



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: October 28, 2025

Applicant: Nautilus Drafting & Design Services

Application Number: H2024-0012

Address: 1011 Windsor Lane

Description of Work:

New two-story structure in rear of property.

Site Facts:

The building under review is a historic and contributing structure to the historic district built circa 1899. The site consists of a two-story historic structure with a one-story sawtooth in the rear. The sawtooth is historic as it shows as early as the 1912 Sanborn Map. On May 27, 2025, HARC reviewed an after-the-fact application for the enclosure of the bump-out and the removal of the staircase on the north elevation. The design portion of the application was denied, while the demolition work was approved with conditions. The code case also included a two-story frame structure at the rear, which was demolished in 2022, along with an elevated walkway that previously connected the two-story structure to the principal building. The wooden staircase and the first-floor covered porch with a second-floor open porch were also part of the case. The proposed reconstruction of the first-floor covered porch, second-floor open porch, and wooden staircase were reviewed and approved by the HARC Commission on March 25, 2025. The applicant is now submitting a proposal for a new two-story accessory structure at the rear. Currently the house sits on piers and is located within the X flood zone.



Photo of house under review. Monroe County Library 1965.

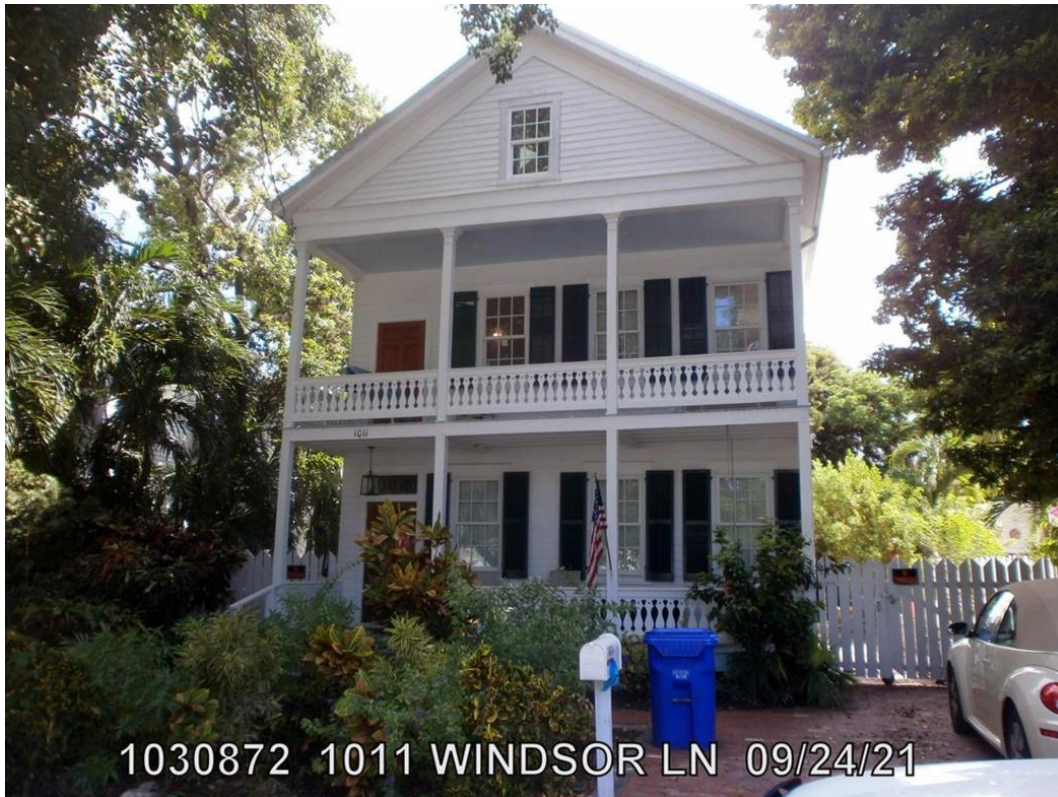


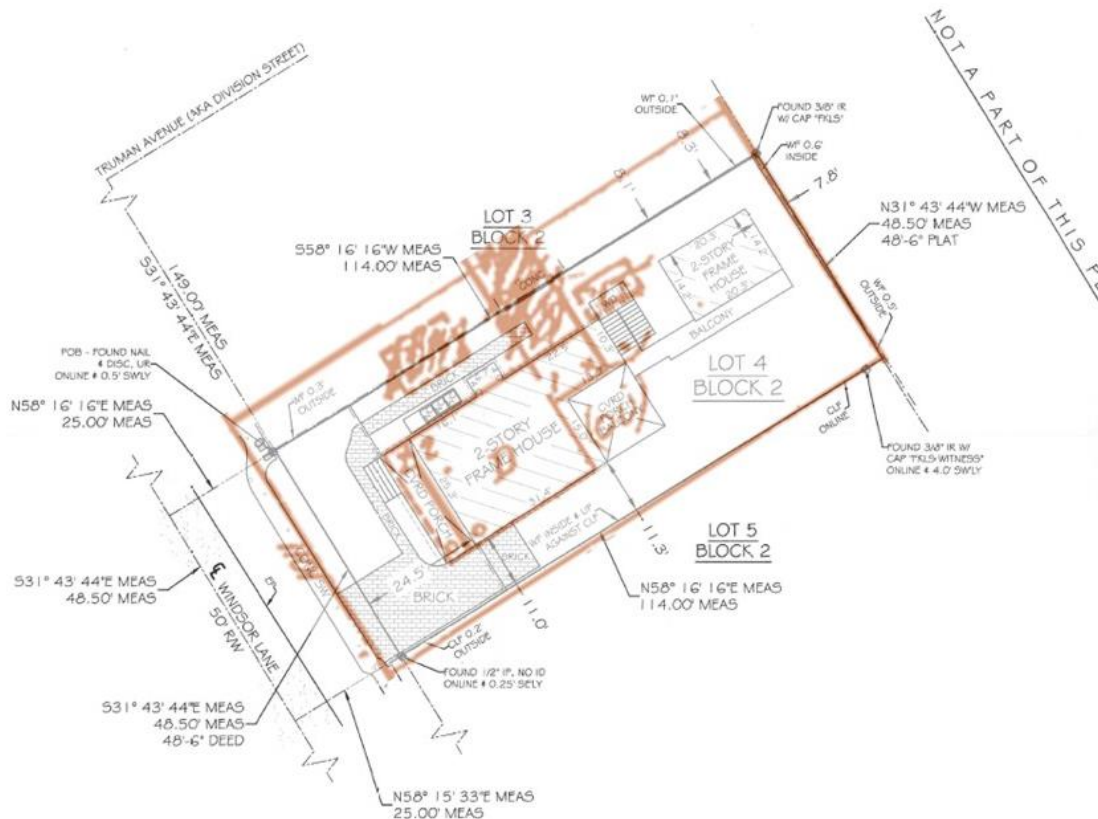
Photo of house under review. Property Appraisers website 09/24/21.



Photo of house under review around 2018 when building was sold. (realtor.com)



Photo of rear of house.



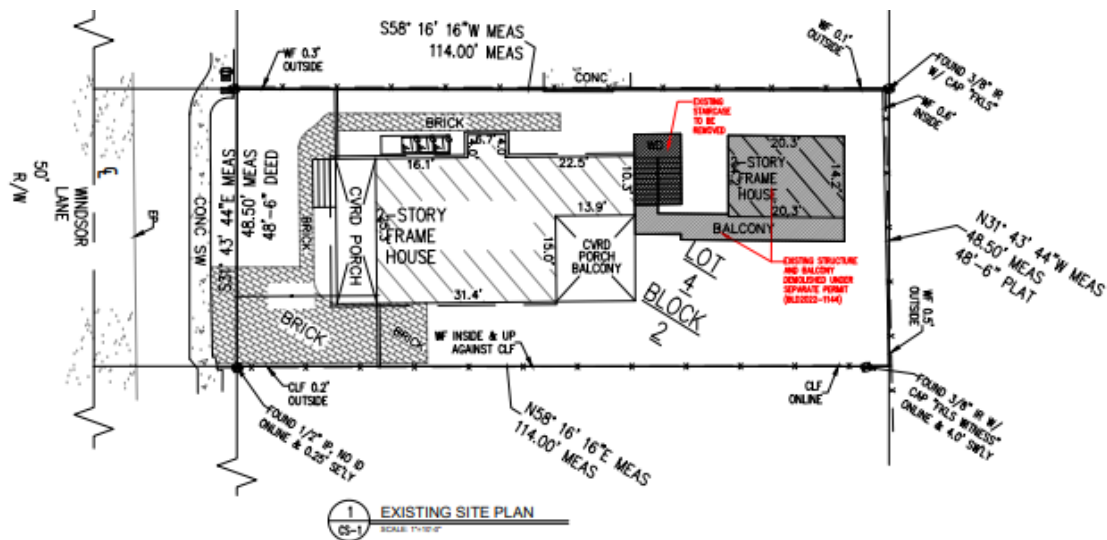
1962 Sanborn Map and current survey.

