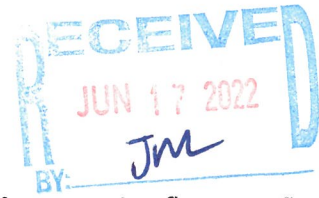


# **Application**

# Application for Variance

City of Key West, Florida • Planning Department

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



**Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25**

(includes \$310.00 advertising/noticing fee and \$110.25 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 305-809-3764.

## PROPERTY DESCRIPTION:

Site Address: 703 Windsor Lane, Key West, FL 33040

Zoning District: HHDR

Real Estate (RE) #: 00018700-000200

Property located within the Historic District? ☒ Yes ☐ No

## APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Trepanier and Associates, Inc.

Mailing Address: 1421 First St. #101

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: \_\_\_\_\_

Office: 305-293-8983

Fax: \_\_\_\_\_

Email: owen@owentrepanier.com

## PROPERTY OWNER: (if different than above)

Name: Jennifer Trapani & Evelyn Burkart

Mailing Address: 169 S Temelec Circle

City: Sonoma

State: CA

Zip: 95476

Home/Mobile Phone: \_\_\_\_\_

Office: c/o 305-293-8983

Fax: \_\_\_\_\_

Email: c/o owen@owentrepanier.com

## Description of Proposed Construction, Development, and Use:

The project proposes to demo and rebuild a single-family house which improves the existing nonconforming building coverage, impervious surface, open space, landscaping, and right side setback.

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

See attached

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

See attached

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                              |                  |          |          |                  |
| Flood Zone                          |                  |          |          |                  |
| Size of Site                        |                  |          |          |                  |
| Height                              | See attached     |          |          |                  |
| Front Setback                       |                  |          |          |                  |
| Side Setback                        |                  |          |          |                  |
| Side Setback                        |                  |          |          |                  |
| Street Side Setback                 |                  |          |          |                  |
| Rear Setback                        |                  |          |          |                  |
| F.A.R                               |                  |          |          |                  |
| Building Coverage                   |                  |          |          |                  |
| Impervious Surface                  |                  |          |          |                  |
| Parking                             |                  |          |          |                  |
| Handicap Parking                    |                  |          |          |                  |
| Bicycle Parking                     |                  |          |          |                  |
| Open Space/ Landscaping             |                  |          |          |                  |
| Number and type of units            |                  |          |          |                  |
| Consumption Area or Number of seats |                  |          |          |                  |

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: Please print your responses.**

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.

Special conditions and circumstances exist which are peculiar to this property. The lot of record is uniquely small, current LDR setback requirements limit the developable area for a principal structure to approx. only 118 sq ft. The existing access easement creates a 4' path to the property, too narrow for a vehicle to get onsite. The existing house has been deemed dangerous and hazardous and is recommended to be demolished (see attached report); rebuilding a house is a substantial improvement and current LDRs require substantial improvements to fully comply with code.

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

Conditions are not created by the applicant. The special conditions and circumstances predate the current owner.

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.

Special privileges will not be conferred upon the granting of the variance(s). The variance process is available to all property owners in the district, and if other have the right to rebuild a safe and habitable home in the place of a dangerous and hazardous one, they are entitled to the same process and consideration of fact.

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.

Hardship conditions exist. The literal interpretation of the land development regulations would deprive the applicant rights commonly enjoyed by properties in the same zoning district, including the ability to rebuild a safe and habitable home.

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.

Only the minimum variance(s) are required that would permit the applicant the opportunity to build a safe and habitable single-family home in the place of a dangerous and hazardous house onsite, as evidenced by the fact the property's existing nonconforming building coverage, impervious surface, open space, landscaping, and right side setback will be reduced. Granting these variances will improve existing building coverage, impervious surface, open space, landscaping, and right side setback.



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.

Granting of the variance(s) is not injurious to the public welfare and will be in harmony with the general intent and purpose of the LDRs, by improving the existing nonconforming situation of the site, maintaining the historic density, and rebuilding a safe and habitable single-family house.

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.

This application does not rely on other nonconforming lots and structures as justification.

**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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- ☒ Correct application fee, made payable to "City of Key West."
- ☒ Pre-application meeting form
- ☒ Notarized verification form signed by property owner or authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Monroe County Property record card
- ☒ Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- ☒ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☒ Floor plans
- ☒ Any additional supplemental information necessary to render a determination related to the variance request

# Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •  
Key West, Florida 33040 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Meeting Date: 6/15/2022 Zoning District: HHDR

Address/Location: 703 Windsor Lane

Request: Demo and rebuild SF house

Type of Application: Variance

Attendees: Scarlet Hammons & Thomas Francis-Siburg

Notes:

Notes from meeting were not  
provided to applicant.

Revised by applicant on  
6/17/2022

# Cover Letter

# MEMORANDUM

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Date:** June 17, 2022  
**To:** Ms. Katie Halloran, Planning Director  
**From:** Thomas Francis-Siburg  
**CC:** Mr. Kevin Trapani, Owner  
Mr. Owen Trepanier  
**Re:** **703 Windsor Lane**

---

The existing home at 703 Windsor Lane has been deemed dangerous and hazardous and recommended to be demolished<sup>1</sup>. This variance application request the approval to rebuild a safe and habitable single-family house onsite. Due to the special conditions and circumstances unique to this property, to build a new house requires variance(s) approval.

## List of Variance(s)

- Variance to Sec. 108-412, of 7% from the required minimum 20% landscape area to the 13% proposed (6.9% existing).
- Variance to Sec. 108-572(1), of 1 parking space from the required 1 off-street parking space to the 0 spaces proposed (0 existing).
- Variance to Sec. 122-630(4) a., of 37% from the required maximum 50% building coverage to the 87% proposed (93.1% existing).
- Variance to Sec. 122-630(4) b., of 27% from the required maximum 60% impervious surface ratio to the 87% proposed (93.1% existing).
- Variance to Sec. 122-630(6) a., of 10 ft from the required minimum 10 ft front setback to the 0 ft proposed (0 ft existing).
- Variance to Sec. 122-60(6) b., of 4'-1" from the required minimum 5 ft right side setback to the 1'-11" proposed (1'-5" existing).
- Variance to Sec. 122-60(6) b., of 5 ft from the required minimum 5 ft left side setback to the 0 ft proposed (0 ft existing).
- Variance to Sec. 122-60(6) c., of 20 ft from the required minimum 20 ft rear setback to the 0 ft proposed (0 ft existing).

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<sup>1</sup> Attachment – April 27, 2022 – Mr. Richard J. Milelli, P.E., "703 Windsor Project Report".

## Site Data Table – 703 Windsor Lane Variance Application

| Item               | Code Req'd        | Existing            | Proposed          | Compliance                      |
|--------------------|-------------------|---------------------|-------------------|---------------------------------|
| Zoning             | HHDR              | HMDR                | No Change         | Complies                        |
| FLUM               | HR                | HR                  | No Change         | Complies                        |
| Flood (FEMA)       | X                 | X                   | No Change         | Complies                        |
| HARC               |                   | Not Eligible        | -                 | -                               |
| Site Size          | 4,000 sq. ft.     | 900 sq. ft.         | No Change         | Complies                        |
| Building Height    | 30 ft.            | 13'-11"             | 19'-3"            | Complies                        |
| Impervious Surface | 60% (540 sq. ft.) | 93.1% (838 sq. ft.) | 87% (783 sq. ft.) | Improvement;<br>Variance of 27% |
| Building Coverage  | 50% (450 sq. ft.) | 93.1% (838 sq. ft.) | 87% (783 sq. ft.) | Improvement;<br>Variance 37%    |
| Open Space         | 35% (315 sq. ft.) | 6.9% (62 sq. ft.)   | 13% (177 sq. ft.) | Improvement;<br>Variance 22%    |
| Landscaping        | 20% (180 sq. ft.) | 6.9% (62 sq. ft.)   | 13% (177 sq. ft.) | Improvement;<br>Variance 7%     |
| Front Setback      | 10'               | 0'-0"               | 0'-0"             | Variance 10 ft                  |
| Right Side Setback | 5'                | 1'-5"               | 1'-11"            | Improvement;<br>Variance 4'-1"  |
| Left Side Setback  | 5'                | 0'-0"               | 0'-0"             | Variance 5 ft                   |
| Rear Setback       | 20'               | 0'-0"               | 0'-0"             | Variance 20 ft                  |
| Density            | 22 du/ac (0.5 du) | 1 du                | No Change         | Complies                        |
| FAR                | 1.0 (900 sq. ft.) | 0.0                 | No Change         | Complies                        |
| Auto Parking       | 1 space           | 0 spaces            | No Change         | Variance 1 space                |
| Bicycle Parking    | None              | 0 spaces            | No Change         | Complies                        |

Revised by Applicant 7/6/2022

1421 First Street • Key West, FL • 33040-3648

Phone: 305-293-8983 • Fax: 305-293-8748 • Email: [thomas@owentrepanier.com](mailto:thomas@owentrepanier.com)



# VARIANCE SITE DATA



**Date:** September 09, 2022

**To:** Ms. Katie Halloran, City Planner  
Via Ms. Zoe Porter, Planner I

**From:** Thomas Francis-Siburg

**CC:** Mr. Owen Trepanier  
Mr. Kevin Trapani, Owner

**Re:** **Variance Site Data – 703 Windsor Lane (RE# 00018700-000200)**  
**and Combined Parcel with 627 Elizabeth/701 Windsor (RE# 00011920-000000)**

**Site Data Table – 703 Windsor Lane**

| Item               | Code Req'd        | Existing            | Proposed          | Compliance                        |
|--------------------|-------------------|---------------------|-------------------|-----------------------------------|
| Zoning             | HHDR              | HMDR                | No Change         | Complies                          |
| FLUM               | HR                | HR                  | No Change         | Complies                          |
| Flood (FEMA)       | X                 | X                   | No Change         | Complies                          |
| HARC               |                   | Not Eligible        | -                 | -                                 |
| Site Size          | 4,000 sq. ft.     | 900 sq. ft.         | No Change         | Complies                          |
| Building Height    | 30 ft.            | 13'-11"             | 19'-3"            | Complies                          |
| Impervious Surface | 60% (540 sq. ft.) | 93.1% (838 sq. ft.) | 87% (783 sq. ft.) | Improvement;<br>Variance of 27%   |
| Building Coverage  | 50% (450 sq. ft.) | 93.1% (838 sq. ft.) | 87% (783 sq. ft.) | Improvement;<br>Variance of 37%   |
| Open Space         | 35% (315 sq. ft.) | 6.9% (62 sq. ft.)   | 13% (177 sq. ft.) | Improvement;<br>Variance of 22%   |
| Landscaping        | 20% (180 sq. ft.) | 6.9% (62 sq. ft.)   | 13% (177 sq. ft.) | Improvement;<br>Variance of 7%    |
| Front Setback      | 10'               | 0'-0"               | 0'-0"             | Variance of 10 ft                 |
| Right Side Setback | 5'                | 1'-5"               | 1'-11"            | Improvement;<br>Variance of 4'-1" |
| Left Side Setback  | 5'                | 0'-0"               | 0'-0"             | Variance of 5 ft                  |
| Rear Setback       | 20'               | 0'-0"               | 0'-0"             | Variance of 20 ft                 |
| Density            | 22 du/ac (0.5 du) | 1 du                | No Change         | Complies                          |
| FAR                | 1.0 (900 sq. ft.) | 0.0                 | No Change         | Complies                          |
| Auto Parking       | 1 space           | 0 spaces            | No Change         | Complies                          |
| Bicycle Parking    | None              | 0 spaces            | No Change         | Complies                          |

Revised by Applicant 9/9/2022

1421 First Street • Key West, FL • 33040-3648

Phone: 305-293-8983 • Fax: 305-293-8748 • Email: [thomas@owentrepanier.com](mailto:thomas@owentrepanier.com)

**Site Data Table – Combined: 627 Elizabeth, 701 Windsor, & 703 Windsor Lane**

| Item                                           | Code Req'd          | Existing              | Proposed              | Compliance                         |
|------------------------------------------------|---------------------|-----------------------|-----------------------|------------------------------------|
| Zoning                                         | HHDR                | HMDR                  | No Change             | Complies                           |
| FLUM                                           | HR                  | HR                    | No Change             | Complies                           |
| Flood (FEMA)                                   | X                   | X                     | No Change             | Complies                           |
| HARC                                           |                     | Not Eligible          | -                     | -                                  |
| Site Size                                      | 4,000 sq. ft.       | 4,930 sq. ft.         | No Change             | Complies                           |
| Building Height                                | 30 ft.              | < 30 ft               | < 30 ft               | Complies                           |
| Impervious Surface                             | 60% (2,958 sq. ft.) | 74.8% (3,686 sq. ft.) | 73.7% (3,631 sq. ft.) | Improvement;<br>Variance of 13.7%  |
| Building Coverage                              | 50% (2,465 sq. ft.) | 61.9% (3,054 sq. ft.) | 60.8% (3,000 sq. ft.) | Improvement;<br>Variance of 10.8%  |
| Open Space                                     | 35% (1,726 sq. ft.) | 14.1% (697 sq. ft.)   | 16.5% (812 sq. ft.)   | Improvement;<br>Variance of 18.5%  |
| Landscaping                                    | 20% (986 sq. ft.)   | 14.1% (697 sq. ft.)   | 16.5% (812 sq. ft.)   | Improvement;<br>Variance of 3.5%   |
| Front Setback                                  | 10'                 | 0'-0"                 | No Change             | Variance of 10 ft                  |
| Right Side (south) Setback<br>(627 Elizabeth)  | 5'                  | 2'-5"                 | No Change             | Complies                           |
| Right Side (south) Setback                     | 5'                  | 0'-0"                 | 0'-0"                 | Variance of 5 ft                   |
| Left Side (north) Setback<br>(627 Elizabeth)   | 5'                  | 0'-4"                 | No Change             | Complies                           |
| Left Side (north) Setback<br>(703 Windsor)     | 5'                  | 0'-0"                 | 0'-0"                 | Variance of 5 ft                   |
| Rear (east) Setback<br>(701 Windsor Elizabeth) | 20'                 | 0'-0"                 | No Change             | Complies                           |
| Rear (east) Setback<br>(703 Windsor)           | 20'                 | 1'-5"                 | 1'-11"                | Improvement;<br>Variance of 18'-1" |
| Density                                        | 22 du/ac (2.5 du)   | 3 du                  | No Change             | Complies                           |
| FAR                                            | 1.0 (4,930 sq. ft.) | 0.0                   | No Change             | Complies                           |
| Auto Parking                                   | 3 spaces            | 0 spaces              | No Change             | Complies                           |
| Bicycle Parking                                | None                | 0 spaces              | No Change             | Complies                           |

