authority to execute documents on behalf of entity owner

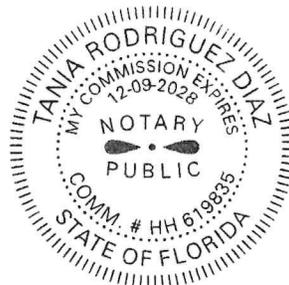
Subscribed and sworn to (or affirmed) before me on this 14th day of JANUARY , 2026
Date

by SISTER ELIZABETH WORLEY , SSJ
Name of person with authority to execute documents on behalf of entity owner

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

Tania Rodriguez Diaz
Notary's Signature and Seal

TANIA RODRIGUEZ DIAZ
Name of Acknowledger typed, printed or stamped



HH - 619835
Commission Number, if any



PROPERTY RECORD CARD

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: 0000040-00000
Account#: 1030791
Property ID: 1030791
Mileage Group: 1030V
Location Address: 1010 WINDSOR LN, KEY WEST
Legal Description: NW TROPICAL SW 1/4 LOTS 1 TO 10 SQ. 1 TR. 12 GAO 100/101 UU 71 ORMD 1779



Monroe County Florida logo and contact information for Property Appraiser Scott P. Rowland, CFA.

Owner

WINDSOR TRAIL ARCHBISHOP OF ARCHBISHOP OF
1901 Blyden Blvd
Miami Shores, FL 33138

Evaluation

Table showing 2023 and 2024 Certified Values for Market Improvement, Market Misc, Market Land, Just Market, Total Assessed, and School Taxable values.

Historical Assessments

Table showing historical assessment data from 2018 to 2024, including Land Value, Building Value, and Total Value.

Land

Table showing land use information: COMMERCIAL EXEMPT (1000), 1.25 Acres, 114 Frontage, 476.5 Depth.

Buildings

Multiple tables providing detailed building information for three buildings (IDs 40001, 40002, 40003), including exterior walls, year built, and floor area.

Yard Items

Table listing yard items such as CONC PATIO, ASPHALT PAVING, and CUSTOM POOL with their respective years and quantities.

Permits

Table listing various permits with columns for Number, Date Issued, Status, Amount, Permit Type, and Notes.

View Tax Info

View Taxes by Bill Parcel

Sketches (click to enlarge)



Photos



Map



TRIM Notice

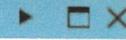
Notice regarding property maintenance or trimming requirements.

No data available for the following resident data:

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.



(1 of 3)



**Monroe County Property Appraisers Office -
Parcels**

Parcel ID 00030040-000000
(Rechar)

Owner WENSKI THOMAS G ARCHBISHOP
OF ARCHDIOCESE OF MIAMI

Year 1930
Built

Address 1010 WINDSOR Ln, KEY WEST

[Zoom to](#)



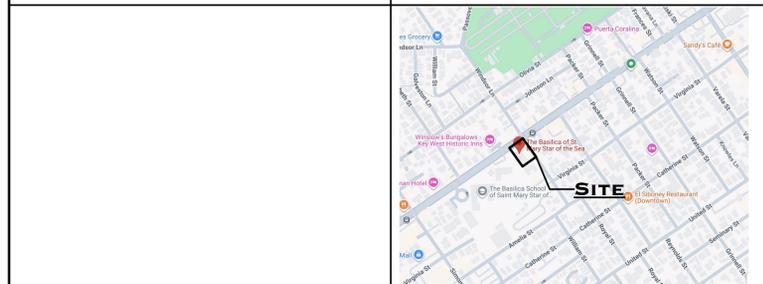
SITE DATA 1010 WINDSOR LANE
RE# 00030040-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HPS	HPS	HPS	NO CHANGE
SITE AREA	55,689 SQ. FT.	5,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	50' X 100' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	44,046 SQ. FT. (79.09%)	27,844.5 SQ. FT. (50% MAX)	44,022 SQ. FT. (79.05%)	IMPROVEMENT
OPEN SPACE	11,604 SQ. FT. (20.83%)	11,138 SQ. FT. (20% MIN)	11,611 SQ. FT. (20.85%)	CONFORMS
BUILDING COV.	13,706 SQ. FT. (24.6%)	22,275.6 SQ. FT. (40% MAX)	14,625 SQ. FT. (26.3%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	EXISTING NO CHANGE	NA	EXISTING NO CHANGE	-
FRONT YARD 50% GREEN SPACE COV.	901 SQ. FT. (39.5%)	2,280 SQ. FT. SETBACK AREA 1,140 (50% MAX)	1,438 SQ. FT. (63%)	CONFORMS

