Historic Architectural Review Commission
Staff Report for Item 7

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Enid Torregrosa-Silva, MSHP Historic Preservation Planner
Meeting Date:	November 29, 2022
Applicant:	One Call Construction
Application Number:	H2022-0034
Address:	703 Windsor Lane

Description of Work:

New one-story frame dwelling. Existing structure has been condemned by the CBO.

Site Facts:

The site under review is an interior lot. The site has a historic, non-contributing dilapidated one-story structure that has been declared unsafe. Building permits were approved for its demolition.

On October 25, 2022, the Planning Board approved variances to the minimum front, side, and rear setbacks, maximum impervious surface ratio, minimum open space, maximum building coverage, and minimum required off-street parking requirements. The applicant has included Bahama shutters as a request by neighbors' concerns during Planning Board review.

Guidelines Cited on Review:

- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 5, 11, 12, 13, 14, 18, 22, 23, 24 and 25.

Staff Analysis:

The Certificate of Appropriateness under review proposes the construction of a one-story single-family house as a replacement of a dilapidated structure. The new design slightly increases the required north, south and east yard setbacks from the current house, which has zero lot line setbacks. The building will be rectangular in footprint and will have a small front porch on its west elevation. The maximum height of the new building will be 19'-3" from grade.



Existing and proposed west elevation.

The house will be built over concrete footers, will have cementous board siding, aluminum windows and doors and 5 v-crimp metal as finish roof material.

Consistency with Cited Guidelines:

Staff finds the proposal design meets cited guidelines for new construction. The new structure's mass, scale and building form comply with cited regulations. The new structure will be harmonious and sensible to the existing urban context.

APPLICATION

(HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET

City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
2022-0034		
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	703 Windsor Lane	
NAME ON DEED:	Evelyn C Burkart	**PHONE NUMBER** 919-931-6316
OWNER'S MAILING ADDRESS:	169 S Temelec Circle, Sonoma CA 95476	**EMAIL** ktrapani@redwoodgroup.com
APPLICANT NAME:	One Call Construction Inc	**PHONE NUMBER** 305-294-0945
APPLICANT'S ADDRESS:	1901 Flagler Ave Key West FL 33040	**EMAIL** officemanager@constructionkeywest.com
APPLICANT'S SIGNATURE:		**DATE** July 8th 2022

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS X **RELOCATION OF A STRUCTURE** ___ **ELEVATION OF A STRUCTURE** _x___

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ____ **NO** _x___ **INVOLVES A HISTORIC STRUCTURE: YES** _x___ **NO** ____

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ____ **NO** __x__

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Removal of existing condemned building and replace with new wood framed structure.
MAIN BUILDING: Main Structure to be raised approx 1ft higher than existing grade, inorder to meet proper ventilation.
Structure to be new wood framed building, with aluminum impact windows, fiber cement lap siding and
5v metal roof.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Removal of existing condemned structure approximately 833sq ft

RECEIVED
JUL 12 2022
BY: TK

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

ACCESSORY STRUCTURE(S):	
PAVERS:	**FENCES:**
DECKS: IPE decking to be used	**PAINTING:** Trim: SW White
	Overhang : Sky High SW 6504
	Body of house: SW Buff 7683
SITE (INCLUDING GRADING, FILL, TREES, ETC):	**POOLS (INCLUDING EQUIPMENT):**
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	**OTHER:**

OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

One Call Office Manager

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

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



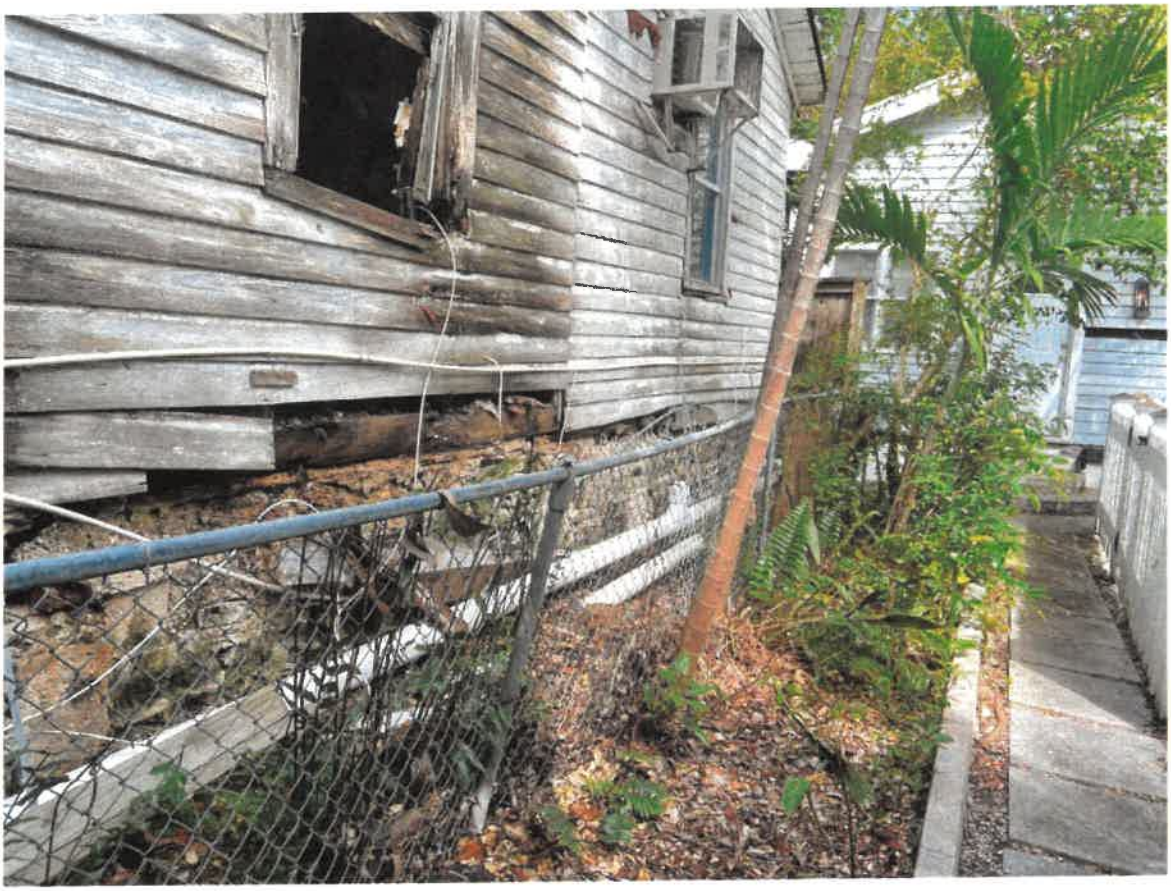
Photograph 1: View of the entrance to 703 Windsor. The asphalt shingle roof, windows and walls appear in poor condition. The structure is connected to 627 Elizabeth Street on the left and 705 Windsor on the right.



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.

