

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

Through: Thaddeus L. Cohen, Planning Director

From: Melissa Paul-Leto, Planner Analyst

Meeting Date: November 19, 2015

Agenda Item: **Variance – 1109 Windsor Lane - (RE # 00030220-000000; AK # 1030988)** – A request for a variance to the minimum side setback in order to convert existing carport into a garage. The property is located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600(6) a., 122-600(6) b., and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is seeking to convert an existing covered carport into an enclosed garage to house two electric cars.

Applicant: David Knoll

Property Owner: Key West – PH, LLC

Location: 1109 Windsor Lane - (RE # 00030220-000000; AK # 1030988)

Zoning: Historic Medium Density Residential (HMDR) zoning district



Background/Request:

The property consists of a two story residential structure facing Windsor Lane. To the eastside of the property there is a covered carport with an enclosed shed facing Royal Street.

The property owners currently store two electric cars inside the covered carport and wish to enclose this carport into a garage. The enclosed garage triggers minimum side street setback requirements. The applicant is asking for a variance for 3 feet and 11 inches into the street side setback.

Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum Height	30 feet	0 feet	12.9 feet	In compliance
Minimum lot size	4,000 SF	5,519.88 SF	No change	No change In compliance
Maximum density	16 dwelling units per acre	1 du / .06ac= 16.6	No change	No change In compliance
Maximum floor area ratio	1.00	N/A	N/A	In compliance
Maximum building coverage	40%	37% (2,041 sf)	No change	No change
Maximum impervious surface	60%	58% (3,194 sf)	No change	No change
Minimum open space	35%	42% (2,326 sf)	No change	No change
Minimum front setback	10 feet	81.2 feet	No change	No change
Minimum side setback	5 feet	32.4 feet	No change	No change In compliance
Minimum street side setback	7 feet 6 inches	3 feet 9 inches	No change	Variance Required -3 feet -11 inches
Minimum rear setback	5 feet	5 feet – 8 inches	No change	No change In compliance

Process:

Planning Board Meeting:

November 19, 2015

HARC:

TBD

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

1. *Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.*

The applicant has chosen to enclose the carport. Due to the enclosure the street setback requirement is being compromised. Therefore, there are no special conditions or circumstances existing that are peculiar to the land.

NOT IN COMPLIANCE.

2. *Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.*

The proposed condition is created by the applicant, the special conditions result from the action or negligence of the applicant.

NOT IN COMPLIANCE.

3. *Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.*

Granting the street side setback will confer special privileges to the applicant that is denied by the land development regulations to other lands, buildings or structures in the same zoning district.

NOT IN COMPLIANCE.

4. *Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.*

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HMDR Zoning District. The existing carport adequately stores the existing electric cars which is the purpose of the area.

NOT IN COMPLIANCE.

5. *Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.*

The minimum variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

IN COMPLIANCE.

6. *Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.*

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

IN COMPLIANCE.

7. *Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.*

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

It does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variance requested.

That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has not received any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

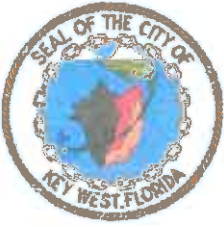
No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **DENIED**.



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

RECEIVED

SEP 14 2015

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1109 Windsor Lane Key West, Florida

Zoning District: HMDR Real Estate (RE) #: 00030220-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: David Knoll

Mailing Address: 19581 Mayan St.

City: Sugarloaf Key State: Florida Zip: 33042

Home/Mobile Phone: 305-745-8617 Office: 305-745-8617 Fax: _____

Email: david@davidknollarch.com

PROPERTY OWNER: (if different than above)

Name: Key West - PH, LLC

Mailing Address: 2165 Louisa Drive

City: Bellair Beach State: Florida Zip: 33786

Home/Mobile Phone: 727-742-9798 Office: 727-742-9798 Fax: _____

Email: owen@windevelopment.net

Description of Proposed Construction, Development, and Use: Convert existing carport into a garage with enclosing walls, windows and garage door

List and describe the specific variance(s) being requested:

3.8' street side setback at garage

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X-Shaded			
Size of Site	5519.88 sq. ft.			
Height	30 ft.	12.9 ft.	No change	None
Front Setback	10 ft.	81.2 ft.	No change	None
Side Setback	5 ft.	32.4 ft.	No change	None
Side Setback				
Street Side Setback	7.5 ft.	3.7 ft.	No change	3.8 ft.
Rear Setback	5 ft.	5.8 ft.	No change	None
F.A.R				
Building Coverage	40%	2041 sq. ft. (37%)	No change	None
Impervious Surface	60%	3194 sq. ft. (58%)	No change	None
Parking	1	2	No change	None
Handicap Parking	N / A			
Bicycle Parking	N / A			
Open Space/ Landscaping	35%	2326 sq. Ft. (42%)	No change	None
Number and type of units	1	1	No change	None
Consumption Area or Number of seats	N / A			

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The existing carport is outside of the fenced yard, is used to store electric cars and does not provide adequate protection against vandalism. In addition, as the property has been developed, there is no other viable alternative on the property for a legal parking area as required by the LDR.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The condition with regards the carport existed when the current owner purchased the property.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Granting this request confers to the owners the right to the protection of their property as is the right of all citizens.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Strict conformance to the setback regarding the conversion of the existing carport into a garage would create undue hardship on the new owners by depriving them secure storage of their vehicles.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

One variance is requested and is the minimum necessary to fulfill the owners' need for protection of their property.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

No injury or detriment to the public interest or welfare would result in the granting of this variance.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

The grounds for the request for this variance is solely because of the owners' need.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Storm water management plan **N/A**

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an individual)

I, David Knoll, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1109 Windsor Lane Key West, Florida
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

David Knoll
Signature of Authorized Representative

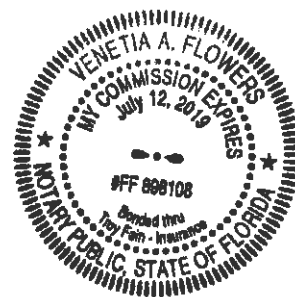
Subscribed and sworn to (or affirmed) before me on this Sept. 14, 2014 by
David Knoll *date*
Name of Authorized Representative

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

Venetia A. Flowers
Notary's Signature and Seal

Venetia A. Flowers
Name of Acknowledger typed, printed or stamped

#FF 898108
Commission Number, if any



Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Owen C Ewing as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Key West PH LLC
Name of office (President, Managing Member) Name of owner from deed

authorize David Knoll, Architect
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Owen C Ewing
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 9/14/15
Date

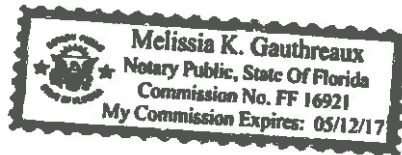
by Owen C. Ewing
Name of person with authority to execute documents on behalf on entity owner