SETBACKS NOTE: USING TRUMAN AS THE FRONT BECAUSE THE SANCTUARY FACES TRUMAN.

FRONT SETBACK	TRUMAN STREET	27'- 4 1/2"	20'	27'- 4 1/2 "	EXISTING CONFORMS
REAR SETBACK	168'-5"	20'	168'-5"	EXISTING CONFORMS	
STREET SIDE SETBACK WINDSOR STREET	10'-1 1/2"	10'	10'-1 1/2"	EXISTING CONFORMS	
SIDE SETBACK WEST	0'-0" OVER LOT LINE	114'-0" LOT WIDTH 10% LOT WIDTH = 11.4'	12'-2" NEW ADDITION	ADDITION CONFORMS	
BUILDING HEIGHT	86'-5" +/-	25'-0"	86'-5" +/- 15'-8" ADDITION	ADDITION CONFORMS	

FEMA MAP FLOOD ZONE: FLOOD ZONE X **SITE LOCATION MAP:**



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:

NEW ONE STORY ADDITION AT REAR OF EXISTING BASILICA SANCTUARY.

COMMENTS:

PROJECT CONTACT LIST:

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



**THE BASILICA OF SAINT MARY
STAR OF THE SEA
1010 WINDSOR LANE
KEY WEST, FL 33040**

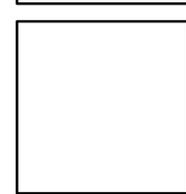
DESIGN NOTES:

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- A1.0 SITE PLAN & NOTES
- EX1.1 EXISTING FLOOR PLAN
- EX1.2 EXISTING ELEVATIONS
- A1.1 PROPOSED SITE AND FLOOR PLANS
- A3.1 PROPOSED EXTERIOR ELEVATIONS
- A3.2 PROPOSED EXTERIOR 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
- FREZ. = FREEZER
- GYP. BD. = GYPSUM WALL BOARD
- HORZ. = 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



