



Historic Architectural Review Commission Staff Report for Item 21

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: May 27, 2025

Applicant: Nautilus Drafting & Design Services

Application Number: C2025-0052

Address: 1011 Windsor Lane

Description of Work:

After the fact – Demolition of historic staircase.

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. This is an after-the-fact case for the enclosure of the bump out and the staircase removal in the north elevation. The Code Case included a two-story frame structure in the rear which has already been demolished (in 2022), an elevated walkway that connected the new two-story with the principal building which has already been demolished (in 2022), a wooden staircase, and a first-floor covered porch with a second-floor open porch as shown in the survey. The first-floor covered porch with the second-floor open porch and the wooden staircase went to the HARC Commission on March 25, 2025, where it was approved. Currently the house sits on piers and is located within the X flood zone.



Photo of house under review. Monroe County Library 1965.



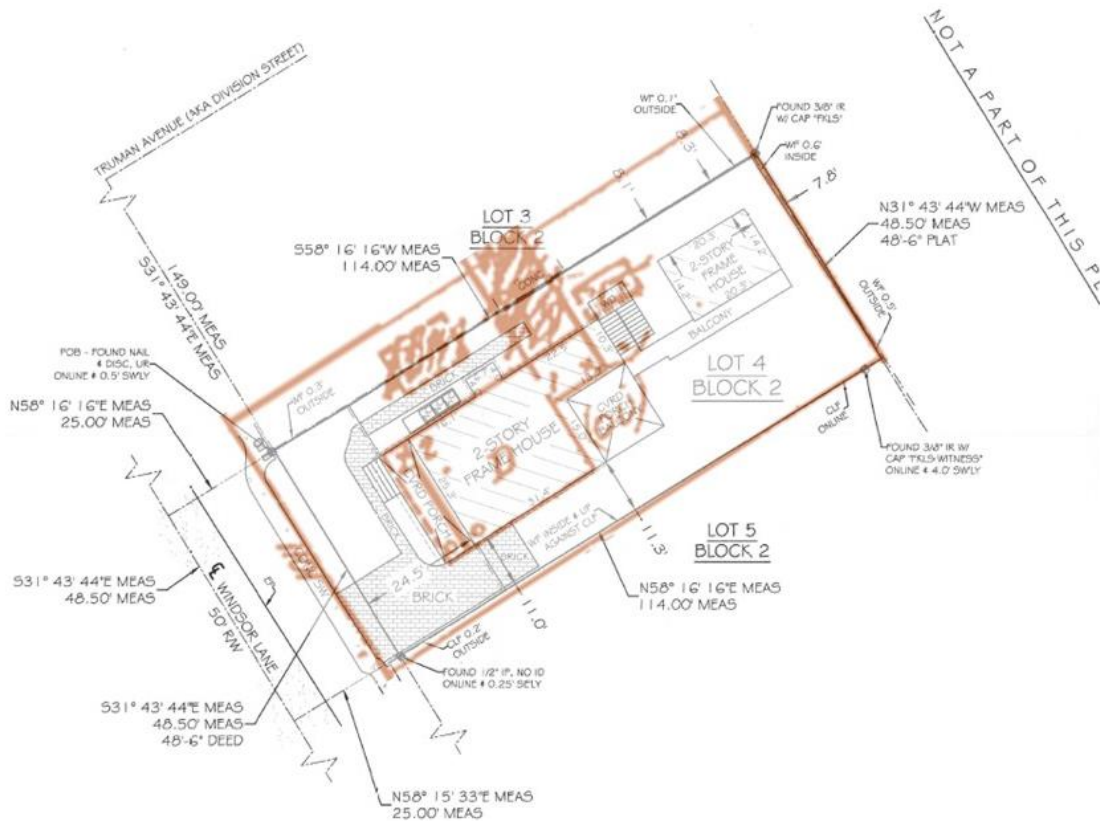
Photo of house under review. Property Appraisers website 09/24/21.



Photo of house under review showing bump out.



Photo of house under review showing bump out.



1962 Sanborn Map and current survey.

Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness includes after-the-fact demolition of a historic wooden staircase at the north elevation of the building as seen on the 1965 historic photo and photo below.



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

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

Elements proposed for demolition are historic but since it has already been demolished it can't be inspected for signs of extreme deterioration.

The following is the criteria of section 102-125:

- 1 *Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.*

Staff opines that there is no evidence to evaluate any construction method used in the wooden staircase as it has already been demolished.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation, and is not associated with the life of a person significant in the past.*

Any significant character has been destroyed due to the after the fact demolition.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

The staircase cannot be evaluated as an example of a fine example of a distinctive architectural style or environment in an era as it has already been demolished.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed, or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.*

The staircase was not part of a park.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The staircase cannot be evaluated as it has been demolished.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

The staircase cannot yield information important in history as it is already demolished without a certificate of appropriateness.

In conclusion, it is staff's opinion that the Commission cannot support the after-the-fact request for demolition of the historic staircase. Because the staircase has already been demolished without appropriate review or approval, staff is unable to determine whether it met any of the demolition criteria outlined in Section 102-125 of the Land Development Regulations. Additionally, staff finds that the removal of the staircase has altered a character-defining feature of the building's publicly visible elevation. If approved, this will be the only required reading for demolition.

APPLICATION

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

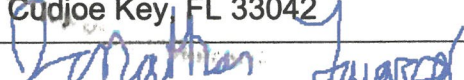


City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # COAS 2025-0052	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 5/13/2025

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____ NO^x 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:	Construct New stairs to left side of home to existing upstairs landing that was enclosed.
MAIN BUILDING:	
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

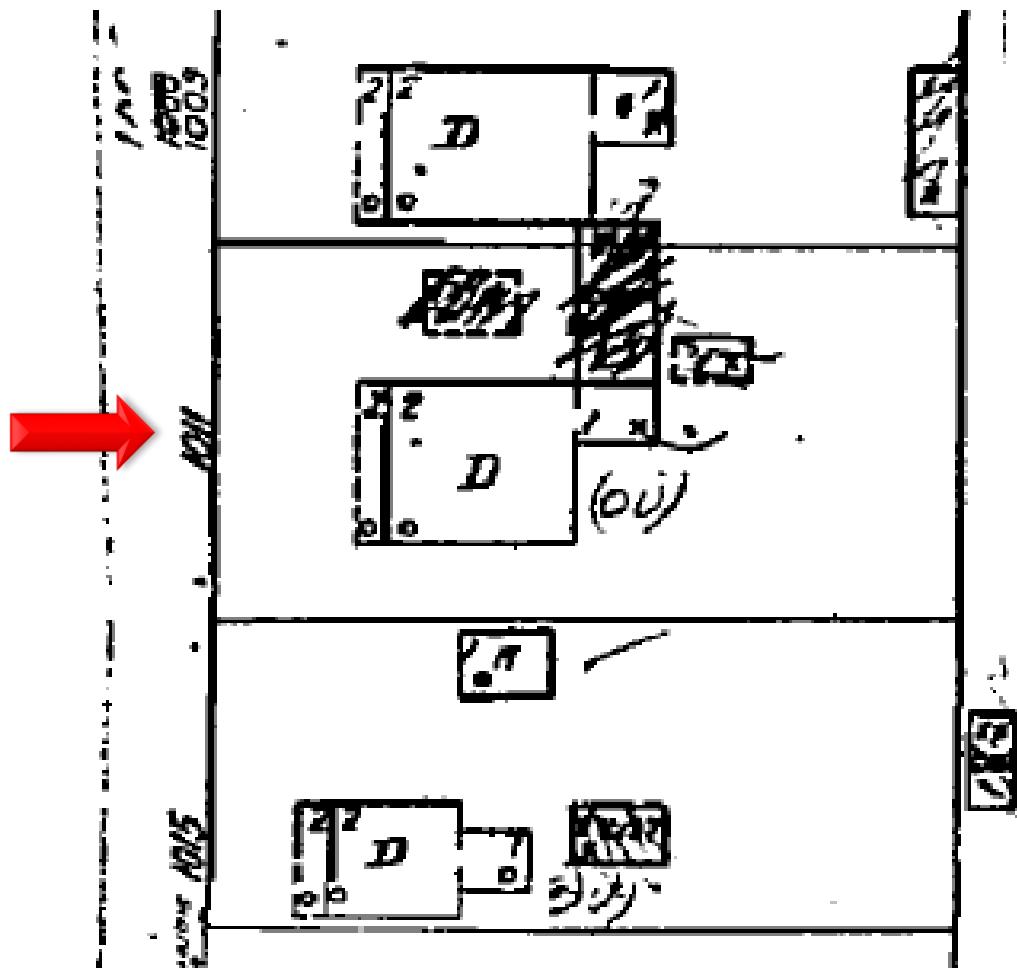
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