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

Melissa K Gauthreaux
Notary's Signature and Seal

Melissa Gauthreaux
Name of Acknowledger typed, printed or stamped

FF 16921
Commission Number, if any



Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza | Hawks
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2015-26
Will Call No.:

05/28/2015 9:21AM
DEED DOC STAMP CL: Krys \$13,825.00

Doc# 2030667
Bk# 2742 Pg# 1645

Parcel Identification No. 00030220-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 21st day of May, 2015 between Lisa Lennon, Individually and as Trustee(s) of the Lisa Lennon Living Trust dated 07/16/2004 whose post office address is 516 White Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Key West-PH, LLC, a Florida limited liability company whose post office address is 2165 Louisa Drive, Belleair Beach, FL 33786 of the County of Pinellas, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

In Monroe County, State of Florida, on the Island of Key West, known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a part of Tract Twelve (12), but more particularly described as follows: In the City of Key West known as Lot Fourteen (14) in Block Three (3) of said Tract Twelve (12), according to a subdivision of Lot Eight (8) of said Tract Twelve (12) recorded in Plat Book No.1, Page 37, Monroe County, Florida Public Records; said lot being described by metes and bounds as follows: Commencing on the Northeast side of Windsor Lane distant One Hundred and Twenty-five (125) feet and Five (5) inches Southeasterly from Virginia Street for a point of beginning; thence in a Southeasterly direction along Windsor Lane a distance of Forty-eight (48) feet and Five (5) inches; thence at right angles in a Northeasterly direction One Hundred and Seventeen (117) feet; thence at right angles in a Northwesterly direction Forty-eight (48) feet and Five (5) inches; thence at right angles in a Southwesterly direction One Hundred and Seventeen (117) feet out to Windsor Lane to the point of beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lisa Lennon Living Trust dated 07/16/2004

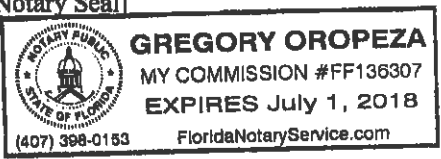
Gregory Oropeza
Witness Name: Gregory Oropeza
Madison Fallon
Witness Name: Madison Fallon

[Signature]
Lisa Lennon, Individually
[Signature]
Lisa Lennon, as Trustee

State of Florida
County of Monroe

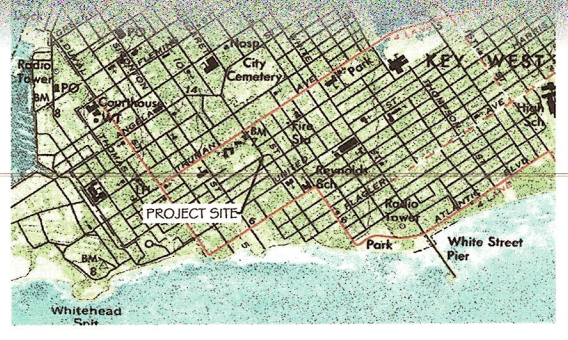
The foregoing instrument was acknowledged before me this 21st day of May, 2015 by Lisa Lennon, Individually and as Trustee(s) of the Lisa Lennon Living Trust dated 07/16/2004, who is personally known or has produced a driver's license as identification.

[Notary Seal]

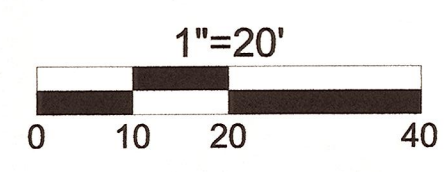
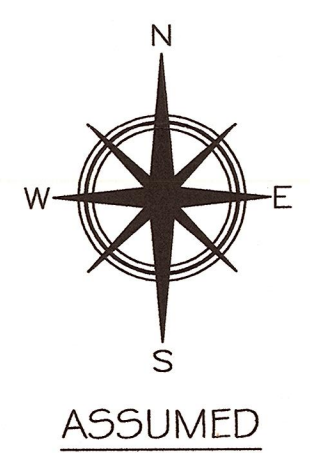