Guidelines Cited on Review:

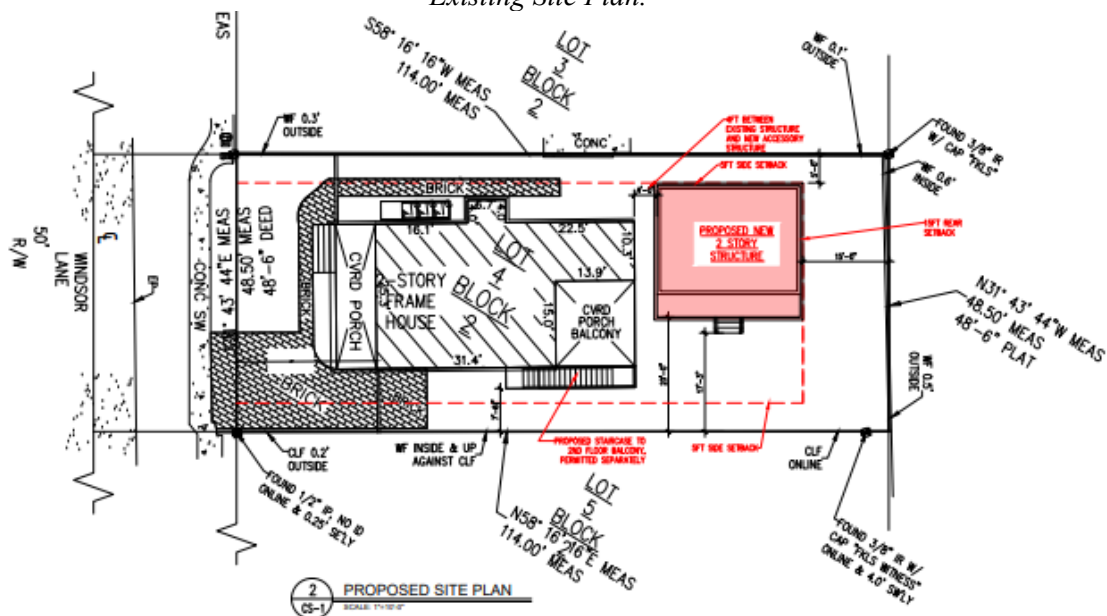
- Guidelines for Roofing (pages 26-26a), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-30e), specifically guidelines A (6, 7, 8 and 9).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically first paragraph, guidelines 8, 9, 10, and 11.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1 and 2.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7 (last sentence), 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 22, 23, 24, and 25.

Staff Analysis:

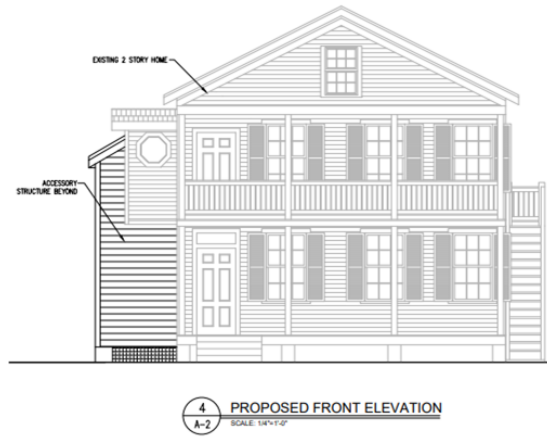
A Certificate of Appropriateness is currently under review for the construction of a new two-story structure at the rear of the property. The property contains two units (two BPAS allocations), and one of these allocations will be transferred to the new structure. The proposed design features an eyebrow-style structure to match the adjacent unit at 1009 Windsor Lane. It will be set back 4 feet from the existing contributing main structure. The new building will include 5V-crimp metal roofing, 6-over-6 aluminum impact-rated windows and doors, 6x6 posts, wood railings, 4.5-inch Hardie lap siding, and 4.5-inch Hardie trim. The structure will measure 25 feet by 19 feet, with a height of 22 feet 11 inches, and will feature lattice panels between the foundation piers.



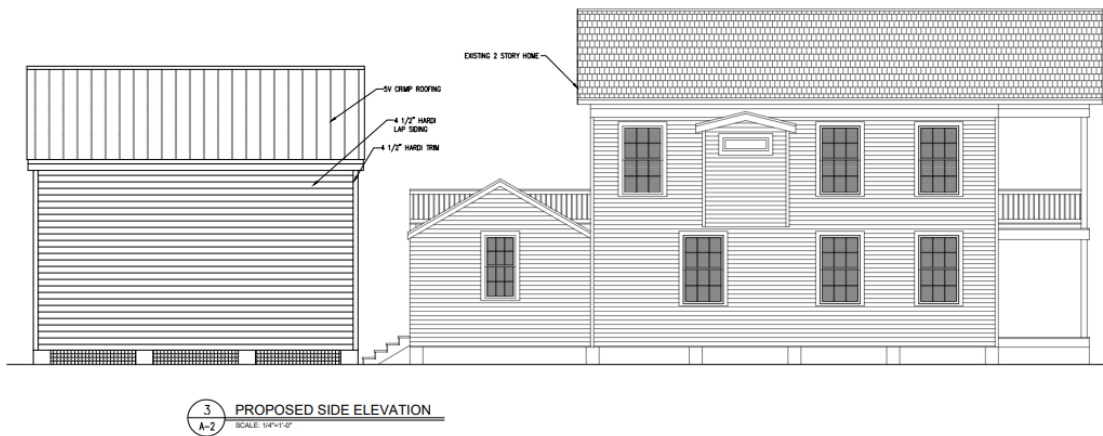
Existing Site Plan.



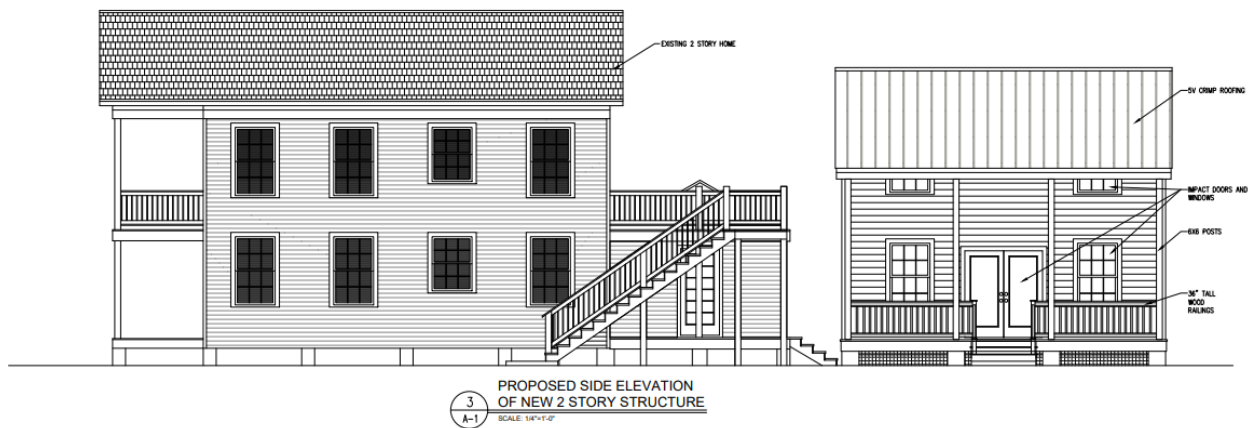
Proposed Site Plan.



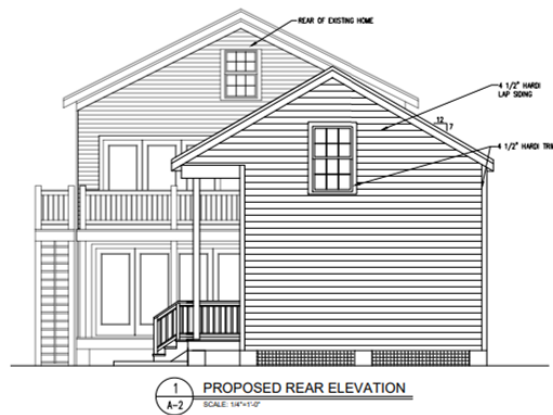
Proposed Front Elevation.



Proposed North/side Elevation.



Proposed South/side Elevation.



Proposed Rear Elevation.

Consistency with Cited Guidelines:

The proposed two-story eyebrow style structure is generally consistent with the HARC Guidelines. The eyebrow form is a traditional architectural type unique to Key West. While the new structure is somewhat tall, it is set back from the contributing main house and remains visually secondary, ensuring it does not overpower the main building. The height and proportions are generally in scale with nearby structures, meeting Guidelines 1 and 11 for size, scale, and massing. The use of 5V-crimp metal roofing, Hardie lap siding, and aluminum impact windows distinguishes the new construction from the historic structure while keeping it visually compatible. Overall, staff opines that the design is cohesive with the surrounding context.