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:

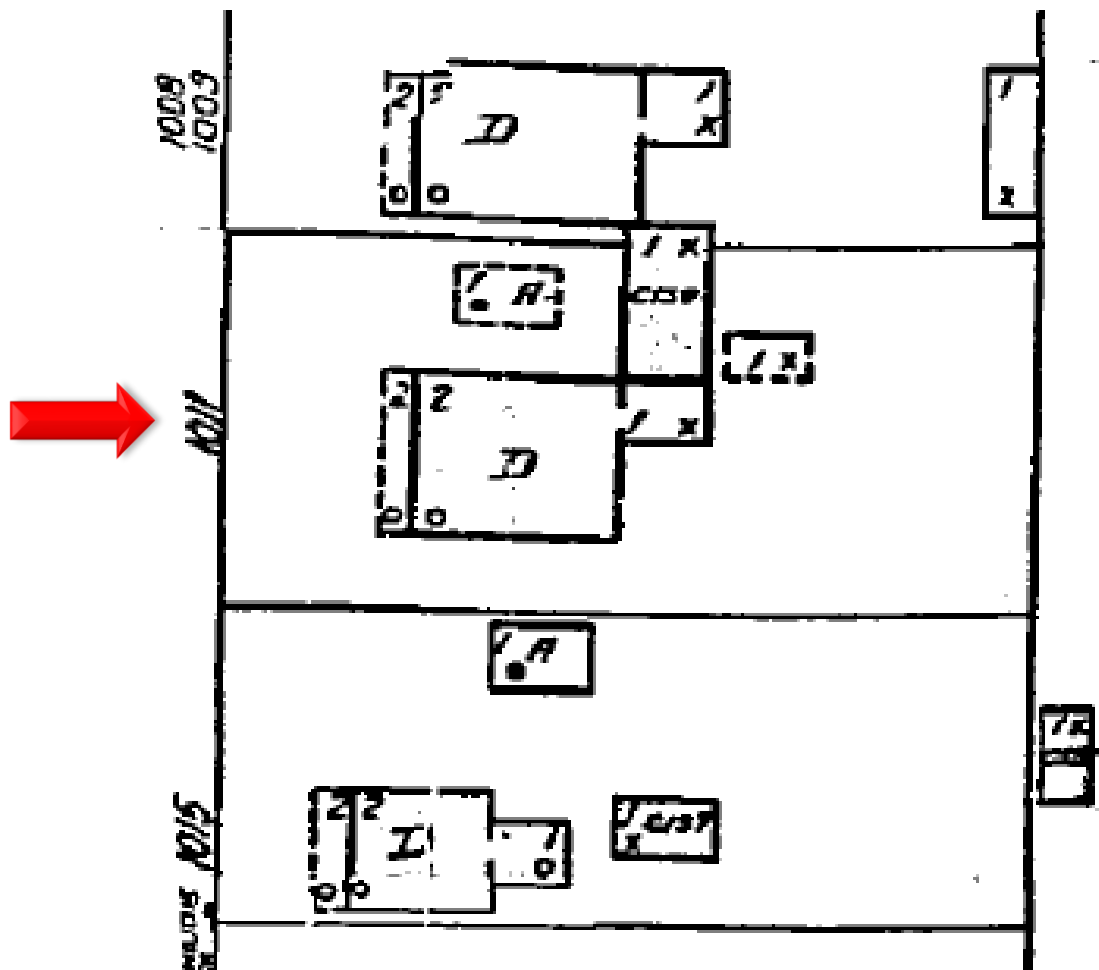
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input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