Gregory Oropeza
Notary Public
Printed Name: _____
My Commission Expires: _____

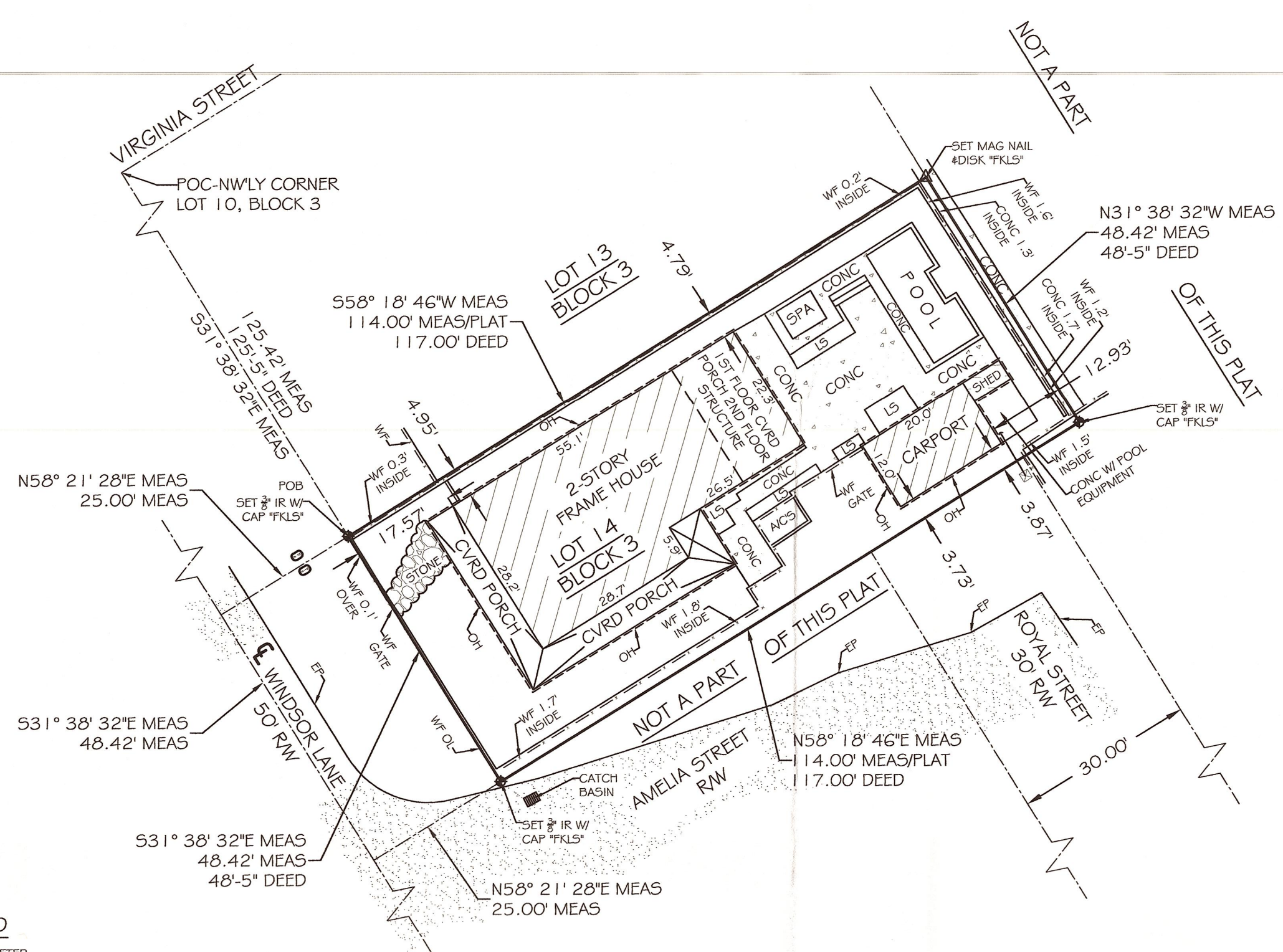
Survey



LOCATION MAP - NTS SEC. 06-T685-R25E



TOTAL AREA = 5,519.88 SQFT±



- LEGEND**
- - WATER METER
 - - SANITARY SEWER CLEAN OUT
 - - MAILBOX
 - ⊙ - WOOD POWER POLE
 - ⊠ - CONCRETE POWER POLE

SURVEYOR NOTES

BEARING BASE: ALL BEARINGS ARE BASED ON S31°38'32"E ASSUMED ALONG THE CENTERLINE OF WINDSOR LANE.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN SURVEY FEET

ADDRESS:
1109 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

TITLE COMMITMENT SUPPLIED TO SURVEYOR BY CLIENT AND/OR THEIR ASSIGNED AGENT - TITLE COMMITMENT / ORDER NUMBER: 5126067, REFERENCE NUMBER 2015-26, EFFECTIVE DATE: JANUARY 06, 2015, NAME OF INSURED: Jesse McInerney

SQUARE FOOTAGES OF EXTERIOR FOOTPRINT OF BUILDINGS AT GROUND LEVEL:
- TWO STORY FRAME STRUCTURE = 1400.35 SQ. FT

REVISION (1) - 05/15/2015 - REVISED CERTIFICATIONS

TABLE A

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY. UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.	AS SHOWN ON SURVEY
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.	AS SHOWN ON SURVEY
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY CLIENT).	AS SHOWN ON SURVEY
7a. EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.	AS SHOWN ON SURVEY
7b. SQUARE FOOTAGE OF: (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.	AS SHOWN ON SURVEY
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED UNDER SECTION 5 ABOVE) SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC.	AS SHOWN ON SURVEY
11a. LOCATION OF UTILITIES (REPRESENTATIVE EXAMPLES OF WHICH ARE LISTED BELOW EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: (a) OBSERVED EVIDENCE	AS SHOWN ON SURVEY
17. PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION. OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.	NONE
18. OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.	NONE
19. LOCATION OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.	NONE IDENTIFIED BY APPROPRIATE AUTHORITIES
21. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.	IN EFFECT AND AVAILABLE UPON REQUEST

CERTIFIED TO -
Jesse McInerney;
Centennial Bank;
Smith | Oropeza | Hawks;
Chicago Title Insurance Company;


- 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.
- | | | |
|---------------------------------|--|------------------------------------|
| BFP = BACK FLOW PREVENTER | GY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C4G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | R/W = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPT = CONCRETE POWER POLE | MHW = MEAN HIGH WATER LINE | TOR = TOP OF BANK |
| COVD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1989) | TS = TRAFFIC SIGN |
| DELT = CENTRAL ANGLE | NTS = NOT TO SCALE | TOP = TYPICAL |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | UR = UNREADABLE |
| EL = ELEVATION | OW = OVERHEAD WIRE | UT = UTILITY EASEMENT |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | WD = WOOD DECK |
| EP = EDGE OF PAVEMENT | PCP = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FF = FINISHED FLOOR ELEVATION | PCF = PERMANENT CONTROL POINT | WM = WATER METER |
| FI = FIRE HYDRANT | PK = PARKER KALON NAIL | WPP = WOOD POWER POLE |
| FL = FENCE INSIDE | POB = POINT OF BEGINNING | WV = WATER VALVE |
| FND = FOUND | PI = POINT OF INTERSECTION | WV = WATER VALVE |
| FO = FENCE OUTSIDE | | |
| FOL = FENCE ON LINE | | |

LEGAL DESCRIPTION -

In Monroe County, State of Florida, on the Island of Key West, known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a part of Tract Twelve (12), but more particularly described as follows: In the City of Key West known as Lot Fourteen (14) in Block Three (3) of said Tract Twelve (12), according to a subdivision of Lot Eight (8) of said Tract Twelve (12) recorded in Plat Book No. 1, Page 37, Monroe County, Florida Public Records; said lot being described by metes and bounds as follows: Commencing on the Northeast side of Windsor Lane distant One Hundred and Twenty-five (125) feet and Five (5) inches Southeasterly from Virginia Street for a point of beginning; thence in a Southeasterly direction along Windsor Lane a distance of Forty-eight (48) feet and Five (5) inches; thence at right angles in a Northeasterly direction One Hundred and Seventeen (117) feet; thence at right angles in a Northwesterly direction Forty-eight (48) feet and Five (5) inches; thence at right angles in a Southwesterly direction One Hundred and Seventeen (117) feet out to Windsor Lane to the point of beginning.

SCALE:	1" = 20'
FIELD WORK DATE:	03/25/2015
REVISION DATE:	05/15/2015
SHEET:	1 OF 1
DRAWN BY:	MPD
CHECKED BY:	
INVOICE NO.:	

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLES WITH CHAPTER 177, FLORIDA STATUTES.