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 HMDR	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1011 Windsor Ln. Key West, Florida	
NAME ON DEED:	Richard Hoy	PHONE NUMBER (215)-605-1014
OWNER'S MAILING ADDRESS:	141 31st ST., Avalon, NJ 08202	EMAIL RichardHoy@yahoo.com
APPLICANT NAME:	Nautilus Drafting & Design Services	PHONE NUMBER (305)-906-1530
APPLICANT'S ADDRESS:	21460 Overseas hwy Suite 3	EMAIL Nautilusdrafting@gmail.com
	Cudjoe Key, FL 33042	
APPLICANT'S SIGNATURE:		DATE 2/20/2024

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO^x___ INVOLVES A HISTORIC STRUCTURE: YES___ NO___
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: Construct New eyebrow unit in rear of property. Proposed new building matches neighboring rear unit at 1009 Windsor Ln.
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

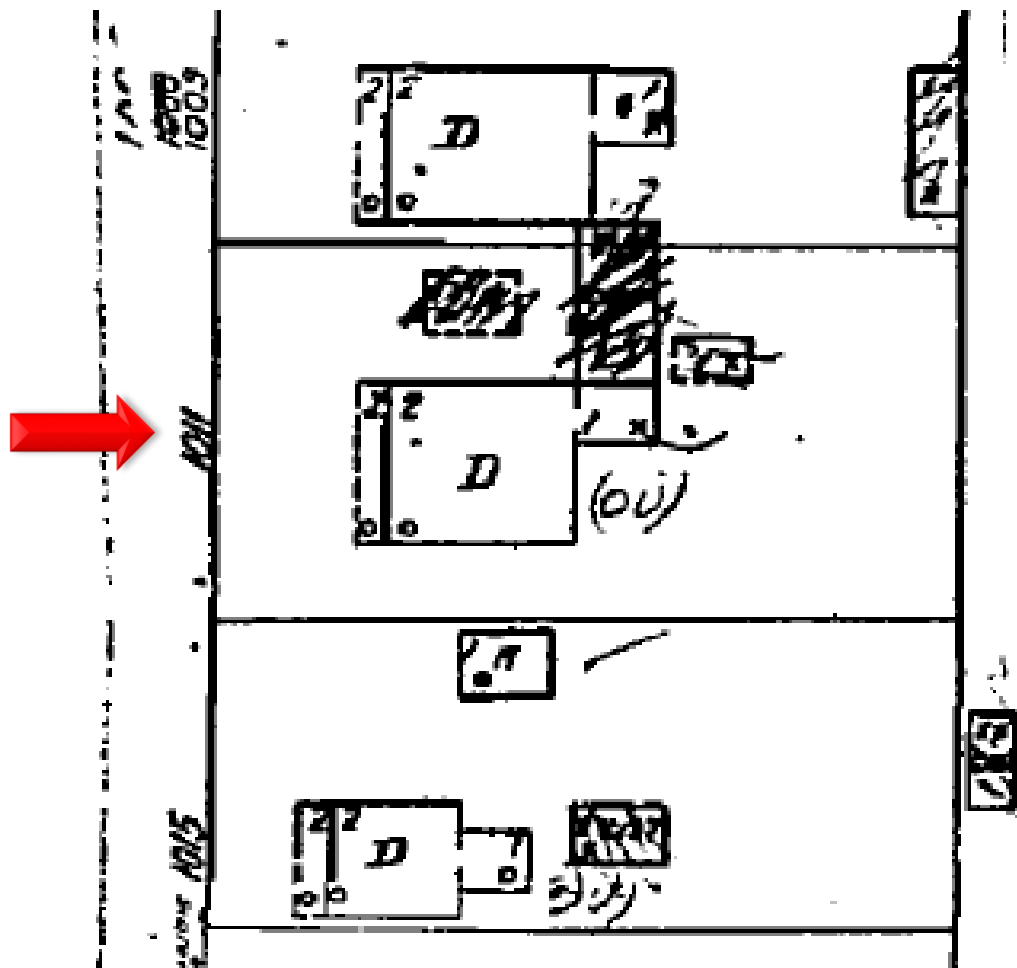
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Protect existing trees on site	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

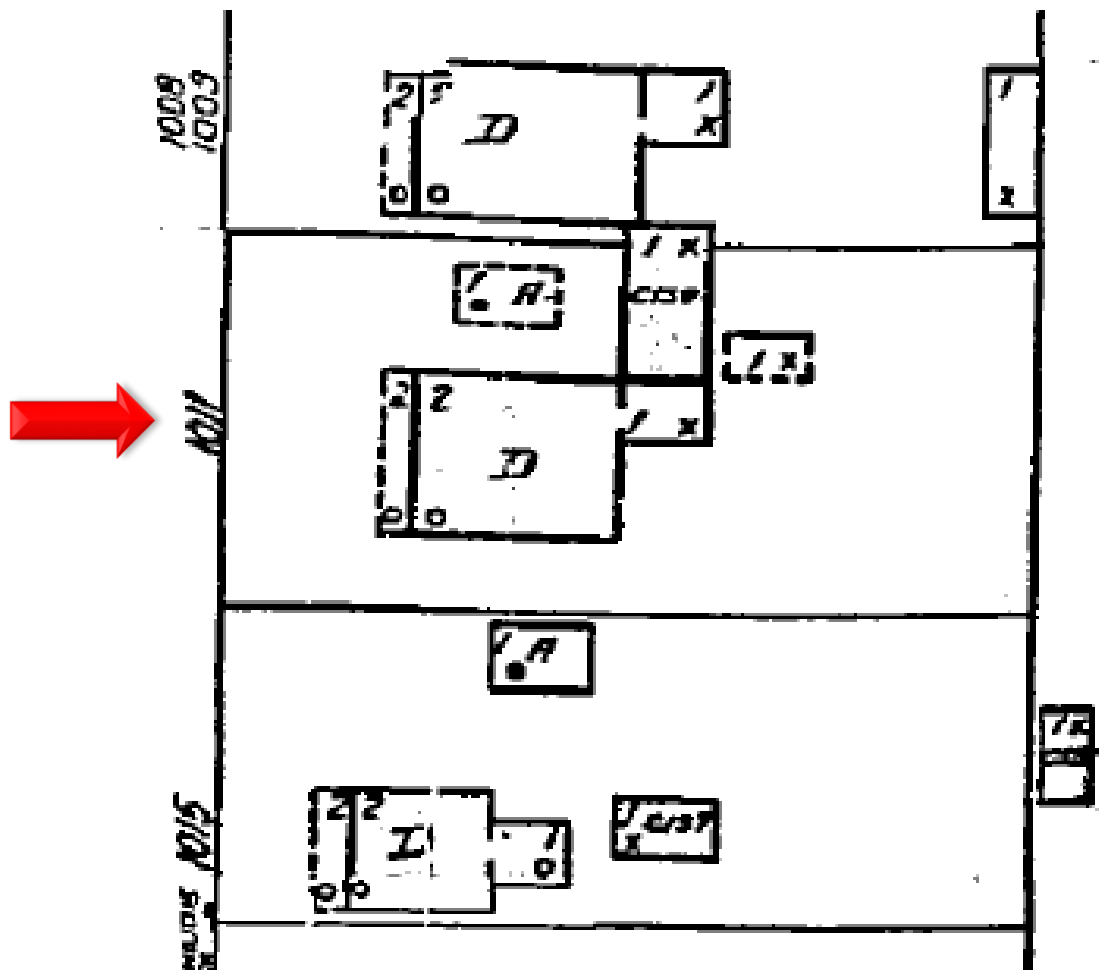
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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.

