



Historic Architectural Review Commission

Staff Report for Item 8

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: November 20, 2019

Applicant: Artibus Design

Application Number: H2019-0047

Address: #1226 South Street

Description of Work:

Demolition of existing roof overhangs on first and second levels of the rear. Demolition of existing concrete porch. Partial demolition of rear wall for openings into new addition.

Site Facts:

The site under review is a lot containing a main residence and a rear accessory unit. The property is listed as historic, non-contributing to the Key West Historic District. Both existing buildings are listed on the property appraiser's website as two-story, frame vernacular structures that were built circa 1943.

Ordinances Cited on Review:

- Section 102-218, Criteria for demolitions (LDR102:15-102:16).

Staff Analysis:

A Certificate of Appropriateness is under review for the demolition of historic structures, including rear roof overhangs and portions of the rear wall at 1226 South Street. The applicant is also proposing demolition of the existing concrete front and rear porches as well as the existing carport structure. The applicant has submitted architectural drawings for the new proposal.

It is staff's opinion that the request for the demolition of historic portions of the building shall be based on the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

- a) *The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*
 - 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 criteria of section 102-125(1) through (9).*

It is staff's opinion that the roof overhangs and wall at the rear of the historic house are not irrevocably compromised by extreme deterioration. It is unlikely that the front porch, rear porch, and carport structure are original to the building.

The following is the criteria of section 102-125:

- 1) *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;*

Staff opines that the historic entryway elements and the wall at the rear embody no significant architecture or methods of construction.

- 2) *Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

Staff has not found any significant events that have happened on the site that have contributed to local, state, or national history.

- 3) *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;*

The features of the house in question do not have significant value as part of a development, heritage, or cultural characteristics of the city.

- 4) *Is not the site of a historic event with a significant effect upon society;*

Staff has not found that the house is associated to any significant event.

- 5) *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portions of the house in question are not an example of cultural, political, economic, social, or historic heritage of the city.

- 6) *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

The portions of the house in question are not unique examples of distinctive architectural style.

- 7) *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;*

The house in question is not part of a park or square.

- 8) *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; and*

The rear roof overhangs, rear wall, and the front porch of the historic house do not have a unique location representative of visual features of the neighborhood, and they do not exemplify a type of architecture in the neighborhood.

- 9) *Has not yielded, and is not likely to yield, information important in history.*

The rear roof overhangs, rear wall, and the front porch have not yielded, and are not likely to yield, important information in history.

It is staff's opinion that the Commission can review the request for demolition. If approved this will be the first of two required readings for demolition.

APPLICATION



HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS
 \$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE

City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

| | | |
|-------------------------|-----------------|----------------|
| HARC COA # 2019-0047 | 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: | 1226 South St | |
| NAME ON DEED: | Mathew R Reed, Colleen C Reed | PHONE NUMBER (850) 316-7932 |
| OWNER'S MAILING ADDRESS: | 1226 South St | EMAIL matt.r.reed06@gmail.com |
| | Key West, FL 33040 | |
| APPLICANT NAME: | Serge Mashtakov P.E. | PHONE NUMBER (305) 304-3512 |
| APPLICANT'S ADDRESS: | 3706 N. Roosevelt Blvd, Suite i-208 | EMAIL Serge@artibusdesign.com |
| APPLICANT'S SIGNATURE: | | DATE 10/21/2019 |

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 FOREMENTIONED 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: | Proposed two story rear addition 14.7 ft deep, 28.33ft wide with covered rear porch housing Two bedrooms, one bathroom, kitchen and dining room. Height of the addition +/- 21.75 ft. Aproximate gross area of addition is 754 sq.ft. conditioned. Woodframe construction with cement siding aluminum impact windows and doors, standing seam galvanized metal roofing. Front porch addition. |
| MAIN BUILDING: | Interior remodel of first story with rearrangements to master bedroom, closet and bathroom. |
| | |
| | |
| DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): | Demo existing roof overhangs on first and second levels of the rear. Demo existing concrete porch. Demo parts of rear wall for new openings into addition. |

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

| | |
|---|------------------------------|
| | |
| | |
| ACCESSORY STRUCTURE(S): No changes proposed. | |
| | |
| | |
| PAVERS: | FENCES: |
| | |
| | |
| DECKS: Proposed wood frame deck covered and open, +/- 25 inches above grade | PAINTING: |
| | |
| SITE (INCLUDING GRADING, FILL, TREES, ETC.): | POOLS (INCLUDING EQUIPMENT): |
| | |
| | |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): | OTHER: |
| | |
| | |

| OFFICIAL USE ONLY: | HARC COMMISSION REVIEW | EXPIRES ON: |
|--------------------------------|---|-------------|
| MEETING DATE: | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| MEETING DATE: | ___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION | INITIAL: |
| REASONS OR CONDITIONS: | | |
| | | |
| | | |
| STAFF REVIEW COMMENTS: | | |
| | | |
| | | |
| FIRST READING FOR DEMO: | SECOND READING FOR DEMO: | |
| HARC STAFF SIGNATURE AND DATE: | HARC CHAIRPERSON SIGNATURE AND DATE: | |

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1 300 WHITE STREET
 KEY WEST, FLORIDA 33040

| | |
|-----------------|----------------|
| HARC COA # | INITIAL & DATE |
| ZONING DISTRICT | BLDG PERMIT # |

| | |
|-------------------------------------|--|
| ADDRESS OF PROPOSED PROJECT: | 1226 South St |
| PROPERTY OWNER'S NAME: | Mathew R Reed, Colleen C Reed |
| 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 | Colleen Reed 10/21/19 DATE AND PRINT NAME |
|----------------------------|---|

| DETAILED PROJECT DESCRIPTION OF DEMOLITION |
|--|
| Demo existing roof overhangs on first and second levels of the rear. Demo existing concrete porch. |
| Demo parts of rear wall for new openings into addition. |
| |
| |

| 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. |
| Not applicable |
| |
| |
| (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. |
| No distinctive characteristics of the type, period, or method of construction is represented in roof overhangs of the rear nor in existing front concrete porch. |

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.

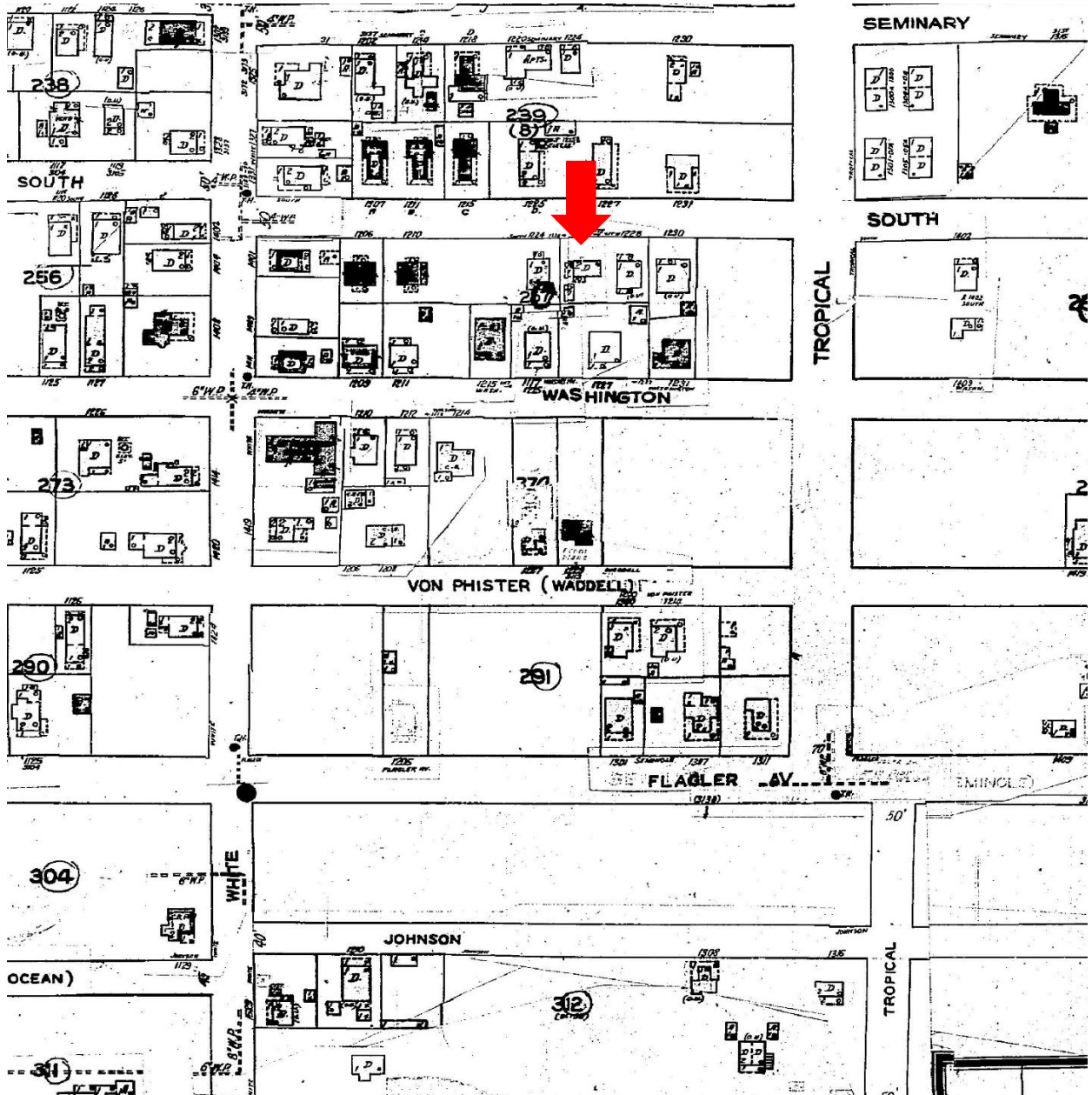
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| (b) Is not specifically associated with events that have made a significant contribution to local, state, or national history. |
| Not associated with events of local, state nor national history. |
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| |
| (c) Has no significant character, interest, or value as part fo 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 significatn character, interest, or value is affected by the proposed demolition. |
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| |
| (d) Is not the site of a historic event with significant effect upon society. |
| Property is not the site of a historic event. |
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| |
| (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. |
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| |
| (f) Does not portray the environment in an era of history characterized by a distinctive architectural style. |
| No distinctive architectural style is represented in rear roof overhangs nor in front porch. |
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| |
| (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. |