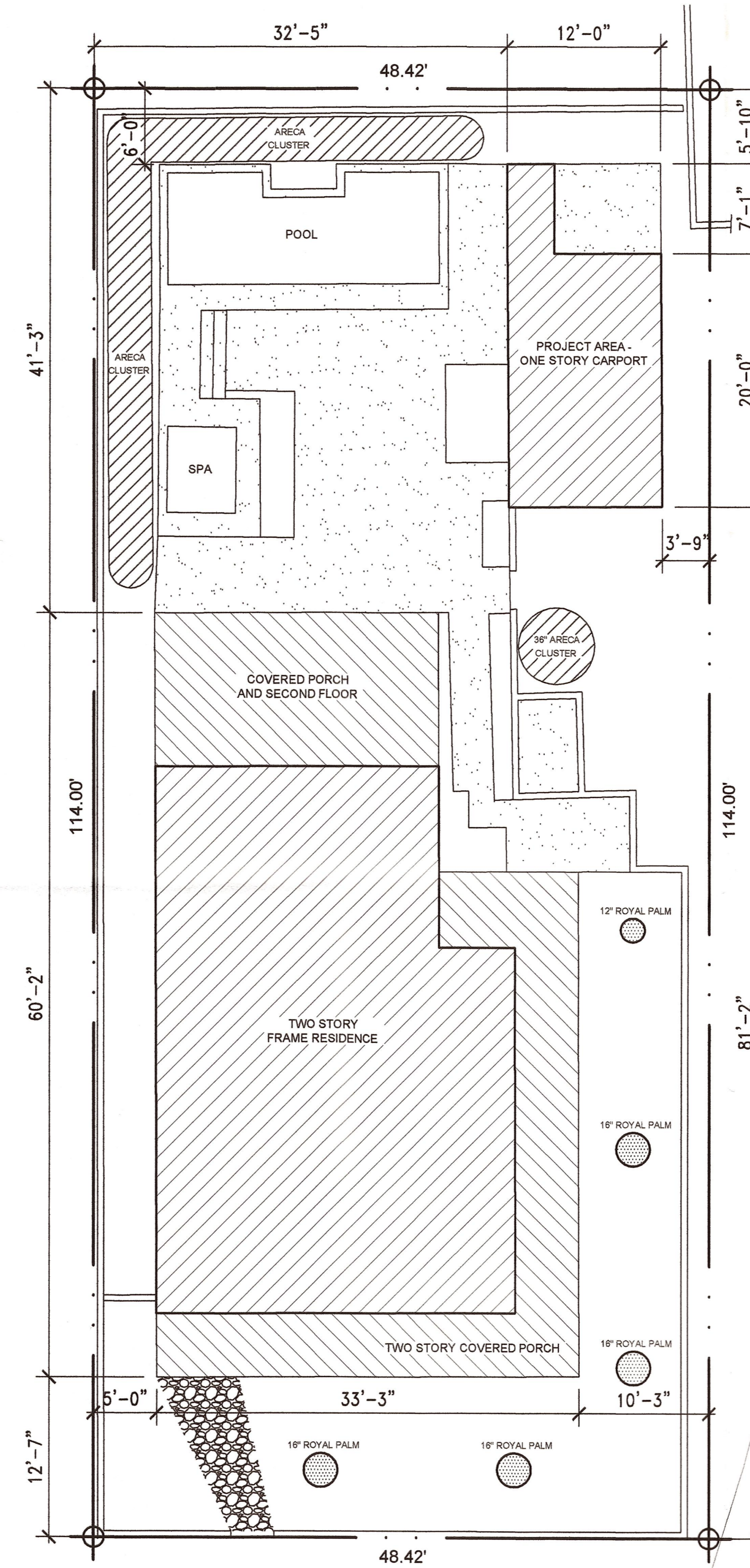
SIGNED: 
ERIC A. ISAACS, L.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LHM 7847

FLORIDA KEYS LAND SURVEYING

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

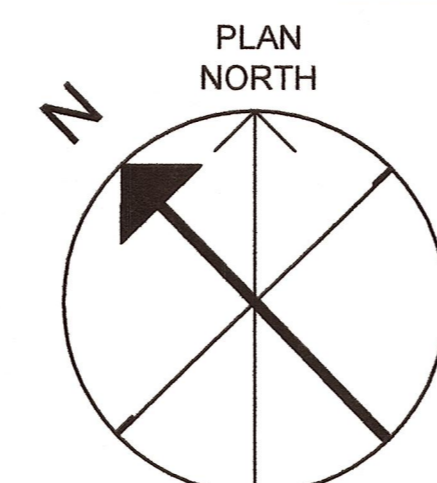
Site Photos

RENOVATION FOR:
1109 WINDSOR LANE
 KEY WEST, FLORIDA



AMELIA STREET

SITE DATA				
1. LAND USE DISTRICT:	HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL			
2. FLOOD ZONE:	X-SHADED			
3. LOT AREA:	5519.88 SQ. FT.			
4. CARPORT BUILDING HEIGHT:	ALLOWED	EXISTING	REQUESTED	
	30.0'	12.9'	NONE	
5. SETBACKS:	ALLOWED	EXISTING	REQUESTED	
FRONT	10.0'	81.2'	NONE	
SIDE	7.5' + 5.0'	3.7' (STREET SIDE) + 32.4'	3.8' (STREET SIDE)	
REAR	5.0'	5.8'	NONE	
6. LOT COVERAGE:	ALLOWED	EXISTING	PROPOSED	REQUESTED
BUILDING	40%	2041 S.F. (37%)	NO CHANGE	NONE
IMP. SURFACE	60%	3194 S.F. (58%)	NO CHANGE	NONE
7. OPEN SPACE:	REQUIRED	EXISTING	REQUESTED	
	35%	2326 S.F. (42%)	NONE	
8. STORMWATER RETENTION:	THE PROPOSED DEVELOPMENT OF THIS VARIANCE APPLICATION DOES NOT INCREASE STORM WATER RUNOFF.			



WINDSOR LANE

SITE PLAN

1/8" = 1'-0"