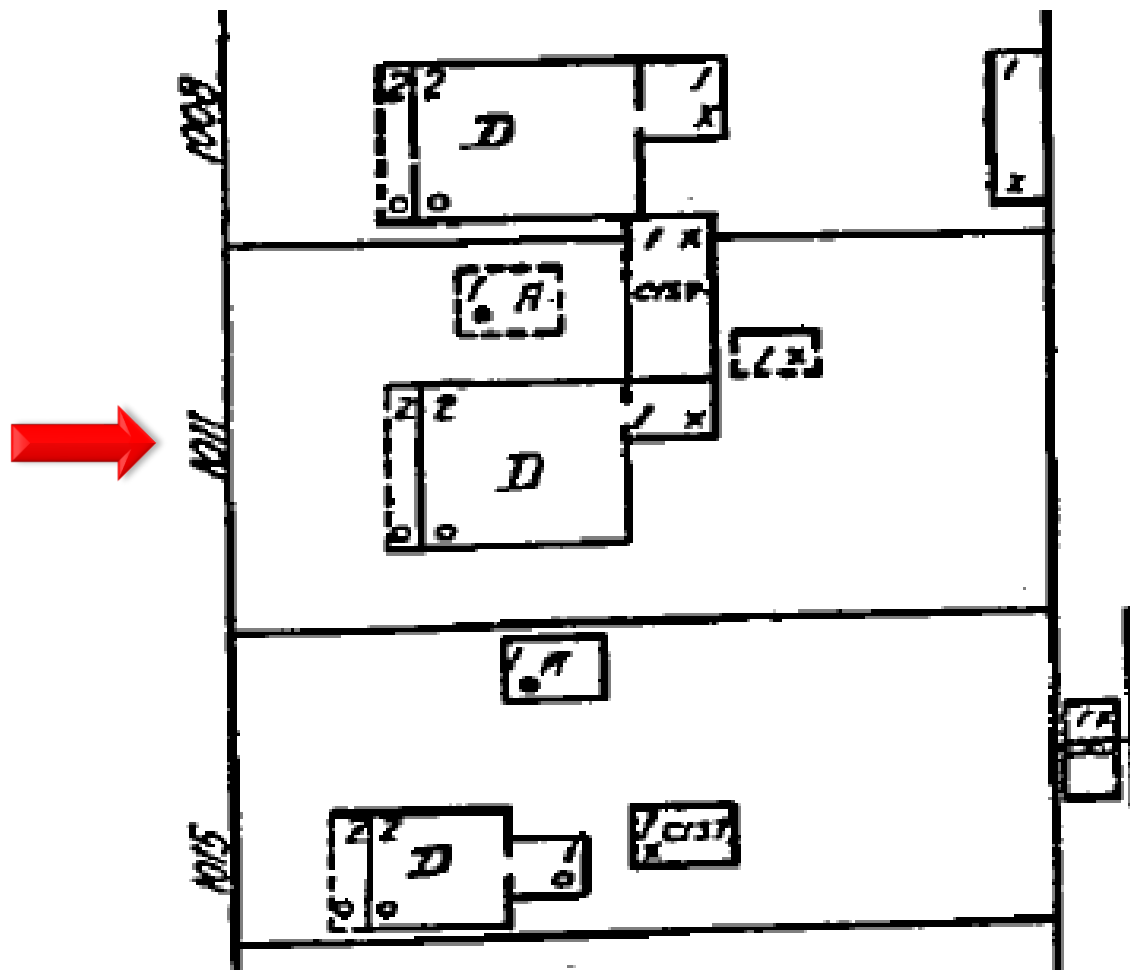
SANBORN MAPS



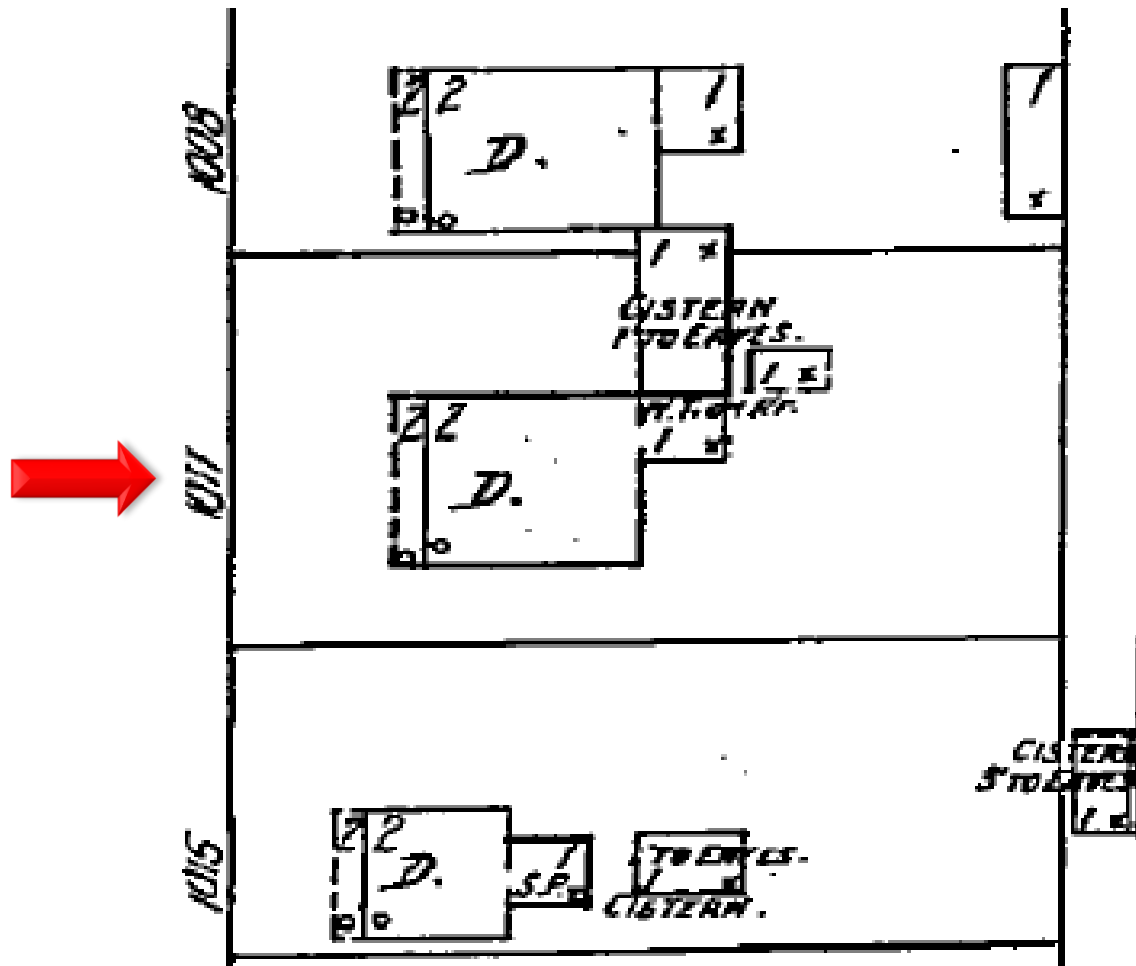
1962 Sanborn Map.



1948 Sanborn Map.



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.

1011 Windsor Ln. side view



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1011 Windsor Ln.

1011 Windsor Ln. side/rear elevation



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

HARC Application photos 1011 Windsor Ln.

Side elevation of 1011 Windsor Ln.



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1011 Windsor Ln.

1011 Windsor Ln. side elevation



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1011 Windsor Ln.

1011 Windsor Ln. front elevation



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

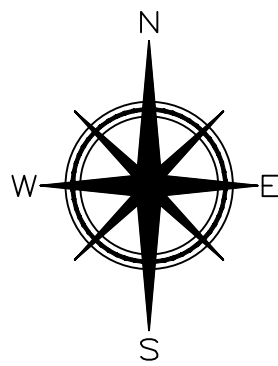
ADDRESS:
1011 WINDSOR LANE
KEY WEST, FL 33040

