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## 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: July 27, 2022

Applicant: Artibus Design

Application Number: H2022-0028

Address: 220 Eanes Lane

### **Description of Work:**

Demolition of non-historic shed at rear of existing structure.

### **Site Facts:**

The site under review contains a one-story main house listed as a contributing resource to the historic district. The house was built circa 1933 and its north side yard abuts the Hemingway house property. During Hurricane Irma the front porch was severely damaged by a tree that fell over. Currently the concrete floor is the only remnant of the historic porch. A one-story shed structure was added to the rear of the house at some point.

### **Ordinance Cited on Review:**

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

### **Staff Analysis:**

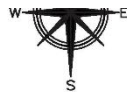
The Certificate of Appropriateness under review proposes the demolition of a non-historic shed structure located at the rear of the historic house. In addition, less than 30" height wood decks located at the rear of the house will be removed. The submitted plans include a new covered porch that will be located at the rear of the house.

ALL UNITS ARE SHOWN IN  
F.S. SURVEY FEET

ADDRESS:  
220 EANES LANE  
KEY WEST, FL 33040

COMMUNITY NO.: 120163  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X

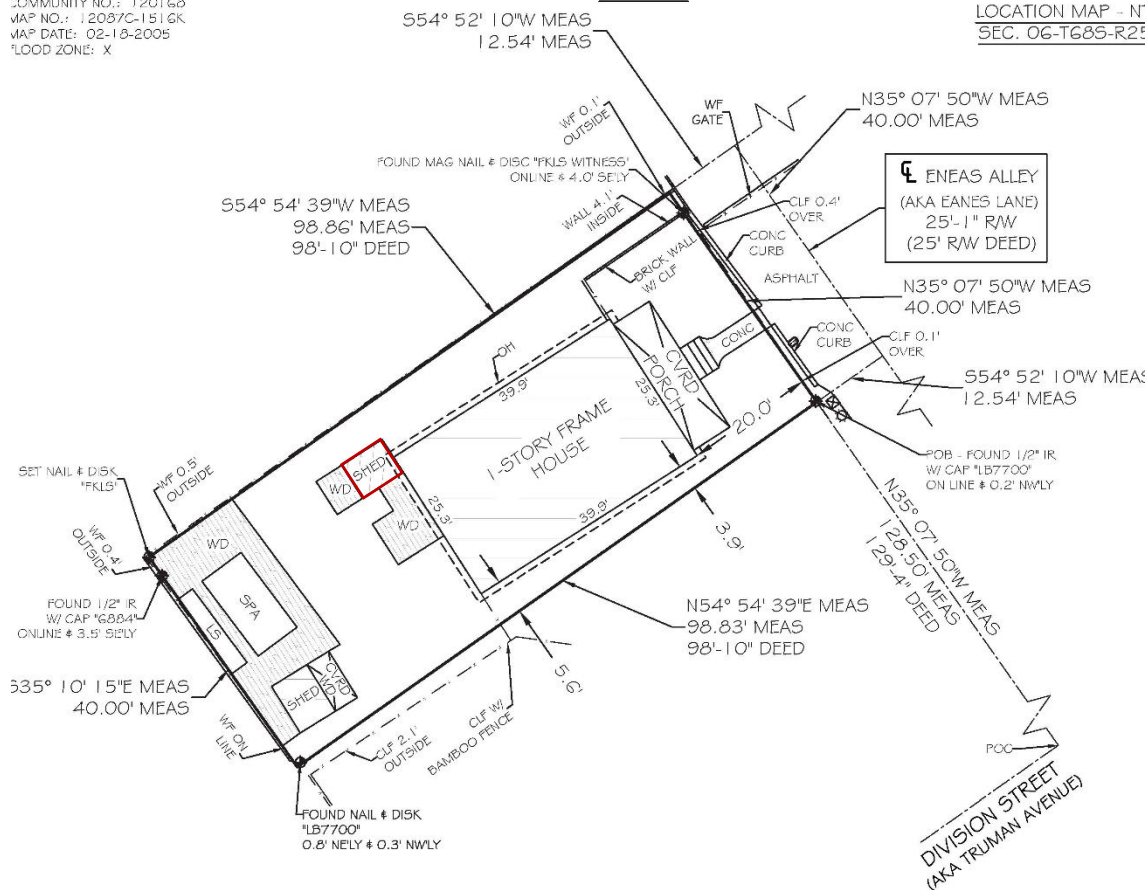
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE



ASSUMED



LOCATION MAP - N  
SEC. 06-T685-R2



*Proposed demolition for non-historic shed.*

The Historic Architectural Review Commission shall not issue a certificate of appropriateness that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.*

It is staff's opinion that the non-historic rear shed is not a structure that define the site's historic character.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.*

The structure under review is not historic and its demolition will not affect any urban relationship acquired through time.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

It is staff's opinion that the non-historic shed is not a significant element to the site or surrounding neighborhood.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

Although the main structure under review is a historic and contributing building the shed is not. It is staff's opinion that the shed under review will not qualify to be contributing to the building or site in a near future.

Staff finds that the requested demolition of a non-historic shed can be consider by the Commission as it conforms with the current ordinance for demolition set under the LDR's. If approved, this will be the only required reading.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>2022-0028</i>	REVISION #	INITIAL & DATE <i>TAK/6/7/2022</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

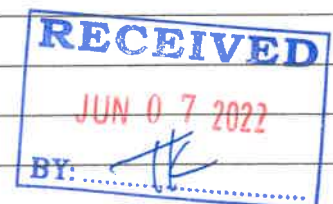
ADDRESS OF PROPOSED PROJECT:	220 Eanes Ln, Key West, FL 33040	
NAME ON DEED:	GONZALES JR DAVE L	PHONE NUMBER
OWNER'S MAILING ADDRESS:	716 Boalsburg Pike, Boalsburg PA 16827	EMAIL
APPLICANT NAME:	Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd, Key West, FL 33040	EMAIL Serge@artibusdesign.com
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 03/28/2022

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Restoration of front porch. New Covered rear porch. Replacement of doors and windows.
<b>MAIN BUILDING:</b> New wood frame front porch (floor and roof). New doors and windows. Siding repairs
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>



**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)**

<b>ACCESSORY STRUCTURE(S):</b> N/A	
<b>PAVERS:</b> N/A	<b>FENCES:</b> n/a
<b>DECKS:</b> Wood frame wood decking front porch, Wood frame composite decking rear porch	<b>PAINTING:</b> White paint or HARC approved pastel color Per approved submitted color
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b> No major grading is proposed.	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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.**

# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # . <span style="font-size: 1.2em; font-family: cursive;">2022-0028</span>	INITIAL & DATE <span style="font-size: 1.2em; font-family: cursive;">TAK</span>
ZONING DISTRICT	BLDG PERMIT #

<b>ADDRESS OF PROPOSED PROJECT:</b>	220 Eanes Ln, Key West, FL 33040
<b>PROPERTY OWNER'S NAME:</b>	GONZALES JR DAVE L
<b>APPLICANT NAME:</b>	Serge Mashtakov, P.E. Artibus Design LLC

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

	<span style="font-size: 1.2em; font-family: cursive;">DAVE Gonzales Jr 6/7/2022</span> <b>DATE AND PRINT NAME</b>
<b>PROPERTY OWNER'S SIGNATURE</b>	

<b>DETAILED PROJECT DESCRIPTION OF DEMOLITION</b>
Demolition of the non-historic shed located in the rear of the existing structure

<b>CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:</b>
<p><b>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):</b></p> <p>(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:</p> <p style="margin-left: 20px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p>N/A</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 20px;">(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.</p> <p>N/A</p>

**RECEIVED**

JUN 07 2022

BY: TK

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Not associated with events of local, state nor national history.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

No significant character, interest, or value is affected by the proposed demolition.

(d) Is not the site of a historic event with significant effect upon society.

Property is not the site of a historic event.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

Does not portray the environment in an era of history.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

N/A



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
N/A

**CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:**

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The shed is not important in defining the overall historic character of a district.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

No historic relationship between other buildings or structures and open space.