REVISIONS	
NO.	DATE

RENOVATION FOR:
1109 WINDSOR LANE
 KEY WEST, FLORIDA

DATE OF ISSUE:
 9 / 14 / 15

David Knoll

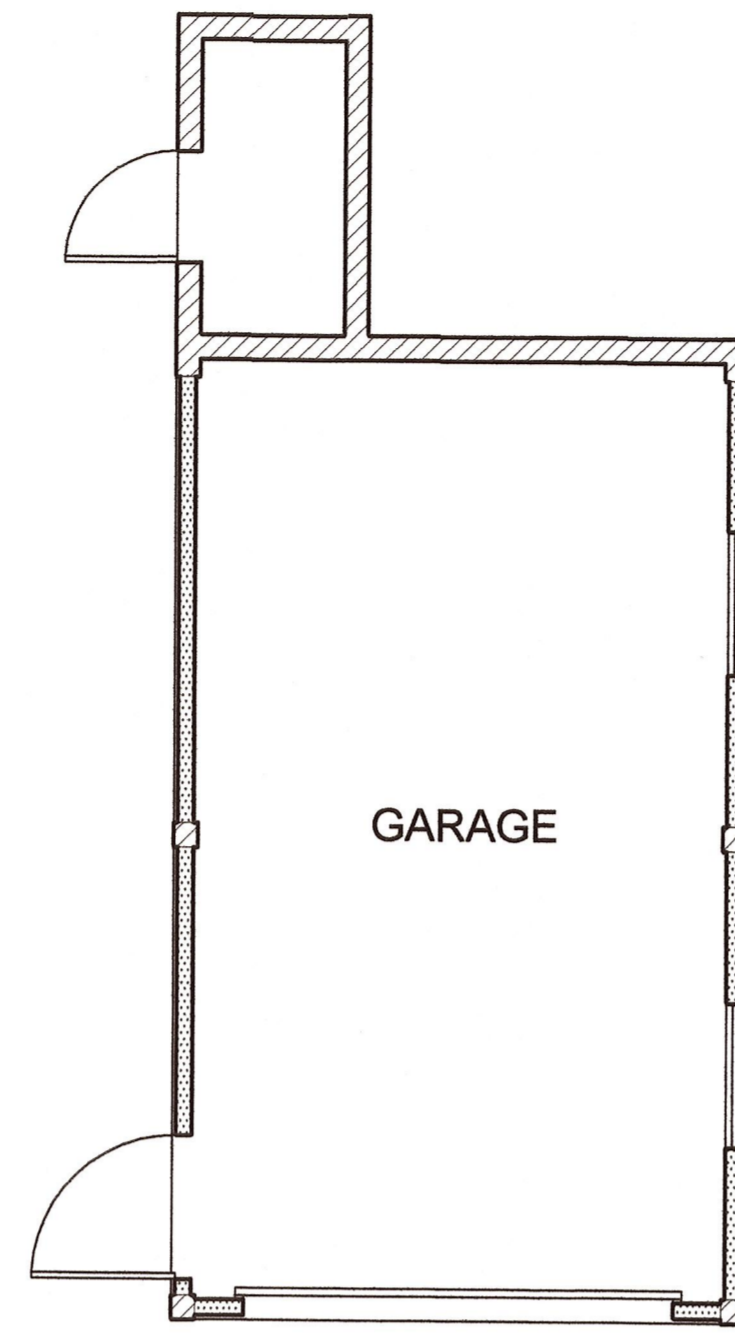
RENOVATION FOR:
1109 WINDSOR LANE
 KEY WEST, FLORIDA

DAVID KNOLL
 ARCHITECT

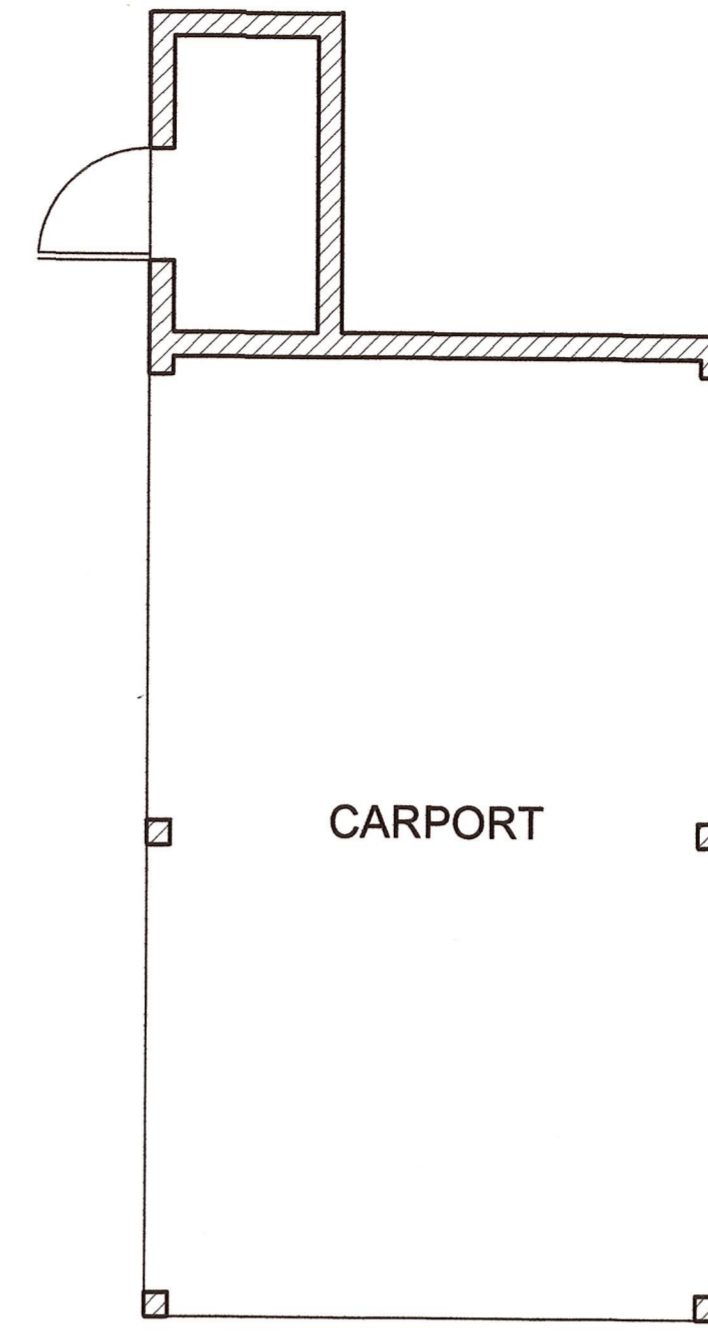
KEY WEST, FL. (305) 715-8617

SHEET **1** OF 2 SHEETS

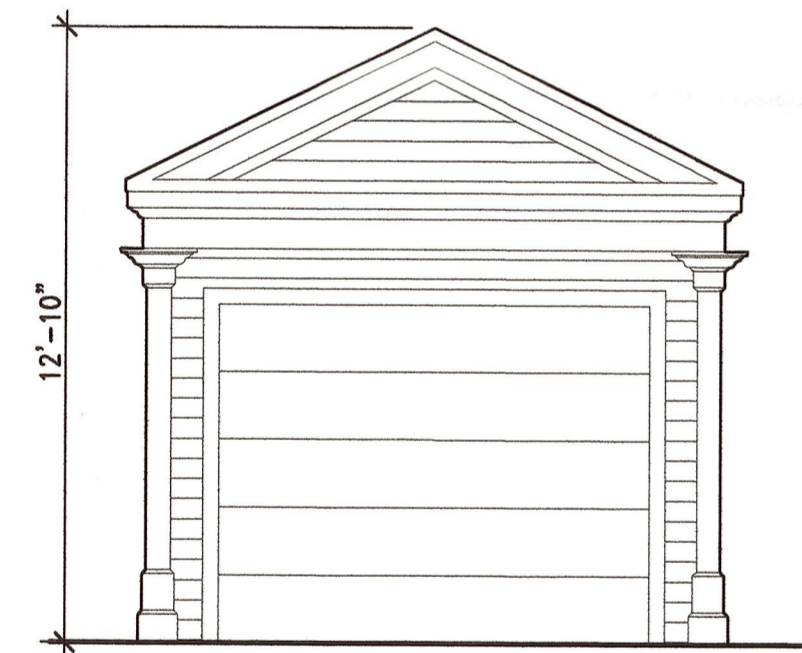
REVISIONS	
NO.	DATE



PROPOSED PLAN
1/4" = 1'-0"