# **Authorization Form**



# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Richard McChesney, in my capacity as Associate Attorney  
(print name) (print position; president, managing member)

of Spottswood, Spottswood, Spottswood & Sterling PLLC  
(print name of entity serving as Authorized Representative)

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:

703 Windsor Lane, Key West, FL 33040  
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.

[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10/20/22 by  
date

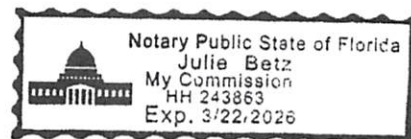
Richard McChesney  
Name of Authorized Representative

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

[Signature]  
Notary's Signature and Seal

Julie Betz  
Name of Acknowledger typed, printed or stamped

\_\_\_\_\_  
Commission Number, if any



# **Property Record Card**



### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

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

### Summary

Parcel ID 00018700-000200  
 Account# 1019283  
 Property ID 1019283  
 Millage Group 10KW  
 Location 703 WINDSOR Ln, KEY WEST  
 Address  
 Legal PT LOT 4 SQR 59 AND PT TR 5 PARCEL 4 KW G56-31/34 OR552-88 OR700-75/78  
 Description OR783-129/34 OR784-1663/64 OR1003-1903/04 OR1529-1311/13 OR1994-2469/70 OR2252-1024/26 OR2446-1276/83 OR3102-0643 OR3138-0475  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

BURKART EVELYN C  
 169 S Temelec Cir  
 Sonoma CA 95476

[TRAPANI JENNIFER](#)  
 169 S Temelec Cir  
 Sonoma CA 95476

### Valuation

|                            | 2021       | 2020       | 2019       | 2018       |
|----------------------------|------------|------------|------------|------------|
| + Market Improvement Value | \$55,258   | \$74,193   | \$75,352   | \$75,352   |
| + Market Misc Value        | \$0        | \$0        | \$0        | \$0        |
| + Market Land Value        | \$194,493  | \$176,868  | \$166,973  | \$153,368  |
| = Just Market Value        | \$249,751  | \$251,061  | \$242,325  | \$228,720  |
| = Total Assessed Value     | \$185,974  | \$183,407  | \$179,284  | \$175,942  |
| - School Exempt Value      | (\$25,000) | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value     | \$160,974  | \$158,407  | \$154,284  | \$150,942  |

### Land

| Land Use                | Number of Units | Unit Type   | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| RES SUPERIOR DRY (01SD) | 937.00          | Square Foot | 20       | 41    |

### Buildings

|                |                         |                    |                   |
|----------------|-------------------------|--------------------|-------------------|
| Building ID    | 1397                    | Exterior Walls     | WD FR STUCCO      |
| Style          | 1 STORY ELEV FOUNDATION | Year Built         | 1948              |
| Building Type  | S.F.R. - R1 / R1        | EffectiveYearBuilt | 1996              |
| Gross Sq Ft    | 896                     | Foundation         | WD CONC PADS      |
| Finished Sq Ft | 808                     | Roof Type          | GABLE/HIP         |
| Stories        | 1 Floor                 | Roof Coverage      | MIN/PAINT CONC    |
| Condition      | AVERAGE                 | Flooring Type      | CONC ABOVE GRD    |
| Perimeter      | 120                     | Heating Type       | NONE with 0% NONE |
| Functional Obs | 0                       | Bedrooms           | 1                 |
| Economic Obs   | 0                       | Full Bathrooms     | 1                 |
| Depreciation % | 32                      | Half Bathrooms     | 0                 |
| Interior Walls | WALL BD/WD WAL          | Grade              | 450               |
|                |                         | Number of Fire Pl  | 0                 |

| Code  | Description    | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| FLA   | FLOOR LIV AREA | 808         | 808           | 0         |
| OUF   | OP PRCH FIN UL | 88          | 0             | 0         |
| TOTAL |                | 896         | 808           | 0         |



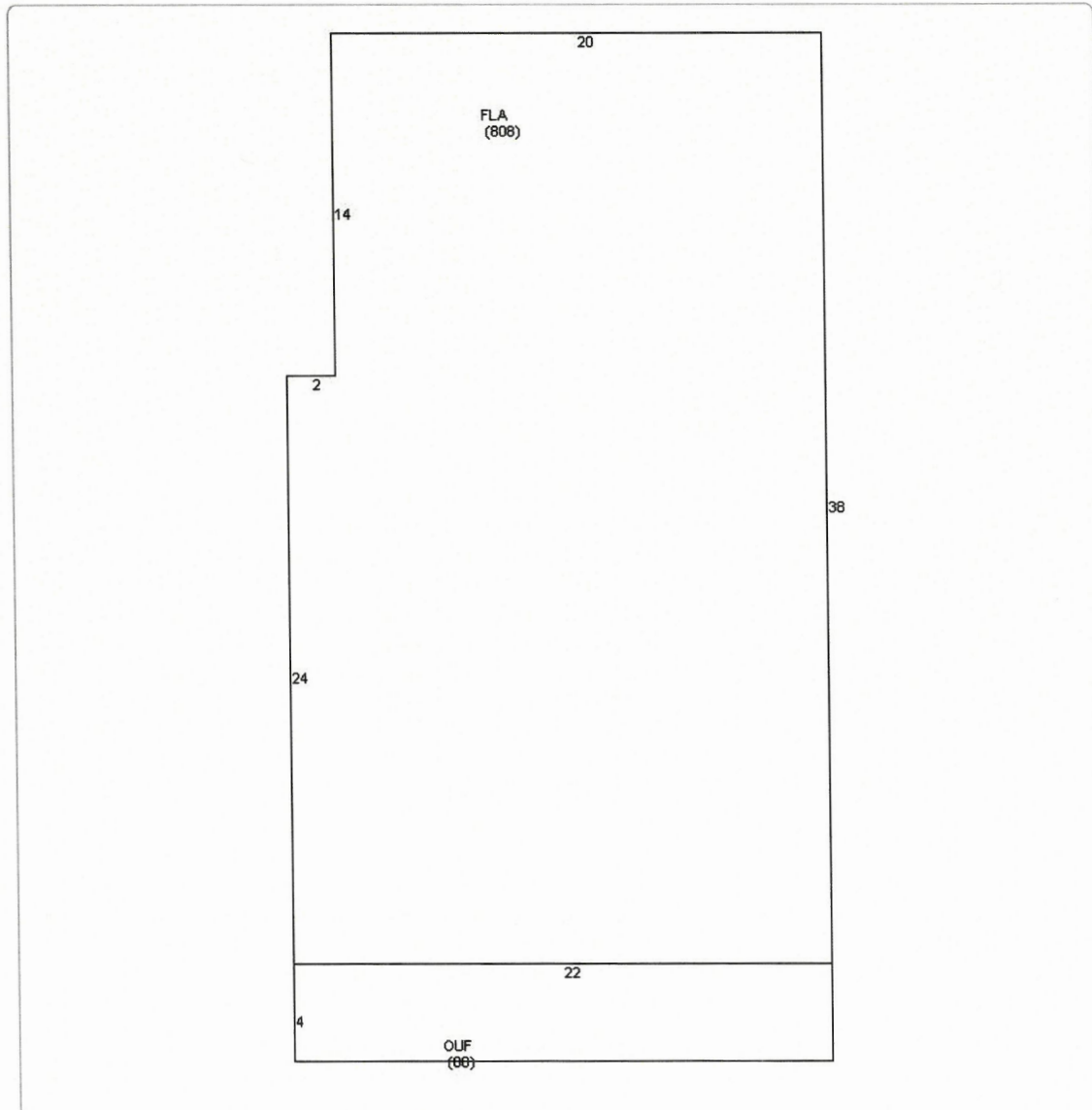
## Sales

| Sale Date  | Sale Price | Instrument    | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 11/12/2021 | \$525,000  | Warranty Deed | 2349131           | 3138      | 0475      | 01 - Qualified     | Improved           |
| 5/28/2021  | \$500,000  | Warranty Deed | 2322892           | 3102      | 0643      | 37 - Unqualified   | Improved           |
| 11/14/2006 | \$200,000  | Warranty Deed |                   | 2252      | 1024      | M - Unqualified    | Improved           |
| 4/15/2004  | \$350,000  | Warranty Deed |                   | 1994      | 2469      | M - Unqualified    | Improved           |
| 2/1/1987   | \$108,000  | Warranty Deed |                   | 1003      | 1903      | M - Unqualified    | Improved           |

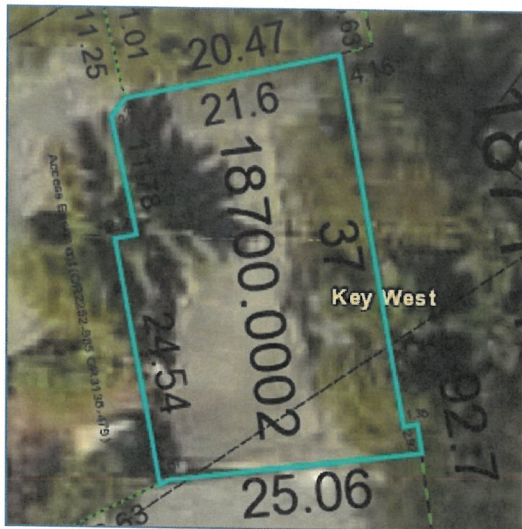
## Permits

| Number  | Date Issued | Date Completed | Amount  | Permit Type | Notes                                                                                                                 |
|---------|-------------|----------------|---------|-------------|-----------------------------------------------------------------------------------------------------------------------|
| 22-0395 | 5/9/2022    | 4/28/2022      | \$4,500 | Residential | Removal of approx. 1200sqf of drywall interior finishes and removal of approx. 700sqf floor finished for exploration. |
| 04-2012 | 6/18/2004   | 11/23/2004     | \$500   | Residential | REPLACE FENCE                                                                                                         |

[View Taxes for this Parcel](#)



## Map



[2021 TRIM Notice \(PDF\)](#)

### 2021 Notices Only

No data available for the following modules: Yard Items.

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: 6/28/2022, 3:47:34 AM](#)

Developed by  
 Schneider  
GEOSPATIAL

Version 2.3.203

# **Warranty Deed**

Doc # 2349131 Bk# 3138 Pg# 475 Recorded 11/18/2021 at 1:53 PM Pages 4  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
REC: \$35.50 Deed Doc Stamp \$3,675.00

Prepared by and return to:  
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 64-21.00545 RM  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 12th day of November, 2021 between Kevin Trapani and Jennifer Trapani, husband and wife whose post office address is 105 Cross Creek Drive, Chapel Hill, NC 27514, grantor, and Evelyn C. Burkart, a single woman and Jennifer Trapani, a married woman whose post office address is 169 South Temelec Circle, Sonoma, CA 95476, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**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:

**Exhibit "A"**

**Parcel Identification Number: 00018700-000200**

**Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

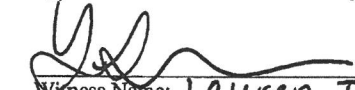
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

DoubleTime®

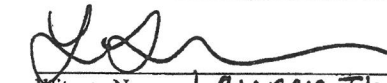
Doc. # 2349131 Page Number: 2 of 4

**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:

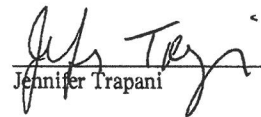
  
Witness Name: Lauren Thermer

  
Witness Name: Thomas Lane

  
Witness Name: Lauren Thermer

  
Witness Name: Thomas Lane

  
Kevin Trapani (Seal)

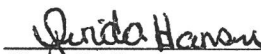
  
Jennifer Trapani (Seal)

State of North Carolina  
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of November, 2021 by Kevin Trapani and Jennifer Trapani, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: Linda Hanson

My Commission Expires: 1-3-2026

**EXHIBIT A****FEE PARCEL:**

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY, 1829, AS PART OF TRACT 5 AND A PART OF LOT 4 OF SQUARE 59, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE AND THE EASTERLY RIGHT OF WAY LINE OF ELIZABETH STREET, AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE, ON THE ASSUMED BEARING OF N 90°00'00" E., FOR A DISTANCE OF 46 FEET 10 INCHES, MORE OF LESS, TO A POINT WHERE AN EXISTING BRICK WALL INTERSECTS SAID NORTHERLY RIGHT OF WAY LINE; THENCE CONTINUE N 90°00'00" E. FOR A DISTANCE OF 4.04 FEET; THENCE N 09°25'40" W., FOR A DISTANCE OF 32.41 FEET; THENCE N 39°15'20" E., FOR A DISTANCE OF 17.35 FEET; THENCE N 63°24'26" E., FOR A DISTANCE OF 10.63 FEET TO THE POINT OF BEGINNING; THENCE N 63°24'26" E., FOR A DISTANCE OF 1.07 FEET; THENCE N 83°23'00" E., FOR A DISTANCE OF 25.06 FEET; THENCE N 09°22'23" W., FOR A DISTANCE OF 2.92 FEET; THENCE S 77°45'02" W., FOR A DISTANCE OF 1.38 FEET; THENCE N 10°06'25" W., FOR A DISTANCE OF 37.00 FEET; THENCE S 77°55'33" W., FOR A DISTANCE OF 21.60 FEET; THENCE S 35°40'43" W., FOR A DISTANCE OF 2.26 FEET; THENCE S 12°23'46" E., FOR A DISTANCE OF 11.78 FEET; THENCE S 79°20'02" W., FOR A DISTANCE OF 2.20 FEET; THENCE S 10°39'58" E., FOR A DISTANCE OF 24.54 FEET BACK TO THE POINT OF BEGINNING.

**EASEMENT PARCEL:**

TOGETHER WITH AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS, AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2252, PAGE 1024; AND THAT CERTAIN EASEMENT AGREEMENT BETWEEN KEVIN TRAPANI AND JENNIFER TRAPANI ("TRAPANI") AND JENNIFER TRAPANI AND EVELYN C. BURKART ("BURKART"), AS RECORDED IN OFFICIAL RECORDS BOOK ~~3138~~, PAGE ~~479~~, IN, UPON, OVER AND ACROSS, THE FOLLOWING DESCRIBED PARCEL OF LAND TO WIT:

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY 1829, AS A PART OF TRACT 5 AND A PART OF LOT 4 OF SQUARE 59, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE AND THE EASTERLY RIGHT OF WAY OF ELIZABETH STREET, AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE, ON THE ASSUMED BEARING N 90°00'00" E., FOR A DISTANCE OF 46 FEET 10 INCHES, MORE OR LESS TO A POINT WHERE AN EXISTING BRICK WALL

INTERSECTS SAID NORTHERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; THENCE N 09°25'25" W., FOR A DISTANCE OF 54.59 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 18.20 FEET; THENCE N 30°49'17" W., FOR A DISTANCE OF 9.80 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 7.70 FEET; THENCE N 30°49'17" W., FOR A DISTANCE OF 2.80 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 8.74 FEET; THENCE S 12°23'46" E FOR A DISTANCE OF 8.28 FEET; THENCE S 79°20'02" W., FOR A DISTANCE OF 2.20 FEET; THENCE S 10°39'58" E., FOR A DISTANCE OF 24.54 FEET; THENCE S 63°24'26" W., FOR A DISTANCE OF 10.63 FEET; THENCE S 39°15'20 W., FOR A DISTANCE OF 17.35 FEET; THENCE S 09°25'40" E., FOR A DISTANCE OF 32.41 FEET; THENCE N 90°00'00" W., FOR A DISTANCE OF 4.04 FEET BACK TO THE POINT OF BEGINNING.

# **Easement Agreement**



Instrument Prepared By:  
Richard J. McChesney, Esq.  
Spottswood, Spottswood, Spottswood & Sterling  
500 Fleming Street  
Key West, Florida 33040

**Doc # 2349132 Bk# 3138 Pg# 479**  
Recorded 11/18/2021 1:53 PM Page 1 of 10  
  
Deed Doc Stamp \$0.00  
Filed and Recorded in Official Records of  
**MONROE COUNTY KEVIN MADOK, CPA**

## **EASEMENT AGREEMENT**

THIS AGREEMENT is made this 12<sup>th</sup> day of November, 2021, between **KEVIN TRAPANI and JENNIFER TRAPANI**, a husband and wife (hereinafter referred to as "TRAPANI"), of 627 Elizabeth Street, Key West, Florida, 33040; and **JENNIFER TRAPANI**, a married woman, and **EVELYN C. BURKART**, a single woman, (hereinafter referred to as "BURKART"), of 703 Windsor Lane, Key West, Florida, 33040 (TRAPANI and BURKART are collectively referred to herein as the "Parties");

### **RECITALS**

**WHEREAS**, the Parties are adjoining landowners of parcels of property located in the County of Monroe, State of Florida, and described as follows:

627 Elizabeth Street, Key West, Florida, ("627 Elizabeth Property") more particularly described in Exhibit "A," attached hereto and incorporated herein by reference, and owned by 627 Elizabeth Street; and

703 Windsor Lane, Key West, Florida, ("703 Windsor Property") more particularly described in Exhibit "B," attached hereto and incorporated herein by reference, and owned by; and,

**WHEREAS**, the above parcels of property are contiguous; and,

**WHEREAS**, the properties are situated such that Burkart can only access the 703 Windsor Property by crossing over the 627 Elizabeth Street Property; and,

**WHEREAS**, Trapani wishes to provide Burkart access to the 703 Windsor Property subject to the terms and conditions of this agreement; and

**NOW THEREFORE**, in consideration of the mutual covenants and promises contained herein, The Parties agree as follows:

1. The Recitals contained herein are true and correct and incorporated herein by reference.
2. TRAPANI hereby grants, conveys and declares unto BURKART, and their successors and assigns, a perpetual, non-exclusive easement in, upon, over and across the property described on the attached Exhibit "C" for purposes of ingress and egress. BURKART shall not place or construct any fence or other permanent obstruction, in, on, over, or across the property described in Exhibit C which would prevent TRAPANI, or their successors and assigns, from accessing said property. Except for the foregoing, TRAPANI retains the right to use said property that is more particularly described in Exhibit C for any and all purposes whatsoever, not inconsistent with the grant of easement. BURKART shall indemnify, protect, defend and hold TRAPANI harmless from any and all liability, loss, damage, cost or expense (including, but not limited to, attorneys' fees and court costs at the trial level and during appellate proceedings) which TRAPANI should incur as a result of or in connection with BURKART's use of TRAPANI's property described on Exhibit "C."
3. This Agreement may not be modified, amended, or terminated except in writing signed by each party hereto.
4. This Agreement shall be binding on and inure to the benefit of the parties hereto, their heirs, successors and assigns.

5. This Agreement contains the entire understanding of the parties with respect to its subject matter. There are no restrictions, promises, warranties, covenants or undertakings other than as expressly set forth herein. This Agreement supersedes all prior agreements (oral and written) and understandings between the Parties relative to the boundary discrepancy referenced in the recitals herein.
6. This Agreement may be signed in any number of counterparts, each of which shall be deemed an original document, but all of which shall constitute a single document. This Agreement shall be effective and binding when signed by each party.
7. This Agreement shall be construed and enforced under the laws of the State of Florida.
8. If any provision of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be severable and valid and enforceable to the fullest extent permitted by law.

[The remainder of this page intentionally left blank. Signature page to follow.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first stated above.

WITNESSES AS TO BOTH:



Signature of Witness



Signature of Witness



KEVIN TRAPANI



JENNIFER TRAPANI

STATE OF North Carolina  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by [x] means of physical presence or [ ] online notarization this 12th day of November, 2021 by KEVIN TRAPANI and JENNIFER TRAPANI who are personally known to me or have produced Drivers License as identification.

Signature of Notary Public

Linda Hansen

Printed Name of Notary: Linda Hansen

My Commission Expires: 1-3-2026

AFFIX NOTARY STAMP

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
EVELYN C. BURKART

\_\_\_\_\_  
Printed Name of Witness

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by [x] means of physical presence or [ ] online notarization this \_\_\_ day of November, 2021 by EVELYN C. BURKART who is personally known to me or has produced \_\_\_\_\_ as identification.

Signature of Notary Public

\_\_\_\_\_

[Signature]  
Signature of Witness  
Wendy A. O'Sullivan  
Printed Name of Witness

x [Signature]  
EVELYN C. BURKART  
EB

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by [x] means of physical presence or [ ] online notarization this \_\_\_\_\_ day of November, 2021 by EVELYN C. BURKART who is personally known to me or has produced \_\_\_\_\_ as identification.

Signature of Notary Public

**Notary Certificate  
Attached**

\_\_\_\_\_  
Printed Name of Notary: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
AFFIX NOTARY STAMP

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
JENNIFER TRAPANI

\_\_\_\_\_  
Signature of Witness

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by [x] means of physical presence or [ ] online notarization this \_\_\_\_\_ day of November, 2021 by JENNIFER TRAPANI who is personally known to me or has produced \_\_\_\_\_ as identification.

Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
AFFIX NOTARY STAMP

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

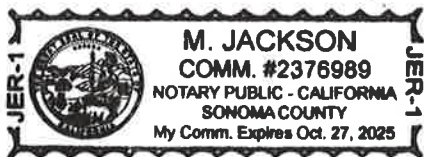
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Sonoma }

On November 9th 2021, before me, M. JACKSON, Notary Public,  
personally appeared Evelyn Burkart

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

M. Jackson

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of attached document**

Title or type of document: Easement Agreement

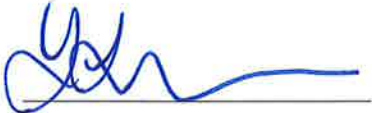
Document Date: 11-09-2021 Number of Pages: \_\_\_\_\_

Signer(s) Other than Named Above: \_\_\_\_\_

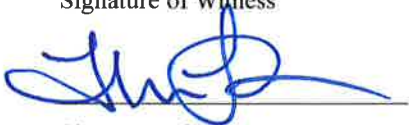
Printed Name of Notary: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

AFFIX NOTARY STAMP



Signature of Witness



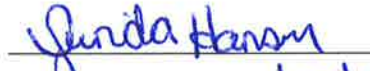
Signature of Witness

  
JENNIFER TRAPANI

STATE OF North Carolina  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by [x] means of physical presence or [ ] online notarization this 12th day of November, 2021 by JENNIFER TRAPANI who is personally known to me or has produced Drivers License as identification.

Signature of Notary Public



Printed Name of Notary: Linde Hanson

My Commission Expires: 1-3-2026

AFFIX NOTARY STAMP

## EXHIBIT A

A TRACT OF LAND IN A PART OF LOT 4, SQUARE 59, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST, FLORIDA, DATED FEBRUARY A.D. 1829 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY CORNER OF THE RIGHT OF WAY OF ELIZABETH STREET AND THE NORTHERLY LINE OF THE RIGHT OF WAY OF WINDSOR LANE; THENCE BEAR NORTH 33 DEGREES 30 MINUTES WEST ALONG THE EAST SIDE OF ELIZABETH STREET, 50 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 33 DEGREES 30 MINUTES WEST ALONG THE EAST SIDE OF ELIZABETH STREET 25.65 FEET; THENCE BEAR NORTH 56 DEGREES 30 MINUTES EAST 99.08 FEET; THENCE BEAR SOUTHEASTERLY ALONG A CYCLONE FENCE 26.0 FEET TO THE NORTHWESTERLY FACE OF A CONCRETE BLOCK BUILDING; THENCE BEAR SOUTHWESTERLY ALONG THE NORTHWESTERLY FACE OF SAID BUILDING, 25.50 FEET TO THE NORTHWEST CORNER OF SAID BUILDING AND OLD WOOD FENCE; THENCE CONTINUE BEARING SOUTHWESTERLY AND ALONG SAID OLD WOOD FENCE 72.50 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

AND

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY, 1829, AS PART OF TRACT 5 AND A PART OF LOT 4 OF SQUARE 59, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE AND THE EASTERLY RIGHT OF WAY OF ELIZABETH STREET, AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE, ON THE ASSUMED BEARING N 90 DEGREES 00'00"E, A DISTANCE OF 46 FEET 10 INCHES, MORE OR LESS, TO A POINT WHERE AN EXISTING BRICK WALL INTERSECTS SAID NORTHERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; THENCE N 09 DEGREES 25'25"W, FOR A DISTANCE OF 54.59 FEET; THENCE N 12 DEGREES 29'42"W, FOR A DISTANCE OF 28.66 FEET; THENCE N 58 DEGREES 42'16"E, FOR A DISTANCE OF 32.27 FEET; THENCE S 12 DEGREES 49'03"E, FOR A DISTANCE OF 11.25 FEET; THENCE S 35 DEGREES 40'43"W, FOR A DISTANCE OF 2.26 FEET; THENCE S 12 DEGREES 23'46"E, FOR A DISTANCE OF 11.78 FEET; THENCE S 79 DEGREES 20'02"W, FOR A DISTANCE OF 2.20 FEET; THENCE S 10 DEGREES 39'58"E, FOR A DISTANCE OF 24.54 FEET; THENCE S 63 DEGREES 24'26"W, FOR A DISTANCE OF 10.63 FEET; THENCE S 39 DEGREES 15'20"W, FOR A DISTANCE OF 17.35 FEET; THENCE S 09 DEGREES

25'40"E, FOR A DISTANCE OF 32.41 FEET; THENCE N 90 DEGREES 00'00"W, FOR A DISTANCE OF 4.04 FEET BACK TO THE POINT OF BEGINNING.



## EXHIBIT B

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY, 1829, AS PART OF TRACT 5 AND A PART OF LOT 4 OF SQUARE 59, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE AND THE EASTERLY RIGHT OF WAY LINE OF ELIZABETH STREET, AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE, ON THE ASSUMED BEARING OF N 90°00'00" E., FOR A DISTANCE OF 46 FEET 10 INCHES, MORE OF LESS, TO A POINT WHERE AN EXISTING BRICK WALL INTERSECTS SAID NORTHERLY RIGHT OF WAY LINE; THENCE CONTINUE N 90°00'00" E. FOR A DISTANCE OF 4.04 FEET; THENCE N 09°25'40" W., FOR A DISTANCE OF 32.41 FEET; THENCE N 39°15'20" E., FOR A DISTANCE OF 17.35 FEET; THENCE N 63°24'26" E., FOR A DISTANCE OF 10.63 FEET TO THE POINT OF BEGINNING; THENCE N 63°24'26" E., FOR A DISTANCE OF 1.07 FEET; THENCE N 83°23'00" E., FOR A DISTANCE OF 25.06 FEET; THENCE N 09°22'23" W., FOR A DISTANCE OF 2.92 FEET; THENCE S 77°45'02" W., FOR A DISTANCE OF 1.38 FEET; THENCE N 10°06'25" W., FOR A DISTANCE OF 37.00 FEET; THENCE S 77°55'33" W., FOR A DISTANCE OF 21.60 FEET; THENCE S 35°40'43" W., FOR A DISTANCE OF 2.26 FEET; THENCE S 12°23'46" E., FOR A DISTANCE OF 11.78 FEET; THENCE S 79°20'02" W., FOR A DISTANCE OF 2.20 FEET; THENCE S 10°39'58" E., FOR A DISTANCE OF 24.54 FEET BACK TO THE POINT OF BEGINNING.

## EXHIBIT C

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY 1829, AS A PART OF TRACT 5 AND A PART OF LOT 4 OF SQUARE 59, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE AND THE EASTERLY RIGHT OF WAY OF ELIZABETH STREET, AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE, ON THE ASSUMED BEARING N 90°00'00" E., FOR A DISTANCE OF 46 FEET 10 INCHES, MORE OR LESS TO A POINT WHERE AN EXISTING BRICK WALL INTERSECTS SAID NORTHERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; THENCE N 09°25'25" W., FOR A DISTANCE OF 54.59 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 18.20 FEET; THENCE N 30°49'17" W., FOR A DISTANCE OF 9.80 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 7.70 FEET; THENCE N 30°49'17" W., FOR A DISTANCE OF 2.80 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 8.74 FEET; THENCE S 12°23'46" E FOR A DISTANCE OF 8.28 FEET; THENCE S 79°20'02" W., FOR A DISTANCE OF 2.20 FEET; THENCE S 10°39'58" E., FOR A DISTANCE OF 24.54 FEET; THENCE S 63°24'26" W., FOR A DISTANCE OF 10.63 FEET; THENCE S 39°15'20 W., FOR A DISTANCE OF 17.35 FEET; THENCE S 09°25'40" E., FOR A DISTANCE OF 32.41 FEET; THENCE N 90°00'00" W., FOR A DISTANCE OF 4.04 FEET BACK TO THE POINT OF BEGINNING.

**Site Plan**

703 WINDSOR LN  
VARIANCE AND HARC  
APPLICATION

SITE LOCATION



PROJECT LOCATION:  
703 WINDSOR LANE  
KEY WEST, FL 33040

CLIENT:  
ONE CALL CONSTRUCTION

|         |              |     |       |
|---------|--------------|-----|-------|
| REV:    | DESCRIPTION: | BY: | DATE: |
| STATUS: |              |     |       |



ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: ONE CALL CONSTRUCTION

PROJECT: 703 WINDSOR LANE

SITE: 703 WINDSOR LANE  
KEY WEST, FL 33040

TITLE: COVER

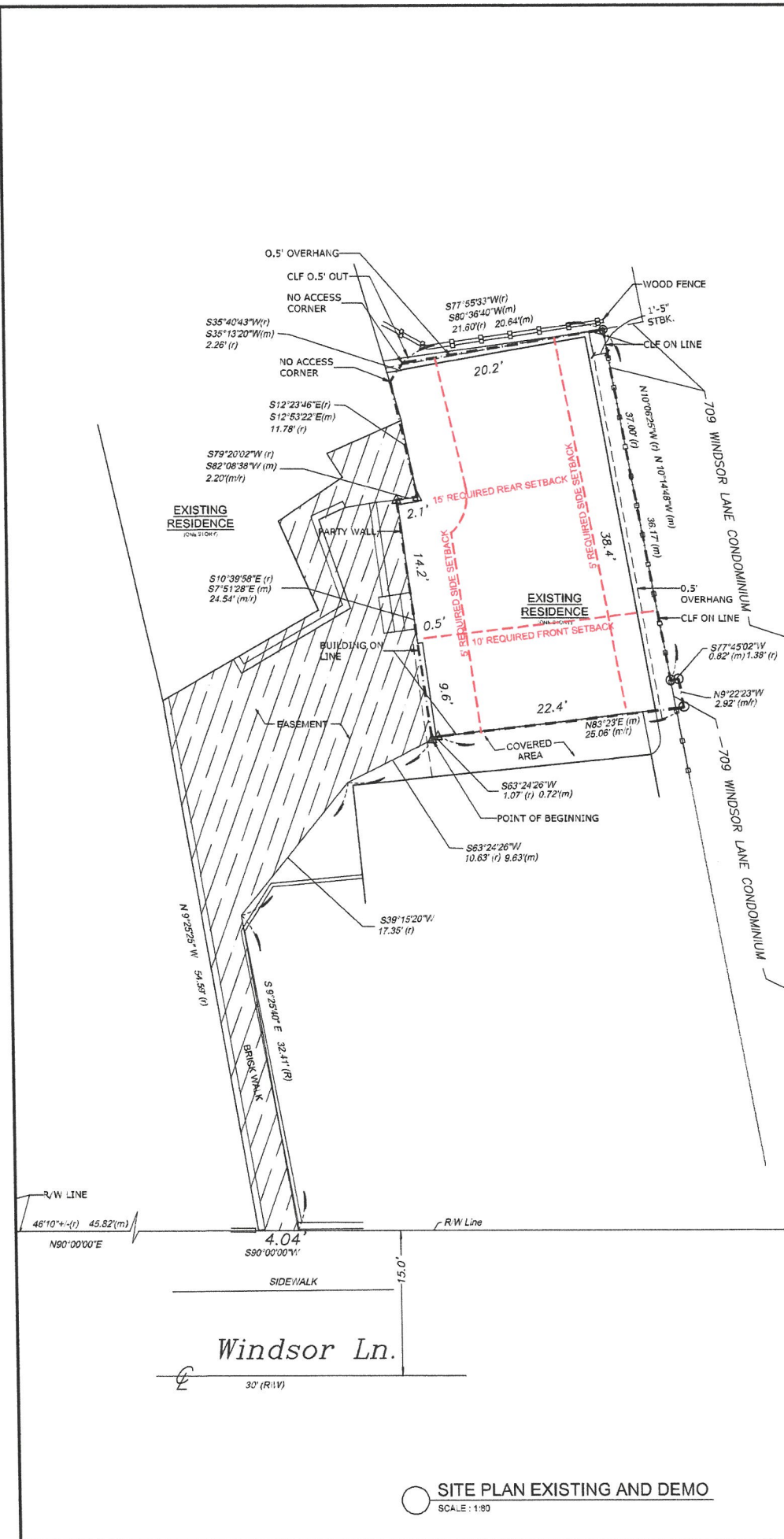
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| SCALE AT 1"=17' | DATE: 06/17/22 | DRAWN: VF | CHECKED: BM |
| AS SHOWN        |                |           |             |
| PROJECT NO:     | DRAWING NO:    | REVISION: |             |
| 2111-05         | G-100          | 1         |             |

Digitally signed by  
Serge Mashtakov, PE  
71480 State of Florida  
Date: 2022.06.17  
11:24:23 -04'00'

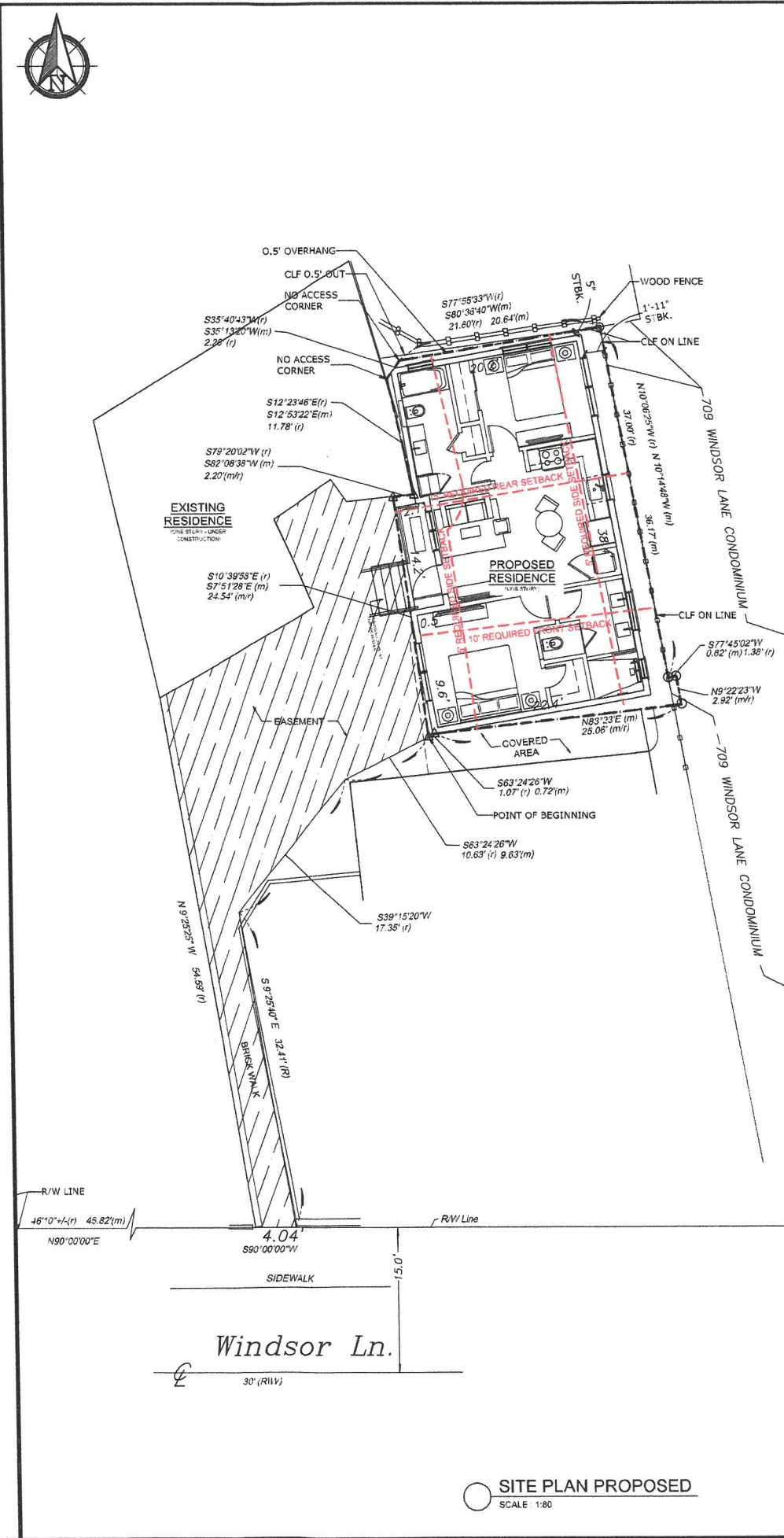


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| THIS DRAWING IS NOT VALID WITHOUT THE<br>SIGNATURE AND SEAL OF THE ENGINEER |                   |             |  |
| DATE: 06/17/22                                                              | DRAWN: VF         | CHECKED: BM |  |
| PROJECT NO: 2111-05                                                         | DRAWING NO: G-100 | REVISION: 1 |  |





SITE PLAN EXISTING AND DEMO  
SCALE: 1:80



SITE PLAN PROPOSED  
SCALE: 1:80

### SITE DEVELOPMENT SUMMARY

#### SITE DATA:

TOTAL SITE AREA: 900 SQ.FT  
LAND USE: HHDR - HISTORIC HIGH DENSITY RESIDENTIAL  
FLOOD ZONE: X

#### SETBACKS - ONE STORY RESIDENCE

FRONT:  
REQUIRED 10'-0"  
EXISTING 0'-0"  
PROPOSED 0'-0"  
VARIANCE REQUIRED

RIGHT SIDE:  
REQUIRED 5'-0"  
EXISTING ±1'-5"  
PROPOSED ±1'-11"  
VARIANCE REQUIRED

LEFT SIDE:  
REQUIRED 5'-0"  
EXISTING ±0'-0"  
PROPOSED ±0'-0"  
VARIANCE REQUIRED

REAR:  
REQUIRED 15'-0"  
EXISTING ±0'-0"  
PROPOSED 0'-0"  
VARIANCE REQUIRED

#### MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60% (±540 SQ.FT.)  
EXISTING 93.11% (±838 SQ.FT.)  
PROPOSED 87% (±783 SQ.FT.)  
IMPROVEMENT - VARIANCE REQUIRED

#### MAXIMUM BUILDING COVERAGE:

REQUIRED 50% MAX. (±450 SQ.FT.)  
EXISTING 93.11% (±838 SQ.FT.)  
PROPOSED 87% (±783 SQ.FT.)  
IMPROVEMENT - VARIANCE REQUIRED

#### MINIMUM OPEN SPACE:

REQUIRED 35% (±315 SQ.FT.)  
EXISTING 6.89% (±62 SQ.FT.)  
PROPOSED 13% (±117 SQ.FT.)  
IMPROVEMENT - VARIANCE REQUIRED

MAXIMUM HEIGHT:  
EXISTING ±13'-11"  
PROPOSED ±19'-3"

REAR SETBACK COVERAGE: <60% (±198.6 SF)  
TOTAL AREA: 331 SQ.FT  
EXISTING: 93.3% (±309 SQ.FT.)  
PROPOSED: 87.6% (±290 SQ.FT.)  
IMPROVEMENT - VARIANCE REQUIRED

| REV. | DESCRIPTION | BY | DATE |
|------|-------------|----|------|
| 1    | STATUS      |    |      |



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3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
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CA # 30835

CLIENT: ONE CALL CONSTRUCTION

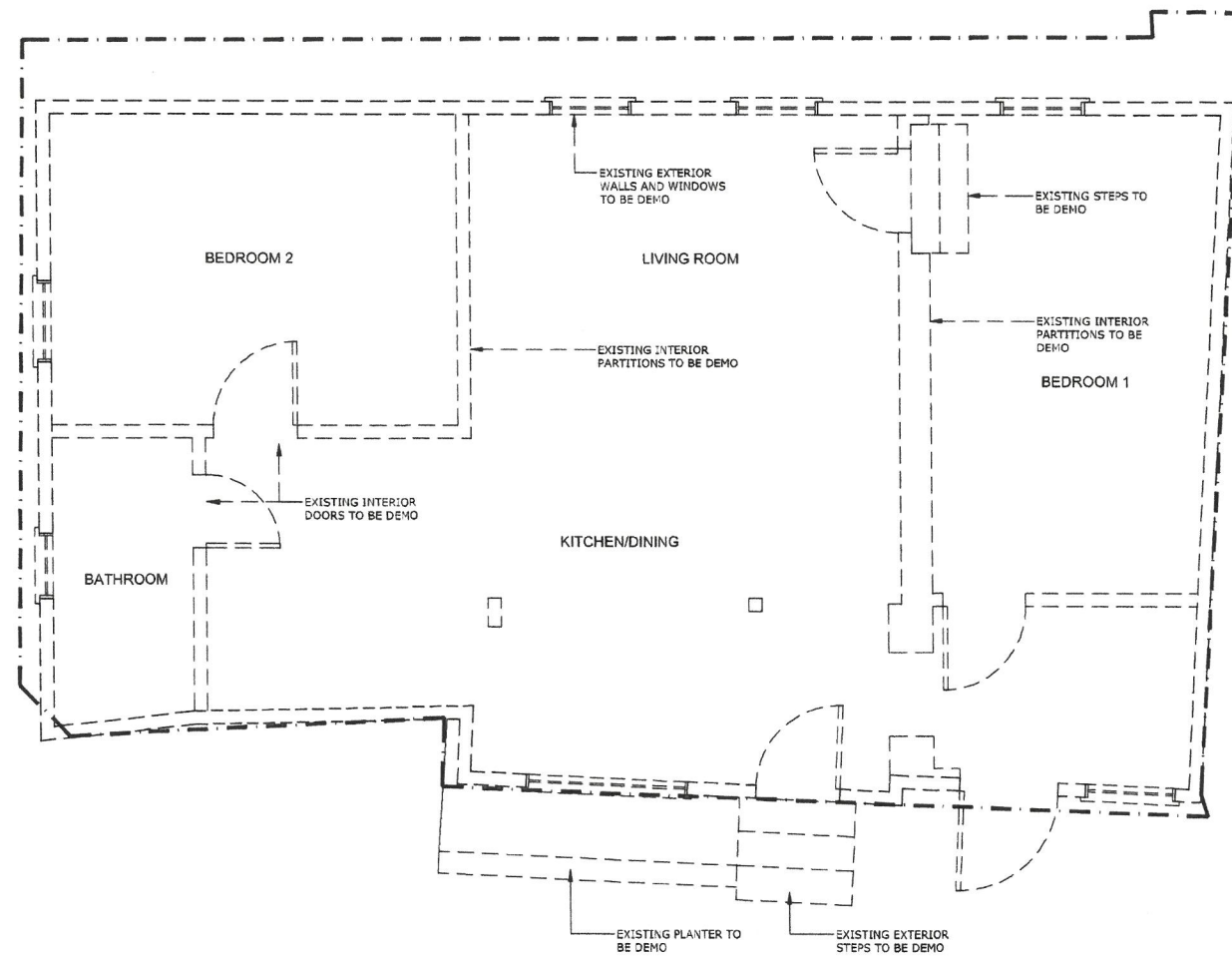
PROJECT: 703 WINDSOR LANE

SITE: 703 WINDSOR LANE  
KEY WEST, FL 33040  
TITLE: SITE PLAN

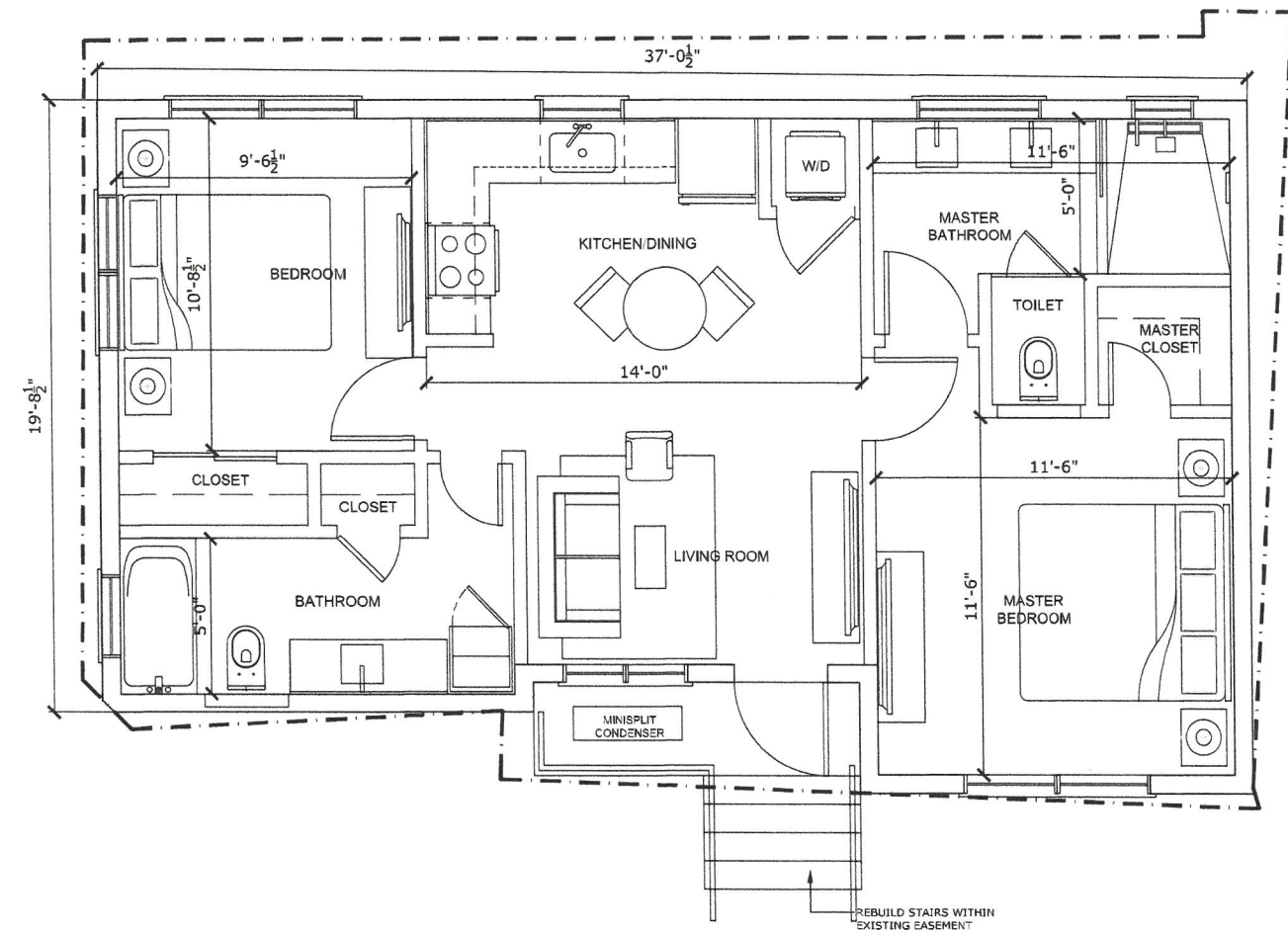
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| AS SHOWN        | 06/17/22    | VF        | SM       |
| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 2111-05         | C-101       | 1         |          |

Digitally signed by  
Serge Mashtakov, PE  
71480 State of Florida  
Date: 2022.06.17  
11:24:38 -04'00'





**FLOOR PLAN - DEMOLITION**  
SCALE: 3/8"=1'-0"



**FLOOR PLAN - PROPOSED**  
SCALE: 3/8"=1'-0"

| REV. | DESCRIPTION | BY | DATE |
|------|-------------|----|------|
|      |             |    |      |



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CA # 30835

CLIENT: **ONE CALL CONSTRUCTION**

PROJECT: **703 WINDSOR LANE**

SITE: **703 WINDSOR LANE  
KEY WEST, FL 33040**

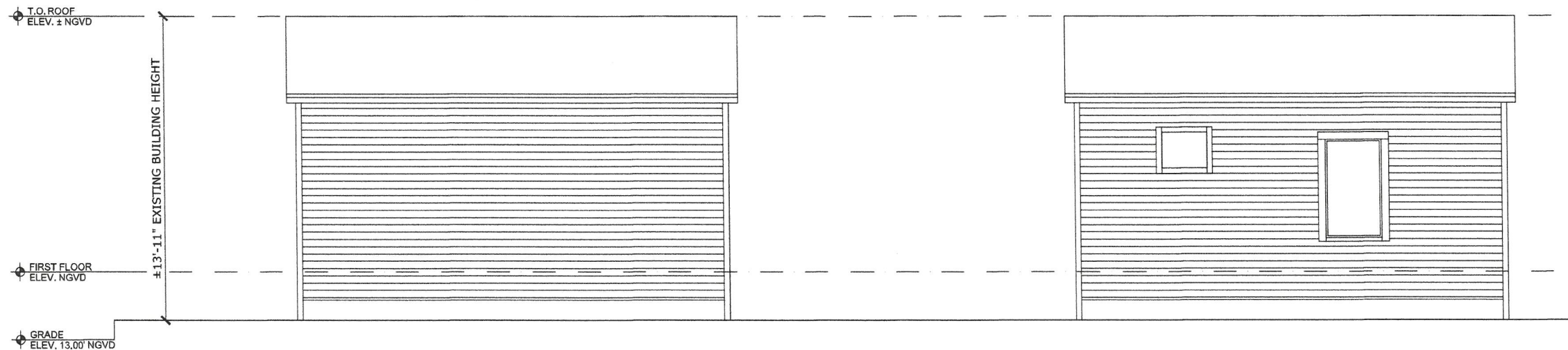
TITLE: **FLOOR PLANS**

| SCALE AT 1/4"=1'-0" | DATE        | DRAWN    | CHECKED |
|---------------------|-------------|----------|---------|
| AS SHOWN            | 06.17.22    | VF       | SM      |
| PROJECT NO.         | DRAWING NO. | REVISION |         |
| 2111-05             | A-101       | 1        |         |



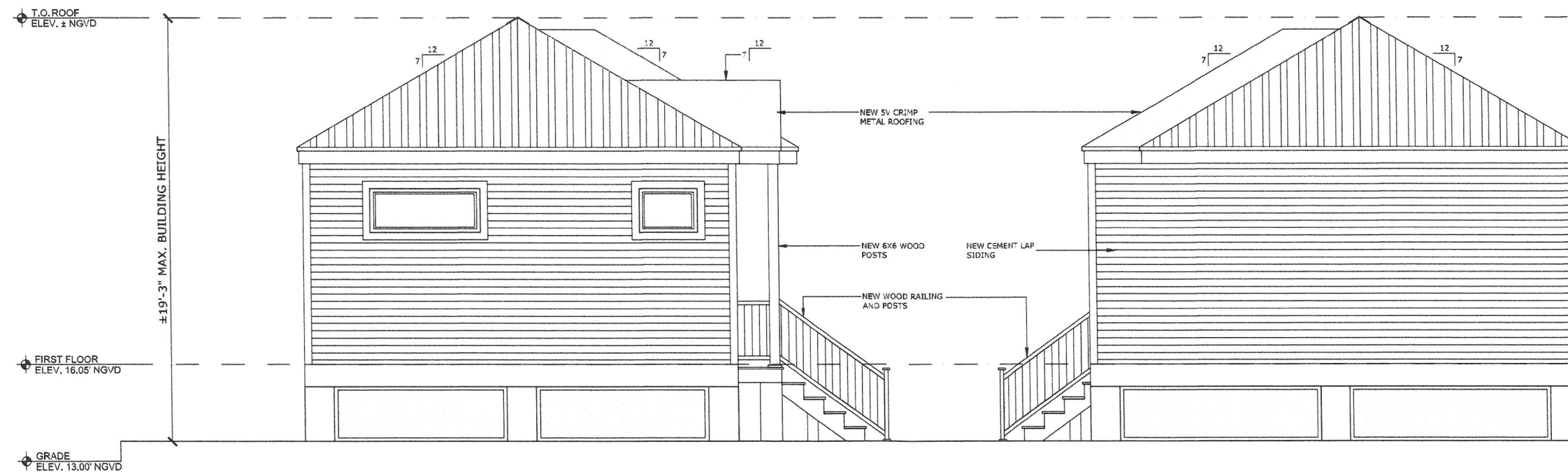
Digitally signed by  
Serge Mashtakov, PE  
71480 State of Florida  
Date: 2022.06.17  
11:24:51 -04'00'





○ FRONT ELEVATION - EXISTING  
SCALE: 3/8"=1'-0"

○ REAR ELEVATION - EXISTING  
SCALE: 3/8"=1'-0"



○ FRONT ELEVATION - PROPOSED  
SCALE: 3/8"=1'-0"

○ REAR ELEVATION - PROPOSED  
SCALE: 3/8"=1'-0"

| REV.    | DESCRIPTION | BY | DATE |
|---------|-------------|----|------|
| STATUS: |             |    |      |



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CA # 30835

CLIENT: ONE CALL CONSTRUCTION

PROJECT: 703 WINDSOR LANE

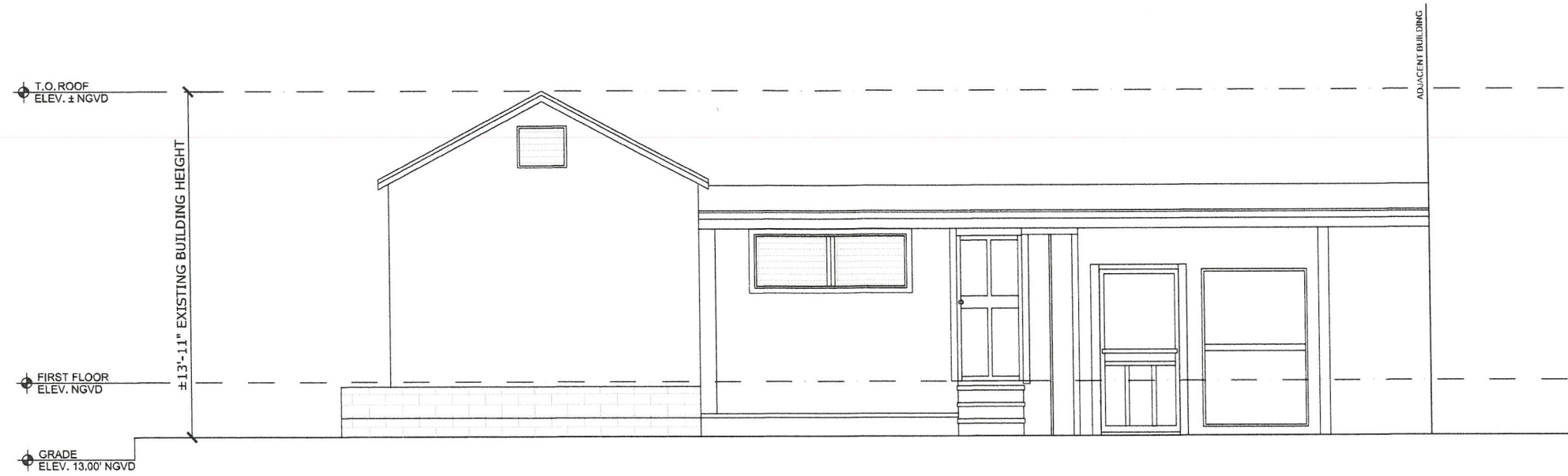
SITE: 703 WINDSOR LANE  
KEY WEST, FL 33040

TITLE: ELEVATIONS

| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
|-----------------|-------------|-----------|----------|
| AS SHOWN        | 06/17/22    | VF        | SM       |
| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 2111-05         | A-201       | 1         |          |

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Serge Mashtakov, PE  
71480 State of Florida  
Date: 2022.06.17  
11:25:05 -04'00'





RIGHT SIDE ELEVATION - EXISTING  
SCALE: 3/8"=1'-0"



RIGHT SIDE ELEVATION - PROPOSED  
SCALE: 3/8"=1'-0"



Digitally signed by  
Serge Mashtakov, PE  
71480 State of Florida  
Date: 2022.06.17  
11:25:20 -04'00'



| REV.    | DESCRIPTION | BY | DATE |
|---------|-------------|----|------|
| STATUS: |             |    |      |



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CLIENT: ONE CALL CONSTRUCTION

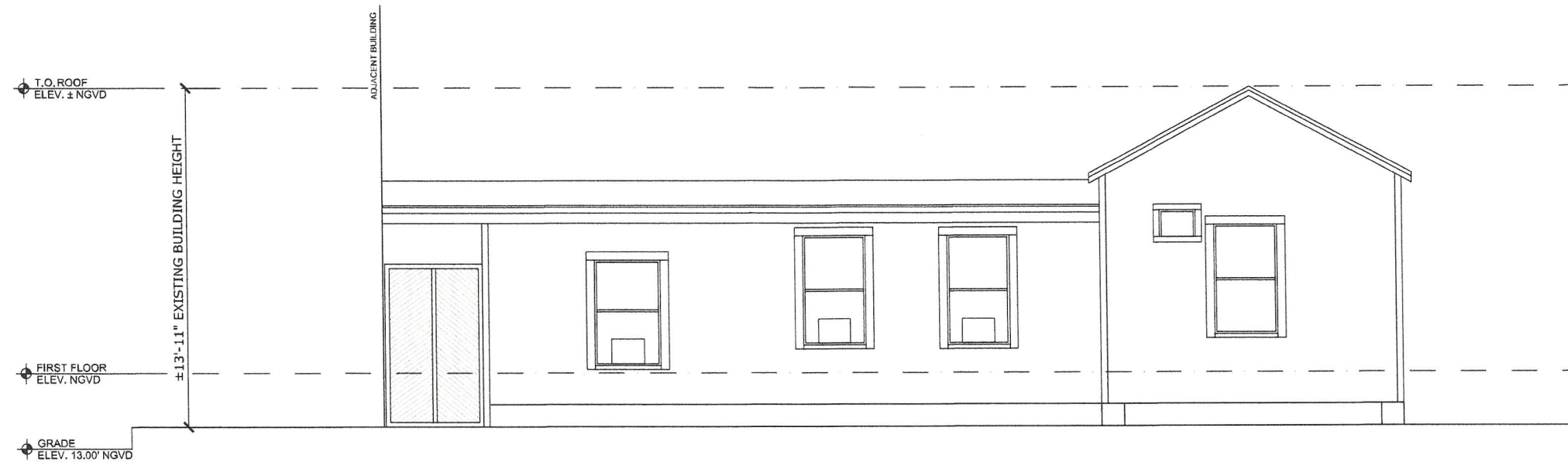
PROJECT: 703 WINDSOR LANE

SITE: 703 WINDSOR LANE  
KEY WEST, FL 33040

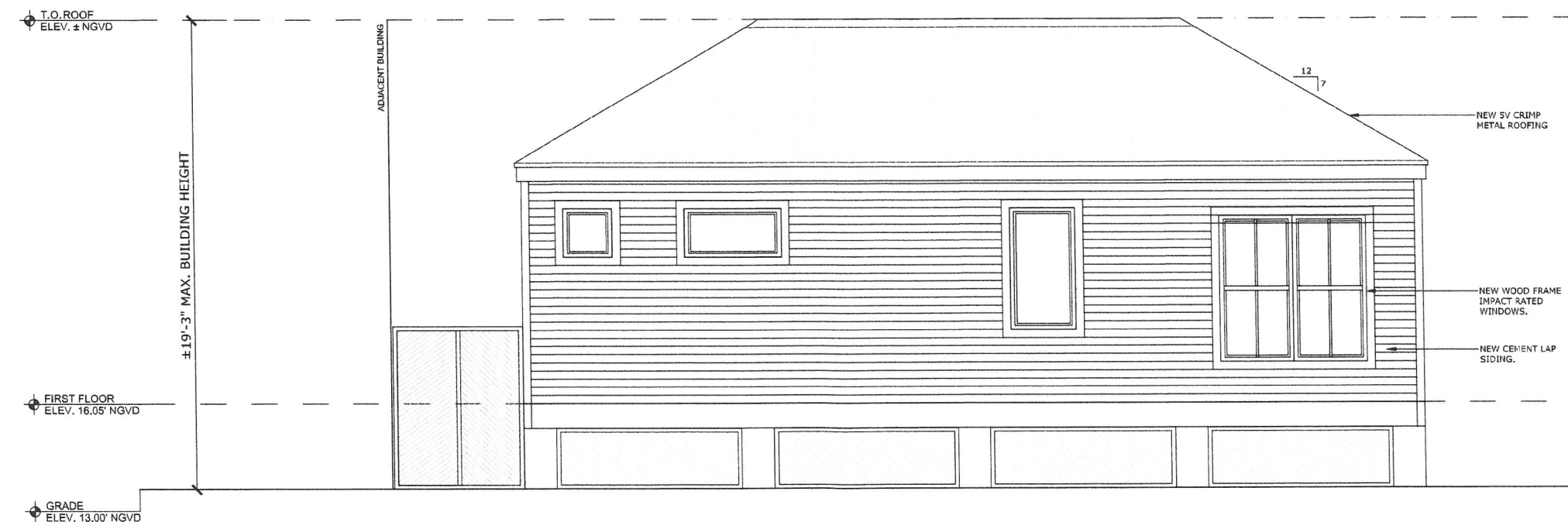
TITLE: ELEVATIONS

| SCALE AT 1/4"=1'-0" | DATE        | DRAWN    | CHECKED |
|---------------------|-------------|----------|---------|
| AS SHOWN            | 06.17.22    | VF       | BM      |
| PROJECT NO.         | DRAWING NO. | REVISION |         |
| 2111-05             | A-202       | 1        |         |





LEFT SIDE ELEVATION - EXISTING  
SCALE: 3/8"=1'-0"



LEFT SIDE ELEVATION - PROPOSED  
SCALE: 3/8"=1'-0"



THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND CREDENTIALS OF THE  
DESIGNER.

Digitally signed by  
Serge Mashtakov, PE  
71480 State of Florida  
Date: 2022.06.17  
1:25:32 -04'00'

STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
Serge Mashtakov, PE  
No. 71480

|         |              |     |       |
|---------|--------------|-----|-------|
| REV:    | DESCRIPTION: | BY: | DATE: |
| STATUS: |              |     |       |



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KEY WEST, FL 33040  
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CA # 30835

CLIENT: ONE CALL CONSTRUCTION

PROJECT: 703 WINDSOR LANE

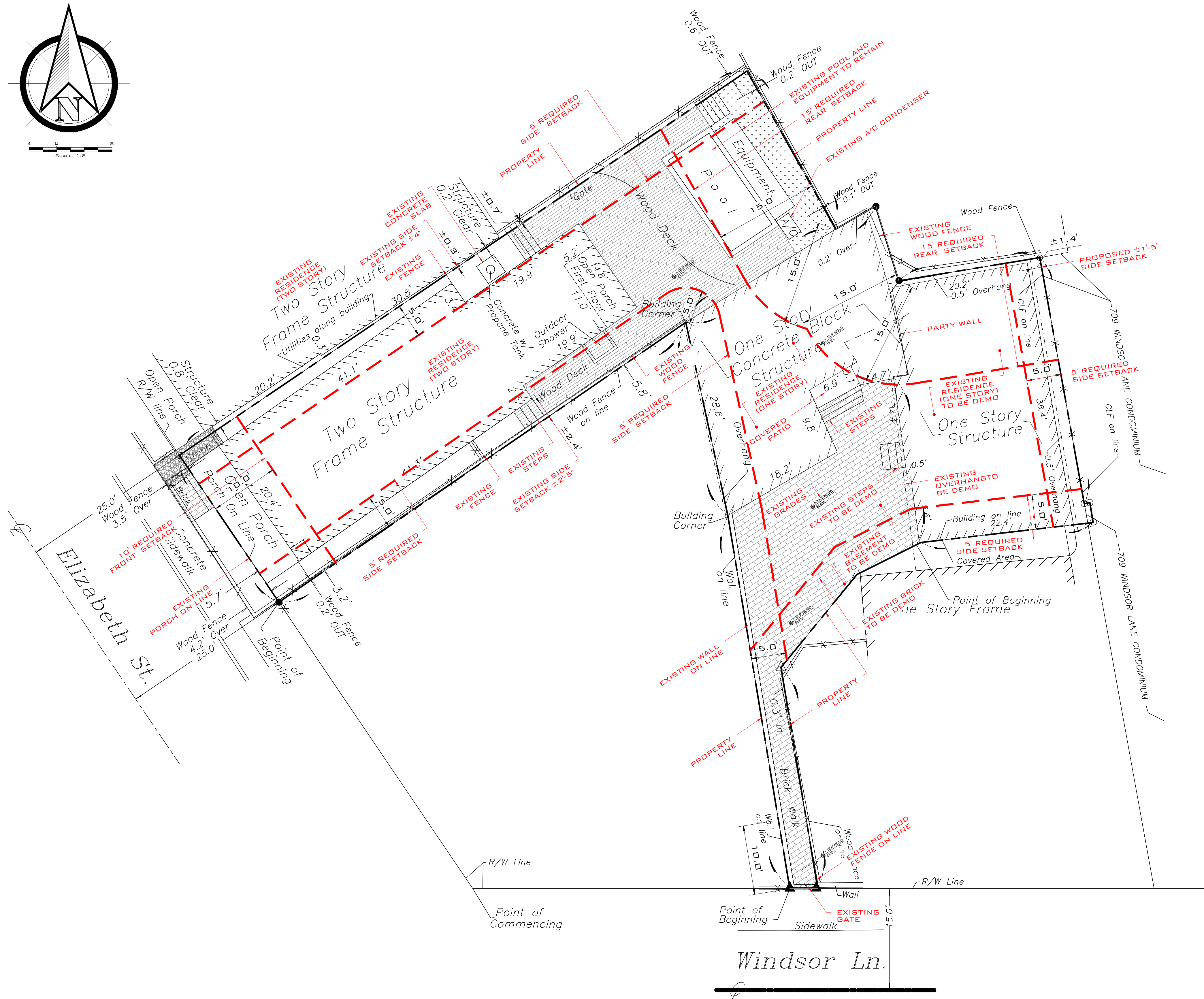
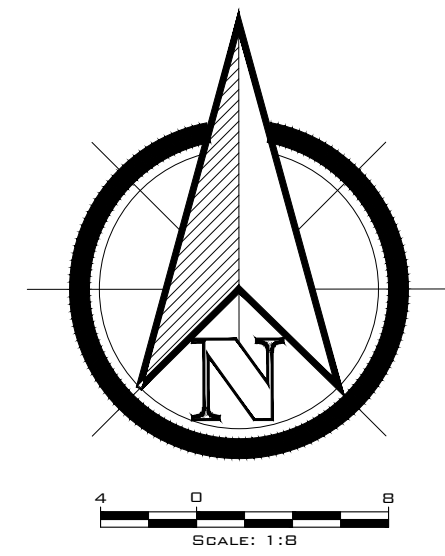
SITE: 703 WINDSOR LANE  
KEY WEST, FL 33040

TITLE: ELEVATIONS

|                     |                   |             |             |
|---------------------|-------------------|-------------|-------------|
| SCALE AT 1/4"=1'-0" | DATE: 06/17/22    | DRAWN: VF   | CHECKED: SM |
| AS SHOWN            |                   |             |             |
| PROJECT NO: 2111-05 | DRAWING NO: A-203 | REVISION: 1 |             |

# **Site Plan with Unity of Title**





EXISTING SITE PLAN  
SCALE: 1" = 8'-0"

SITE DATA ( DEVELOPMENT SUMMARY):

TOTAL SITE AREA: ±4,936.46 SQ.FT  
LAND USE: HHDR  
FLOOD ZONE: X

SETBACKS - RESIDENCE

SIDE: (627 ELIZABETH STREET)  
REQUIRED 5'-0"  
EXISTING ±0'-4" AND ±0'-8" OVER PROPERTY LINE  
PROPOSED ±0'-4"