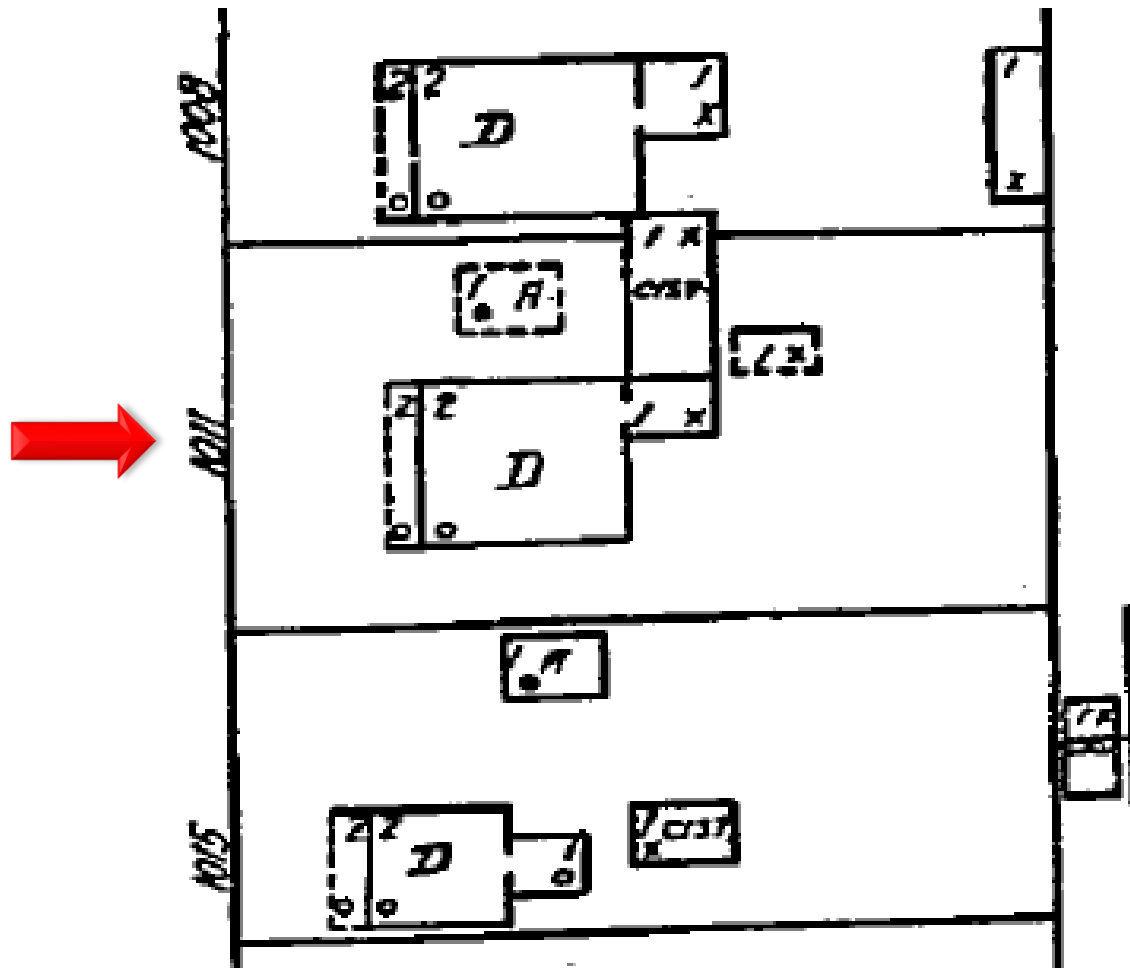
SANBORN MAPS



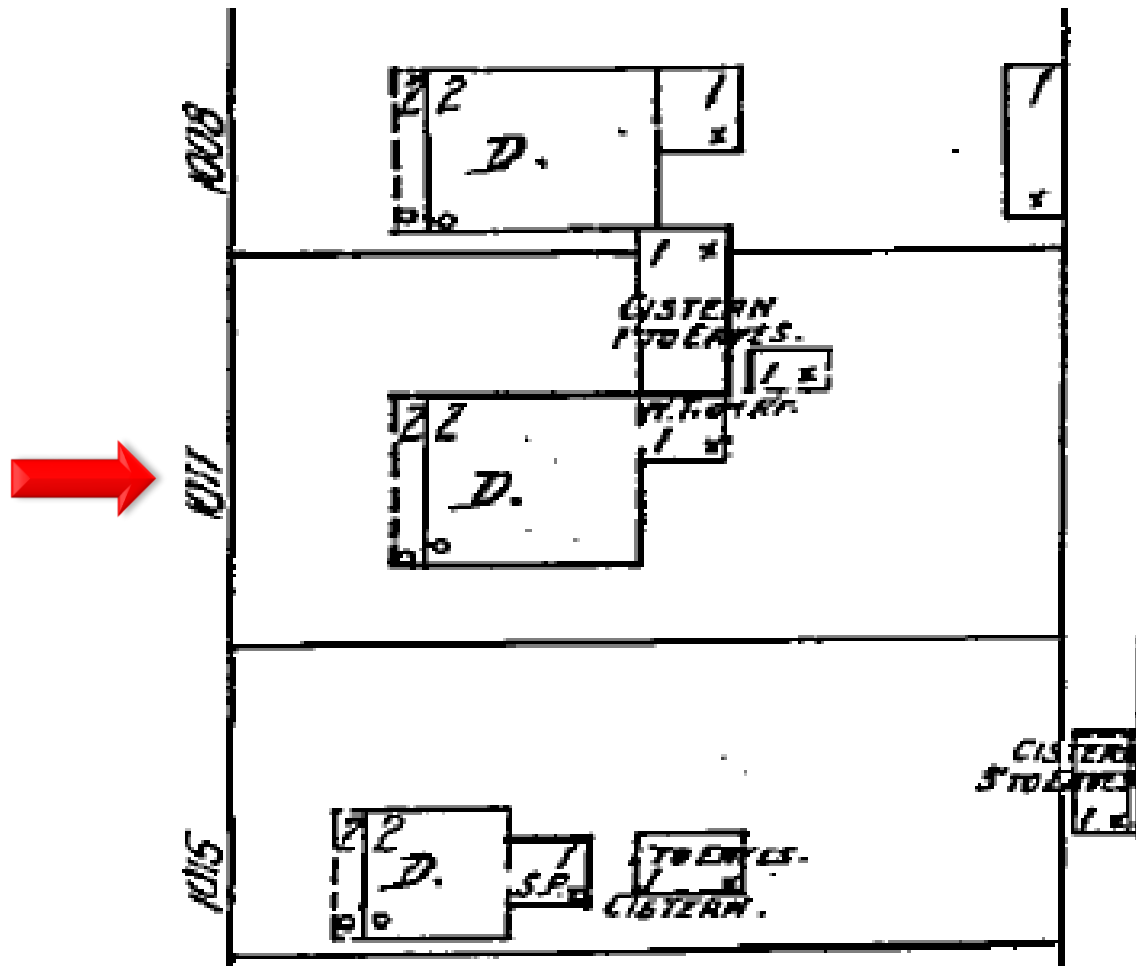
1962 Sanborn Map.



1948 Sanborn Map.



1926 Sanborn Map.



1912 Sanborn Map.

PROJECT PHOTOS

HARC Application photos 1011 Windsor Ln.

1011 Windsor Ln. rear elevation



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1011 Windsor Ln.

Neighboring house at 1009 Windsor rear unit



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1011 Windsor Ln.

Neighboring house aerial view



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1011 Windsor Ln.

Front elevation of 1009 Grinnell Ln. (Left) and 1011 Windsor Ln. (Right)



Prepared by Nautilus Drafting and Design Services

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S31°43'44"E ASSUMED
ALONG THE CENTERLINE OF
WINDSOR LANE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

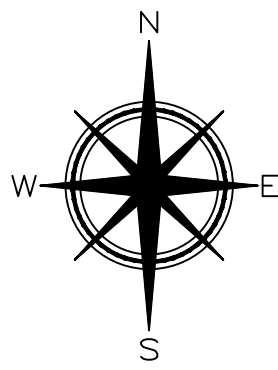
ADDRESS:
1011 WINDSOR LANE
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A

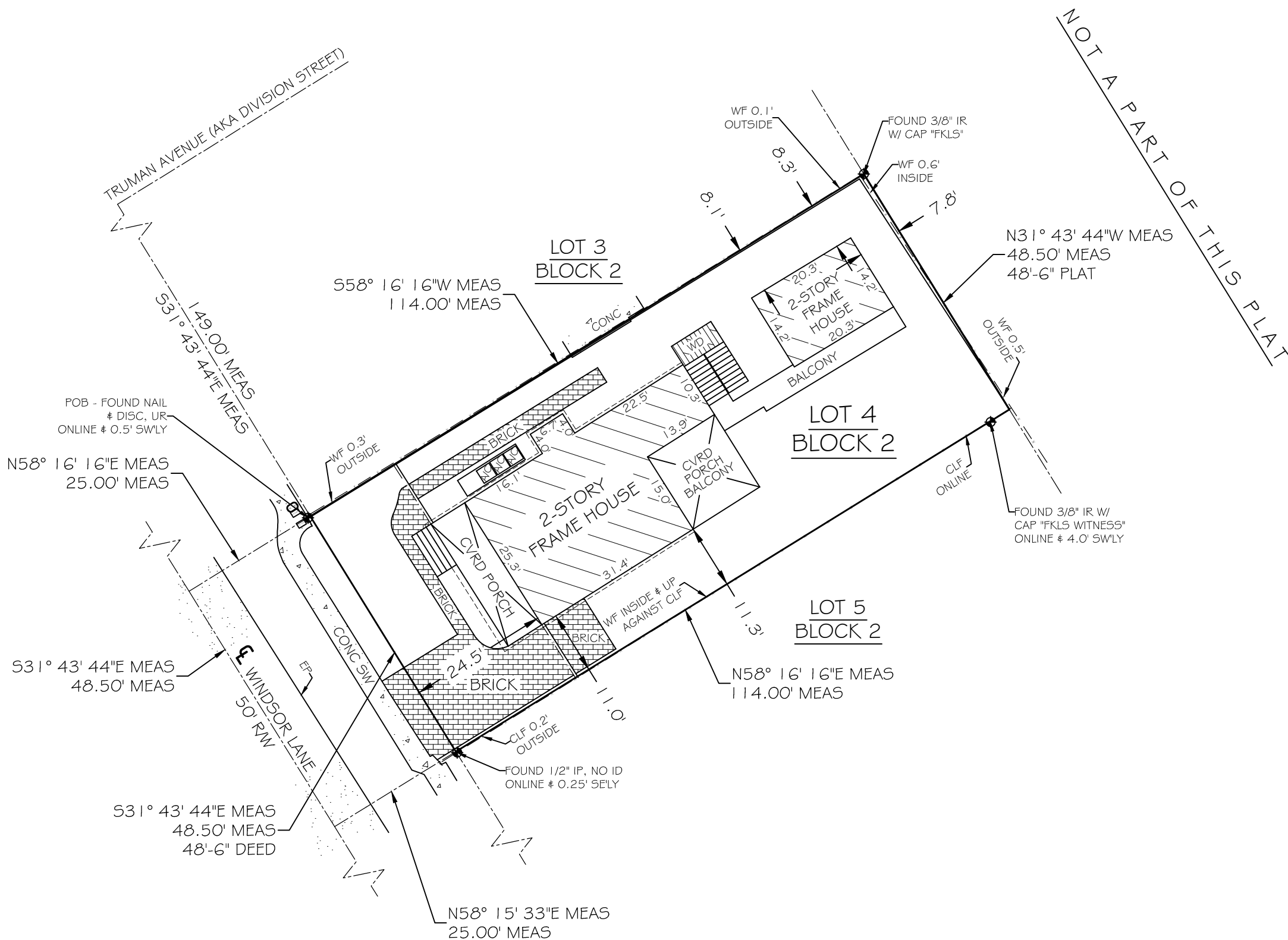
MAP OF BOUNDARY SURVEY

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- ⊠ - WATER VALVE
- ⊠ - SANITARY SEWER MANHOLE