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

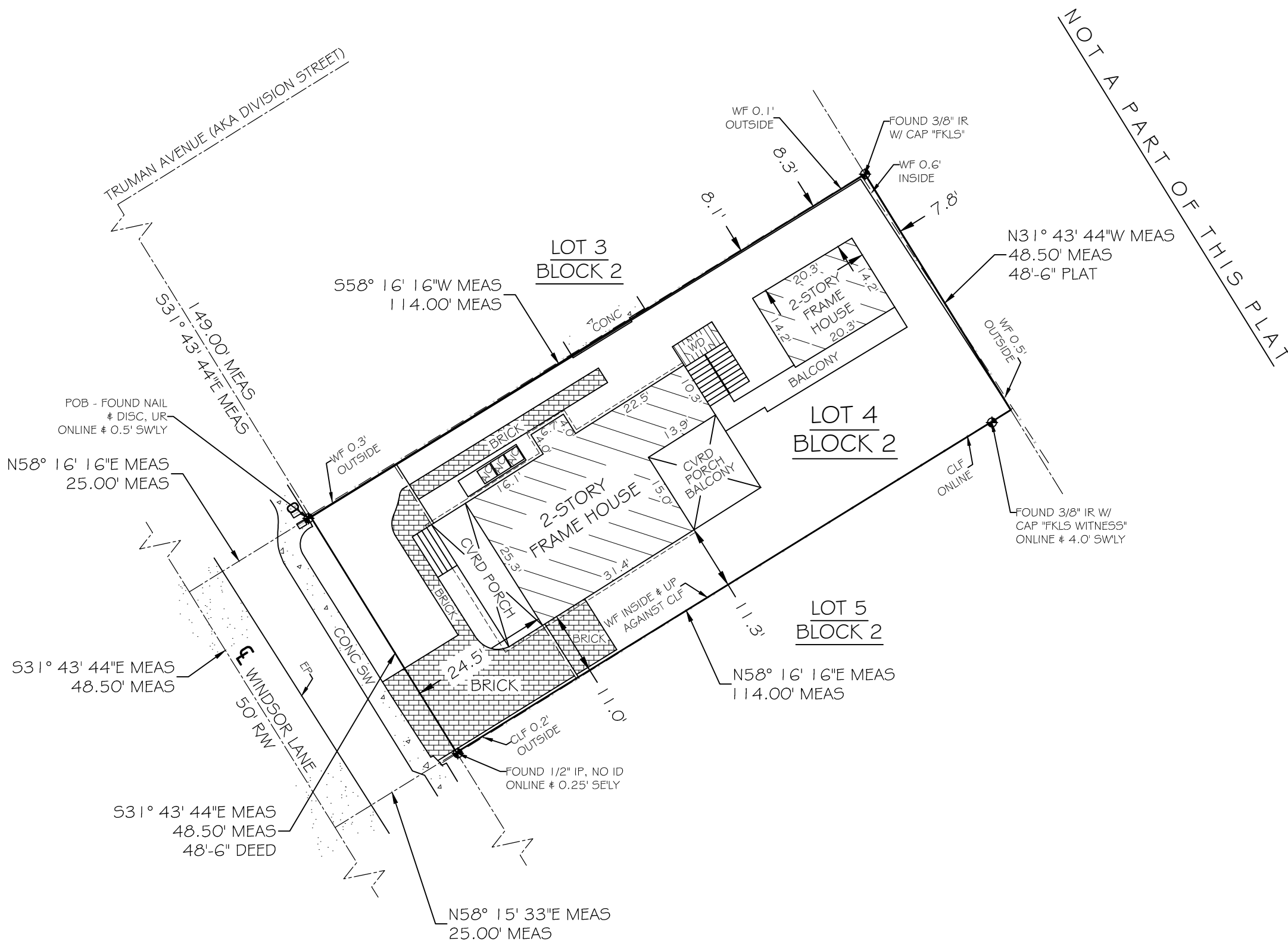
- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ☒ - CONCRETE POWER POLE
- ⛶ - WATER VALVE
- ⊙ - SANITARY SEWER MANHOLE



ASSUMED



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
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	MONUMENT
CL = CENTERLINE	L = ARC LENGTH	PT = POINT OF TANGENT
CLF = CHAINLINK FENCE	LS = LANDSCAPING	R = RADIUS
CM = CONCRETE MONUMENT	MB = MAILBOX	RAW = RIGHT OF WAY LINE
CONC = CONCRETE	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
COP = CONCRETE POWER POLE	MF = METAL FENCE	SW = SIDE WALK
CVRD = COVERED	MHWL = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
DEASE = DRAINAGE EASEMENT	NGVD = NATIONAL GEODETIC	TOB = TOP OF BANK
EL = ELEVATION	NTS = NOT TO SCALE	TOS = TOP OF SLOPE
ENCL = ENCLOSURE	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
EP = EDGE OF PAVEMENT	ORW = OVERHEAD WIRES	TYP = TYPICAL
FF = FINISHED FLOOR ELEVATION	PC = POINT OF CURVE	UR = UNREADABLE
FI = FIRE HYDRANT	PM = PARKING METER	UE = UTILITY EASEMENT
FI = FENCE INSIDE	PCC = POINT OF COMPOUND CURVE	WD = WOOD DECK
FND = FOUND	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FO = FENCE OUTSIDE	PK = PARKER KALON NAIL	WM = WATER METER
FOL = FENCE ON LINE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
	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 SURVEYOR'S 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 A. 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 NGVD29
FLOOD ZONE CONSTRUCTION STANDARD: ASCE 24-14