FRONT:(627 ELIZABETH STREET)  
REQUIRED 10'-0"  
EXISTING ±0'-0" ON PROPERTY LINE  
PROPOSED NO CHANGE

SIDE: (627 ELIZABETH STREET)  
REQUIRED 5'-0"  
EXISTING ±2'-5"  
PROPOSED NO CHANGE

SIDE: (701 WINDSOR LANE)  
REQUIRED 5'-0"  
EXISTING ±0'-2" OVER PROPERTY LINE  
PROPOSED NO CHANGE

SIDE: (703 WINDSOR LANE)  
REQUIRED 5'-0"  
EXISTING ±0'-0" ON PROPERTY LINE  
PROPOSED NO CHANGE  
VARIANCE REQUIRED (VERTICAL INCREASE)

SIDE: (703 WINDSOR LANE)  
REQUIRED 5'-0"  
EXISTING ±1'-5"  
PROPOSED NO CHANGE  
VARIANCE REQUIRED (VERTICAL INCREASE)

REAR: (703 WINDSOR LANE/627 ELIZABETH ST)  
REQUIRED 15'-0"  
EXISTING ±0'-2" OVER PROPERTY LINE  
PROPOSED ±0'-0" ON PROPERTY LINE  
VARIANCE REQUIRED (VERTICAL INCREASE)

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60.00% (2,962 SQ.FT.)  
EXISTING 80.50% (±3,974 SQ.FT.)  
PROPOSED 73.96% (±3,651 SQ.FT.)  
IMPROVEMENT - VARIANCE REQUIRED

MAXIMUM BUILDING COVERAGE:

REQUIRED 50.00% (±2,468 SQ.FT.)  
EXISTING 61.34% (±3,028 SQ.FT.)  
PROPOSED 61.02% (±3,012 SQ.FT.)  
IMPROVEMENT - VARIANCE REQUIRED

MINIMUM OPEN SPACE:

REQUIRED 35.00% (±1,728 SQ.FT)  
EXISTING 8.02% (±396 SQ.FT.)  
PROPOSED 13.55% (±669 SQ.FT.)  
IMPROVEMENT - VARIANCE REQUIRED

MAXIMUM HEIGHT: 30 FT  
EXISTING ±26'-5"  
PROPOSED NO CHANGE

REAR SETBACK COVERAGE: > 30% (±792 SQ.FT.)  
TOTAL AREA: ± 1,041 SQ.FT.  
COVERED BY BUILDING: 58.69% (± 611 SQ.FT.)  
VARIANCE REQUIRED

|         |              |     |       |
|---------|--------------|-----|-------|
| REV:    | DESCRIPTION: | BY: | DATE: |
| STATUS: | FINAL        |     |       |



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CLIENT:  
ONE CALL CONSTRUCTION

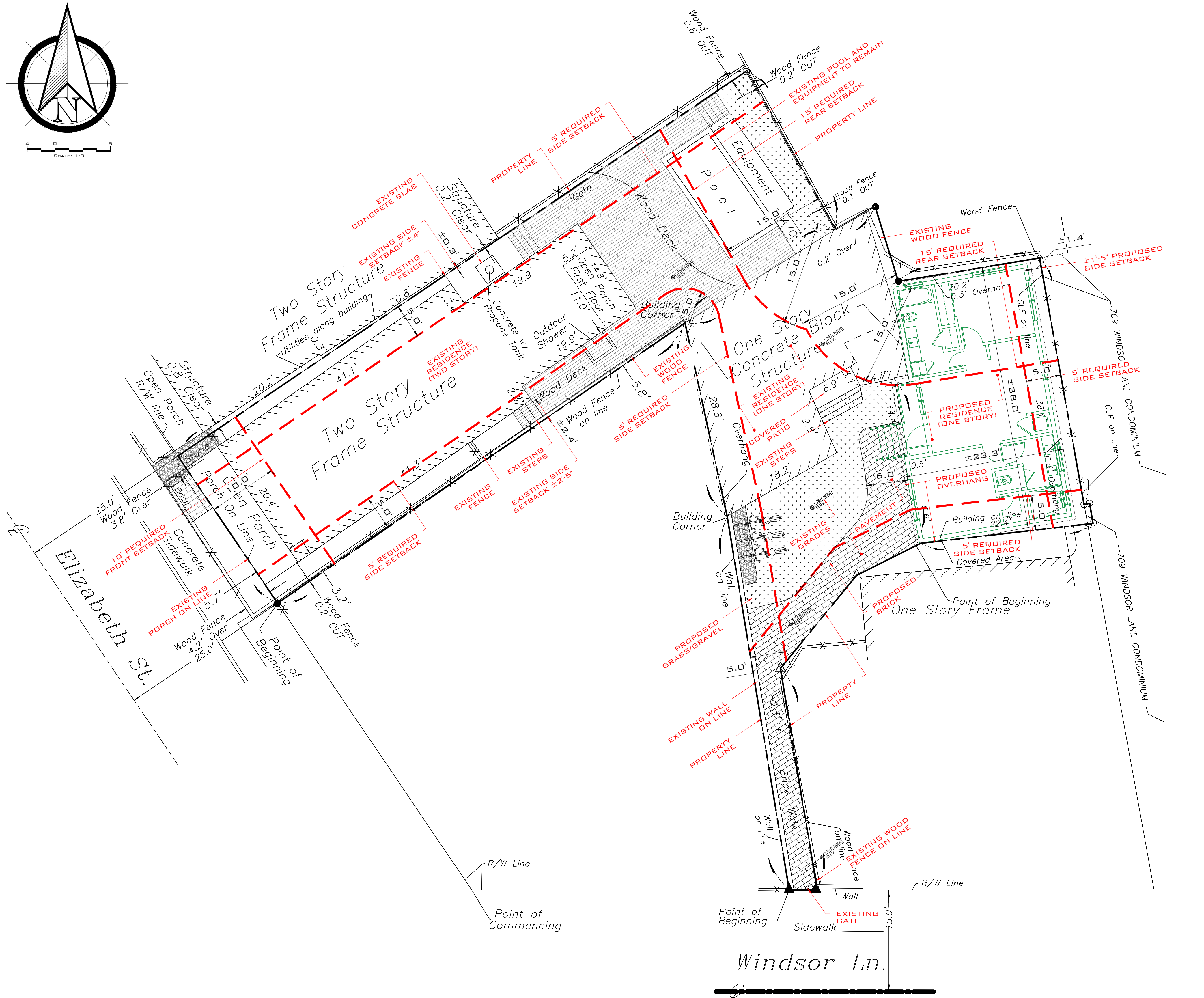
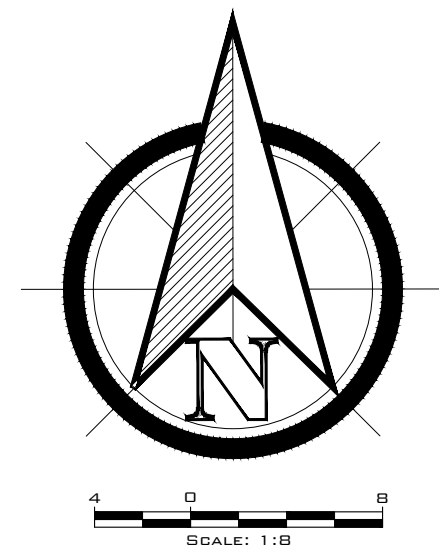
PROJECT: 627 ELIZABETH ST

SITE: 627 ELIZABETH ST  
KEY WEST, FL 33040  
TITLE: EXISTING SITE PLAN

|                 |             |           |          |
|-----------------|-------------|-----------|----------|
| SCALE AT 11X17: | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN        | 09/30/22    | SAM       | SAM      |
| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 2111-05         | C-101       | 1         |          |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL  
SIGNATURE:  
DATE:  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





PROPOSED SITE PLAN  
SCALE: 1" = 8'

SITE DATA ( DEVELOPMENT SUMMARY):

TOTAL SITE AREA: ±4,936.46 SQ.FT  
LAND USE: HHDR  
FLOOD ZONE: X

SETBACKS - RESIDENCE

SIDE: (627 ELIZABETH STREET)  
REQUIRED 5'-0"  
EXISTING ±0'-4" AND ±0'-8" OVER PROPERTY LINE  
PROPOSED ±0'-4"

FRONT:(627 ELIZABETH STREET)  
REQUIRED 10'-0"  
EXISTING ±0'-0" ON PROPERTY LINE  
PROPOSED NO CHANGE

SIDE: (627 ELIZABETH STREET)  
REQUIRED 5'-0"  
EXISTING ±2'-5"  
PROPOSED NO CHANGE

SIDE: (701 WINDSOR LANE)  
REQUIRED 5'-0"  
EXISTING ±0'-2" OVER PROPERTY LINE  
PROPOSED NO CHANGE

SIDE: (703 WINDSOR LANE)  
REQUIRED 5'-0"  
EXISTING ±0'-0" ON PROPERTY LINE  
PROPOSED NO CHANGE  
VARIANCE REQUIRED (VERTICAL INCREASE)

SIDE: (703 WINDSOR LANE)  
REQUIRED 5'-0"  
EXISTING ±1'-5"  
PROPOSED NO CHANGE  
VARIANCE REQUIRED (VERTICAL INCREASE)

REAR: (703 WINDSOR LANE/627 ELIZABETH ST)  
REQUIRED 15'-0"  
EXISTING ±0'-2" OVER PROPERTY LINE  
PROPOSED ±0'-0" ON PROPERTY LINE  
VARIANCE REQUIRED (VERTICAL INCREASE)

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60.00% (2,962 SQ.FT.)  
EXISTING 80.50% (±3,974 SQ.FT.)  
PROPOSED 73.96% (±3,651 SQ.FT.)  
IMPROVEMENT - VARIANCE REQUIRED

MAXIMUM BUILDING COVERAGE:

REQUIRED 50.00% (±2,468 SQ.FT.)  
EXISTING 61.34% (±3,028 SQ.FT.)  
PROPOSED 61.02% (±3,012 SQ.FT.)  
IMPROVEMENT - VARIANCE REQUIRED

MINIMUM OPEN SPACE:

REQUIRED 35.00% (±1,728 SQ.FT)  
EXISTING 8.02% (±396 SQ.FT.)  
PROPOSED 13.55% (±669 SQ.FT.)  
IMPROVEMENT - VARIANCE REQUIRED

MAXIMUM HEIGHT: 30 FT  
EXISTING ±26'-5"  
PROPOSED NO CHANGE

REAR SETBACK COVERAGE: > 30% (±792 SQ.FT.)  
TOTAL AREA: ± 1,041 SQ.FT.  
COVERED BY BUILDING: 58.69% (± 611 SQ.FT.)  
VARIANCE REQUIRED

|         |              |     |       |
|---------|--------------|-----|-------|
| REV:    | DESCRIPTION: | BY: | DATE: |
| STATUS: | FINAL        |     |       |



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CA # 30835

CLIENT:  
ONE CALL CONSTRUCTION

PROJECT: 627 ELIZABETH ST

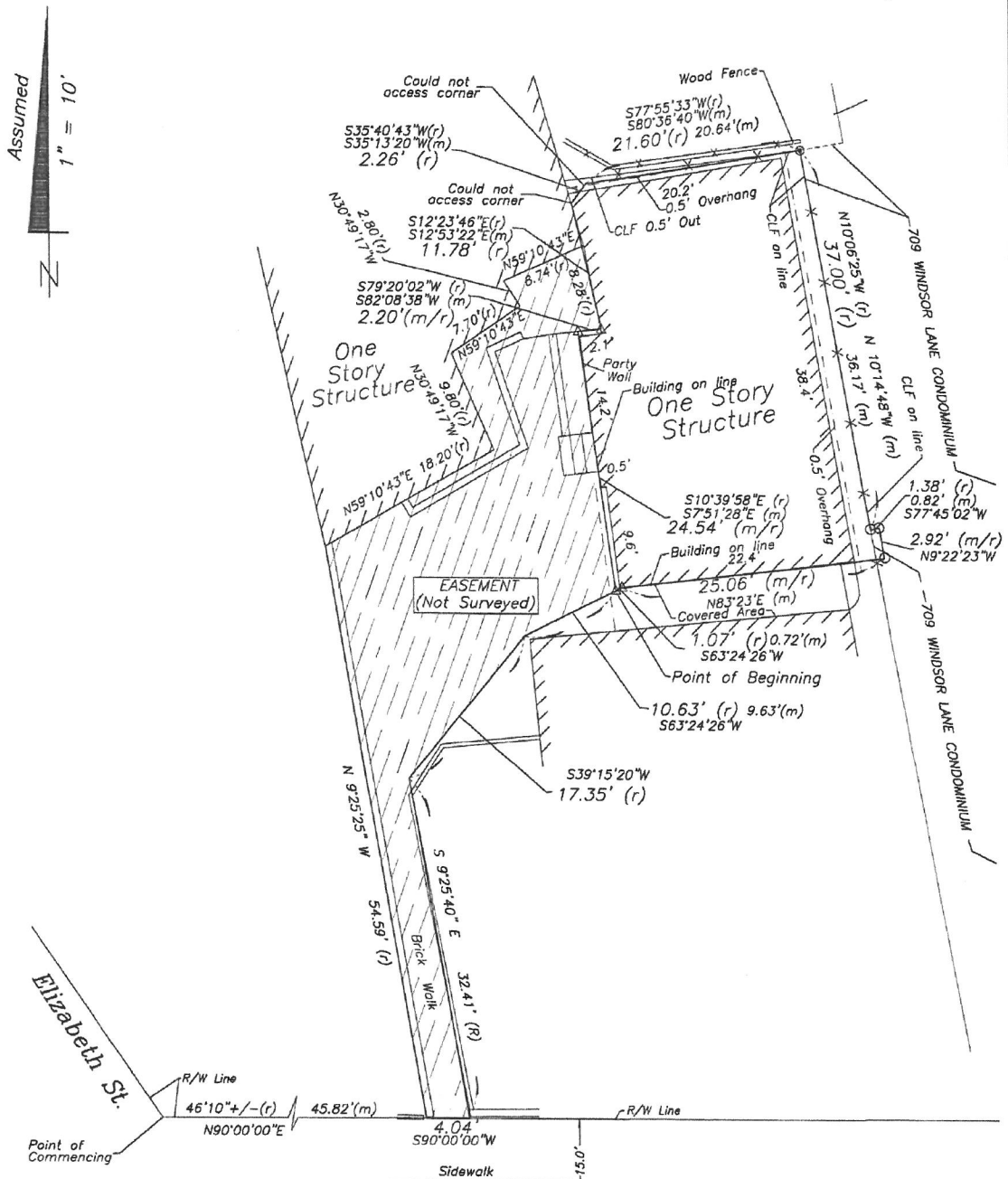
SITE: 627 ELIZABETH ST  
KEY WEST, FL 33040  
TITLE: PROPOSED SITE PLAN

|                 |             |           |          |
|-----------------|-------------|-----------|----------|
| SCALE AT 11X17: | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN        | 09/30/22    | SAM       | SAM      |
| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 2111-05         | C-102       | 1         |          |

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.  
SIGNATURE:  
DATE:  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

# **Boundary Survey**

# Boundary Survey Map of part of Tract 5 and a part of Lot 4, Square 59



## LEGEND

- ▲ Found Nail & Disc (PTS)
- Set 3/4" Iron Pipe (6298)
- Found 1/2" Iron Rod (RER)
- △ Set Nail & Disc (6298)
- ⊙ Found 2" Iron Pipe (CLF Post)
- ⊗ Wood Utility Pole
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊕ Centerline

NOTE:  
This Survey Map is not full  
and complete without the  
attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #8288

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 298-2244



# Boundary Survey Report of part of Tract 5 and a part of Lot 4, Square 59, Island of Key West

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 703 Windsor Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are based on the Northerly right of way line of Windsor Ln. as N 90°00'00" E.
8. All bricking and concrete is not shown.
9. Date of field work: May 19, 2021
10. This Survey Report is not full and complete without the attached Survey Map.
11. The ownership of fences is undeterminable unless otherwise noted.

## BOUNDARY SURVEY OF:

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY 1829, AS PART OF TRACT 5 AND A PART OF LOT 4 OF SQUARE 59, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE AND THE EASTERLY RIGHT OF WAY LINE OF ELIZABETH STREET, AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE, ON THE ASSUMED BEARING OF N 90°00'00" E., FOR A DISTANCE OF 46 FEET 10 INCHES, MORE OR LESS, TO A POINT WHERE AN EXISTING BRICK WALL INTERSECTS SAID NORTHERLY RIGHT OF WAY LINE; THENCE CONTINUE N 90°00'00" E. FOR A DISTANCE OF 4.04 FEET; THENCE N 09°25'40" W., FOR A DISTANCE OF 32.41 FEET; THENCE N 39°15'20" E., FOR A DISTANCE OF 17.35 FEET; THENCE N 63°24'26" E., FOR A DISTANCE OF 10.63 FEET TO THE POINT OF BEGINNING; THENCE N 63°24'26" E., FOR A DISTANCE OF 1.07 FEET; THENCE N 83°23'00" E., FOR A DISTANCE OF 25.06 FEET; THENCE N 09°22'23" W., FOR A DISTANCE OF 2.92 FEET; THENCE S 77°45'02" W., FOR A DISTANCE OF 1.38 FEET; THENCE N 10°06'25" W., FOR A DISTANCE OF 37.00 FEET; THENCE S 77°55'33" W., FOR A DISTANCE OF 21.60 FEET; THENCE S 35°40'43" W., FOR A DISTANCE OF 2.26 FEET; THENCE S 12°23'46" E., FOR A DISTANCE OF 11.78 FEET; THENCE S 79°20'02" W., FOR A DISTANCE OF 2.20 FEET; THENCE S 10°39'58" E., FOR A DISTANCE OF 24.54 FEET BACK TO THE POINT OF BEGINNING.

## EASEMENT (Not Surveyed):

TOGETHER WITH THE FOLLOWING EASEMENT OF INGRESS AND EGRESS FROM 705 (REAR LEFT) WINDSOR LANE, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY 1829, AS A PART OF TRACT 5 AND A PART OF LOT 4 OF SQUARE 59, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE AND THE EASTERLY RIGHT OF WAY OF ELIZABETH STREET, AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE, ON THE ASSUMED BEARING N 90°00'00" E., FOR A DISTANCE OF 46 FEET 10 INCHES, MORE OR LESS TO A POINT WHERE AN EXISTING BRICK WALL INTERSECTS SAID NORTHERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; THENCE N 09°25'25" W., FOR A DISTANCE OF 54.59 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 18.20 FEET; THENCE N 30°49'17" W., FOR A DISTANCE OF 9.80 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 7.70 FEET; THENCE N 30°49'17" W., FOR A DISTANCE OF 2.80 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 8.74 FEET; THENCE S 12°23'46" E. FOR A DISTANCE OF 8.28 FEET; THENCE S 79°20'02" W., FOR A DISTANCE OF 2.20 FEET; THENCE S 10°39'58" E., FOR A DISTANCE OF 24.54 FEET; THENCE S 63°24'26" W., FOR A DISTANCE OF 10.63 FEET; THENCE S 39°15'20" W., FOR A DISTANCE OF 17.35 FEET; THENCE S 09°25'40" E., FOR A DISTANCE OF 32.41 FEET; THENCE N 90°00'00" W., FOR A DISTANCE OF 4.04 FEET BACK TO THE POINT OF BEGINNING.

BOUNDARY SURVEY FOR: Kevin Trapani and Jennifer Trapani;  
Spottswood, Spottswood, Spottswood & Sterling, PLLC;  
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

THIS SURVEY  
IS NOT  
ASSIGNABLE

May 25, 2021

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244

# **Engineer Report**

# 703 Windsor Project Report

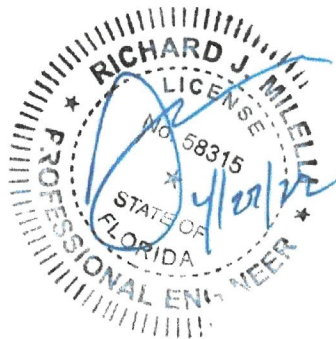
703 Windsor Lane  
Key West, Florida 33040

## **Prepared By:**

Richard J. Milelli, P.E.  
P.E. # 58315  
Northstar Engineering, LLC  
201 Front St. Ste. 203  
Key West, FL 33040  
(305) 481-0400

Certificate of Authorization # 34715

April 27, 2022



## **Introduction**

The purpose of this report is to offer a professional engineering opinion on the integrity and safety of the residential structure at 703 Windsor Lane, Key West. The findings of this report are based on a site visit to the property on March 11, 2022.

## **Background**

According to the Monroe County Property Appraiser's office, the single story wood structure was built in 1948. The property is owned by Evelyn Burkart and Jennifer Trapani. The finished square footage of the structure is approximately 808 square feet. The wood structure is attached to the rear of 705 Windsor Lane which is owned by Susanne Dougald and to the side of the 627 Elizabeth Street structure which is also owned by the Trapani family.

## **Findings**

The contractor, One Call Construction, had removed the wall and ceiling coverings prior to my site visit. The wall studs and rafters were exposed. In addition, I walked around the perimeter of the structure to observe the siding, foundation, and fenestrations.

Overall, the structure is in poor condition. There is evidence of significant termite damage and rot in the framing. The wood rim beam is in poor condition with evidence of significant rot and termite damage and no longer adequately supporting the load-bearing wall studs and roof. The majority of window openings were damaged. The asphalt shingle roof is in disrepair. The siding is in poor condition with numerous locations showing rot and decay. The structure has not been maintained and neglected for many years.

The foundation is in very poor condition. The structure is located on a crumbling limestone cistern and a mixture of concrete blocks and limestone columns. There are no indications of tie downs between the foundation and structure.

## Recommendation

In my opinion as a Professional Engineer in the State of Florida, the structure and foundation are currently dangerous and a safety hazard and should be demolished.

## Photographs



**Photograph 1:** View of the entrance to 703 Windsor. The asphalt shingle roof, windows and walls appear in poor condition. The structure is connected to 627 Elizabeth Street on the left and 705 Windsor on the right.





**Photograph 2:** Interior of the structure.



**Photograph 3:** Another picture of the interior of the structure.





**Photograph 4:** Photograph of the exterior showing the damaged siding, rim beam and deteriorated foundation.



**Photograph 5:** Photograph of exterior showing damaged windows and rotten siding.





**Photograph 6:** Another photograph showing the foundation. .



**From:** Raj Ramsingh <raj.ramsingh@cityofkeywest-fl.gov>  
**Sent:** Monday, July 11, 2022 5:26 PM  
**To:** One Call Office Manager; Enid Torregrosa  
**Subject:** [EXTERNAL] 703 Windsor Lane  
**Attachments:** 703 Windsor Engineering Report.pdf

Afternoon Enid,

This email is to inform you that I agree with the engineering report on 703 Winsor Lane attached. This structure is beyond repair and therefor should be taken down in order to safely rebuild. Any new structure will of course need to have HARC approval.

Thank you,

Raj Ramsingh  
Chief Building Official / Building Director  
City of Key West

## **Green Cards**

1.65

休

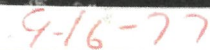


PHOTO  
IMP. #2

1870-003  
REAL PROPERTY RECORD CARD  
1870-1019283  
MONROE COUNTY, FLORIDA  
00018700-000200

| VALUATION TOTALS      |              |      |
|-----------------------|--------------|------|
| 77<br><del>1966</del> | LAND         | 495  |
|                       | IMPROVEMENTS | 3923 |
|                       | TOTAL        | 4400 |
| 19__                  | LAND         |      |
|                       | IMPROVEMENTS |      |
|                       | TOTAL        |      |
| 19__                  | LAND         |      |
|                       | IMPROVEMENTS |      |
|                       | TOTAL        |      |
| 19__                  | LAND         |      |
|                       | IMPROVEMENTS |      |
|                       | TOTAL        |      |
| 19__                  | LAND         |      |
|                       | IMPROVEMENTS |      |
|                       | TOTAL        |      |
| 19__                  | LAND         |      |
|                       | IMPROVEMENTS |      |
|                       | TOTAL        |      |
| 19__                  | LAND         |      |
|                       | IMPROVEMENTS |      |
|                       | TOTAL        |      |

— NOTES —

See Survey



THOMPSON C FREDERICK 111 & AASE B  
SUITE 310-250 BIRD RD  
CORAL GABLES, FL. 33146

KW PT LOT 4 SQR 59 & PT TR 5  
PARCEL #2 & 3  
G56-31-34 OR552-88 OR700-75/78

| LAND COMPUTATIONS |           |            |      |      |                      |       |
|-------------------|-----------|------------|------|------|----------------------|-------|
| QUAN - TYPE-DESC. | SIZE-AREA | UNIT PRICE | D.F. | C.F. | PRICE PER FRONT FOOT | VALUE |
| Parcel #2         | 23300     | @ 60¢      |      |      |                      | 1398  |
| Parcel #3         | 4600      | @ 60¢      |      |      |                      | 276   |
| Easement          | 271       |            |      |      |                      |       |
| TOTAL             |           |            |      |      |                      | 1674  |

1870-001  
1019275  
MONROE COUNTY, FLORIDA  
00018700-000100

| VALUATION TOTALS |              |        |
|------------------|--------------|--------|
| 77               | LAND         | 1650   |
| 1966             | IMPROVEMENTS | 9358   |
|                  | TOTAL        | 11,000 |
| 19__             | LAND         |        |
|                  | IMPROVEMENTS |        |
|                  | TOTAL        |        |
| 19__             | LAND         |        |
|                  | IMPROVEMENTS |        |
|                  | TOTAL        |        |
| 19__             | LAND         |        |
|                  | IMPROVEMENTS |        |
|                  | TOTAL        |        |
| 19__             | LAND         |        |
|                  | IMPROVEMENTS |        |
|                  | TOTAL        |        |
| 19__             | LAND         |        |
|                  | IMPROVEMENTS |        |
|                  | TOTAL        |        |



7-16-77

PHOTO  
IMP #2

78 = 1.65¢

DONE 4-20-79



#3

PHOTO  
IMP #4

— NOTES —

See Survey







**Property History  
from the Applicant**

**701-703-705 Warranty Deed & Property Division**

| ADDRESS               | DATE           | DOCUMENT     | DESCRIPTION   | GRANTOR/GRANTEE            |
|-----------------------|----------------|--------------|---------------|----------------------------|
| 703 Windsor           | Nov., 14, 2006 | OR 2252/1024 | Warranty Deed | Cabanas/Magali to Koenig   |
| 701, 703 Windsor      | April 21, 2004 | OR 1994/2469 | Warranty Deed | Potter to Cabanas/Magali   |
| 701, 703 Windsor      | July 27, 1998  | OR 1529/1311 | Warranty Deed | Possemato estate to Potter |
| 701, 703 Windsor      | Feb, 17, 1987  | OR 1003/1903 | Warranty Deed | McGruddy to Possemato      |
| 701, 703 Windsor      | March 29, 1979 | OR 784/1663  | Warranty Deed | Thompson to McGruddy       |
| 701, 703 Windsor      | March 5, 1979  | OR 783/134   | Quit Claim    | Sanchez to Thompson        |
| 701, 703 Windsor      | March 5, 1979  | OR 783/131   | Quit Claim    | McMullan to Thompson       |
| 701, 703 Windsor      | Feb. 14, 1979  | OR 783/129   | Quit Claim    | Mounts to Thompson         |
| 705 Windsor           | Dec. 30, 1977  | OR 751/961   | 705 Only      | Thompson to Potter         |
| 701, 703, 705 Windsor | March 1977     | OR 700/75    | 701, 703, 705 | Soldano estate to Thompson |