LOCATION MAP - NTS
SEC. 06-T685-R25E



TOTAL AREA = 5,529.00 SQFT±

CERTIFIED TO -
Richard W. Hoy;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BAL = BALCONY	GLY = GUY WIRE	POC = POINT OF COMMENCEMENT
C & G = 2" CONCRETE CURB & GUTTER	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
CB = CONCRETE BLOCK	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	PT = POINT OF TANGENT
CL = CENTERLINE	L = ARC LENGTH	R = RADIUS
CLF = CHAINLINK FENCE	LS = LANDSCAPING	RAW = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MEAS = MEASURED	SW = SIDE WALK
COP = CONCRETE POWER POLE	MP = METAL FENCE	TBM = TEMPORARY BENCHMARK
CVRD = COVERED	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
DELT = CENTRAL ANGLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
EL = ELEVATION	OH = ROOF OVERHANG	TYP = TYPICAL
ENCL = ENCLOSURE	OWH = OVERHEAD WIRES	UR = UNREADABLE
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	UE = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	PM = PARKING METER	WD = WOOD DECK
FI = FIRE HYDRANT	POC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FENCE INSIDE	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FND = FOUND	PK = PARKER KALON NAIL	WM = WATER METER
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

LEGAL DESCRIPTION -

Lot 4, in Block 2 of TROPICAL BUILDING AND INVESTMENT COMPANY'S SUBDIVISION according to the plat thereof as recorded in Plat Book 1 at Page 37 of the Public Records of Monroe County, Florida; said Lot 4 being described by metes and bounds as follows: BEGIN at the West corner of the said Lot 4 and run thence Southeasterly along the Southwesterly boundary line of the said Lot 4 for a distance of 48.5 feet to the South corner of the said Lot 4; thence Northeasterly along the Southeasterly boundary line of the said Lot 4 for a distance of 114 feet to the East corner of the said Lot 4; thence Northwesterly along the Northeasterly boundary line of the said Lot 4 for a distance of 48.5 feet to the North corner of the said Lot 4; thence Southwesterly along the Northwesterly boundary line of the said Lot 4 for a distance of 114 feet back to the point of beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 12/10/2021
MAP DATE: 01/25/2022
REVISION DATE: XXXXXXXX
SHEET: 1 OF 1
DRAWN BY: MPB
JOB NO.: 21-580

SIGNED

ERIC K. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

SITE DATA

RE: 00030110-000000
ZONING: HMDR
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW TROPICAL SUB PB1-37 LOT 4 SQR 2 TR 12 B5-67
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB
F.I.R.M.: DATE: 02-18-05
FIRM PANEL: 12087C1516K
FLOOD ZONE: AE
BASE FLOOD ELEVATION (BFE) X NOV029
FLOOD ZONE CONSTRUCTION STANDARD: ASCE 24-14

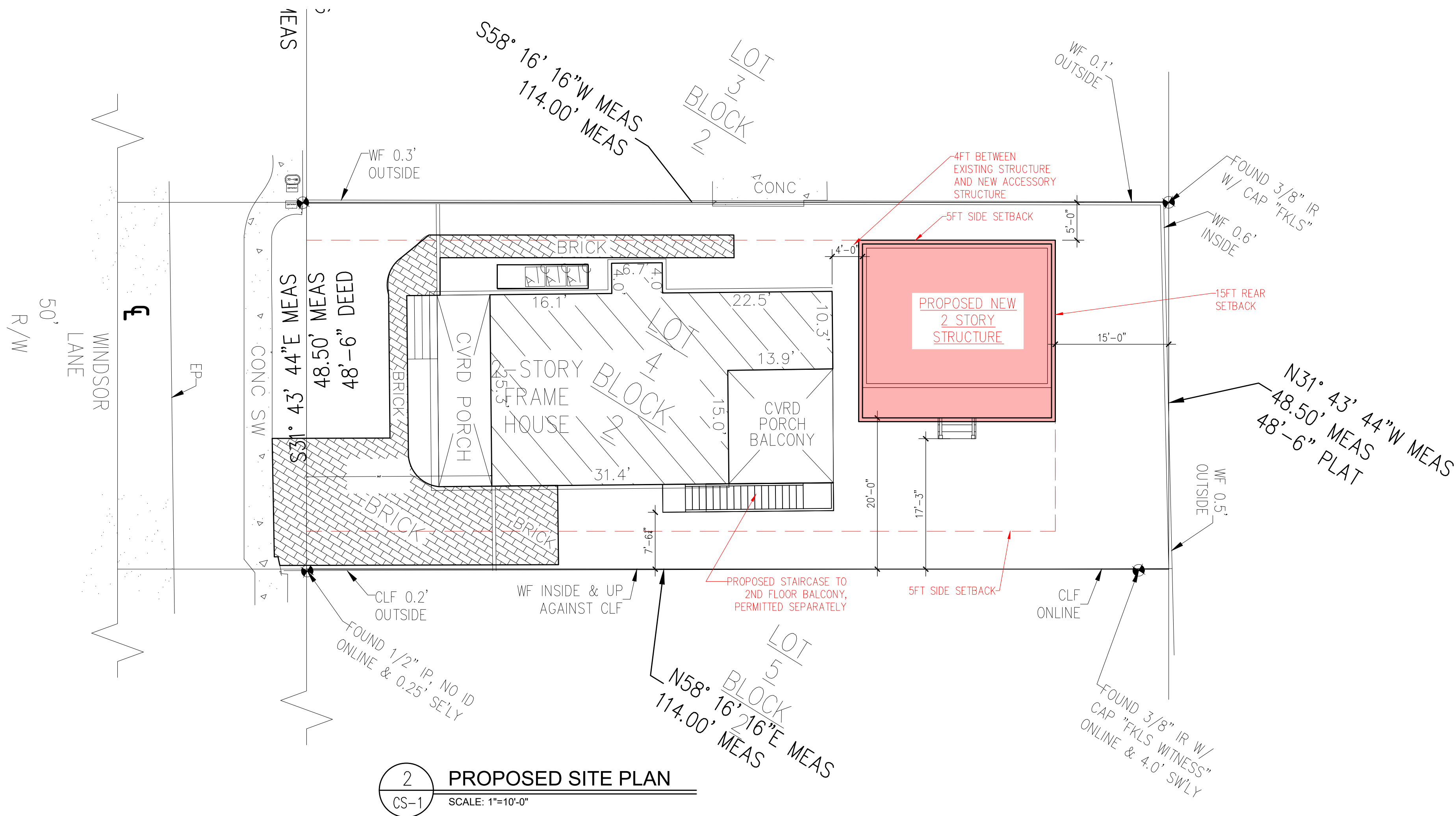
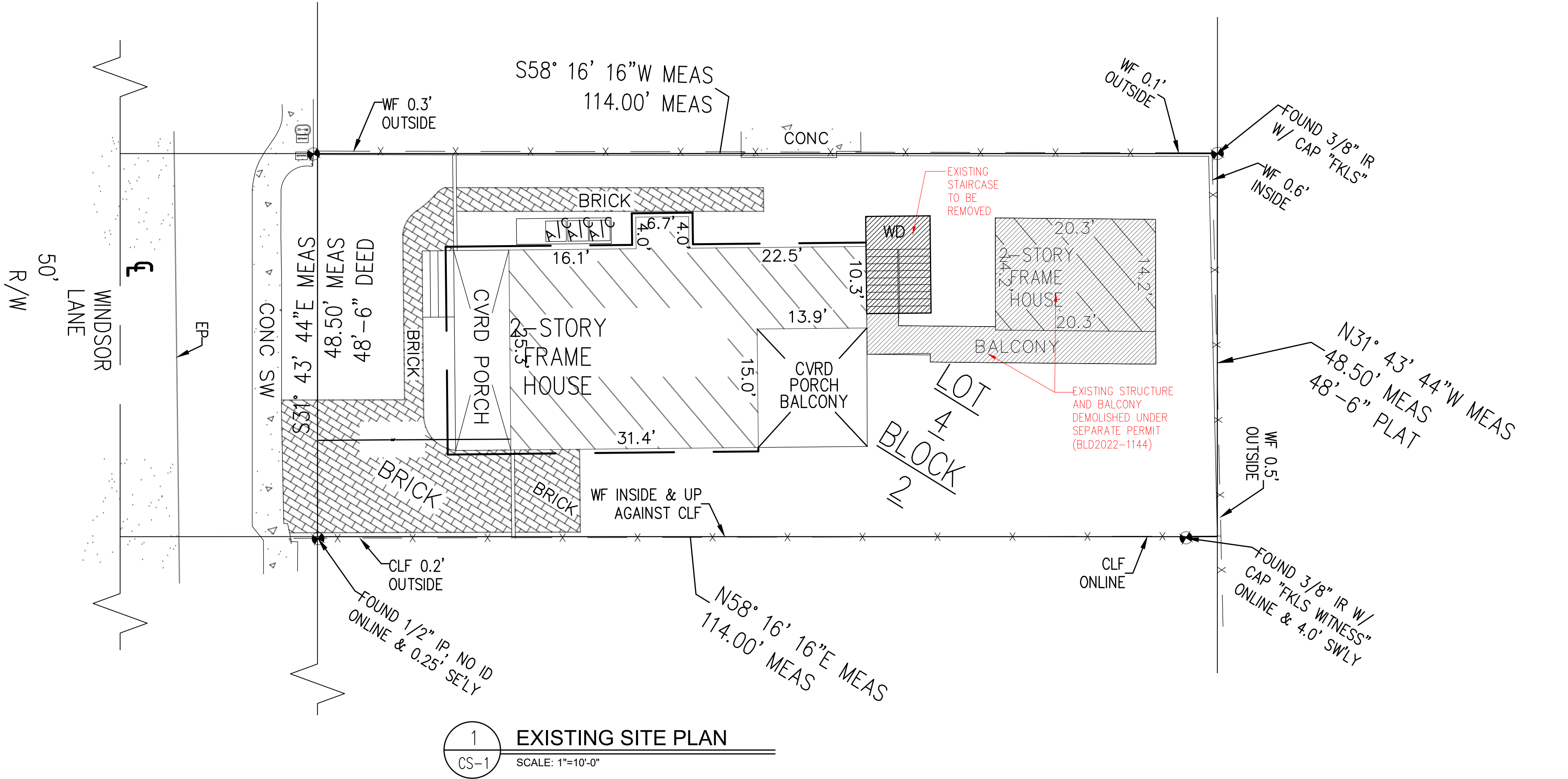
INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN AND PROJECT DATA
SHEET A-1 - PROPOSED FLOOR PLAN AND ELEVATION
SHEET A-2 - PROPOSED ELEVATIONS
SHEET A-3 - MAIN HOUSE CURRENT FLOOR PLANS