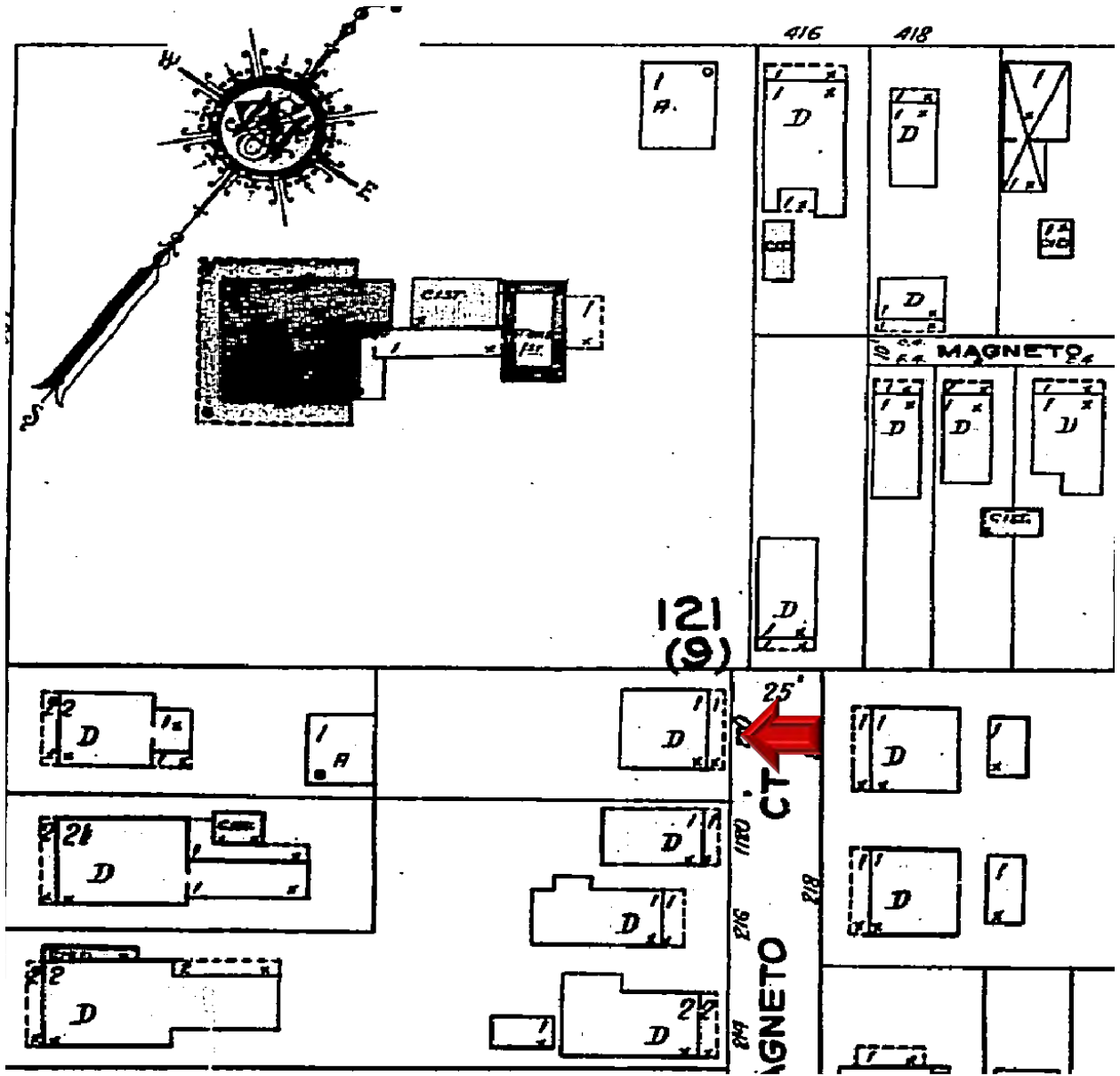
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

Not defining to the historic character of a site or the surrounding district.

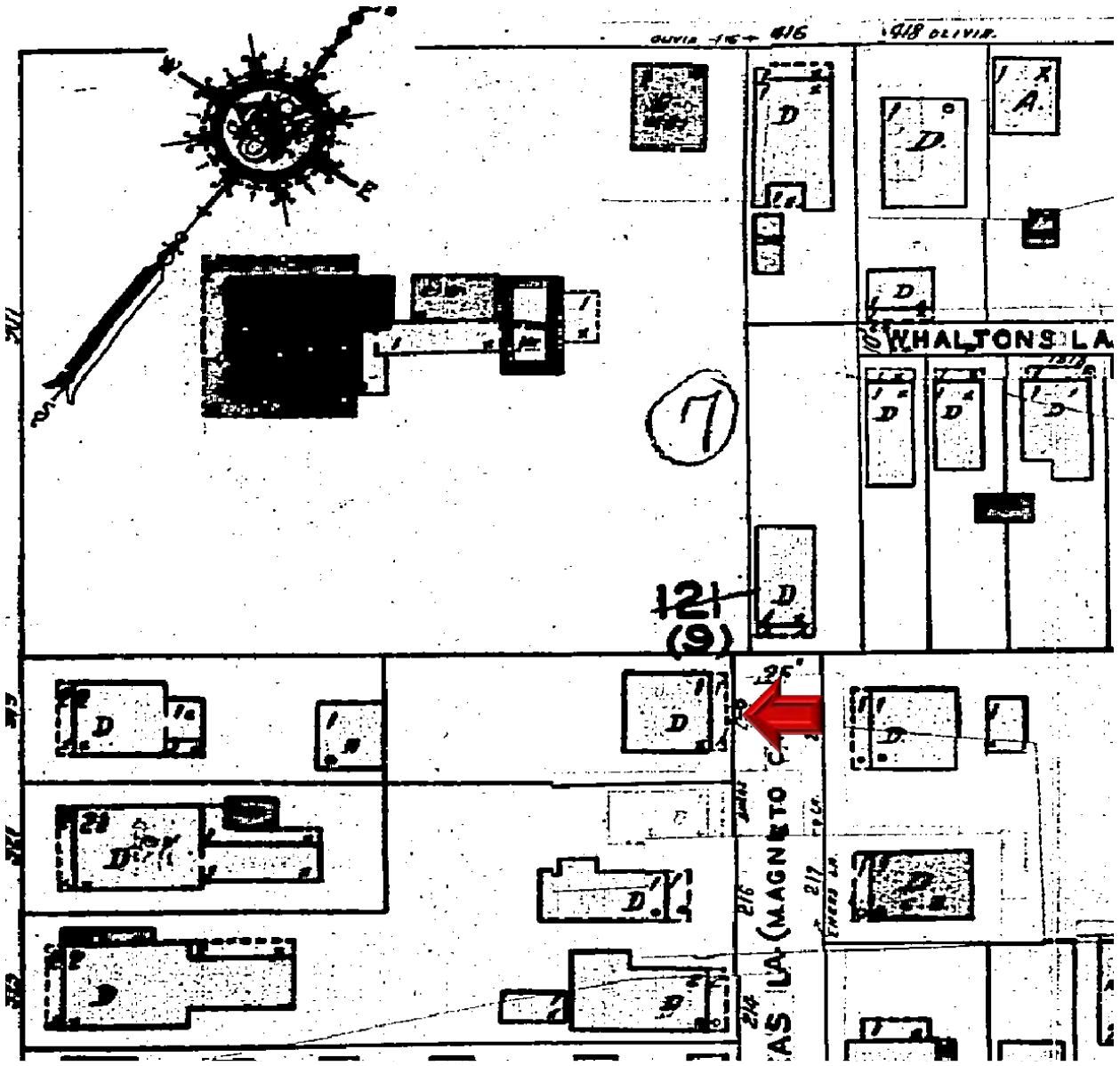
(4) Removing buildings or structures that would otherwise qualify as contributing.

Does not qualify as contributing structure.