INDEX OF DRAWINGS

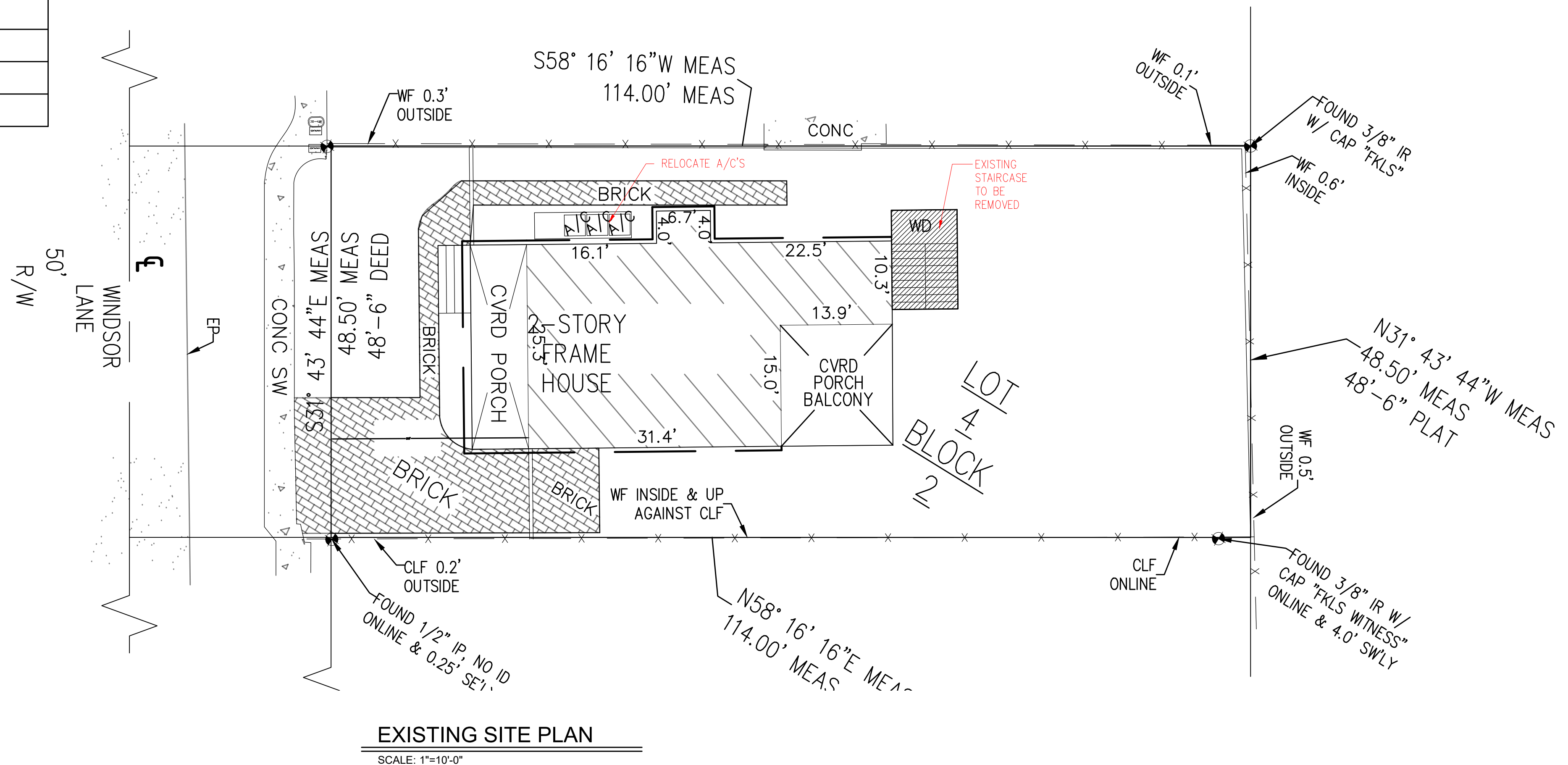
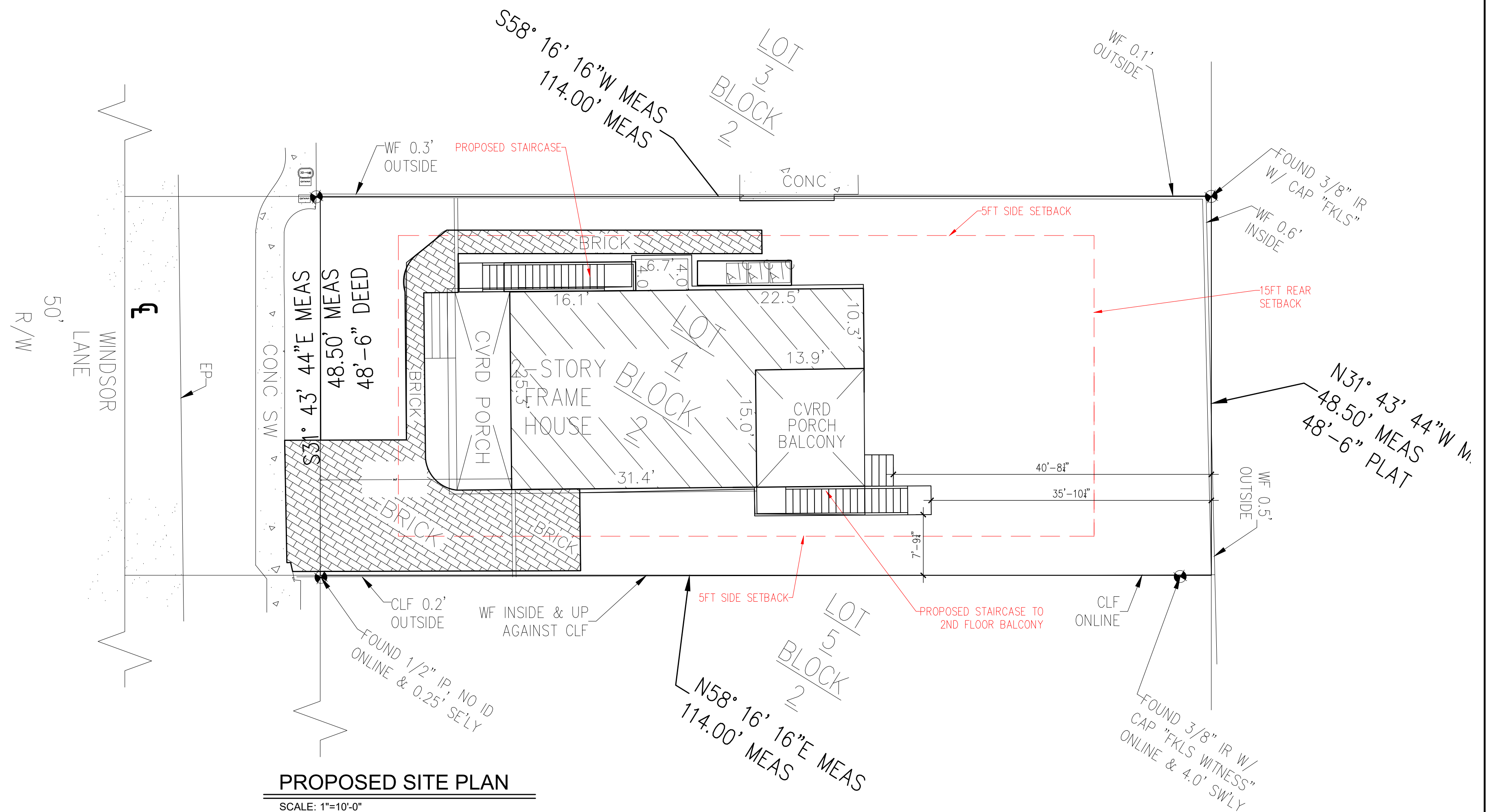
SHEET CS-1 - EXISTING AND PROPOSED SITE PLAN
SHEET D-1 - EXISTING FLOOR PLAN
SHEET D-2 - EXISTING ELEVATIONS
SHEET A-1 - PROPOSED FLOOR PLANS
SHEET A-2 - PROPOSED ELEVATIONS

SCOPE OF WORK

- PROPOSED STAIRCASE TO THE LEFT SIDE FOR THE 2ND FLOOR BUMP OUT

PROJECT DATA

	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00030110-000000					
SETBACKS:						
FRONT	N/A		N/A		10'	NONE
LEFT SIDE	N/A		N/A		5'	NONE
RIGHT SIDE	7'-6 1/4"		N/A		5'	NONE
REAR	44'-4 1/4"		N/A		15'	NONE
LOT SIZE	NO CHANGE		5,529 SQ.FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1,494 SQ.FT.	27.02%	1,449 SQ.FT.	26.2%	40% MAX	NONE
FLOOR AREA	NO CHANGE		1,899 SQ.FT.	.34	1.0	NONE
BUILDING HEIGHT	N/A		N/A		30' MAX	NONE
IMPERVIOUS AREA	786 SQ.FT.	14.2%	751 SQ.FT.	13.5%	60% MAX	NONE
OPEN SPACE	3,287 SQ.FT.	59.45%	3,232 SQ.FT.	58.4%	35% MIN	NONE



CONTACT INFO:
JONATHAN TAVAREZ

EMAIL:
NAUTILUSDRAFTING@GMAIL.COM

CELLPHONE:
305-906-1530

ATF HARC PLAN

1011 Windsor Lane
KEY WEST, FLORIDA

Drawn By: JMT

Project No.	Scale: AS NOTED
-------------	--------------------

AutoCad File No.

011010110.

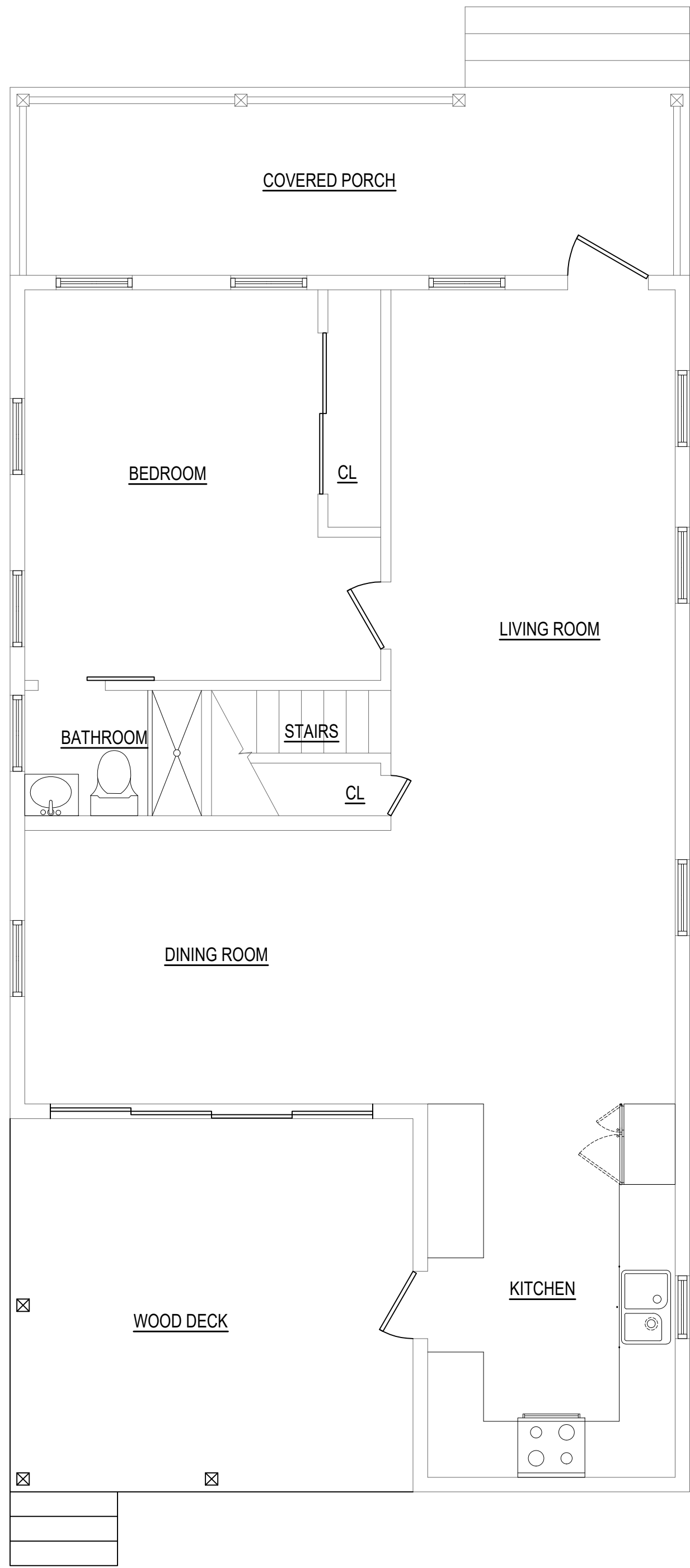
Title:

EXISTING AND PROPOSED SITE PLAN

Sheet Number: _____

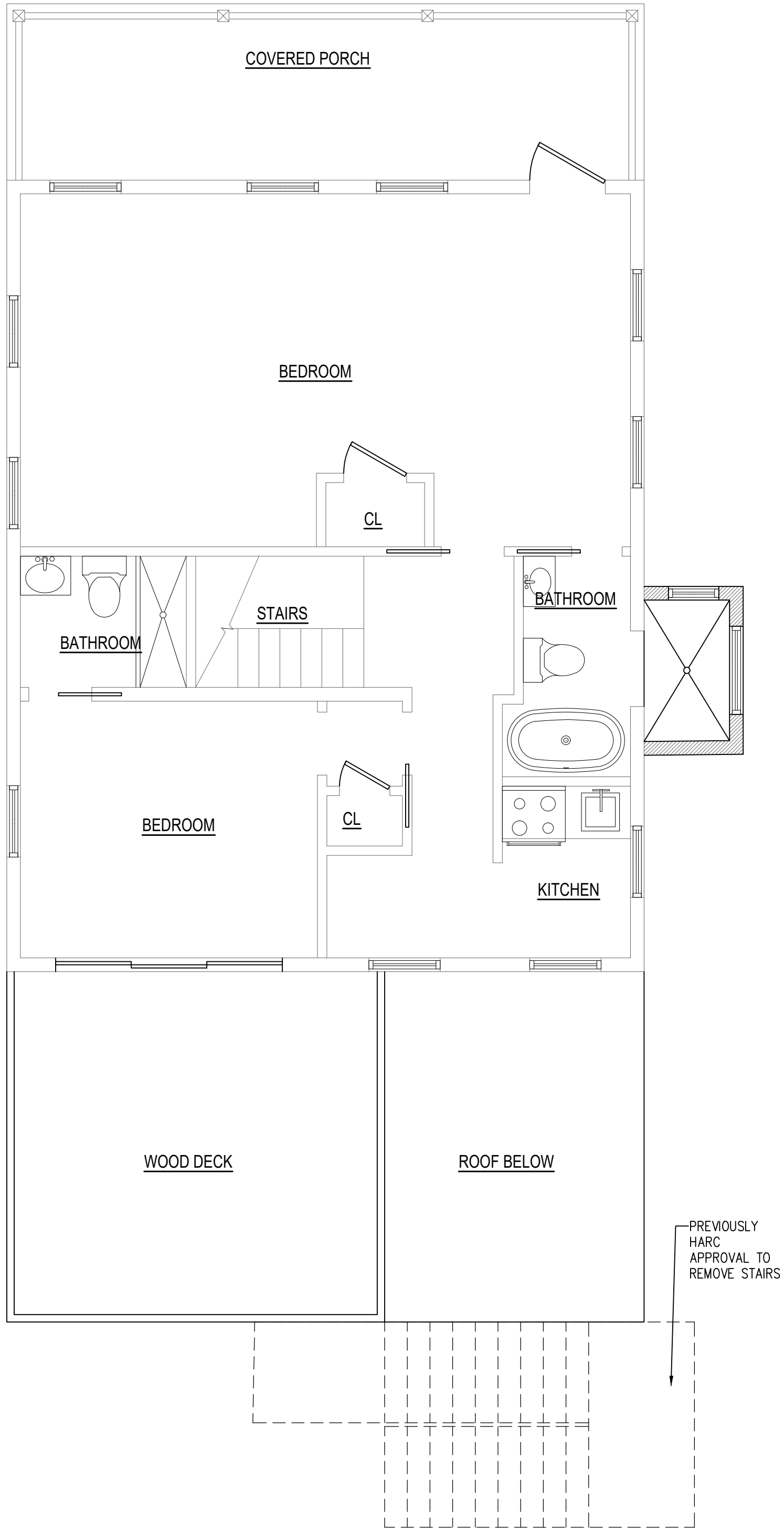
CS-1

Date: 4.24.2025



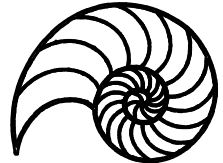
EXISTING 1ST FLOOR PLAN

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



EXISTING 2ND FLOOR PLAN

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



NAUTILUS
DRAFTING & DESIGN
SERVICES

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

ATF HARC PLAN

1011 Windsor Lane
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

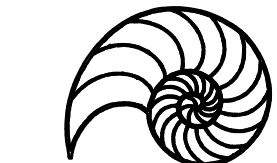
Revisions:

Title:
EXISTING FLOOR
PLANS

Sheet Number:

D-1

Date: 4.24.2025



NAUTILUS
DRAFTING & DESIGN
SERVICES

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

ATF HARC PLAN

1011 Windsor Lane
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:
AS NOTED

AutoCad File No.

