



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: March 24, 2026

Applicant: T.S. Neal Architects – Seth Neal

Application Number: C2025-0106

Address: 1010 Windsor Lane

Description of Work:

Minor Development Plan - New one-story addition at rear of contributing structure and site improvements (The Basilica of St. Mary Star of the Sea).

Site Facts:

The building under review is a historic, contributing structure within the historic district, constructed in 1904. The site forms part of the Basilica of St. Mary Star of the Sea complex and is bounded by Truman Avenue, Amelia Street, and Windsor Lane. However, the scope of this project is limited solely to work on the church. The church is notable not only as a center of worship but also as a symbol of the city's resilience, having survived multiple hurricanes and remaining a cornerstone of the community for over a century. Early church buildings were lost to fire and hurricanes, but the present structure was built and dedicated in 1904. In recognition of its enduring spiritual and cultural significance, the church was elevated to the status of Minor Basilica in 2012. Approved by Planning Board on March 12, 2026.

Currently the church is located within an X flood zone.

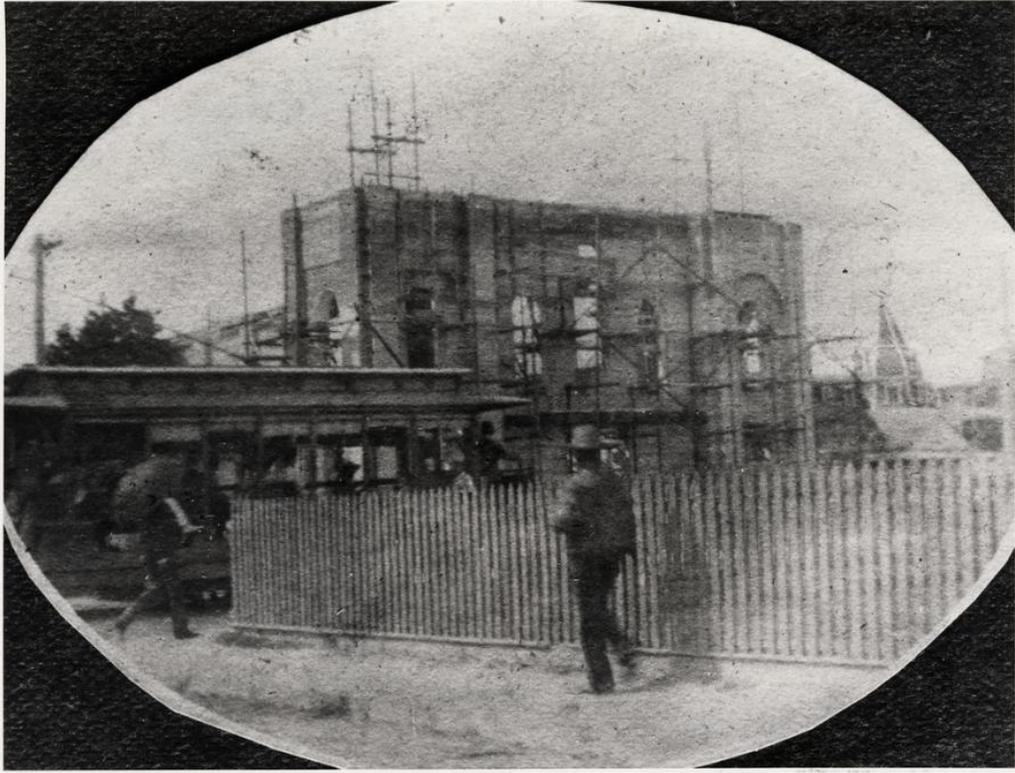


Photo of property under review circa 1902. Monroe County Library.



St Mary Star of the Sea Catholic Church, September 1906. Photo by E. Lowe Pierce from the Wright Langley Collection.

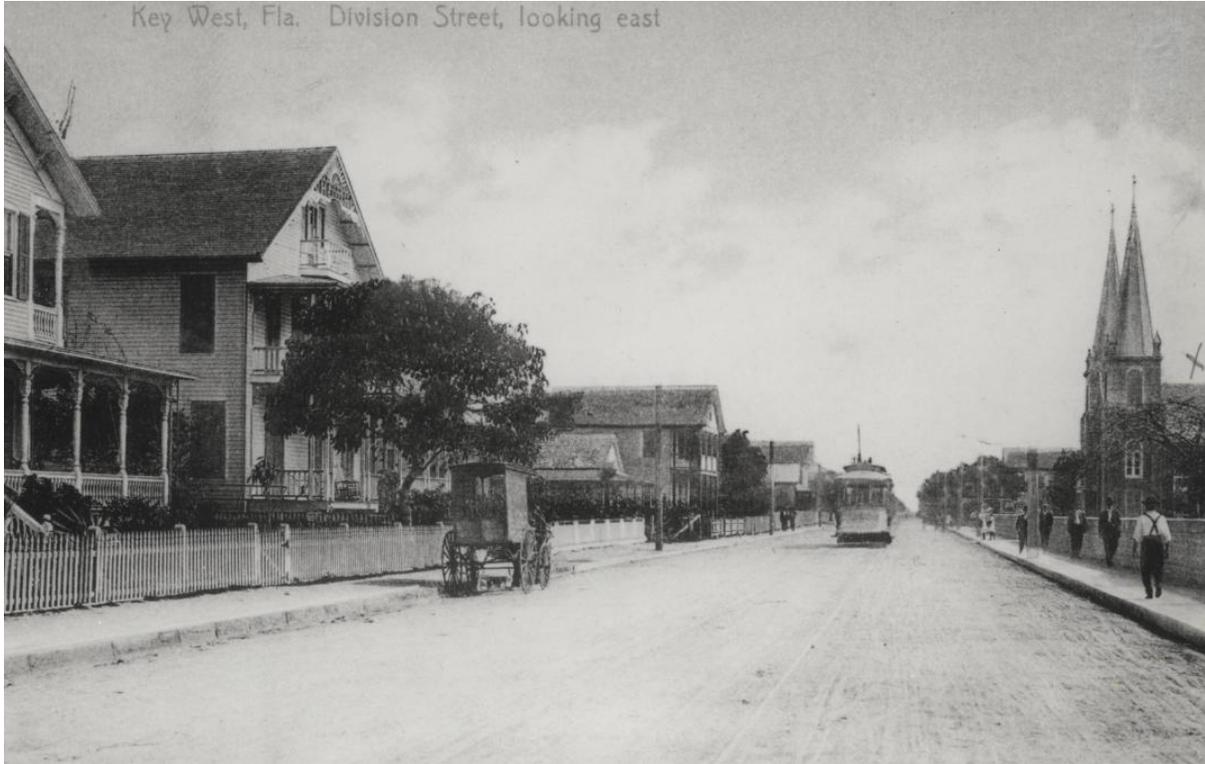


Photo of property under review circa 1910. Wright Langley Collection.



Photo of property under review. Class of 1929. Monroe County Library.

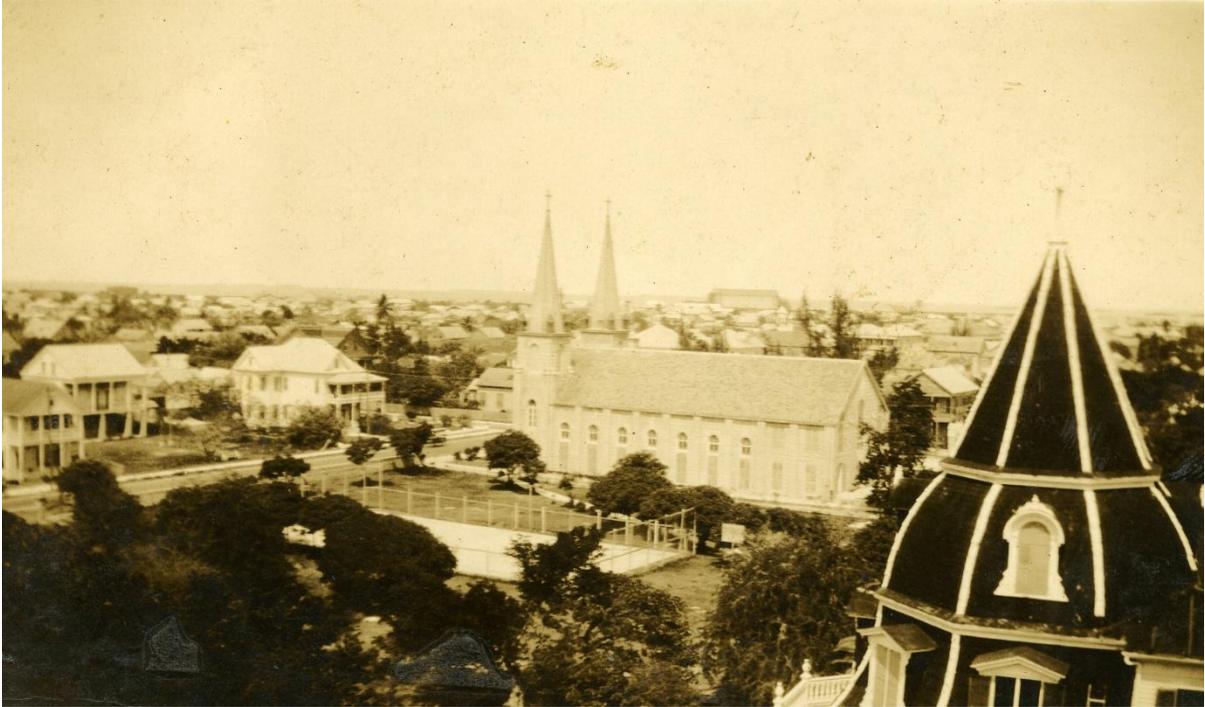


Photo of property under review circa 1929. Monroe County Library.



Photo of property under review circa 1940. Wright Langley Collection.



Photo of property under review circa 1940s. Monroe County Library.



Photo of property under review. President Harry Truman passes St. Mary Star of the Sea Church on Division Street during a 1947 visit to Key West. The Scott DeWolfe Collection.



St. Mary Star of the Sea Catholic Church in 1950s. Photo Lewis McLane.