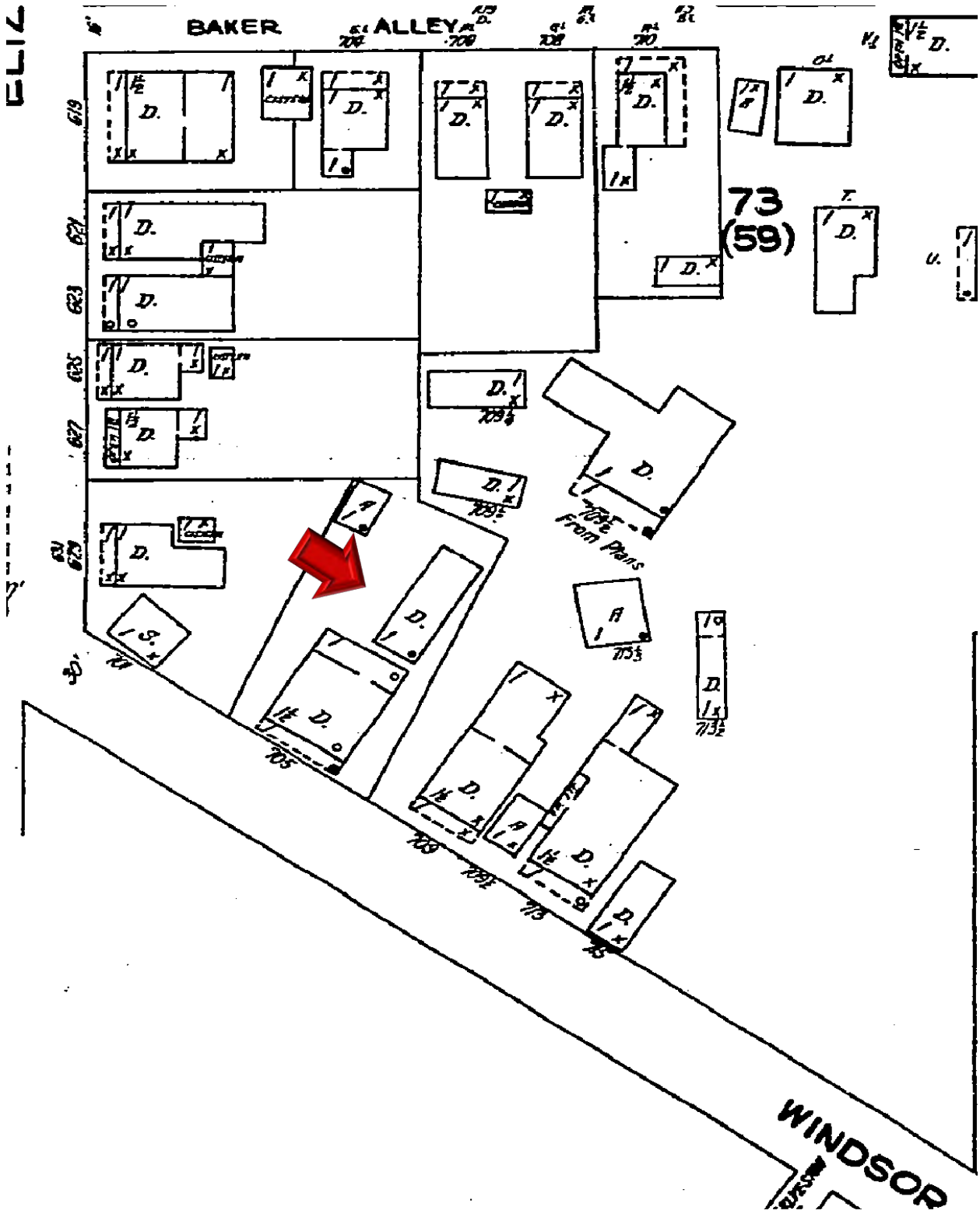


Photograph 6: Another photograph showing the foundation. .

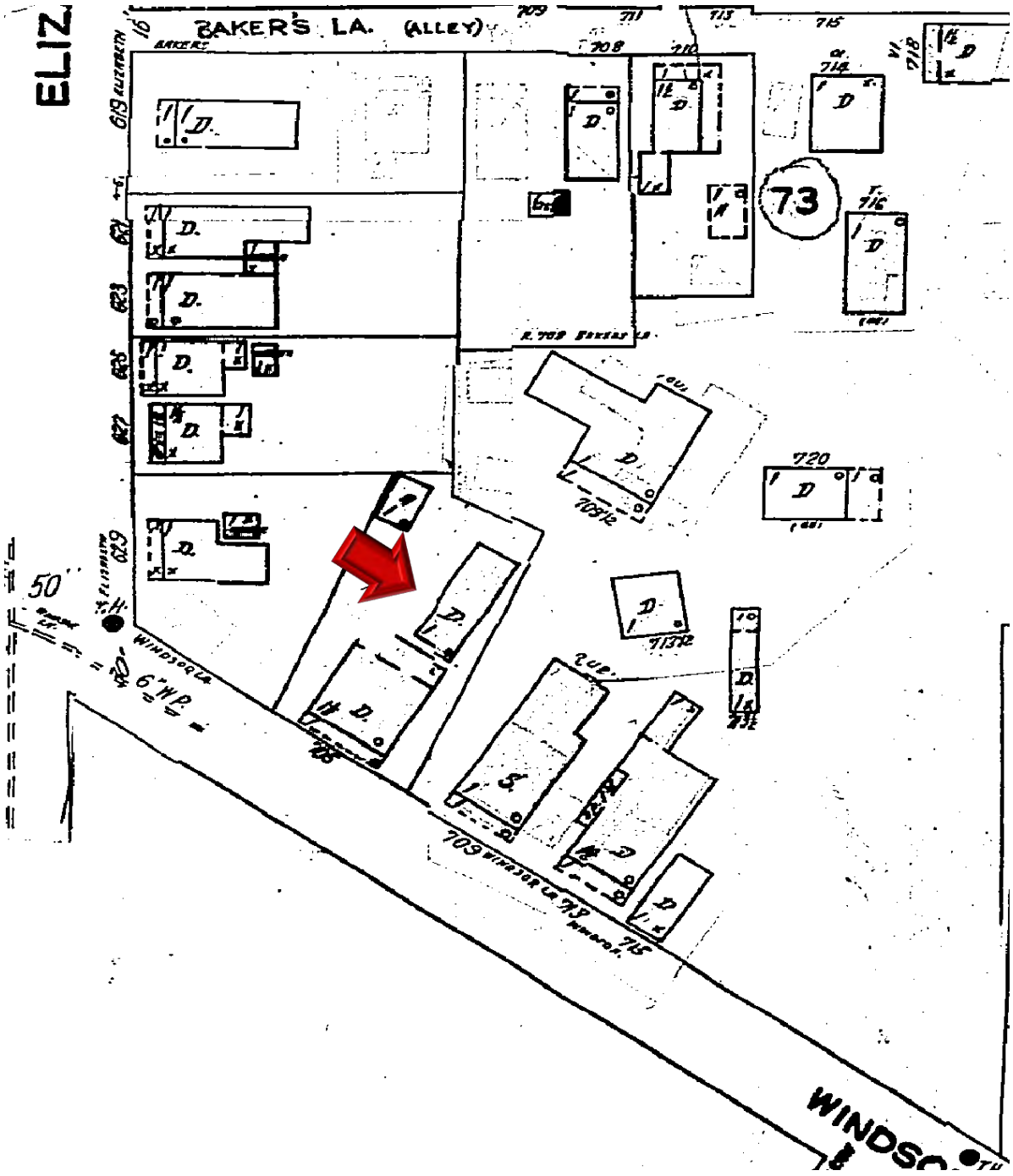


Photograph 7: Photograph of the rotten siding, windows and foundation.

