



## **Historic Architectural Review Commission Staff Report for Item 13**

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: February 24, 2021

Applicant: Robert L. Delaune

Address: #715 Windsor Lane (rear)

### **Description of Work:**

Construct new roof over existing side deck.

### **Site Facts:**

The site under review is located within the Writer's Compound on Windsor Lane. The lot is an interior lot, which is setback and not visible from the street. 715 Windsor Lane (rear) is not specifically listed on our survey, but staff was able to determine from Sanborn maps that the existing structure at this address would not be considered contributing.

### **Guidelines Cited on Review:**

- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 6, 12, 13, 19 and 26.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes the construction of a roof over an existing wood deck on the East side of the house at 715 Windsor Lane (rear). The proposed roof material is to be membrane roofing, and the roof is to be supported by six by six wood posts. The height of the new roof is to be approximately 11 feet above grade.

### **Consistency with Cited Guidelines:**

Staff finds the proposal to be consistent with the cited guidelines for additions and alterations.

The new roof structure will not be on a publicly visible elevation, and its proposed massing and form will not dominate any adjacent historic properties. Staff finds that the scale, form, massing, and materials proposed are in line with the guidelines and are appropriate for the historic district.

# APPLICATION



## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

A pre-application meeting with HARC staff is *required* prior to submittal

\$420 Non-Refundable Base Application Fee - Other Fees May Be Applicable

### City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA

|                                |                 |                |
|--------------------------------|-----------------|----------------|
| HARC COA #<br><b>2021-0005</b> | REVISION #      | INITIAL & DATE |
| FLOOD ZONE                     | ZONING DISTRICT | BLDG PERMIT #  |

ADDRESS OF PROPOSED  
PROJECT:

715 Windsor Lane rear

NAME ON DEED:

Frank & Mary Lou Anelante

PHONE NUMBER (917) 417-6455

OWNER'S MAILING ADDRESS:

715 Windsor Lane rear  
Key West, FL 33040

EMAIL fanelante@gmail.com

APPLICANT NAME:

Robert L Delaune Architect PA

PHONE NUMBER (305) 304-4842

APPLICANT'S  
ADDRESS:

619 Eaton Street, Suite 1  
Key West, FL 33040

EMAIL robdelaune@bellsouth.net

APPLICANT'S SIGNATURE:

DATE 1/18/2021

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

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☒

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

|  |  |
|--|--|
| DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC. |  |
| GENERAL:   | construct new roof over existing wood deck |
|  |  |
|  |  |
|  |  |
| MAIN BUILDING:   | construct new roof over existing side deck |
|  |  |
|  |  |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):   |  |
|  |  |

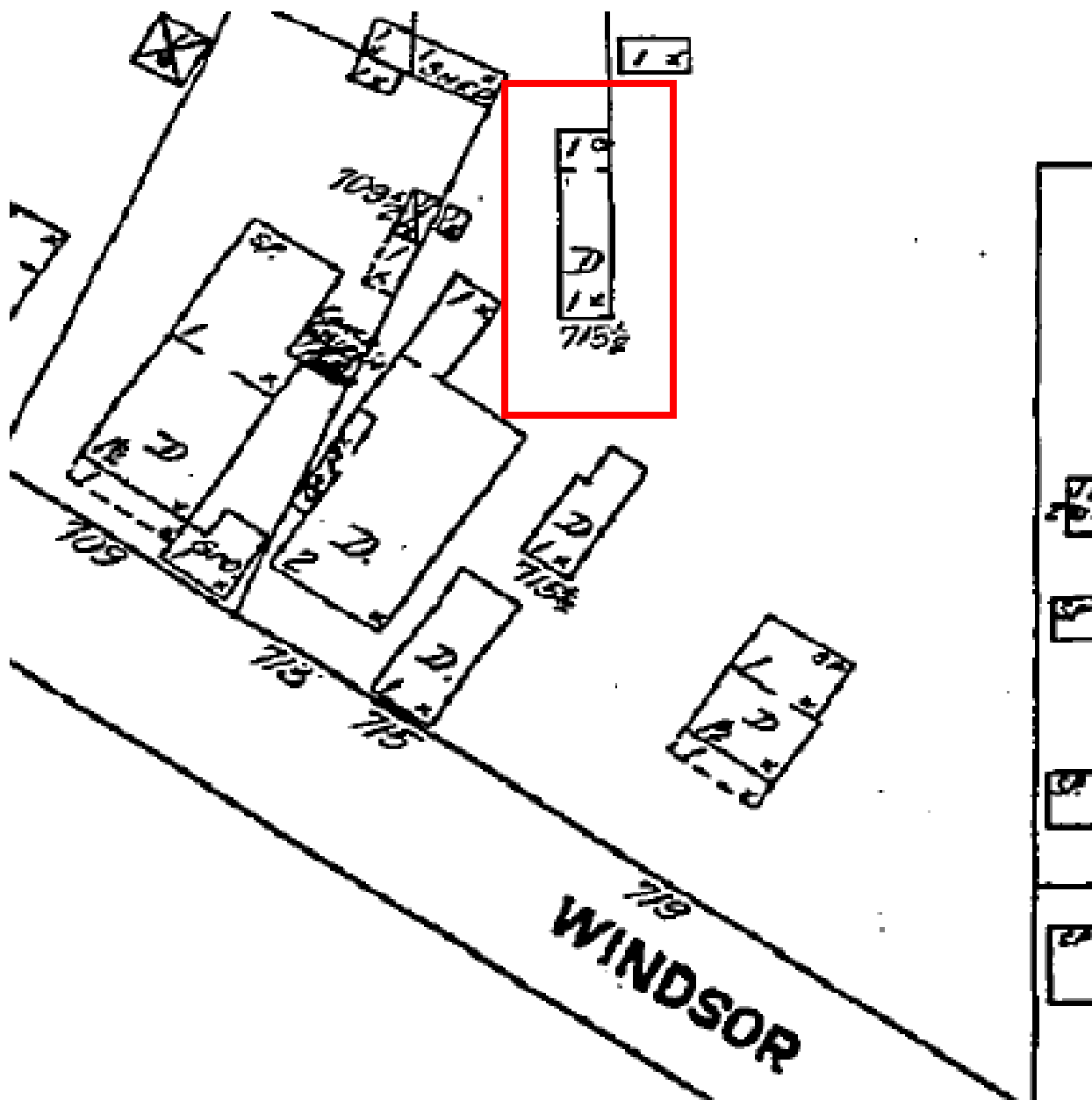
## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

|  |                              |
|--|------------------------------|
|  |                              |
|  |                              |
| ACCESSORY STRUCTURE(S):                      |                              |
|  |                              |
|  |                              |
|  |                              |
| PAVERS:                                      | FENCES:                      |
|  |                              |
|  |                              |
| DECKS:                                       | PAINTING:                    |
|  |                              |
|  |                              |
| SITE (INCLUDING GRADING, FILL, TREES, ETC.): | POOLS (INCLUDING EQUIPMENT): |
|  |                              |
|  |                              |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): | OTHER:                       |
|  |                              |
|  |                              |