Revisions:

Title:
EXISTING
ELEVATIONS

Sheet Number:

D-2

Date: 4.24.2025



EXISTING SIDE ELEVATION

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



EXISTING REAR ELEVATION

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



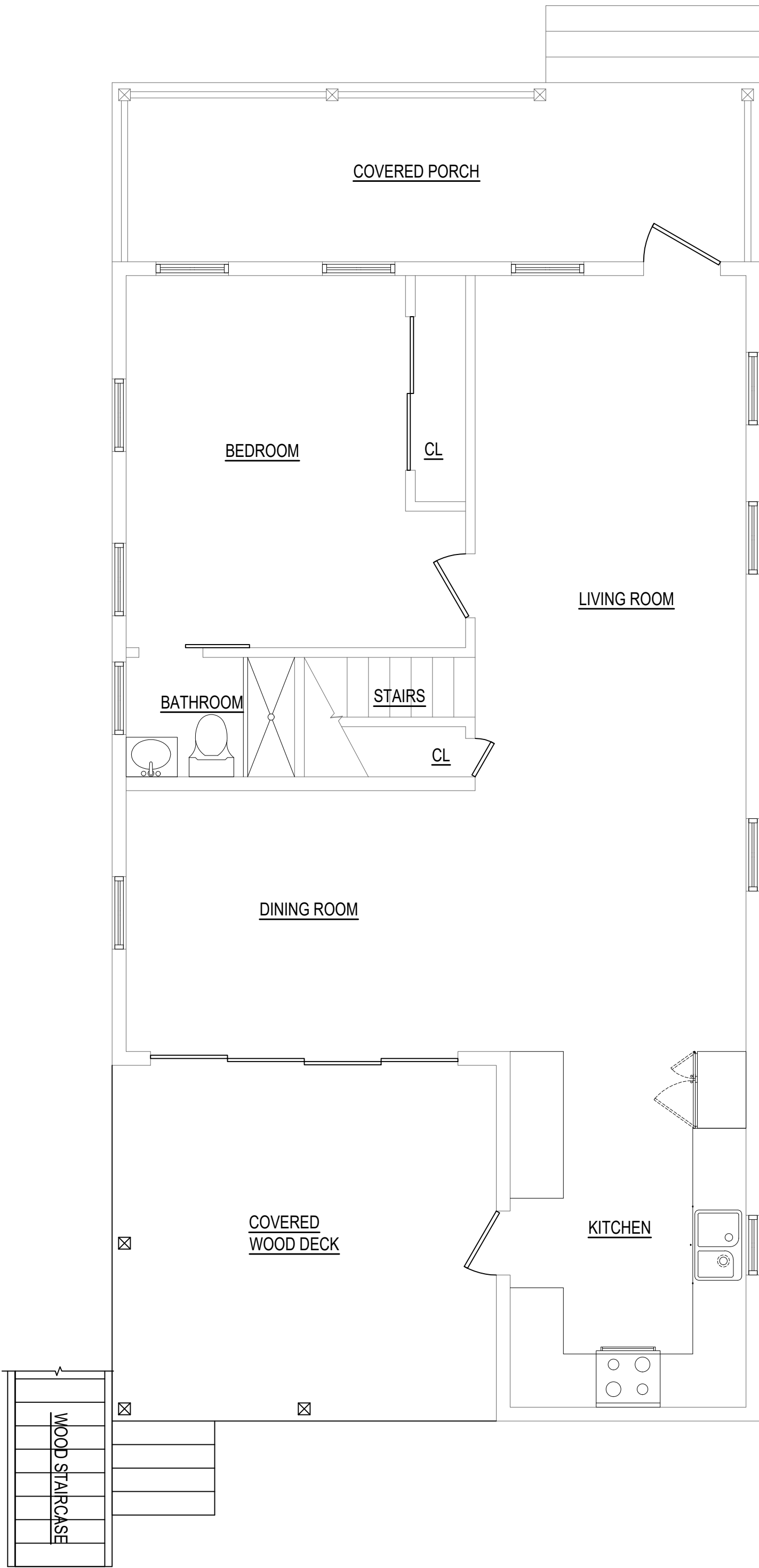
EXISTING SIDE ELEVATION

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

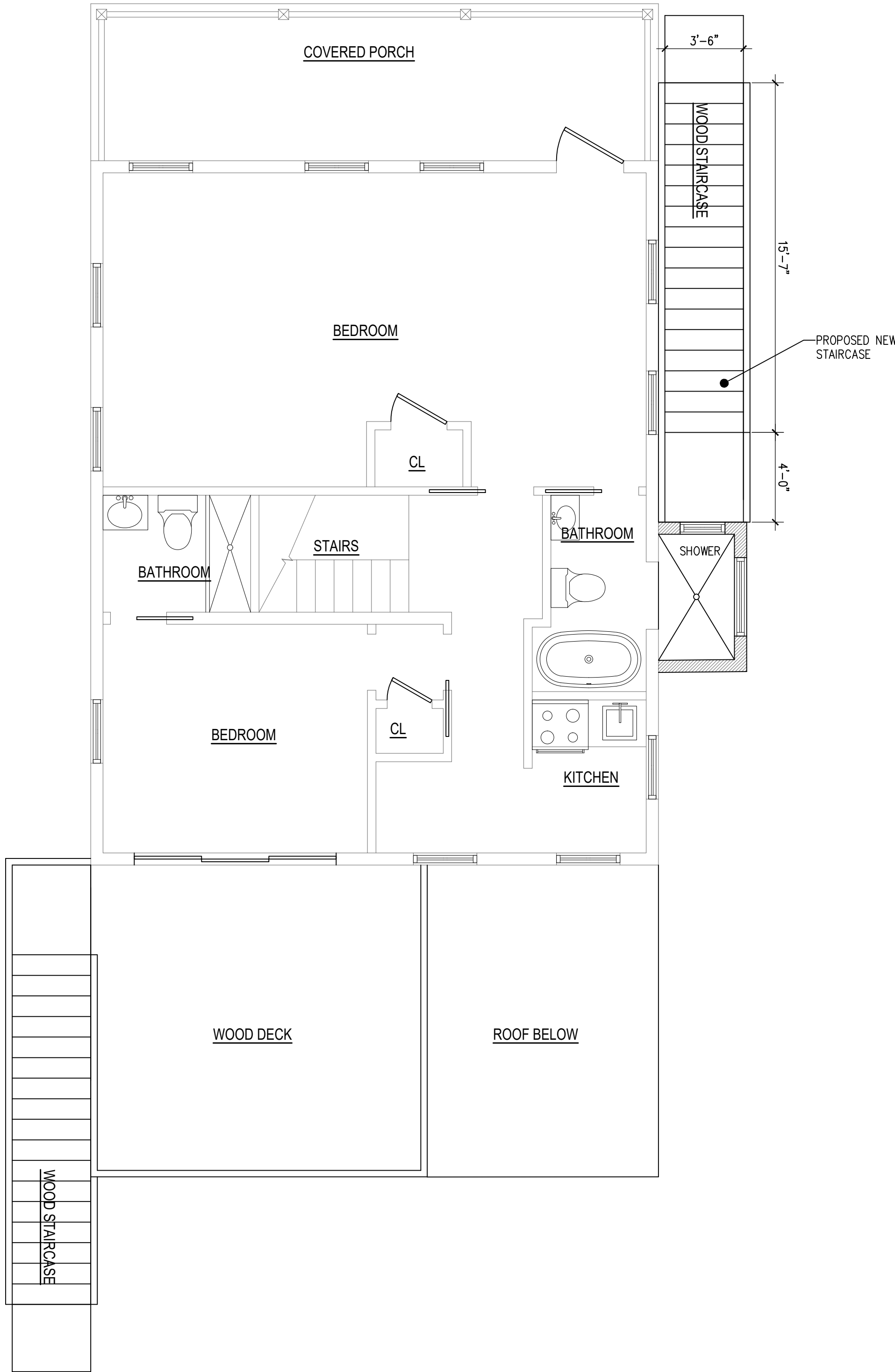


EXISTING FRONT ELEVATION

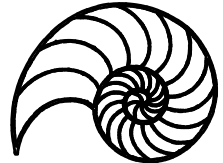
SCALE: 1/4"=1'-0"



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



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



NAUTILUS
DRAFTING & DESIGN
SERVICES

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

ATF HARC PLAN

1011 Windsor Lane
KEY WEST, FLORIDA

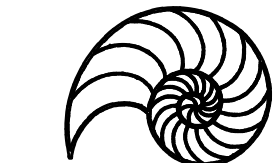
Drawn By: JMT
Project No. Scale: AS NOTED
AutoCad File No.

