



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Jared Beck, AICP, FRP
Acting Historic Preservation Planner

Meeting Date: November 29, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0040

Address: 522 Elizabeth Street

Description of Work:

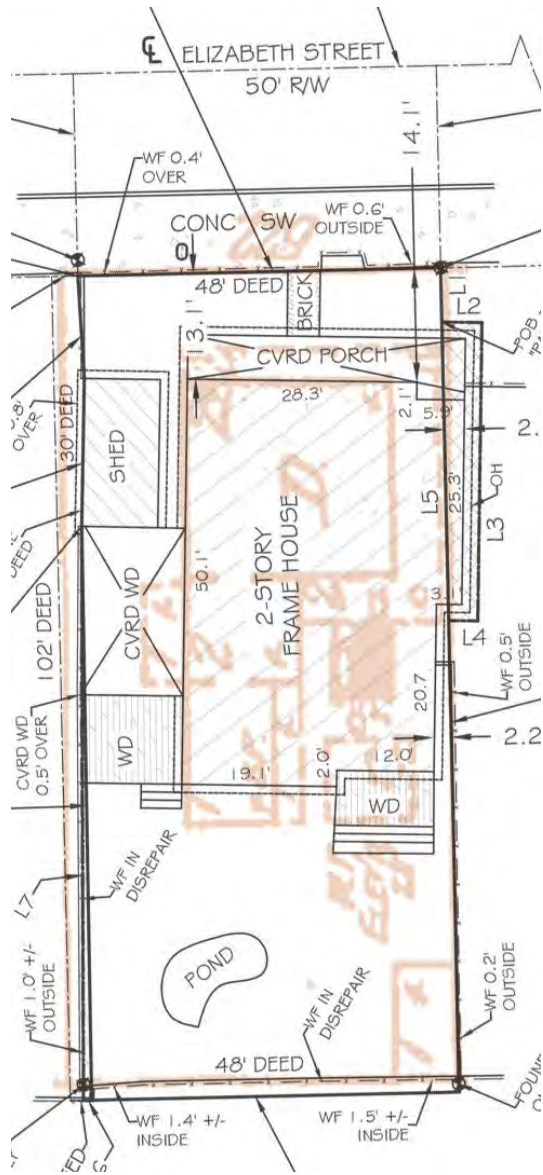
Construction of a new carport.

Site Facts:

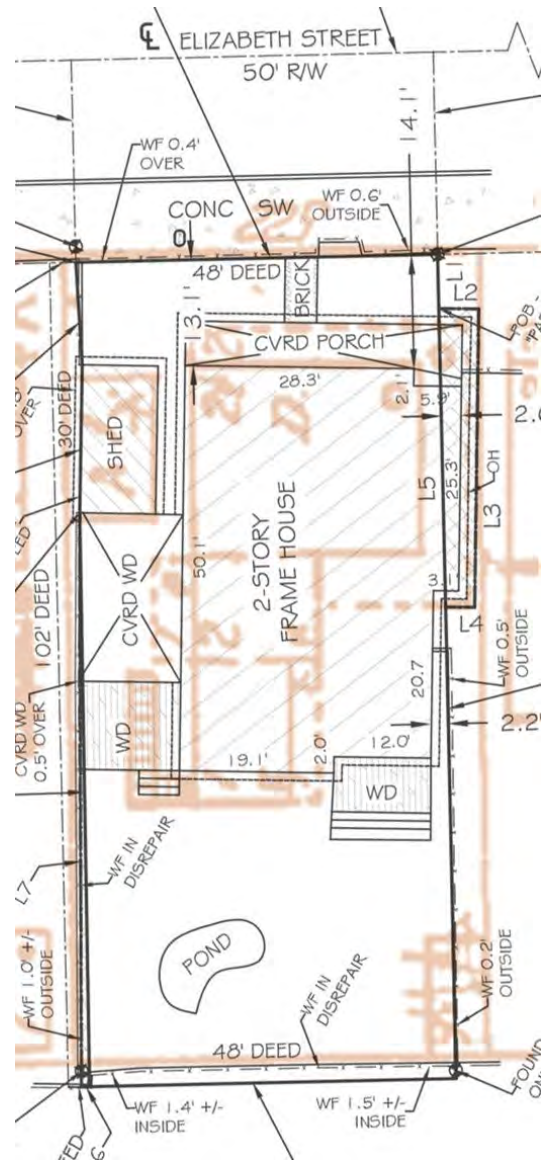
The primary structure on this site is a contributing resource to the historic district. The two-story frame vernacular house was built c. 1889. It appears there have been minimal changes to the primary structure however, there have been multiple accessory structures constructed in addition to site improvements. This application proposes to construct a new open-air carport.

A non-contributing and non-conforming carport / storage structure was constructed at some time between 1948 and 1962 and is in the approximate location of the proposed carport.

This house is undergoing extensive rehabilitation. Recent permits have been issued for Interior Renovation, Foundation, Electrical, Plumbing, Mechanical HVAC, and Roofing improvements. A Certificate of Appropriateness was previously approved for replacement of all windows and doors.



Current survey and 1912 Sanborn Map



Current survey and 1962 Sanborn Map



Front of the house circa 1965.



Front of the house.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 10, 11, 12, 14, 18, 22, and 23.
- Outbuildings (pages 40-41), specifically guidelines 1, 2, 4, 5, and 9.

Staff Analysis:

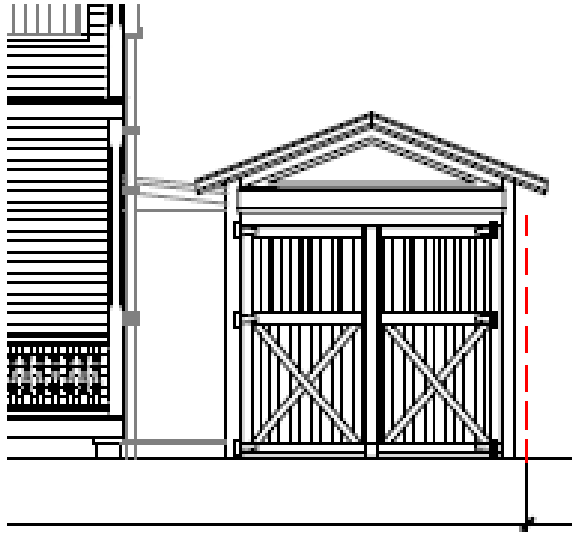
The Certificate of Appropriateness proposes the construction of a new non-conforming open-air carport to replace an existing non-contributing and non-conforming carport / storage structure constructed at some time between 1948 and 1962.

The new carport will be similar in scale and form as the existing structure. Similar carport / storage structures can be seen on adjacent blocks of Elizabeth Street resembling the existing structure.

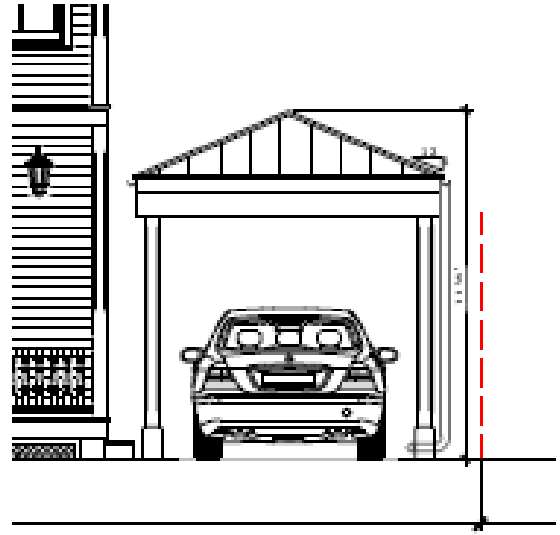
The new carport will be approximately 20-feet in length and 10-feet wide. The carport's hipped roof structure will include 5-v crimp metal panel roofing, Hardie-Trim fascia and will be supported by six (6), 6" x 6" wood columns. The overall height of the carport will be approximately 11' – 6".

This site is located within the Historic High Density Residential District (HHDR) zoning district. In general, existing side-yard setbacks are limited. The existing carport / storage structure is situated on the side-yard property line and has a 0'-0" setback. The new carport proposes a 2'-0" side-yard setback. The existing carport / storage structure has a front-yard setback of approximately 13'-1". The new carport proposes a 20'-0" front-yard setback.

The open-air design and increased front-yard setback will reduce the visibility of the new carport from that of the existing carport / storage structure from the street.



Carport / storage shed today.



Proposed carport.

Consistency with Guidelines:

It is staff's opinion that the proposed design conforms with the cited guidelines. The new carport will have less visual impact than the current non-contributing carport / storage structure, and is comparable in scale, and proportions to the existing carport / storage structure and other similar structures within the neighborhood.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 White Street
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:	522 Elizabeth St, Key West, FL 33040		
NAME ON DEED:	Blue Parrot Development LLC	PHONE NUMBER	917-709-1973
OWNER'S MAILING ADDRESS:	2414 Beverly Rd, Wantagh NY 11793	EMAIL	richpesce@gmail.com
APPLICANT NAME:	Serge Mashtakov, PE	PHONE NUMBER	305-304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd	EMAIL	serge@artibusdesign.com
	Key West, FL 33040		
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE	10/09/2023

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: Demolition of the existing accessory structure enclosed carport and construction of new open carport 1ft away from property line, sized to accommodate modern vehicle.
MAIN BUILDING: No work on main building structure is proposed.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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

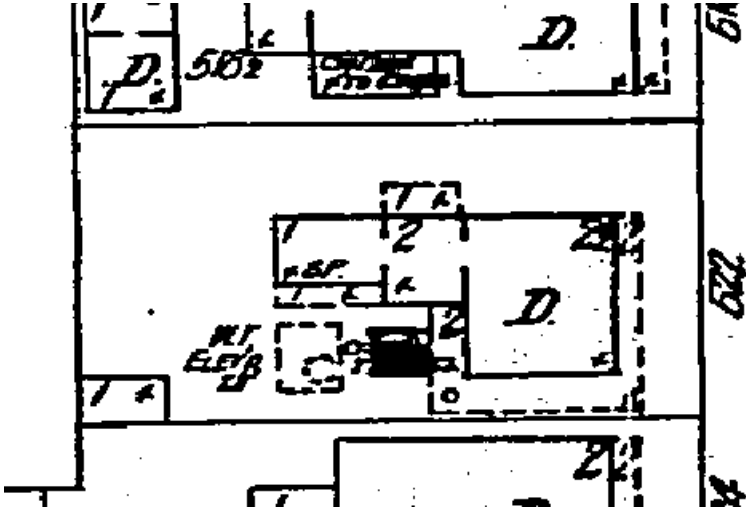
ACCESSORY STRUCTURE(S): Open carport.	
PAVERS: N/A	FENCES: 6ft wood picket fence on right side.
DECKS:	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	

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

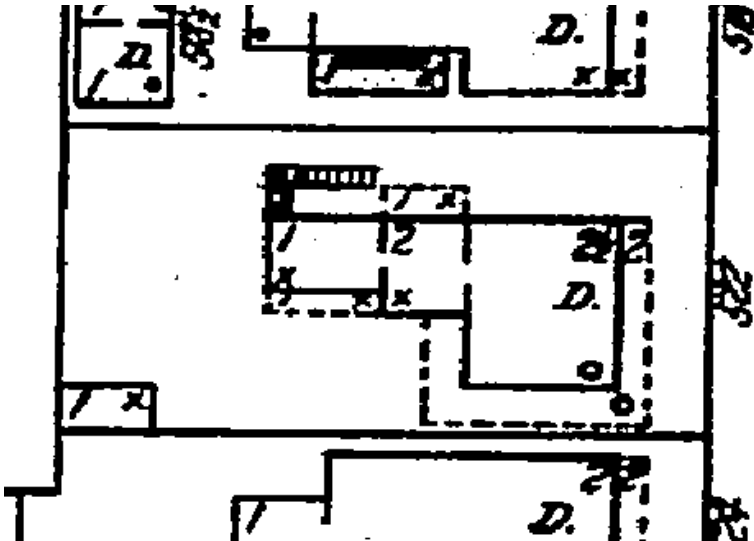
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS

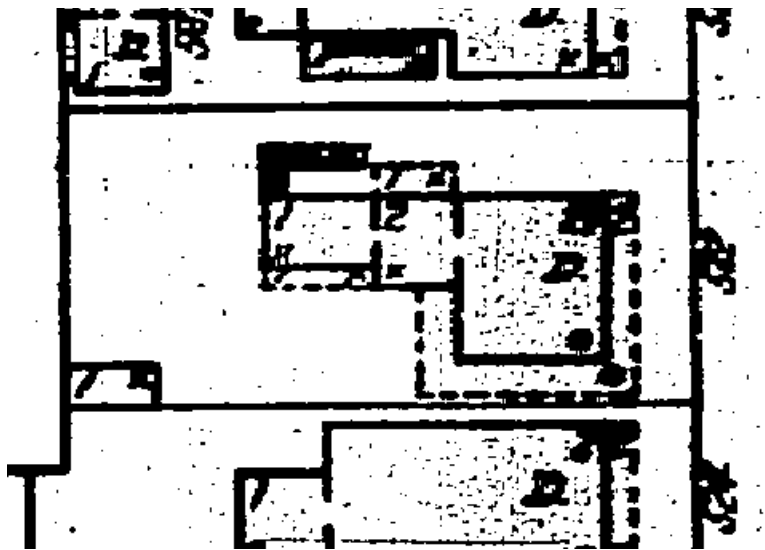
Sanborn Maps
522 Elizabeth Street



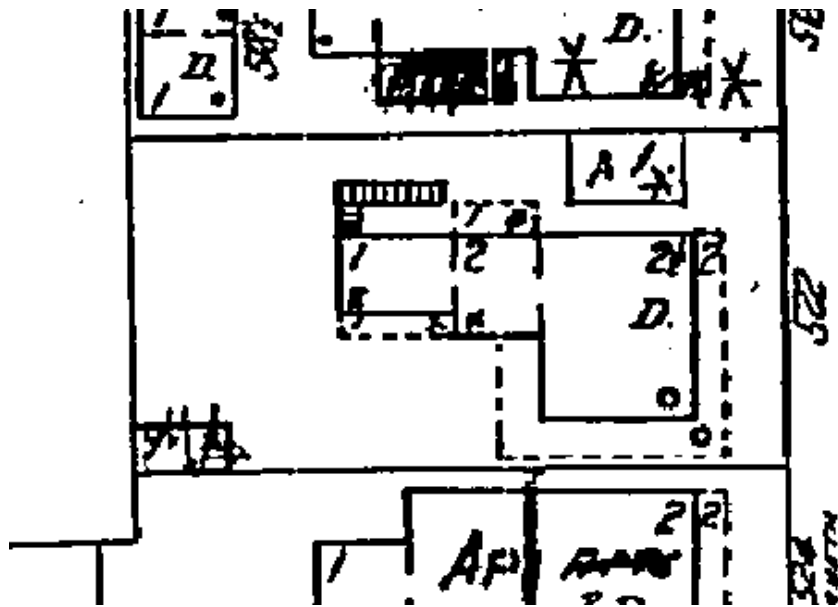
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

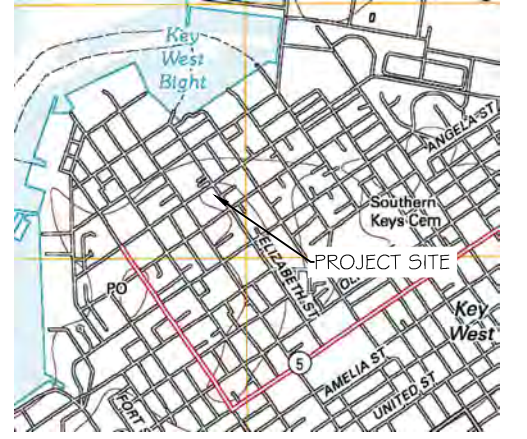
PROJECT PHOTOS



SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N32°05'37"W ASSUMED
ALONG THE CENTERLINE OF
ELIZABETH STREET.

MAP OF BOUNDARY SURVEY



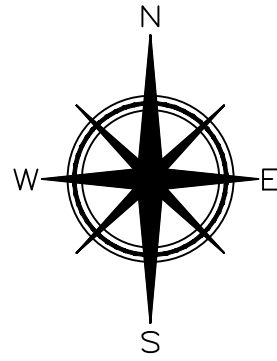
LOCATION MAP - NTS
SEC. 06-T685-R25E

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

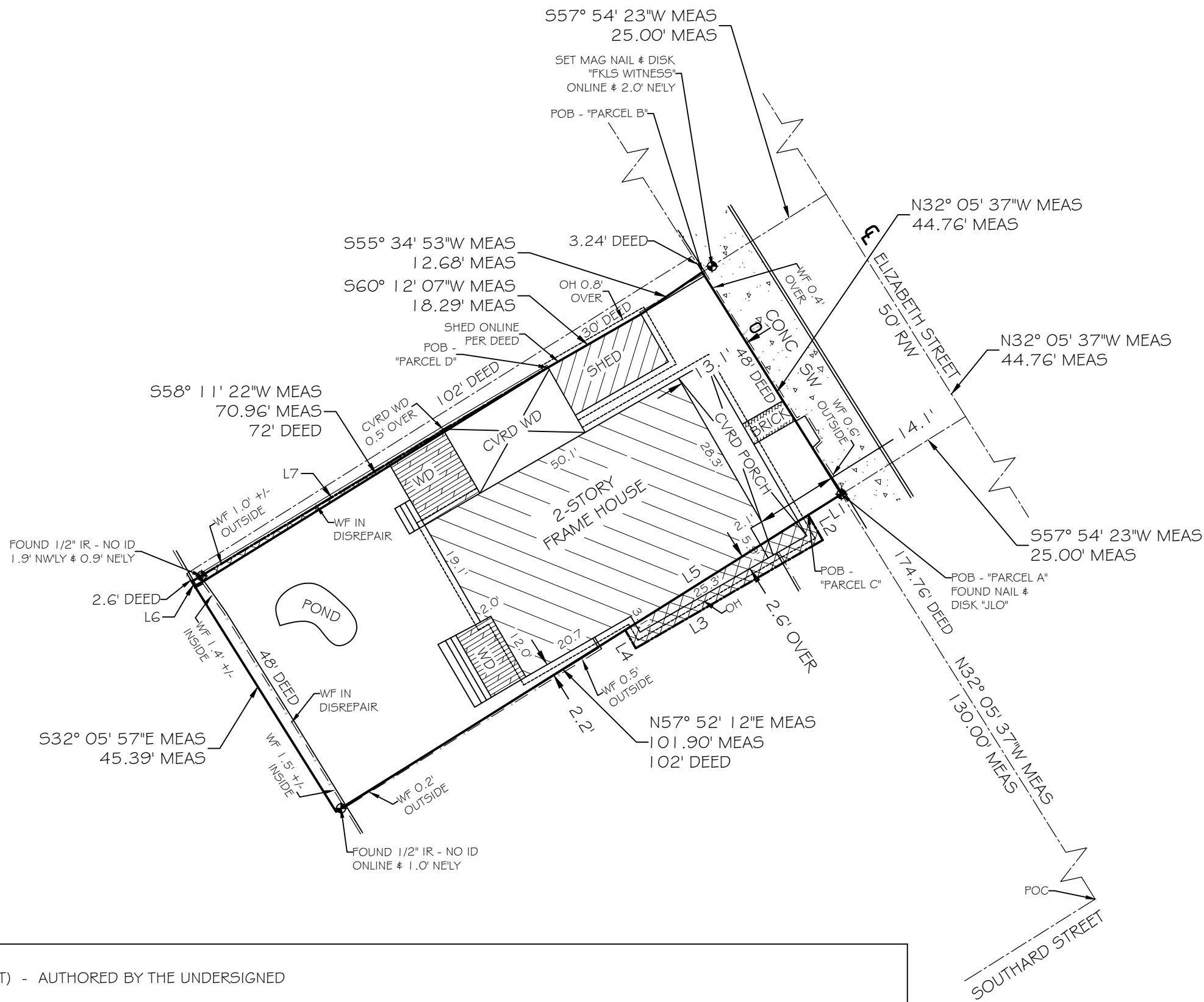
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
522 ELIZABETH STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A



ASSUMED



Parcel Line Table		
Line #	Length	Direction
L1	6.69'	S57° 52' 12"W
L2	4.93'	S30° 01' 13"E
L3	36.89'	S59° 58' 47"W
L4	3.58'	N30° 01' 13"W
L5	36.92'	N57° 52' 12"E
L6	1.00'	N32° 05' 57"W
L7	70.97'	N58° 59' 48"E

"PARCEL C" (EASEMENT) - AUTHORED BY THE UNDERSIGNED

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map delineated in February, AD 1829 as part of Lot Number 1, Square 49, and being more particularly described as follows:

Commencing at the point of intersection of the Northwestern Right of Way line of Southard Street and the Southwestern Right Of Way line of Elizabeth Street and thence N32°05'37"W along the said Southwestern Right of Way line of Elizabeth Street for a distance of 130.00 feet to the Northeastly corner of lands described in Official Records Book 561, at Page 1069 of the Public Records of Monroe County, Florida; thence S57°52'12"W along the Southeastly boundary line of the said lands described in Official Records Book 561, at Page 1069 of the Public Records of Monroe County, Florida, for a distance of 6.69 feet to the Point of Beginning of the parcel of land hereinafter described; thence S30°01'13"E for a distance of 4.93 feet to a point; thence S59°58'47"W for a distance of 36.89 feet; thence N30°01'13"W for a distance of 3.58 feet to a point on the Southeastly boundary line of the lands described in Official Records Book 561, at Page 1069 of the Public Records of Monroe County, Florida; thence N57°52'12"E along said Southeastly boundary line of the lands described in Official Records Book 561, at Page 1069 of the Public Records of Monroe County, Florida, for a distance of 36.92 feet back to the Point of Beginning. (Containing 156.99 Square Feet, more or less)

"PARCEL D" (EASEMENT) - AUTHORED BY THE UNDERSIGNED

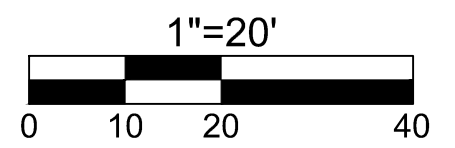
On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map delineated in February, AD 1829 as part of Lot Number 1, Square 49, and being more particularly described as follows:

Commencing at the point of intersection of the Northwestern Right of Way line of Southard Street and the Southwestern Right Of Way line of Elizabeth Street and thence N32°05'37"W along the said Southwestern Right of Way line of Elizabeth Street for a distance of 174.76 feet to the Northeastly corner of lands described in Official Records Book 1367, at Page 338 of the Public Records of Monroe County, Florida; thence along the Southeastly boundary line of the said lands described in Official Records Book 1367, at Page 338 of the Public Records of Monroe County, Florida, for the following Three (3) courses: S55°34'53"W for a distance of 12.68 to a point; thence S60°12'07"W for a distance of 18.29 feet to the Point of Beginning of the parcel of land hereinafter described; thence S58°11'22"W for a distance of 70.96 feet to the Southwestern corner of the said lands described in Official Records Book 1367, at Page 338 of the Public Records of Monroe County, Florida; thence N32°05'57"W along the Southwestern boundary line of the said lands described in Official Records Book 1367, at Page 338 of the Public Records of Monroe County, Florida, for a distance of 1.00 feet to the Southeastly face of an existing wood fence; thence N58°59'48"E and along the said Southeastly face of an existing wood fence for a distance of 70.97 feet back to the Point of Beginning. (Containing 35.48 Square Feet, more or less)

REVISION (1) - 03/09/2022 - REVISED CERTIFICATIONS & AUTHORED LEGAL DESCRIPTIONS

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



TOTAL AREA = 4,586.44 SQFT±

CERTIFIED TO -

Blue Parrot Development, LLC;
Prime Meridian Bank, ISAOA, ATIMA;
Richard M. Kitenick, PA;
Old Republic National Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|-----------------------------------|--|------------------------------------|
| BFP = BACK-FLOW PREVENTER | GLW = GUY WIRE | PCC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HS = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C 4 G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | |
| CL = CENTERLINE | LS = LANDSCAPING | |
| CLP = CHAINLINK FENCE | MB = MAILBOX | |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | |
| CONC = CONCRETE | MF = METAL FENCE | |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | |
| Δ = CENTRAL ANGLE | NTS = NOT TO SCALE | |
| Δ = DELTA | OH = ROOF OVERHANG | |
| EL = ELEVATION | OHW = OVERHEAD WIRES | |
| ENCL = ENCLOSURE | PF = FINISHED FLOOR ELEVATION | |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | |
| FF = FINISHED FLOOR ELEVATION | PCC = POINT OF CURVE | |
| FI = FENCE INSIDE | PCH = POINT OF COMMENCEMENT | |
| FND = FOUND | PK = PARKER KALON NAIL | |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | |

LEGAL DESCRIPTION -

"PARCEL A"

In the City of Key West, and known on the Map of said City delineated in February A.D. 1829 by William A. Whitehead and the map of said city delineated subsequently by Chas. W. Tift, as a part of Lot 1 in Square 49: Beginning at a point on of Elizabeth Street which is 130 ft. from the intersection of Southard and Elizabeth streets and running from thence in a NWly direction along the SWly Elizabeth Street 48 feet; thence at right angles in a SWly direction 102 feet; thence at right angles in a Southeastly direction 48 feet; thence at right angles in a Northeastly direction 102 feet to the point of beginning being the same land described in the Deed Records in Deed Book "Q" Pages 553-555 Public Records of Monroe County, Florida.

PARCEL "B" - LESS

A parcel of land on the Island of Key West, Florida and known on the Map of said Island delineated in February A.D. 1829 by William A. Whitehead as a part of Lot 1 in Square 49, said parcel being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the NWly right of way line of Southard Street with the SWly right of way line of Elizabeth Street and run thence NWly along the SWly right of way line of said Elizabeth Street for a distance of 174.76 feet to the Point of Beginning; thence continue NWly along the SWly right of way line of said Elizabeth Street for a distance of 3.24 feet; thence SWly and at right angles for a distance of 102 feet to the point of beginning being the same land described in the Deed Records in Deed Book "Q" Pages 553-555 Public Records of Monroe County, Florida.

SCALE: 1"=20'
FIELD WORK DATE: 1/23/2021
MAP DATE: 12/15/2021
REVISION DATE: 03/09/2022
SHEET 1 OF 1
DRAWN BY: IDG
JOB NO.: 21-566

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED: ERIC A. ISAAC, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**

21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

PROPOSED DESIGN

CONSTRUCTION PLANS FOR 522 ELIZABETH ST CARPORT

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
522 ELIZABETH ST,
KEY WEST, FL 33040

CLIENT:
RICHARD L PESCE

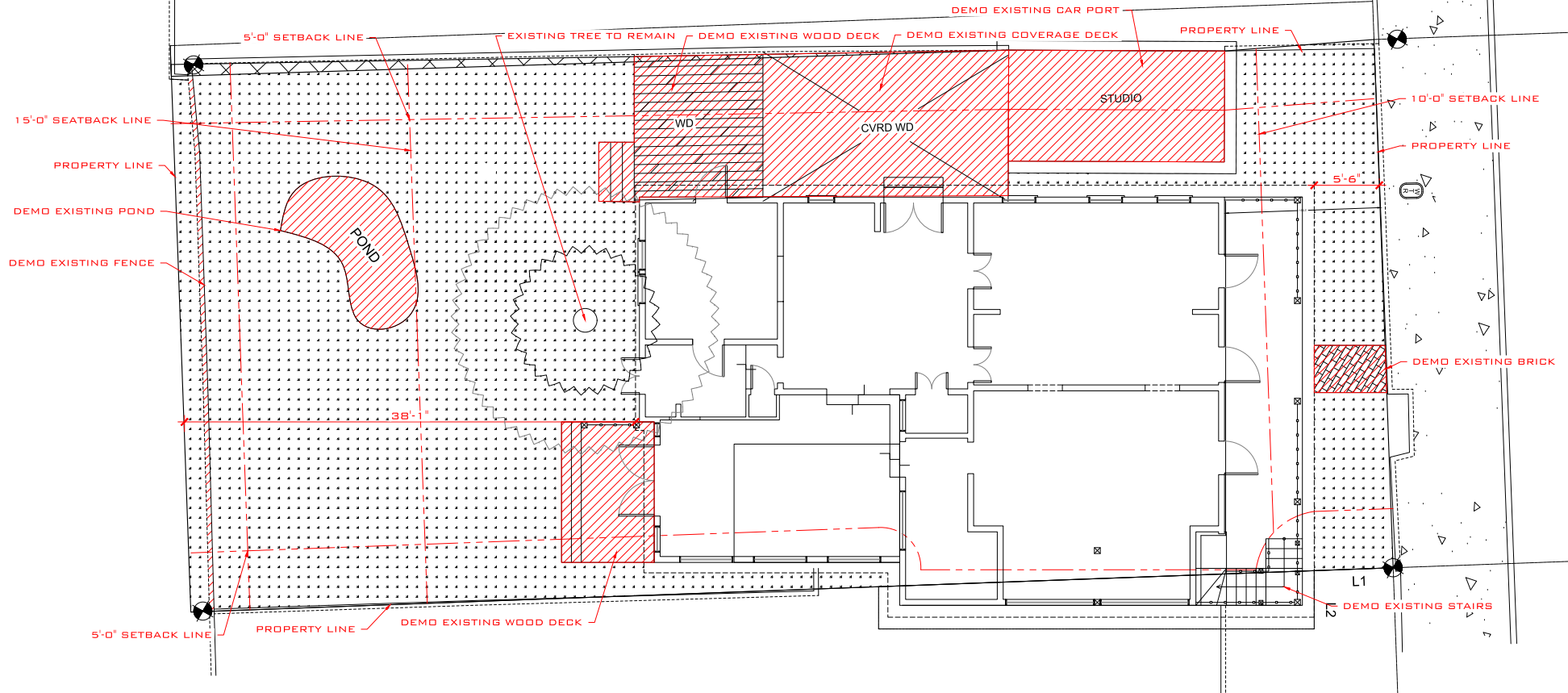
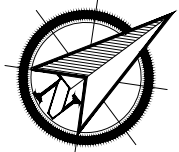


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by Serge
Mashtakov
Date: 2023.10.09
13:04:35 -04'00'

DATE	SCALE	SHEET NO.	TOTAL SHEETS
2024-01	0-100'	1	1

PROJECT	522 ELIZABETH ST
CLIENT	RICHARD L PESCE
ADDRESS	522 ELIZABETH ST KEY WEST, FL 33040
DESIGNER	ARTIBUS DESIGN
DATE	2023.10.09

ARTIBUS DESIGN
3715 N. BIRNEY BLVD
KEY WEST, FL 33040
305.254.2512
WWW.ARTIBUSDESIGN.COM
CA # 30035

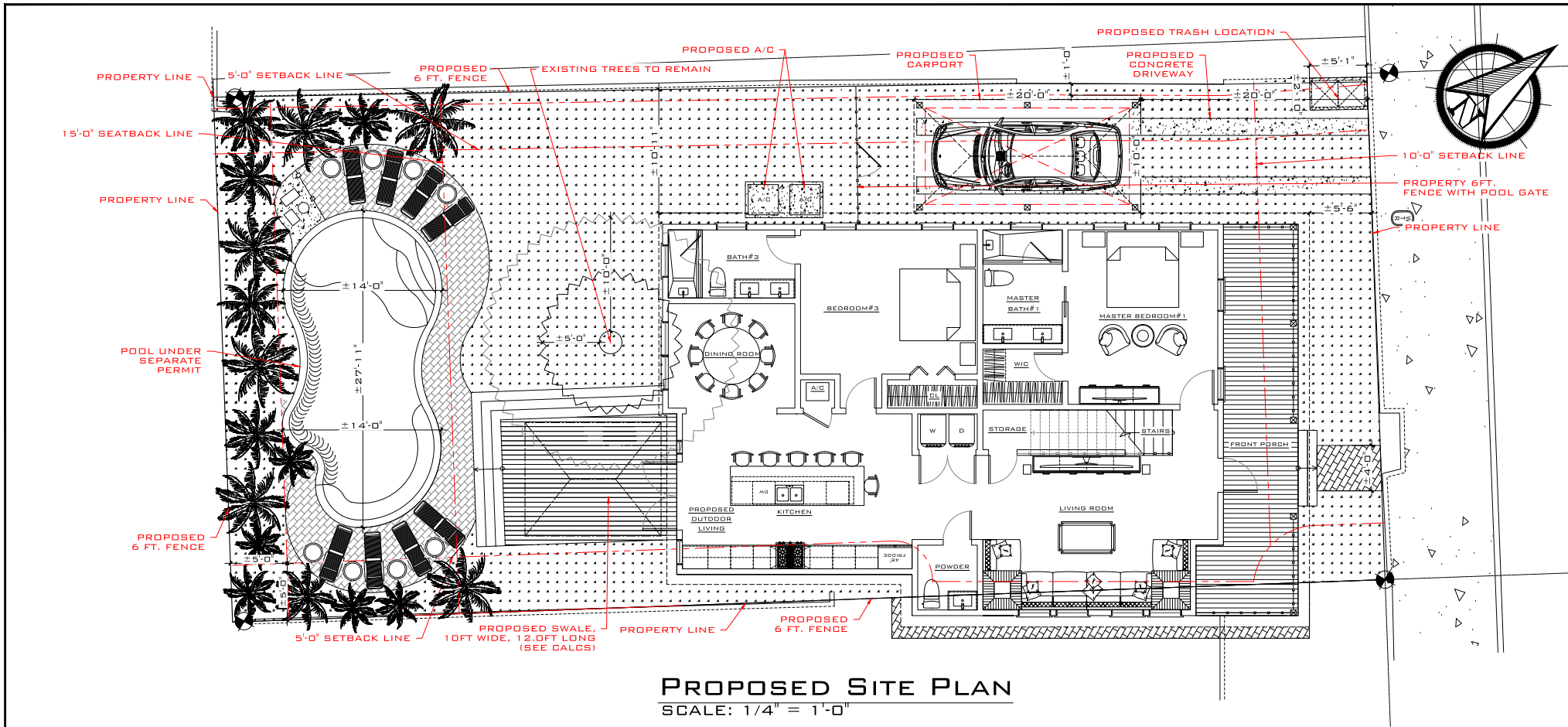


EXISTING SITE PLAN (DEMO)
 SCALE: 1/4" = 1'-0"

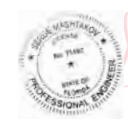


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 by Serge
 Mashtakov
 Date: 2023.10.09
 13:04:54 -04'00'

DATE: FINAL
ARTIBUS DESIGN
ARTIBUS DESIGN 2718 N. BOWEN BLVD SUITE 100, FT. LAUDERDALE FL 33309 (954) 344-0512 WWW.ARTIBUSDESIGN.COM CA # 30035
RICHARD L. PESCE 522 ELIZABETH ST KEY WEST, FL 33040
SITE PLAN
DATE: 2023.10.09
PROJECT: 2204-01
DATE: 2023.10.09
SCALE: 1/4" = 1'-0"



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



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 by Serge
 Mashtakov
 Date: 2023.10.09
 13:05:09 -04'00'

DATE	DESCRIPTION	
10/09/2023	FINAL	
ARTIBUS DESIGN		
ARTIBUS DESIGN		
3718 N. BURNING BLDG		
255 WEST FL 33040		
3350 SW 25TH ST		
MIAMI, FL 33135		
TEL: 305.444.1111		
FAX: 305.444.1112		
WWW.ARTIBUSDESIGN.COM		
CA # 30035		
RICHARD L. PESCE		
522 ELIZABETH ST		
KEY WEST, FL 33040		
SITE PLAN		
DATE	DESIGNER	SCALE
10/09/2023	SRG	1/4" = 1'-0"
2024-01	0-102	1

SITE DATA:

TOTAL SITE AREA: ±4,760.00 SQ.FT

LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)

FLOOD ZONE: X

SETBACKS

FRONT:
 REQUIRED 10'-0"
 EXISTING 5'-6"
 PROPOSED NO CHANGES

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING 0'-0"
 PROPOSED NO CHANGES

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING 0'-0"
 PROPOSED NO CHANGES

REAR:
 REQUIRED 15'-0"
 EXISTING 37'-0"
 PROPOSED NO CHANGES

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (±2,856.00 SQ.FT.)
 EXISTING 08.0% (±422.46 SQ.FT.)
 PROPOSED 24.05% (±1,144.97 SQ.FT.)
 (SPACE UNDER ELEVATED STRUCTURE IS CONSIDERED AS PERVIOUS)

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (±2,380.0 SQ.FT.)
 EXISTING 49.5% (±2,357.1 SQ.FT.)
 PROPOSED 43.0% (±2,047.0 SQ.FT.)
 (IMPROVEMENT)

OPEN SPACE MINIMUM:

REQUIRED 35% (±1,666.0 SQ.FT.)
 EXISTING 42.2% (±2,013.4 SQ.FT.)
 PROPOSED 35.10% (±1,671.1 SQ.FT.)

**MONROE COUNTY
 RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/porches	A	1	311.24	ft ²	Swales	B	2	24.18	ft ²	
Decks / Patios	W	0.00	ft ²	Paved/Deck	E	0.00	ft ²			
Driveways	C			Other	F	97.04	ft ²			
								Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)	422.46	ft ²

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/porches	A			Swales	D					
Decks / Patios	W			Paved/Deck	E	602.50	ft ²			
Driveways	C	50.23	ft ²	Other	F	69.89	ft ²			
								Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)	722.51	ft ²

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) = 1,144.97 ft²

2. Determine Percentage of Impervious Coverage on site:

Total Impervious Coverage = 1,144.97 ft² / Total Lot Area = 4,760.00 ft² = 24.05% of Impervious Coverage

3. Determine "Disturbed Area" [(114-31/2)(2) 4]

Total Lot Area = 4,760.00 ft² - Active Vegetation = 0.00 ft² = 4,760.00 ft² Disturbed Area

4. Determine Required Swale Volume – Complete a, b, or c:

a. For a NEW home with less than 40% Impervious Coverage, use:

Disturbed Area = 4,760.00 ft² x 0.083 = 397.91 ft² Swale Volume = 422.46 ft² x 0.208 = 87.87 ft³

b. For a NEW home with 40% or greater Impervious Coverage, use:

Disturbed Area = 4,760.00 ft² x 0.208 = 990.08 ft² Swale Volume = 722.51 ft² x 0.208 = 150.28 ft³

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:

Impervious Coverage PROPOSED = 722.51 ft² Swale Volume = 722.51 ft² x 0.083 = 59.97 ft³

2. When the new development increases the total lot impervious area to 40% or above:

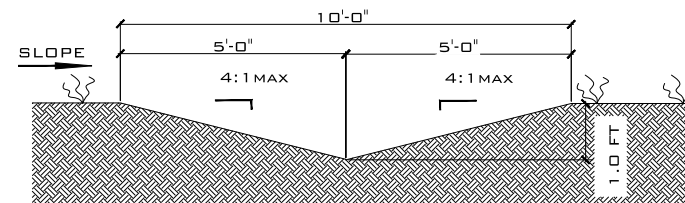
Impervious Coverage PROPOSED = 722.51 ft² Swale Volume = 722.51 ft² x 0.208 = 150.28 ft³

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)

Width = 10.00 ft, Depth = 1.00 ft, Cross Sectional Area = 5.00 ft²

Swale Volume = 59.97 ft³ / Cross Sectional Area = 11.99 ft Swale Length

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (9)(2), & a. of Monroe County Code 114.3. Update 8/2019



TYPICAL 10FT SWALE DETAIL
 SCALE: NTS

Digitally signed by
 Serge Mashtakov
 Date: 2023.10.09
 13:05:30 -04'00'

ARTIBUS DESIGN
 522 ELIZABETH ST
 KEY WEST, FL 33040
 305-834-3333
 RICHARD L. PESCE
 522 ELIZABETH ST
 KEY WEST, FL 33040
 Site Data
 DATE: 2023.10.09
 2204-01 0-102 1

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



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



Digitally signed
by Serge
Mashtakov
Date: 2023.10.09
13:05:48 -04'00'

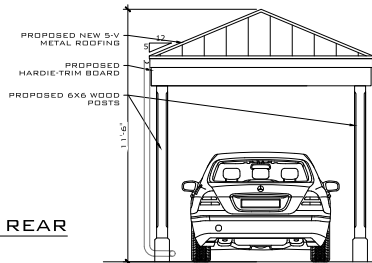
DATE: 10/09/2023	TIME: 13:05
TYPE: FINAL	
ARTIBUS DESIGN	
3718 N. BURNHAM BLVD SUITE 100, FT. WORTH 76107, TEXAS, USA TEL: 817-336-8212 WWW.ARTIBUSDESIGN.COM CA # 30035	
RICHARD L. PESCE	
522 ELIZABETH ST	
KEY WEST, FL 33040	
FRONT ELEVATION	
DATE: 10/09/2023	TIME: 13:05
PROJECT: 2204-D1	NO. 101
SHEET: 1	

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

DEMO ROOF OVER SIDE PORCH



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



PROPOSED NEW 8-V METAL ROOFING
PROPOSED HARDIE-TRIM BOARD
PROPOSED 6X6 WOOD POSTS

11'-6"



Digitally signed by
Serge Mashtakov
Date: 2023.10.09
13:06:06 -04'00'

ARTIBUS DESIGN 3718 N. HIGHLAND BLVD SUITE 100, FT. WORTH TX 76107-2512 TEL: 817-335-8212 WWW.ARTIBUSDESIGN.COM CA # 30335	RICHARD L. PESCE 522 ELIZABETH ST KEY WEST, FL 33040
PROJECT: 220 ELIZABETH ST REAR ELEVATION	DATE: 2023.10.09 SCALE: 3/8" = 1'-0"
DESIGNED BY: SERGE MASHTAKOV CHECKED BY: SERGE MASHTAKOV DATE: 2023.10.09	DATE: 2023.10.09 SCALE: 3/8" = 1'-0"



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



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



Digitally signed by
Serge Mashtakov
Date: 2023.10.09
13:06:24 -04'00'

ARTIBUS DESIGN 3718 N. HUNTERS BLVD SUITE 101, FT. WORTH TX 76116-2812 TEL: 817-536-2714 CA # 30235	RICHARD L. PESCE 522 ELIZABETH ST KEY WEST, FL 33040 RIGHT ELEVATION
DATE: 2023.10.09 SCALE: 3/8" = 1'-0"	DATE: 2023.10.09 SCALE: 3/8" = 1'-0"

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



EXISTING ELIZABETH ST. STREETScape
SCALE: 1/4" = 1'-0"

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



PROPOSED ELIZABETH ST. STREETScape
SCALE: 1/4" = 1'-0"



Digitally signed by
Serge Mashtakov
Date: 2023.10.09
13:06:43 -04'00'

DATE	DESCRIPTION	BY	CHK
10/09/2023	FINAL	SM	RP
ARTIBUS DESIGN			
ARTIBUS DESIGN			
3710 N. UNIVERSITY BLVD			
SUITE 200, FT. LAUDERDALE, FL 33309			
TEL: 954.355.2512			
WWW.ARTIBUSDESIGN.COM			
CA # 30035			
RICHARD L. PESCE			
522 ELIZABETH ST			
KEY WEST, FL 33040			
STREETSCAPE			
REVISION	DATE	BY	CHK
2204-01	10/09/2023	SM	RP
SHEET 1			
A-104			

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., November 29, 2023, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW CARPORT. DEMOLITION OF EXISTING CARPORT.

#522 ELIZABETH STREET

Applicant – Serge Mashtakov Application #H2023-0040

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared OLEH AMBROZIAK, 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: 522 ELIZABETH STREET, KEY WEST, FL 33040 on the _____ day of _____, 20____.

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 5:00pm, NOVEMBER 29, 2023.

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 H2023-0040.

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

Signed Name of Affiant:

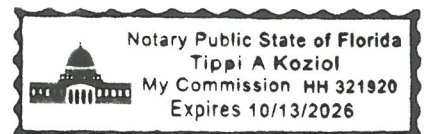
[Signature]
Date: 11.20.23
Address: 3311 N. ROOSEVELT BLVD
City: KEY WEST
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 20 day of November, 2023.

By (Print name of Affiant) OLEH AMBROZIAK who is personally known to me or has produced FL DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Tippi A. Koziol
Notary Public - State of Florida (seal)
My Commission Expires: 10/13/2026



Public Meeting Notice
NEW COUNCIL REVISIONS OF EXISTING
LAND USE
ZONING ORDINANCE
HOLDING HEARING

DOGBO



LOT | JOB

PERMIT | BDR.LIC
THE ORIGINAL PAPERLESS





Public Meeting Notice

DOOR-BOX

LOT	JOB
NAME	BLK LIC

WARNING
REMOVING
CONTENTS FROM THIS
DOOR-BOX
WILL BE PROSECUTED
TO THE FULL
EXTENT OF THE LAW

1026

Public Meeting Notice

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PROPERTY APPRAISER INFORMATION

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 00008970-000000
 Account# 1009237
 Property ID 1009237
 Millage Group 10KW
 Location Address 522 ELIZABETH St, KEY WEST
 Legal Description KW PT LOT 1 SQR 49 Q-553 OR561-1069 OR1367-338 OR1367-340 OR3163-1868 OR3224-1107
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY TRIPLEX (0803)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BLUE PARROT DEVELOPMENT LLC
 2414 Beverly Rd
 Wantagh NY 11793

[SPLESCIA THOMAS A](#)
 390 Clocks Blvd
 Massapequa NY 11758

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$418,124	\$424,557	\$290,420	\$295,342
+ Market Misc Value	\$1,043	\$1,043	\$1,043	\$1,043
+ Market Land Value	\$1,070,544	\$770,628	\$584,302	\$535,460
= Just Market Value	\$1,489,711	\$1,196,228	\$875,765	\$831,845
= Total Assessed Value	\$1,489,711	\$1,086,771	\$445,939	\$424,823
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,489,711	\$1,196,228	\$420,939	\$399,823

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$770,628	\$424,557	\$1,043	\$1,196,228	\$1,086,771	\$0	\$1,196,228	\$0
2021	\$584,302	\$290,420	\$1,043	\$875,765	\$445,939	\$25,000	\$420,939	\$429,826
2020	\$535,460	\$295,342	\$1,043	\$831,845	\$424,823	\$25,000	\$399,823	\$407,022
2019	\$522,797	\$300,265	\$1,043	\$824,105	\$420,424	\$25,000	\$395,424	\$403,681
2018	\$589,729	\$300,265	\$1,043	\$891,037	\$397,630	\$25,000	\$426,265	\$439,772

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	4,586.00	Square Foot	42.7	102

Buildings

Building ID	644	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1924
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	1993
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	5096	Roof Type	GABLE/HIP
Finished Sq Ft	3248	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	SFT/HD WD
Condition	POOR	Heating Type	NONE with 0% NONE

Perimeter	400	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	1
Depreciation %	35	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	1,008	0	128
FLA	FLOOR LIV AREA	3,248	3,248	572
OPU	OP PR UNFIN LL	243	0	90
OPF	OP PRCH FIN LL	477	0	156
OUF	OP PRCH FIN UL	120	0	52
TOTAL		5,096	3,248	998

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1944	1945	6 x 4	1	24 SF	2
BRICK PATIO	1974	1975	10 x 10	1	100 SF	2
FENCES	1997	1998	4 x 80	1	320 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/8/2023	\$464,300	Warranty Deed	2417162	3224	1107
3/25/2022	\$1,610,000	Warranty Deed	2367789	3163	1868
2/1/1973	\$25,000	Conversion Code		561	1069

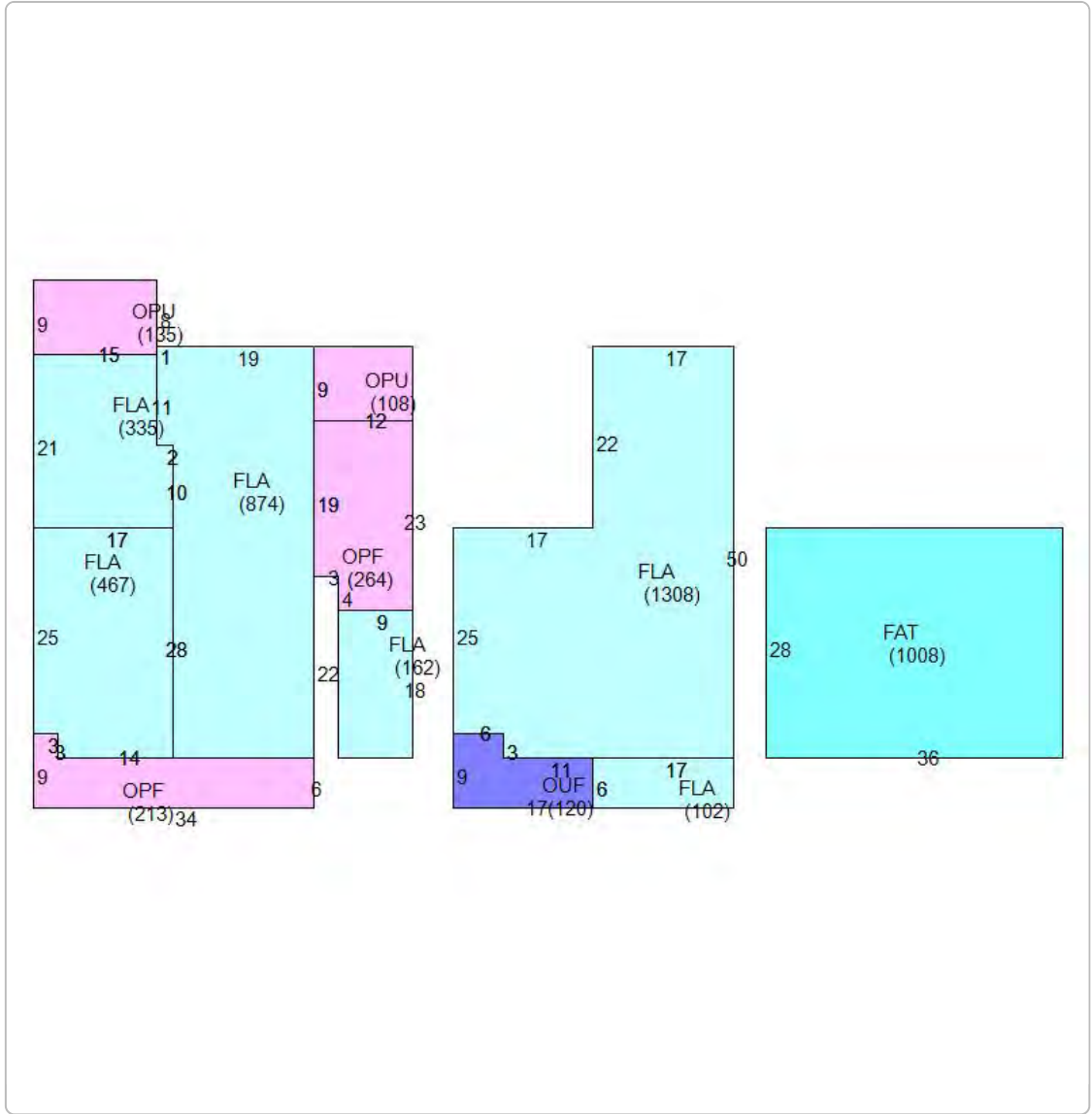
Permits

Number	Date Issued	Date Completed	Amount	Permit Type
23-1682	6/20/2023		\$45,000	Residential
BLD2023-0584	5/25/2023		\$31,000	Residential
23-1205	5/4/2023		\$8,850	Residential
23-1078	4/19/2023		\$67,000	Residential
BLD2023-0569	3/15/2023		\$12,000	Residential
22-3295	1/31/2023		\$68,000	Residential
22-1167	11/4/2022	9/15/2022	\$0	Residential
22-2286	9/23/2022		\$85,000	Residential
07-0015	1/5/2007	6/5/2007	\$2,000	Residential
05-5646	12/9/2005	7/24/2006	\$1,200	Residential
05-4813	11/3/2005	7/24/2006	\$1,200	Residential
01-1912	6/1/2001	8/1/2003	\$4,000	Residential
96-4602	12/2/1996	11/2/1998	\$500	Residential
96-4005	10/7/1996	11/2/1998	\$900	Residential
96-2368	6/6/1996	11/2/1998	\$2,000	Residential
B95-0770	3/1/1995	10/1/1995	\$2,000	Residential

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/9/2023, 4:02:44 AM

[Contact Us](#)