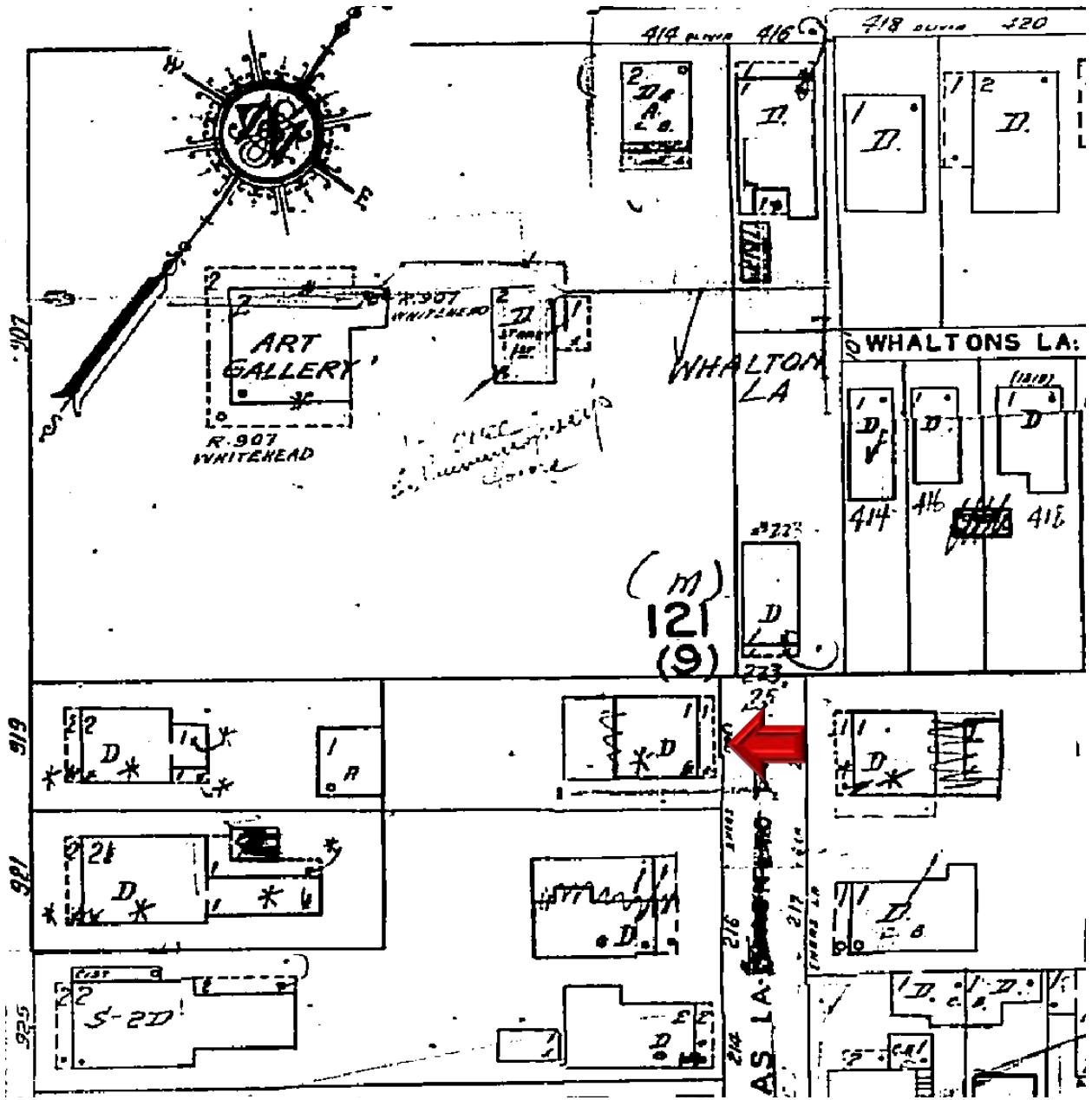
# SANBORN MAPS



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

# PROJECT PHOTOS



**220 Eanes Lane circa 1965. Monroe County Library.**



220







# Diamond Dave



## Diamond Dave



Sep 15, 2017 · Key West, FL ·

Found the walkway to the house





FRONT ELEVATION EXISTING CONDITIONS



REAR ELEVATION EXISTING CONDITIONS



RIGH SIDE ELEVATION EXISTING CONDITIONS



LEFT SIDE ELEVATION EXISTING CONDITIONS

# SURVEY

# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N35°07'50"W ASSUMED  
ALONG THE CENTERLINE OF  
EANES LANE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

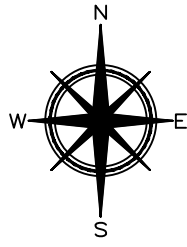
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
220 EANES LANE  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X

## LEGEND

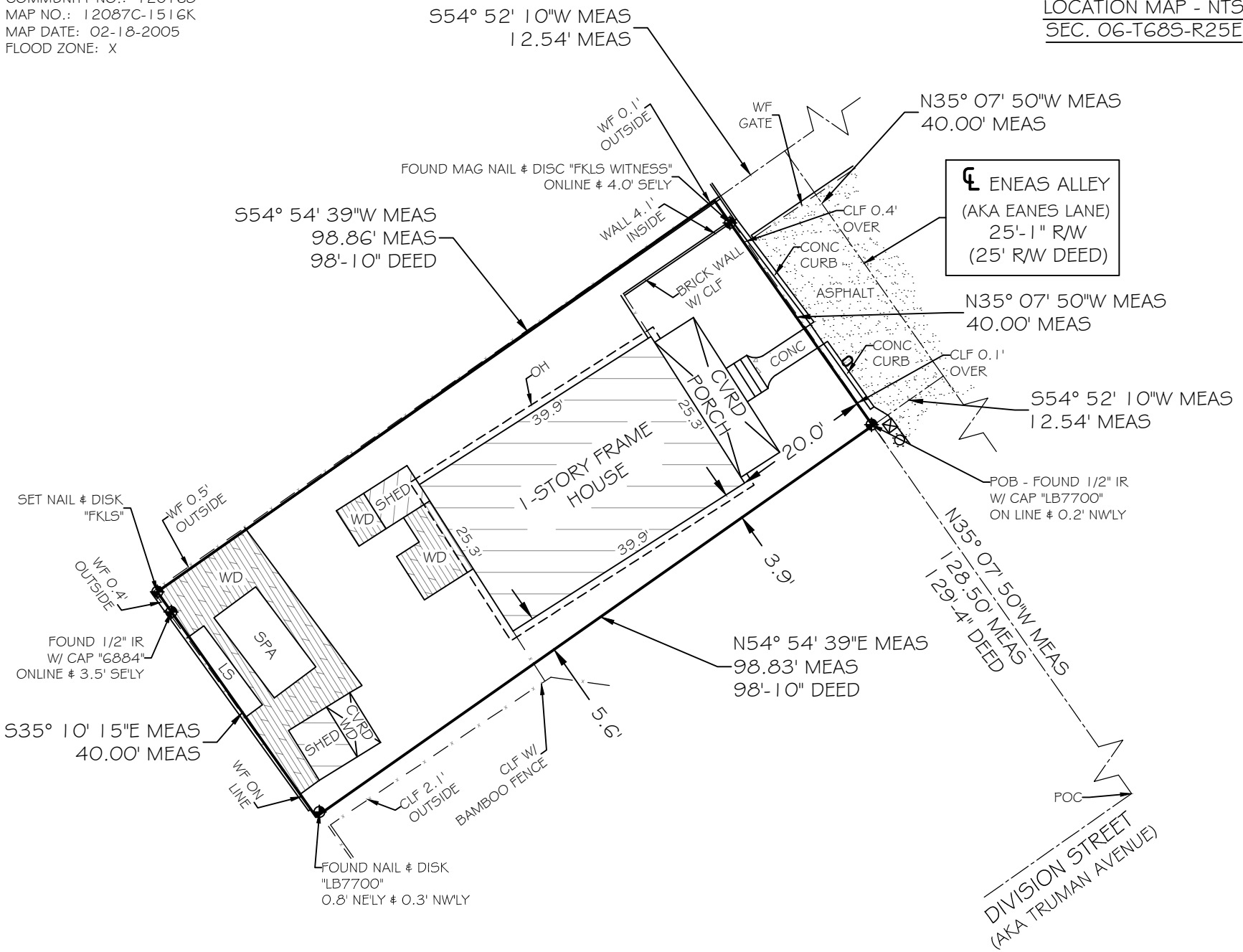
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



ASSUMED



LOCATION MAP - NTS  
SEC. 06-T689-R25E



## LEGAL DESCRIPTION -

On the Island of Key West and known as Lot 14, according to diagram of a Subdivision of lots 3 and 4 of Square 9 of Tract 4, which diagram is recorded in Book "I" of Deeds, page 130, Monroe County Records, said Lot commencing 129 feet 4 inches from Division Street on the Southwest side of an alley way 25 feet wide and running thence along said alley way in a Northwesterly direction 40 feet; thence Southwesterly 98 feet 10 inches; thence Southeasterly 40 feet; thence Northeasterly 98 feet 10 inches to point of beginning.