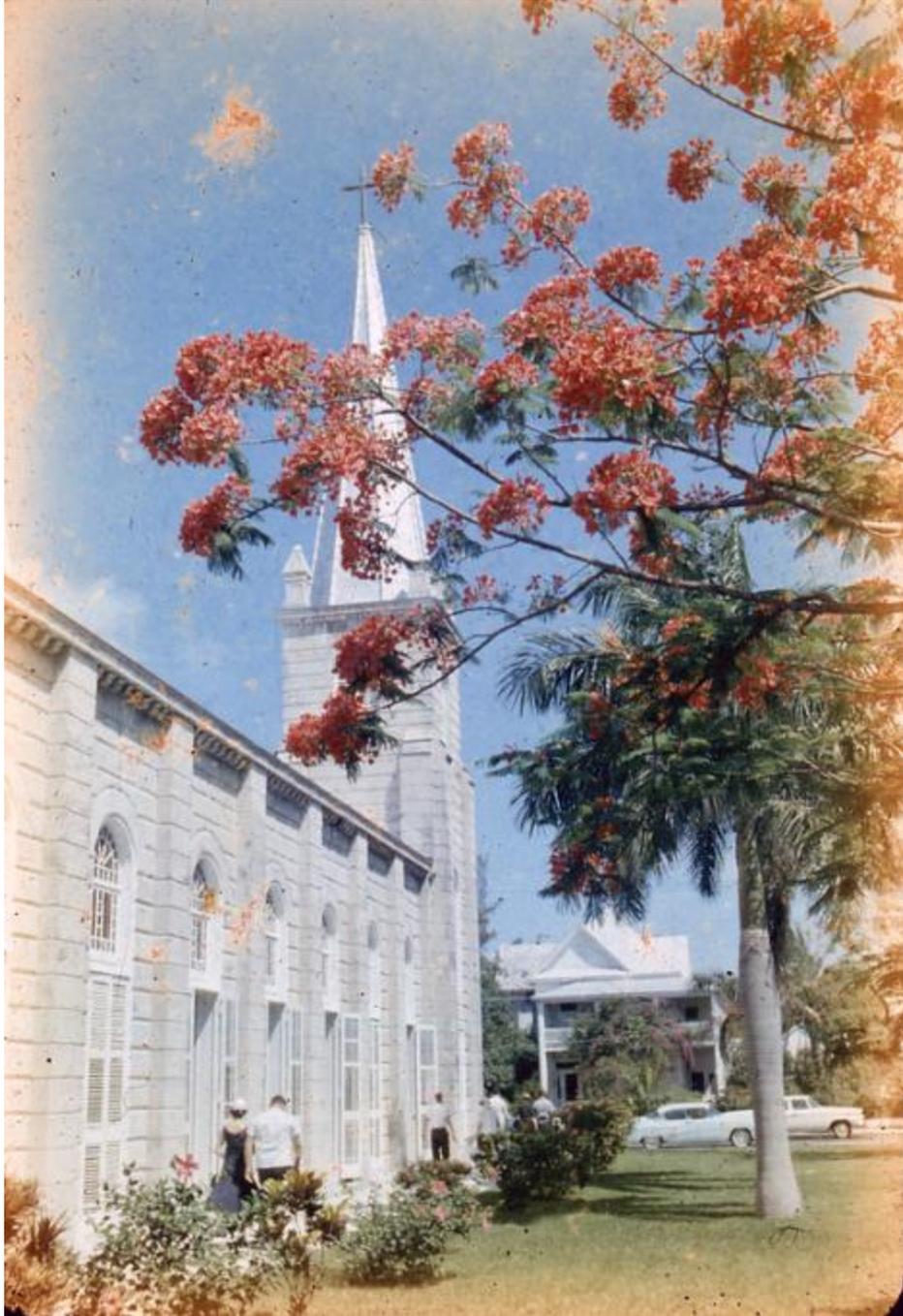


Photo St. Mary Star of the Sea Church in 1961. Photo by Raymond L. Blazevic.



Photo taken by the Property Appraiser's office c1965.



*An Easter Service being held at the Grotto at St. Mary Star of the Sea Catholic church in 1990.
Photo by Ray Blazevic.*



Photo of property under review. Property Appraisers website 11/05/04.



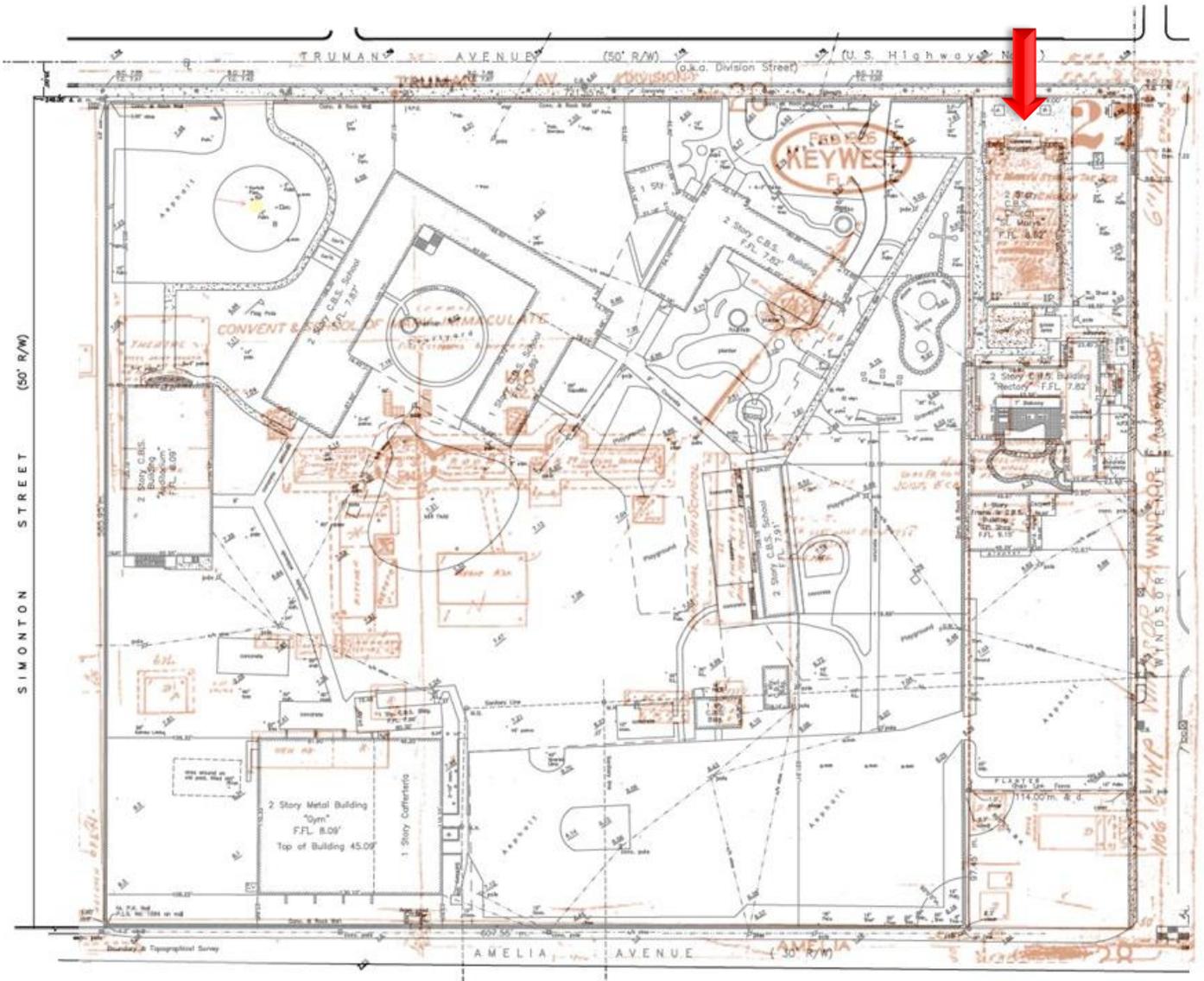
The Basilica of St. Mary Star of the Sea Key West, Florida circa 2020.



Photo of property under review.



Photo of property under review. (view from Windsor Lane)



1962 Sanborn Map and current survey.

Guidelines Cited on Review:

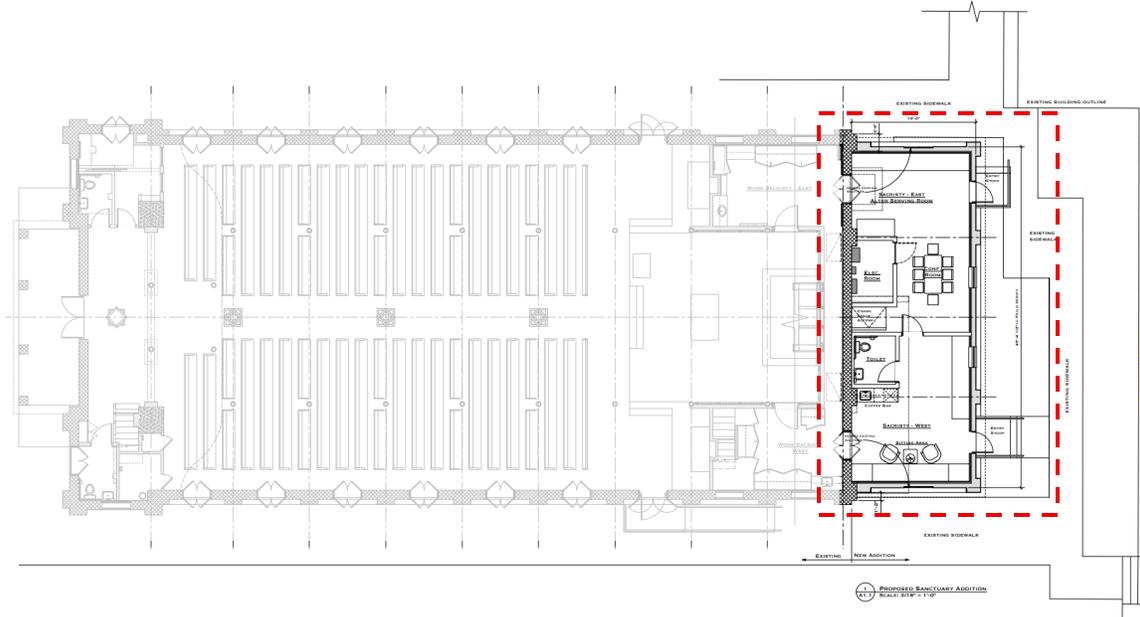
- Guidelines for Roofing (pages 26-26a), specifically guidelines 2 and 3.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 9, and 10.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 19, 22, 23, 26, 28, 29, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6 (first three sentences), 7 (last sentence), 8, 11, 12, 13, 14, 18, 19, 22, 23, 24, and 25.
- Guidelines for Air Conditioning Units (page 42), specifically guidelines 1 (first sentence), 2, 4, 5, 6 (first sentence), and 7.
- Guidelines for Parking Areas, landscaping, and open space environment (pages 43-45), specifically guidelines 1, 5, and 6.

Staff Analysis:

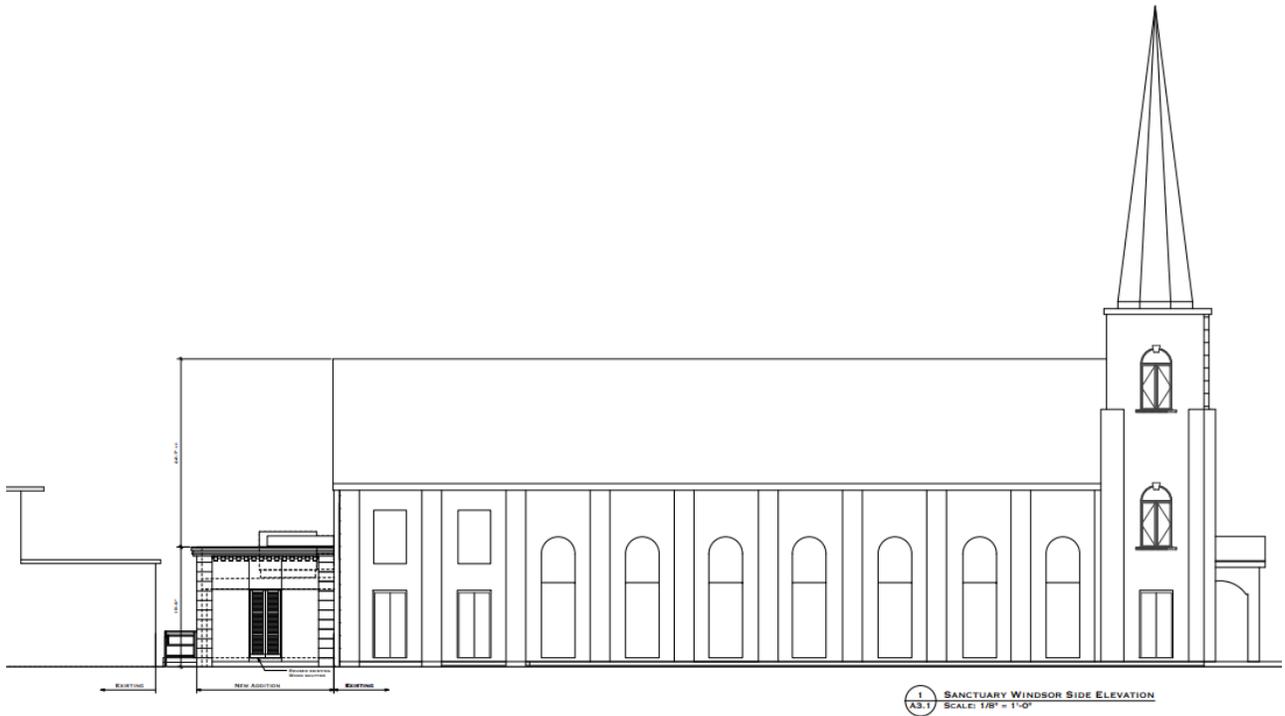
A Certificate of Appropriateness is currently under review for a new one-story addition at the rear of the Basilica of St. Mary Star of the Sea. The proposed addition will be constructed of CMU block with smooth stucco finish and will include columns, corbels, and dentils to match the architectural detailing of the existing structure. The addition will be set back approximately 1 foot 2 inches from the existing sanctuary wall to differentiate the new construction from the existing contributing structure.