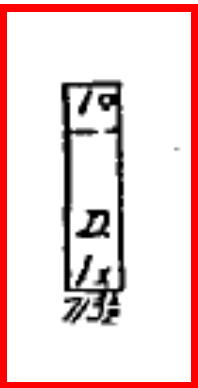
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS: [City\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:City_HARC@CITYOFKEYWEST-FL.GOV)

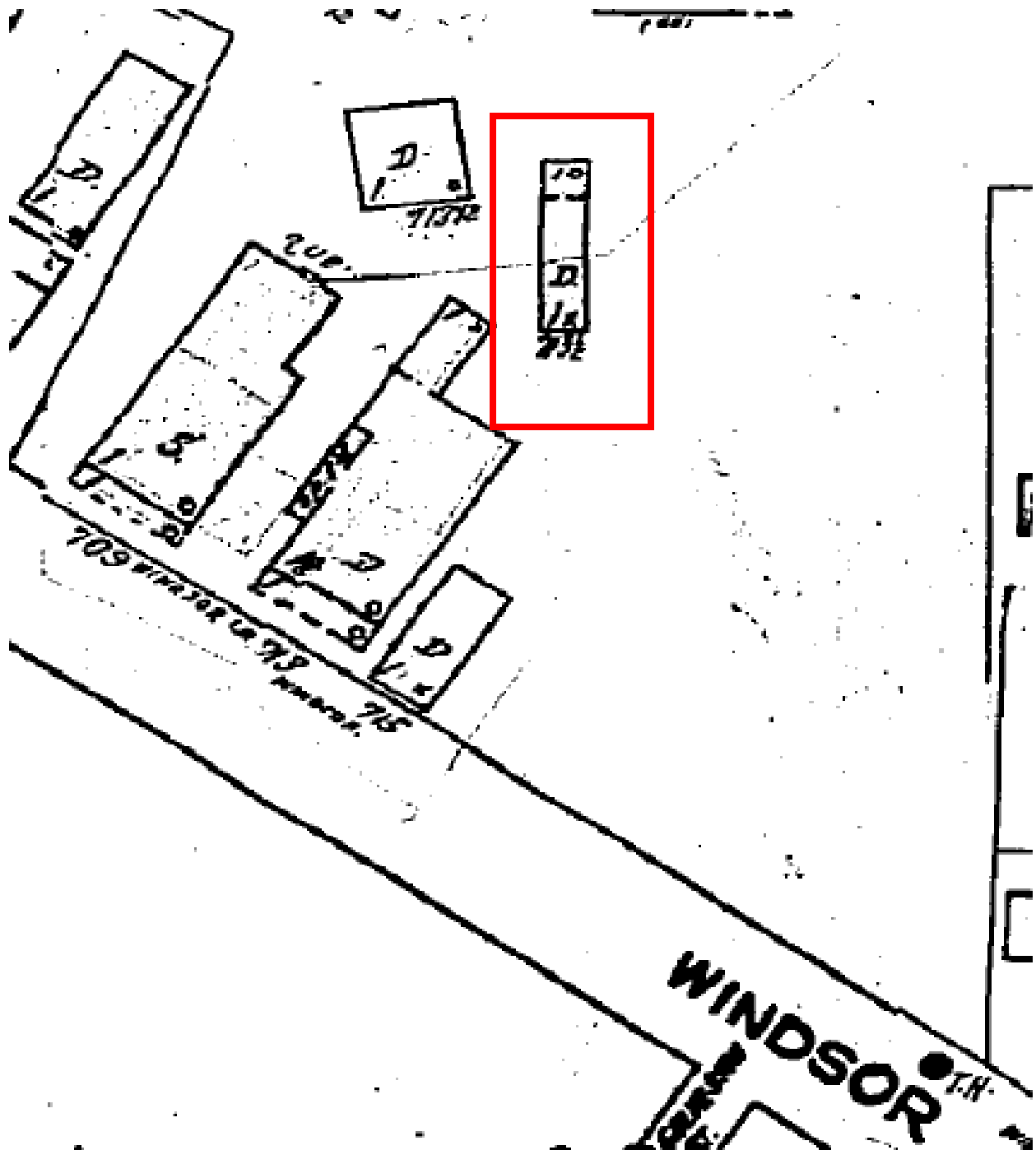
| OFFICIAL USE ONLY:             |  | HARC COMMISSION REVIEW               | EXPIRES ON: |
|--------------------------------|--|--------------------------------------|-------------|
| MEETING DATE:                  | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:                             |             |
| MEETING DATE:                  | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:                             |             |
| MEETING DATE:                  | <input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION | INITIAL:                             |             |
| REASONS OR CONDITIONS:         |  |                                      |             |
|                                |  |                                      |             |
|                                |  |                                      |             |
|                                |  |                                      |             |
| STAFF REVIEW COMMENTS:         |  |                                      |             |
|                                |  |                                      |             |
|                                |  |                                      |             |
| FIRST READING FOR DEMO:        |  | SECOND READING FOR DEMO:             |             |
| HARC STAFF SIGNATURE AND DATE: |  | HARC CHAIRPERSON SIGNATURE AND DATE: |             |

# SANBORN MAPS



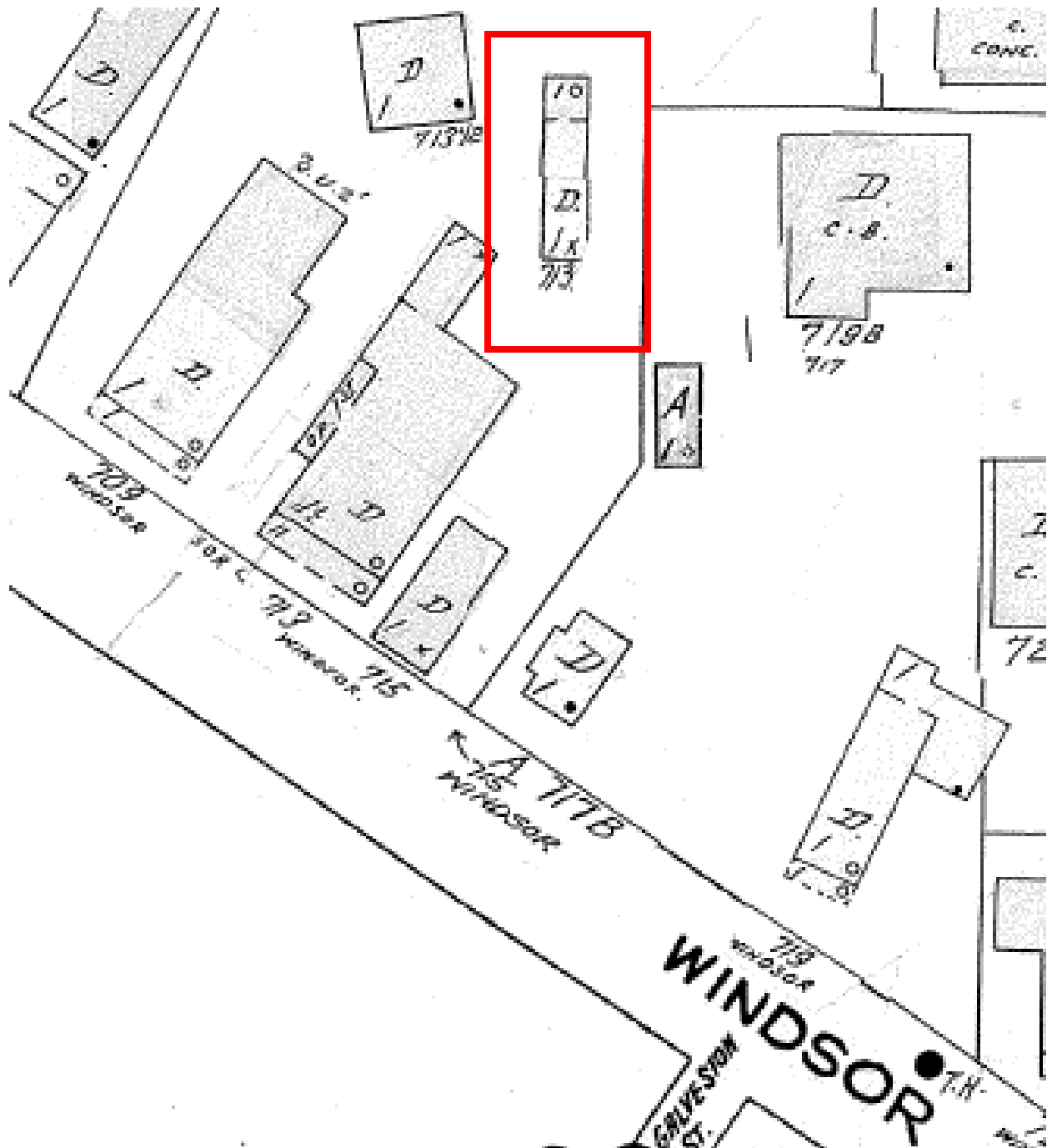
1912 Sanborn with the approximate location of 715 Windsor Lane rear (noted as 715½) indicated in red.