## CERTIFIED TO -

David Gonzales;

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         | GUY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| C & 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                                 | PT = POINT OF TANGENT                |
| CL = CENTERLINE                   | LS = LANDSCAPING                               | R = RADIUS                           |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                                   | RAW = RIGHT OF WAY LINE              |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED                                | SSCO = SANITARY SEWER CLEAN-OUT      |
| CONC = CONCRETE                   | MF = METAL FENCE                               | SW = SIDE WALK                       |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE                    | TBM = TEMPORARY BENCHMARK            |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOB = TOP OF BANK                    |
| DELTA = CENTRAL ANGLE             | NTS = NOT TO SCALE                             | TOS = TOE OF SLOPE                   |
| DEASE = DRAINAGE EASEMENT         | OH = ROOF OVERHANG                             | TS = TRAFFIC SIGN                    |
| EL = ELEVATION                    | OHW = OVERHEAD WIRES                           | TYP = TYPICAL                        |
| ENCL = ENCLOSURE                  | PC = POINT OF CURVE                            | UR = UNREADABLE                      |
| EP = EDGE OF PAVEMENT             | PCP = POINT OF COMPOUND CURVE                  | UE = UTILITY EASEMENT                |
| FF = FINISHED FLOOR ELEVATION     | PCF = PERMANENT CONTROL POINT                  | UR = UNREADABLE                      |
| FH = FIRE HYDRANT                 | PK = PARKER KALON NAIL                         | WF = WOOD DECK                       |
| FI = FENCE INSIDE                 | POB = POINT OF BEGINNING                       | WF = WOOD FENCE                      |
| FND = FOUND                       | PI = POINT OF INTERSECTION                     | WL = WOOD LANDING                    |
| FO = FENCE OUTSIDE                |  | WM = WATER METER                     |
| FOL = FENCE ON LINE               |  | WPP = WOOD POWER POLE                |
|                                   |  | WRACK LINE = LINE OF DEBRIS ON SHORE |
|                                   |  | WV = WATER VALVE                     |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	04/03/2020
MAP DATE	05/22/2020
REVISION DATE	04/03/2020
SHEET	1 OF 1
DRAWN BY:	MPB
JOB NO.:	20-246

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



## FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@Gmail.com

# PROPOSED DESIGN

# CONSTRUCTION DOCUMENTS FOR 220 EANES LN

SITE LOCATION



PROJECT LOCATION:  
220 EANES LN  
KEY WEST, FL 33040

CLIENT:  
DAVE GONZALES

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
KEY WEST, FL33040

TITLE: COVER

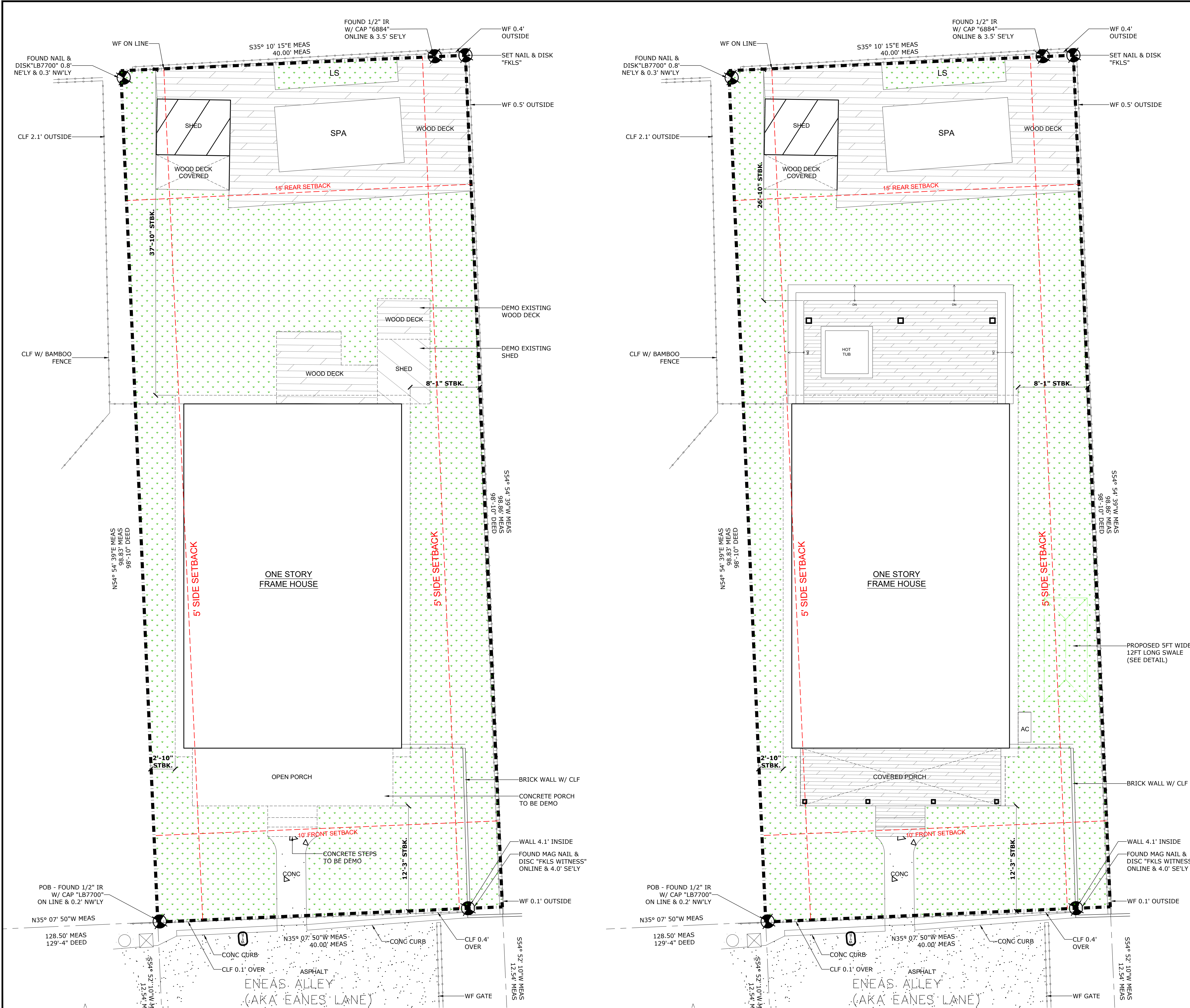
SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/26/22	VF	SM

PROJECT NO:	DRAWING NO:	REVISION:
2112-10	G-100	1

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SEBIE MARSHADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482



EXISTING SITE PLAN  
SCALE: 3/16"=1'-0"

PROPOSED SITE PLAN  
SCALE: 3/16"=1'-0"

SITE DEVELOPMENT SUMMARY

<b>SITE DATA:</b>	
TOTAL SITE AREA:	3,969 SQ.FT
LAND USE:	HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL
FLOOD ZONE:	ZONE D
<b>SETBACKS - TWO STORY RESIDENCE</b>	
<b>FRONT:</b>	
REQUIRED	10'-0"
EXISTING	±12'-3"
PROPOSED	NO CHANGE
<b>SIDE:</b>	
REQUIRED	5'-0"
EXISTING	±8'-1"
PROPOSED	NO CHANGE
<b>REAR:</b>	
REQUIRED	15'-0"
EXISTING	±37'-10"
PROPOSED	±26'-10"
<b>MAXIMUM IMPERVIOUS SURFACE RATIO:</b>	
REQUIRED	60% MAX. (2,381.4 SQ.FT.)
EXISTING	40.2% (±1,595 SQ.FT.)
PROPOSED	44.5% (±1,767 SQ.FT.)
<b>BUILDINGS CONCRETE &amp; STEPS</b>	
EXISTING	± 1,587 SF
PROPOSED	± 53 SF
<b>SPA</b>	
EXISTING	± 111 SF
PROPOSED	± 10 SF
<b>BRICK WALL</b>	
EXISTING	± 6 SF
PROPOSED	± 6 SF
<b>TOTAL</b>	<b>± 1,767 SF</b>
<b>MAXIMUM BUILDING COVERAGE:</b>	
REQUIRED	40% MAX. (±1,587.6 SQ.FT.)
EXISTING	32.2% (±1,278 SQ.FT.)
PROPOSED	40% (±1,587.0 SQ.FT.)
<b>MINIMUM OPEN SPACE:</b>	
REQUIRED	35% MIN. (±1,389.2 SQ.FT.)
EXISTING	59.8% (±2,374 SQ.FT.)
PROPOSED	54.6% (±2,167 SQ.FT.)
<b>MAXIMUM HEIGHT:</b>	
REQUIRED	25 FT + 5 FT NONHABITABLE = 30 FT MAX.
PROPOSED	NO CHANGE
<b>REAR SETBACK COVERAGE:</b>	
REQUIRED	<30% (± 181.8 SQ.FT.)
EXISTING	606 SQ.FT.
PROPOSED	14.7% (±89 SQ.FT.)
<b>TOTAL AREA:</b>	
REQUIRED	606 SQ.FT.
EXISTING	606 SQ.FT.
PROPOSED	NO CHANGE