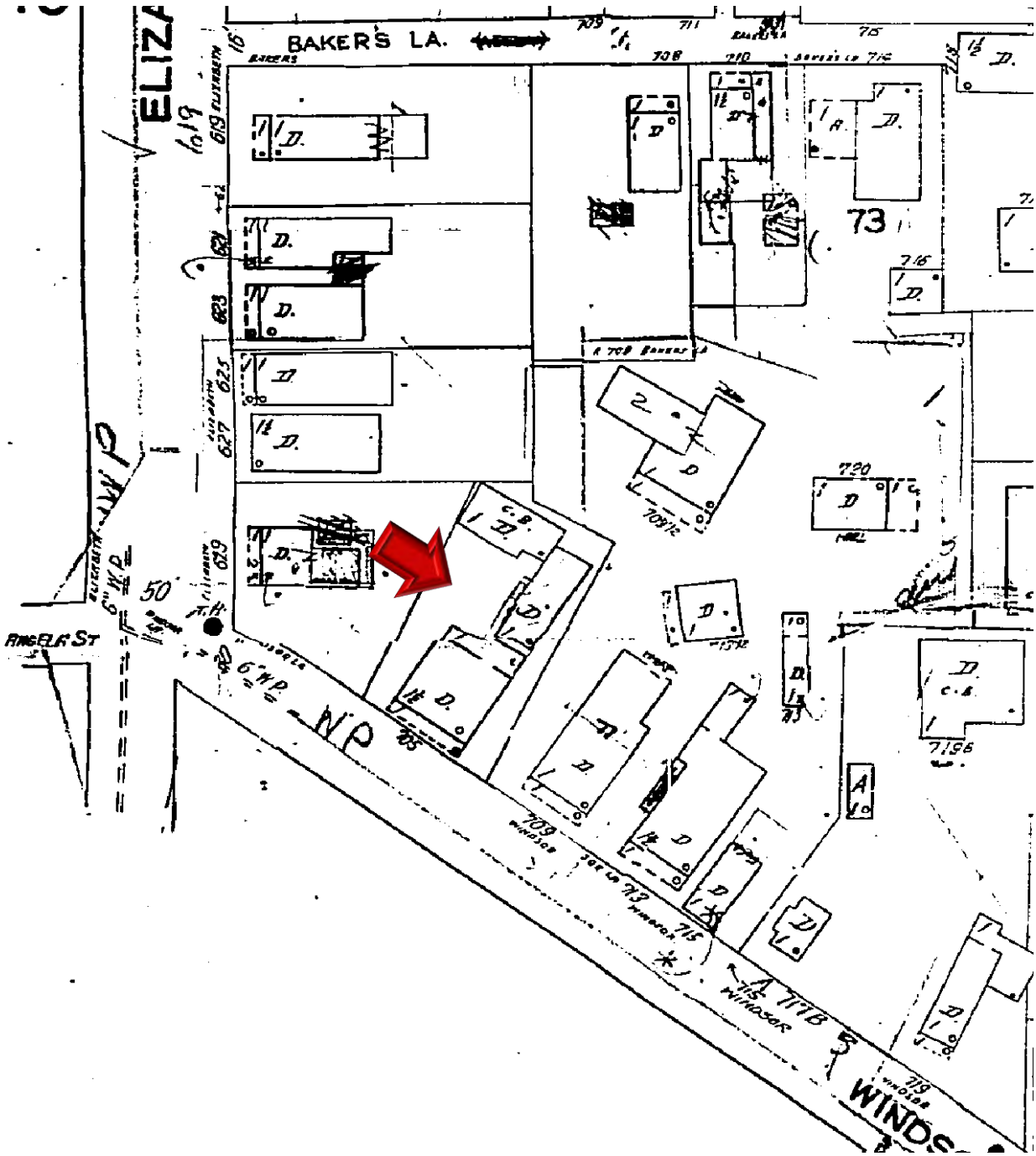
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

ONE CALL CONSTRUCTION, INC.
305-294-0945
www.constructionkeywest.com • info@constructionkeywest.com
"One Call Does It All"
ELECTRIC AIR CONDITIONING
PLUMBING ROOFING
CGC 1507029 CFC 1429276 CCC 1327352 EC 13010303 CAC 1818878

Project: 703 Windsor Lane



Front View of 705 Windsor. Property we will be working on is directly behind this home.



Front side view of 705 Windsor.

Work to be completed at 703 Windsor which is in the back of 705

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This image is depicting the recently built structure with small space between it and 703 Windsor. Space to remain.



Condemned structure to the left of new structure. There is a small gap between the properties.

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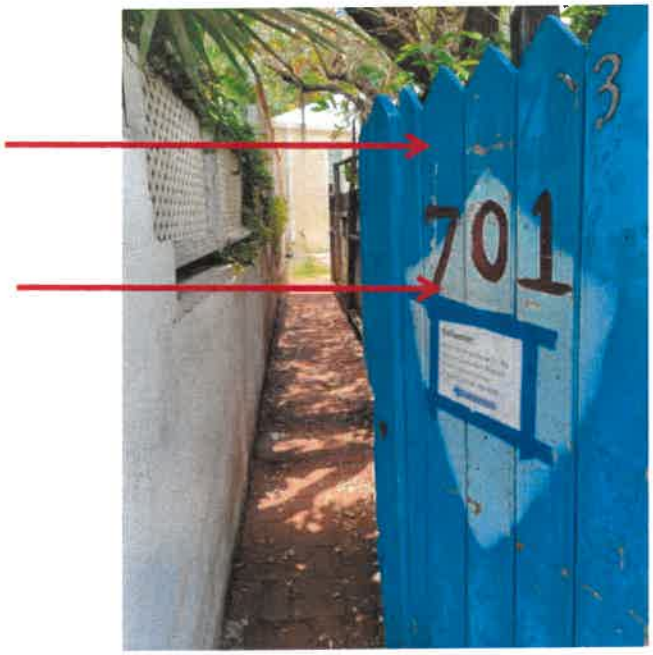
Side view where new structure was built



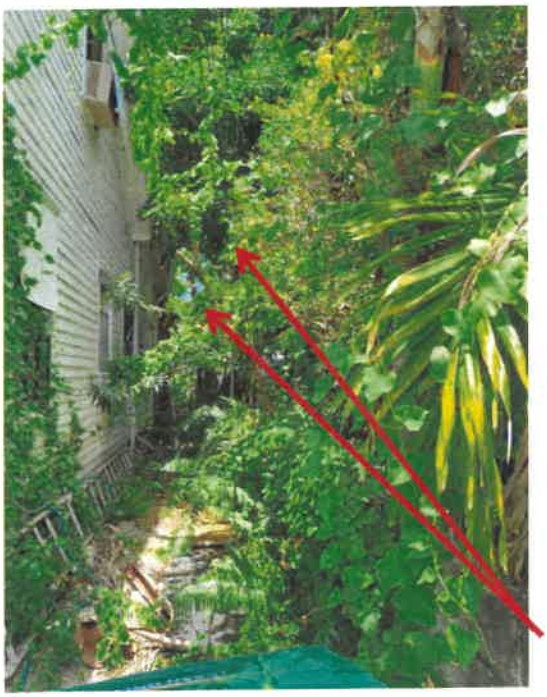
Showing where new structure was built.
Condemned building to the right.