SCOPE OF WORK

- CONSTRUCT NEW EYEBROW STYLE UNIT IN REAR OF PROPERTY

PROJECT DATA						
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00030110-000000					
SETBACKS:						
FRONT	N/A		N/A		10'	NONE
LEFT SIDE	5'-0"		N/A		5'	NONE
RIGHT SIDE	17'-3"		N/A		5'	NONE
REAR	15'-0"		N/A		15'	NONE
LOT SIZE	NO CHANGE		5,529 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	2,050 SQ.FT.	37%	1,894 SQ.FT.	34.2%	40% MAX	IMPROVING
ACCESSORY REAR YARD COVERAGE	N/A		N/A		30% MAX	
FLOOR AREA	2,876 SQ.FT.	.52	1,926 SQ.FT.	.34	1.0	NONE
BUILDING HEIGHT	22'-11"		N/A		30' MAX	NONE
IMPERVIOUS AREA	751 SQ.FT.	13.5%	751 SQ.FT.	13.5%	60% MAX	NONE
OPEN SPACE	2,627 SQ.FT.	47.5%	3,232 SQ.FT.	58.4%	35% MIN	NONE



NAUTILUS
DRAFTING & DESIGN
SERVICES

CONTACT INFO:
JONATHAN TAVAREZ
EMAIL: NAUTILUSDRAFTING@GMAIL.COM
CELLPHONE: 305-906-1530

HARC APPLICATION

1011 Windsor Lane
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

Revisions:

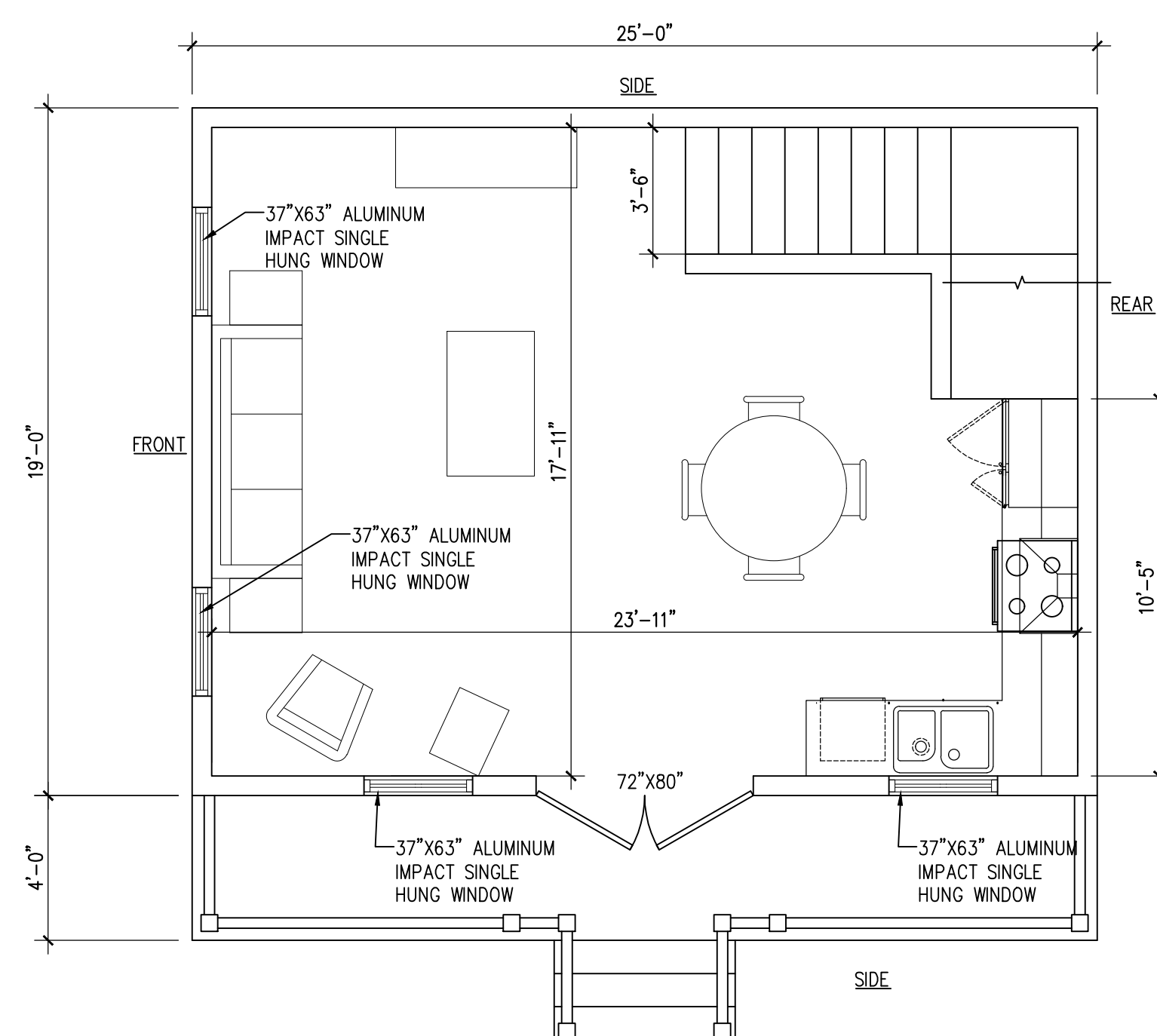
Title:
COVER SHEET,
PROPOSED SITE
PLAN

Sheet Number:
CS-1

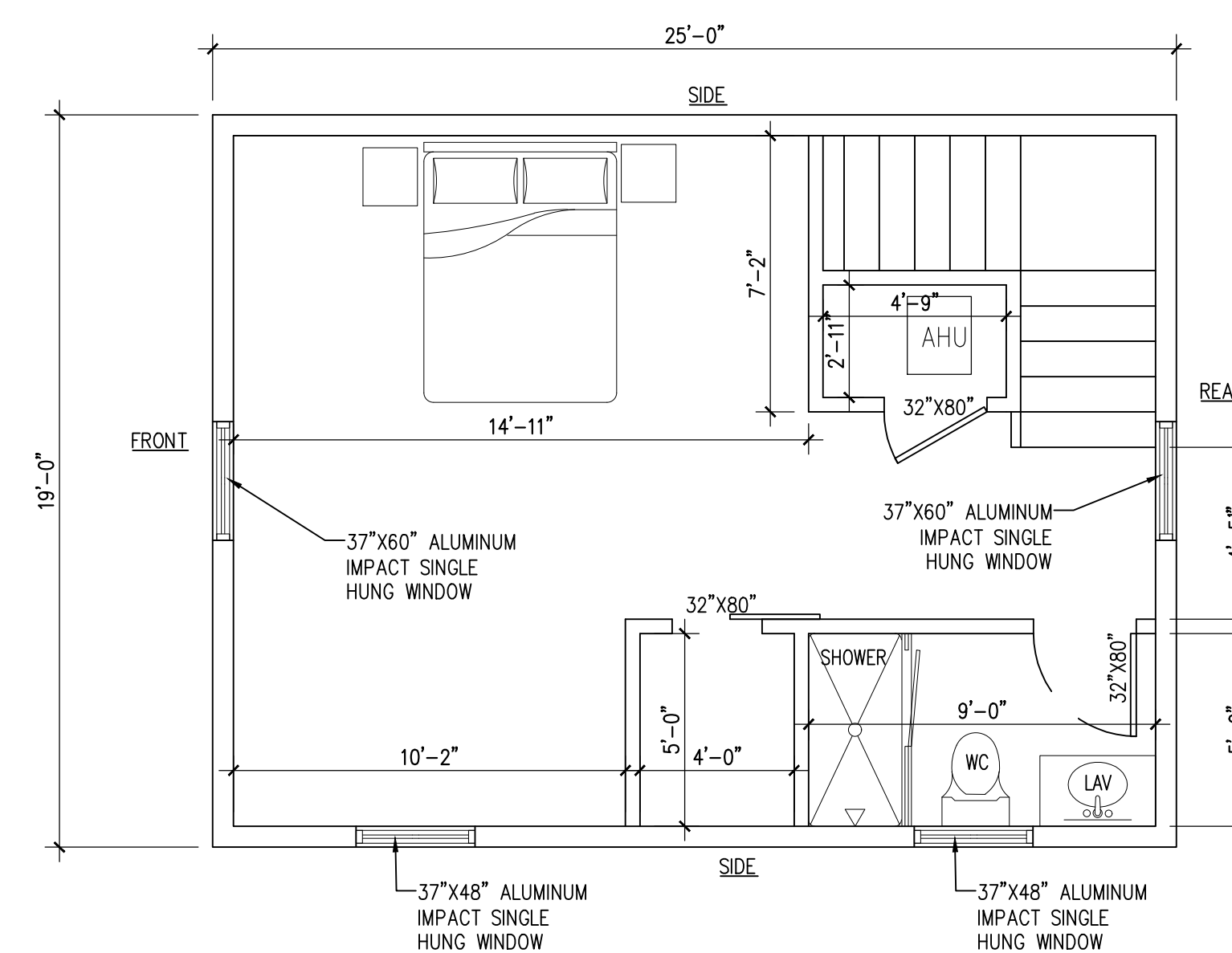
Date: 10.6.2025



3
A-1
PROPOSED SIDE ELEVATION
OF NEW 2 STORY STRUCTURE
SCALE: 1/4"=1'-0"



1
A-1
PROPOSED 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



2
A-1
PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

HARC APPLICATION

1011 Windsor Lane
KEY WEST, FLORIDA

Drawn By: JMT

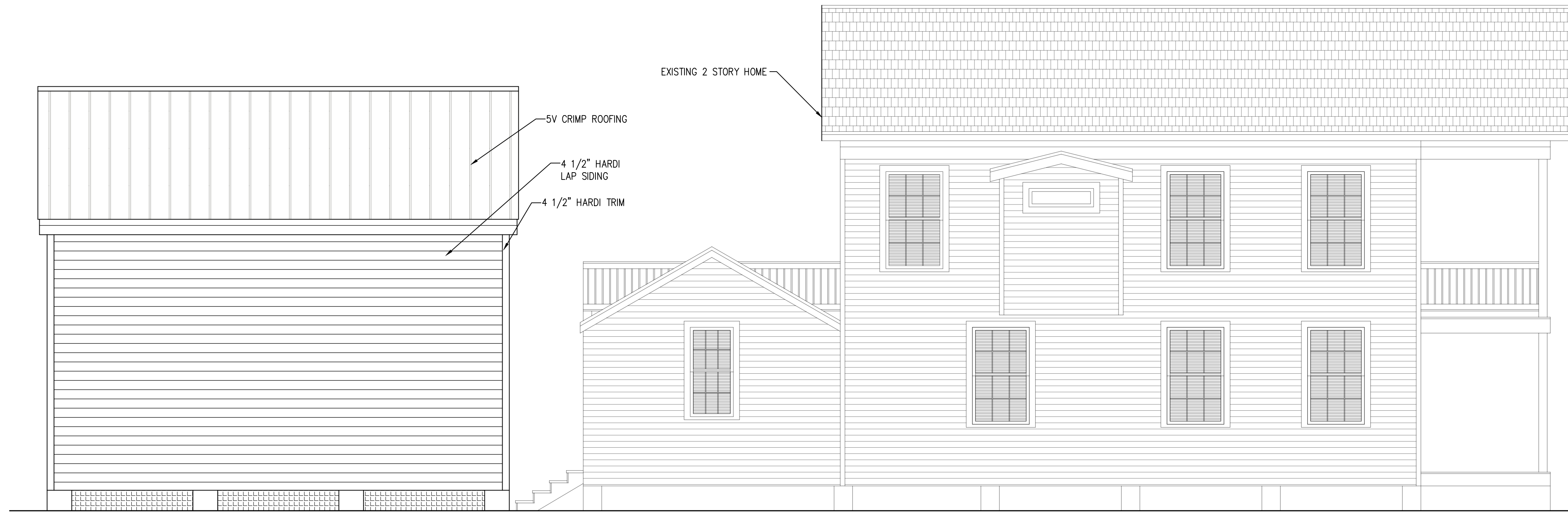
Project No. Scale:
AS NOTED

AutoCad File No.

Revisions:

Title:
PROPOSED
ELEVATIONS

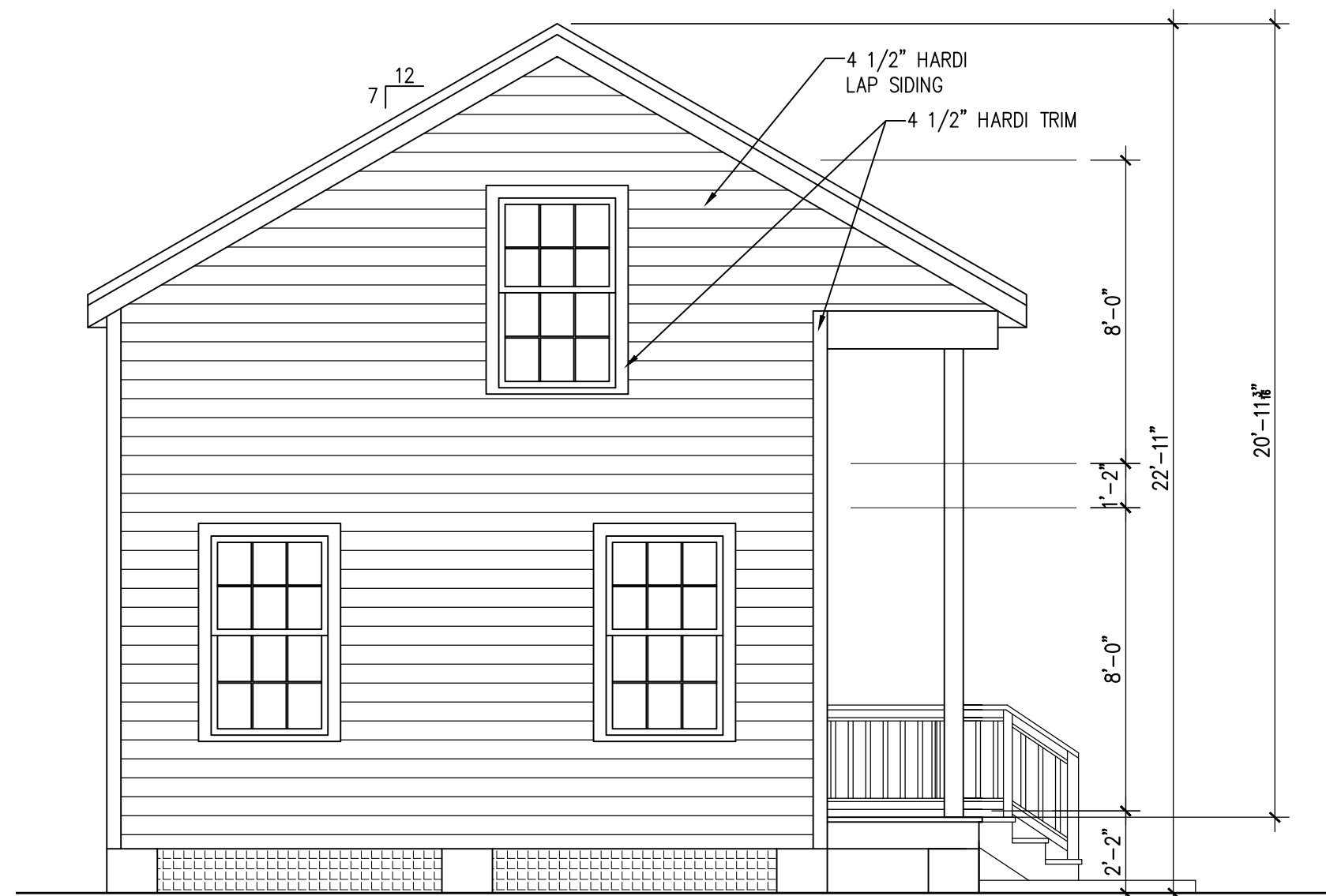
Sheet Number:
A-2
Date: 10.6.2025



3
A-2
PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"



4
A-2
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
A-2
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



1
A-2
PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

HARC APPLICATION

1011 Windsor Lane
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

Revisions:

Title:
MAIN HOUSE
CURRENT FLOOR
PLANS

Sheet Number:

A-3

Date: 10.6.2025

NOTES:

1.

EXISTING 2 STORY HOME HAS 2 BPAS ALLOCATIONS
2.

1 ALLOCATION WILL REMAIN IN MAIN 2 STORY HOUSE, 1 BPAS WILL BE TRANSFERRED TO PROPOSED NEW STRUCTURE IN REAR OF PROPERTY.
3.

EXISTING 2 STORY HOME CURRENTLY ONLY HAS 1 KITCHEN ON THE 1ST FLOOR. IT ONCE HAD A KITCHEN IN 2ND FLOOR WHICH IS NOW THE LAUNDRY AREA.



2

"MAIN HOUSE"
CURRENT 2ND FLOOR PLAN

A-3

SCALE: 1/4"=1'-0"

1

"MAIN HOUSE"
CURRENT 1ST FLOOR PLAN

A-3

SCALE: 1/4"=1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., October 28, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY STRUCTURE IN REAR OF PROPERTY.

#1011 WINDSOR LANE

Applicant – Nautilus Drafting & Design Services Application #H2024-0012

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 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 MIKE KENNA, 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:
1011 WINDSOR LANE KEY WEST, FL 33040 on the 17th day of OCTOBER, 2025.

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 OCTOBER 28, 2025.

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

The Certificate of Appropriateness number for this legal notice is H2024-0012.

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

Signed Name of Affiant:

MIKE KENNA
Date: 10/17/2025
Address: 10 SHORE DR.
City: KEY WEST,
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 17th day of October, 2025.