The addition will feature a flat roof with a parapet and copper metal cap. HVAC units will be located behind the parapet. Openings will include painted wood paneled doors and aluminum windows. Existing wood shutters will be reused. New metal railings at the stairs will match the existing railings.

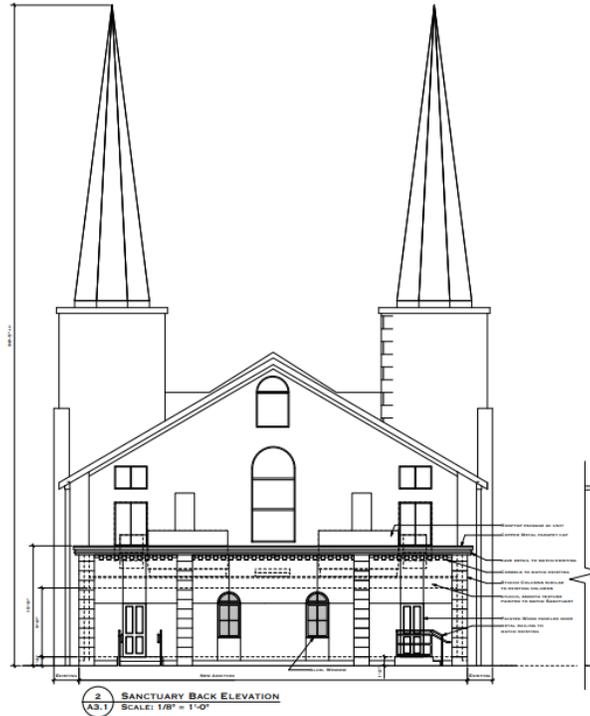
The addition will connect to the rear of the sanctuary and will include a conference room, sitting room, electrical room, and a bathroom as shown on the plans. Additionally, approximately 580 square feet of concrete will be removed and replaced with landscaping.



Proposed Floor Plan.



Proposed Side Elevation (Windsor Lane).



Proposed Rear Elevation.

Consistency with Cited Guidelines:

The proposed rear addition is generally consistent with the HARC Guidelines. The addition is located at the rear of the building and is designed to be subordinate to the contributing structure while incorporating architectural elements such as stucco walls, columns, corbels, and dentil detailing that are compatible with the existing structure. The proposed setback of approximately 1 foot 2 inches from the existing sanctuary wall helps differentiate the new construction from the historic building. The removal of approximately 580 square feet of concrete and replacement with landscaping improves the site conditions.

Staff notes that the proposed HVAC units on the flat roof, although located behind the parapet, may be partially visible from Windsor Lane due to the height of the units. While existing vegetation, including a large poinciana tree, will provide some screening, it may not fully conceal the equipment. Therefore, staff recommends that if the units are visible once installed, additional screening such as a louvered enclosure be installed to minimize visibility from the public right-of-way.

APPLICATION

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 # | REVISION # | INITIAL & DATE |
| FLOOD ZONE X | ZONING DISTRICT HPS | BLDG PERMIT # |

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

| | | | |
|-------------------------------------|---|--------------------------|----------------------------|
| ADDRESS OF PROPOSED PROJECT: | 1010 Windsor Lane | | |
| NAME ON DEED: | Wenski Thomas G. Archbishop of Archdiocese of Miami | PHONE NUMBER | 240-405-5520 |
| OWNER'S MAILING ADDRESS: | 9401 Biscayne Road | EMAIL | coneilljadam@gmail.com |
| | Miami Shores Fl 33138 | John Oneill, Owners Rep. | |
| APPLICANT NAME: | T.S. Neal Architects- Seth Neal | PHONE NUMBER | 305-340-8857 |
| APPLICANT'S ADDRESS: | 22974 Oversea Hwy | EMAIL | sethneal@tsnarchitects.com |
| | Cudjoe Key Fl | | |
| APPLICANT'S SIGNATURE: | <i>Seth Neal</i> | DATE | 12-12-2025 |

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 X NO ___ **INVOLVES A HISTORIC STRUCTURE:** YES X NO ___
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: |
| New one story addition the back of existing sanctuary building. |
| See Plans for additional information |
| MAIN BUILDING: |
| Stucco on block wall construction, low sloped flat roof with parapet condition, |
| matching similar dentils eave detail of existing sanctuary, similar column details |
| Wood doors, metal windows, and reuse existing wood shutters |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): |
| No |

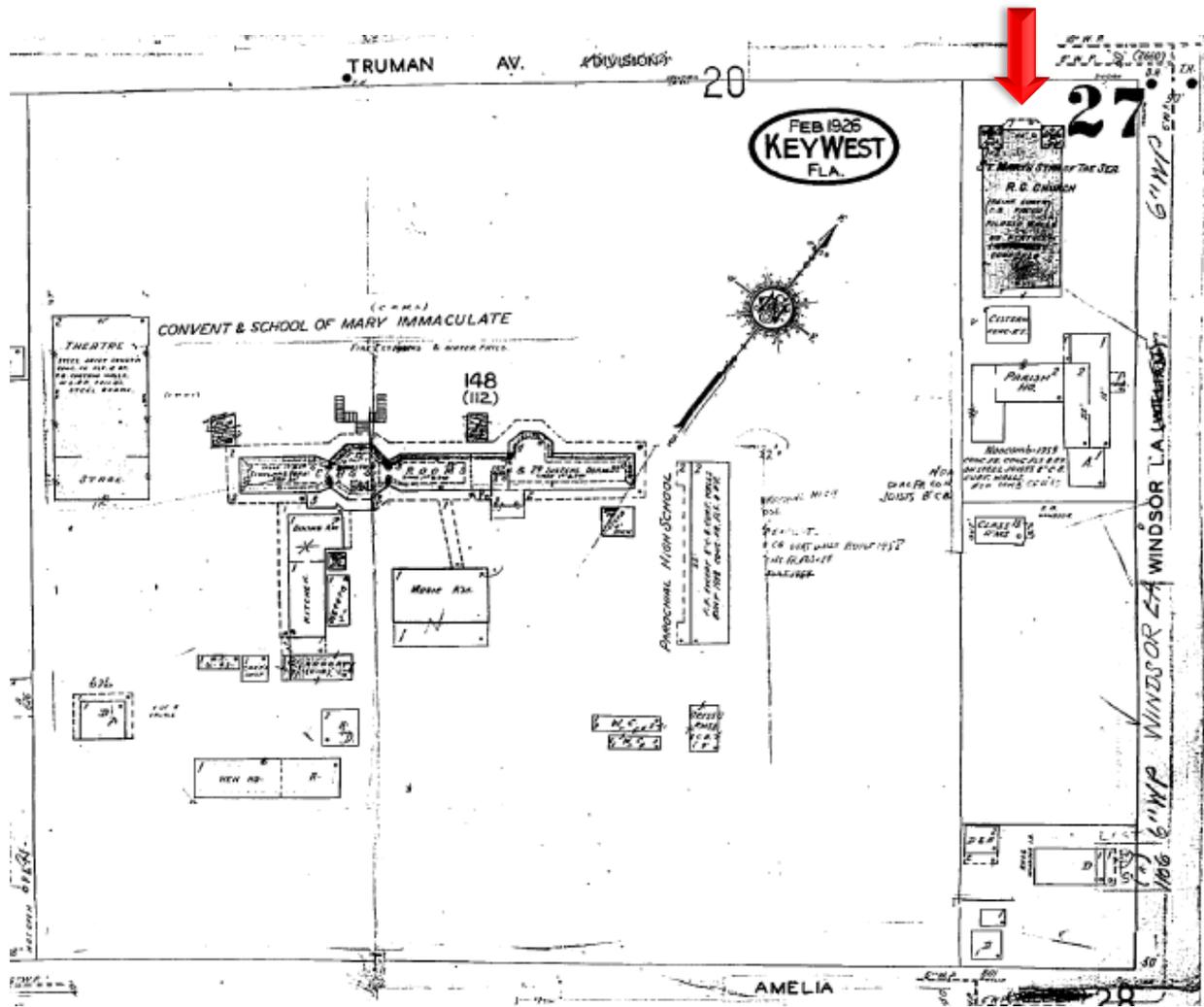
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV**

| | |
|---|-------------------------------------|
| ACCESSORY STRUCTURE(S): | |
| - | |
| | |
| PAVERS: | FENCES: |
| - | |
| | |
| DECKS: | PAINTING: |
| | |
| | |
| SITE (INCLUDING GRADING, FILL, TREES, ETC): | POOLS (INCLUDING EQUIPMENT): |
| | |
| | |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): | OTHER: |
| HVAC roof top units on new addition behind parapet roof | |
| | |