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Home is not visible from the front of the property.



This is the view from the rear of the property. Building visible is 705, We will be completing the work directly behind this unit. Arrow depicting 703 Windsor, not visible from the street view.

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This is the rear view of 703 Windsor Lane.



This is the Rear view of condemned property at 703 Windsor Lane

This is the right side of condemned structure, the left side is not visible



HARC Package 703 Windsor : One Call Construction

SW 7005
Pure White
Interior/Exterior

SW 7683
Buff
Interior/Exterior

SW 6504
Sky High
Interior/Exterior

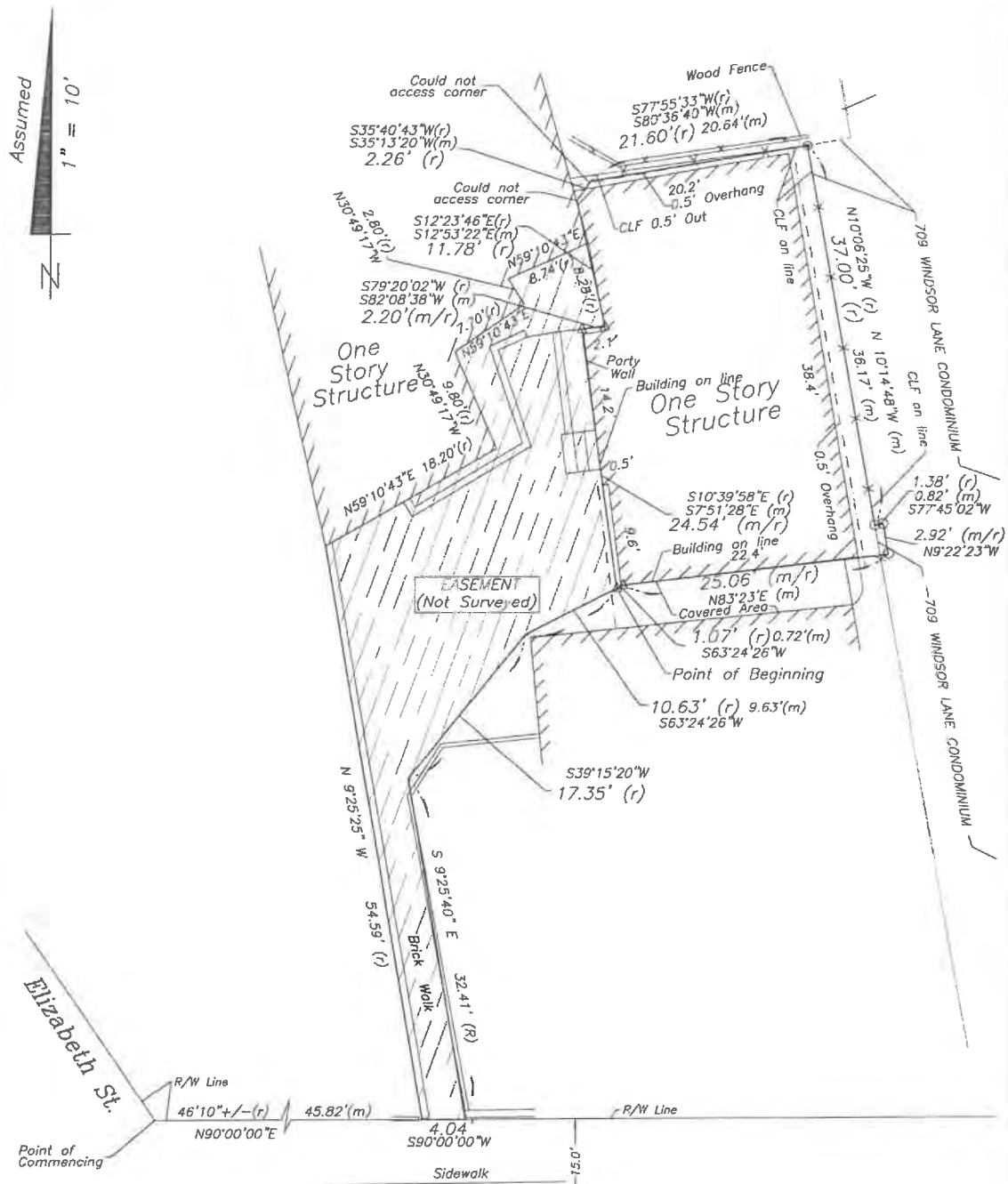
Above are the selected exterior colors for 703 Windsor Lane

Trim: Pure White SW 7005
Horrizontal Overhang: Sky High SW 6504
Body of the Struture: Buff SW 7683

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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 #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 295-2244

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 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 (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