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

NOTARY PUBLIC

Sign Name: _____

Print Name: JESSICA FORSYTHE

Notary Public - State of Florida (seal)

My Commission Expires: _____



JESSICA FORSYTHE
Notary Public
State of Florida
Comm# HH627042
Expires 2/16/2029



**South Florida
Intermodal
EQUIPMENT INC.**
SALES AND LEASE OF SHIPPING CONTAINERS
WE SPECIALIZE IN CARGO CONTAINERS
REFRIGERATED UNITS AND CHASSIS
239-580-7208
sfintermodal@gmail.com

**Public
Meeting
Notice**

1011



PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

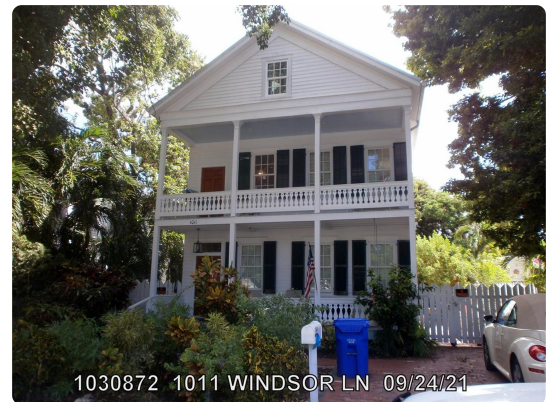
Disclaimer

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

Summary

Parcel ID 00030110-000000
Account# 1030872
Property ID 1030872
Millage Group 10KW
Location Address 1011 WINDSOR Ln, KEY WEST
Legal Description KW TROPICAL SUB PB1-37 LOT 4 SQR 2 TR 12 B5-67 OR938-2371/72 OR948-1829/30 OR974-907/09 OR2030-1006 OR2890-2004/07
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class MULTI-FAMILY DUPLEX (0802)
Subdivision Tropical Building and Investment Co Sub
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

HOY RICHARD W
141 31st St
Avalon NJ 08202

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$432,444	\$420,794	\$425,177	\$294,059
+ Market Misc Value	\$6,003	\$6,003	\$6,003	\$6,070
+ Market Land Value	\$1,235,068	\$1,135,173	\$859,704	\$651,841
= Just Market Value	\$1,673,515	\$1,561,970	\$1,290,884	\$951,970
= Total Assessed Value	\$1,271,240	\$1,155,673	\$1,050,612	\$951,970
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,673,515	\$1,561,970	\$1,290,884	\$951,970

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,235,068	\$432,444	\$6,003	\$1,673,515	\$1,271,240	\$0	\$1,673,515	\$0
2023	\$1,135,173	\$420,794	\$6,003	\$1,561,970	\$1,155,673	\$0	\$1,561,970	\$0
2022	\$859,704	\$425,177	\$6,003	\$1,290,884	\$1,050,612	\$0	\$1,290,884	\$0
2021	\$651,841	\$294,059	\$6,070	\$951,970	\$951,970	\$0	\$951,970	\$0
2020	\$597,353	\$300,593	\$6,137	\$904,083	\$904,083	\$0	\$904,083	\$0
2019	\$583,227	\$238,514	\$6,205	\$827,946	\$827,946	\$0	\$827,946	\$0
2018	\$657,896	\$241,782	\$6,272	\$905,950	\$833,141	\$25,000	\$880,950	\$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
MULTI RES DRY (080D)	5,529.00	Square Foot	0	0

Buildings

Building ID	2327	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1928	
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2017	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	2108	Roof Type	GABLE/HIP	
Finished Sq Ft	1758	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	SFT/HD WD	
Condition	GOOD	Heating Type	FCD/AIR DUCTED	
Perimeter	254	Bedrooms	4	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	6	Grade	600	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	350	0	128
FLA	FLOOR LIV AREA	1,758	1,758	276
TOTAL		2,108	1,758	404

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1976	1977	0 x 0	1	140 SF	3
FENCES	1986	1987	0 x 0	1	1722 SF	2
BRICK PATIO	1992	1993	0 x 0	1	355 SF	2
CONC PATIO	1976	1977	3 x 16	1	48 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/2/2018	\$989,000	Warranty Deed	2154329	2890	2004	01 - Qualified	Improved	YACCARINO FRANK JOSEPH	
4/1/1986	\$90,000	Warranty Deed		974	907	Q - Qualified	Improved		

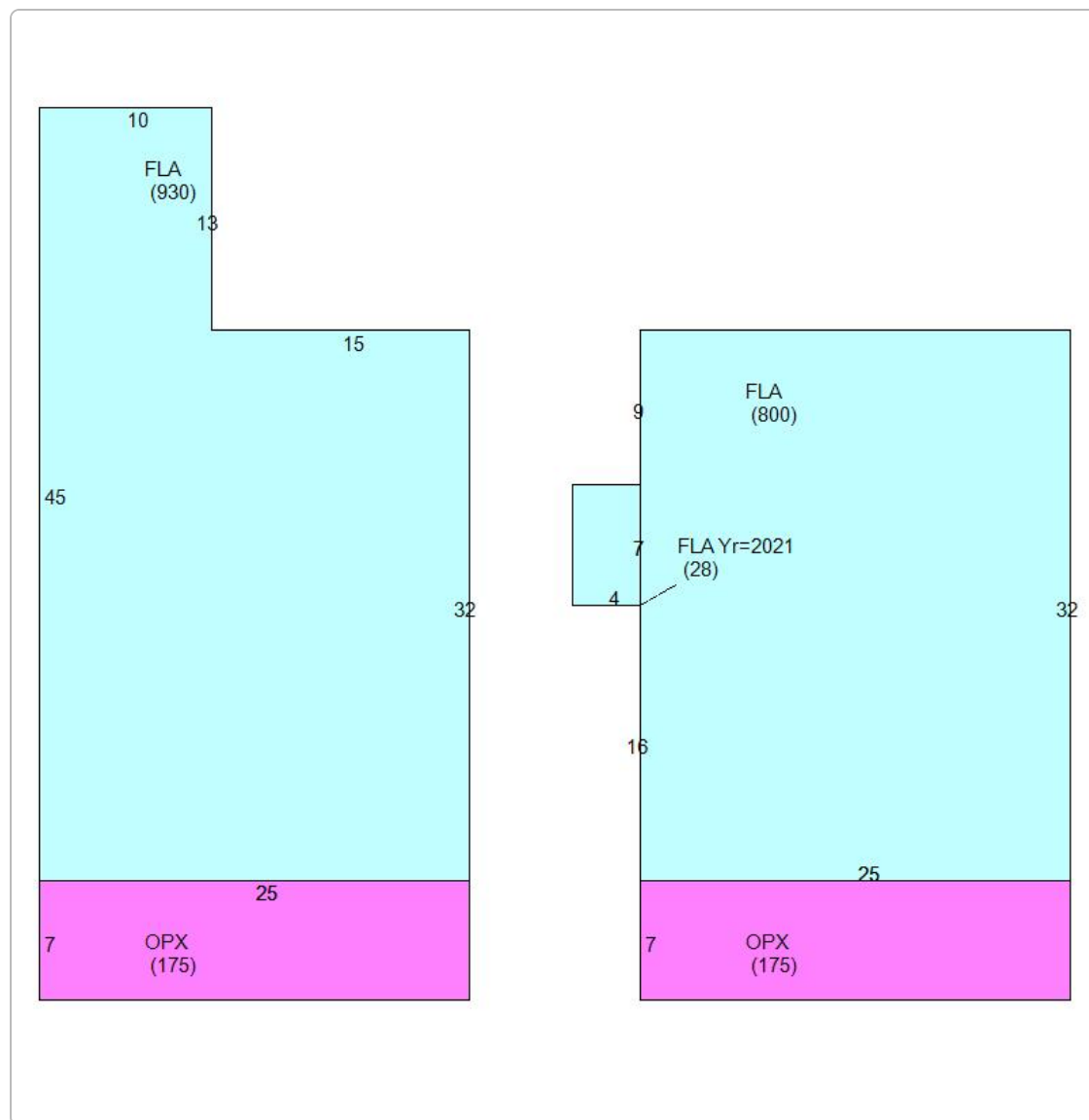
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
22-0560	02/16/2023	Active	\$0	Residential	AFTER THE FACT PERMIT FOR WINDOWS REPLACED W/IMPACT. REPLACED AND INSTALLED BY OTHERS**
22-0612	02/16/2023	Active	\$0	Residential	LIEN ON PROPERTY DO NOT RELEASE**** AFTER THE FACT PERMIT FOR WORK DONE BY OTHERS
22-0937	02/16/2023	Active	\$0	Residential	AFTER THE FACT ACCESSORY STRUCTURE SEEKING BUILDING PERMITS *HARC REQUIRED NOC REQUIRED
22-1144	02/16/2023	Expired	\$0	Residential	DEMO OF 2 STORY UNPERMITTED PARTIALLY CONSTRUCTED STRUCTURE TO COME INTO COMPLIANCE WITH CODE
22-1144	05/09/2022	Active	\$15,000	Residential	DEMO OF 2 STORY UNPERMITTED PARTIALLY CONSTRUCTION STRUCTURE TO COME INTO COMPLIANCE WITH CODE
18-3083	07/17/2018	Completed	\$29,500	Residential	***EMERGENCY**1400SF TEAR OFF EXISTING ROOFING INSTALL NEW VIC METAL SHINGLES

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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