THE BASILICA OF SAINT MARY
STAR OF THE SEA
1010 WINDSOR LANE
KEY WEST, FL 33040

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

DRAWN: JFS, TSN
CHECKED: TSN
DATE: 12-05-2025

REVISION #	DATE

T1.1
SHEET #

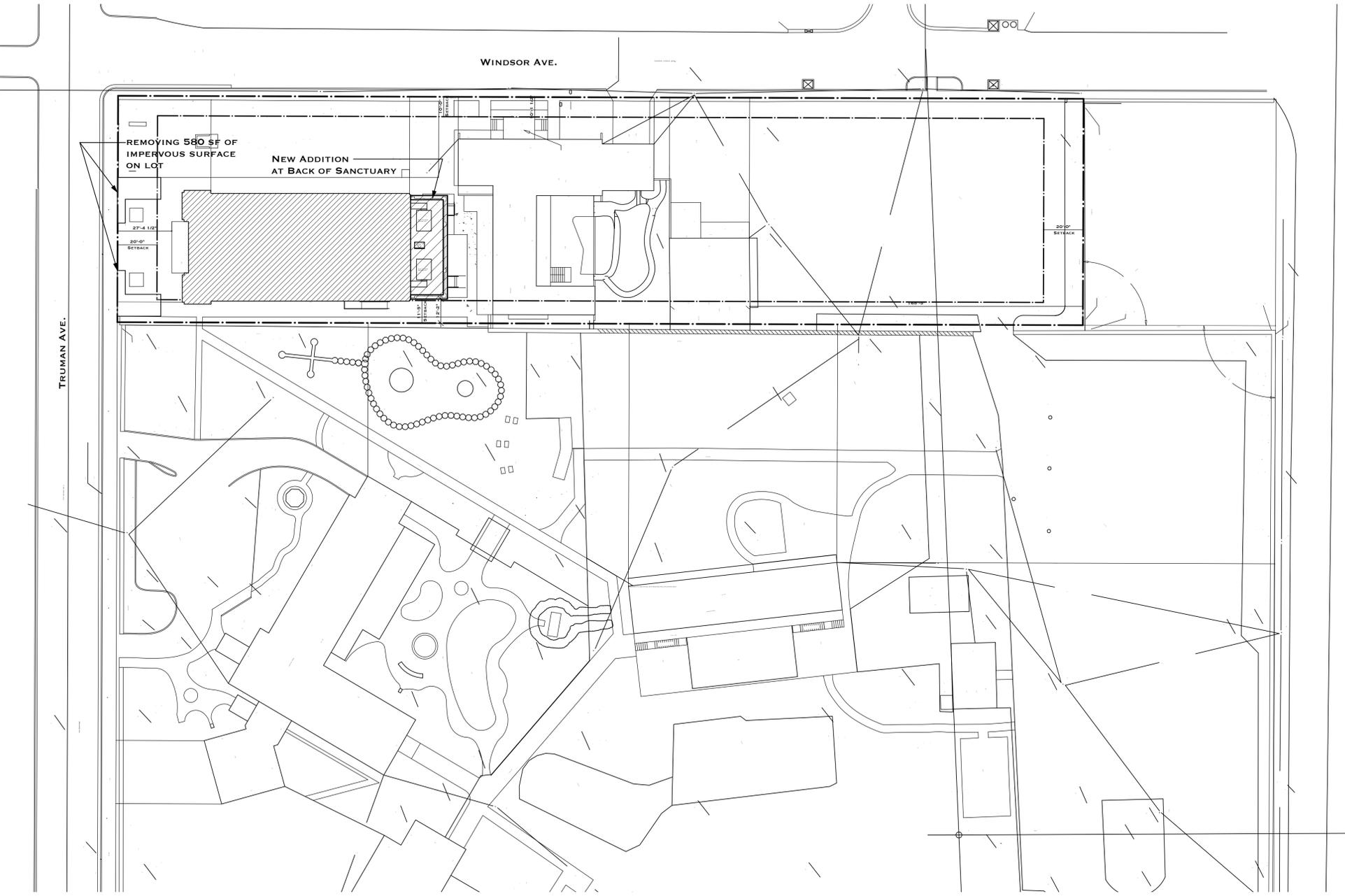


SITE DATA 1010 WINDSOR LANE
RE# 00030040-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HPS	HPS	HPS	NO CHANGE
SITE AREA	55,689 SQ. FT.	5,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	50' X 100' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	44,046 SQ. FT. (79.09%)	27,844.5 SQ. FT. (50% MAX)	44,022 SQ. FT. (79.05%)	IMPROVEMENT
OPEN SPACE	11,604 SQ. FT. (20.83%)	11,138 SQ. FT. (20% MIN)	11,611 SQ. FT. (20.85%)	CONFORMS