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.

| |
|--|
| Not a unique location. |
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| |
| (i) Has not yielded, and is not likely to yield, information important in history. |
| No historic information is yielded. |
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| 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 structures 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 application does not request the demolition of the historic building - only front concrete porch and parts of rear roof overhangs and rear walls. Historic landscape will not be affected by the proposed demolition activities |
| |
| (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. |
| Not applicable |
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| |
| (4) Removing buildings or structures that would otherwise qualify as contributing. |
| Not applicable |
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| |

SANBORN MAPS



PROJECT PHOTOS



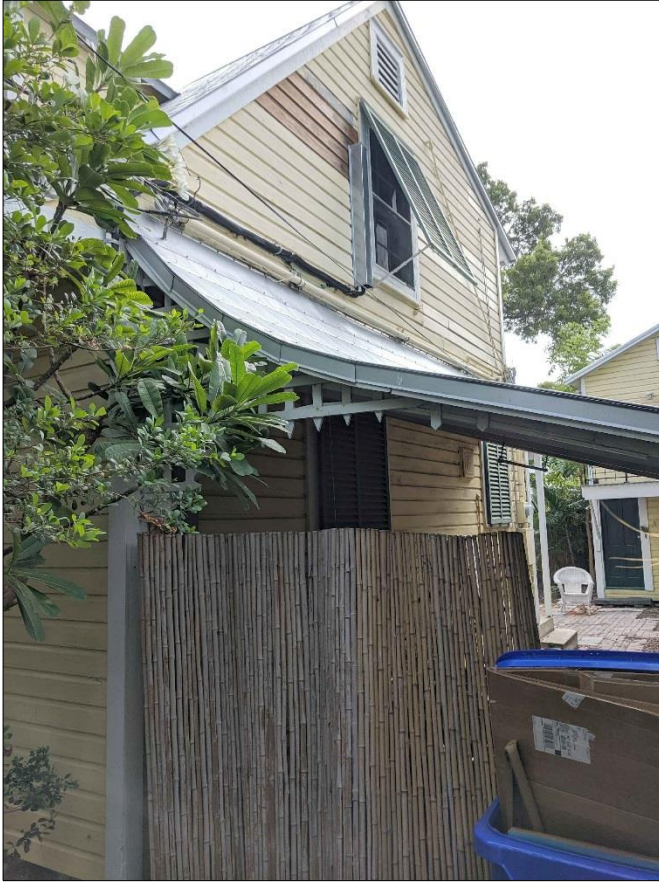
Historic Photo of 1226 South Street from 1965.



1226 South St, Existing Front Elevation.



1226 South St, Existing Rear Elevation



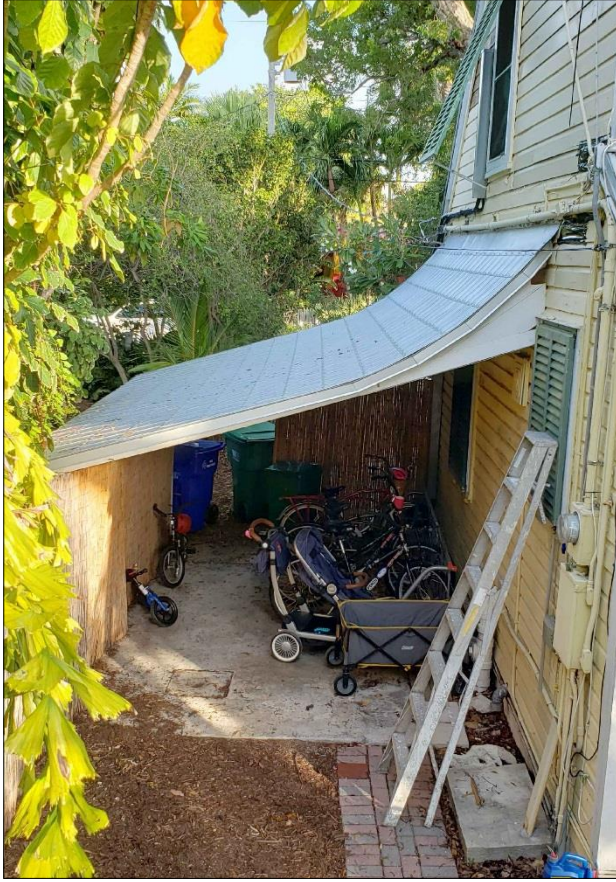
1226 South St, Existing Right Elevation



1226 South St, Existing Left Elevation



1226 South St, Carport – Front



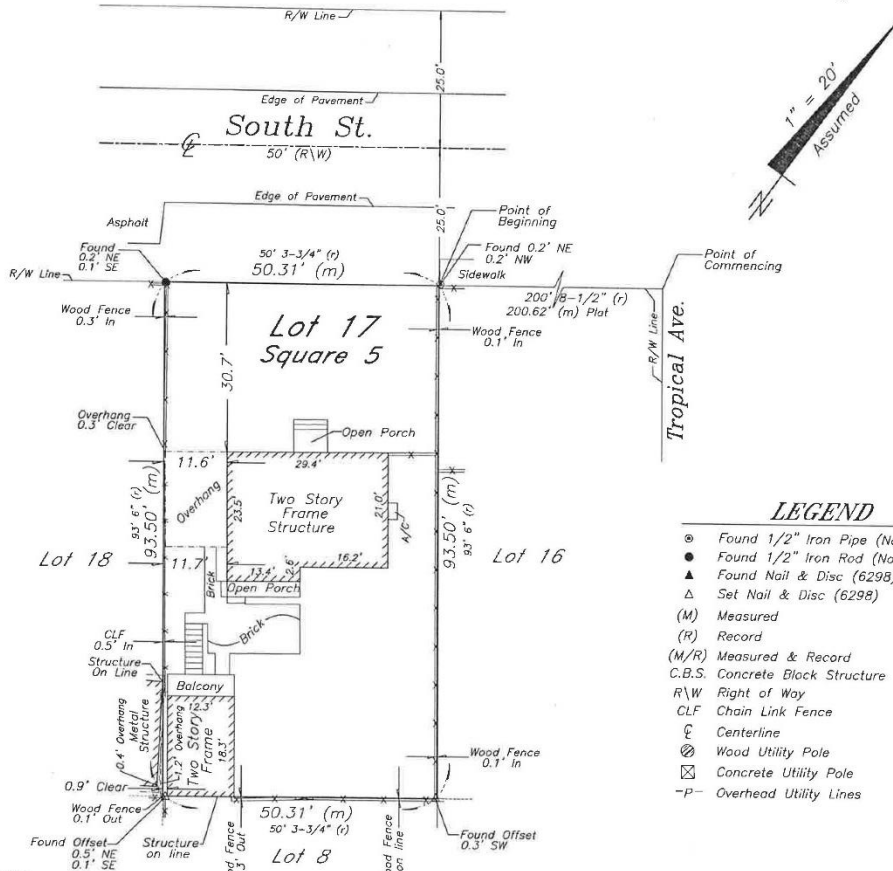
1226 South St, Carport – Rear



1226 South St, Existing Cottage in Rear Right Corner of the property

SURVEY

Boundary Survey Map of Lot 17, Square 5, Tract 19,
TROPICAL BUILDING & INVESTMENT COMPANY, Island of Key West