STATE OF

May 25, 2021

THIS SURVEY IS NOT ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

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
ENGINEERING AND PLANNING

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

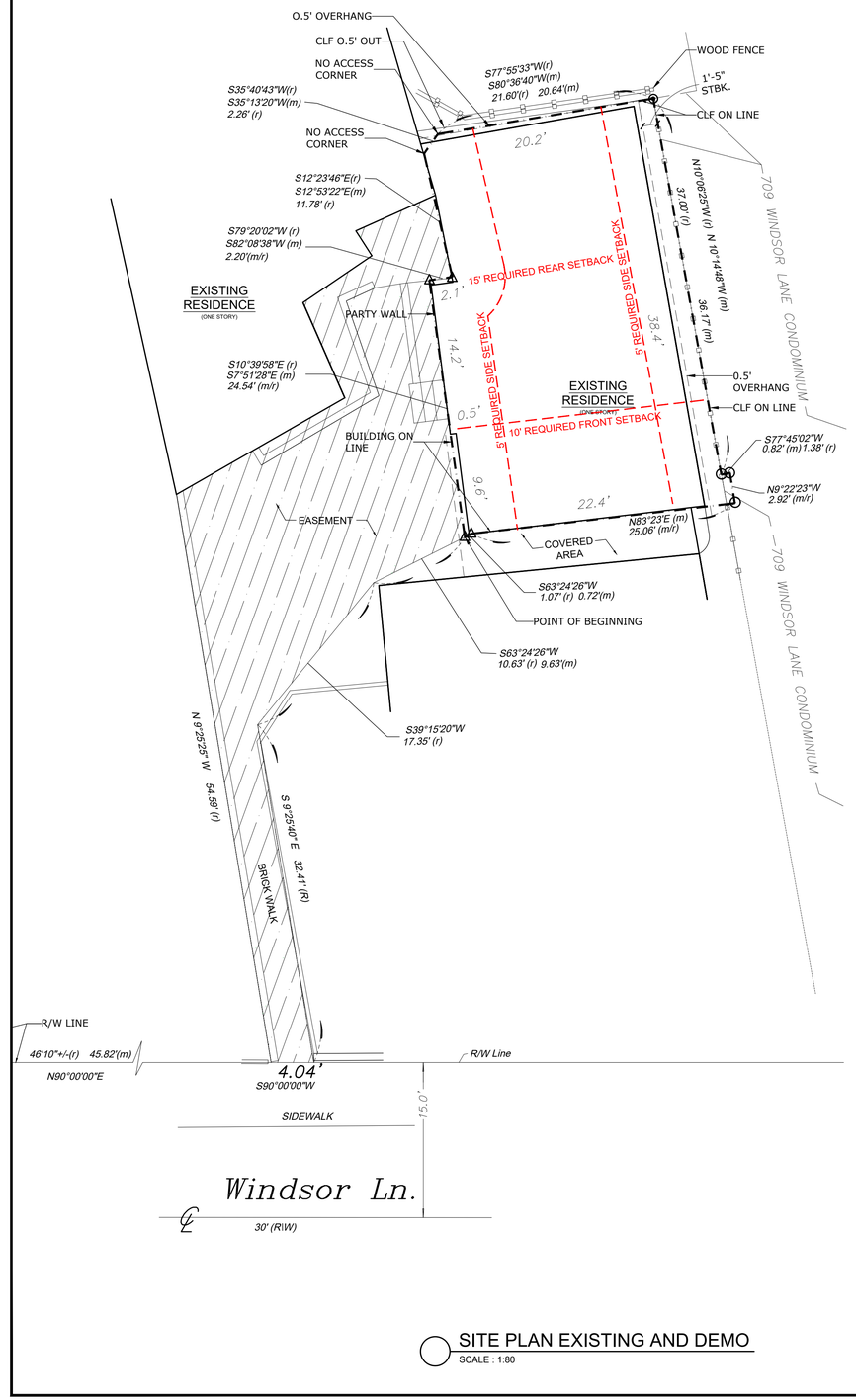
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA,
LICENSE NO 71.680

SITE: 703 Windsor Lane, Key West, FL 33040

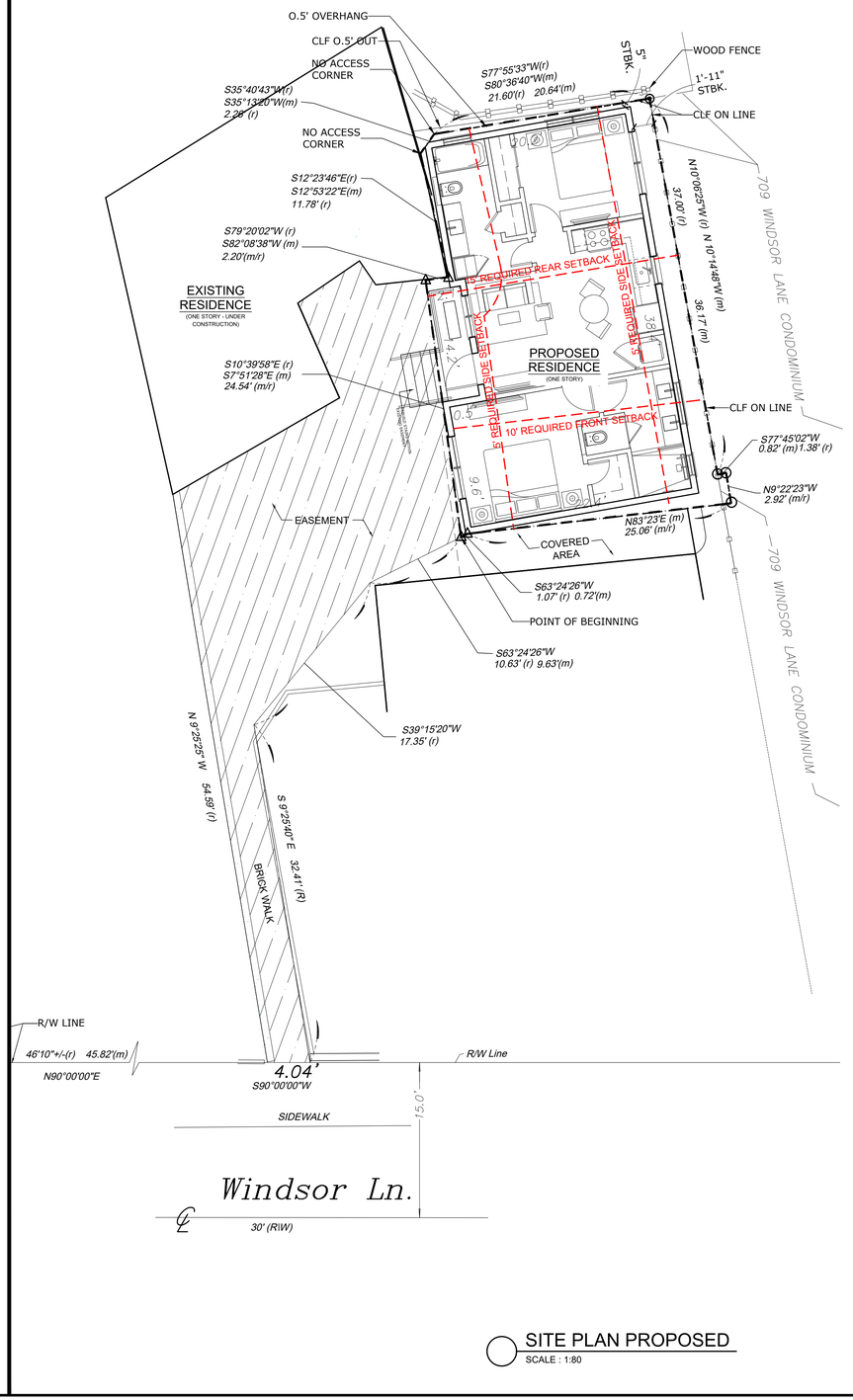
TITLE: Cover

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/08/22	VF	SM

PROJECT NO:	DRAWING NO:	REVISION:
2111-05	G-100	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 HEIGTH:	30 FT
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:
STATUS:			