REV.	DESCRIPTION:	BY:	DATE:



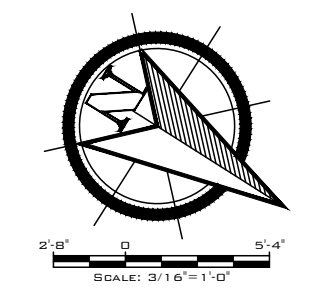
**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
KEY WEST, FL 33040  
TITLE: SITE PLAN

SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/26/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	C-101	1	



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SERGE MARIKADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71482





# MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

### 1. Determine Total Impervious Coverage on site:

#### a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	1,595.00	ft <sup>2</sup>	Sidewalks	D	0.00	ft <sup>2</sup>
Decks / Patios	B	0.00	ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>
Driveways	C	0.00	ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>
<b>Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)</b>						1,595.00	<b>1a</b>

#### b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	172.00	ft <sup>2</sup>	Sidewalks	D		ft <sup>2</sup>
Decks / Patios	B		ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>
Driveways	C		ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>
<b>Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)</b>						172.00	<b>1b</b>

<b>Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)</b>						1,767.00	<b>1</b>
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### 2. Determine Percentage of Impervious Coverage on site:

$$\frac{1,767.00 \text{ ft}^2}{3,969.00 \text{ ft}^2} = 44.52\% \text{ \% of Impervious Coverage}$$

### 3. Determine "Disturbed Area" [(114-3(f)(2) 4]

$$3,969.00 \text{ ft}^2 - 0.00 \text{ ft}^2 = 3,969.00 \text{ ft}^2 \text{ Disturbed Area}$$

**Total Lot Area** Native Vegetation - If no BMP enter "0"  
 For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

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

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

$$3,969.00 \text{ ft}^2 \times 0.083 = 329.43 \text{ ft}^3 \text{ Swale Volume}$$

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

$$3,969.00 \text{ ft}^2 \times 0.208 \times 44.52\% = 368.43 \text{ ft}^3 \text{ Swale Volume}$$

#### 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:

$$172.00 \text{ ft}^2 \times 0.083 = 14.28 \text{ ft}^3 \text{ Added Swale Volume}$$

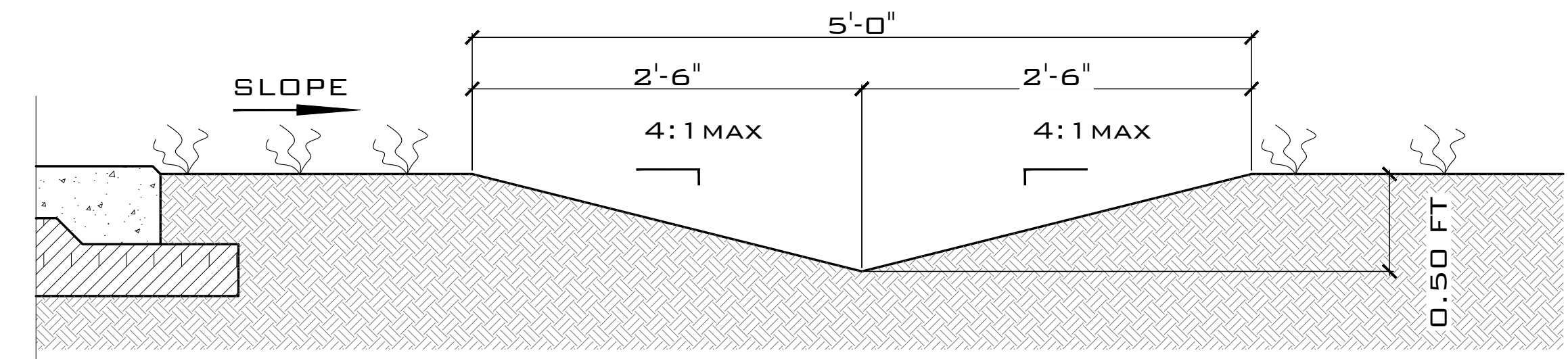
2. When the new development increases the total lot impervious area to 40% or above:

$$172.00 \text{ ft}^2 \times 0.208 = 35.78 \text{ ft}^3 \text{ Added Swale Volume}$$

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

$$\left( \frac{5.00 \text{ ft} \times 0.50 \text{ ft}}{2} \right) \times 14.28 \text{ ft}^3 = 11.42 \text{ ft} \text{ Swale Length}$$

Either 4 - a, b, c1 or c2 (\*\*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)



TYPICAL 8'-0" FT. SWALE DETAIL (WIDTH VARIES)  
SCALE: 1"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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

CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
KEY WEST, FL 33040

TITLE: SWALE CALCS

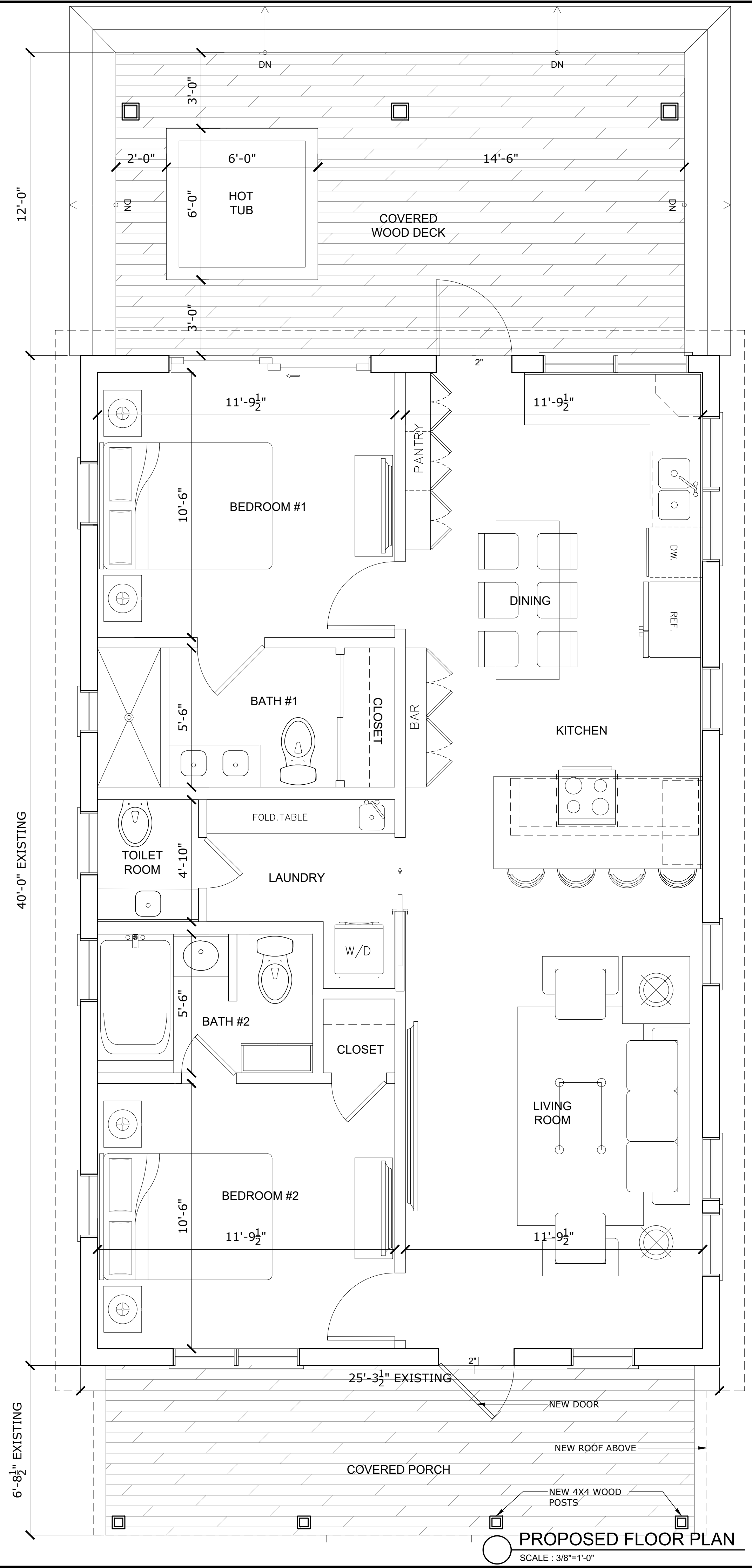
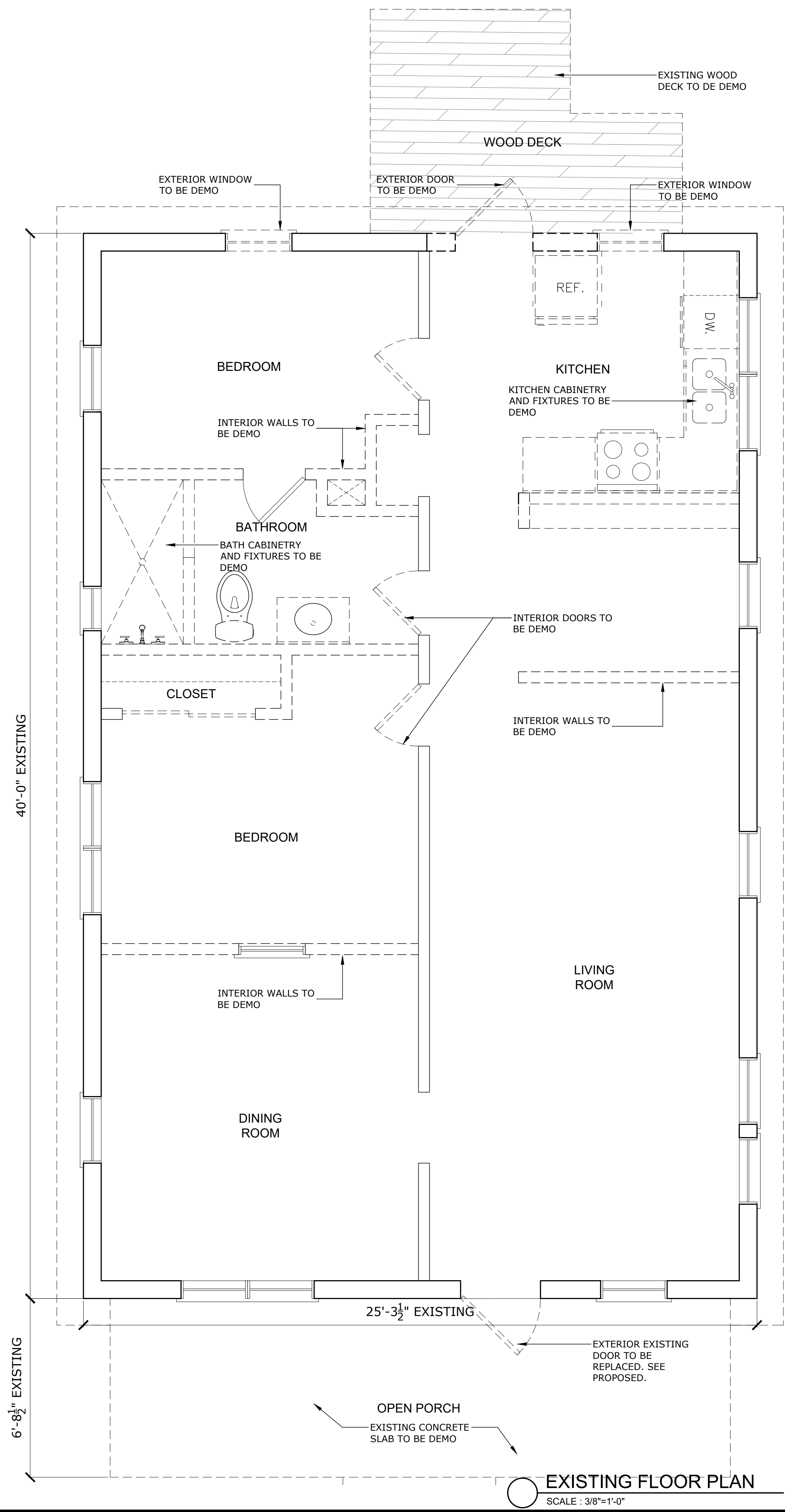
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AS SHOWN	05/26/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	C-102	1	

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SIGNATURE:  
DATE:

SEBIE MANSFARDOY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3.  
Updated 9/5/2012



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

SEBASTIAN MARSHALL  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71481

REV.	DESCRIPTION:	BY:	DATE:



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CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
 KEY WEST, FL 33040

TITLE: FLOOR PLANS

SCALE AT 24X36: AS SHOWN	DATE: 05/26/22	DRAWN: VF	CHECKED: SM
PROJECT NO: 2112-10	DRAWING NO: A-101	REVISION: 1	



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SEBIE MARSHADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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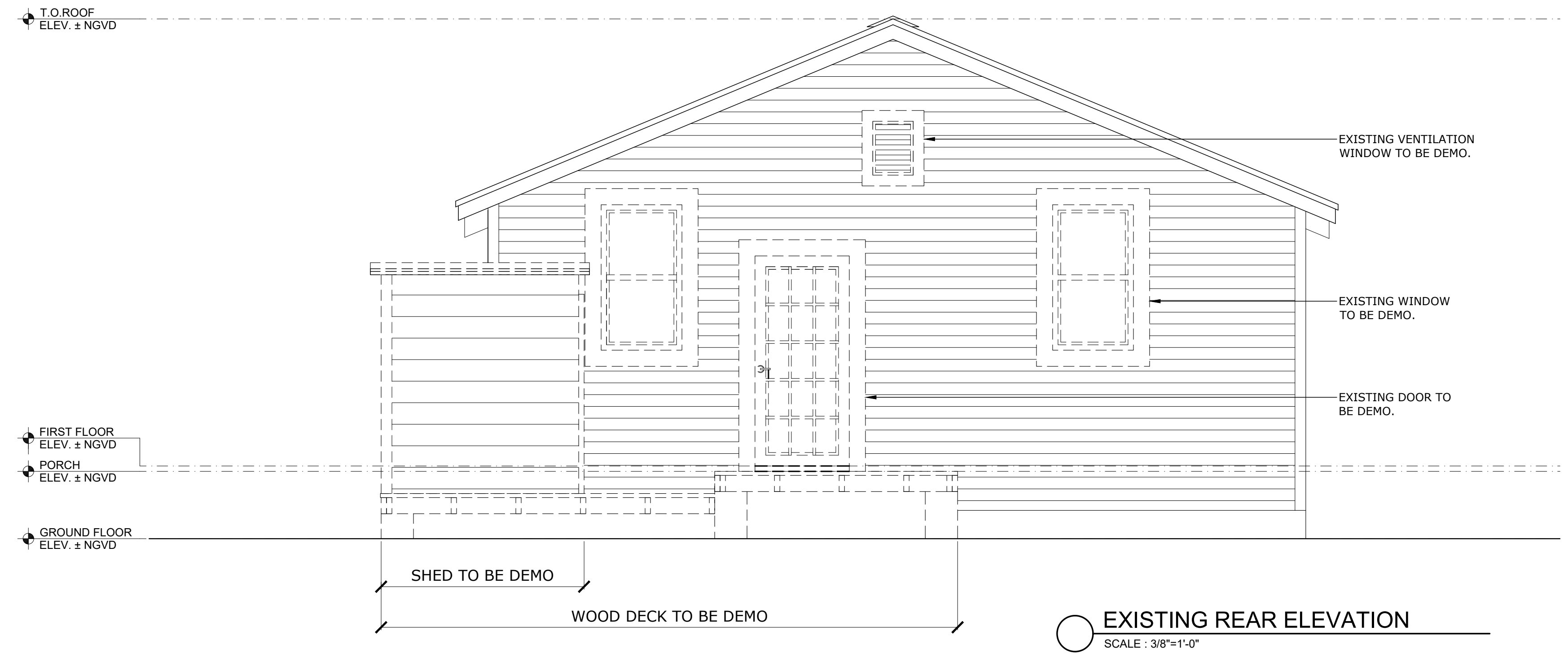
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PROJECT: 220 EANES LN