$$\frac{19}{2} \frac{D}{15} \frac{1}{73\frac{1}{2}}$$



1948 Sanborn with the approximate location of 715 Windsor Lane rear (noted as 713½) indicated in red.





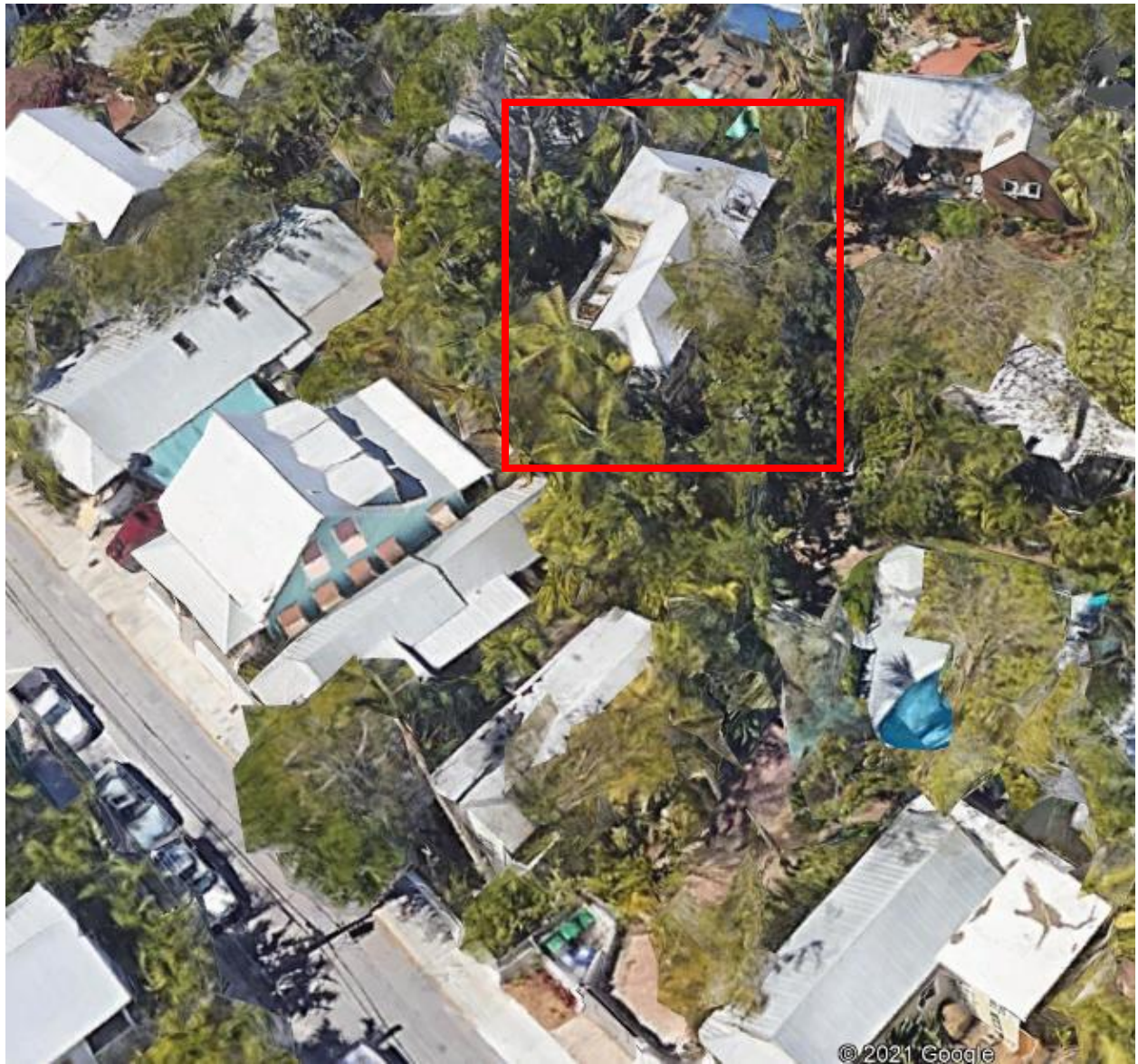
1962 Sanborn with the approximate location of 715 Windsor Lane rear (noted as 713) indicated in red.

The footprint highlighted on the Sanborns did not change between 1912 and 1962. After 1962, the footprint was significantly changed and expanded to what it is today, indicating that the structure that was present on the Sanborns was likely demolished or significantly altered. Therefore, the existing structure on this site will be considered non-contributing.

# PROJECT PHOTOS



Historic photo of the structure that once stood at 715 Windsor Lane (rear). Dated 1965.



Google Earth aerial image with the property at 715 Windsor Lane (rear) indicated in red.





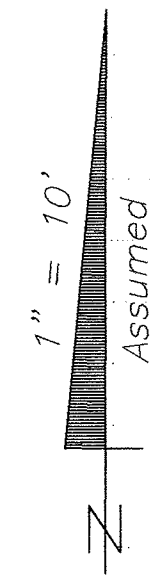
715 Windsor Lane (rear) – View of Lower Part of Northeast Elevation.



715 Windsor Lane (rear) – View of Upper Part of Northeast Elevation.

# SURVEY

- Found 1/2" Iron Rod (N)
- Set 3/4" Pipe w/cap (6)
- Found 1/2" Iron Rod (P)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- Ⓢ Centerline
- Ⓢ Wood Utility Pole
- Ⓢ Concrete Utility Pole
- P- Overhead Utility Lines
- POC Point of Commencing.
- POB Point of Beginning
- Fd Found
- OH Overhang



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

SHEET: 1

OF: 2

DATE: \_\_\_\_\_

REVISIONS:

DRAWN BY: BGC  
CHECKED BY: JLO  
DATE: 3-16-07

*Boundary Survey Map of LOT 11  
WINDSOR VILLAGE HOMEOWNERS' ASSOCIATION  
a resurvey of WINDSOR VILLAGE CONDOMINIUM ASSOCIATION  
as recorded in Official Record Book 1749, Pages 566-570*

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

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

Not valid without  
the signature and  
original raised seal  
of a Florida licensed  
Surveyor and Mapper.



NOTES:

1. The legal descriptions shown hereon were authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 715 Windsor Lane (Rear), 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 assumed and based on the Northerly R/W line of Windsor Lane as East-West.
8. This survey is not assignable.
9. Date of field work: March 12, 2007.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. This Survey Report is not full and complete without the attached Survey Map.
12. Common areas shown hereon were not surveyed and are shown for graphical purposes only.

BOUNDARY SURVEY OF:

LOT 11

A parcel of land on the Island of Key West, Monroe County, Florida, and being as part of Tract 5, according to William A. Whitehead's map of the Island of Key West, delineated February, AD 1829, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Easterly right of way line of Elizabeth Street with the Northerly right of way line of Windsor Lane and run thence East along the Northerly right of way line of the said Windsor Lane for a distance of 250.07 feet; thence N20°44'W for a distance of 49.37 feet; thence N37°54'W for a distance of 34.68 feet; thence S52°06'W for a distance of 14.77 feet; thence N35°10'W for a distance of 16.97 feet to the Point of Beginning; thence S63°47'55"W for a distance of 34.29 feet; thence Southeastery and at right angles for a distance of 1.00 feet; thence Southwesterly at right angles for a distance of 4.00 feet; thence Northwesterly and at right angles for a distance of 2.50 feet; thence Southwesterly and at right angles for a distance of 3.00 feet; thence Northwesterly and at right angles for a distance of 11.38 feet; thence S86°50'51"W for a distance of 16.45 feet to a point on a wood fence and the Westerly Boundary Line of WINDSOR VILLAGE, as recorded in Official Record Book 1749, at page 570, of the Public Records of Monroe County, Florida; thence N11°02'24"W and along the said wood fence and Westerly Boundary line of Unit 11 of said WINDSOR VILLAGE and extensions thereof for a distance of 50.93 feet; thence S89°05'E along the Northerly Boundary Line of the said Unit 11 of said WINDSOR VILLAGE for a distance of 41.75 feet; thence S42°01'42"E along a wood fence and the Easterly Boundary Line of the lands described in Official Record Book 1575, at Page 1286, of the Public Records of Monroe County, Florida, for a distance of 45.17 feet to a fence corner; thence S59°02'13"W and along said fence for a distance of 5.09 feet back to the Point of Beginning.

COMMON AREA "A" (NOT SURVEYED)

A parcel of land on the Island of Key West, Monroe County, Florida, and being as part of Tract 5, according to William A. Whitehead's map of the Island of Key West, delineated February, AD 1829, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Easterly right of way line of Elizabeth Street with a Northerly right of way line of Windsor Lane and run thence East along the Northerly right of way line of the said Windsor Lane for a distance of 198.00 feet to the Point of Beginning; thence continue East along the Northerly right of way line of the said Windsor Lane for a distance of 55.07 feet; thence N20°44'W for a distance of 49.37 feet; thence N37°54'W for a distance of 34.68 feet; thence S52°06'W for a distance of 14.77 feet; thence N35°10'W for a distance of 16.97 feet; thence S83°47'55"W for a distance of 34.29 feet; thence Southeastery and at right angles for a distance of 1.00 feet; thence Southwesterly at right angles for a distance of 4.00 feet; thence Northwesterly and at right angles for a distance of 2.50 feet; thence Southwesterly and at right angles for a distance of 3.00 feet; thence Northwesterly and at right angles for a distance of 11.38 feet; thence S86°50'51"W for a distance of 16.45 feet to a point on the Westerly Boundary Line of Parcel B of the lands described in Official Record Book 644, at page 336, of the Public Records of Monroe County, Florida; thence S11°02'24"E and along the said Westerly Boundary Line of said Parcel B for a distance of 15.48 feet; thence East for a distance of 40.04 feet; thence North and at right angles for a distance of 3.00 feet; thence East and at right angles for a distance of 13.00 feet; thence South and at right angles for a distance of 3.00 feet; thence East and at right angles for a distance of 10.00 feet; thence South and at right angles for a distance of 50.00 feet back to the Point of Beginning.

LESS:

A parcel of land on the Island of Key West, Monroe County, Florida, and being as part of Tract 5, according to William A. Whitehead's map of the Island of Key West, delineated February, AD 1829, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Easterly right of way line of Elizabeth Street with a Northerly right of way line of Windsor Lane and run thence East along the Northerly right of way line of the said Windsor Lane for a distance of 209.13 feet to a point; thence N6°21'43"W for a distance of 6.68 feet to the Point of Beginning; thence continue N6°21'43"W for a distance of 21.87 feet to an existing wood deck; thence Southwesterly at right angles and along the Southerly face of the said wood deck for a distance of 4.50 feet; thence Northwesterly at right angles and along the Westerly face of the said wood deck for a distance of 20.50 feet; thence Northeastery at right angles and along the Northerly face of the said wood deck for a distance of 4.81 feet; thence Northwesterly at right angles and along the Westerly face of the said wood deck for a distance of 9.40 feet; thence Northeastery at right angles and along the Northerly face of the said wood deck for a distance of 13.70 feet; thence Southeastery at right angles and along the Easterly face of the said wood deck for a distance of 13.83 feet to a point on the Northerly face of a one story frame structure; thence Northeastery at right angles and along the Northerly face of the said one story frame structure 1.70 feet; thence Southeastery at right angles and along the Easterly face of the said one story frame structure 4.70 feet; thence Northeastery and at right angles for a distance of 6.23 feet; thence Southeastery and at right angles for a distance of 33.24 feet; thence Southwesterly and at right angles for a distance of 22.00 feet back to the Point of Beginning.

COMMON AREA "B" (NOT SURVEYED)

A parcel of land on the Island of Key West, Monroe County, Florida, and being as part of Tract 5, according to William A. Whitehead's map of the Island of Key West, delineated February, AD 1829, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southwesterly right of way line of William Street and the Northerly right of way line of Windsor Lane and run thence West along the Northerly right of way line of the said Windsor Lane for a distance of 120.00 feet to the Point of Beginning; thence N30°22'W and along the Northeastery Boundary Line of the lands described as Parcel C, as recorded in Official Record Book 644, at Page 336, of the Public Records of Monroe County, Florida, for a distance of 75.53 feet; thence S58°58'W for a distance of 1.20 feet; thence N30°51'W for a distance of 36.63 feet; thence S59°09'W for a distance of 23.75 feet; thence S25°31'37"E for a distance of 6.87 feet to point, said point marked by a nail and brass disc stamped no. 1587; thence S61°28'23"W for a distance of 22.00 feet; thence N28°31'37"W for a distance of 36.96 feet; thence N61°28'23"E for a distance of 1.81 feet to the beginning of a curve concave to the Southeast, having a radius of 15.0 feet, a chord bearing of N57°35'07"E, and a chord length of 28.96 feet; thence Northeastery along said curve for an arc distance of 39.21 feet to the end of said curve; thence N59°09'00"E for a distance of 9.64 feet; thence N30°51'W for a distance of 33.62 feet; thence N3°50'33"E for a distance of 13.59 feet; thence N63°32'56"E for a distance of 24.05 feet; thence S31°27'04"E for a distance of 7.80 feet; thence N59°32'56"E for a distance of 4.74 feet to the Northeastery Boundary Line of the lands described as Parcel E, as recorded in Official Record Book 644, at Page 337, of the Public Records of Monroe County, Florida; N34°06'W and along the Northeastery Boundary Line of the said Parcel E for a distance of 30.39 feet to the Northerly corner of the said Parcel E; thence S55°55'W and along the Northwesterly Boundary Line of the said Parcel E for a distance of 72.00 feet; thence S32°32'15"E for a distance of 51.35 feet; thence S57°27'45"W for a distance of 49.98 feet; thence N32°32'15"W for a distance of 50.00 feet to the Northwesterly Boundary Line of the said Parcel E; thence S55°55'W and along the Northwesterly Boundary Line of the said Parcel E for a distance of 10.54 feet to the Northwesterly corner of the said Parcel E; thence S37°57'E and along the Southwesterly Boundary Line of the said Parcel E for a distance of 97.66 feet; thence S20°34'E and along the Southwesterly Boundary Line of the said Parcel E for a distance of 49.37 feet to the Northerly right of way line of the said Windsor Lane; thence East along the Northerly right of way line of the said Windsor Lane for a distance of 10.66 feet; thence North and at right angles for a distance of 7.00 feet; thence West and at right angles for a distance of 3.00 feet; thence N70°02'1"W for a distance of 51.71 feet; thence N37°57'32"E for a distance of 4.24 feet; thence N82°57'32"E for a distance of 27.20 feet; thence S52°02'28"E for a distance of 4.24 feet; thence S7°02'28"E for a distance of 16.50 feet; thence N59°38'00"E for a distance of 29.00 feet; thence S30°32'25"E for a distance of 49.54 feet; thence N59°38'14"E for a distance of 4.50 feet; thence S29°37'34"E for a distance of 12.00 feet; thence S12°07'34"E for a distance of 6.50 feet; thence S67°41'37"W for a distance of 2.50 feet; thence S49°07'03"E for a distance of 3.50 feet to the Northerly right of way line of the said Windsor Lane; thence East and along the Northerly right of way line of the said Windsor Lane for a distance 17.10 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: John Ring;  
Southernmost Title, Inc.;  
United General Title Insurance Company;

J. LYNN O'FLYNN, INC.  
J. Lynn O'Flynn, PSM  
Reg. #6298

March 16, 2007

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
PSM #6298

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

Not valid without  
the signature and  
original raised seal  
of a Florida licensed  
Surveyor and Mapper.

DATE:

REVISIONS:

DRAWN BY: BGO  
CHECKED BY: JLO  
DATE: 3-16-07

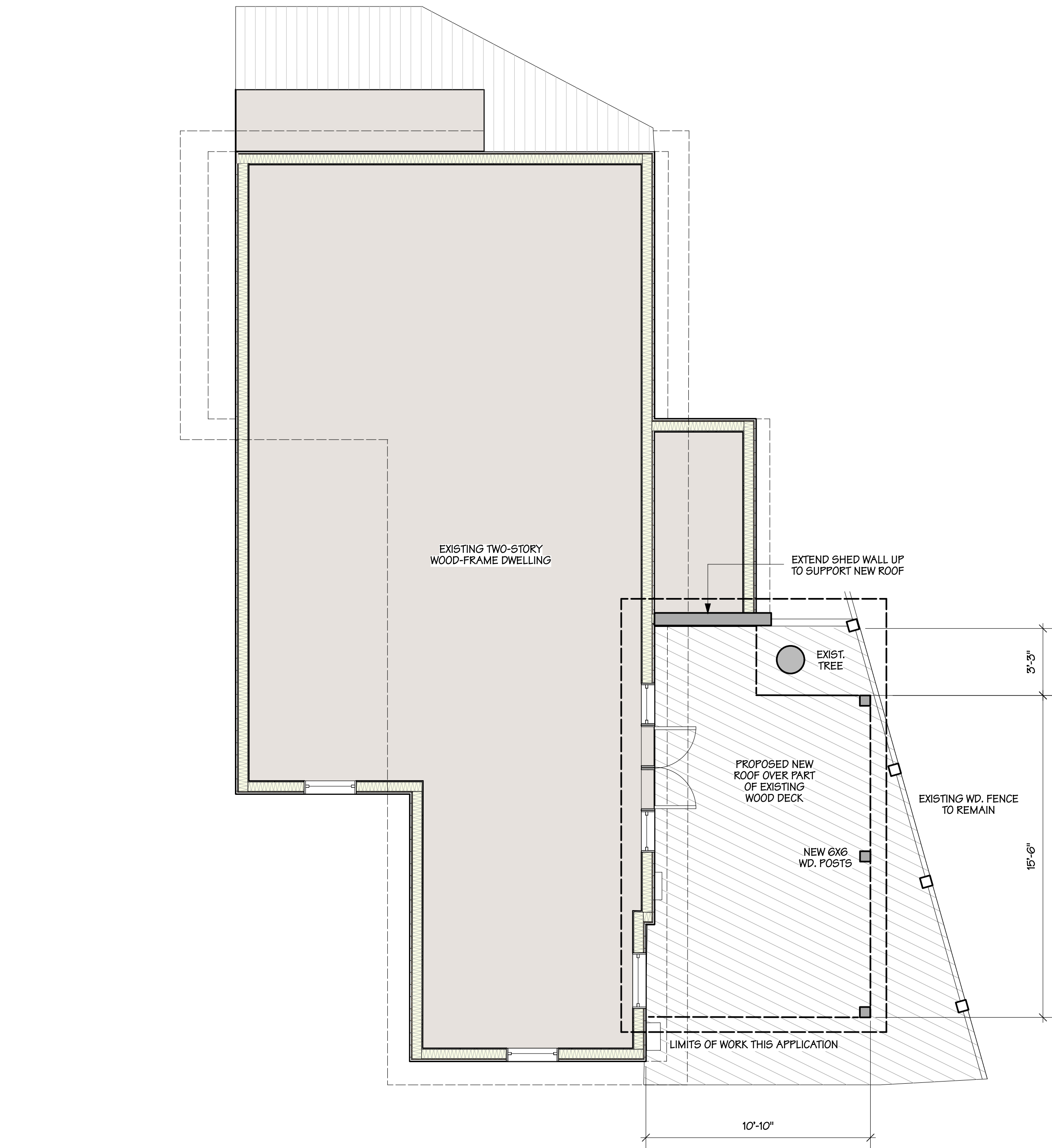
SHEET: 2

OF: 2

Boundary Survey Report of Lot 11  
WINDSOR VILLAGE HOMEOWNERS' ASSOCIATION  
a resurvey of WINDSOR VILLAGE CONDOMINIUM ASSOCIATION  
as recorded in Official Record Book 1749, Pages 566-570

# PROPOSED DESIGN

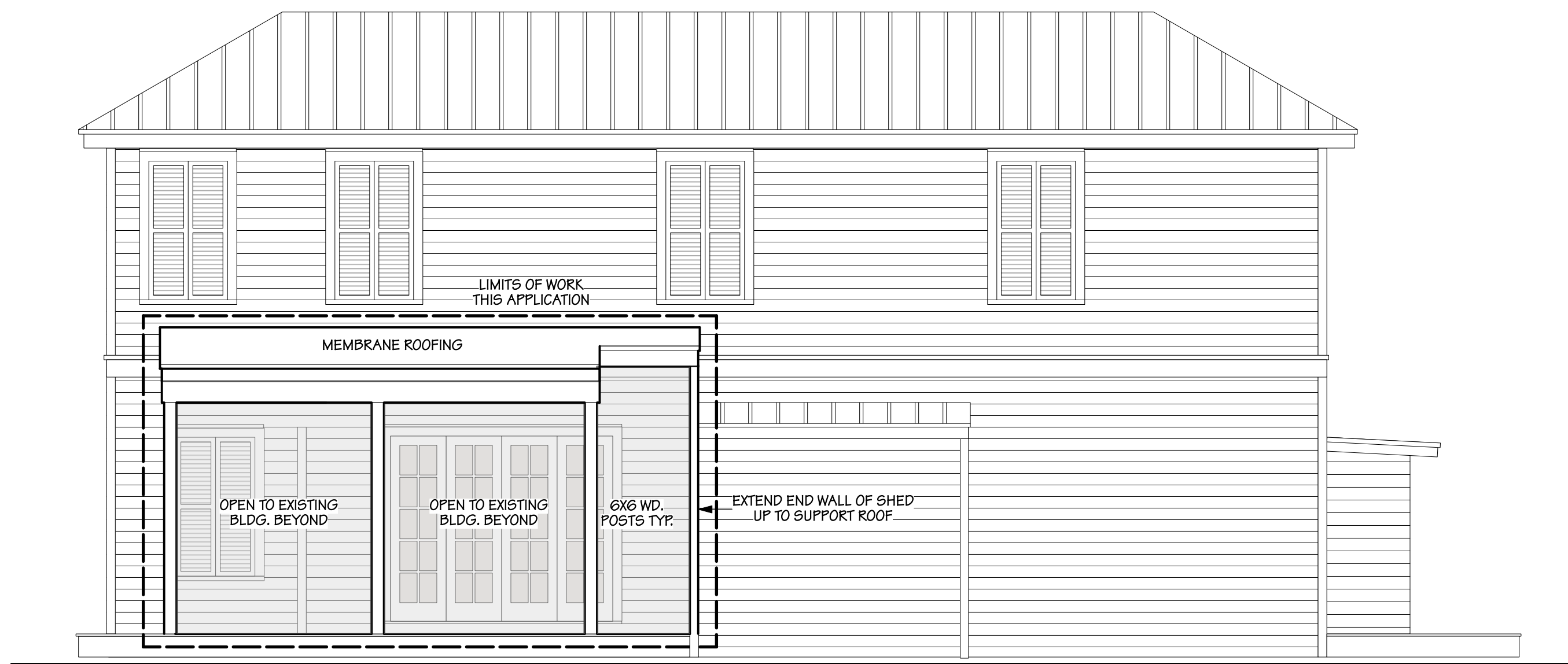




PROPOSED FLOOR PLAN  
scale: 1/4"=1'-0"



PROPOSED SOUTHEAST ELEVATION  
scale: 1/4"=1'-0"



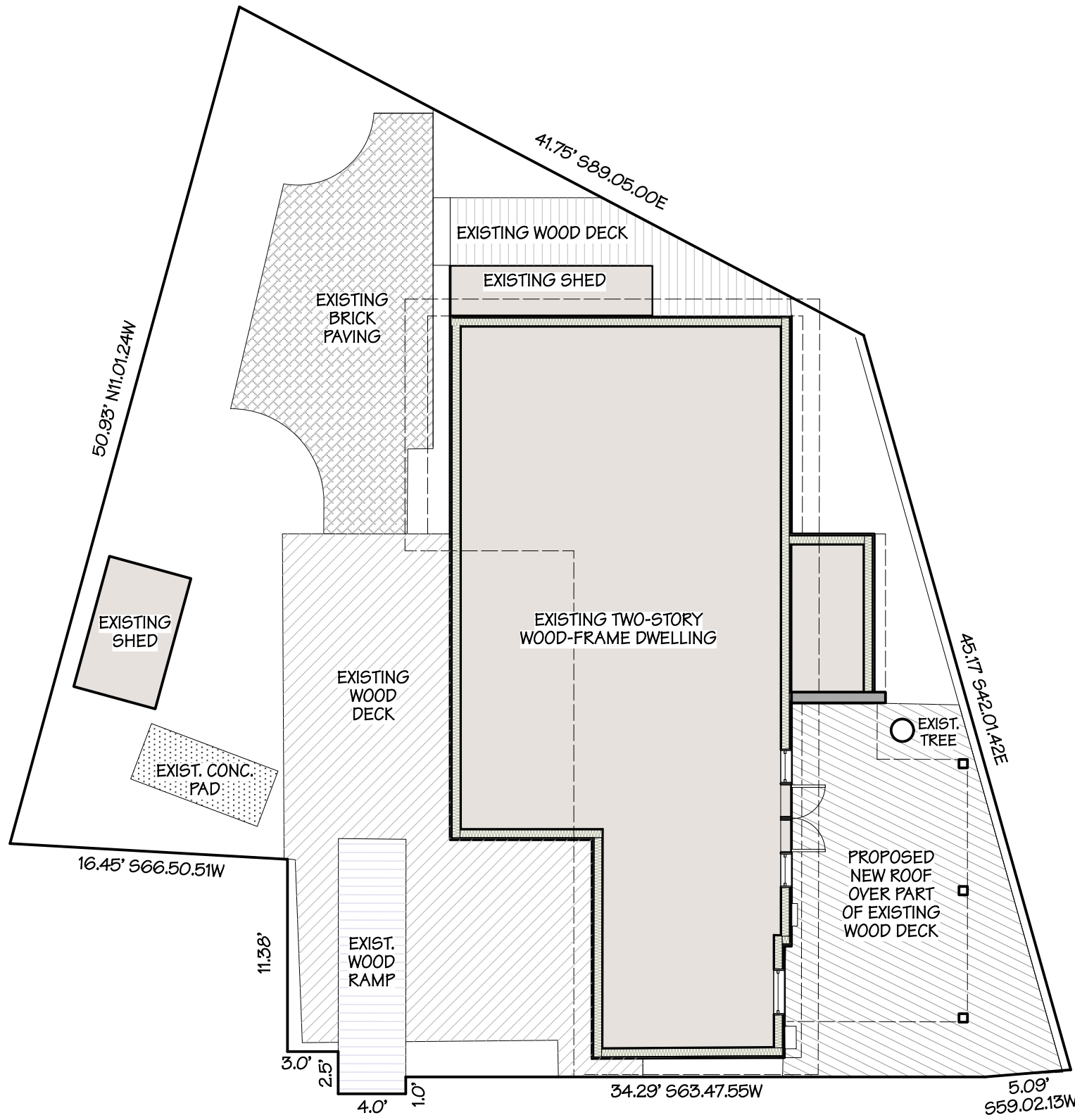
PROPOSED NORTHEAST ELEVATION ALT. 'A'  
scale: 1/4"=1'-0"

|   |                      |                   |                   |
|---|----------------------|-------------------|-------------------|
| SITE DATA:  |                      |                   |                   |
| LOT AREA: 2547 S.F.   |                      |                   |                   |
| LAND USE DISTRICT: HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) |                      |                   |                   |
| FEMA FLOOD ZONE: AE-6                                       |                      |                   |                   |
|   | ALLOWED/<br>REQUIRED | EXISTING          | PROPOSED          |
| BLDG. AREA:   | 1274 S.F. (50%)      | 1046 S.F. (41.1%) | 1194 S.F. (46.9%) |
| IMPERVIOUS SURFACE RATIO:                                   |                      |                   |                   |
| BLDGs.:   |                      | 1046 S.F.         | 1194 S.F.         |
| OTHER IMPERVIOUS:   |                      | 218 S.F.          | 218               |
| TOTAL IMPERVIOUS:   | 1528 S.F. (60%)      | 1264 S.F. (49.6%) | 1412 S.F. (55.4%) |
| OPEN SPACE RATIO:   |                      |                   |                   |
| IMPERVIOUS:   |                      | 1264 S.F.         | 1412 S.F.         |
| WD. DECKS @ < 30":  |                      | 634               | 486               |
| TOTAL NON-OPEN SPACE:                                       |                      | 1898 S.F.         | 1898 S.F.         |
| OPEN SPACE:   | 891 S.F. (35%)       | 649 S.F. (25.5%)  | 1121 S.F. (25.5%) |
| SETBACKS (HOUSE)  |                      |                   |                   |
| FRONT (SOUTHEAST)   | ZERO*                | ZERO +/-          | ZERO +/-          |
| R. SIDE (NORTHEAST)   | ZERO*                | 2' +/-            | ZERO              |
| L. SIDE (SOUTHWEST)   | 5'                   | 10' +/-           | 10' +/-           |
| REAR (NORTHWEST)  | 20'                  | ZERO              | ZERO              |
| SETBACKS (ACCESSORY STRUCTURE)                              |                      |                   |                   |
| FRONT (SOUTHEAST)   | N/A                  | N/A               | N/A               |
| R. SIDE (NORTHEAST)   | N/A                  | N/A               | N/A               |
| L. SIDE (SOUTHWEST)   | 5'                   | 1' +/-            | 1' +/-            |
| REAR (NORTHWEST)  | 5'                   | 30' +/-           | 30' +/-           |
| SETBACKS (WD. DECKS):                                       |                      |                   |                   |
| FRONT (SOUTHEAST)   | ZERO                 | ZERO              | ZERO              |
| R. SIDE (NORTHEAST)   | ZERO                 | ZERO              | ZERO              |
| L. SIDE (SOUTHWEST)   | 5'                   | ZERO              | ZERO              |
| REAR (NORTHWEST)  | 5'                   | ZERO              | ZERO              |
| HEIGHT (HOUSE):   | 30'                  | 23.5' +/-         | 23.5' +/-         |

- GENERAL NOTES
1. All work shall comply with the Florida Building Code, latest edition, and with all applicable laws, ordinances, and codes of the City of Key West, Florida.
  2. Verify all field conditions prior to submitting a bid.
  3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall be provide gradual grades and slopes. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
  4. Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.
  5. Dimensions shall take precedence over scale.
  6. All new utilities shall be underground, unless otherwise noted.
  7. Drawings and specifications are complimentary. Refer to all sheets of the drawings and applicable sections of the specifications for interfaces of work with that of other trades.
  8. After completion of construction, remove all debris and construction equipment. Restore site to original condition.

ALL WORK DEPICTED IN THESE DOCUMENTS SHALL CONFORM TO THE FLORIDA BUILDING CODE (2020 EDITION) AND THE NATIONAL ELECTRICAL CODE (LATEST EDITION).

WIND LOAD INFORMATION:  
ULTIMATE DESIGN WIND SPEED: 180 MPH; RISK CATEGORY II; EXPOSURE CATEGORY: 'B';  
MEAN ROOF HEIGHT= 23.5'; INTERNAL PRESSURE COEFFICIENT: +/- 0.18.



PROPOSED SITE PLAN  
scale: 1/8"=1'-0"

NOTE: PROPERTY IS LOCATED INTERIOR TO A COMPOUND (HOMEOWNER'S ASSOCIATION) AND DOES NOT FRONT ON ANY PUBLIC RIGHT-OF-WAY

new deck roof @  
715 WINDSOR LANE (REAR)  
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.  
619 Eaton Street, Suite 1, Key West, FL 33040  
ph/fax: (305) 293-0364 FL Lic. #AA0003594

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

[http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1) If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

## **CONSTRUCT NEW ROOF OVER EXISTING SIDE DECK.**

### **#715 WINDSOR LANE (REAR)**

**Applicant – Robert L. Delaune    Application #H2021-0005**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

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



## HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Robert Delaune, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
715 Windsor Lane rear on the 16th day of February, 20 21.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 24, 20 21.

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

The Certificate of Appropriateness number for this legal notice is H2021-0005.

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

**Signed Name of Affiant:**

Robert Delaune  
**Date:** 2/16/2021  
**Address:** 249 FAZEN ST  
**City:** KEY WEST  
**State, Zip:** FL 33040

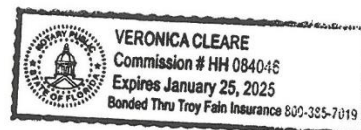
The forgoing instrument was acknowledged before me on this 16th day of February, 20 21.

By (Print name of Affiant) De laune Robert Leonce who is personally known to me or has produced FL, DL as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: Veronica Cleare  
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)  
My Commission Expires: 1/25/2025







715  
ALL DELIVERIES  
THROUGH  
MAIN GATE  
→

715

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# PROPERTY APPRAISER INFORMATION



### 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** 00018730-001100  
**Account#** 1019411  
**Property ID** 1019411  
**Millage Group** 10KW  
**Location** 715 WINDSOR LN, KEY WEST  
**Address**  
**Legal** KW PT TR 5 (A/K/A LOT 11 WINDSOR VILLAGE AND 1/11 INT IN COMMON AREAS A  
**Description** AND B) OR644-335/38 OR644-339 OR644-344 OR644-492 OR644-496 OR647-415  
 OR647-418/21 OR650-758 OR650-759 OR651-588 OR1371-1082/83 OR1390-  
 1512/13 OR1390-1514/15 OR1516-945/48 OR1575-1286 OR1711-2357/69  
 OR1749-543/70 OR1827-466/70 OR1827-492/93 OR1827-513/14 OR1827-516/19  
 OR1919-466/67 OR2280-963/77 OR2280-987 OR2280-1757/56 OR2280-1757/59  
 OR2293-2358 OR2786-2439/44  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6109  
**Property** COMPOUNDS (0700)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



1019411 715 WINDSOR LN REAR 04/12/16

### Owner

ANELANTE JR FRANK J  
 715 Windsor Ln  
 Rear  
 Key West FL 33040

### Valuation

|                            | 2020      | 2019      | 2018      | 2017      |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$225,421 | \$231,353 | \$243,218 | \$249,150 |
| + Market Misc Value        | \$6,159   | \$6,159   | \$6,159   | \$6,159   |
| + Market Land Value        | \$556,010 | \$507,006 | \$542,002 | \$509,094 |
| = Just Market Value        | \$787,590 | \$744,518 | \$791,379 | \$764,403 |
| = Total Assessed Value     | \$787,590 | \$744,518 | \$791,379 | \$764,403 |
| - School Exempt Value      | \$0       | \$0       | \$0       | \$0       |
| = School Taxable Value     | \$787,590 | \$744,518 | \$791,379 | \$764,403 |

### Land

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 2.547.00        | Square Foot | 0        | 0     |

### Buildings

|                |                         |                      |                    |           |
|----------------|-------------------------|----------------------|--------------------|-----------|
| Building ID    | 1410                    | Exterior Walls       | ABOVE AVERAGE WOOD |           |
| Style          | 2 STORY ELEV FOUNDATION | Year Built           | 1928               |           |
| Building Type  | S.F.R. - R1 / R1        | Effective Year Built | 2002               |           |
| Gross Sq Ft    | 2267                    | Foundation           | CONC BLOCK         |           |
| Finished Sq Ft | 1524                    | Roof Type            | GABLE/HIP          |           |
| Stories        | 2 Floor                 | Roof Coverage        | METAL              |           |
| Condition      | AVERAGE                 | Flooring Type        | CONC S/B GRND      |           |
| Perimeter      | 270                     | Heating Type         | NONE with 0% NONE  |           |
| Functional Obs | 0                       | Bedrooms             | 3                  |           |
| Economic Obs   | 0                       | Full Bathrooms       | 2                  |           |
| Depreciation % | 26                      | Half Bathrooms       | 1                  |           |
| Interior Walls | WALL BD/WD WAL          | Grade                | 550                |           |
|                |                         | Number of Fire Pl    | 0                  |           |
| Code           | Description             | Sketch Area          | Finished Area      | Perimeter |
| FLA            | FLOOR LIV AREA          | 1,524                | 1,524              | 0         |
| OPU            | OP PR UNFIN LL          | 566                  | 0                  | 0         |
| OUU            | OP PR UNFIN UL          | 153                  | 0                  | 0         |

2/12/2021

qPublic.net - Monroe County, FL - Report: 00018730-001100

|       |                |       |       |   |
|-------|----------------|-------|-------|---|
| SBU   | UTIL UNFIN BLK | 24    | 0     | 0 |
| TOTAL |                | 2,267 | 1,524 | 0 |

**Yard Items**

| Description   | Year Built | Roll Year | Quantity | Units  | Grade |
|---------------|------------|-----------|----------|--------|-------|
| WALL AIR COND | 1981       | 1982      | 1        | 1 UT   | 2     |
| WALL AIR COND | 1984       | 1985      | 1        | 1 UT   | 1     |
| FENCES        | 1988       | 1989      | 1        | 952 SF | 5     |
| WATER FEATURE | 2001       | 2002      | 1        | 0.5 UT | 1     |

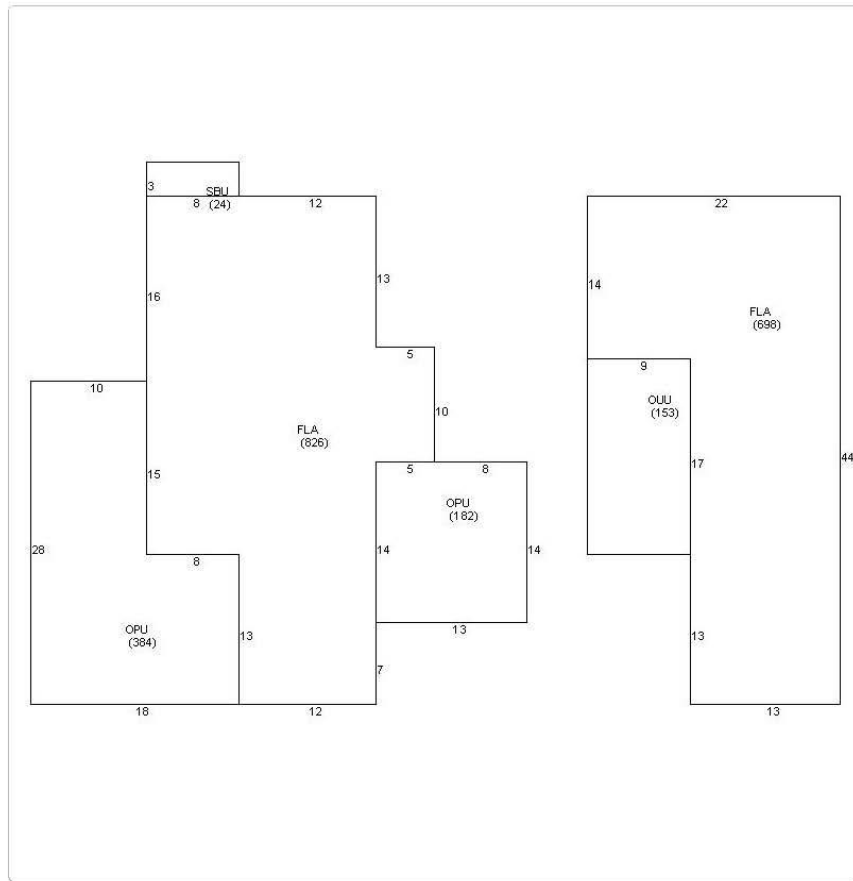
**Sales**

| Sale Date | Sale Price | Instrument      | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 3/8/2016  | \$900,000  | Warranty Deed   |                   | 2786      | 2439      | 02 - Qualified     | Improved           |
| 3/13/2007 | \$625,000  | Warranty Deed   |                   | 2280      | 1754      | Q - Qualified      | Improved           |
| 2/1/1976  | \$18,000   | Conversion Code |                   | 644       | 496       | Q - Qualified      | Improved           |

**Permits**

| Number ↕ | Date Issued ↕ | Date Completed ↕ | Amount ↕ | Permit Type ↕ | Notes ↕       |
|----------|---------------|------------------|----------|---------------|---------------|
| 02-2104  | 7/31/2002     | 10/11/2002       | \$1,500  |               | SEWER LATERAL |

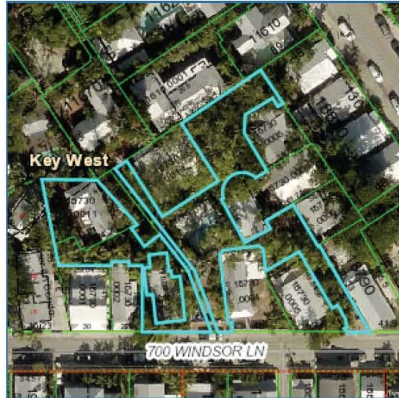
**View Tax Info**
[View Taxes for this Parcel](#)
**Sketches (click to enlarge)**



#### Photos



## Map



## TRIM Notice

[2020 TRIM Notice \(PDF\)](#)**2020 Notices Only**

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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