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

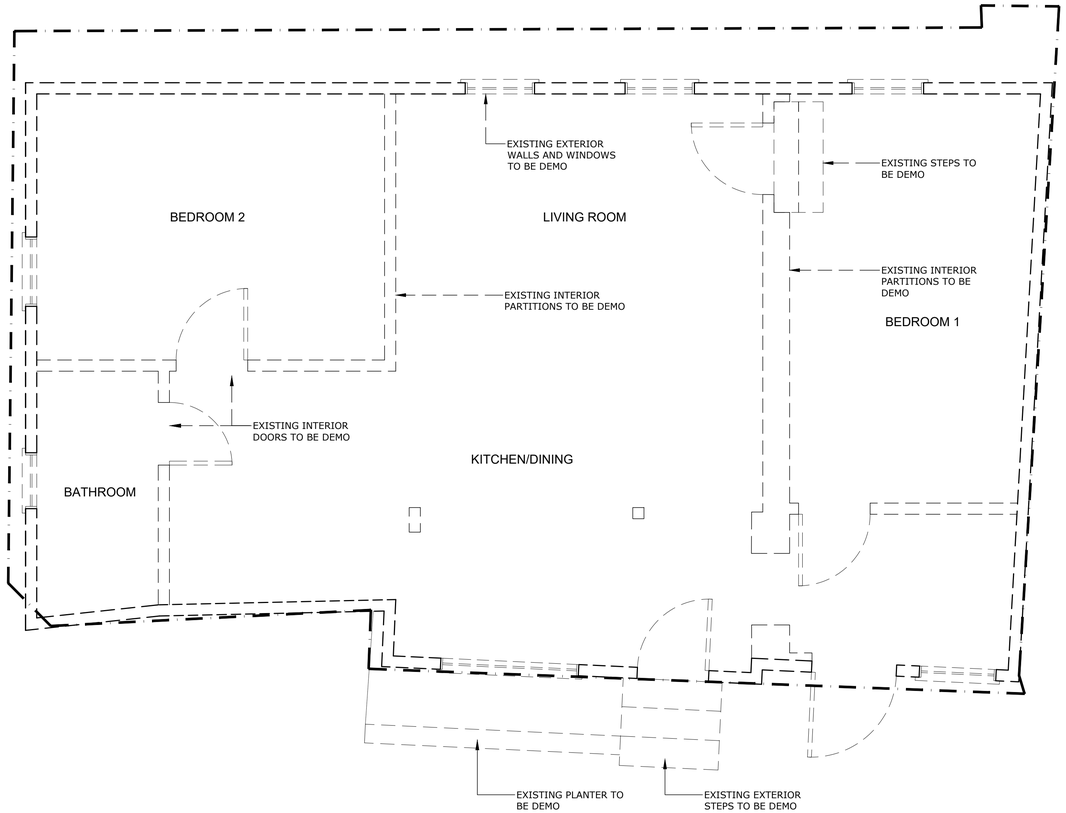
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SITE: 703 WINDSOR LANE
KEY WEST, FL 33040

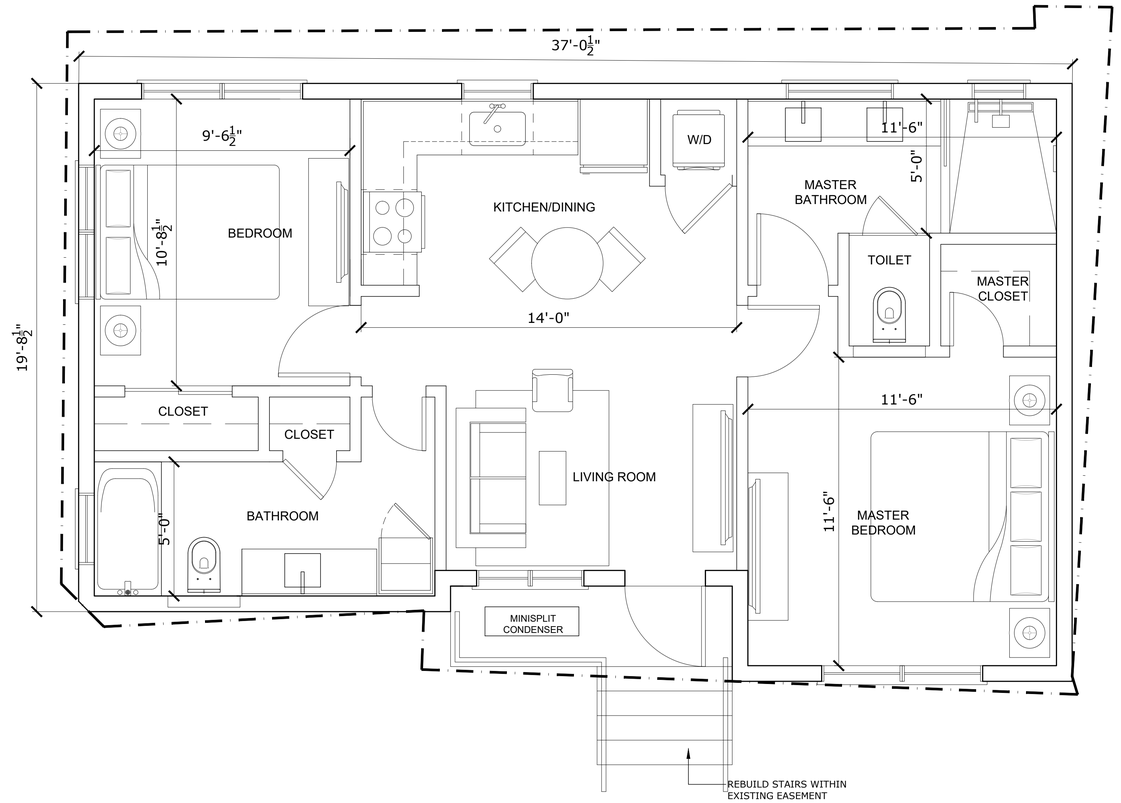
TITLE: SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/08/22	VF	SM
PROJECT NO:	DRAWING NO:		REVISION:
2111-05	C-101		1



FLOOR PLAN - DEMOLITION

SCALE : 3/8"=1'-0"



FLOOR PLAN - PROPOSED

SCALE : 3/8"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

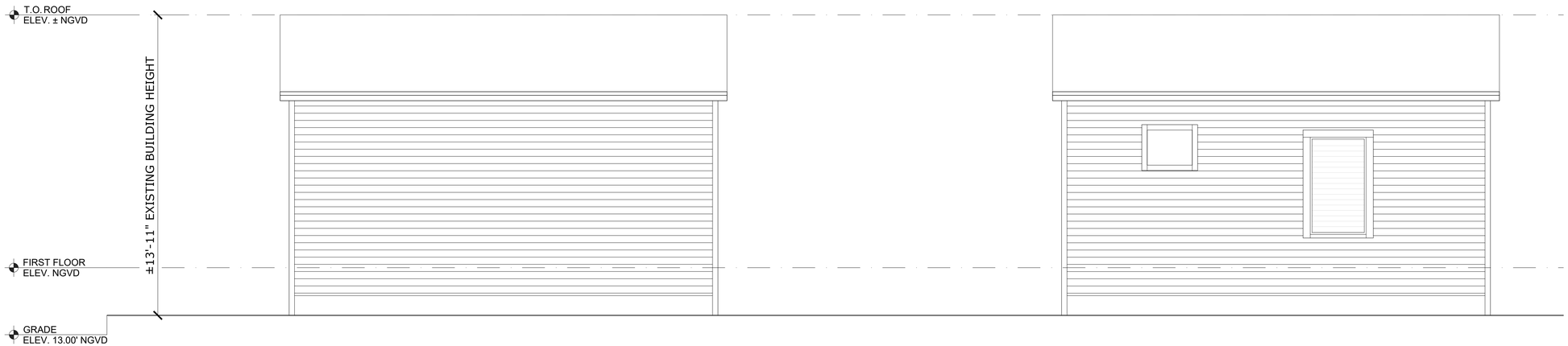
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