AS-BUILT PLAN
1/4" = 1'-0"



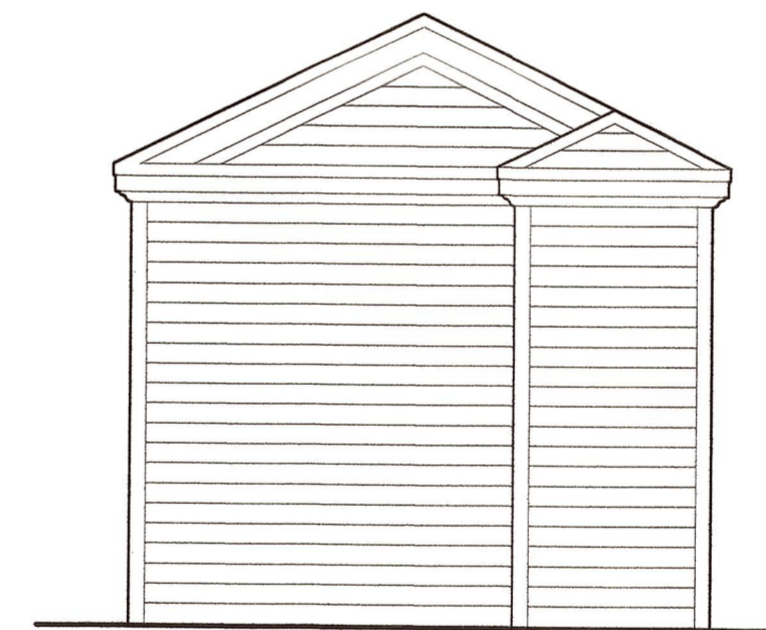
SOUTH



EAST



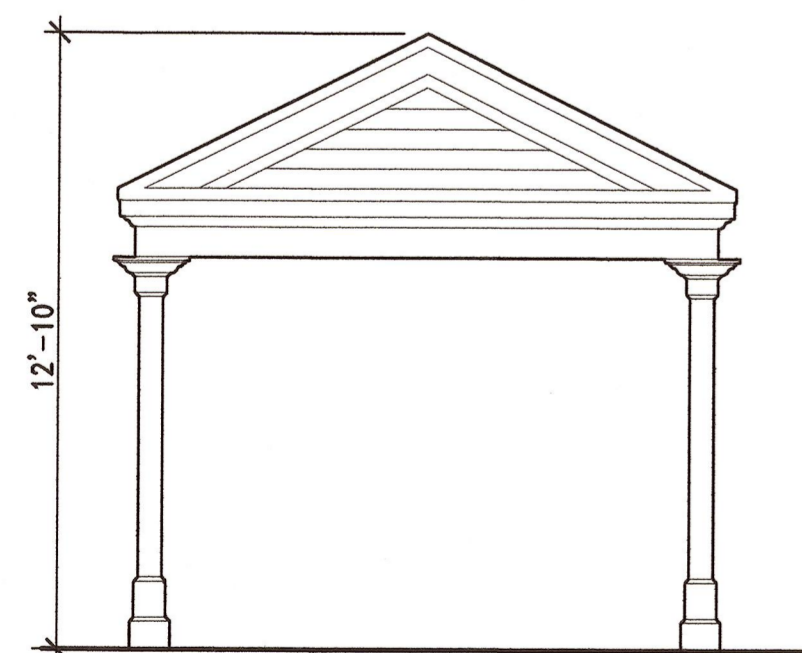
WEST



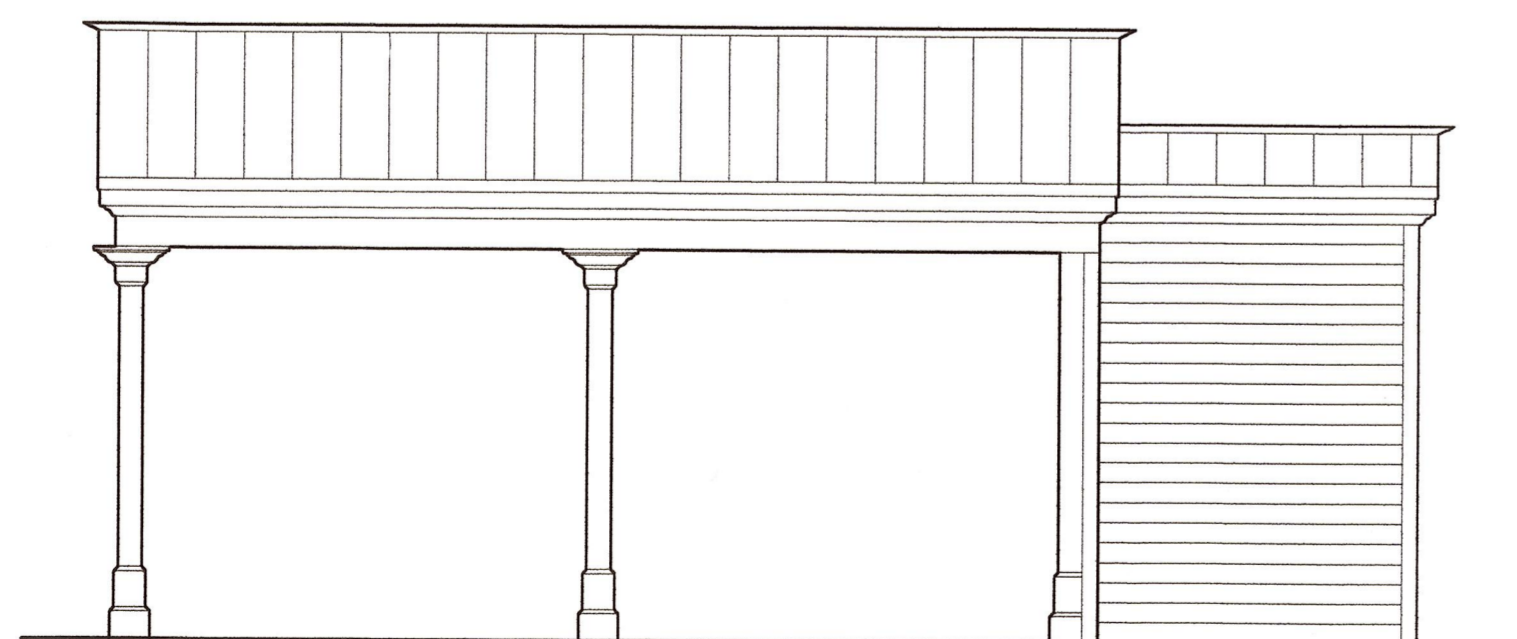
NORTH

PROPOSED BUILDING ELEVATIONS

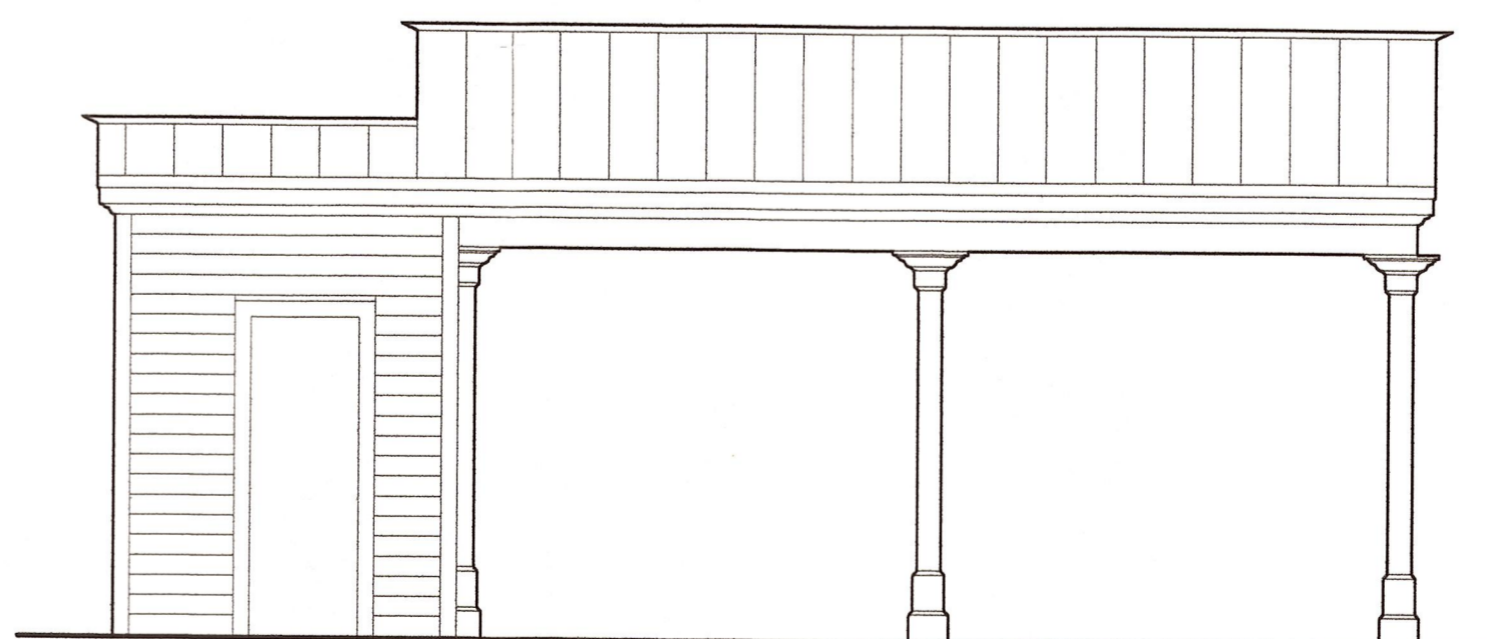
1/4" = 1'-0"



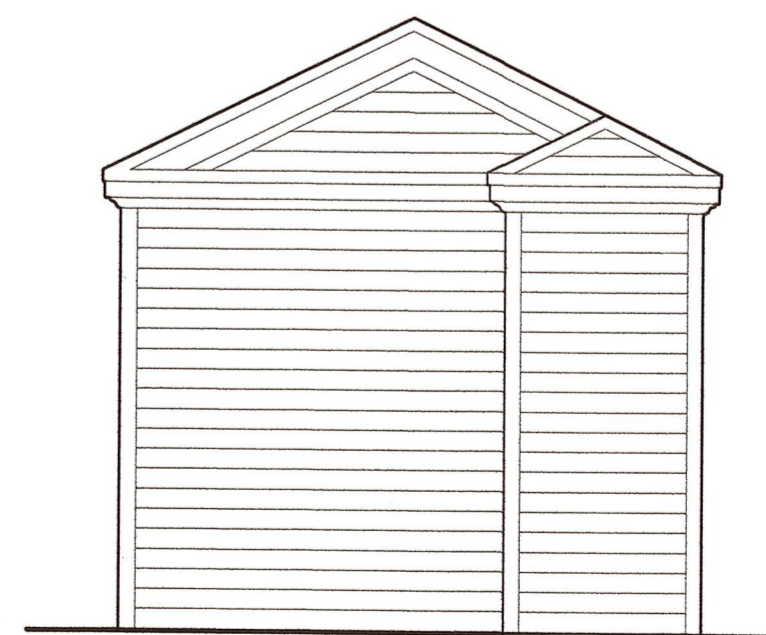
SOUTH



EAST



WEST



NORTH

AS-BUILT BUILDING ELEVATIONS

1/4" = 1'-0"

RENOVATION FOR:

1109 WINDSOR LANE

KEY WEST, FLORIDA

DAVID KNOLL
ARCHITECT

KEY WEST, FL. (305).715.8617

DATE OF ISSUE:

9/14/15

David Knoll

SHEET

2

of 2 SHEETS









Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1030988 Parcel ID: 00030220-000000

Ownership Details

Mailing Address:
KEY WEST-PH LLC
2165 LOUISA DR
BELLEAIR BEACH, FL 33786-3445

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1109 WINDSOR LN KEY WEST
Subdivision: Tropical Building and Investment Co Sub
Legal Description: KW TROPICAL SUB PB 1-37 LOT 14 SQR 3 TR 12 H2-420 OR696-659 OR809-1706 OR1336-2466
OR1950-1525/26 OR2262-1953/55 OR2742-1645/46

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	48	114	5,520.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2648
 Year Built: 2005

Building 0 Details

Building Type R1
 Effective Age 9
 Year Built 2005
 Functional Obs 0

Condition G
 Perimeter 316
 Special Arch 0
 Economic Obs 0

Quality Grade 650
 Depreciation % 7
 Grnd Floor Area 2,648

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type IRR/CUSTOM

Heat 1 FCD/AIR DUCTED

Heat Src 1 ELECTRIC

Roof Cover METAL

Heat 2

Heat Src 2

Foundation

Bedrooms 5

Extra Features:

2 Fix Bath 1
 3 Fix Bath 4
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 1
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	10:HARDIE BD	1	2005	N	Y			1,186
2	OPX		1	2005					276
3	FLA	10:HARDIE BD	1	2005	N	Y			1,462
4	FHS	10:HARDIE BD	1	2005	N	Y			841
5	OPX		1	2005					220
6	OPX		1	2005					381
7	OPX		1	2005					381
8	DUF	10:HARDIE BD	1	2005	N	N			28

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,092 SF	182	6	2005	2006	2	30
2	FN2:FENCES	572 SF	143	4	2005	2006	2	30
3	FN2:FENCES	280 SF	40	7	2005	2006	2	30
4	PO4:RES POOL	198 SF	22	9	2006	2007	5	50
5	HT2:HOT TUB	1 UT	0	0	2006	2007	3	50
6	WF2:WATER FEATURE	1 UT	0	0	2006	2007	1	20
7	PT4:PATIO	304 SF	19	16	2006	2007	4	50

Appraiser Notes

TPP 8526334 - DOWLING'S WELDING & FABRICATION
2006-10-31 - LISTED FOR \$2,649,000 NEW CONSTRUCTION 5/6. - JEN
2004-06-15 BEING OFFERED AT PRECONSTRUCTION \$2,795,000 WILL BE A 5BED/6BATHS TWO STORY HOME AND A HEATED POOL-SKI
2012-10-31 MLS \$1,650,000 6/5.5 EXQUISITE 5BD/6BA HOME IN OLD TOWN BUILT IN 2005. WITH 3489SF, IT IS UNIQUELY SUITED AS A LARGE FAMILY HOME OR AS A CORPORATE RETREAT. OLD WORLD CHEFS KITCHEN WITH CUSTOM CABINETS, LARGE OPEN LIVING ROOM WITH CUSTOM FRENCH DOORS PROVIDING WONDERFUL LIGHT. GROUND FLOOR BEDROOM AND BATH, THREE ENSUITE BEDROOMS ON THE SECOND FLOOR, AND A LARGE LOFT WITH FULL BATH, AFFORDS EVERYONE THEIR OWN PRIVATE SPACE. LUXURY, STYLE, AND COMFORT. CLASSIC KEY WEST ARCHITECTURE. LARGE STONE POOL WITH GLASS TILES, FOUNTAIN AND SPA. MATURE TROPICAL LANDSCAPING AND GARDENS. BIKE OR WALK TO THE BEACH, ALL THE WONDERFUL RESTAURANTS, AND MANY ATTRACTIONS KEY WEST HAS TO OFFER. OWNER IS A LICENSED REAL ESTATE AGENT, NOT LISTING AGENT

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	95-3754	11/01/1995	12/01/1995	585 Residential	ALARM SYSTEM
2	02-3425	02/18/2003	10/31/2003	1,000 Residential	INSTALL PATITION WALL
3	04-1915	07/06/2004	12/21/2005	394,800 Residential	BUILD 2-STORY SFR-NEWBEDROOMS REPLACE COMMERCIAL STRUCTURE
4	05-0796	03/14/2005	04/18/2006	50,000 Residential	BUILD A 9' X 22' POOL & SPA
5	04-0814	03/18/2004	11/23/2004	8,000 Residential	CMPLT DEMO BLDG & SLAB
6	05-4312	10/04/2005	04/18/2006	1,800 Residential	WIRE SWIMMING POOL
7	05-1358	05/03/2005	04/18/2006	2,400 Residential	BUILD ADDITIONAL 6' WOOD PICKET FENCE 100LF
8	05-2129	06/02/2005	04/18/2006	2,000 Residential	SEWER LATERAL
9	05-3941	09/12/2006	04/18/2006	15,000 Residential	BUILDING FOUNDATION AUGER PILES;GRADE BEAM
10	05-3012	08/31/2005	04/19/2006	87,000 Residential	SITE WORK
11	05-5024	11/10/2005	04/18/2006	350 Residential	RUN COPPER FROM RANGE TO 200LB CYLINDER

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	473,786	37,923	835,936	1,347,645	1,246,713	0	1,347,645
2014	502,677	34,320	850,887	1,387,884	1,133,376	0	1,387,884
2013	508,024	35,399	486,919	1,030,342	1,030,342	0	1,030,342
2012	515,150	36,408	659,214	1,210,772	1,210,772	0	1,210,772

2011	515,150	37,416	738,825	1,291,391	1,291,391	0	1,291,391
2010	520,516	38,494	395,853	954,863	954,863	25,000	929,863
2009	577,892	39,502	601,696	1,219,090	958,080	25,000	933,080
2008	536,025	40,510	668,613	1,245,148	957,123	25,000	932,123
2007	938,137	36,390	736,418	1,710,945	1,710,945	0	1,710,945
2006	1,033,354	6,804	441,559	1,481,717	1,481,717	0	1,481,717
2005	0	0	331,169	442,000	442,000	0	442,000
2004	92,496	1,824	331,169	442,000	442,000	0	442,000
2003	92,496	1,877	124,608	218,981	218,981	0	218,981
2002	99,969	1,931	124,608	226,508	226,508	0	226,508
2001	99,969	1,984	124,608	226,561	226,561	0	226,561
2000	99,969	686	101,952	202,607	202,607	0	202,607
1999	96,561	704	101,952	199,217	199,217	0	199,217
1998	64,525	722	101,952	167,199	167,199	0	167,199
1997	64,525	740	90,624	155,889	155,889	0	155,889
1996	58,659	758	90,624	150,041	150,041	0	150,041
1995	58,659	777	90,624	150,060	150,060	0	150,060
1994	58,659	795	90,624	150,078	150,078	0	150,078
1993	69,010	813	90,624	160,447	160,447	0	160,447
1992	69,010	831	90,624	160,465	160,465	0	160,465
1991	69,010	849	90,624	160,483	160,483	0	160,483
1990	69,057	867	69,384	139,308	139,308	0	139,308
1989	23,304	0	47,578	70,882	70,882	0	70,882
1988	20,211	0	39,648	59,859	59,859	0	59,859
1987	24,579	0	30,586	55,165	55,165	0	55,165
1986	24,738	0	30,586	55,324	55,324	0	55,324
1985	23,984	0	20,218	44,202	44,202	0	44,202
1984	23,474	0	20,218	43,692	43,692	0	43,692
1983	23,474	0	20,218	43,692	43,692	0	43,692
1982	15,284	0	17,522	32,806	32,806	0	32,806

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/21/2015	2742 / 1645	1,975,000	WD	02
12/21/2006	2262 / 1953	2,450,000	WD	Q
11/6/2003	1950 / 1525	520,000	WD	Q
1/1/1995	1336 / 2466	175,000	WD	K
4/1/1980	809 / 1706	45,000	WD	Q
2/1/1977	696 / 659	29,000	00	Q

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Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176