BUILDING COV.	13,706 SQ. FT. (24.6%)	22,275.6 SQ. FT. (40% MAX)	14,625 SQ. FT. (26.3%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	EXISTING NO CHANGE	NA	EXISTING NO CHANGE	
FRONT YARD 50% GREEN SPACE COV.	901 SQ. FT. (39.5%)	2,280 SQ. FT. SETBACK AREA 1,140 (50% MAX)	1,438 SQ. FT. (63%)	CONFORMS
SETBACKS NOTE: USING TRUMAN AS THE FRONT BECAUSE THE SANCTUARY FACES TRUMAN.				
FRONT SETBACK TRUMAN STREET	27'-4 1/2"	20'	27'-4 1/2"	EXISTING CONFORMS
REAR SETBACK	168'-5"	20'	168'-5"	EXISTING CONFORMS
STREET SIDE SETBACK WINDSOR STREET	10'-1 1/2"	10'	10'-1 1/2"	EXISTING CONFORMS
SIDE SETBACK WEST	0'-0" OVER LOT LINE	11'-4" LOT WIDTH 10% LOT WIDTH = 11'-4"	12'-2" NEW ADDITION	ADDITION CONFORMS
BUILDING HEIGHT	86'-5" +/-	25'-0"	86'-5" +/- 15'-8" ADDITION	ADDITION CONFORMS

SITE NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, AND SETBACKS PRIOR TO PROCEEDING WITH EXCAVATION.
2. THE DRAWINGS SHALL BE COORDINATED WITH THE ACTUAL EXISTING SITE CONDITIONS, EXISTING TREE LOCATIONS, AND REMOVAL OF ANY EXISTING STRUCTURES OR FENCES ETC. ACTUAL NUMBERS OF TREADS AND RISERS OR STEPS MAY VARY FROM THE NUMBER SHOWN ON THE DRAWINGS BASED ON ACTUAL FIELD CONDITIONS.
3. 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. 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 & DUMPSTER & TRASH CONTAINERS MUST BE PLACED IN AN AREA AGREEABLE TO BOTH THE OWNER & SERVICING AGENCY. THEY MAY NOT BE ALLOWED TO OVERFLOW OR BECOME AN NUISANCE OR EYESORE AND SHALL BE EMPTIED REGULARLY.



1 ARCHITECTURAL SITE PLAN
A1.2 SCALE: 1" = 30'-0"

SURVEY INFORMATION PROVIDED BY FRED HILDEBRANDT DATED 06/07/01

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

THE BASILICA OF SAINT MARY
STAR OF THE SEA
1010 WINDSOR LANE
KEY WEST, FL 33040

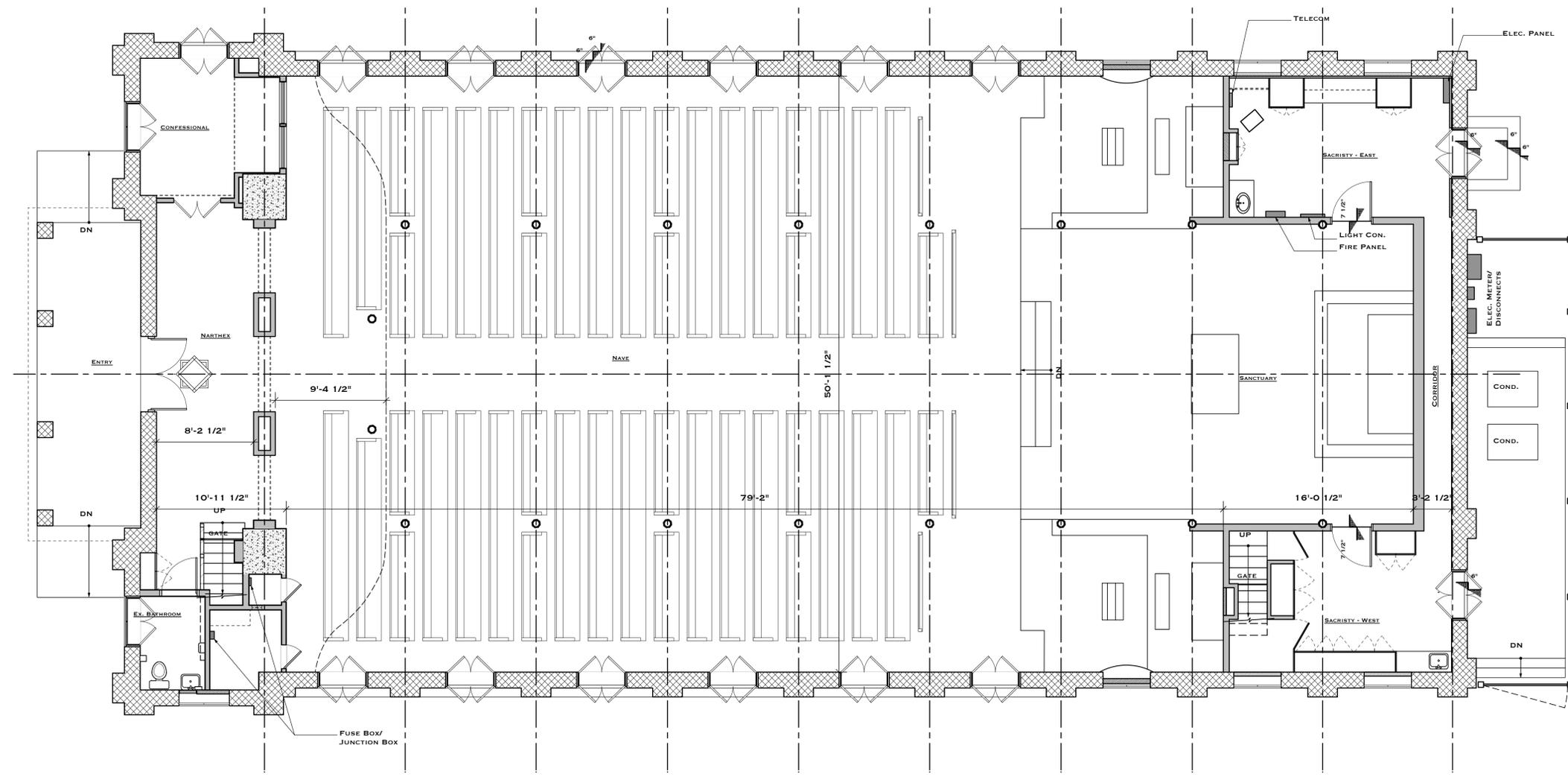
DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DRAWN: JFS, TSN
CHECKED: TSN
DATE: 12-05-2025

REVISION # DATE

A1.0
SHEET #

T S N
TIMOTHY SETH NEAL ARCHITECTS, INC.



1 EXISTING FIRST FLOOR PLAN
 EX1.1 SCALE: 3/16" = 1'-0"

DRAWING TITLE:
 EXISTING FLOOR PLANS

DRAWN: JFS, TSN
 CHECKED: TSN
 DATE: 12-05-2025

REVISION #	DATE

EX1.1
 SHEET #



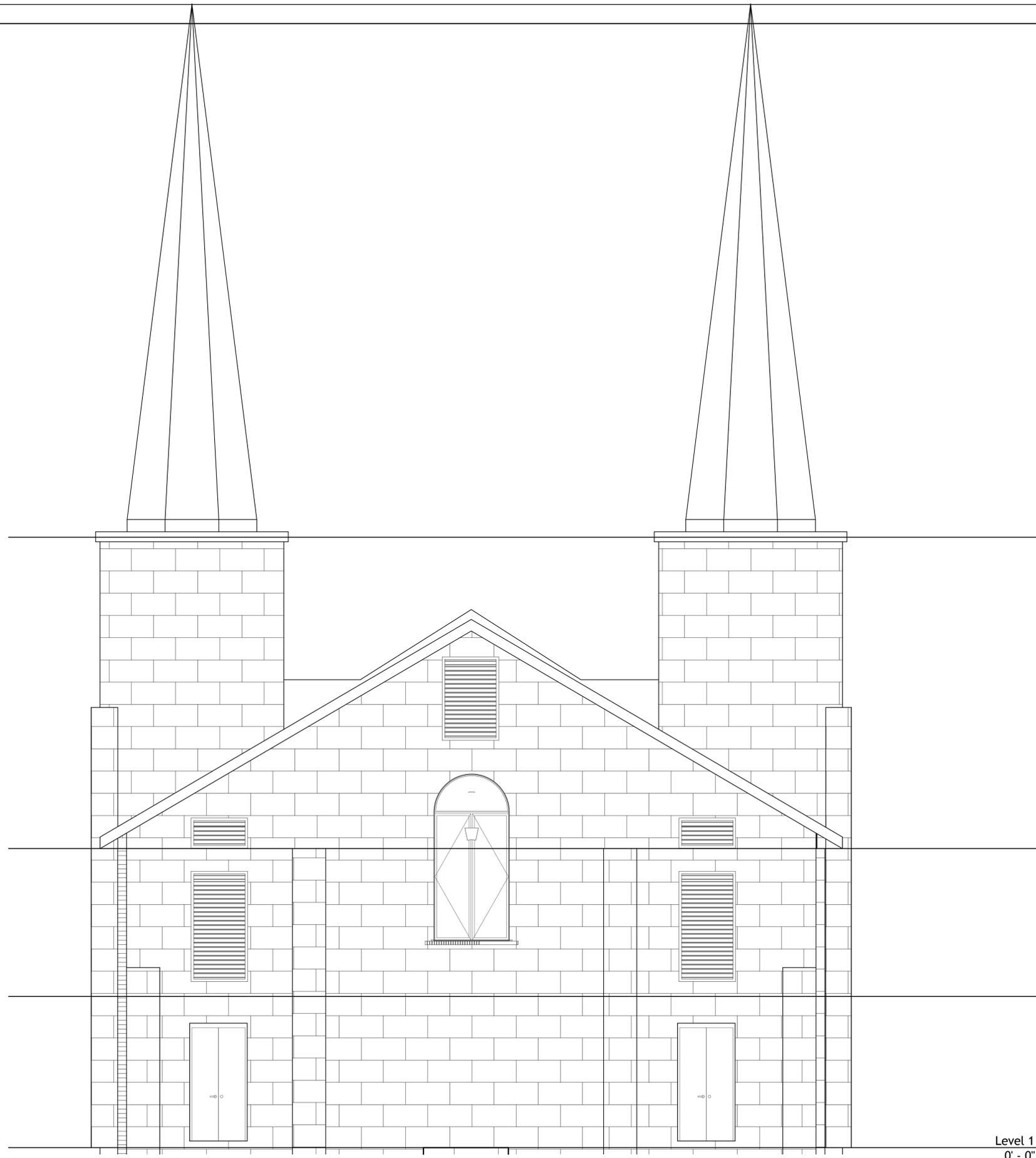
EXISTING PARTIAL WINDSOR SIDE



EXISTING BACK ELEVATION, WINDSOR SIDE



EXISTING BACK ELEVATION



Level 1
0' - 0"