SITE: 703 WINDSOR LANE
KEY WEST, FL 33040

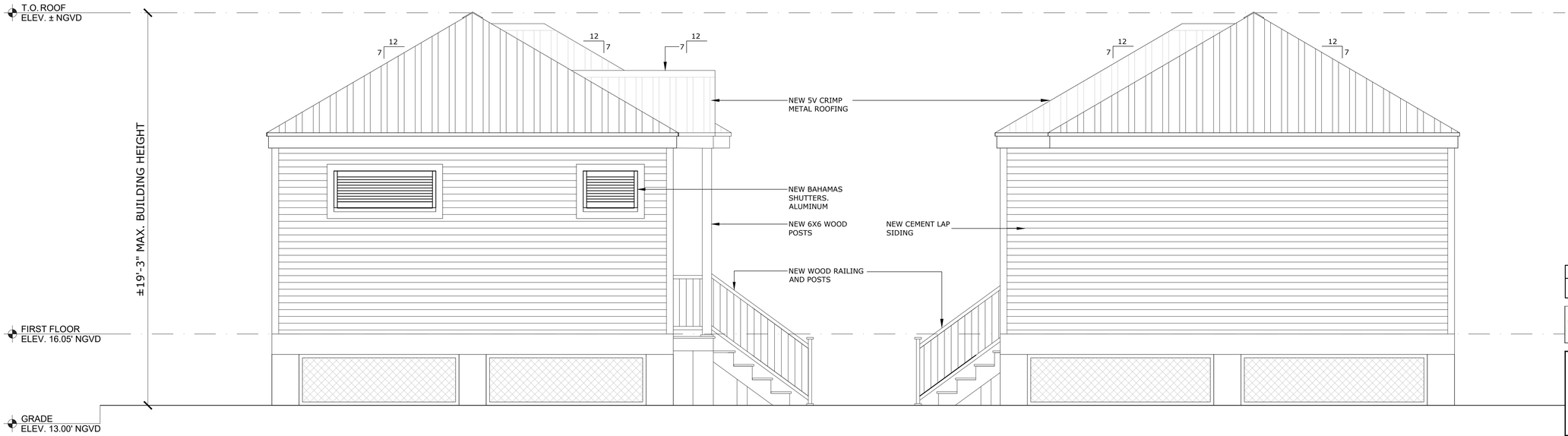
TITLE: FLOOR PLANS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/08/22	VF	SM
PROJECT NO:	DRAWING NO:		REVISION:
2111-05	A-101		1



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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PROJECT: 703 WINDSOR LANE

SITE: 703 WINDSOR LANE
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/08/22	VF	SM

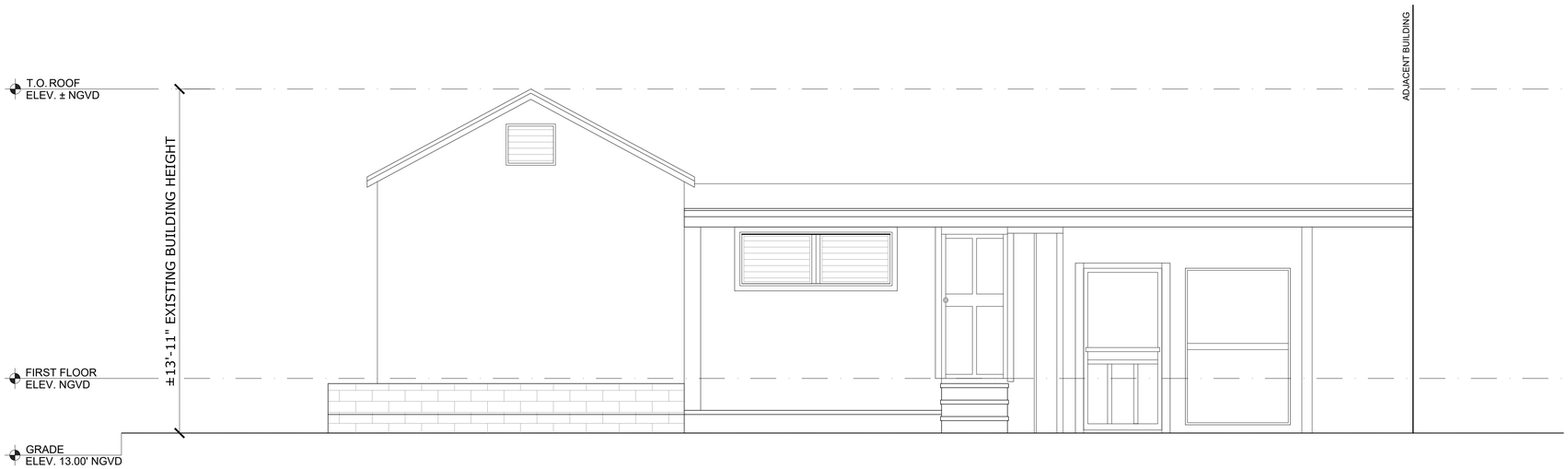
PROJECT NO:	DRAWING NO:	REVISION:
2111-05	A-201	1

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SABBE MARHTAOUI
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

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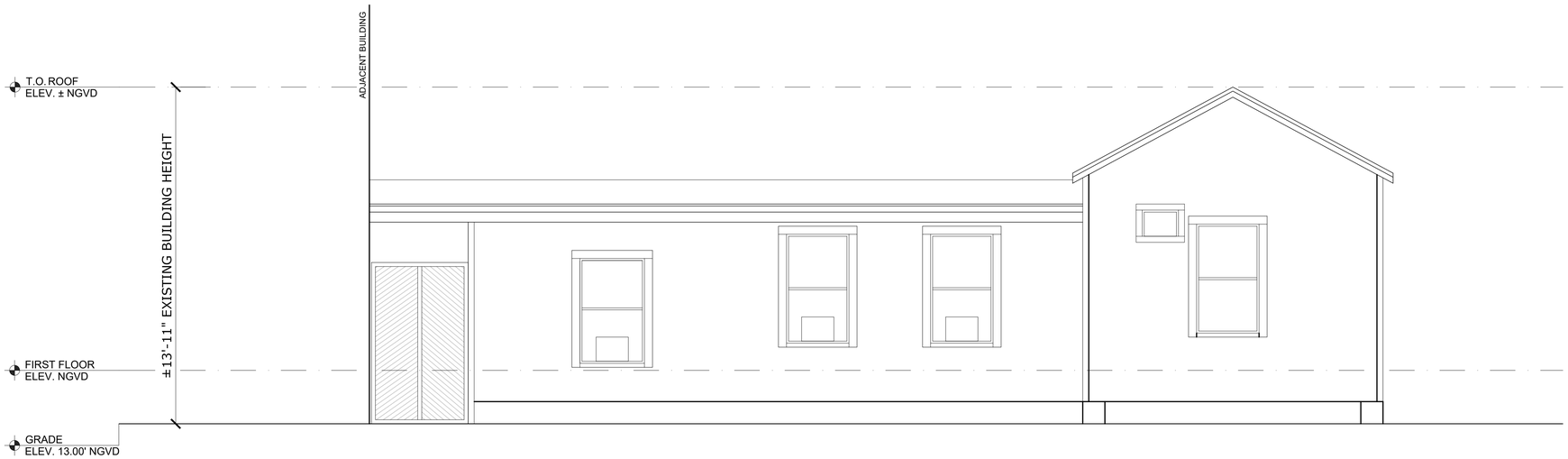
PROJECT: 703 WINDSOR LANE