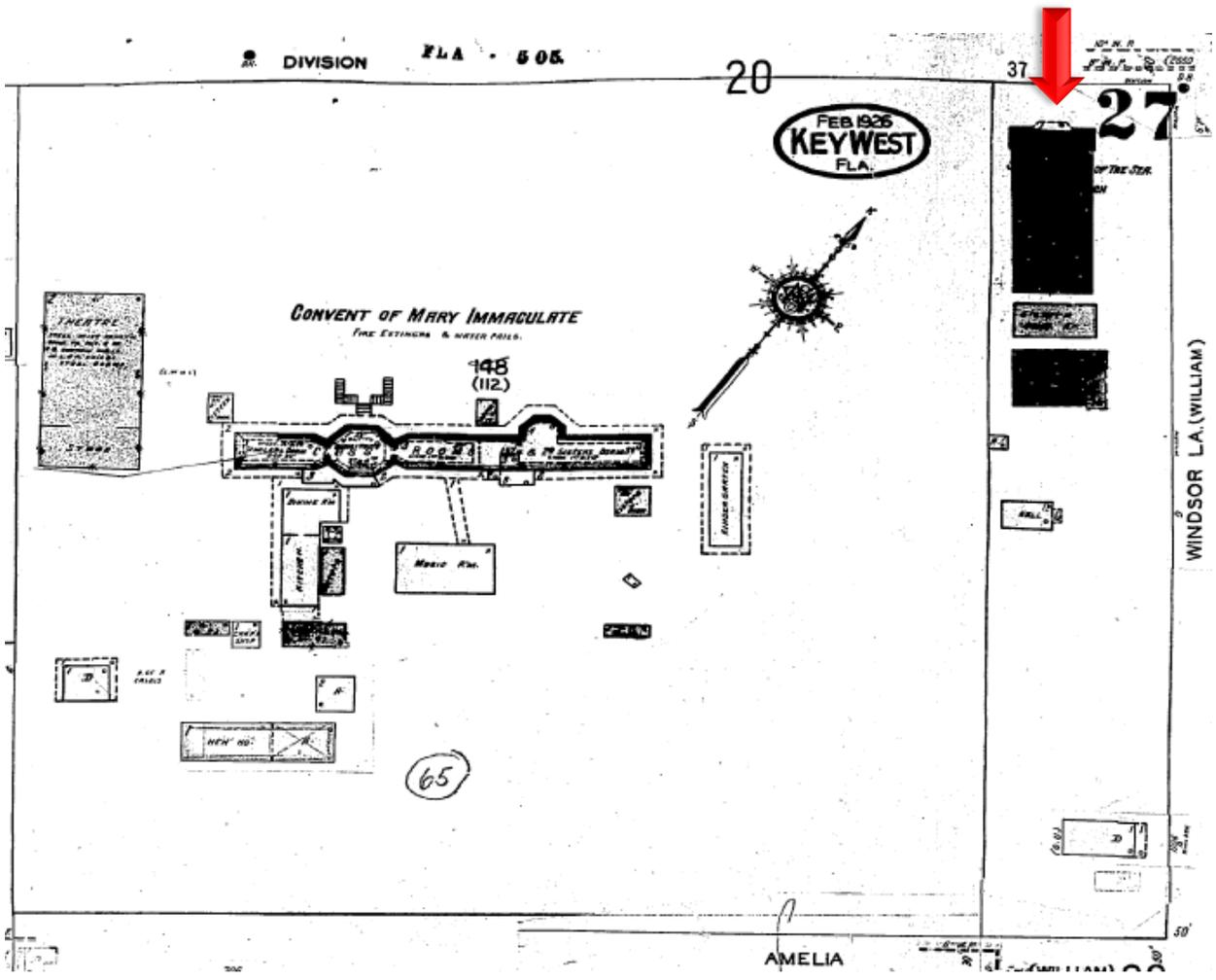
| | | |
|--------------------------------|--|--------------------|
| OFFICIAL USE ONLY: | HARC COMMISSION REVIEW | EXPIRES ON: |
| MEETING DATE: | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING 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



1962 Sanborn Map.



1948 Sanborn Map.

PROJECT PHOTOS

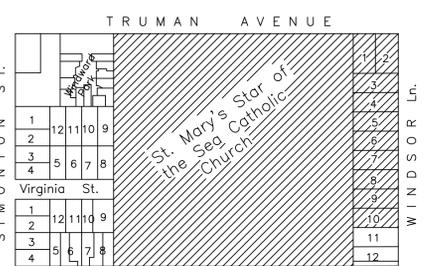


TREE VIEW FROM WINDSOR



TREE VIEW FROM TRUMAN

SURVEY



TRUMAN AVENUE
AMELIA AVENUE
WINDSOR LANE
SIMONTON ST.
LOCATION MAP
Part Tract 12, City of Key West

LEGAL DESCRIPTION:
Tract A:
All that piece, parcel or lot of land situate in the Island of Key West, County of Monroe, and State of Florida and known in the plan of survey of the said Island of Key West by William A. Whitehead delineated in February 1829, as the Southeastly 1/4 of Tract numbered 12 containing 8.55 acres it being the same piece, parcel or lot of land deeded to John P. Baldwin, and to his heirs and assigns as Trustee etc. by Phillip J. Fontane, the deed for which is recorded in Book "E" pages 834 and 835 of Monroe County Records.
AND
Parcel "B":
Lots 1,2,3,4,5,6,7,8,9, & 10, in Block 1, of Subdivision of Lot 8, in Tract 12, of the Island of Key West, said subdivision having been made by W.A. Gwynn, Surveyor and plat of same duly recorded in the Monroe County Records in Plat Book 1, on Page 37 to which reference may be had: Said land commencing on the Southern side of Division Street at the intersection of said Division Street, and the extension of Windsor Lane, extending along the line of Division Street in a Southwesterly direction 114 feet more or less to the line of the Convent property; thence extending at right angles in a Southeastly direction following the line dividing lot 8, of Tract 12, from the Convent property a distance of 488 feet and 6 inches; thence extending at right angles in a Northeastly direction 114 feet more or less to the line of the extension of Windsor Lane; thence extending at right angles in a Northwesterly direction 488 feet and 6 inches to the point of beginning.

SURVEYOR'S NOTES:
North arrow based on plat assumed median
Reference Bearing: R/W Truman Avenue
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: V-271 Elevation: 7.00
Monumentation:
● = set 1/2" Iron Bar, P.L.S. No. 2749
● = Found 1/2" Iron Pipe
● = Found 1/2" Iron Bar
▲ = Set P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail

Site contains 9.4509 Acres, more or less
Field Work performed on: 6/19/00
Abbreviations:
C.U.P. = Concrete Utility Pole
W.U.P. = Wood Utility Pole
W.U.P. = Wood Utility Pole with Guy wire
F.W. = Fire Well
M.W. = Monitoring Well
W.M. = Water Meter
W.V. = Water Valve
E.M. = Electric Manhole
Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
O.R. = Official Records
N.T.S. = Not to Scale
C. = Centerline
B. = Baseline
Elev. = Elevation
B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
Elec. = Electric
Tel. = Telephone
Ench. = Encroachment
O.L. = On Line
C.L.F. = Chain Link Fence
E.U.V. = Electric Utility Vault
M.H. = Man Hole
San. = Sanitary
C.B. = Storm Water Catch Basin
Inv. = Invert
B.P.Z. = Backflow Prevention Valve
P.V.C. = Polyvinyl Pipe
R.C.P. = Reinforced Concrete pipe
+ = Fire Hydrant
* = Light
O = sign
o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
B. = Baseline
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
P.I. = Point of Intersection
wd. = Wood
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
Hyd. = Fire Hydrant
F.W. = Fire Well
A/C = Air Conditioner

CERTIFICATION:
I HEREBY CERTIFY that the attached Boundary & Topographical Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61C17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

| | | | |
|--|-------------|------------------------|-----------------|
| Saint Mary's Star of the Sea Catholic Church Truman & Windsor Avenue, Key West, Florida 33040 | | | |
| Boundary & Topographical Survey | | Dwn No.: 01-336 | |
| Scale: 1"=30' | Ref. 152-41 | Flood panel No. 1716 H | Dwn. By: F.H.H. |
| Date: 6/7/01 | | Flood Zone: X | Flood Elev. - |
| REVISIONS AND/OR ADDITIONS | | | |
| | | | |
| c/dwg/blk.122 | | | |

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237

PROPOSED DESIGN

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' X100' (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



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 |
|------------|------|
| | |