Revisions:

Title:
**PROPOSED FLOOR
PLANS**

Sheet Number:
A-1

Date: 4.24.2025



NAUTILUS
DRAFTING & DESIGN
SERVICES

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

ATF HARC PLAN

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: 4.24.2025



PROPOSED SIDE ELEVATION

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



PROPOSED FRONT ELEVATION (FAUX DOOR)

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



PROPOSED FRONT ELEVATION (EXISTING WINDOW)

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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., May 27, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER THE FACT - BUMP OUT AND STAIRCASE ON NORTH ELEVATION. DEMOLITION OF HISTORIC STAIRCASE.

#1011 WINDSOR LANE

Applicant – Jonathan Tavarez Application #C2025-0052

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 Jonathan Tavaraz, 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 Ln. on the
21 day of May, 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 May 27, 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 C2025-0052.

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

Signed Name of Affiant:

Jonathan Tavaraz

Date: 5/21/25

Address: 21460 Overseas Hwy, Suite 3

City: Sugarloaf Key

State, Zip: FL, 33042

The forgoing instrument was acknowledged before me on this 21 day of May, 2025.

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

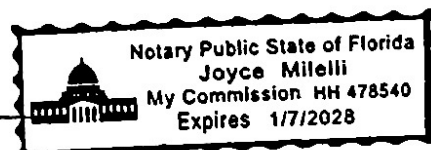
NOTARY PUBLIC

Sign Name: Joyce Milelli

Print Name: Joyce Milelli

Notary Public - State of Florida (seal)

My Commission Expires: 1/7/2028









PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

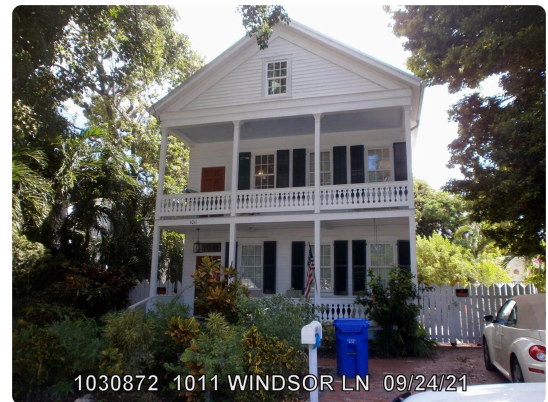
Disclaimer

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 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		

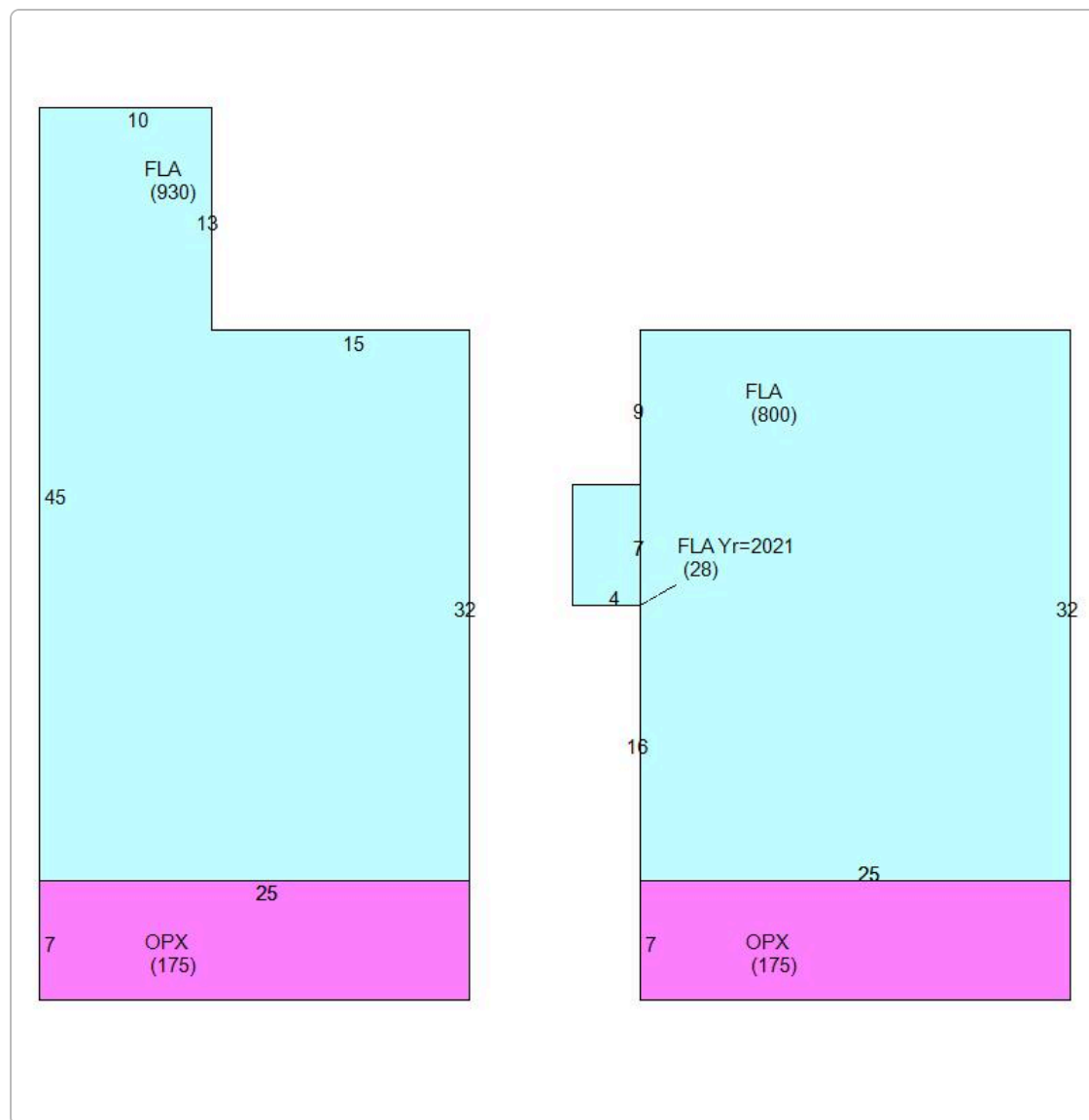
Permits

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](#)

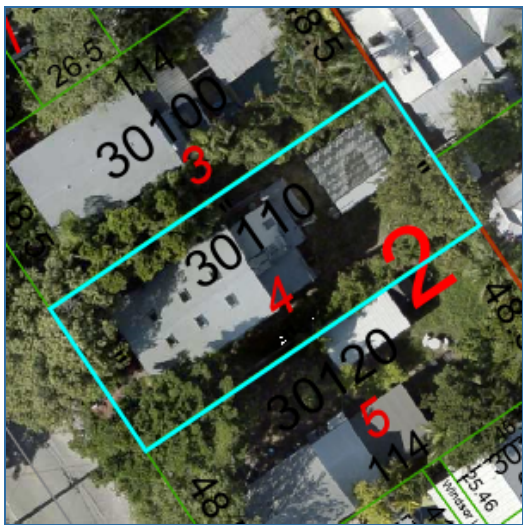
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

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: 3/20/2025, 1:30:02 AM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL