



Historic Architectural Review Commission Staff Report for Item 12

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: February 27, 2024

Applicant: Serge Mashtakov, Engineer

Application Number: H2024-0009

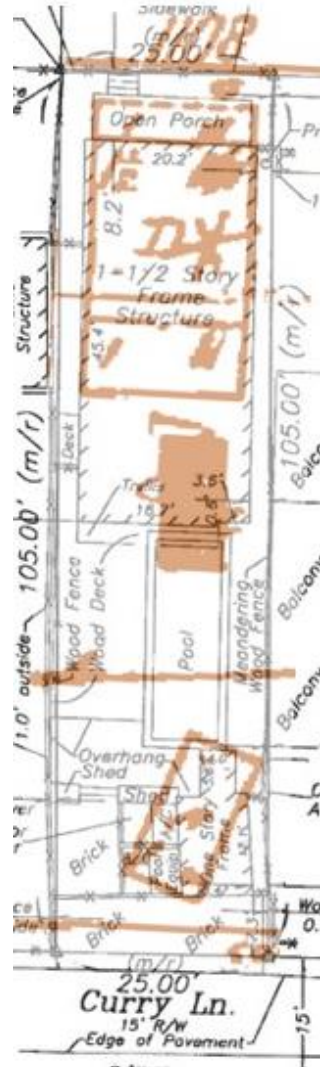
Address: 1108 Fleming Street

Description of Work:

Demolition of Accessory structures at rear of property.

Site Facts:

The site under review comprises of a single-family house and an accessory structure, pergolas, and a pool located behind the principal structure. The property faces Fleming Street at the front yard and Curry Lane at the rear yard. The one and a half-story principal building is a contributing resource to the historic district. The frame vernacular house was built circa 1906. The house has been altered on its rear with attached additions. According to the 1962 Sanborn map a carport was built on the rear yard set on an angle and accessible through Curry Lane. The current accessory structure is located parallel to the right-of-way, is smaller in footprint and the building form is different. while comparing to the structure depicted in the 1962 Sanborn map. The accessory structure is visible from Curry Lane where to the west side of the property there is another accessory structure.

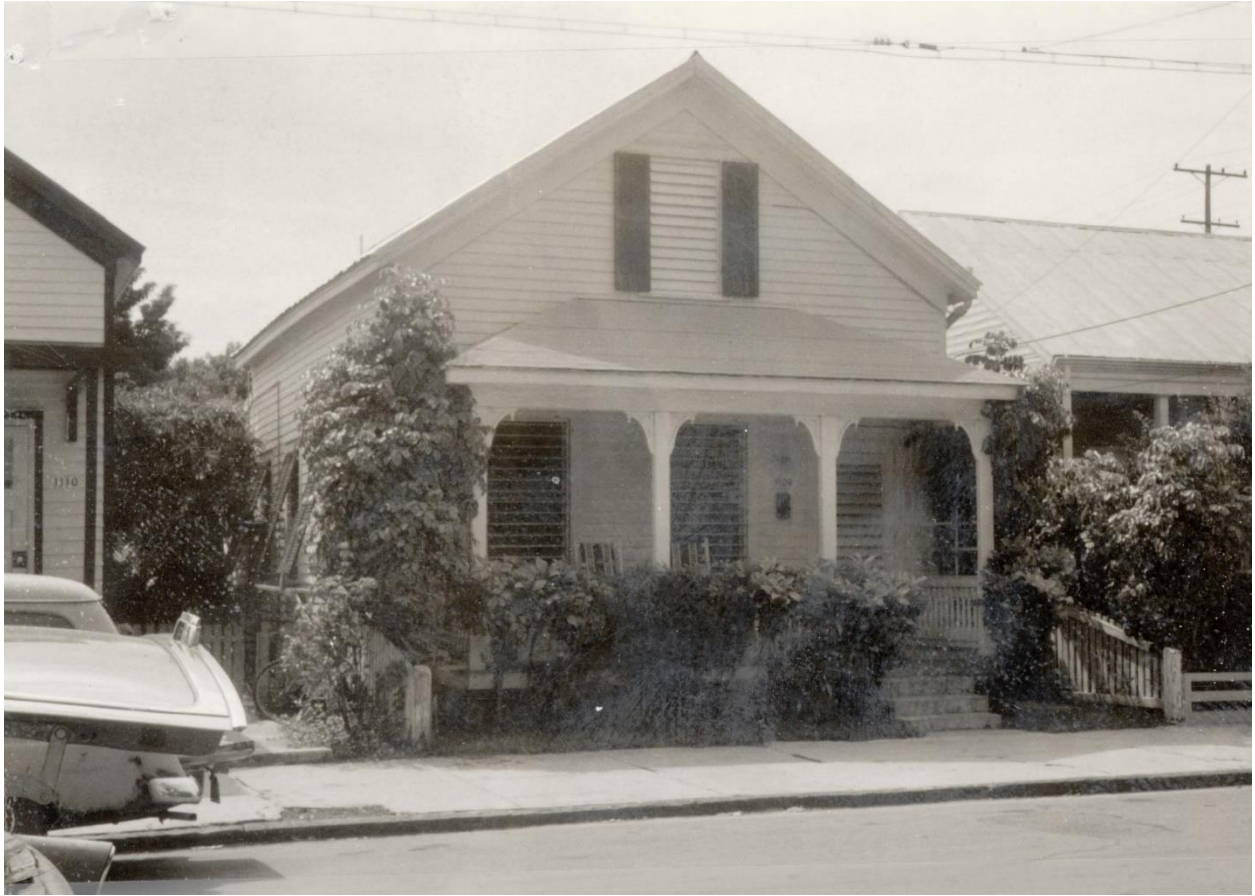


1962 Sanborn map over current survey.



1968 Aerial Photograph.

The current accessory structure sits in the southeast corner of the lot. It has a front gable, corrugated metal panels for siding, and a 5 v-crimp metal roofing system. The current flood zone for this parcel is AE-7.



Monroe County Library.



View of accessory structure's north elevation.



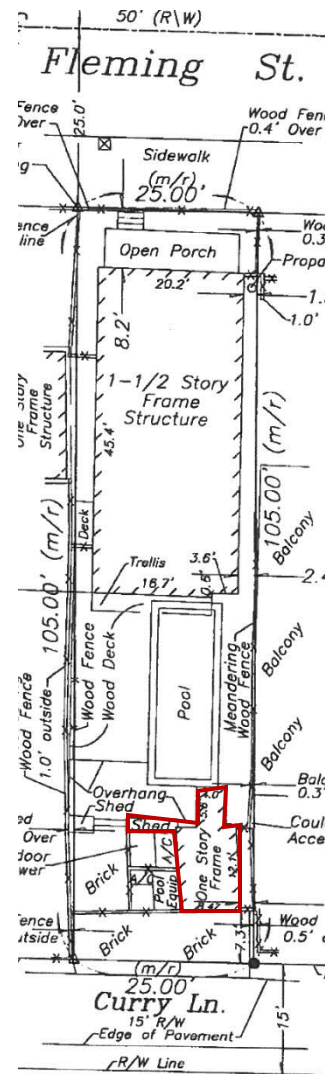
View of accessory structure from Curry Lane.

Ordinance Cited on Review:

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 Criteria for Demolitions.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of non-historic accessory structures located behind a historic house. The submitted plans include a proposed new accessory structure to replace an existing pool cabana and bathroom.



Structures proposed to be demolished highlighted in red.

Since all proposed structures to be demolish under this review are non-historic, the evaluation shall be based on section 102-218 of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits 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 structures under review are not character defining features to the historic house or the site, therefore they are not significant elements of the historic district.

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

The proposed structures to be demolish are not historic.

- (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.*

The non-historic structures under review cannot be consider significant later additions that contributes to the historic character of the property or neighborhood.

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

It is staff's opinion that the structures under review will not qualify to be contributing to the district in a near future.

In conclusion, it is staff's opinion that the request for demolition of non-historic pergolas and accessory structures can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition. Staff will review construction plans, once they are submitted, for consistency with the Commission's determination.

APPLICATION

RECEIVED
 JAN 30 2024
 BY: TK

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 # <i>HARC 2024-0009</i>	REVISION #	INITIAL & DATE <i>TK 1/29/2024</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1108 Fleming St, Key West, FL 33040	
NAME ON DEED:	McCarthy Key West LLC	PHONE NUMBER (410) 310-0741
OWNER'S MAILING ADDRESS:	1108 Fleming St, Key West, FL 33040	EMAIL keywest1407@yahoo.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 01/26/2024

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 and associated sheds and pergolas Construction of new accessory structure in secondary front of the property
MAIN BUILDING:	No work proposed on main building
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): New Accessory Structure bedroom and bathroom.	
PAVERS: Brick Parking Pavers	FENCES: 6ft wood picket fence on sides and rear
DECKS: Wood frame deck with composite decking	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	N/A
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

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.

RECEIVED
 JAN 30 2024
 tk

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
 Key West, Florida 33040

HARC COA # H 2024-0009	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1108 Fleming St, Key West, FL 33040
PROPERTY OWNER'S NAME:	McCarthy Key West LLC
APPLICANT NAME:	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.

PROPERTY OWNER'S SIGNATURE	 <small>THOMAS MCCARTHY MBR (Jan 26, 2004 16 23 EST)</small>	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION	
Demolition of the existing rear accessory structure and other misc elements	

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:	
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):	
(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:	
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.	
N/A	
(2) Or explain how the building or structure meets the criteria below:	
(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.	
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.

(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.

No distinctive architectural style is represented in the existing structures proposed to be demolished.

(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.

Not part of the above.

(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.

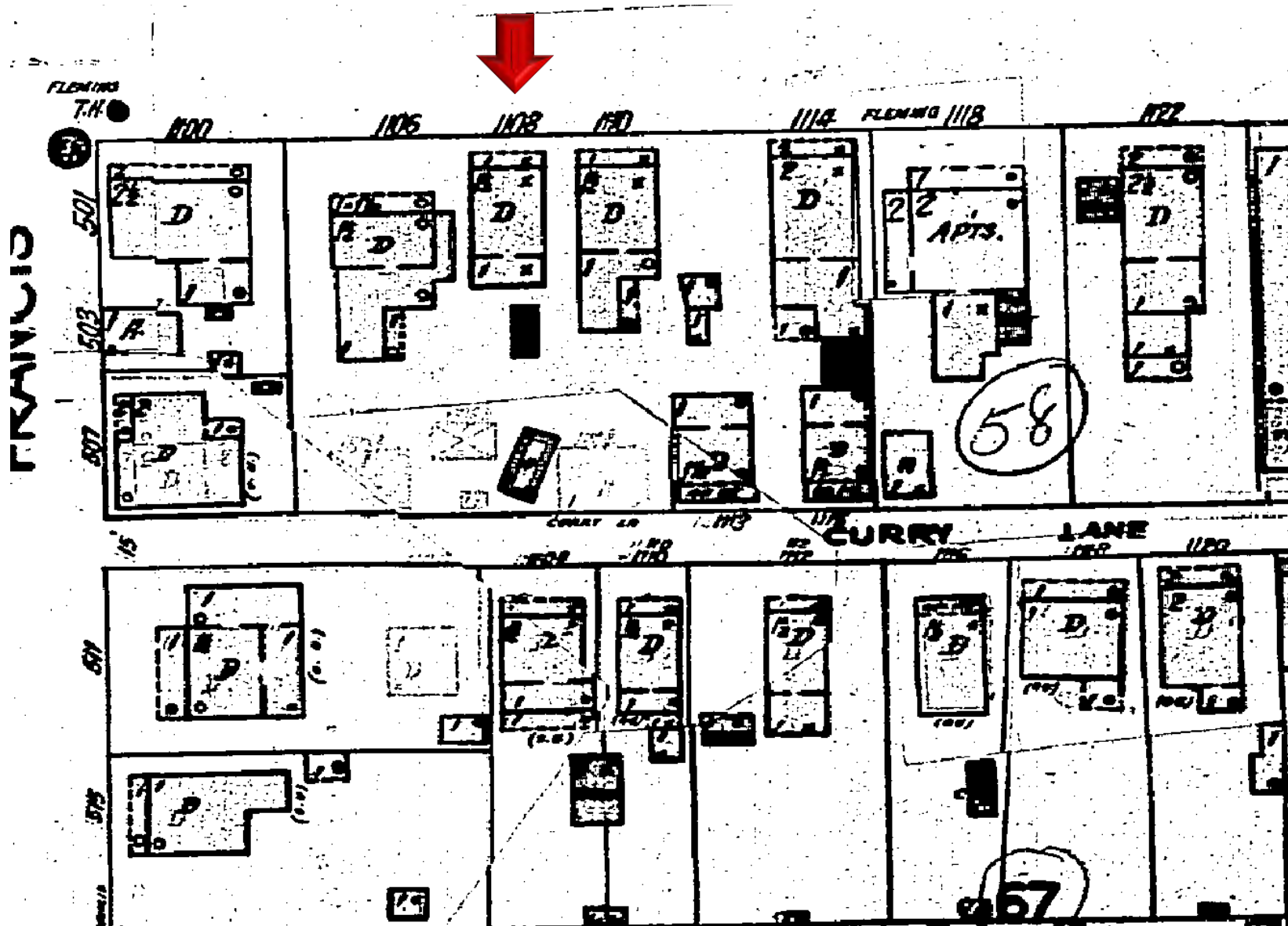
Not a unique location.

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.

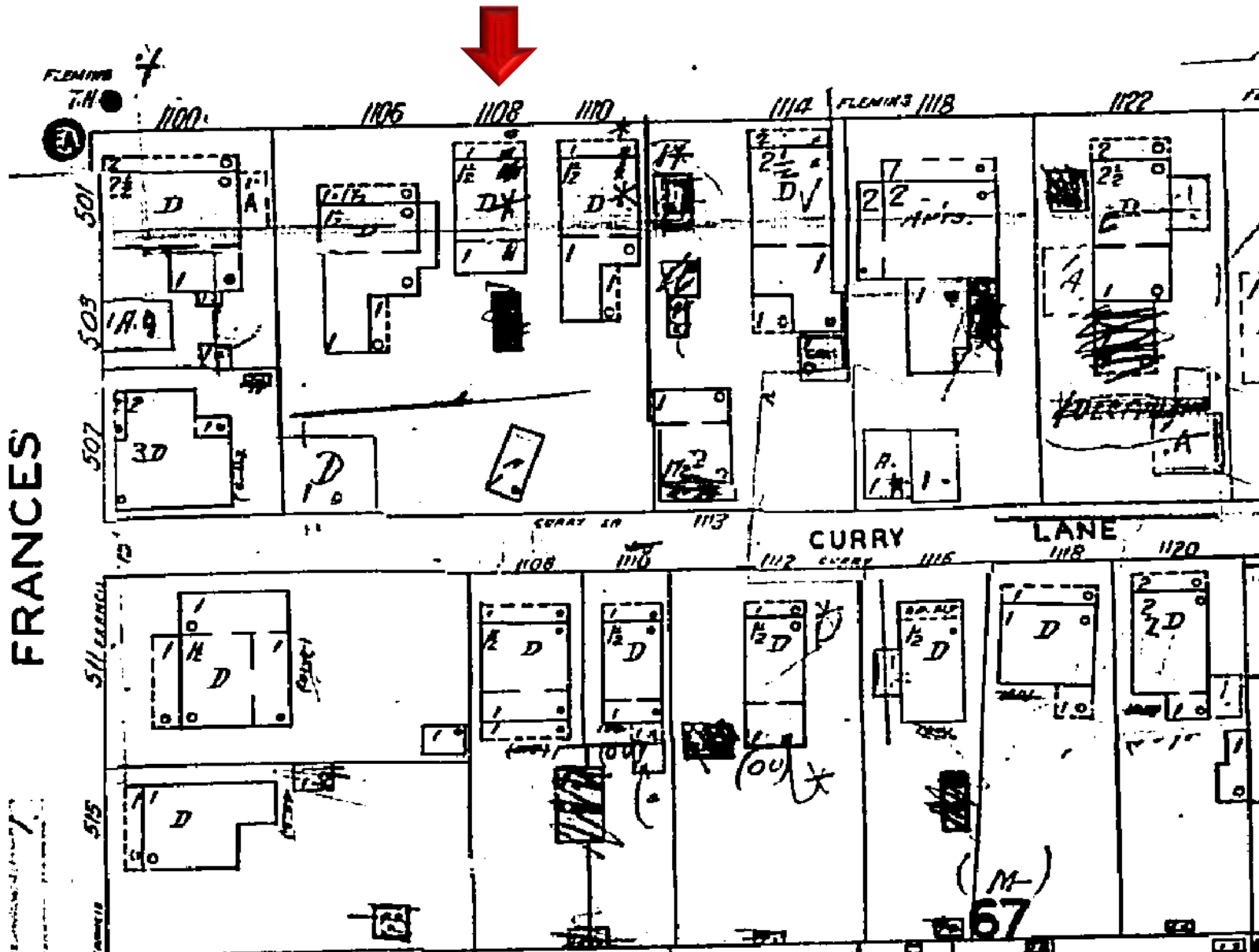
(i) Has not yielded, and is not likely to yield, information important in history,
No historic information is yielded.

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.
Historic character of the district and neighborhood will not be affected by the proposed demolition.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The existing structure does not provide historic relationship between buildings 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.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing
N/A

SANBORN MAPS



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



1108 Fleming Street circa 1965. Monroe County Library.

1108 FLEMING ST
(FRONT AND REAR VIEW)



1 1 0 8 F L E M I N G S T
(L E F T A N D R I G H T V I E W)



1 108 FLEMING ST (POOL HOUSE)

SECONDARY FRONT VIEW



FRONT VIEW



1 108 FLEMING ST
(POOL HOUSE)

LEFT VIEW

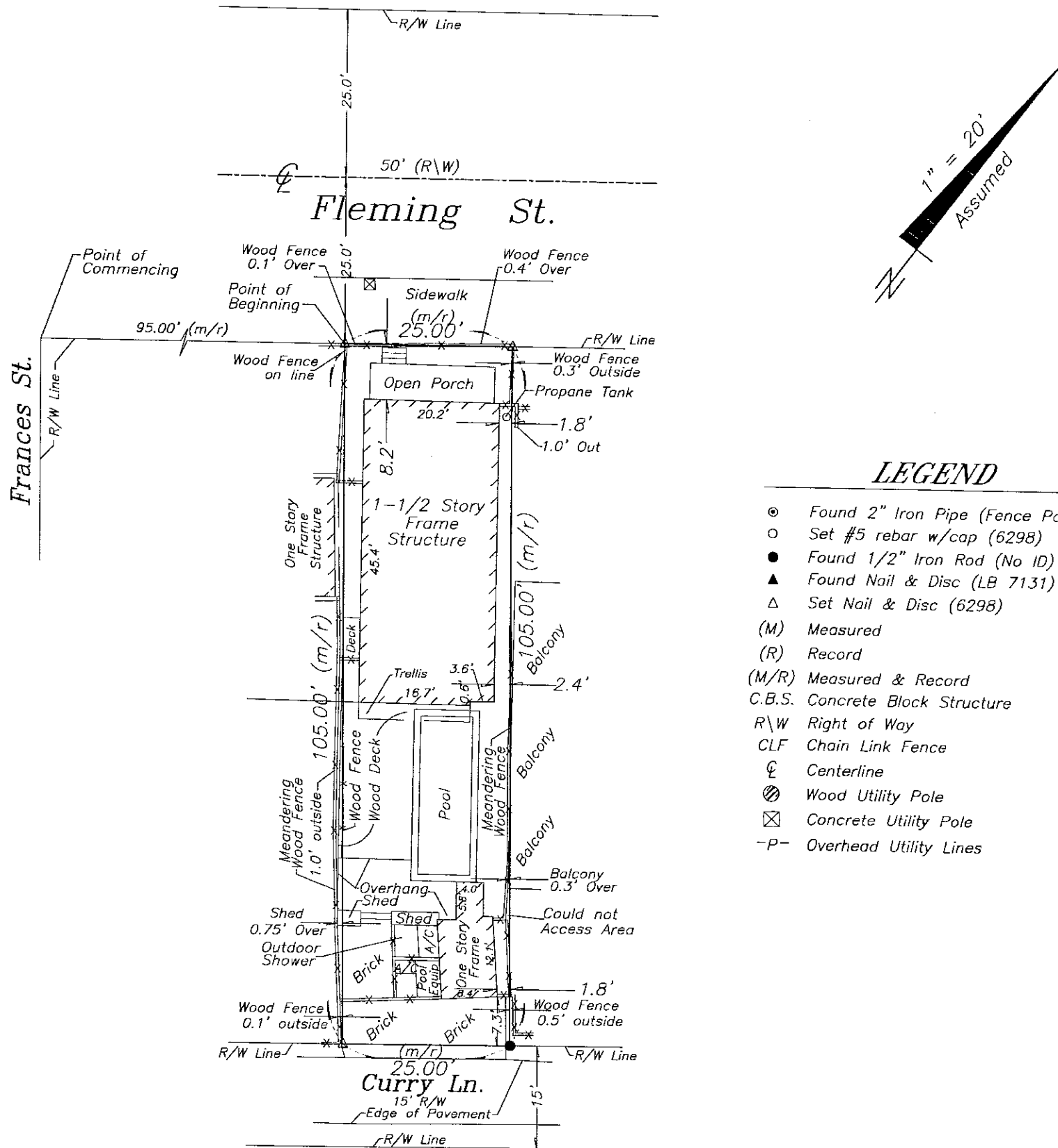


RIGHT VIEW



SURVEY

Boundary Survey Map of part of Lot 3, Square 44, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (LB 7131)
- △ 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

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1108 Fleming Street, 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. North Arrow is assumed and based on the legal description.
8. All concrete, bricking, and decking is not shown.
9. Date of field work: July 23, 2023
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Part of Lot 3, Square 44, according to William A. Whitehead's Map of the Island of Key West, as delineated in February, A.D. 1829, but now better known and described as part of the Subdivisions 5 and 6 according to a diagram of Lots 2 and 3 in Square 44, drawn by Charles Howe, Sr., and recorded in Book G Page 485 of the Public Records of Monroe County, Florida. **COMMENCING** at a point on Fleming Street 95 feet from the corner of Francis and Fleming Streets; running thence along Fleming Street in a Northeasterly direction 25 feet; thence at right angles in a Southeasterly direction 105 feet; thence at right angles and running in a Southwesterly direction 25 feet; thence at right angles in a Northwesterly direction 105 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: McCarthy Key West, LLC;
Spottswood, Spottswood, Spottswood & Sterling; Chicago Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

August 2, 2023

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN

HARC APPLICATION PLANS FOR 1108 FLEMING ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1108 FLEMING ST,
KEY WEST, FL 33040

CLIENT:
THOMAS MCCARTHY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
HEADED BY SERGE MASHITAKOV, PE ON THE
DATE ADJACENT TO THE SEAL.
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SERGE MASHITAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71280

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL.

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ENGINEERING AND PLANNING

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CA # 30835

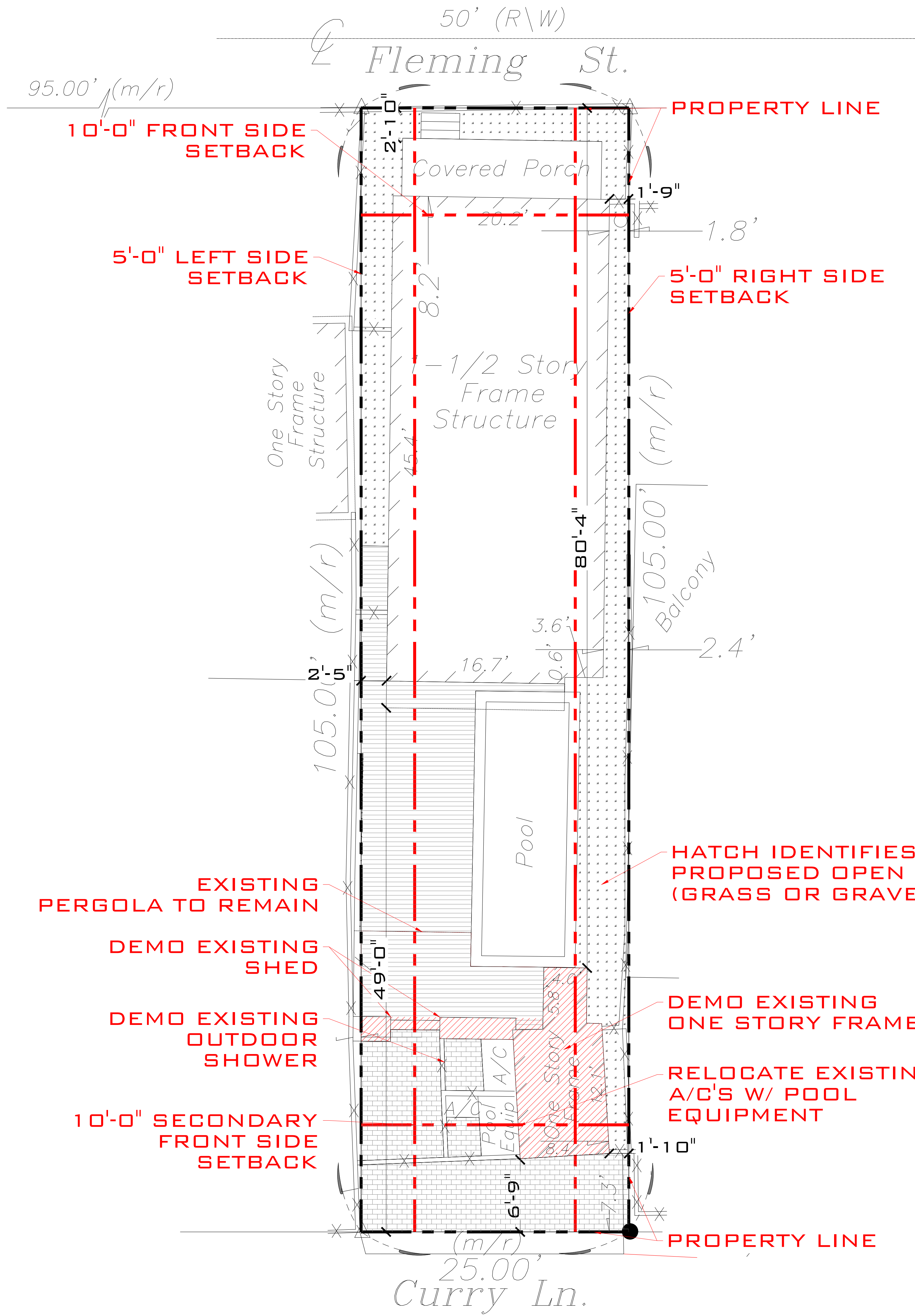
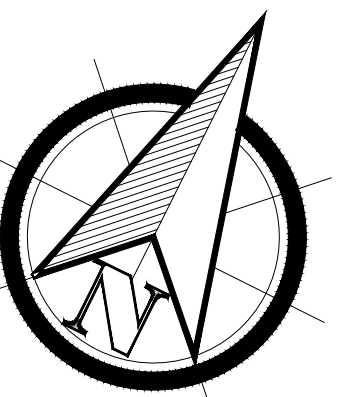
CLIENT: THOMAS MCCARTHY

PROJECT:
1108 FLEMING ST

SITE:
1108 FLEMING ST,
KEY WEST, FL 33040

TITLE: GEN NOTES

DATE/TITLE	DATE	DESIGN	DESIGNED
AS SHOWN	01/26/24	CA	SMH
PROJECT NO.	2311-06	DRAWING NO.	5-101
			1



EXISTING SITE PLAN (DEMO)

SCALE: 3/16" = 1'-0"

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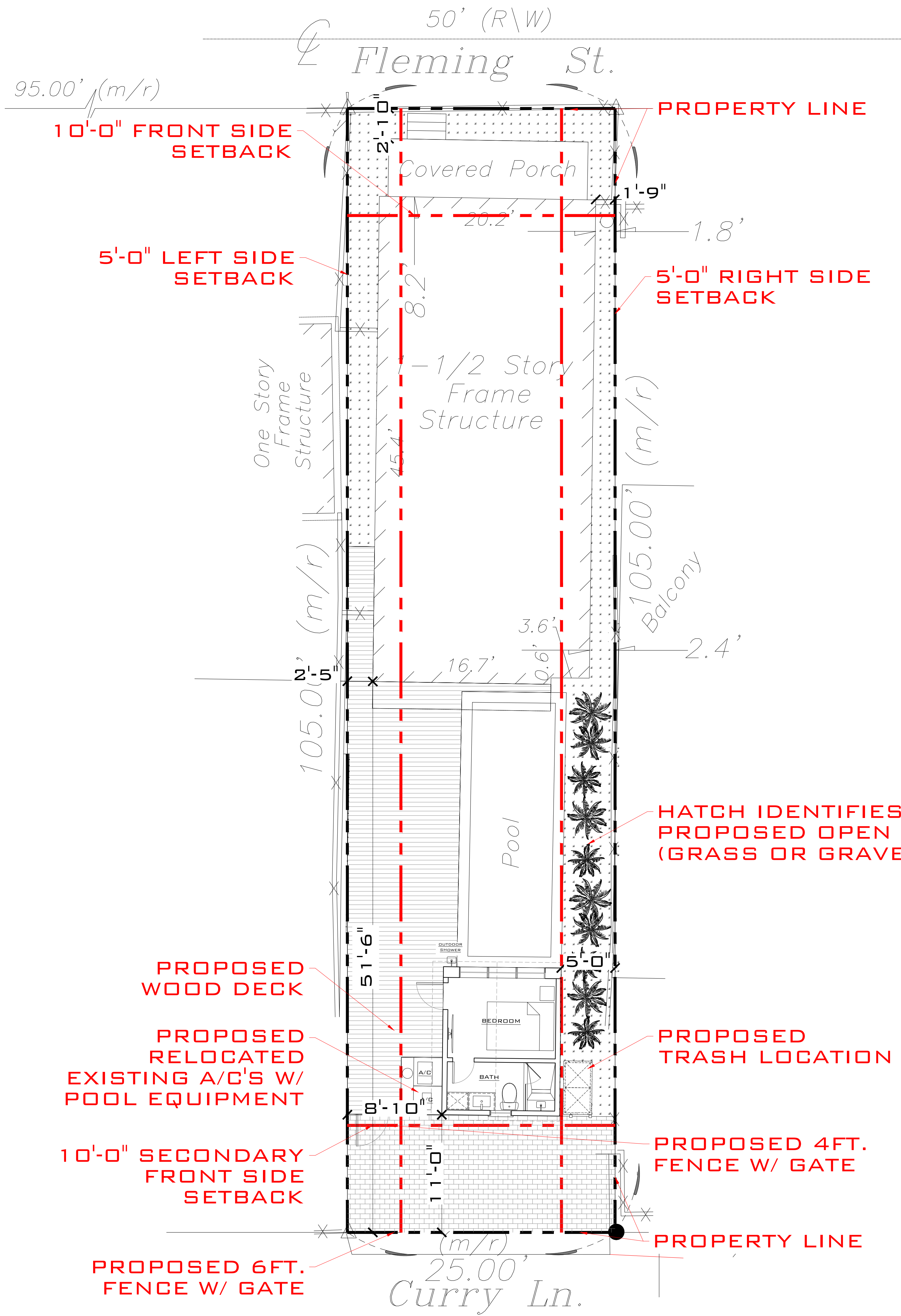
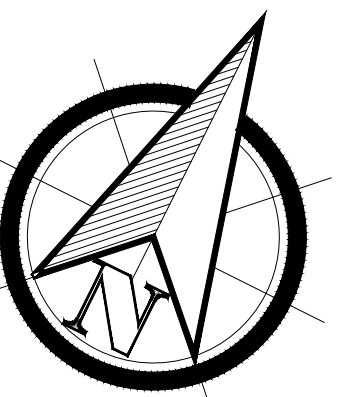
DESIGNER: THOMAS MCCARTHY

PROJECT: 110B FLEMING ST

DATE: 110B FLEMING ST
 KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/20/24	CA	SM
PROJECT NO.:	DRAWING NO.:	REVISION:	
2311-06	C-101		1



SITE DATA:

TOTAL SITE AREA: ±2,625.00 SQ.FT
 LAND USE: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE: AE7

SETBACKS

FRONT:
 REQUIRED 10'-0"
 EXISTING 2'-10"
 PROPOSED **NO CHANGES**

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING 2'-5"
 PROPOSED **NO CHANGES**

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING 1'-9"
 PROPOSED **NO CHANGES**

SECONDARY FRONT:
 REQUIRED 10'-0"
 EXISTING 51'-6"
 PROPOSED **NO CHANGES**

ACCESSORY STRUCTURE SETBACK:

FRONT:
 REQUIRED 5'-0"
 EXISTING 80'-4"
 PROPOSED (NO CHANGES)

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING 0'-0"
 PROPOSED 8'-10"
 (IMPROVEMENT)

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING 1'-10"
 PROPOSED 5'-0"
 (IMPROVEMENT)

SECONDARY FRONT:
 REQUIRED 10'-0"
 EXISTING 6'-9"
 PROPOSED 11'-0"
 (IMPROVEMENT)

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (±1,575.0 SQ.FT.)
 EXISTING 66.9% (±1,756.2 SQ.FT.)
 PROPOSED 65.6% (±1,723.7 SQ.FT.)
 (IMPROVEMENT)

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (±1,050.4 SQ.FT.)
 EXISTING 44.4% (±1,165.7 SQ.FT.)
 PROPOSED 44.3% (±1,165.1 SQ.FT.)
 (IMPROVEMENT)

OPEN SPACE MINIMUM:

REQUIRED 35% (±918.7 SQ.FT.)
 EXISTING 17.6% (±462.8 SQ.FT.)
 PROPOSED 18.0% (±473.2 SQ.FT.)
 (IMPROVEMENT)

ROOF OVERHANGS ARE NOT COUNTED INTO BUILDING COVERAGE AND ARE CONSIDERED AS PERVIOUS AREA AND OPEN SPACE.

PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

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 CA # 30835

DESIGNER: THOMAS MCCARTHY

PROJECT: 1108 FLEMING ST

DATE: 1108 FLEMING ST

TITLE: PROPOSED SITE PLAN

DATE: 01/26/24

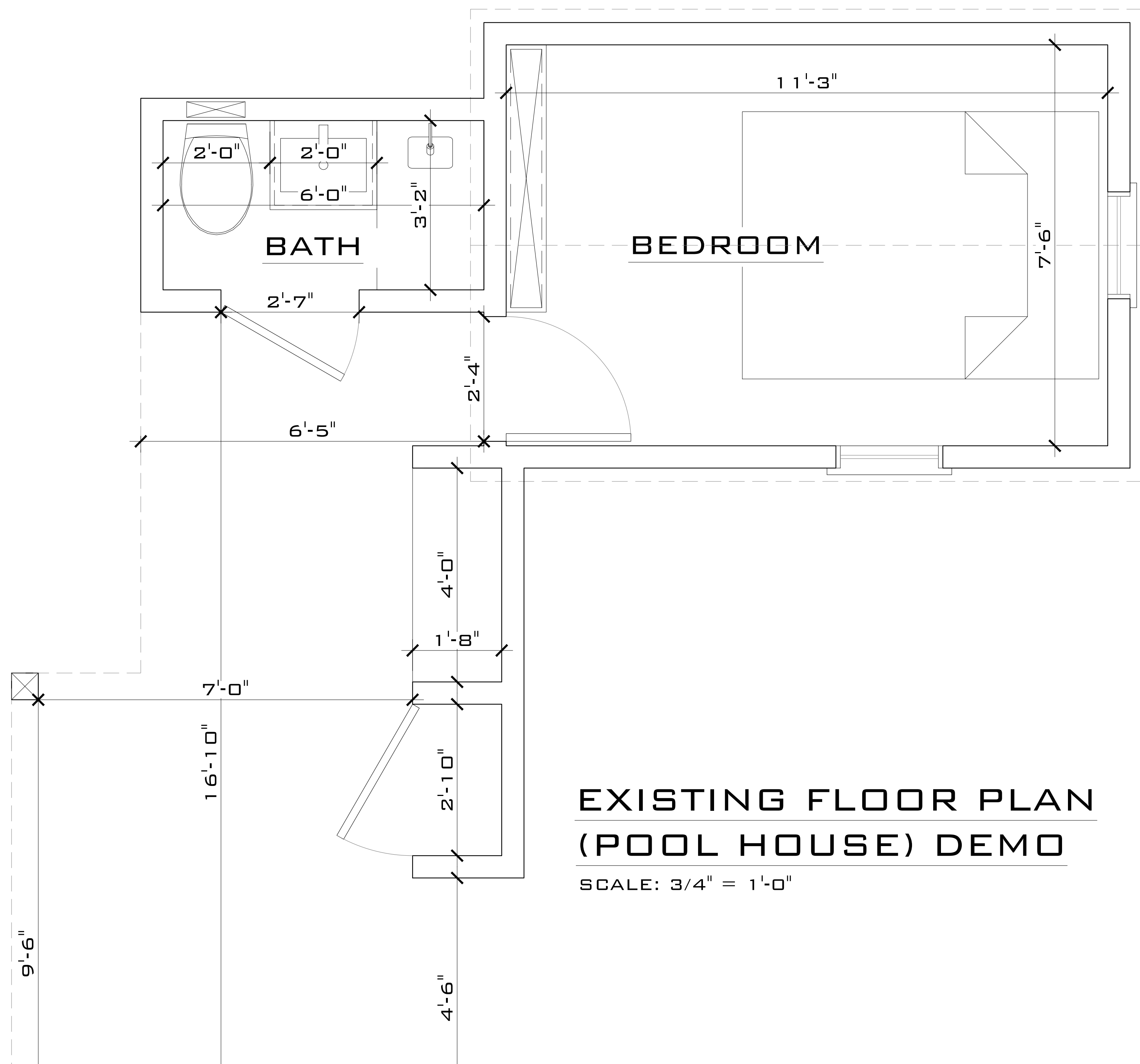
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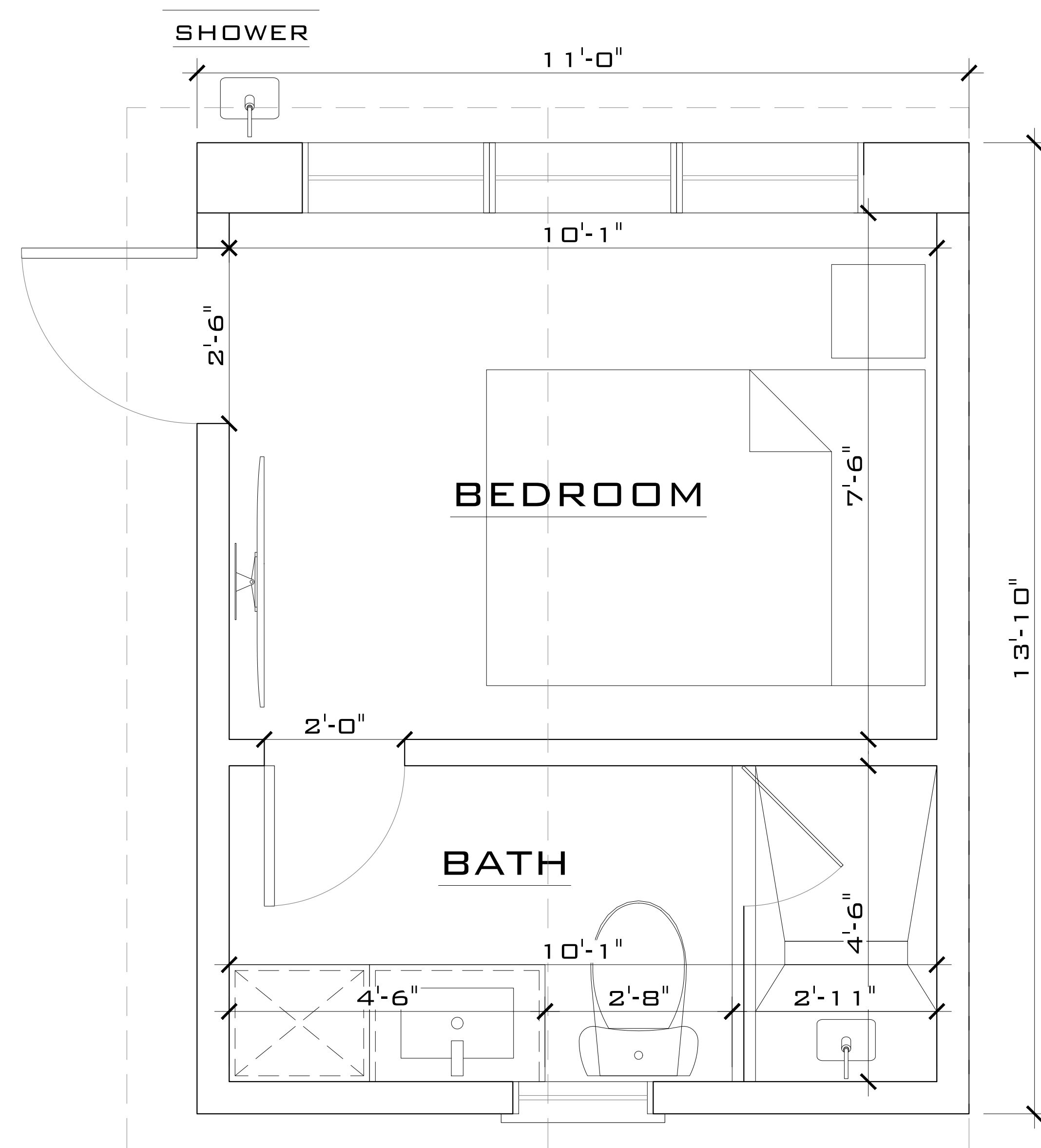
BY: SAM

REVISION: 1



**EXISTING FLOOR PLAN
(POOL HOUSE) DEMO**

SCALE: 3/4" = 1'-0"



**PROPOSED FLOOR PLAN
(POOL HOUSE)**

SCALE: 3/4" = 1'-0"

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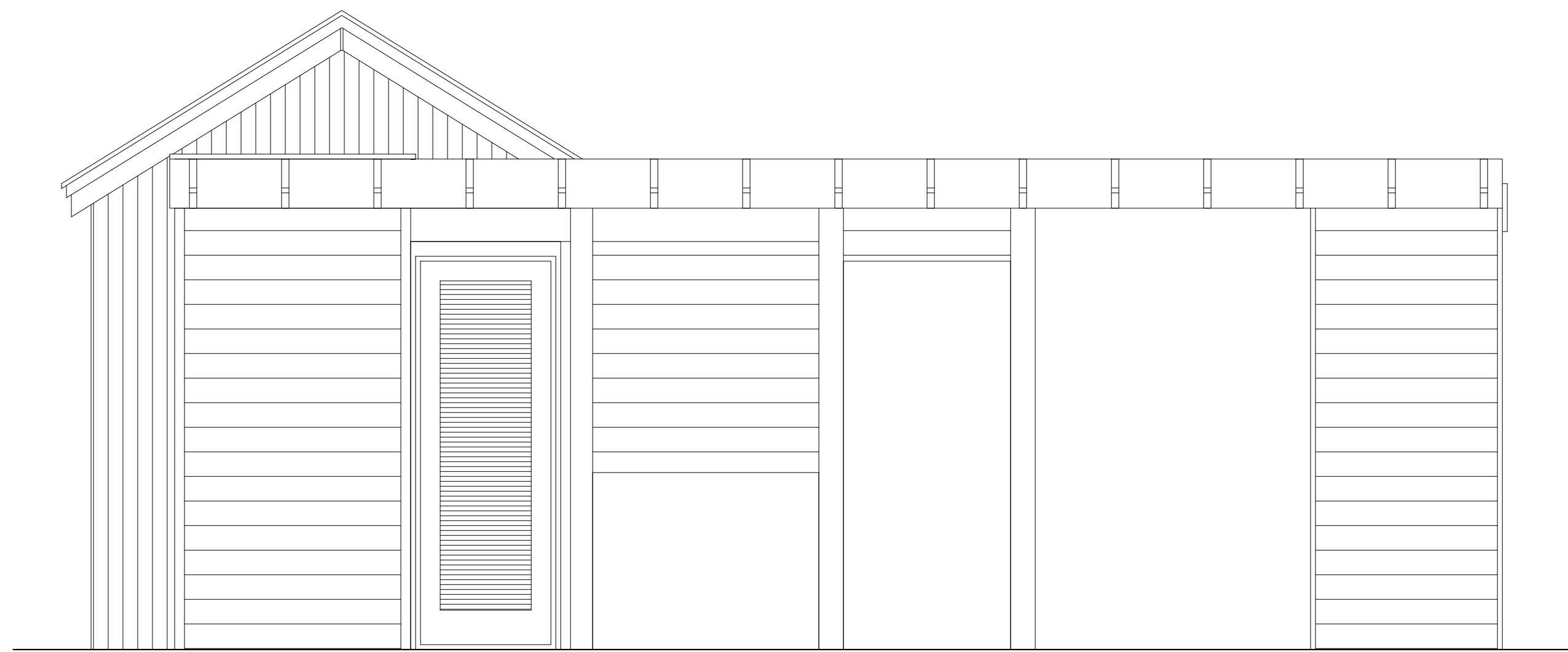
DESIGNER: THOMAS MCCARTHY

PROJECT: 1108 FLEMING ST

1108 FLEMING ST,
KEY WEST, FL 33040

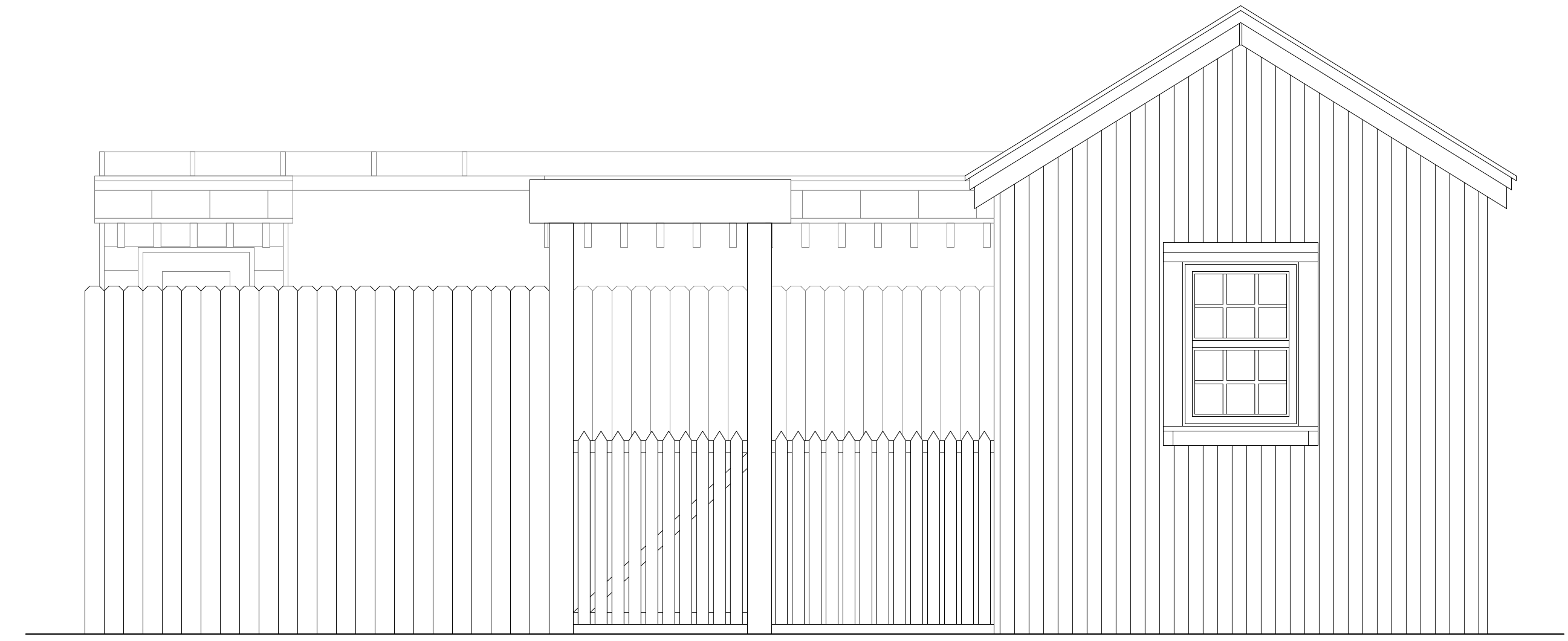
TITLE: PROPOSED FLOOR PLAN

DATE	BY	CHKD	APP'D
AS SHOWN	01/26/24	DA	SM
PROJECT NO.	2311-06	DRAWING NO.	A-101
			1



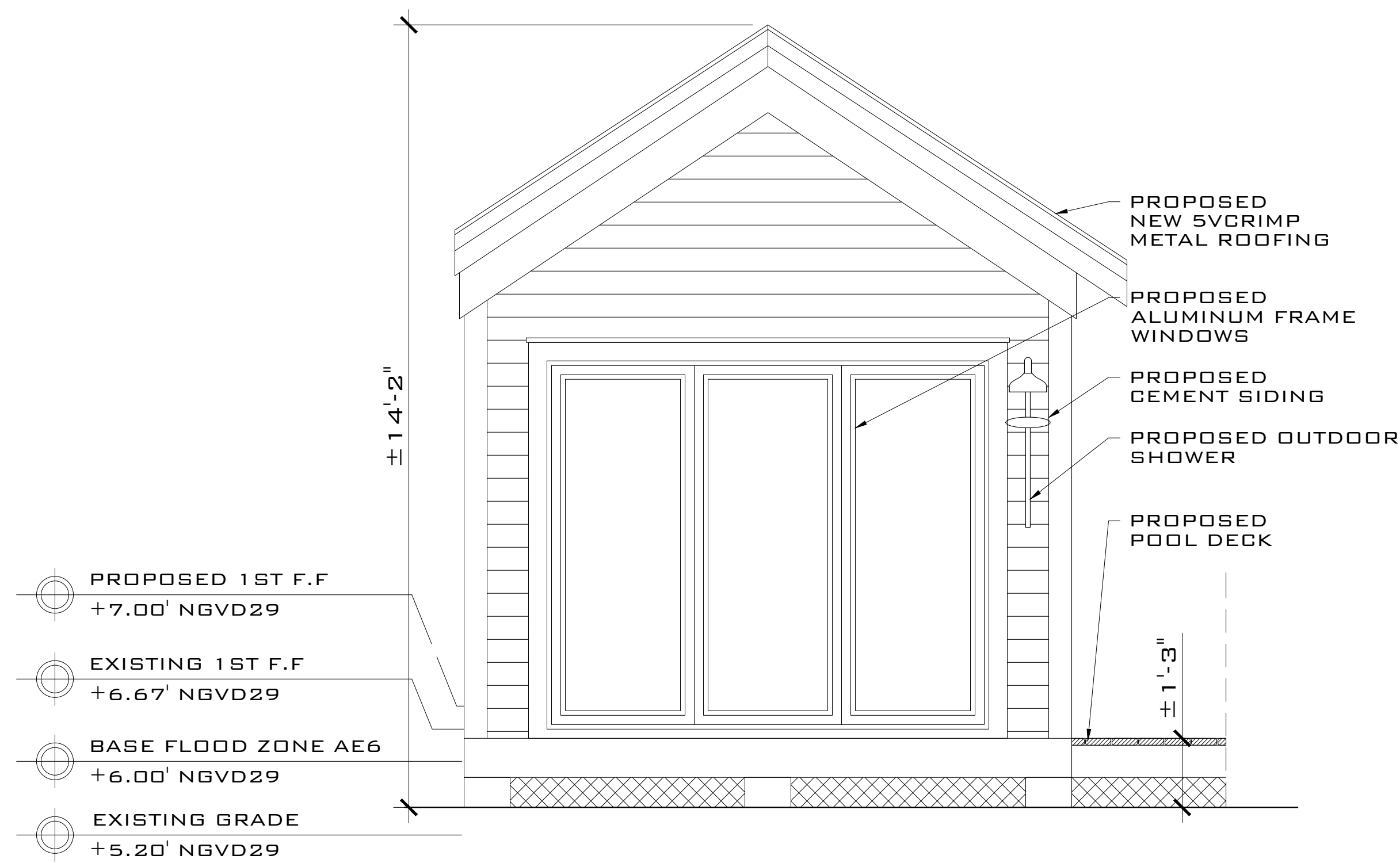
**EXISTING FRONT ELEVATION
(POOL HOUSE)**

SCALE: 1/2" = 1'-0"



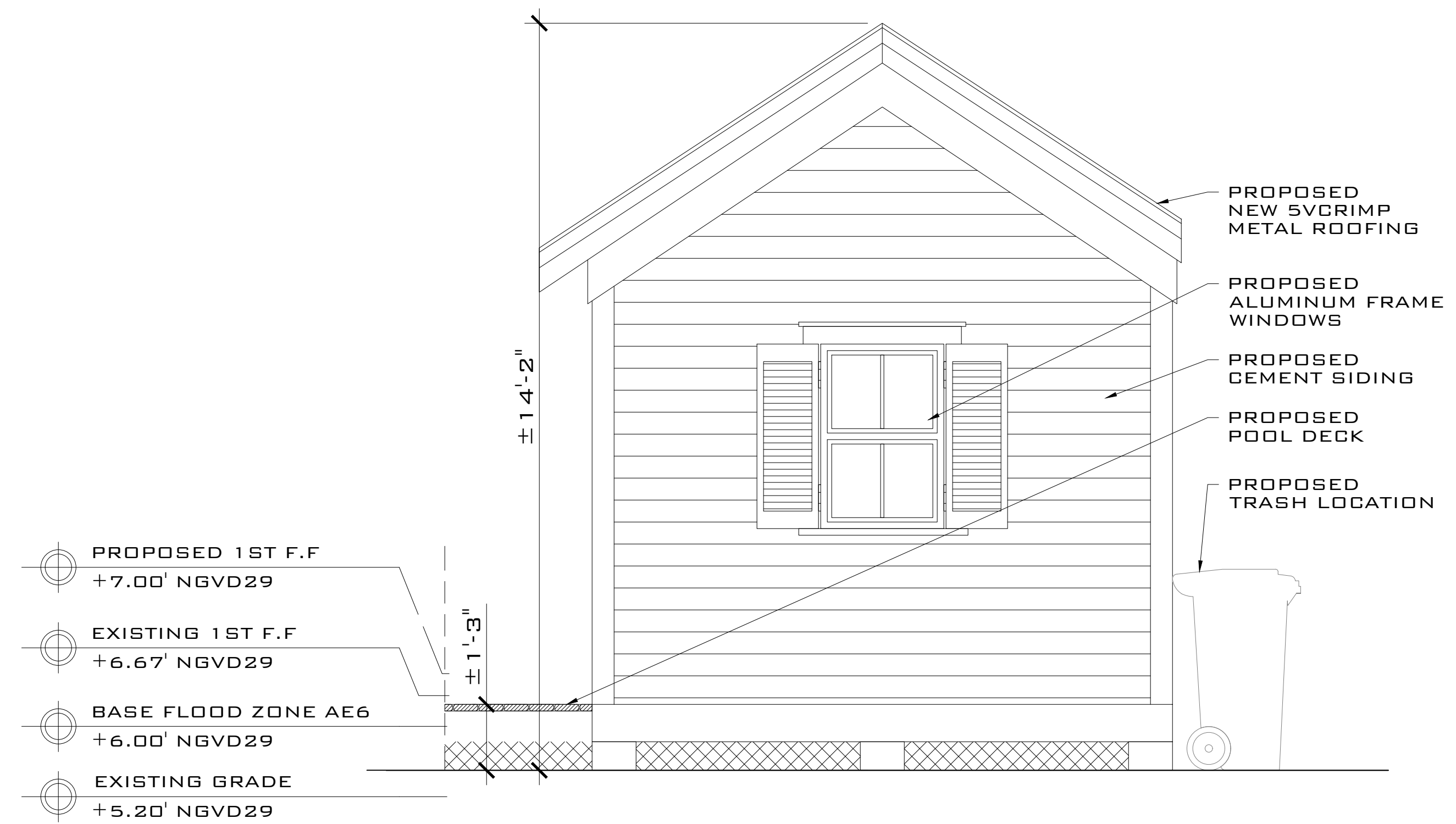
**EXISTING SECONDARY FRONT
ELEVATION
(POOL HOUSE)**

SCALE: 1/2" = 1'-0"



**PROPOSED FRONT ELEVATION
(POOL HOUSE)**

SCALE: 1/2" = 1'-0"



**PROPOSED SECONDARY FRONT
ELEVATION
(POOL HOUSE)**

SCALE: 1/2" = 1'-0"

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LICENSE NO. 71280

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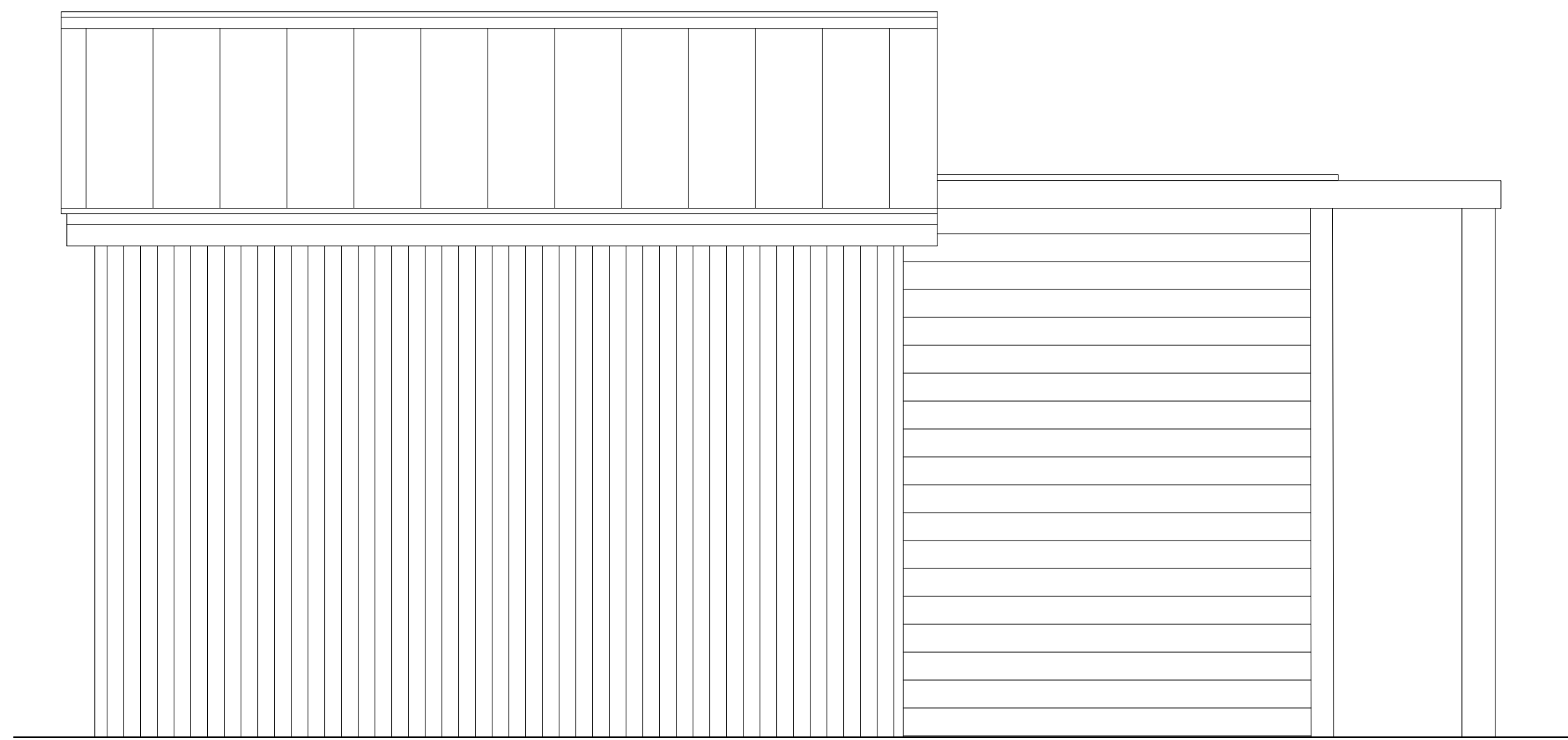
DESIGNER: THOMAS MCCARTHY

PROJECT: 1108 FLEMING ST

DATE: 1108 FLEMING ST,
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE/TITLE	DATE	DESIGN	CHECK
AS SHOWN	01/26/24	DA	SAM
PROJECT NO.	2311-06	A-103	1



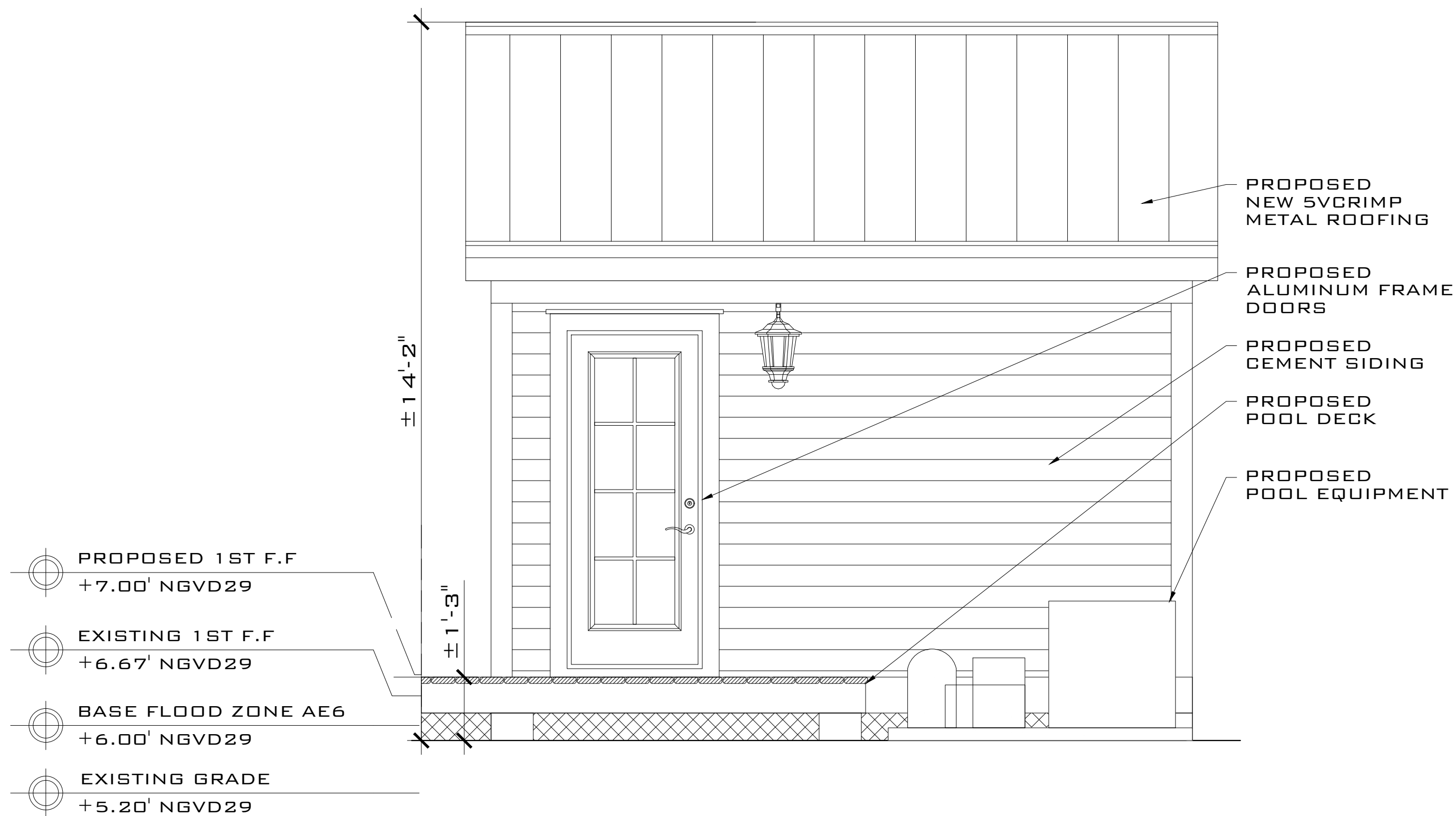
**EXISTING RIGHT ELEVATION
(POOL HOUSE)**

SCALE: 1/2" = 1'-0"



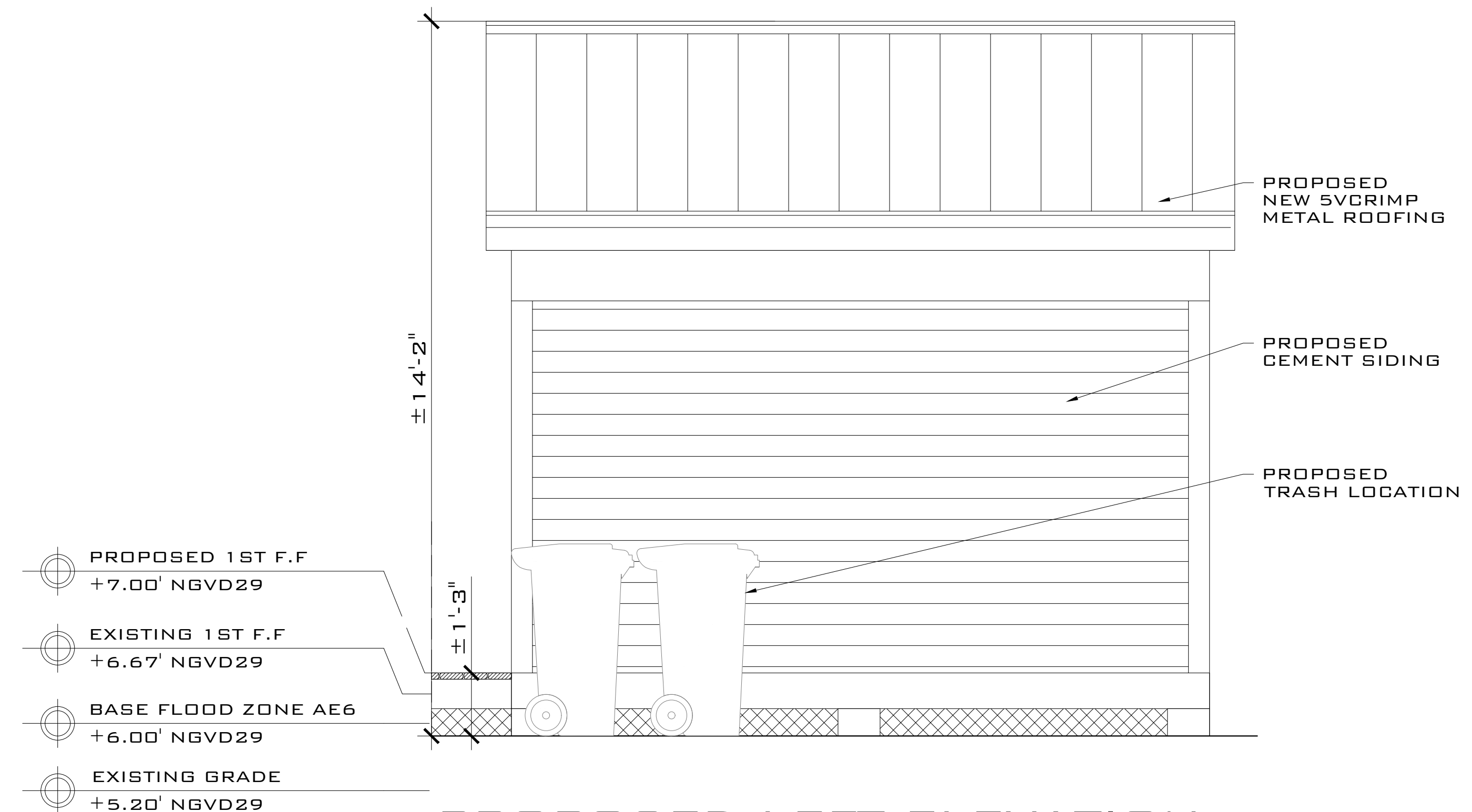
**EXISTING LEFT ELEVATION
(POOL HOUSE)**

SCALE: 1/2" = 1'-0"



**PROPOSED RIGHT ELEVATION
(POOL HOUSE)**

SCALE: 1/2" = 1'-0"



**PROPOSED LEFT ELEVATION
(POOL HOUSE)**

SCALE: 1/2" = 1'-0"

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SERGE MASTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71280

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DESIGNER
THOMAS MCCARTHY

PROJECT
1108 FLEMING ST

DATE
1108 FLEMING ST,
KEY WEST, FL 33040

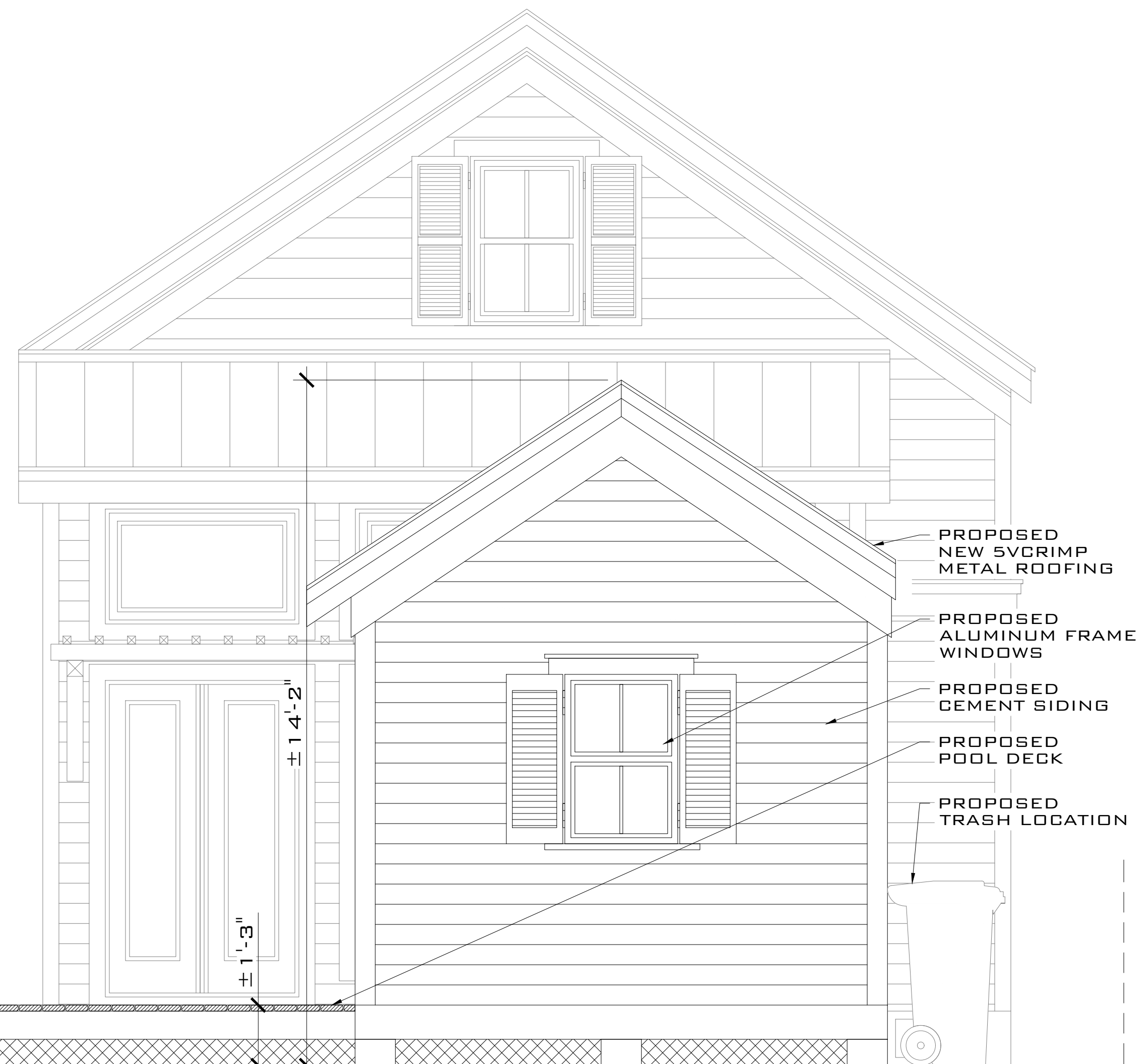
TITLE
PROPOSED ELEVATIONS

DATE/TITLE	DATE	DESIGN	DRAWN	CHECKED
AS SHOWN	01/20/24	DA	SAM	
PROJECT NO.	2311-06	DRAWING NO.	A-104	REVISION
				1



EXISTING SECONDARY FRONT ELEVATION

SCALE: 1/2" = 1'-0"



PROPOSED
NEW 5VCRIMP
METAL ROOFING

PROPOSED
ALUMINUM FRAME
WINDOWS

PROPOSED
CEMENT SIDING

PROPOSED
POOL DECK

PROPOSED
TRASH LOCATION

±1'-3"

±1'-4.2"

- PROPOSED 1ST F.F.
+7.00' NGVD29
- EXISTING 1ST F.F.
+6.67' NGVD29
- BASE FLOOD ZONE AE6
+6.00' NGVD29
- EXISTING GRADE
+5.20' NGVD29

PROPOSED SECONDARY FRONT ELEVATION

SCALE: 1/2" = 1'-0"

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DESIGNER: THOMAS MCCARTHY

PROJECT: 1108 FLEMING ST

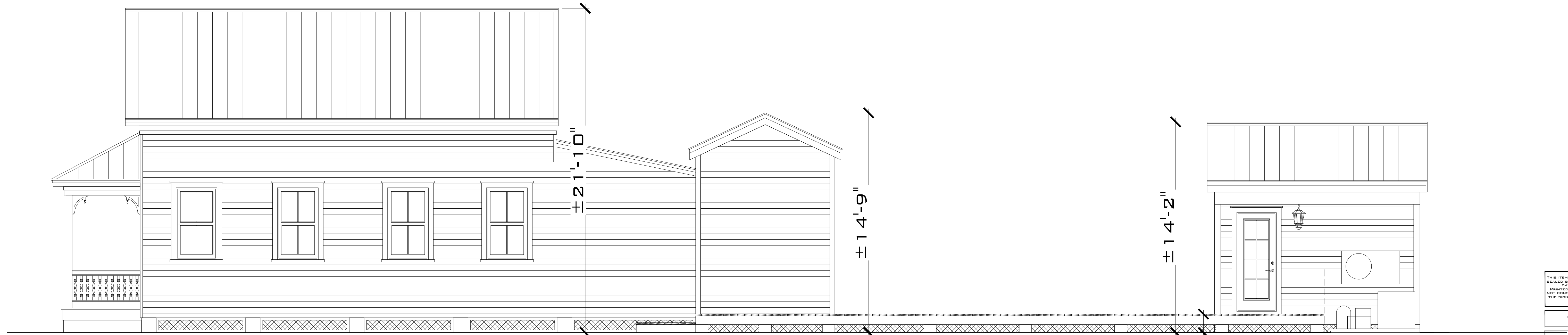
DATE: 1108 FLEMING ST,
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE	BY	DATE	BY	DATE	BY
2311-06	AS SHOWN	01/26/24	DA	01/26/24	SAH
	PROJECT NO.	ISSUED TO		REVISION	
	2311-06	A-105		1	



EXISTING RIGHT ELEVATION
 SCALE: 1/2" = 1'-0"



PROPOSED RIGHT ELEVATION
 SCALE: 1/2" = 1'-0"

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 STATE OF FLORIDA
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CLIENT: THOMAS MCCARTHY

PROJECT: 1108 FLEMING ST

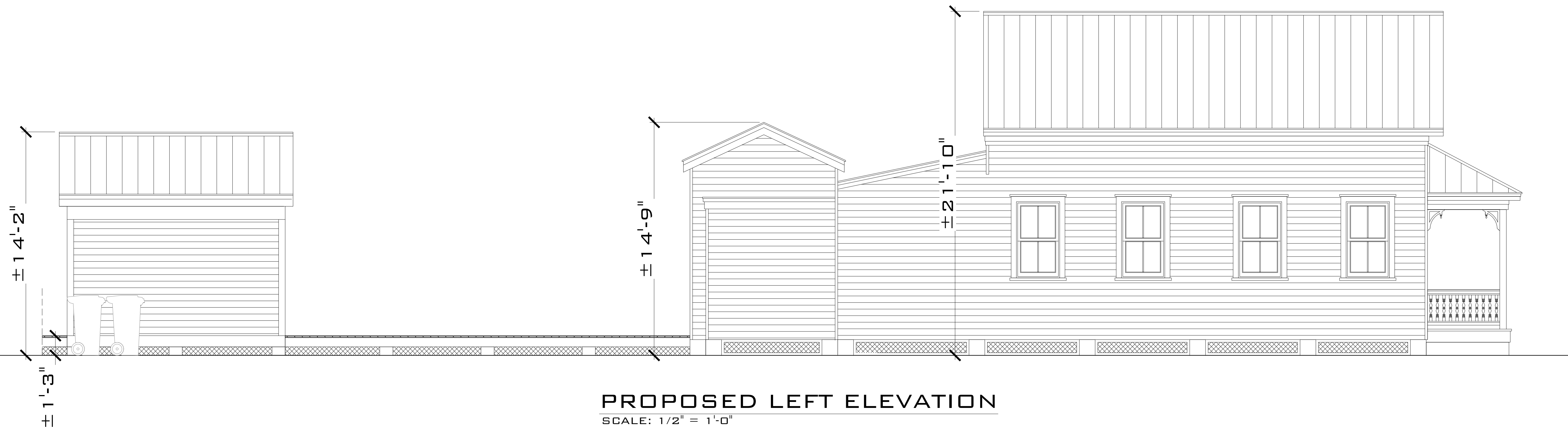
DATE: 1108 FLEMING ST,
 KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE/TITLE	DATE	DESIGN	DESIGNED
AS SHOWN	01/26/24	DA	SAM
PROJECT NO.	2311-06	DATE	01/26/24
	A-106	REVISION	1



EXISTING LEFT ELEVATION
 SCALE: 1/2" = 1'-0"



PROPOSED LEFT ELEVATION
 SCALE: 1/2" = 1'-0"

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CLIENT: THOMAS MCCARTHY

PROJECT: 1108 FLEMING ST

DATE: 1108 FLEMING ST,
 KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE	BY	CHKD	APP'D
AS SHOWN	01/26/24	DA	SM
2311-06	A-107		1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., February 27, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURE. DEMOLITION OF ACCESSORY STRUCTURES AT REAR OF PROPERTY.

#1108 FLEMING STREET

Applicant – Serge Mashtakov Application #H2024-0009

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

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

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

PROPERTY APPRAISER INFORMATION

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 00007040-000000
Account# 1007293
Property ID 1007293
Millage Group 10KW
Location 1108 FLEMING St, KEY WEST
Address
Legal KW PT LOT 3 SQR 44 G31-79/80 OR396-425/27 OR925-2427/29 OR929-1389/94
Description OR930-547 OR956-452 OR1466-2055 OR1537-819 OR1549-1598 OR1618-235/36 OR1631-2096/97 OR1876-1182/83 OR2013-532/33 OR2444-910/12 OR2686-45/47 OR3078-2354 OR3239-0076
 (Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

MCCARTHY KEY WEST LLC
 1108 Fleming St
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$610,449	\$464,472	\$442,674	\$560,782
+ Market Misc Value	\$15,966	\$16,523	\$17,083	\$17,641
+ Market Land Value	\$945,637	\$716,494	\$529,935	\$525,879
= Just Market Value	\$1,572,052	\$1,197,489	\$989,692	\$1,104,302
= Total Assessed Value	\$1,317,238	\$1,197,489	\$989,692	\$1,104,302
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,572,052	\$1,197,489	\$989,692	\$1,104,302

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$716,494	\$464,472	\$16,523	\$1,197,489	\$1,197,489	\$0	\$1,197,489	\$0
2021	\$529,935	\$442,674	\$17,083	\$989,692	\$989,692	\$0	\$989,692	\$0
2020	\$525,879	\$560,782	\$17,641	\$1,104,302	\$1,104,302	\$0	\$1,104,302	\$0
2019	\$554,269	\$568,464	\$18,200	\$1,140,933	\$1,140,933	\$0	\$1,140,933	\$0
2018	\$492,765	\$583,828	\$18,759	\$1,095,352	\$1,095,352	\$0	\$1,095,352	\$0

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
RES SUPERIOR DRY (01SD)	2,625.00	Square Foot	25	105

Buildings

Building ID	470	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2013
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2297	Roof Type	IRR/CUSTOM
Finished Sq Ft	1688	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	226	Bedrooms	3

Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	10	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	90	0	46
DUF	FIN DET UTILIT	8	0	12
FLA	FLOOR LIV AREA	1,688	1,688	294
PTO	PATIO	511	0	186
TOTAL		2,297	1,688	538

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RES POOL	2000	2001	24 x 8	1	192 SF	5
BRICK PATIO	1999	2000	0 x 0	1	81 SF	2
FENCES	2000	2001	4 x 35	1	140 SF	2
FENCES	1999	2000	6 x 74	1	444 SF	2
BRICK PATIO	1999	2000	8 x 12	1	96 SF	2
FENCES	2010	2011	4 x 20	1	80 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
8/17/2023	\$2,254,000	Warranty Deed	2429010	3239	0076
3/1/2021	\$1,250,000	Warranty Deed	2306480	3078	2354
5/21/2014	\$1,140,000	Warranty Deed		2686	45
11/30/2009	\$1,100,000	Warranty Deed		2444	910
5/25/2004	\$995,000	Warranty Deed		2013	0532
3/26/2003	\$675,000	Warranty Deed		1876	1182
2/15/2000	\$395,000	Warranty Deed		1618	0235
11/30/1998	\$210,300	Warranty Deed		1549	1598

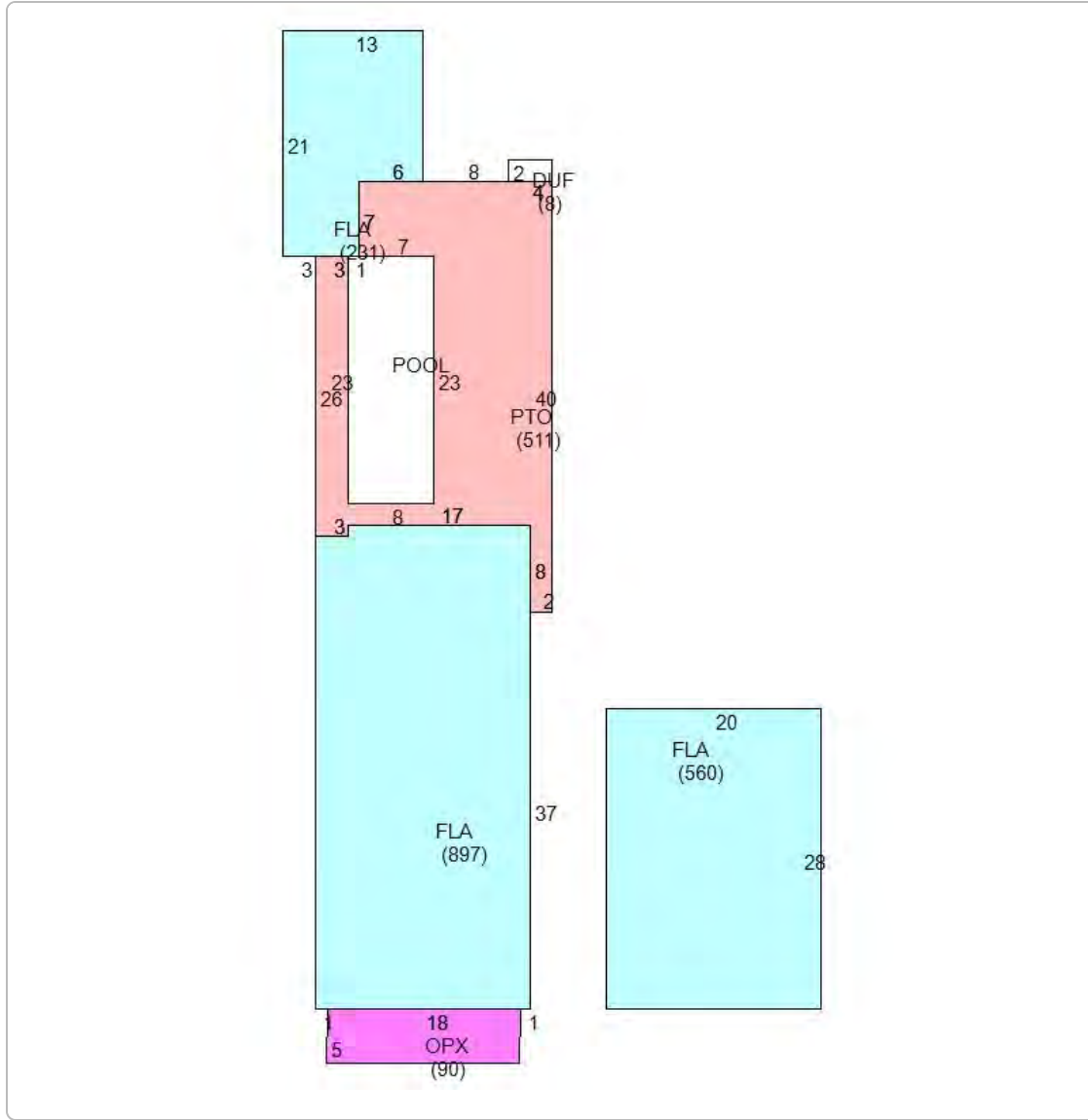
Permits

Number	Date Issued	Date Completed	Amount	Permit Type
23-2753	10/3/2023		\$0	
23-2799	10/2/2023		\$6,850	
22-1408	2/6/2023		\$13,000	Residential
14-5737	12/23/2014	3/10/2016	\$2,400	
10-0808	3/18/2010	10/25/2010	\$1,500	
05-2180	6/7/2005	12/31/2005	\$3,511	
04-1863	5/16/2005	12/31/2005	\$2,400	
05-1067	4/6/2005	12/31/2005	\$22,000	
0002597	8/30/2000	11/6/2000	\$850	
0002057	8/25/2000	11/6/2000	\$8,450	
0002508	8/24/2000	11/6/2000	\$17,500	
0000417	3/6/2000	7/19/2000	\$3,500	
9803850	12/18/1999	8/13/1999	\$5,000	
9900353	2/4/1999	8/13/1999	\$8,000	
9900173	1/15/1999	8/13/1999	\$8,000	
9900207	1/15/1999	8/13/1999	\$5,450	
9801704	12/30/1998	8/13/1999	\$50,000	
9803941	12/28/1998	8/13/1999	\$750	
9803953	12/15/1998	8/13/1999	\$250	

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