T1.1
SHEET #

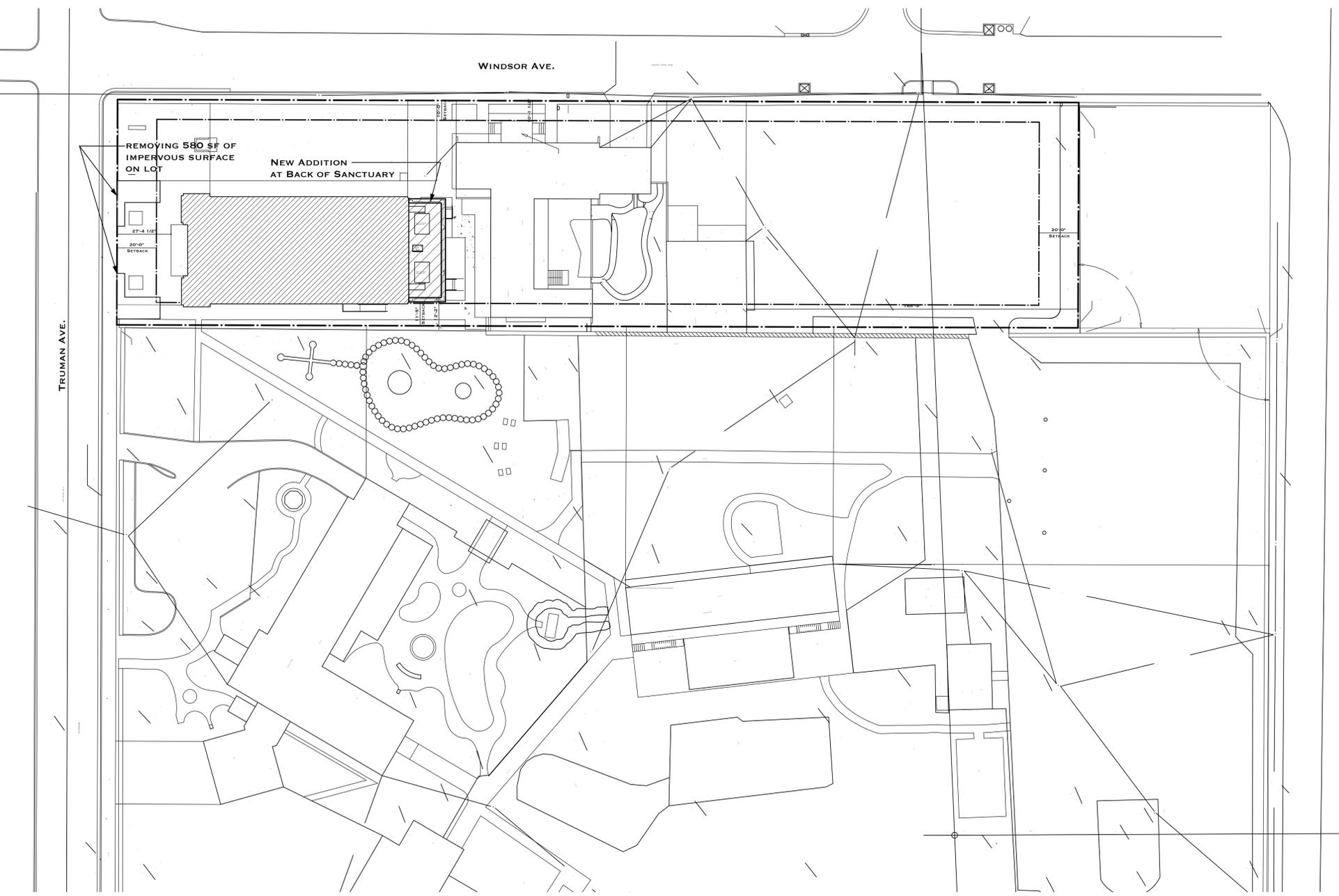


SITE DATA 1010 WINDSOR LANE
RE# 00030040-000000

| 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

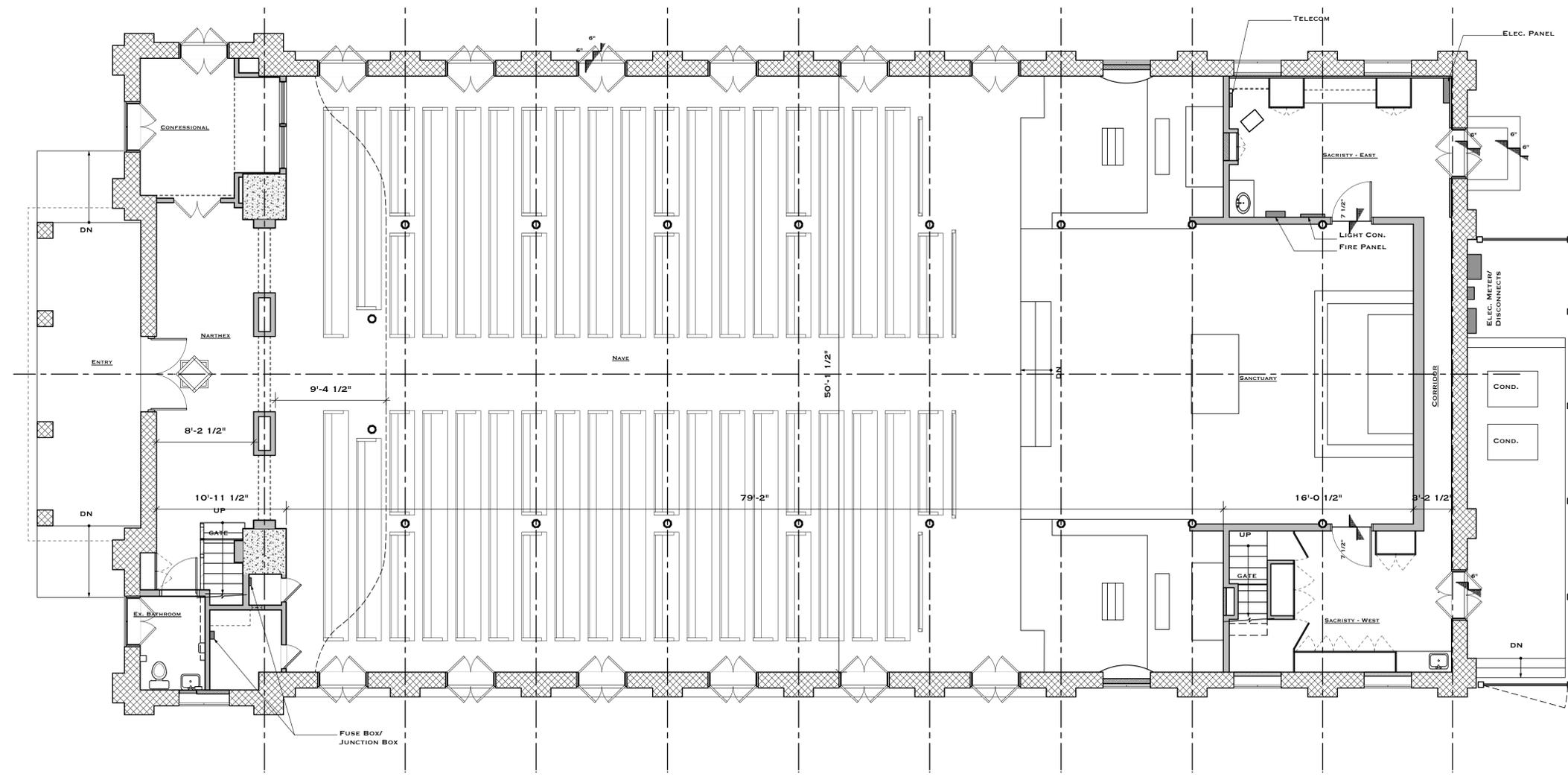
DRAWING TITLE:
ARCHITECTURAL SITE PLAN

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 #



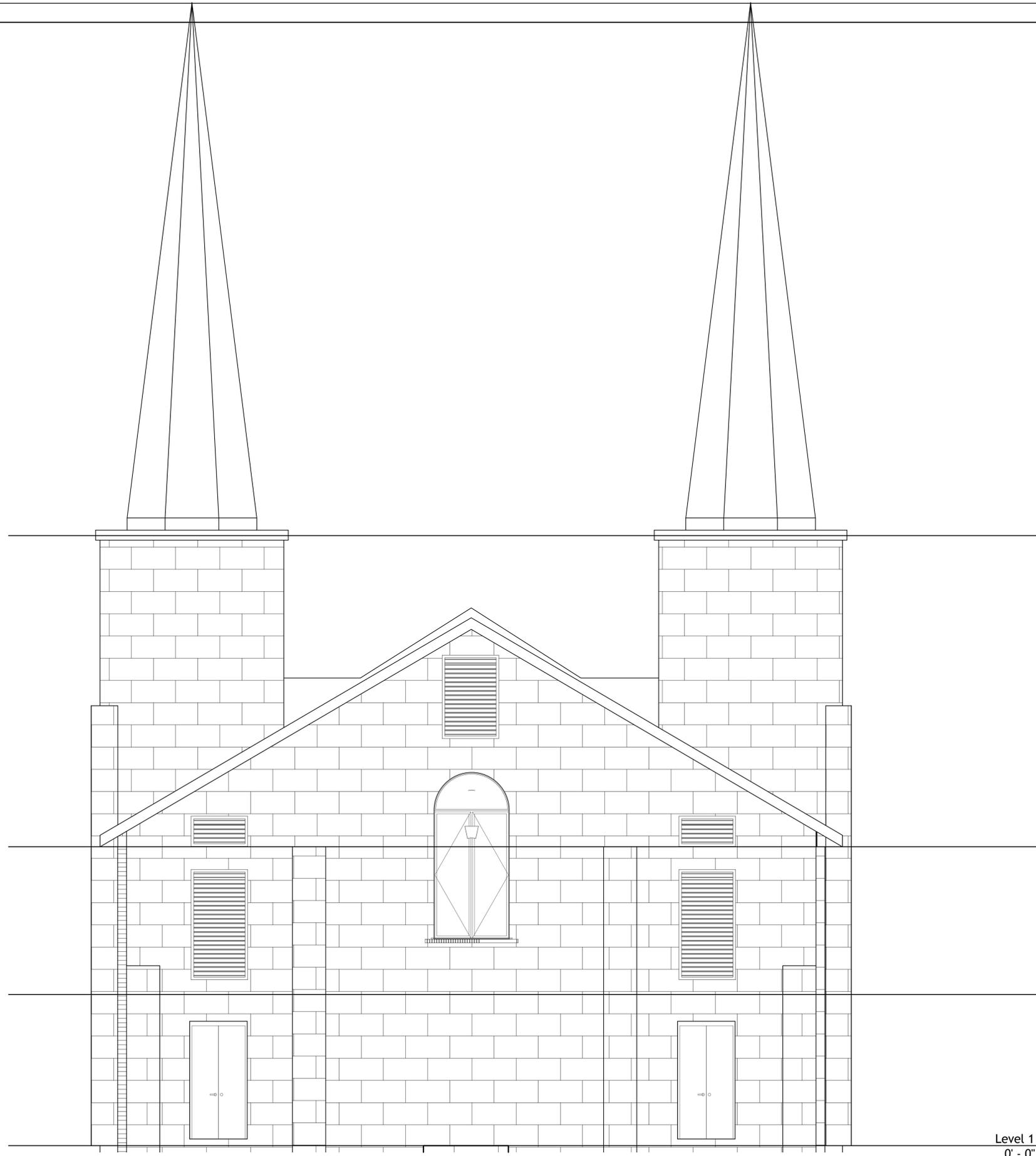
EXISTING PARTIAL WINDSOR SIDE



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

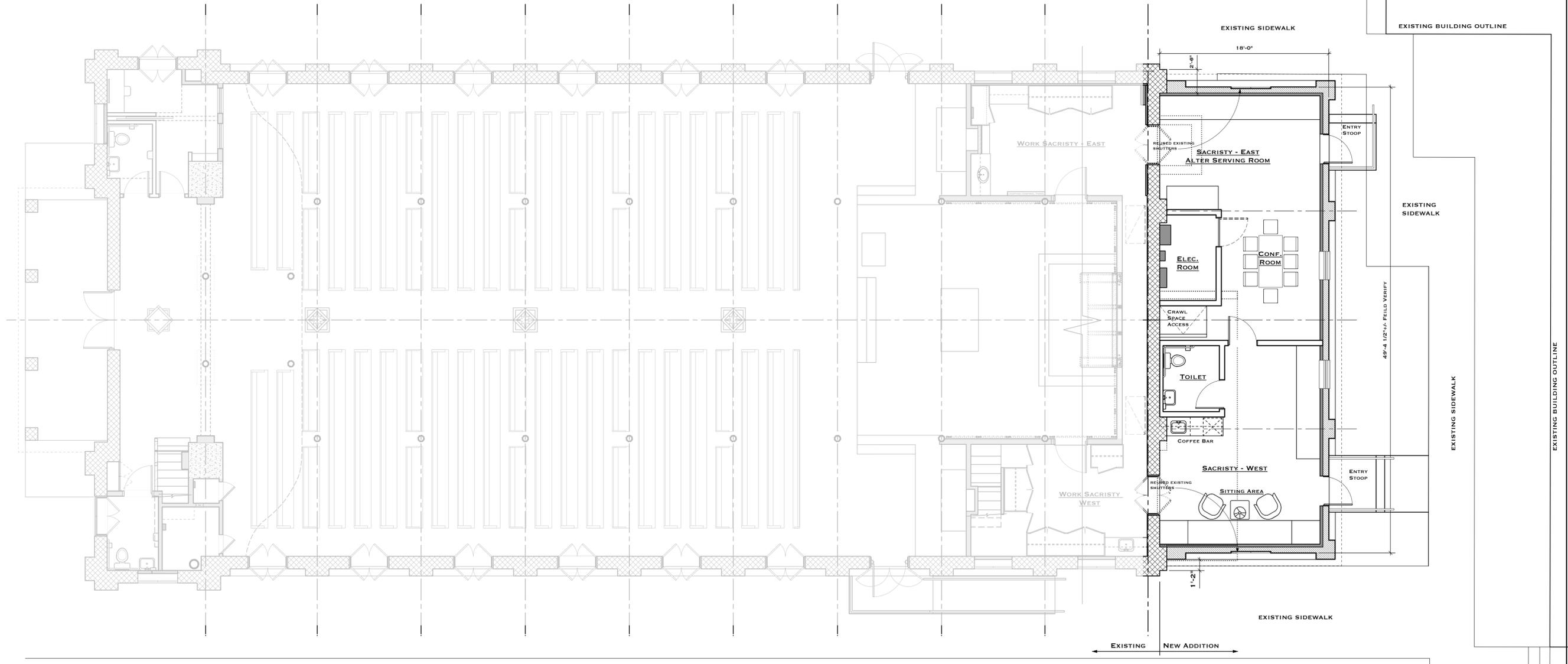
DRAWN: JFS, TSN
CHECKED: TSN
DATE: 12-05-2025

REVISION # DATE

EX1.2
SHEET #

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

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505





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

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

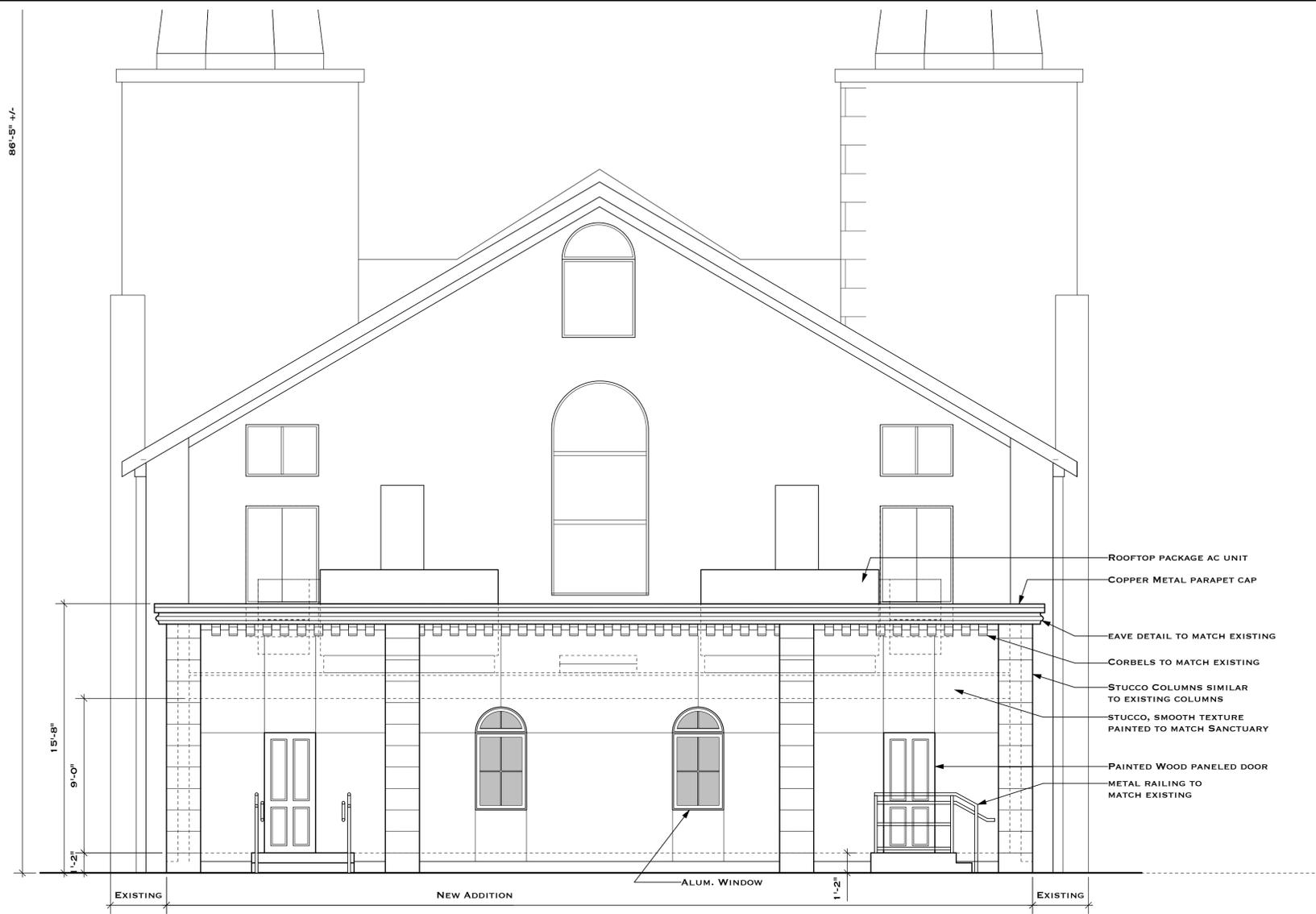
3
A3.1 **PARTIAL SANCTUARY SOUTHWEST SIDE ELEVATION**
 SCALE: 1/8" = 1'-0"

DRAWING TITLE:
SANCTUARY
PROPOSED ELEVATIONS

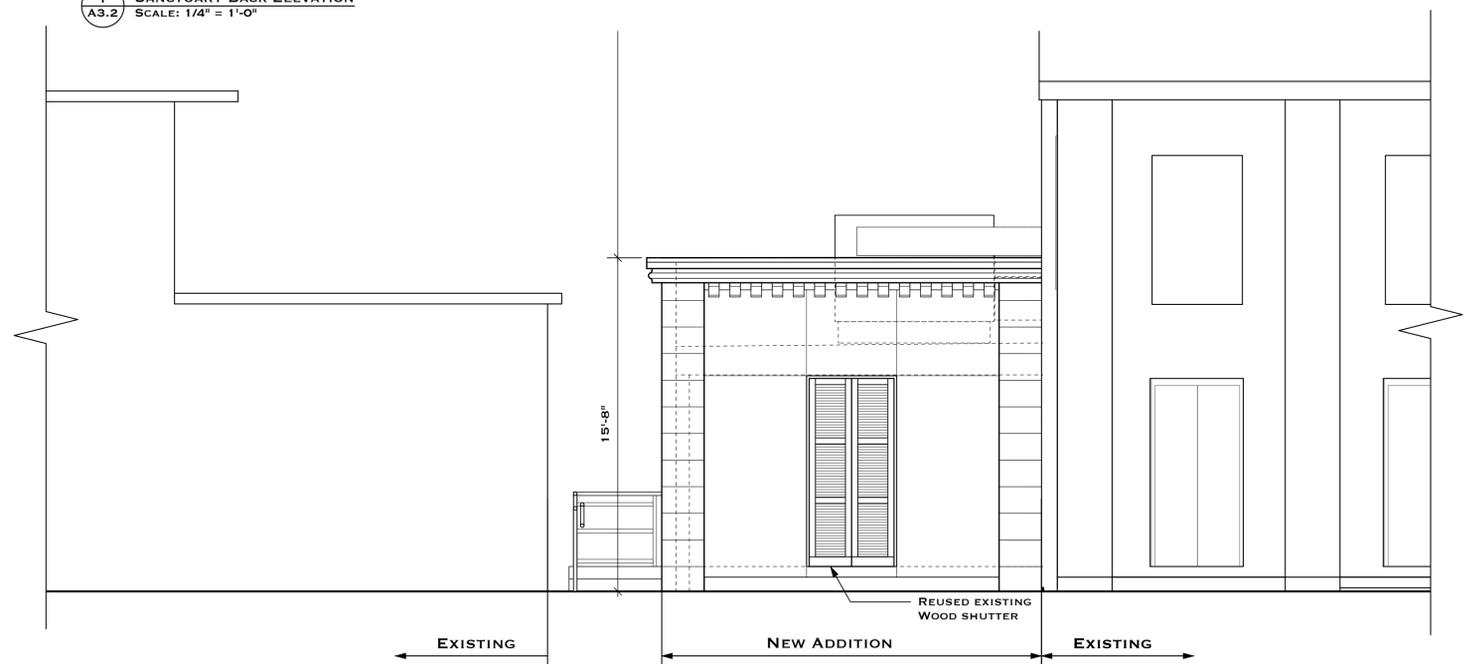
DRAWN: JFS, TSN
 CHECKED: TSN
 DATE: 12-05-2025

| REVISION # | DATE |
|------------|------|
| | |

A3.1
 SHEET #



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



2
A3.2 PARTIAL SANCTUARY WINDSOR SIDE ELEVATION
 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 #

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., March 24, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MINOR DEVELOPMENT PLAN – NEW ONE-STORY ADDITION AT REAR OF CONTRIBUTING STRUCTURE AND SITE IMPROVEMENTS (THE BASILICA OF ST. MARY STAR OF THE SEA).

#1010 WINDSOR LANE

Applicant – T.S. Neal Architects Application #C2025-0106

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at 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 T. SETH NEAL, 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:

1810 WINNSON SIDE + FRONT on the 24 day of MARCH, 2026.

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 MARCH 24, 2026.

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 20250196.

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

Signed Name of Affiant:

T. Seth Neal

Date: 3-18-2026

Address: 22974 OVALSBS HWY

City: CURTIS FL

State, Zip: FL / 33042

The forgoing instrument was acknowledged before me on this 18 day of MARCH, 2026

By (Print name of Affiant) T Seth Neal who is personally known to me or has produced identification and who did take an oath.

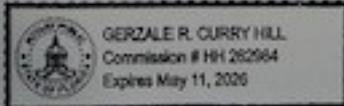
NOTARY PUBLIC

Sign Name:

Print Name:

Gerzale R. Curry Hill
Notary Public - State of Florida (seal)

My Commission Expires: _____







Public
Meeting
Notice

AMERICAN OVERSIGHT
AMERICAN OVERSIGHT
AMERICAN OVERSIGHT
AMERICAN OVERSIGHT
AMERICAN OVERSIGHT



Public Access Notice



IN HONOREM
SACRATAE MARIE STELLAE MARIS
DICATVM
OPVS INCEPTVM
DIE 2 FEB MCMIV

Public Meeting Notice

NOTICE OF PUBLIC MEETING TO BE HELD AT THE OFFICE OF THE BOARD OF GOVERNORS, UNIVERSITY OF CALIFORNIA, 100 UNIVERSITY AVENUE, SAN DIEGO, CALIFORNIA, ON FEBRUARY 2, 1964, AT 10:00 A.M.

MEMORANDUM

TO: THE BOARD OF GOVERNORS

FROM: THE BOARD OF GOVERNORS

SUBJECT: THE BOARD OF GOVERNORS

RE: THE BOARD OF GOVERNORS



PROPERTY APPRAISER INFORMATION

Monroe County, FL

** 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 00030040-000000
 Account# 1030791
 Property ID 1030791
 Millage Group 10KW
 Location Address 1010 WINDSOR Ln, KEY WEST
 Legal Description KW TROPICAL SUB PB1-37 LOTS 1 TO 10 SQR 1 TR 12 G60-100/101 UU-71 OR880-1739
 (Note: Not to be used on legal documents.)
 Neighborhood 32130
 Property Class CHURCHES (7100)
 Subdivision Tropical Building and Investment Co Sub
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing No



Owner

[WENSKI THOMAS G ARCHBISHOP OF ARCHDIOCESE OF MIAMI](#)
 9401 Biscayne Blvd
 Miami Shores FL 33138

Valuation

| | 2025 Preliminary Values | 2024 Certified Values | 2023 Certified Values | 2022 Certified Values |
|----------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$3,269,445 | \$3,378,427 | \$3,277,305 | \$3,430,875 |
| + Market Misc Value | \$79,743 | \$77,844 | \$78,704 | \$79,565 |
| + Market Land Value | \$2,875,000 | \$2,875,000 | \$2,875,000 | \$2,875,000 |
| = Just Market Value | \$6,224,188 | \$6,331,271 | \$6,231,009 | \$6,385,440 |
| = Total Assessed Value | \$6,224,188 | \$6,331,271 | \$6,231,009 | \$6,385,440 |
| - School Exempt Value | (\$6,224,188) | (\$6,331,271) | (\$6,231,009) | (\$6,385,440) |
| = School Taxable Value | \$0 | \$0 | \$0 | \$0 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|-------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2024 | \$2,875,000 | \$3,378,427 | \$77,844 | \$6,331,271 | \$6,331,271 | \$6,331,271 | \$0 | \$0 |
| 2023 | \$2,875,000 | \$3,277,305 | \$78,704 | \$6,231,009 | \$6,231,009 | \$6,231,009 | \$0 | \$0 |
| 2022 | \$2,875,000 | \$3,430,875 | \$79,565 | \$6,385,440 | \$6,385,440 | \$6,385,440 | \$0 | \$0 |
| 2021 | \$2,875,000 | \$3,426,979 | \$80,426 | \$6,382,405 | \$6,382,405 | \$6,382,405 | \$0 | \$0 |
| 2020 | \$2,875,000 | \$3,532,425 | \$81,286 | \$6,488,711 | \$6,488,711 | \$6,488,711 | \$0 | \$0 |
| 2019 | \$2,875,000 | \$3,532,425 | \$82,147 | \$6,489,572 | \$6,489,572 | \$6,489,572 | \$0 | \$0 |
| 2018 | \$2,875,000 | \$3,310,557 | \$59,064 | \$6,244,621 | \$6,244,621 | \$6,244,621 | \$0 | \$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 EXEMPT (100E) | 1.25 | Acreage | 114 | 478.5 |

Buildings

| | | | |
|-----------------------|-------------------|---------------------------|--------|
| Building ID | 40001 | Exterior Walls | CUSTOM |
| Style | | Year Built | 1930 |
| Building Type | CHURCHES-A- / 71A | EffectiveYearBuilt | 1994 |
| Building Name | | Foundation | |
| Gross Sq Ft | 6416 | Roof Type | |
| Finished Sq Ft | 6156 | Roof Coverage | |
| Stories | 3 Floor | Flooring Type | |
| Condition | AVERAGE | Heating Type | |
| Perimeter | 432 | Bedrooms | 0 |
| Functional Obs | 0 | Full Bathrooms | 2 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 40 | Grade | 400 |
| Interior Walls | | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 6,156 | 6,156 | 0 |
| OPF | OP PRCH FIN LL | 260 | 0 | 0 |
| TOTAL | | 6,416 | 6,156 | 0 |

| | | | |
|-----------------------|-------------------|---------------------------|--------|
| Building ID | 40002 | Exterior Walls | C.B.S. |
| Style | | Year Built | 1970 |
| Building Type | CHURCHES-A- / 71A | EffectiveYearBuilt | 1994 |
| Building Name | | Foundation | |
| Gross Sq Ft | 13508 | Roof Type | |
| Finished Sq Ft | 15576 | Roof Coverage | |
| Stories | 2 Floor | Flooring Type | |
| Condition | AVERAGE | Heating Type | |
| Perimeter | 728 | Bedrooms | 0 |
| Functional Obs | 0 | Full Bathrooms | 8 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 40 | Grade | 450 |
| Interior Walls | | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|---------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 10,384 | 15,576 | 0 |
| GBF | GAR FIN BLOCK | 624 | 0 | 0 |
| OPF | OP PRCH FIN LL | 364 | 0 | 0 |
| OUF | OP PRCH FIN UL | 184 | 0 | 0 |
| PTO | PATIO | 1,952 | 0 | 0 |
| TOTAL | | 13,508 | 15,576 | 0 |

| | | | |
|-----------------------|-------------------|---------------------------|--------------------|
| Building ID | 40003 | Exterior Walls | AB AVE WOOD SIDING |
| Style | | Year Built | 1900 |
| Building Type | CHURCHES-A- / 71A | EffectiveYearBuilt | 1994 |
| Building Name | | Foundation | |
| Gross Sq Ft | 2360 | Roof Type | |
| Finished Sq Ft | 1620 | Roof Coverage | |
| Stories | 2 Floor | Flooring Type | |
| Condition | AVERAGE | Heating Type | |
| Perimeter | 172 | Bedrooms | 0 |
| Functional Obs | 0 | Full Bathrooms | 0 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 40 | Grade | 400 |
| Interior Walls | | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|---------------------|--------------|---------------|-----------|
| CPF | COVERED PARKING FIN | 360 | 0 | 0 |
| FLA | FLOOR LIV AREA | 1,620 | 1,620 | 0 |
| OPF | OP PRCH FIN LL | 380 | 0 | 0 |
| TOTAL | | 2,360 | 1,620 | 0 |

Yard Items

| Description | Year Built | Roll Year | Size | Quantity | Units | Grade |
|----------------|------------|-----------|---------|----------|----------|-------|
| CONC PATIO | 1969 | 1970 | 0 x 0 | 1 | 1380 SF | 2 |
| ASPHALT PAVING | 1995 | 1996 | 0 x 0 | 1 | 21378 SF | 2 |
| CUSTOM POOL | 2005 | 2006 | 12 x 36 | 1 | 432 SF | 2 |