2 SANCTUARY BACK ELEVATION
EX1.2 SCALE: 1/4" = 1'-0"

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

THE BASILICA OF SAINT MARY
STAR OF THE SEA
1010 WINDSOR LANE
KEY WEST, FL 33040

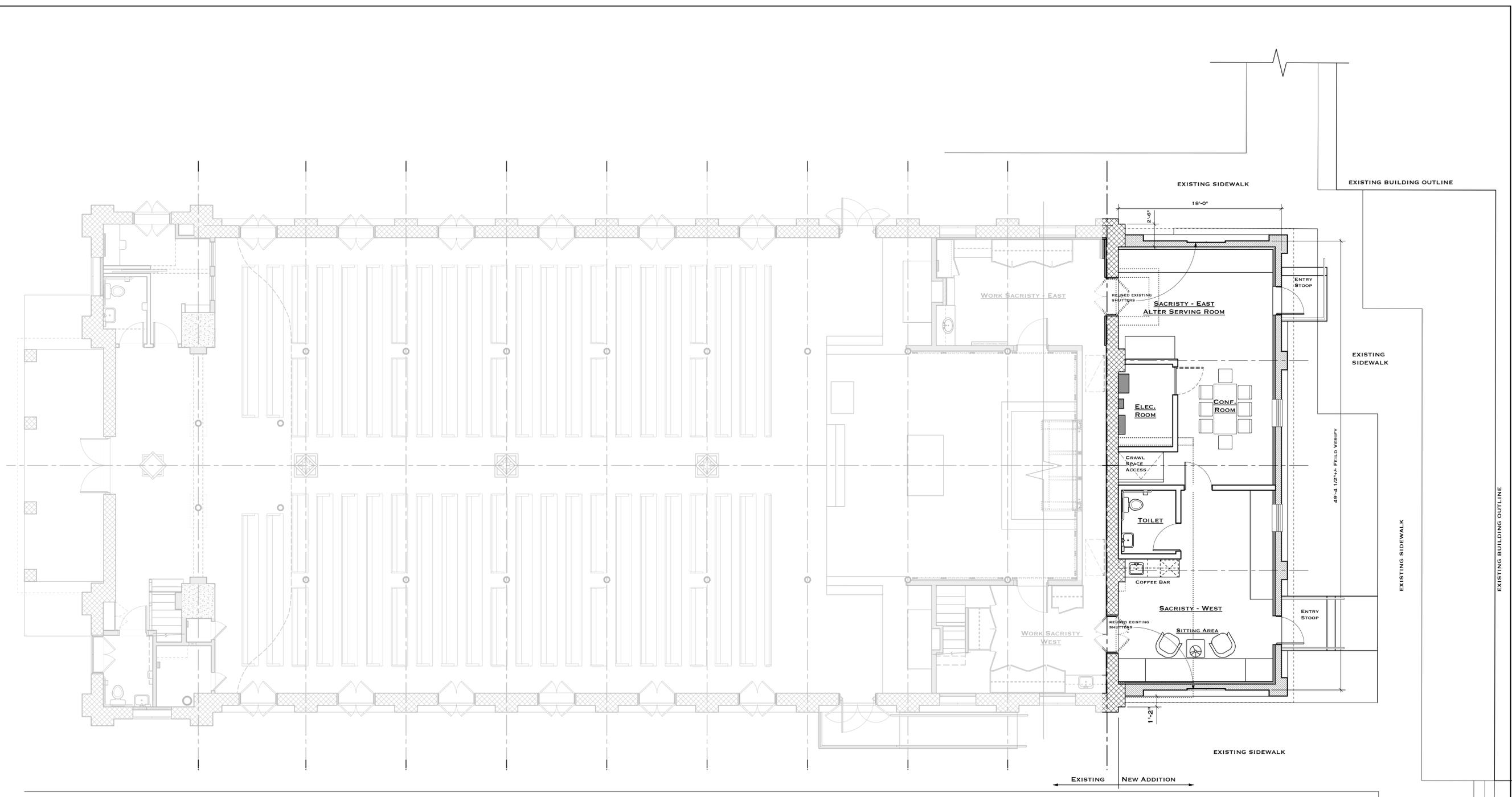
DRAWING TITLE:
EXISTING FLOOR PLANS

DRAWN: JFS, TSN
CHECKED: TSN
DATE: 12-05-2025

REVISION #	DATE

EX1.2
SHEET #

T.S.N.
T. S. NEAL ARCHITECTS, INC.



1 PROPOSED SANCTURARY ADDITION
 A1.1 SCALE: 3/16" = 1'-0"



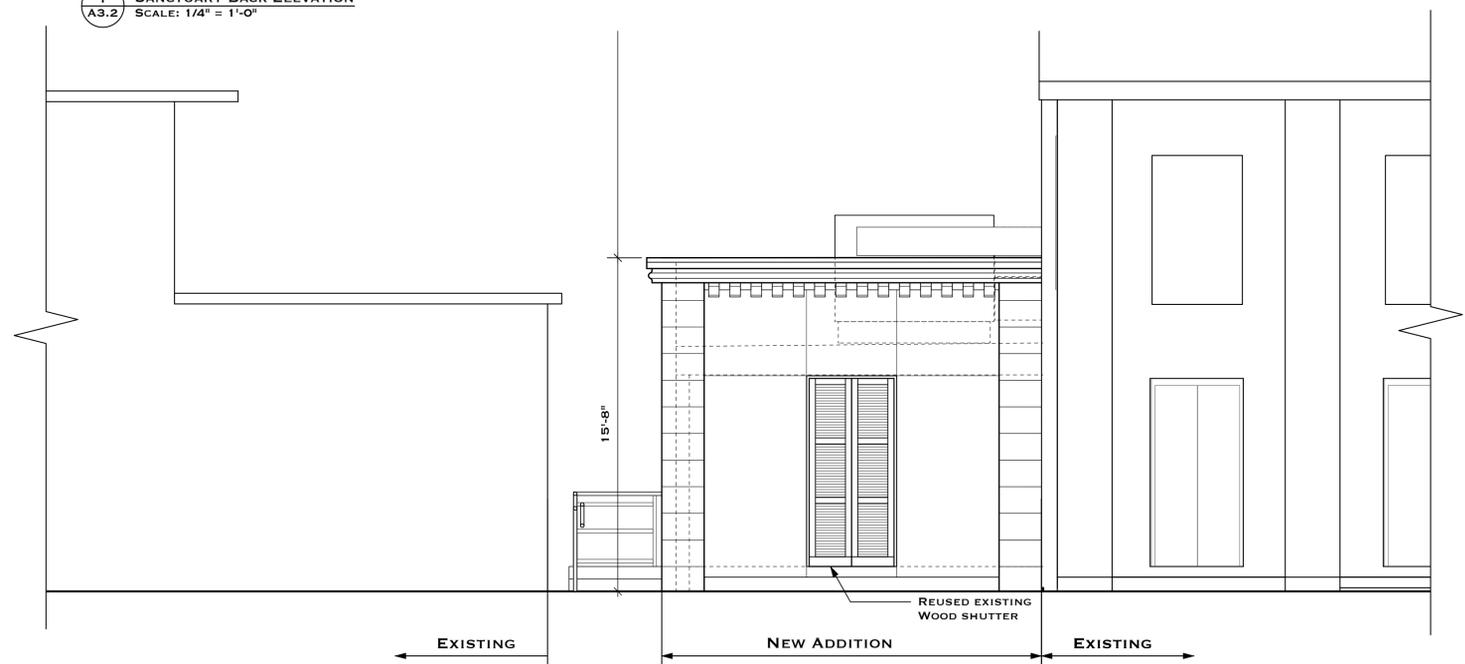
2
A3.1 **SANCTURAY BACK ELEVATION**
 SCALE: 1/8" = 1'-0"

1
A3.1 **SANCTURAY WINDSOR SIDE ELEVATION**
 SCALE: 1/8" = 1'-0"

3
A3.1 **PARTIAL SANCTURAY SOUTHWEST SIDE ELEVATION**
 SCALE: 1/8" = 1'-0"



1 SANCTUARY BACK ELEVATION
 A3.2 SCALE: 1/4" = 1'-0"



2 PARTIAL SANCTUARY WINDSOR SIDE ELEVATION
 A3.2 SCALE: 1/4" = 1'-0"

DRAWING TITLE:
 SANCTUARY PROPOSED
 PARTIAL ELEVATIONS

DRAWN: JFS, TSN
 CHECKED: TSN
 DATE: 12-05-2025

REVISION #	DATE

A3.2
 SHEET #