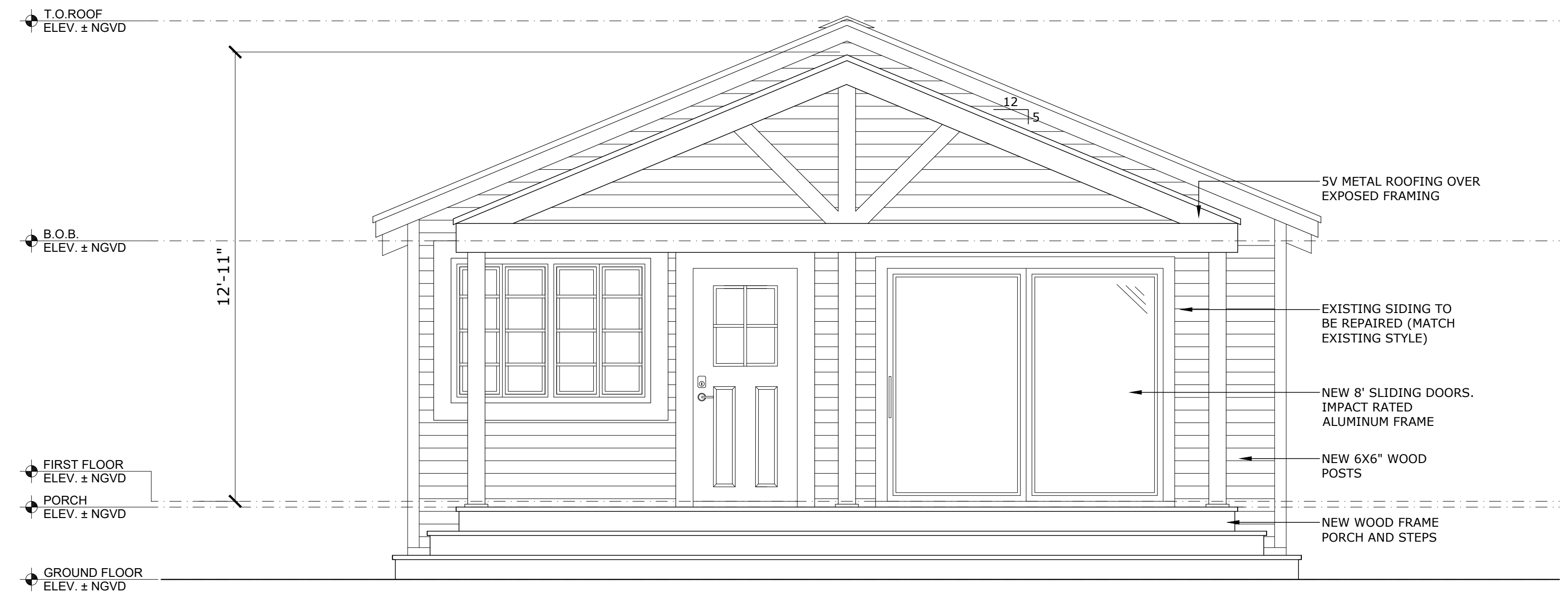
SITE: 220 EANES LN  
KEY WEST, FL33040

TITLE: ELEVATIONS

SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/27/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	A-201	1	



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SENNE MARIAPAZZO  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07481

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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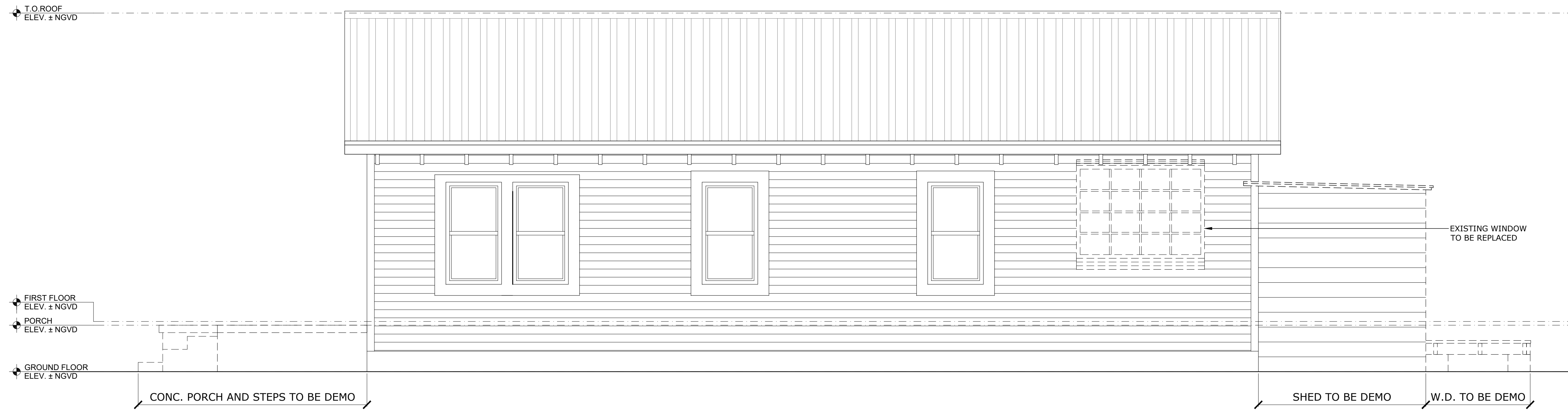
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PROJECT: 220 EANES LN

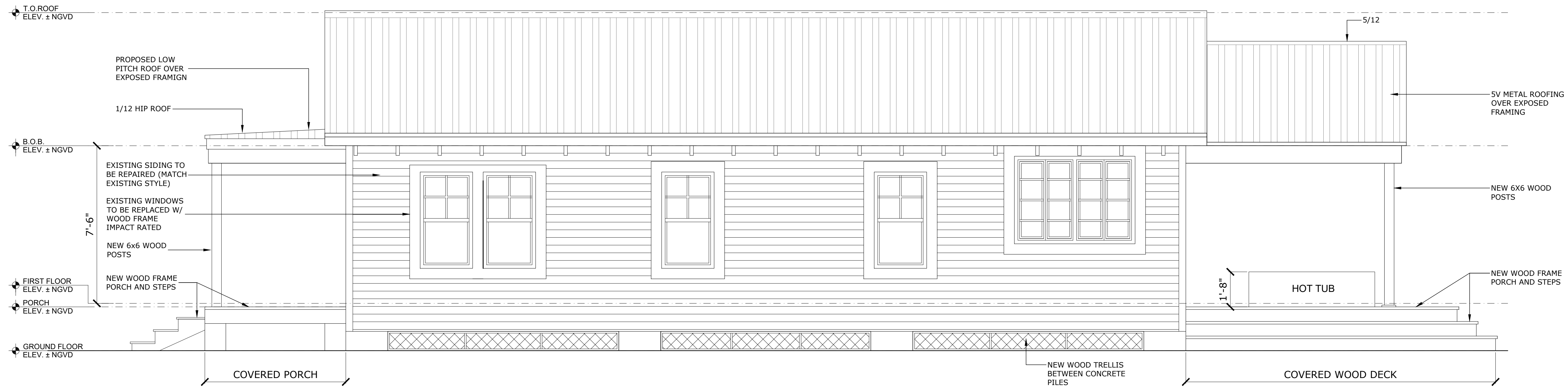
SITE: 220 EANES LN  
KEY WEST, FL33040

TITLE: ELEVATIONS

SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/27/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	A-202	1	