LEGEND

- Found 1/2" Iron Pipe (No ID)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6295)
- ▲ 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. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1226 South 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. Date of field work: June 5, 2019
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West, and known as Lot 17, in Square 5 of Tract 19, according to a diagram of Tract 19 made by William A. Gwynn and filed by the Tropical Building and Investment Company in Plat Book 1, Page 34, Monroe County Records: Commencing at a point on South Street 200 feet, 8-1/2 inches from the corner of Tropical Avenue and South Street, and running thence along South Street in a Southwesterly direction 50 feet, 3-3/4 inches; thence Southeasterly 93 feet and 6 inches; thence at right angles in a Northeasterly direction 50 feet, 3-3/4 inches; thence in a Northwesterly direction 93 feet and 6 inches to the place of beginning on South Street.

BOUNDARY SURVEY FOR: Matthew Robert Reed and Colleen Catherine Reed;
First Internet Bank of Indiana;
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

June 6, 2019

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

CONSTRUCTION PLANS FOR 1226 SOUTH ST

SITE LOCATION



PROJECT LOCATION:
1226 SOUTH ST
KEY WEST, FL 33040

CLIENT:
MATHEW REED



Digitally signed by
Serge Mashtakov
P.E. 71480 State of
Florida
Date: 2019.10.21
14:23:52 -04'00'

DATE: 2019.10.21
TIME: 14:23:52
LOCATION: MS 71480

NO. 71480
TYPE: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
2410 N. UNIVERSITY BLVD
SUITE 1000
KEY WEST, FL 33040
TEL: 305.231.2312
WWW.ARTIBUSDESIGN.COM
PA. 8 305.231.2312

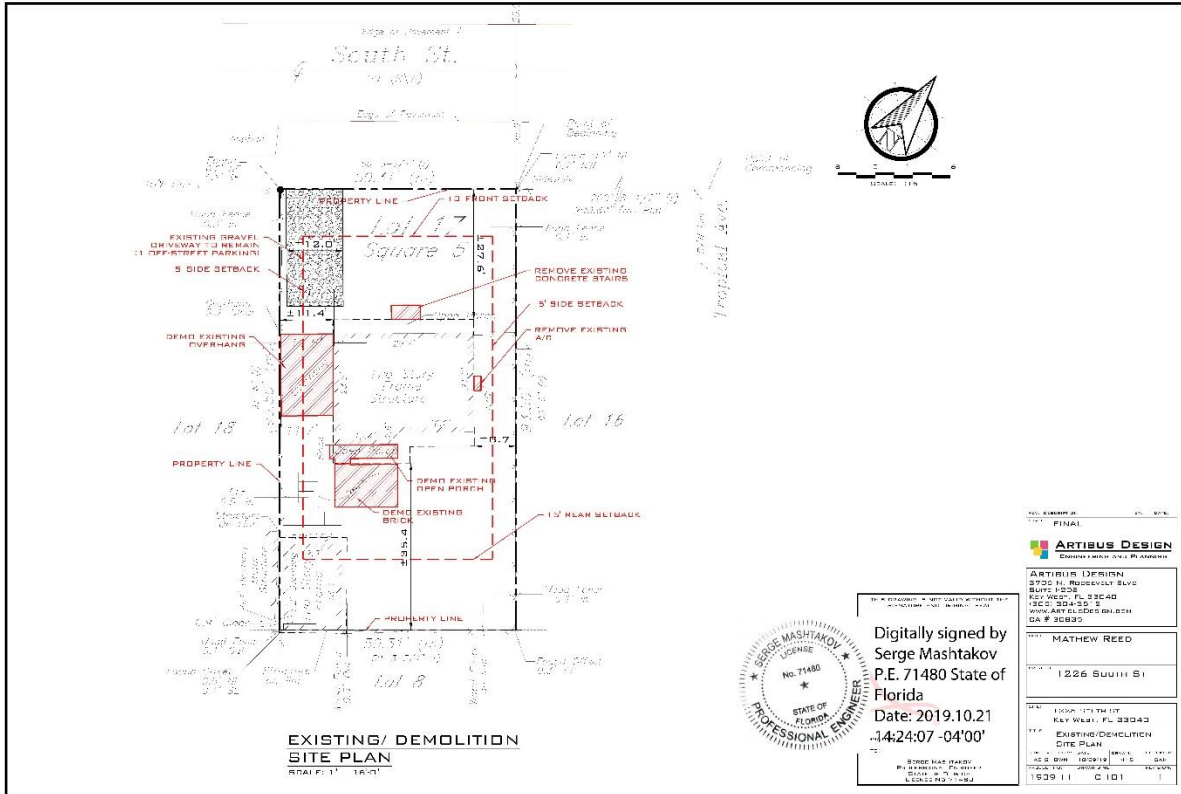
BY: MATHEW REED

PROJECT: 1226 SOUTH ST

PROJECT LOCATION:
KEY WEST, FL 33040

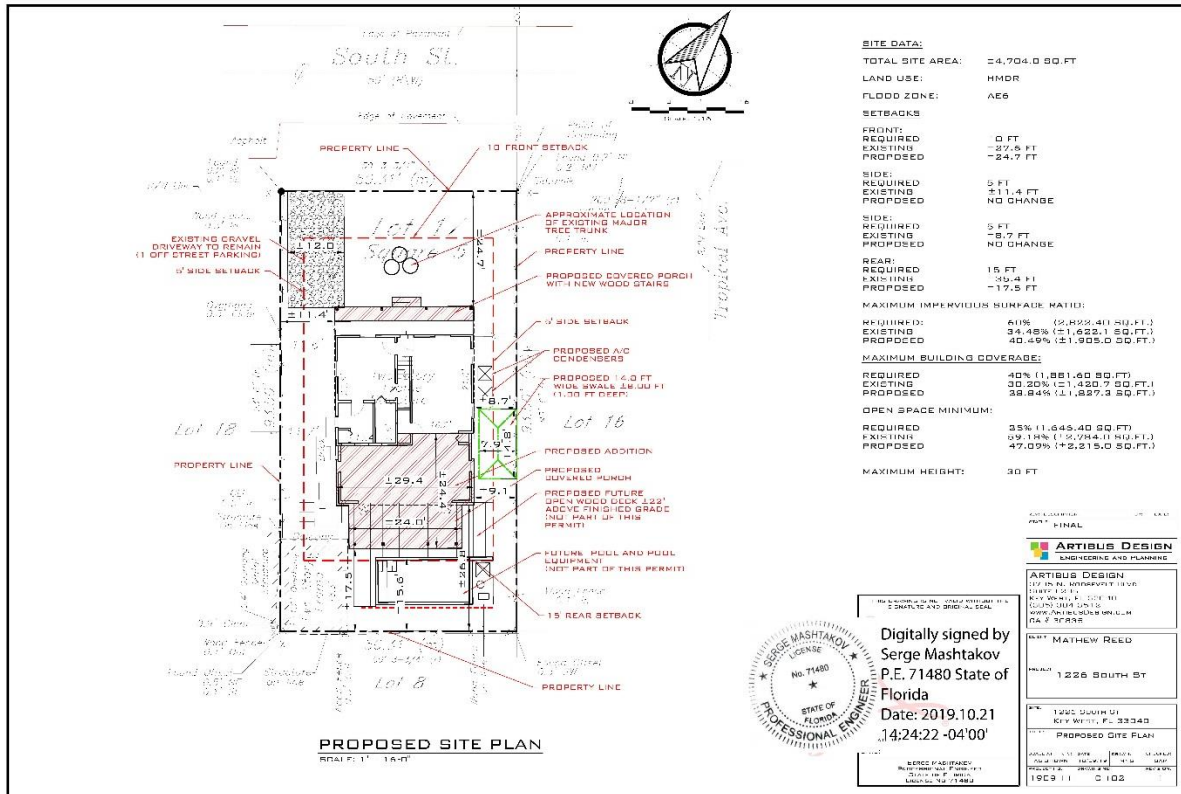
DATE: 2019.10.21
TIME: 14:23:52
LOCATION: MS 71480

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Serge Mashtakov
P.E. 71480 State of
Florida
Date: 2019.10.21
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|--|----------------------------------|
| DATE: 10/21/2019 | TIME: 10:00 AM |
| STATUS: FINAL | |
| ARTIBUS DESIGN ENGINEERING AND PLANNING | |
| ARTIBUS DESIGN 2725 N. ROSSDALE BLVD SUITE 102B WEST PALM BEACH, FL 33410 TEL: 561-834-3333 WWW.ARTIBUSDESIGN.COM | |
| PROJECT: | MATHEW REED |
| ADDRESS: | 1226 SOUTH ST |
| CITY: | KEY WEST, FL 33040 |
| TYPE: | EXISTING/DEMOLITION SITE PLAN |
| SCALE: | 1" = 10'-0" |
| DATE: | 10/21/2019 |
| TIME: | 10:00 AM |
| PROJECT: | 1909 11 |
| CITY: | 101 |



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Serge Mashtakov
P.E. 71480 State of
Florida
Date: 2019.10.21
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SITE DATA:

TOTAL SITE AREA: 24,704.0 SQ. FT.

LAND USE: HMDR

FLOOD ZONE: AE6

SETBACKS

FRONT:
REQUIRED: 0 FT
EXISTING: -27.5 FT
PROPOSED: -24.7 FT

SIDE:
REQUIRED: 5 FT
EXISTING: 21.4 FT
PROPOSED: NO CHANGE

REAR:
REQUIRED: 15 FT
EXISTING: 35.4 FT
PROPOSED: -17.5 FT

MAXIMUM IMPERVIOUS SURFACE RATIOS:

EXISTING: 61% (2,822.41 SQ. FT.)
PROPOSED: 34.48% (1,622.1 SQ. FT.)
PROPOSED: 40.49% (1,955.0 SQ. FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED: 40% (1,081.60 SQ. FT.)
EXISTING: 30.20% (1,480.7 SQ. FT.)
PROPOSED: 38.84% (1,897.8 SQ. FT.)

OPEN SPACE MINIMUM:

REQUIRED: 35% (1,645.40 SQ. FT.)
EXISTING: 09.14% (1,074.0 SQ. FT.)
PROPOSED: 47.03% (2,215.0 SQ. FT.)

MAXIMUM HEIGHT: 30 FT

| | |
|--|--------------------|
| DATE: 10/21/2019 | TIME: 10:00 AM |
| STATUS: FINAL | |
| ARTIBUS DESIGN ENGINEERING AND PLANNING | |
| ARTIBUS DESIGN 2725 N. ROSSDALE BLVD SUITE 102B WEST PALM BEACH, FL 33410 TEL: 561-834-3333 WWW.ARTIBUSDESIGN.COM | |
| PROJECT: | MATHEW REED |
| ADDRESS: | 1226 SOUTH ST |
| CITY: | KEY WEST, FL 33040 |
| TYPE: | PROPOSED SITE PLAN |
| SCALE: | 1" = 10'-0" |
| DATE: | 10/21/2019 |
| TIME: | 10:00 AM |
| PROJECT: | 1909 11 |
| CITY: | 102 |



**MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

| | | | | | | | |
|----------------|---|----------|-----------------|-----------|---|--------|-----------------|
| Rooftops | A | 1,420.70 | ft ² | Sidewalks | D | 201.42 | ft ² |
| Decks / Patios | B | 0.00 | ft ² | Pool/Deck | E | 0.00 | ft ² |
| Driveways | C | 0.00 | ft ² | Other | F | 0.00 | ft ² |

Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F) = 1,622.12 **1a**

b. Determine NEW Impervious Coverage PROPOSED with improvement:

| | | | | | | | |
|----------------|---|--------|-----------------|-----------|---|------|-----------------|
| Rooftops | A | 491.98 | ft ² | Sidewalks | D | 0.00 | ft ² |
| Decks / Patios | B | 209.10 | ft ² | Pool/Deck | E | 0.00 | ft ² |
| Driveways | C | 0.00 | ft ² | Other | F | 0.00 | ft ² |

Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F) = 292.88 **1b**

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) = 1,905.00 **1**

2. Determine Percentage of Impervious Coverage on site:

1,905.00 **1** ft² / 4,704.00 ft² = 40.50% **2** % of Impervious Coverage
Total Impervious Coverage / Total Lot Area

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

4,704.00 **3** ft² - 0.00 ft² = 4,704.00 **3** Disturbed Area
Total Lot Area - Native Vegetation - If no BMP enter "0"

To the purpose of this section, the term "disturbed area" includes the entire lot except that the area covered by the following best management practices (BMP) shall be excluded from the calculation of disturbed area: 1) Forested native vegetation on buffer strips (both on-site and off-site) which will be retained and managed through a site-specific management plan; 2) Forested native vegetation on buffer strips (both on-site and off-site) which will be retained and managed through a site-specific management plan; 3) Open water surfaces and wetlands (both marsh, bottomland, prairie, or freshwater marsh, including types); 4) It shall be the responsibility of the applicant to effectively 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:
Disturbed Area **3** ft² X 0.083 = 4b **3** Swale Volume

b. For a NEW home with 40% or greater Impervious Coverage, use:
Disturbed Area **3** ft² X 0.208 X 40.50% **2** % = 4b **3** Swale Volume
% of Impervious Coverage

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 **1b** ft² X 0.083 = 0.00 **4c1** ft² Added Swale Volume

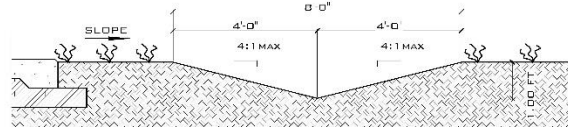
2. When the new development increases the total lot impervious area to 40% or above:
Impervious Coverage PROPOSED **1b** ft² X 0.208 = 96.84 **4c2** ft² Added Swale Volume
Swale Volume

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

((8.00 **5** ft X 1.00 **5** ft) / 2 = 4.00 **5** ft² Cross Sectional Area
Width / Depth

Swale Volume **3** ft³ / 14.71 **5** ft² = Swale Length
Either 4-a, b, c1 or c2 Cross Sectional Area
(*e.g. V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These formulas are derived from the criteria for Water Quality Treatment in paragraph (2)(b), 6.a. of Monroe County Code 114-0, updated 9/9/2017



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Serge Mashtakov
P.E. 71480 State of
Florida
Date: 2019.10.21
4:24:37 -04'00'

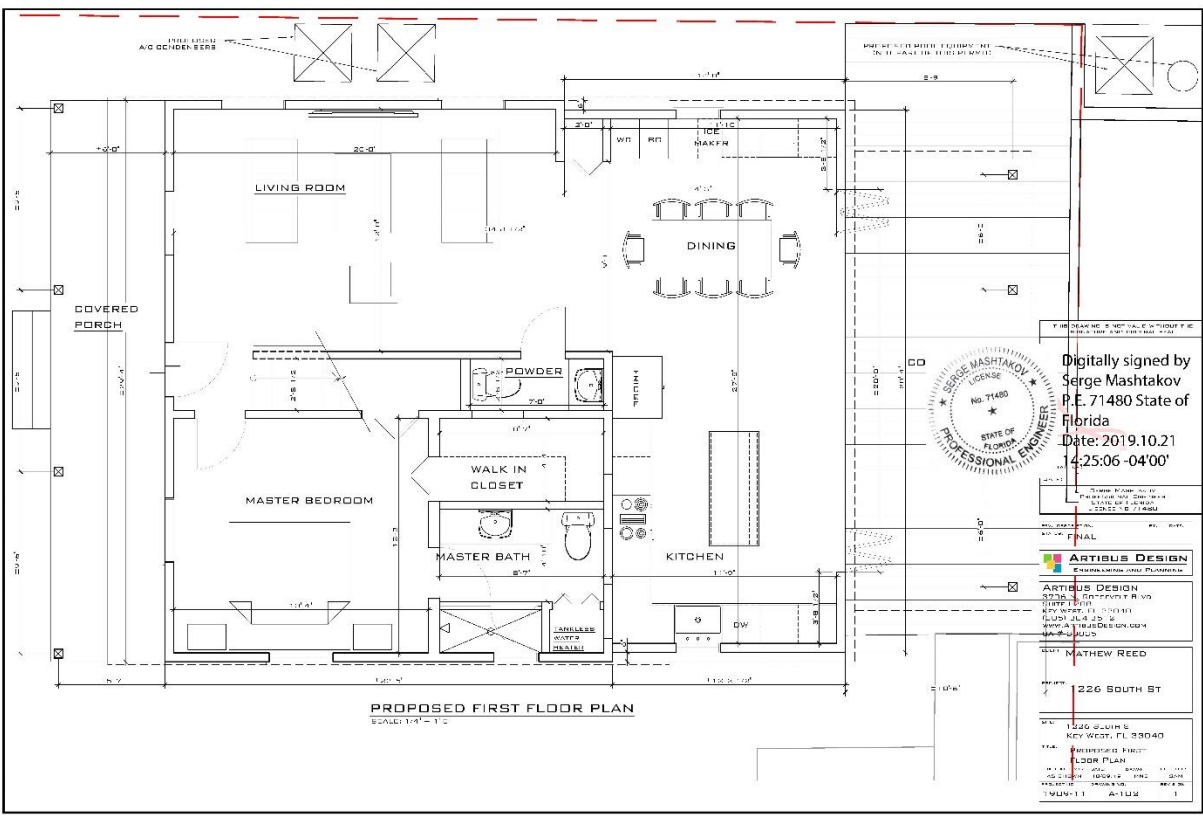
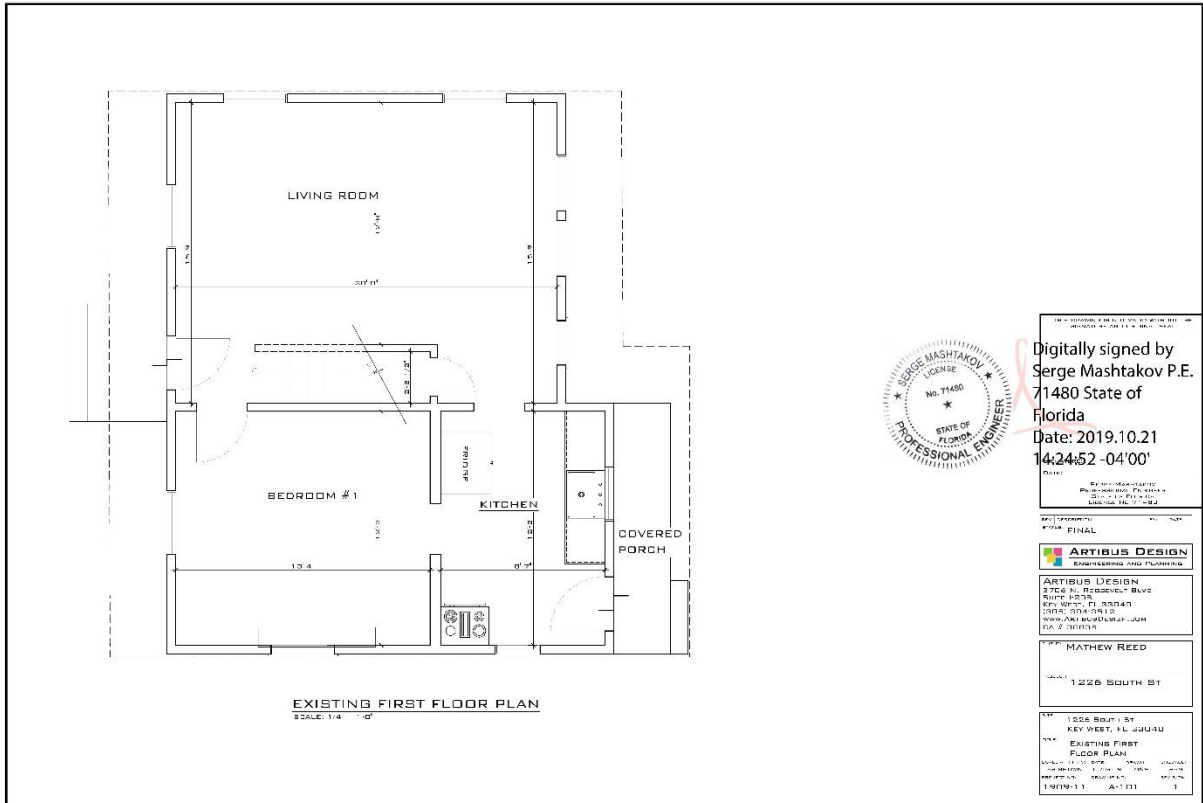
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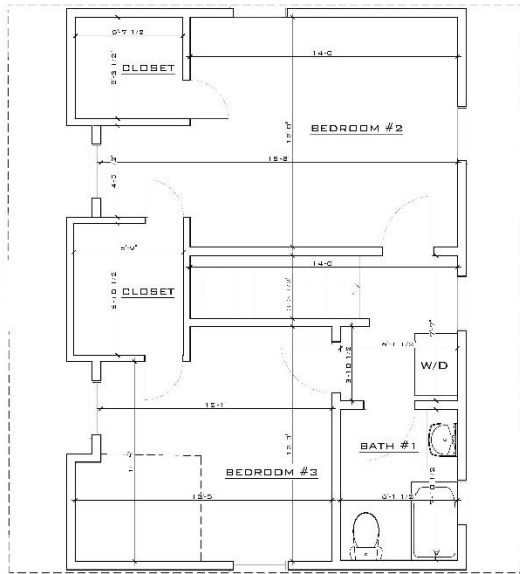
ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3075 N. DUNSTON BLVD
SUITE 200
KEY WEST, FL 33440
TEL: 305.854.5151
WWW.ARTIBUSDESIGN.COM
EA # 30395

MATHEW REED
1226 SOUTH ST

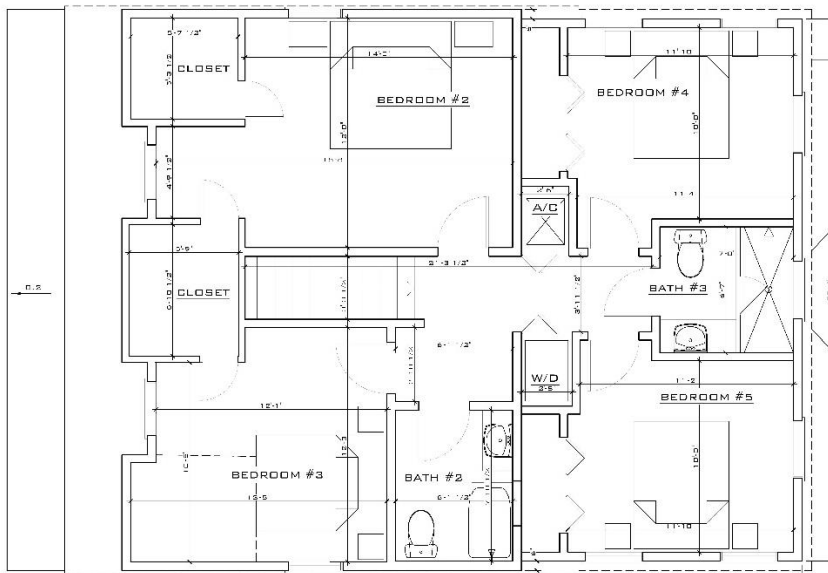
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KEY WEST, FL 33440
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STATE OF FLORIDA
1979-11 P-113





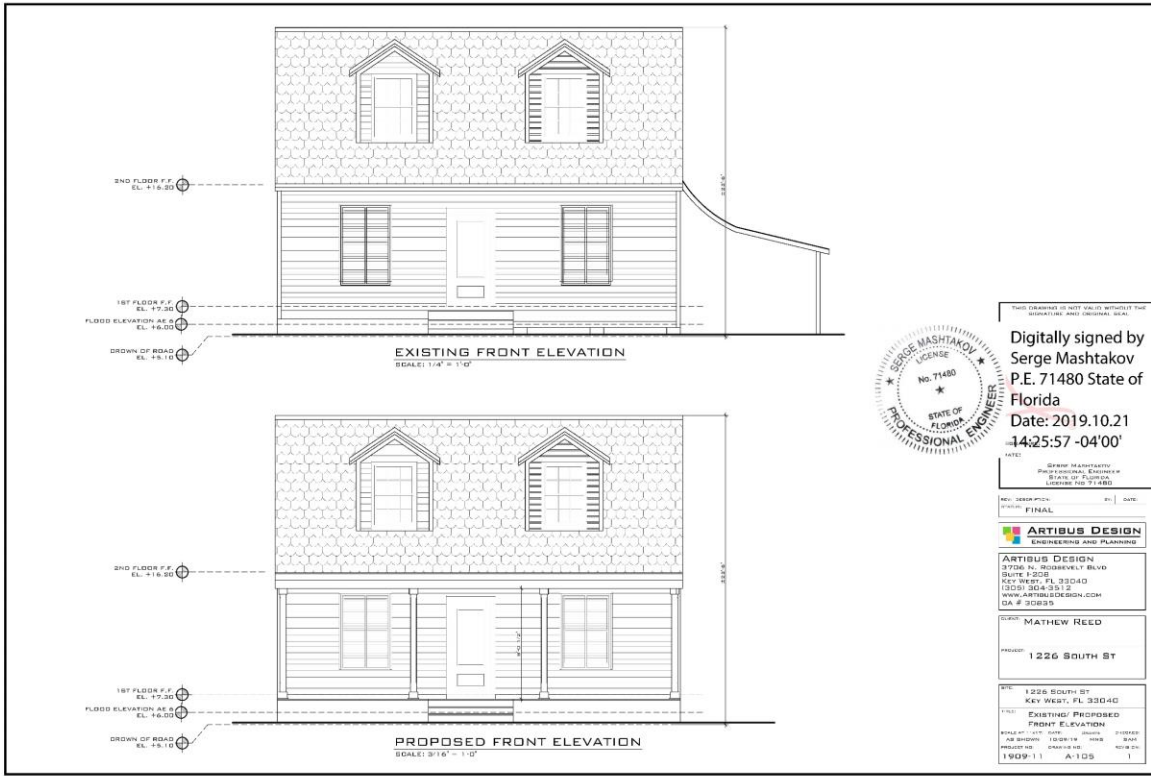
Digitally signed by
Serge Mashtakov P.E.
71480 State of Florida
Date: 2019.10.21
14:25:22 -04'00'

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Digitally signed by
Serge Mashtakov P.E.
71480 State of Florida
Date: 2019.10.21
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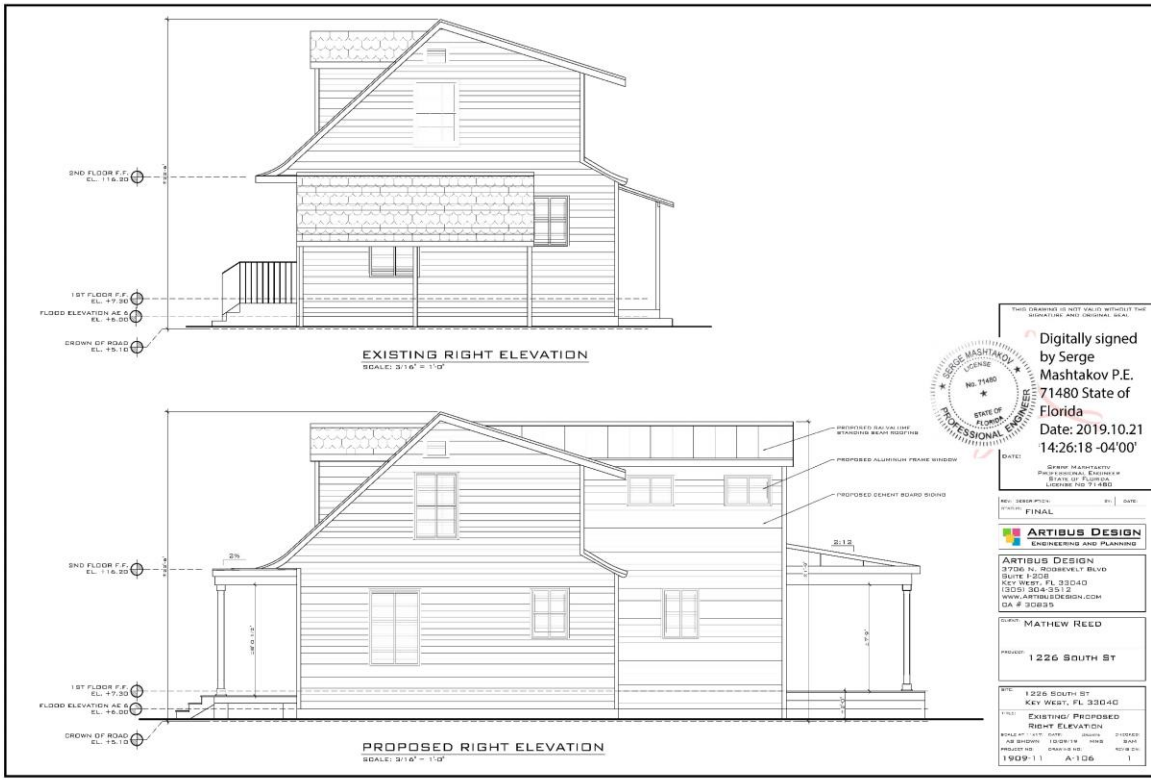
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THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

Digitally signed by
Serge Mashtakov
P.E. 71480 State of
Florida
Date: 2019.10.21
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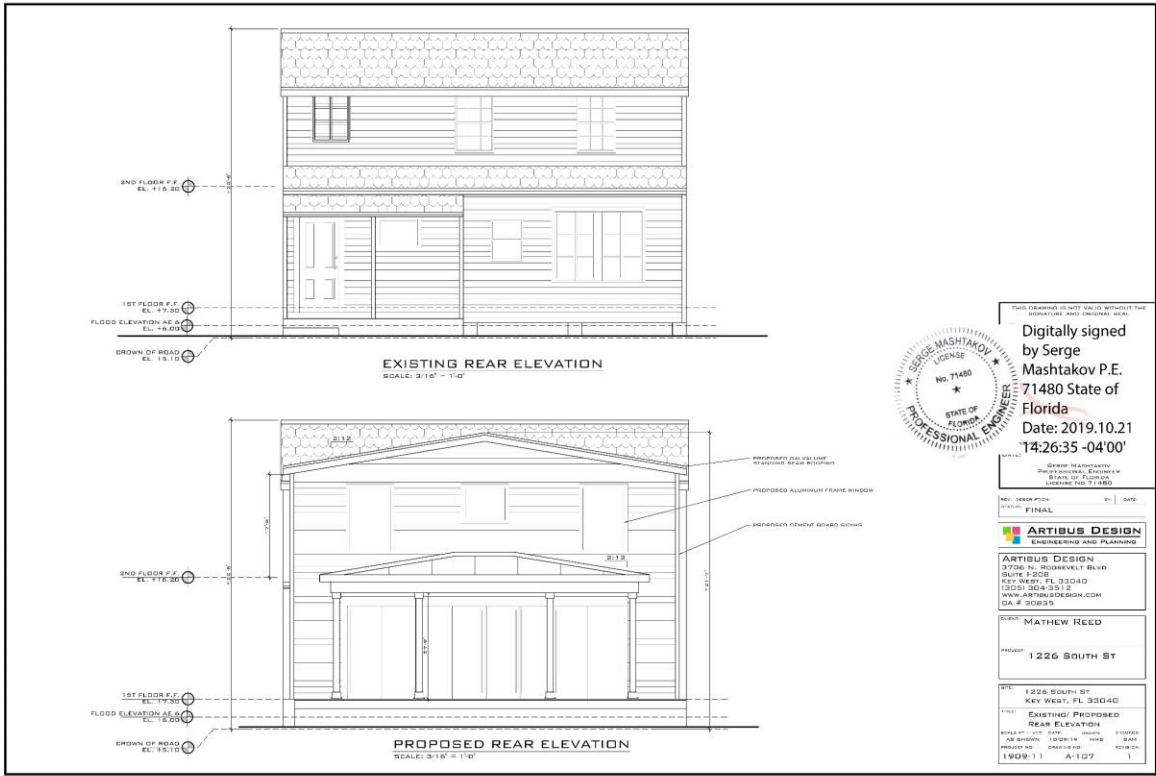
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| NO.: | 2019-001 |
| STATUS: | FINAL |
| ARTIBUS DESIGN ENGINEERING AND PLANNING | |
| ARTIBUS DESIGN 3750 N. ROCKWELL BLVD SUITE 1000 KEY WEST, FL 33040 (305) 864-3312 WWW.ARTIBUSDESIGN.COM DA # 30835 | |
| CLIENT: | MATHEW REED |
| PROJECT: | 1226 SOUTH ST |
| NO.: | 1226 SOUTH ST KEY WEST, FL 33040 |
| TITLE: | EXISTING/ PROPOSED FRONT ELEVATION |
| SCALE: | 3/4" = 1'-0" |
| PROJECT NO.: | 2019-001 |
| DATE: | 2019.10.21 |
| BY: | A-105 |
| CHECKED BY: | 1 |



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

Digitally signed by
Serge Mashtakov P.E.
71480 State of
Florida
Date: 2019.10.21
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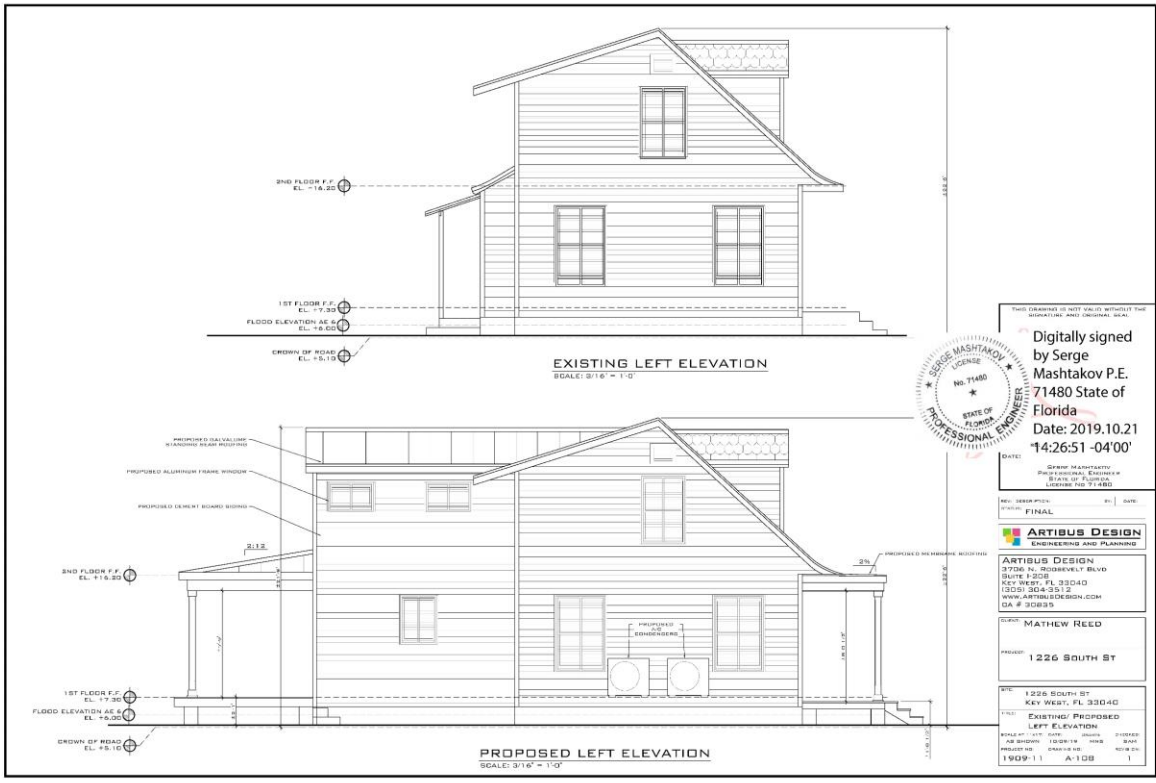
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| ARTIBUS DESIGN 3750 N. ROCKWELL BLVD SUITE 1000 KEY WEST, FL 33040 (305) 864-3312 WWW.ARTIBUSDESIGN.COM DA # 30835 | |
| CLIENT: | MATHEW REED |
| PROJECT: | 1226 SOUTH ST |
| NO.: | 1226 SOUTH ST KEY WEST, FL 33040 |
| TITLE: | EXISTING/ PROPOSED RIGHT ELEVATION |
| SCALE: | 3/4" = 1'-0" |
| PROJECT NO.: | 2019-001 |
| DATE: | 2019.10.21 |
| BY: | A-106 |
| CHECKED BY: | 1 |



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

Digitally signed by Serge Mashtakov P.E. 71480 State of Florida
Date: 2019.10.21 14:26:35 -04'00'

| | | | |
|--|--------------------------------------|-------------|--|
| DATE: | 2019.10.21 | DATE: | |
| NO.: | 2019-101 | NO.: | |
| STATUS: | FINAL | STATUS: | |
| ARTIBUS DESIGN ENGINEERING AND PLANNING | | | |
| ARTIBUS DESIGN 3750 N. ROCKEVELT BLVD SUITE 1000 KEY WEST, FL 33040 305.864.3512 WWW.ARTIBUSDESIGN.COM DA # 30835 | | | |
| CLIENT: | MATHEW REED | CLIENT: | |
| PROJECT: | 1226 SOUTH ST | PROJECT: | |
| SITE: | 1226 SOUTH ST KEY WEST, FL 33040 | DATE: | |
| TITLE: | EXISTING/ PROPOSED REAR ELEVATION | SCALE: | |
| DATE: | 10/21/2019 | SCALE: | |
| PROJECT NO.: | 2019-101 | DATE: | |
| NO. IN SET: | 1 | NO. IN SET: | |



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

Digitally signed by Serge Mashtakov P.E. 71480 State of Florida
Date: 2019.10.21 14:26:51 -04'00'

| | | | |
|--|--------------------------------------|-------------|--|
| DATE: | 2019.10.21 | DATE: | |
| NO.: | 2019-101 | NO.: | |
| STATUS: | FINAL | STATUS: | |
| ARTIBUS DESIGN ENGINEERING AND PLANNING | | | |
| ARTIBUS DESIGN 3750 N. ROCKEVELT BLVD SUITE 1000 KEY WEST, FL 33040 305.864.3512 WWW.ARTIBUSDESIGN.COM DA # 30835 | | | |
| CLIENT: | MATHEW REED | CLIENT: | |
| PROJECT: | 1226 SOUTH ST | PROJECT: | |
| SITE: | 1226 SOUTH ST KEY WEST, FL 33040 | DATE: | |
| TITLE: | EXISTING/ PROPOSED LEFT ELEVATION | SCALE: | |
| DATE: | 10/21/2019 | SCALE: | |
| PROJECT NO.: | 2019-101 | DATE: | |
| NO. IN SET: | 1 | NO. IN SET: | |

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., November 20, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY REAR ADDITION WITH COVERED REAR PORCH HOUSING TWO BEDROOMS, ONE BATHROOM, A KITCHEN, AND A DINING ROOM. NEW FRONT PORCH ADDITION. DEMOLITION OF EXISTING ROOF OVERHANGS ON FIRST AND SECOND LEVELS OF THE REAR. DEMOLITION OF EXISTING CONCRETE PORCH. PARTIAL DEMOLITION OF REAR WALL FOR OPENINGS INTO NEW ADDITION.

#1226 SOUTH STREET

Applicant – Artibus Design Application #H2019-0047

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

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



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 00041470-000000
 Account# 1042145
 Property ID 1042145
 Millage Group 10KW
 Location 1226 SOUTH ST, KEYWEST
 Address
 Legal Description KWTROPICAL BLDG AND INVESTMENT CO SUB LOT 17 SQR 5 TR 19 PB1-34 B OF W C-213 E1-480 OR404-1099/1100 OR1675-1507/09 CR2765-69D/C DR2765-54/57 OR2765-58/60 OR2971-1550
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision Tropical Building and Investment Co
 Sec/Typ/Rng 05/68/25
 Affordable No
 Housing



Owner

REED MATHEW ROBERT REED COLLEEN CATHERINE
 120 Battersea Rd 120 Battersea Rd
 Ocean City NJ 08226 Ocean City NJ 08226

Valuation

| | 2019 | 2018 | 2017 | 2016 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$224,473 | \$221,671 | \$224,328 | \$194,167 |
| + Market Misc Value | \$5,826 | \$1,617 | \$1,617 | \$1,617 |
| + Market Land Value | \$316,673 | \$328,668 | \$326,269 | \$364,189 |
| = Just Market Value | \$546,972 | \$551,956 | \$552,214 | \$559,973 |
| = Total Assessed Value | \$546,972 | \$551,956 | \$552,214 | \$559,973 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$546,972 | \$551,956 | \$552,214 | \$559,973 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------------------|-----------------|-------------|----------|-------|
| MULTI RES DRY (0800) | 4,704.00 | Square Foot | 50.3 | 93.5 |

Buildings

| | | | |
|----------------|-------------------------|----------------------|--------------------|
| Building ID | 3246 | Exterior Walls | ABOVE AVERAGE WOOD |
| Style | 2 STORY ELEV FOUNDATION | Year Built | 1943 |
| Building Type | S.F.R. - R1 / R1 | Effective Year Built | 2005 |
| Gross Sq Ft | 1256 | Foundation | WD CONC PADS |
| Finished Sq Ft | 1044 | Roof Type | GABLE/HIP |
| Stories | 2 Floor | Roof Coverage | METAL |
| Condition | AVERAGE | Flooring Type | CONC S/B GRND |
| Perimeter | 188 | Heating Type | NONE with 0% NONE |
| Functional Obs | 0 | Bedrooms | 2 |
| Economic Obs | 0 | Full Bathrooms | 1 |
| Depreciation % | 16 | Half Bathrooms | 0 |
| Interior Walls | WALL BD/WD WAL | Grade | 550 |
| | | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|---------------------|--------------|---------------|-----------|
| CPF | COVERED PARKING FIN | 170 | 0 | 0 |
| FLA | FLOOR LIV AREA | 1,044 | 1,044 | 0 |
| OPP | OP PRCH FIN LL | 42 | 0 | 0 |
| TOTAL | | 1,256 | 1,044 | 0 |

| | | | |
|----------------|-------------------------|----------------------|---------------------------------------|
| Building ID | 3247 | Exterior Walls | WD FRAME with 100% ABOVE AVERAGE WOOD |
| Style | 2 STORY ELEV FOUNDATION | Year Built | 1943 |
| Building Type | S.F.R. - R1 / R1 | Effective Year Built | 1998 |
| Gross Sq Ft | 528 | Foundation | WD CONC PADS |
| Finished Sq Ft | 216 | Roof Type | GABLE/HIP |
| Stories | 1 Floor | Roof Coverage | METAL |
| Condition | AVERAGE | Flooring Type | CONC S/B GRND |

| | | | |
|----------------|----------------|-------------------|-------------------|
| Perimeter | 60 | Heating Type | NONE with 0% NONE |
| Functional Obs | 0 | Bedrooms | 1 |
| Economic Obs | 0 | Full Bathrooms | 1 |
| Depreciation % | 30 | Half Bathrooms | 0 |
| Interior Walls | WALL BD/WD WAL | Grade | 500 |
| | | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|-------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 216 | 216 | 0 |
| OUU | OP PR UNFIN UL | 48 | 0 | 0 |
| OPF | OP PRCH FIN LL | 48 | 0 | 0 |
| SBF | UTIL FIN BLK | 216 | 0 | 0 |
| TOTAL | | 528 | 216 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|--------|-------|
| FENCES | 1984 | 1985 | 1 | 564 SF | 2 |
| FENCES | 1989 | 1990 | 1 | 120 SF | 2 |
| WALL AIR COND | 1989 | 1990 | 1 | 2 UT | 1 |
| AIR COND | 2018 | Roll Year | 1 | 1 UT | 2 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 6/17/2019 | \$770,000 | Warranty Deed | 2226002 | 2971 | 1550 | 01 - Qualified | Improved |
| 8/26/2015 | \$745,000 | Warranty Deed | | 2765 | 54 | 30 - Unqualified | Improved |
| 8/25/2015 | \$100 | Warranty Deed | | 2765 | 58 | 11 - Unqualified | Improved |

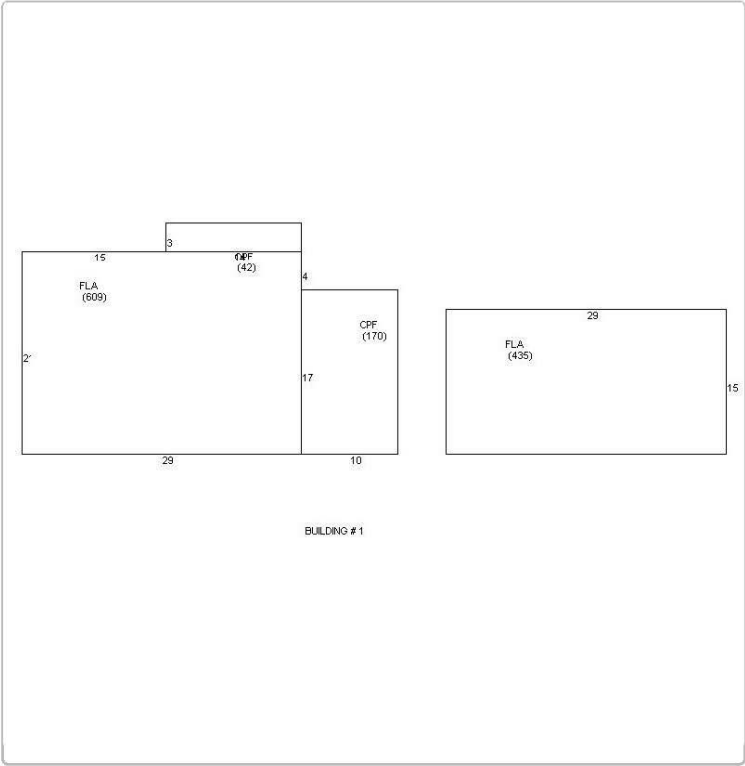
Permits

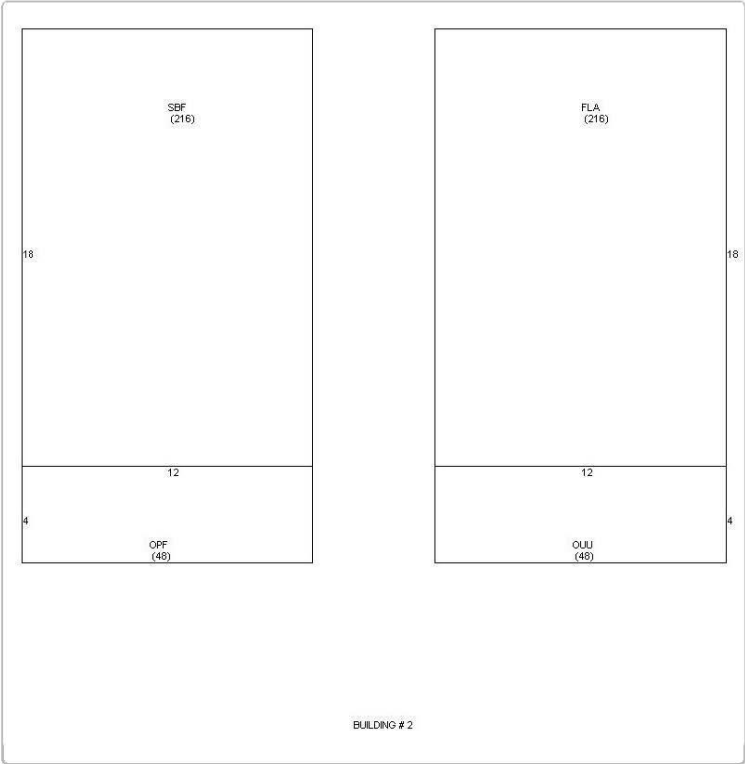
| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|----------|-------------|---|
| 16-4755 | 12/14/2016 | 5/8/2017 | \$15,000 | Residential | REPLACE 10SQRS OF METAL SHINGLE ROOFING |
| 03-3487 | 10/8/2003 | 12/29/2003 | \$1,500 | | SEWER LATERAL |
| B940290 | 1/1/1994 | 12/1/1994 | \$4,550 | | BAHAMASHUTTERS |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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Last Data Upload: 11/12/2019 5:30:02 AM

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Version 2.3.20