SITE: 703 WINDSOR LANE
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/08/22	VF	SM

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"

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SIGNATURE:

DATE:

SABRE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

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TITLE: ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/08/22	VF	SM
PROJECT NO:	DRAWING NO:		REVISION:
2111-05	A-203		1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 29, 2022, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY FRAME DWELLING. EXISTING STRUCTURE HAS BEEN CONDEMNED BY THE CBO.

#703 WINDSOR LANE

Applicant – One Call Construction Application #H2022-0034

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

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 Address	703 WINDSOR Ln, KEY WEST
Legal Description	PT LOT 4 SQR 59 AND PT TR 5 PARCEL 4 KW G56-31/34 OR552-88 OR700-75/78 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 Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No



Owner

BURKART EVELYN C
169 S Temelec Cir
Sonoma CA 95476

TRAPANI JENNIFER
169 S Temelec Cir
Sonoma CA 95476

Valuation

		2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+	Market Improvement Value	$187,872	$55,258	$74,193	$75,352
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$296,842	$194,493	$176,868	$166,973
=	Just Market Value	**$484,714**	**$249,751**	**$251,061**	**$242,325**
=	Total Assessed Value	**$484,714**	**$185,974**	**$183,407**	**$179,284**
-	School Exempt Value	$0	($25,000)	($25,000)	($25,000)
=	School Taxable Value	**$484,714**	**$160,974**	**$158,407**	**$154,284**

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 %	33	**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	Grantor	Grantee
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		

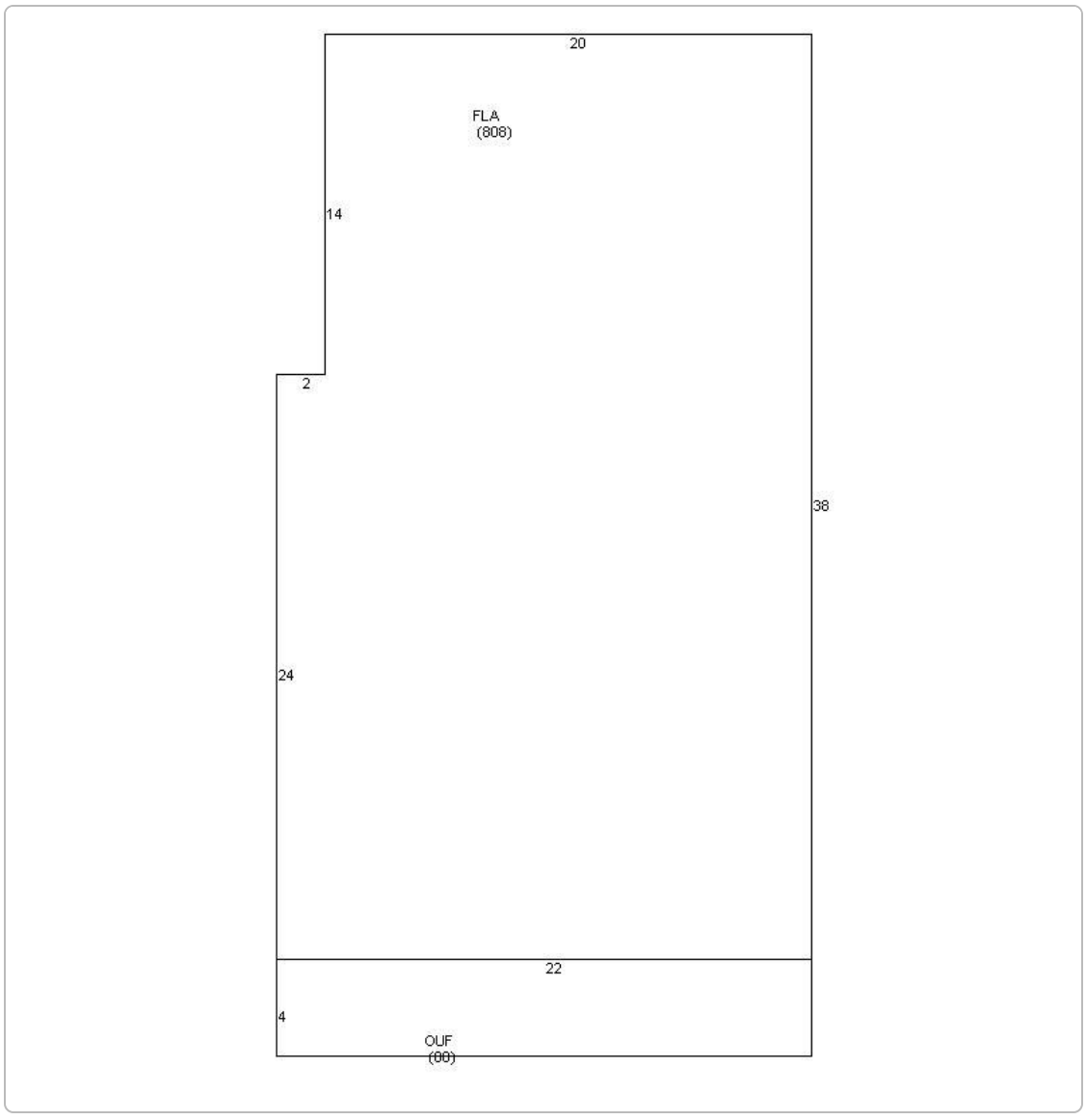
Permits

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 Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



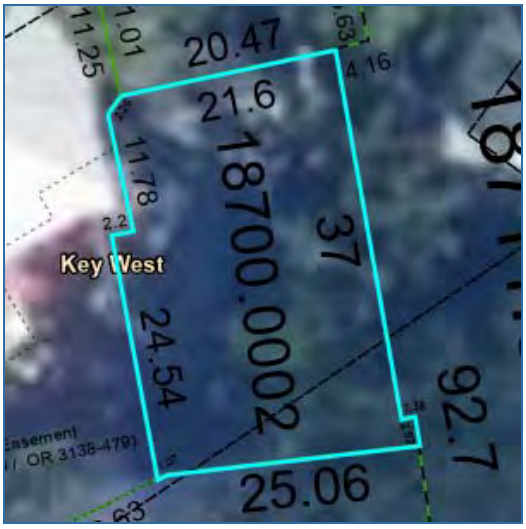
Photos







Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

No data available for the following modules: Yard Items.

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User Privacy Policy
GDPR Privacy Notice

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