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



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

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

BERNIE MARSHFORD  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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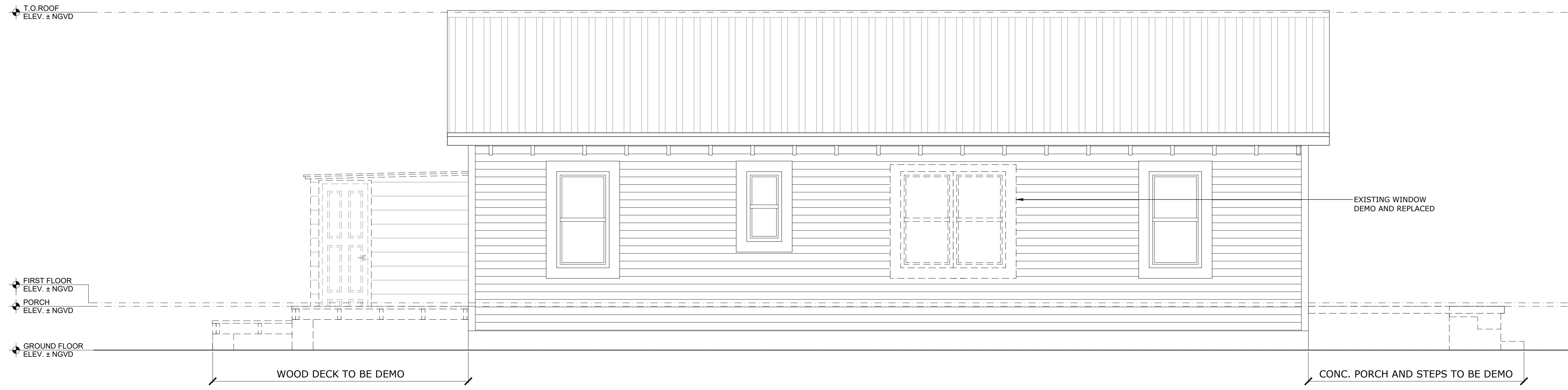
CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
KEY WEST, FL33040

TITLE: ELEVATIONS

SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/27/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	A-203	1	



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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 CA # 30835

CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
 KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/27/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	A-204	1	

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SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 BEBIE MARIAPADY  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 07480

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 27, 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, or type this link into your browser: 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:

**RESTORATION OF FRONT PORCH. NEW COVERED REAR PORCH. REPLACEMENT OF DOORS AND WINDOWS. DEMOLITION OF NON-HISTORIC SHED AT REAR OF EXISTING STRUCTURE**  
**220 EANES LANE**

**Applicant – Artibus Design Application #H2022-0028**

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](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.



# 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 00018070-000000  
 Account# 1018589  
 Property ID 1018589  
 Millage Group 11KW  
 Location 220 EANES Ln, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 9 TR 4 (LT14 L-130) G12-242 OR761-1197/98 OR1423-375  
 Description OR2837-1929 OR2861-1325/26 OR2875-255/59  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



1018589 220 EANES LN 11/30/17

## Owner

GONZALES JR DAVE L  
 716 Boalsburg Pike  
 Boalsburg PA 16827

RITTER ELIZABETH L  
 716 Boalsburg Pike  
 Boalsburg PA 16827

## Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$93,699	\$95,076	\$79,919	\$79,919
+ Market Misc Value	\$1,134	\$1,134	\$1,134	\$1,134
+ Market Land Value	\$468,431	\$452,816	\$482,483	\$482,483
= Just Market Value	\$563,264	\$549,026	\$563,536	\$563,536
= Total Assessed Value	\$556,712	\$549,026	\$563,536	\$563,536
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$531,212	\$523,526	\$538,036	\$538,036

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	3,953.00	Square Foot	0	0

## Buildings

Building ID 1328  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1098  
 Finished Sq Ft 960  
 Stories 1 Floor  
 Condition POOR  
 Perimeter 128  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 27  
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME  
 Year Built 1933  
 Effective Year Built 2002  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	960	960	128
OPU	OP PR UNFIN LL	138	0	58
TOTAL		1,098	960	186

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1932	1933	1	80 SF	3
CONC PATIO	1944	1945	1	45 SF	2
CH LINK FENCE	1964	1965	1	160 SF	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/19/2017	\$100	Quit Claim Deed	2139919	2875	255	11 - Unqualified	Improved
7/27/2016	\$0	Order (to be used for Order Det. Heirs, Probate in	2128799	2861	1325	11 - Unqualified	Improved

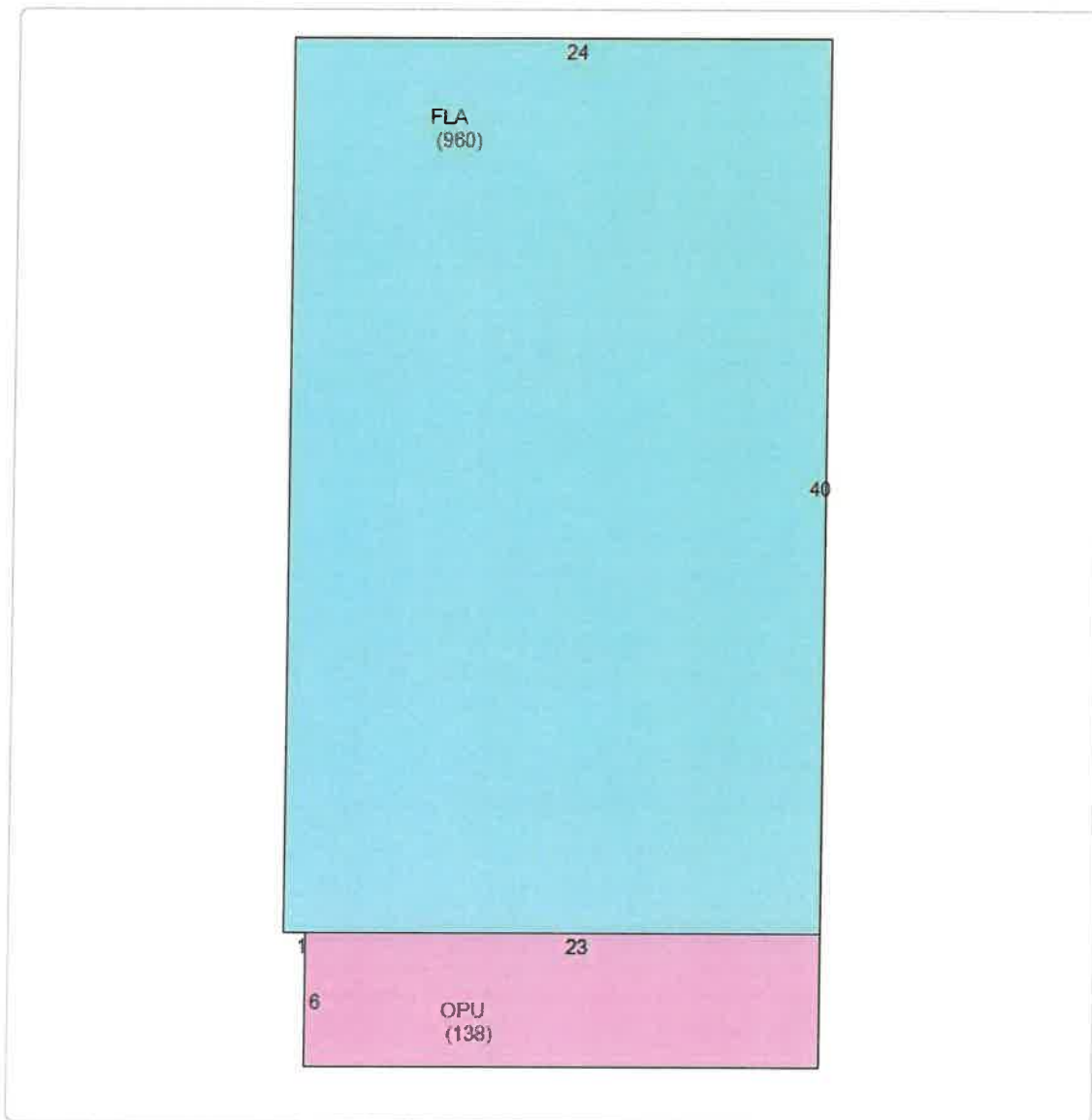
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9901976	6/11/1999	11/2/1999	\$5,600		12 SQS TIN SHINGLES

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

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

2021 Notices Only

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

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