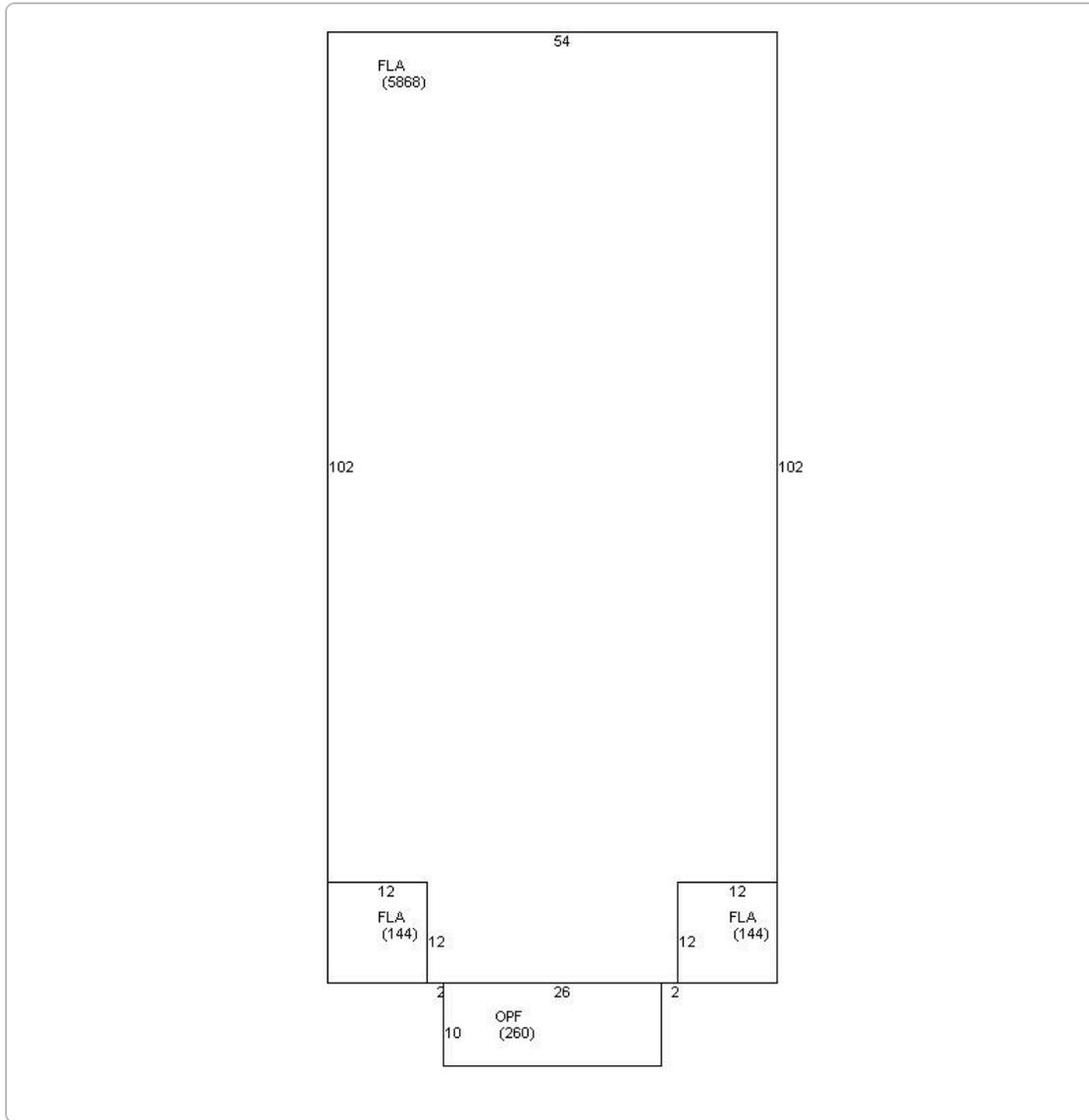
Permits

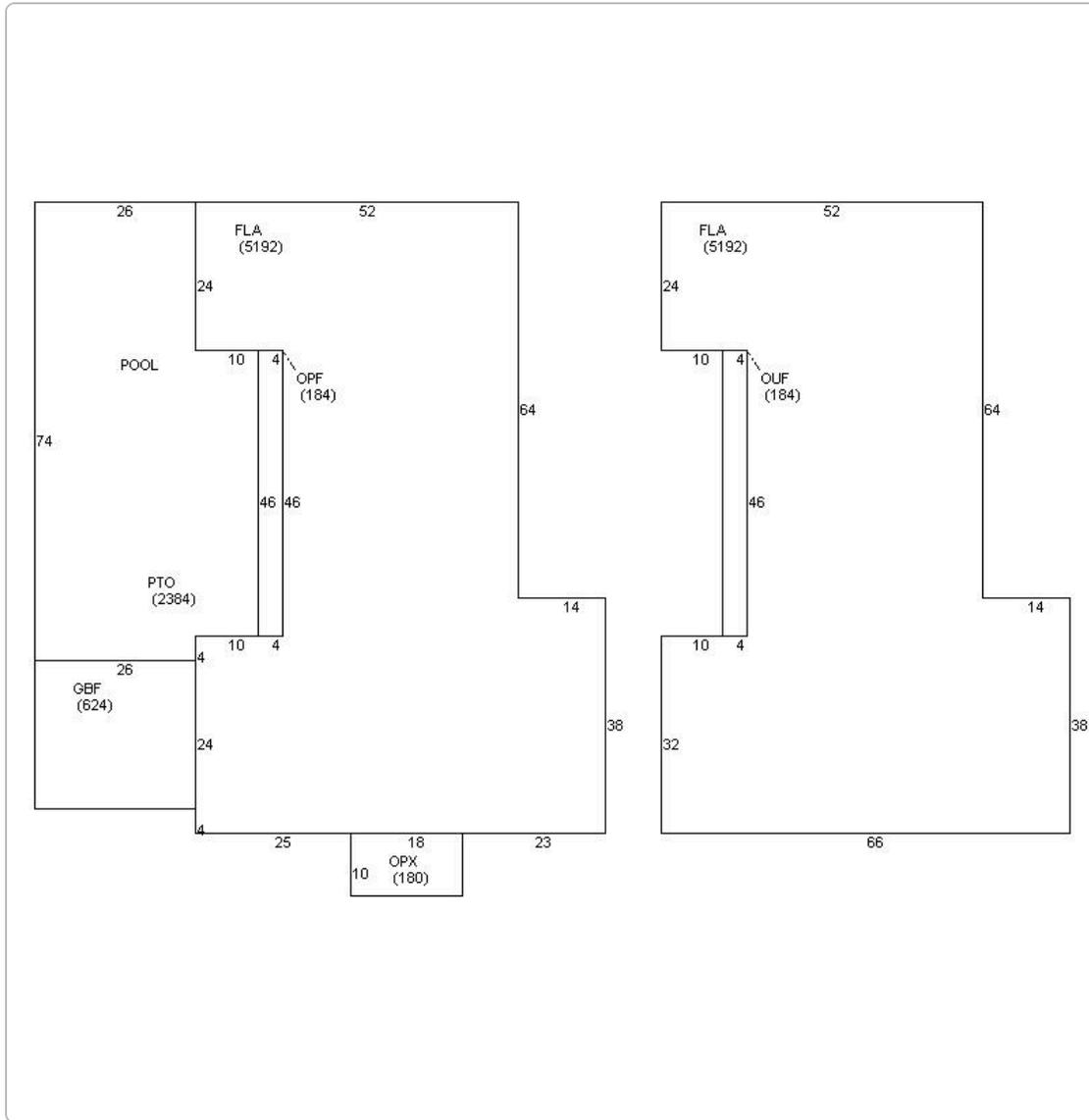
| Number | Date Issued | Status | Amount | Permit Type | Notes |
|---------------|-------------|-----------|-----------|-------------|--|
| BLD2025-0268 | 05/19/2025 | Completed | \$122,000 | Commercial | Construct new sidewalk canopy |
| BLD2025-0713 | 03/27/2025 | Completed | \$8,000 | Commercial | 20 light fixtures |
| BLD2025-0292 | 02/10/2025 | Completed | \$4,000 | Commercial | 1010 WINDSOR LN ARCHIBISCUP ROOM. MINISPLIT INSTALLATION MSZ-WR18NA-U1 (INDOOR UNIT) AND MUZ-WR18NA-U2 (OUTDOOR UNIT) |
| BLD2021-2919 | 10/15/2021 | Active | \$2,000 | Commercial | WALL FLASHING OVER PORCH ROOF. INSTALL RETRO FIT PIPE BOOT. HAUL AWAY ALL TRASH AND ROOF DEBRIS. |
| BLD2021-1743 | 06/15/2021 | Expired | \$2,000 | Commercial | REPLACE ROTTEN SIDING ON GABLE AT FRONT OF GIFT SHOP (APPROXIMATELY 80SF) - SAME TYPE OF MATERIALS, SPACING AND COLOR). **NOC EXEMPT** HARC INSPECTION REQUIRED |
| 16-00004179 | 11/07/2016 | Completed | \$15,000 | Commercial | R/R EXTERIOR STAIRS TO THE SECOND FLOOR GIRLS GYM. (STAIRWAY HAS BEEN CONDMNED BY THE BUILDING OFFICIAL). N.O.C. REQUIRED. HARC INPSECTION REQUIRED. GH |
| 2016-00000582 | 02/12/2016 | Completed | \$49,000 | Commercial | TO THE GYMNASIUM ROOF: ROOF OVER EXISTING ROOFING AND INSTALL 1 PLY SECONDARY WATER RESISTANCE, METAL EAVES DRIP, FLASHING AND TPO VINYL ROOFING SYSTEM. ADD INSULATION. 67 SQ. |
| 15-2359 | 09/03/2015 | Expired | \$700,000 | Commercial | RENOVATE CHURCH. NEW WINDOWS, PETITIONS, DOORS, INTERIOR FINISHES, EXTERIOR FACADE FINISHES. |
| 13-2237 | 05/20/2013 | Completed | \$2,800 | Commercial | COMPLETE ELEC. INSTALLATION OF UNDERGROUND ELEC. POWER SUPPLY FOR EXT. SUB PANEL IN THE STORAGE MECH. BLDG. FED FROM THE EXT. SERVICE LOCATION. INSTALLTION OF: 1 1/2" PVC CONDUIT, #3 THIN CONDUCTORS W/GROUND, GROUNDING BY THE SUB PANEL, GROUNDING BY THE SERVICE. SUPPLY OF COVER FOR EXT. MDP PANEL. |
| 09-00001838 | 07/10/2009 | Completed | \$1,445 | Commercial | INSTALL FIRE ALARM SYSTEM |
| 09-00001840 | 07/10/2009 | Completed | \$2,000 | Commercial | INSTALL ELECTRICAL FOR EXHAUST HOOD |
| 09-00002055 | 07/10/2009 | Completed | \$500 | Commercial | INSTALL TWO 420 LB PROPANE TANKS 100 GALLON EACH. INSTALL 80' GAS LINE TO KITCHEN EQUIPMENT |
| 09-00001839 | 07/08/2009 | Completed | \$5,000 | Commercial | INSTALL HOOD VENTILATION SYSTEM |
| 09-00002060 | 07/08/2009 | Completed | \$3,000 | Commercial | INSTALL FIRE SUPPRESSION SYSTEM FOR EXHAUST HOOD AND APPLIANCES |
| 09-00001837 | 06/30/2009 | Completed | \$2,450 | Commercial | INSTALL TWO CONCRETE SLABS FOR PROPANE TANK. INSTALL DOUBLE 5/8 DRYWALL AND ONE LAYER 1/2 INCH DURAROCK BEHIND RANGE HOOD |
| 06-0457 | 02/09/2006 | Completed | \$3,500 | Commercial | REPLACE BACK-STOP; INSTALL BLEECHERS, CHAINLINK FENCE FOR DUGOUTS |
| 05-3997 | 09/14/2005 | Completed | \$2,000 | Commercial | ELECTRIC FOR NEW POOL |
| 05-3307 | 08/09/2005 | Completed | \$33,000 | Commercial | INSTALL INGROUND POOL AND CONCRETE DECK& DRAINAGE SWALE |
| 05-1603 | 07/12/2005 | Completed | \$80,000 | Commercial | RELOCATE GAZEBO'S |
| 04-1886 | 07/19/2004 | Completed | \$37,000 | Commercial | HIP ROOFED PORCH |
| 04-0156 | 04/06/2004 | Completed | \$142,000 | Commercial | FENCE & FOUNTAIN |
| 03-2214 | 06/20/2003 | Completed | \$12,453 | Commercial | CHILDREN'S SWINGS |
| 03-1313 | 04/10/2003 | Completed | \$2,500 | Commercial | REPAIR FACIA |
| 0201608 | 06/17/2002 | Completed | \$15,700 | Commercial | REROOF BLDG |
| 02-1586 | 06/14/2002 | Completed | \$2,000 | Commercial | LAWN SPRINKLER'S |
| 01-3280 | 10/03/2001 | Completed | \$16,100 | Commercial | ROOF |
| 0000818 | 04/12/2000 | Completed | \$1,000 | Commercial | PAINT EXTERIOR |
| 0000900 | 04/07/2000 | Completed | \$10,000 | Commercial | CENT A/C |
| 9902989 | 08/26/1999 | Completed | \$180,000 | Commercial | ROOFS ON 5 BLDGS |
| 9901463 | 04/29/1999 | Completed | \$100 | Commercial | PAINT CHURCH TOWER |
| 9900077 | 01/08/1999 | Completed | \$2,884 | Commercial | SECURTY ALARM |
| 9900079 | 01/08/1999 | Completed | \$7,800 | Commercial | FIRE ALARM SYSTEM |
| 9803811 | 12/07/1998 | Completed | \$50,000 | Commercial | FIRE DAMAGE CLEANING |
| 9802032 | 07/27/1998 | Completed | \$5,000 | Commercial | INSULATE CEILING |
| 9703008 | 02/06/1998 | Completed | \$500 | Commercial | INSTALL POLE SIGN |
| 9702836 | 09/01/1997 | Completed | \$5,000 | Commercial | DEVELOP ROSARY BY GROTTTO |
| 9701469 | 05/01/1997 | Completed | \$15,000 | Commercial | REPLACE EXISTING AC |
| 9700675 | 03/01/1997 | Completed | \$50,000 | Commercial | INSTALL C/AC |
| 9700783 | 03/01/1997 | Completed | \$12,000 | Commercial | ELECTRICAL |
| 9603396 | 08/01/1996 | Completed | \$35,000 | Commercial | PAVING |
| M952979 | 09/01/1995 | Completed | \$15,000 | Commercial | REPLACE 20 TON A/C |

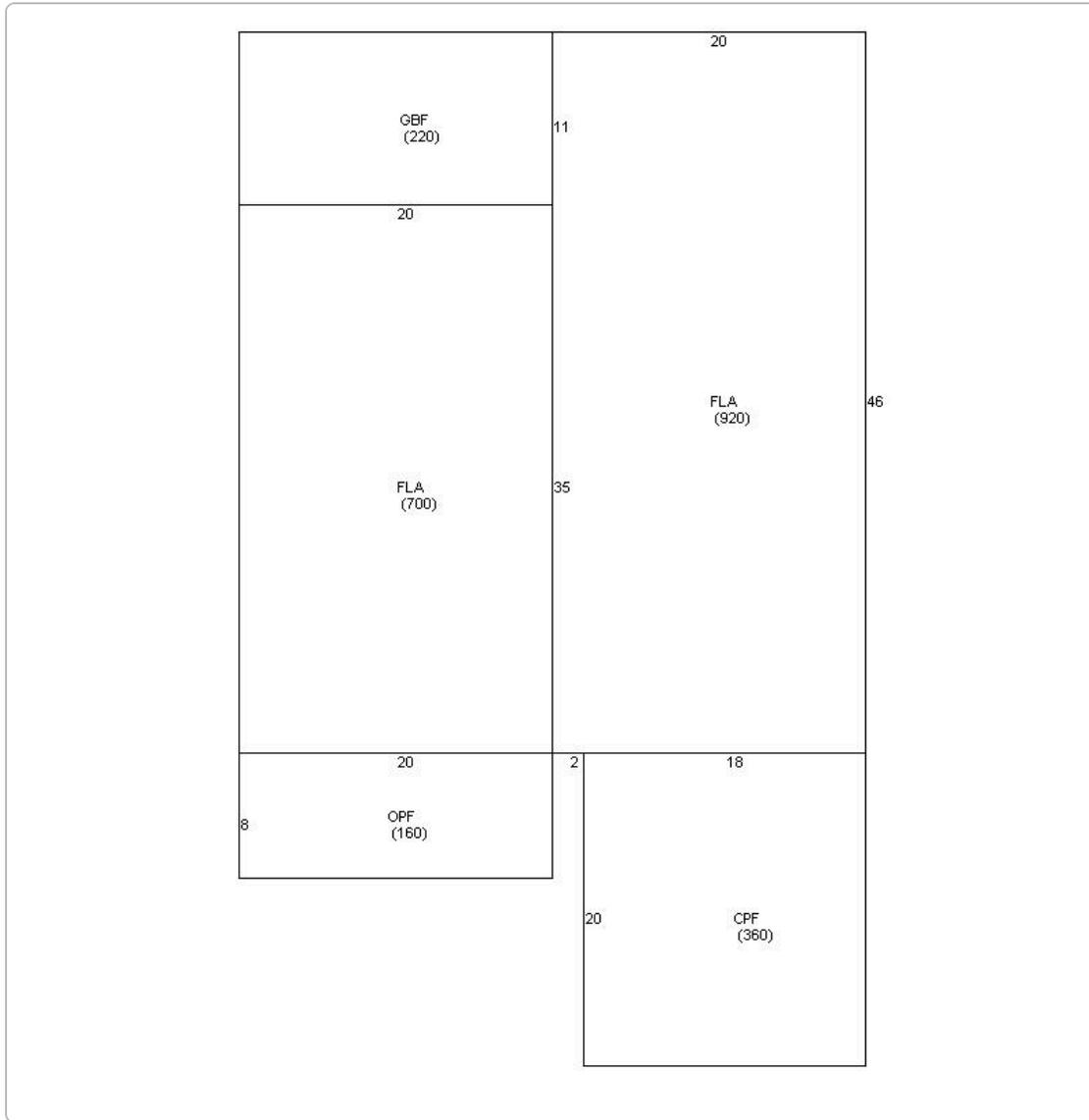
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)







Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Sales.

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: 8/20/2025, 2:12:52 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL