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## Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: June 25, 2024

Applicant: Serge Mashtakov, Engineer

Application Number: H2024-0020

Address: 813 Thomas Street

### **Description of Work:**

New accessory building at rear of property. New porch, pool and pool deck at rear. New sliding doors at rear of house.

### **Site Facts:**

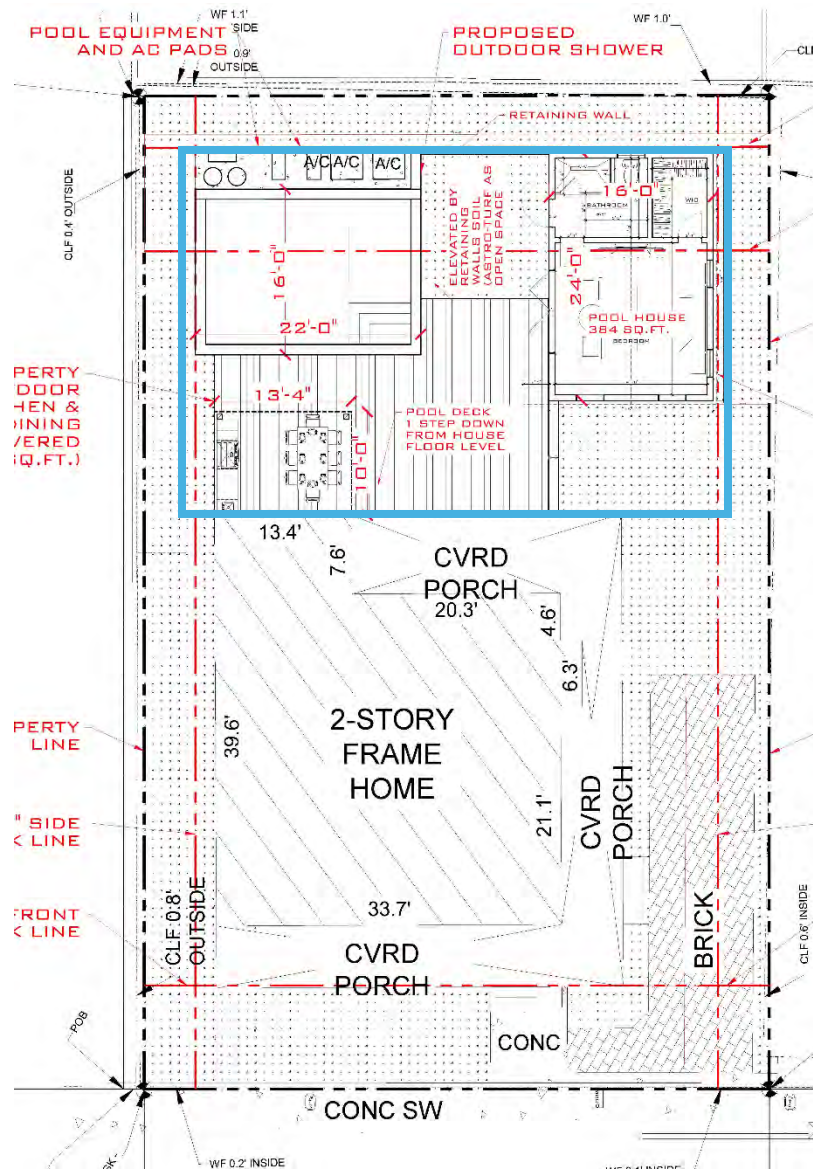
The principal building on the site was built in 2002. Trees and vegetation have been removed from the area where development will take place.

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

- Entrances, Porches and Doors (pages 32-33), specifically guideline 12.
- New Construction (pages 38a-q), specifically guidelines 1, 2, 3, 6, 11, 12, 14, 18, 22, 23, and 24.
- Decks, patios, hot tubs, spas, pools, and related equipment (pages 39a), specifically first paragraph and guidelines 2 and 3.
- Outbuildings (page 40), specifically guidelines 1, 3, 4, and 9.

## Staff Analysis:

The Certificate of Appropriateness under review proposes a new accessory structure that will be located on the southwest portion of the lot. The one-story frame structure will be rectangular in footprint and will have a maximum height of approximately 16'-4" from grade. The new structure will be supported by concrete footers and will have a hip roof finished with metal v-crimp panels. Fiber cement horizontal boards will finish the exterior walls. Two over two aluminum impact windows, and impact doors and shutters are proposed. The north elevation will have one three panel glass folding door and an aluminum door for the bathroom. A small eave with metal brackets will protect the north elevation doors.



*Proposed development on blue square.*



E  
E



*Existing and proposed street elevations.*

In addition, the design includes a pool that will be located towards the north of the proposed accessory structure and behind the principal house. A water feature wall extending approximately 4 feet in height will be facing east that will serve as a screen for mechanical equipment. An outdoor shower is proposed at the south end of the screen wall. A deck will surround the pool.

The plans include a small wood covered porch at the rear of the house as well as new aluminum sliding doors to be installed on the house's east elevation.

**Consistency with Cited Guidelines:**

It is staff's opinion that the proposed new accessory structure, pool, rear door and rear porch all meet cited regulations. The scale, size and building form of the proposed accessory structure is harmonious with the principal building and surrounding structures.

# APPLICATION



**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

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



**City of Key West**  
1300 White Street  
Key West, Florida 33040

HARC COA # <b>HARC 2024-0020</b>	REVISION #	INITIAL & DATE <b>TK 5/20/24</b>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	813 Thomas St, Key West, FL 33040	
NAME ON DEED:	MIKEYLE LLC	PHONE NUMBER (414) 858-8444
OWNER'S MAILING ADDRESS:	646 S 2nd St, Milwaukee WI 53204	EMAIL kylegrant85@gmail.com
APPLICANT NAME:	Serge Mashtakov, PE	PHONE NUMBER 305-304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd	EMAIL serge@artibusdesign.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 05/16/2024

**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: Construction of new accessory structure in the rear of the property. New Pool and pool deck
MAIN BUILDING: New sliding door in the rear of kitchen. New shed roof overhang in rear of kitchen
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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

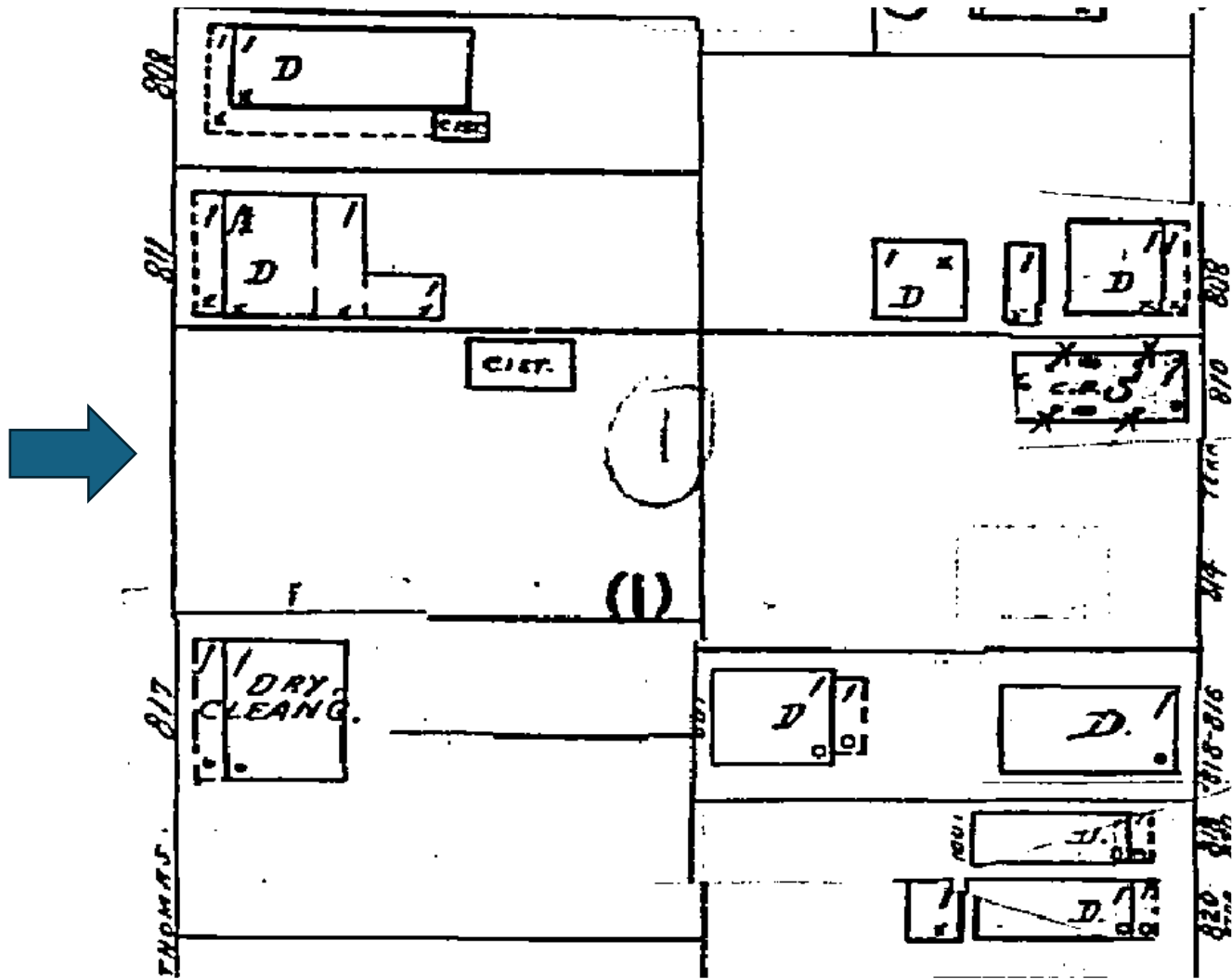
ACCESSORY STRUCTURE(S): New Accessory Structure bedroom, bathroom and closet.	
PAVERS: Alter Brick Parking Pavers	FENCES: 6ft wood picket fence on sides and rear
DECKS: Wood frame deck with IPE decking	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Elevated Fill along pool side. Tree protection	New in-ground pool with pool wall.
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	

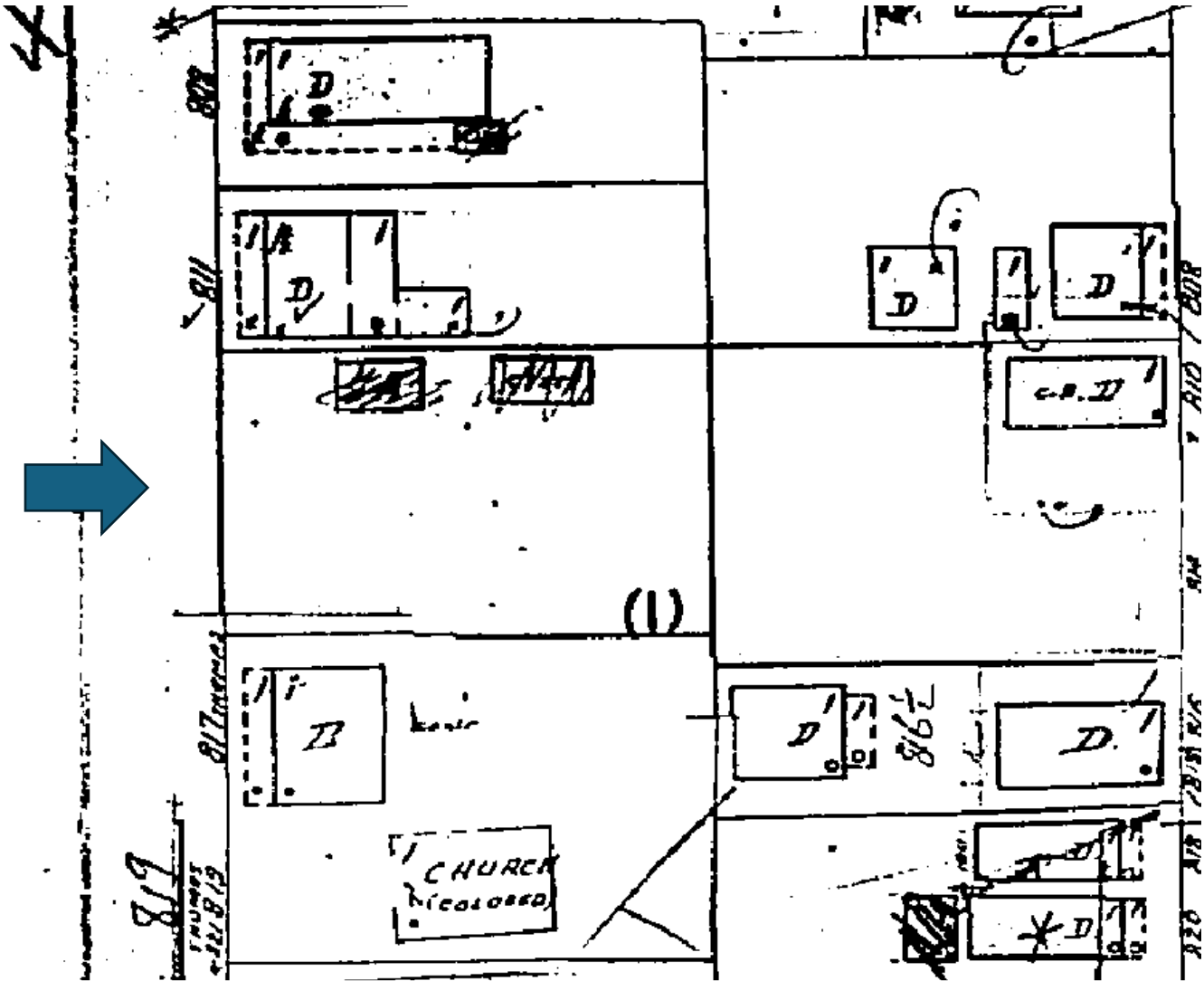
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# SANBORN MAPS





1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS

813 THOMAS ST  
(VIEW FROM STREET)



813 THOMAS ST  
(LEFT SIDE VIEW)



813 THOMAS ST  
(RIGHT SIDE VIEW)



813 THOMAS ST  
(REAR SIDE VIEW)













# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S30°28'34"E ASSUMED  
ALONG THE CENTERLINE OF  
THOMAS STREET.

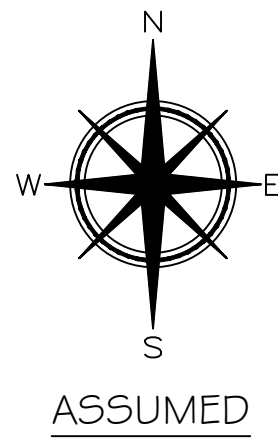
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

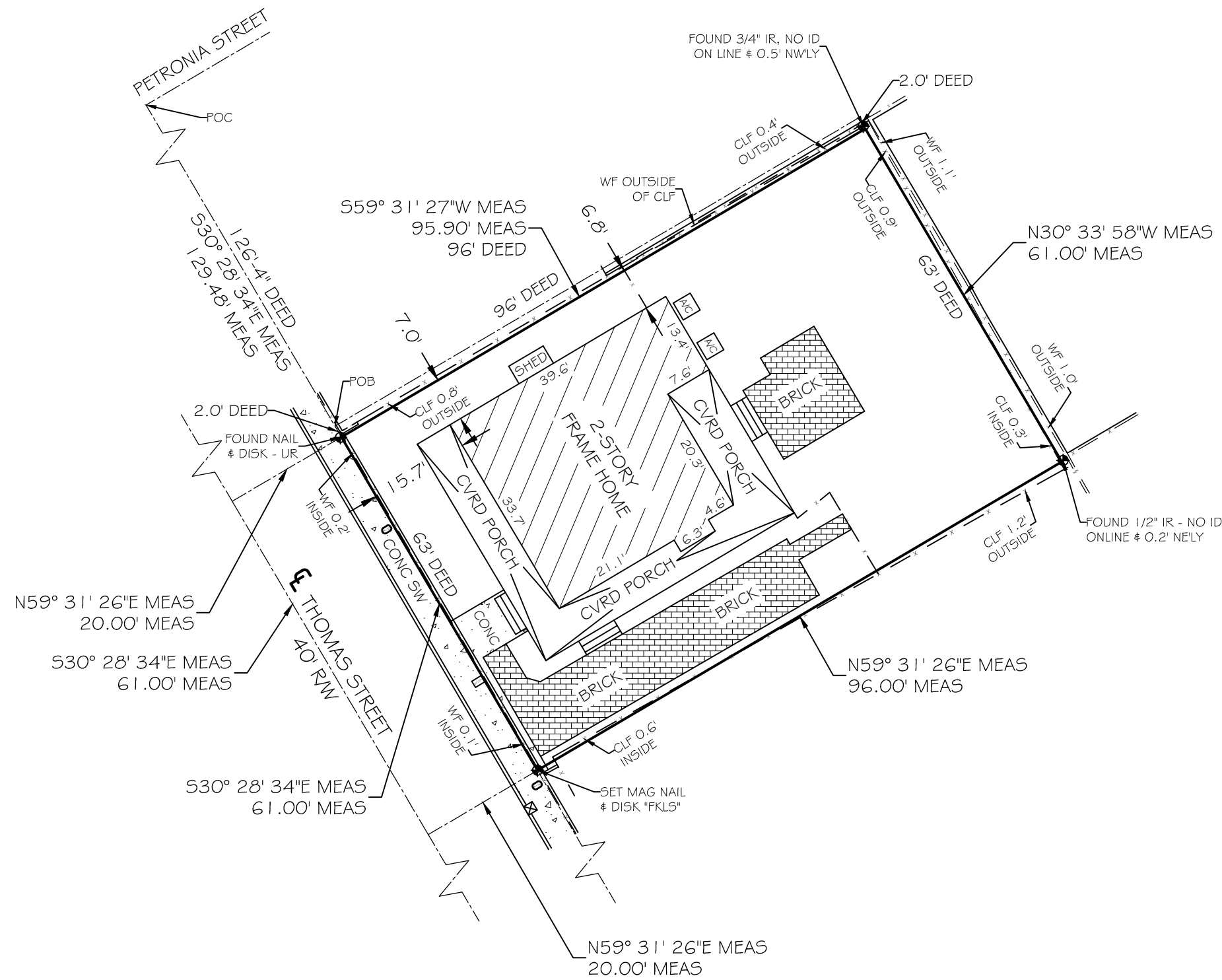
ADDRESS:  
813 THOMAS STREET,  
KEY WEST, FL 33040

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

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T685-R25E

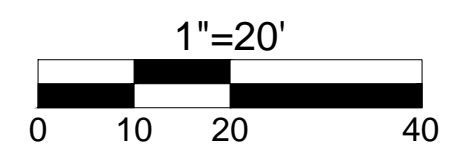


### SURVEYOR NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- REVISION (1) - 02/27/2024 - REVISED CERTIFICATIONS
- REVISION (2) - 04/30/2024 - REVISED LEGAL DESCRIPTION VERBIAGE

### LEGEND

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



TOTAL AREA = 5,852.88 SQFT ±

### CERTIFIED TO -

Old Republic National Title Insurance Company, its successors  
and or assigns as their interests may appear;  
Marci L. Rose, Attorney at Law;  
Mikeyle, LLC, A Florida Limited Liability Company;  
Michael L. Sanfelippo;

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	GUW = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHV = OVERHEAD WIRES	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PC = POINT OF CURVE	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PM = PARKING METER	WF = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	POB = POINT OF BEGINNING	WL = WOOD LANDING
FH = FIRE HYDRANT	POC = POINT OF COMMENCEMENT	WM = WATER METER
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FND = FOUND	POI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FENCE OUTSIDE		WV = WATER VALVE
FOL = FENCE ON LINE		

### LEGAL DESCRIPTION -

On the Island of Key West and designated in Charles W. Tift's plan as part of Lot 9 in subdivision of Square 1 in part of Tract 3, known as Simonton's Addition to Key West; Commencing at a point distant 126 feet and 4 inches from the corner of Thomas and Petronia Streets and having front of 63 feet on the said Thomas Street, and extending back at right angles with a front 96 feet; and which part of lot is more fully described in Monroe County Records in Deed Book 1, Page 421, and forms as part of the Estate of John W. Simonton, Deceased.

### LESS AND EXCEPT

On the Island of Key West and designated in Charles W. Tift's plan as part of Lot 9 in Subdivision of Square 1 in part of Tract 3, known as Simonton's Addition to Key West; Commencing at a point distant 126 feet and 4 inches from the corner of Thomas and Petronia Streets; thence continue along the Northeastly right-of-way of Thomas Street a distance of 2 feet; thence at right angles to the Northeast a distant of 96 feet; thence at right angles to the Northwest a distant of 2 feet; thence at right angles to the Southwest a distance of 96 feet to the Point of beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. 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 SURVEYOR'S 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:	02/13/2024
MAP DATE:	02/21/2024
REVISION DATE:	04/30/2024
SHEET:	1 OF 1
DRAWN BY:	IDG
JOB NO.:	24-043

SIGNED \_\_\_\_\_  
ERIC A. ISAACSON, 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**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

# PROPOSED DESIGN

# HARC APPLICATION PLANS FOR ACCESSORY STRUCTURE AND POOL

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
813 THOMAS ST,  
KEY WEST, FL 33040

CLIENT:  
MIKEYLE LLC

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
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SERGE MARSTADT  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71280

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3710 N. RODRIGUEZ BLVD  
KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:

MIKEYLE LLC

PROJECT:

B13 THOMAS ST

DATE:

B13 THOMAS ST  
KEY WEST, FL 33040

TITLE:

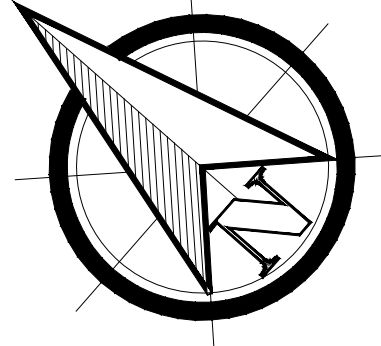
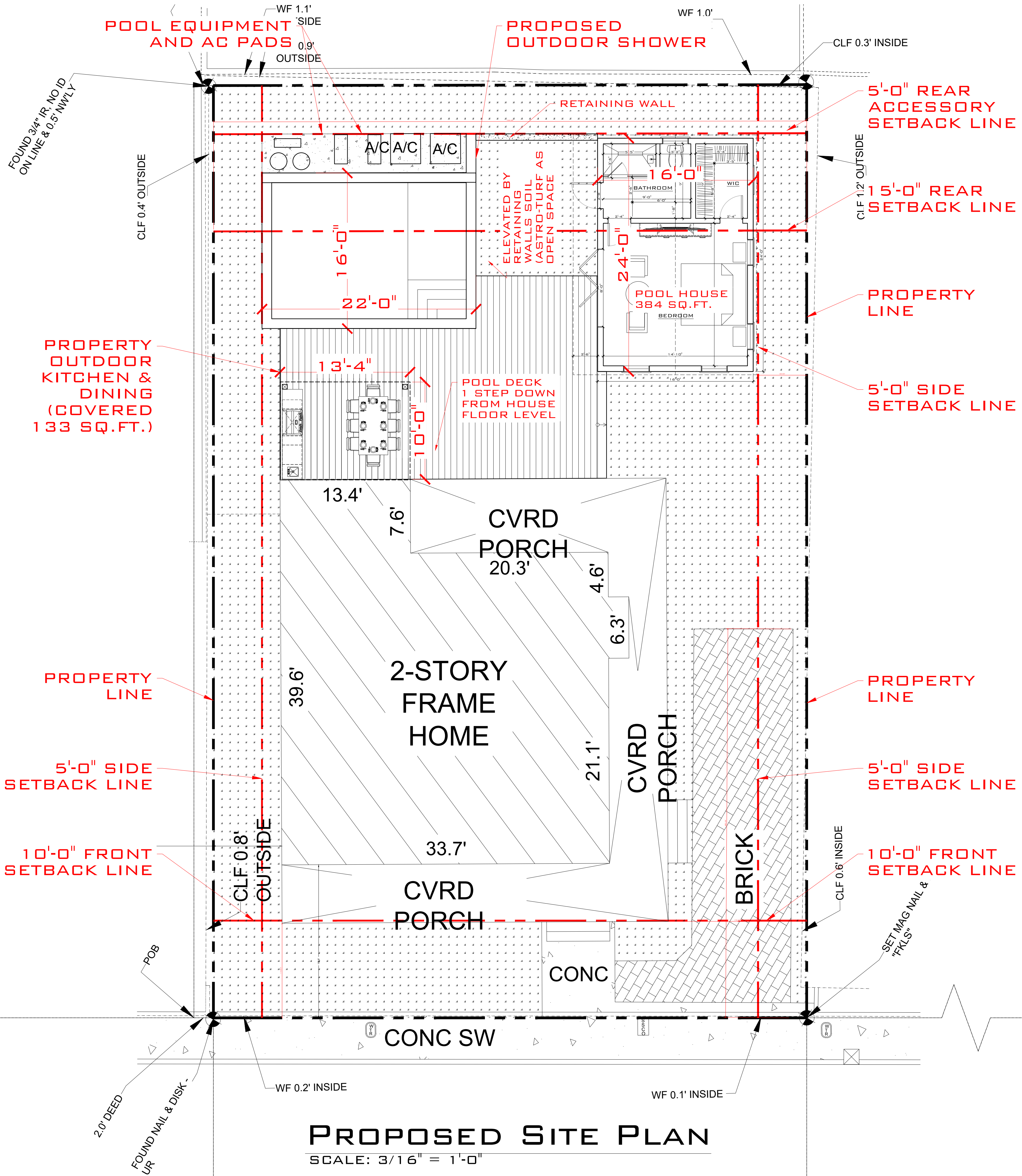
COVER

DATE/TITLE	DATE	DESIGN	DRAWN
AS SHOWN	05/16/24	CA	SAH
PROJECT NO.	2405-01	DRAWING NO.	B-100
		REVISION	1

2405-01 B-100 1







**SITE DATA:**

TOTAL SITE AREA: ±5,852.88 SQ.FT  
 LAND USE: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: X

**SETBACKS**

FRONT:  
 REQUIRED 10'-0"  
 EXISTING 10'-9"  
 PROPOSED NO CHANGES

STREET SIDE:  
 REQUIRED 7'-5"  
 EXISTING 9'-2"  
 PROPOSED NO CHANGES

LEFT SIDE:  
 REQUIRED 5'-0"  
 EXISTING 8'-3"  
 PROPOSED NO CHANGES

REAR:  
 REQUIRED 15'-0"  
 EXISTING 26'-4"  
 PROPOSED 15'-0"

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60% (±3,511.73 SQ.FT.)  
 EXISTING 16.8% (±984.2 SQ.FT.)  
 PROPOSED 17.1% (±1,004.9 SQ.FT.)

**MAXIMUM BUILDING COVERAGE:**

REQUIRED 40% (±2,341.0 SQ.FT.)  
 EXISTING 30.92% (±1,810.0 SQ.FT.)  
 PROPOSED 40% (±2,341.0 SQ.FT.)

**OPEN SPACE MINIMUM:**

REQUIRED 35% (±2,048.5 SQ.FT.)  
 EXISTING 52.1% (±3,049.0 SQ.FT.)  
 PROPOSED 35.35% (±2,069.0 SQ.FT.)

REAR YARD COVERAGE 30% MAX  
 TOTAL AREA 915.0 SQ.FT.

REQUIRED MAX 274.5 SQ.FT.  
 PROPOSED: 152.0 SQ.FT. 16.6%

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
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 STATE OF FLORIDA  
 LICENSE NO. 71280

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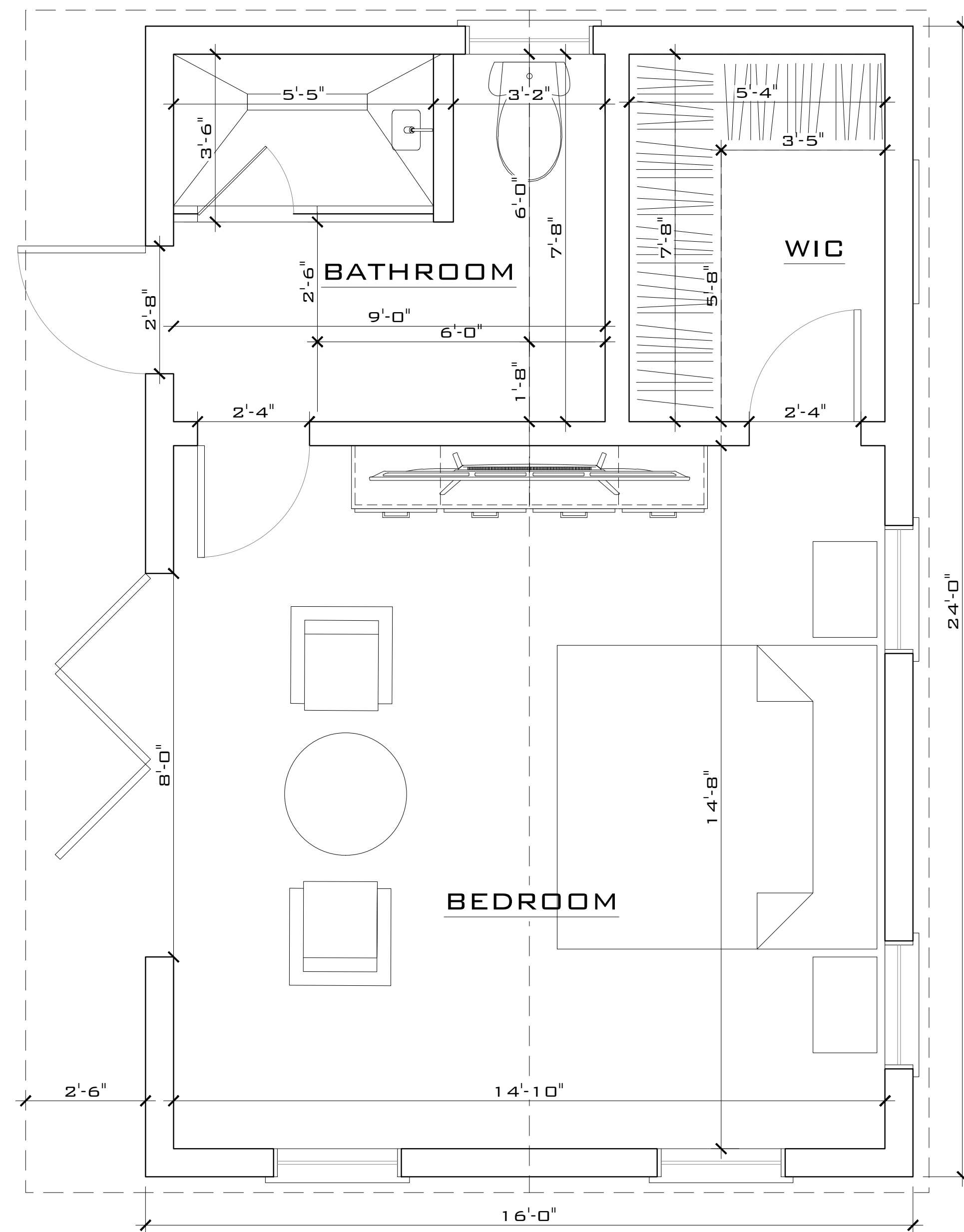
CLIENT:  
 MIKEYLE LLC

PROJECT:  
 B13 THOMAS ST

DRAWN BY:  
 B13 THOMAS ST,  
 KEY WEST, FL 33040

TITLE:  
 PROPOSED SITE PLAN

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/16/24	GA	SAH
PROJECT NO.:	DRAWING NO.:	REVISION:	
2405-01	E-102	1	



**PROPOSED FLOOR PLAN  
(POOL HOUSE)**  
SCALE: 1/2" = 1'-0"

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**MIKEYLE LLC**

PROJECT:  
**B13 THOMAS ST**

DATE:  
**B13 THOMAS ST,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED FLOOR PLAN**

DATE/TITLE	DATE	DESIGN	DRAWN	CHECKED
AS SHOWN	05/16/24	CA	SAM	
PROJECT NO.	2405-01	REVISED TO	A-101	REVISION
				1



**EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

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CA # 30835

CLIENT:

MIKEYLLE LLC  
PROJECT:

B13 THOMAS ST.  
DATE:

B13 THOMAS ST.  
KEY WEST, FL 33040

TITLE:  
PROPOSED ELEVATION

SCALE	TITLE	DATE	DESIGN	CHECKED
AS SHOWN	05/16/24	GA	SAH	
2405-01	A-102			1



**EXISTING RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

- PROPOSED MEMBRANE ROOF
- PROPOSED NEW 5VCRIMP METAL ROOFING
- PROPOSED 6X6 WOOD POSTS
- PROPOSED ALUM BAHAMA SHUTTERS OVER ALUMINUM FRAME WINDOWS
- PROPOSED SHUTTLER OVER SOLID WALL
- PROPOSED OUTDOOR DINING & KITCHEN
- PROPOSED CEMENT SIDING

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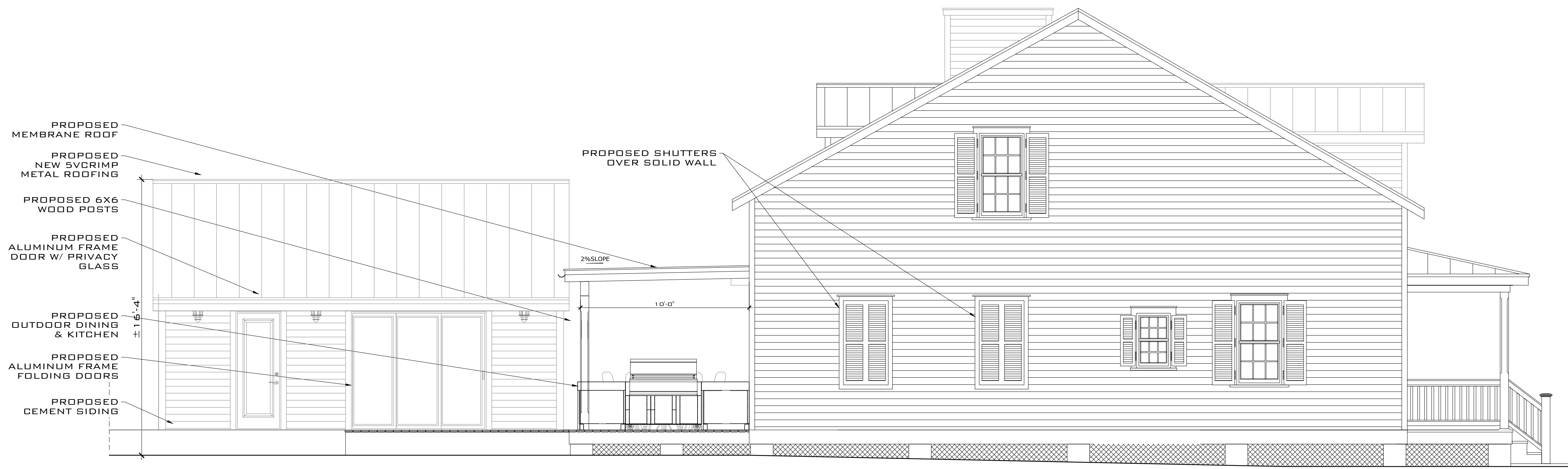
DATE:  
**B13 THOMAS ST,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED ELEVATIONS**

DATE/TITLE	DATE	DESIGN	DRAWN	CHECKED
AS SHOWN	05/16/24	CA	SAM	
PROJECT NO.	2405-01	DATE	A-103	REVISION
				1



**EXISTING LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

- PROPOSED MEMBRANE ROOF
- PROPOSED NEW 5VCRIMP METAL ROOFING
- PROPOSED 6X6 WOOD POSTS
- PROPOSED ALUMINUM FRAME DOOR W/ PRIVACY GLASS
- PROPOSED OUTDOOR DINING & KITCHEN
- PROPOSED ALUMINUM FRAME FOLDING DOORS
- PROPOSED CEMENT SIDING

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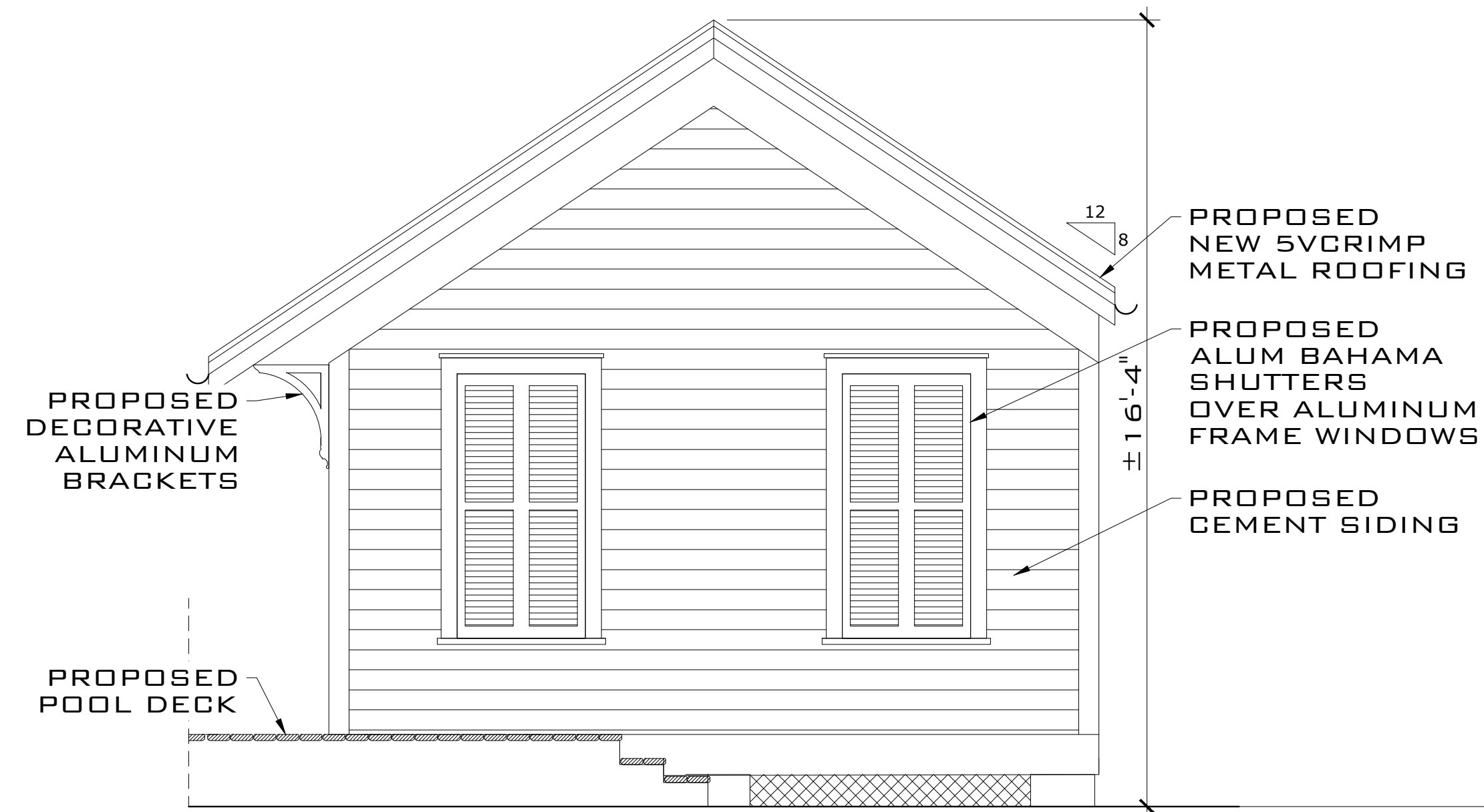
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**B13 THOMAS ST**

DATE:  
**B13 THOMAS ST,  
 KEY WEST, FL 33040**

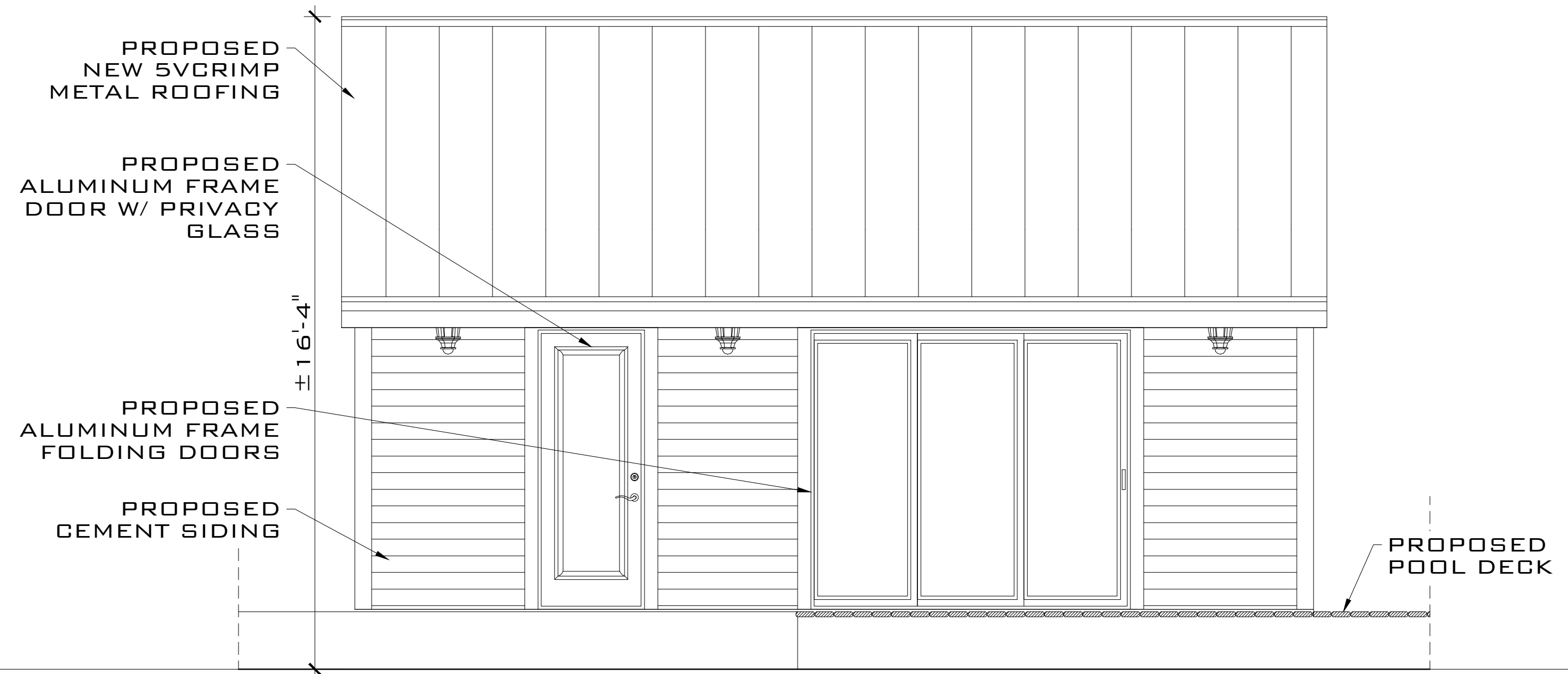
TITLE:  
**PROPOSED ELEVATIONS**

DATE/TITLE	DATE	DESIGN	DRAWN	CHECKED
AS SHOWN	05/16/24	CA	SAH	
PROJECT NO.	2405-01	ISSUED BY	A-104	REVISION
				1



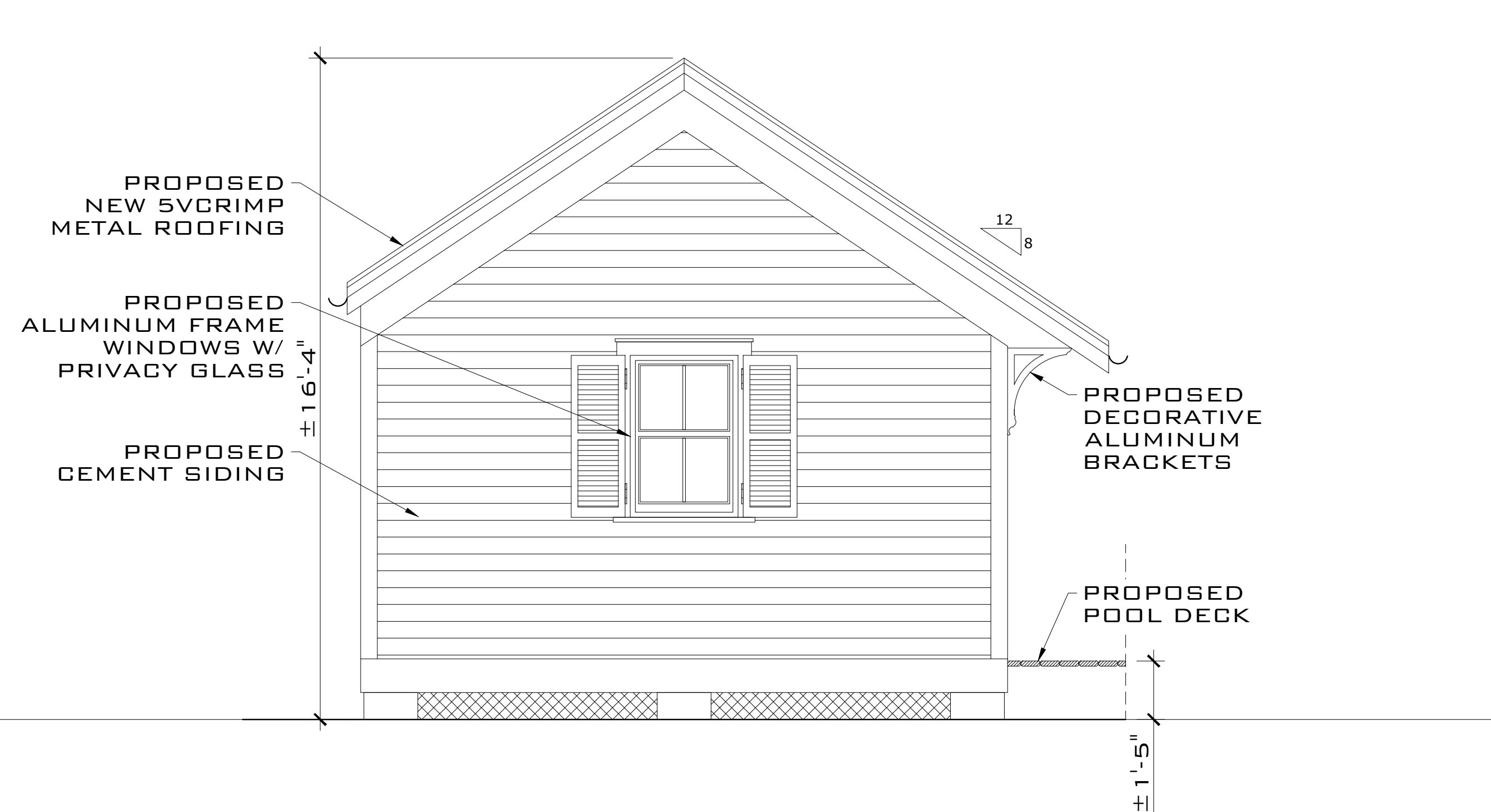
**PROPOSED FRONT ELEVATION  
(POOL HOUSE)**

SCALE: 3/8" = 1'-0"



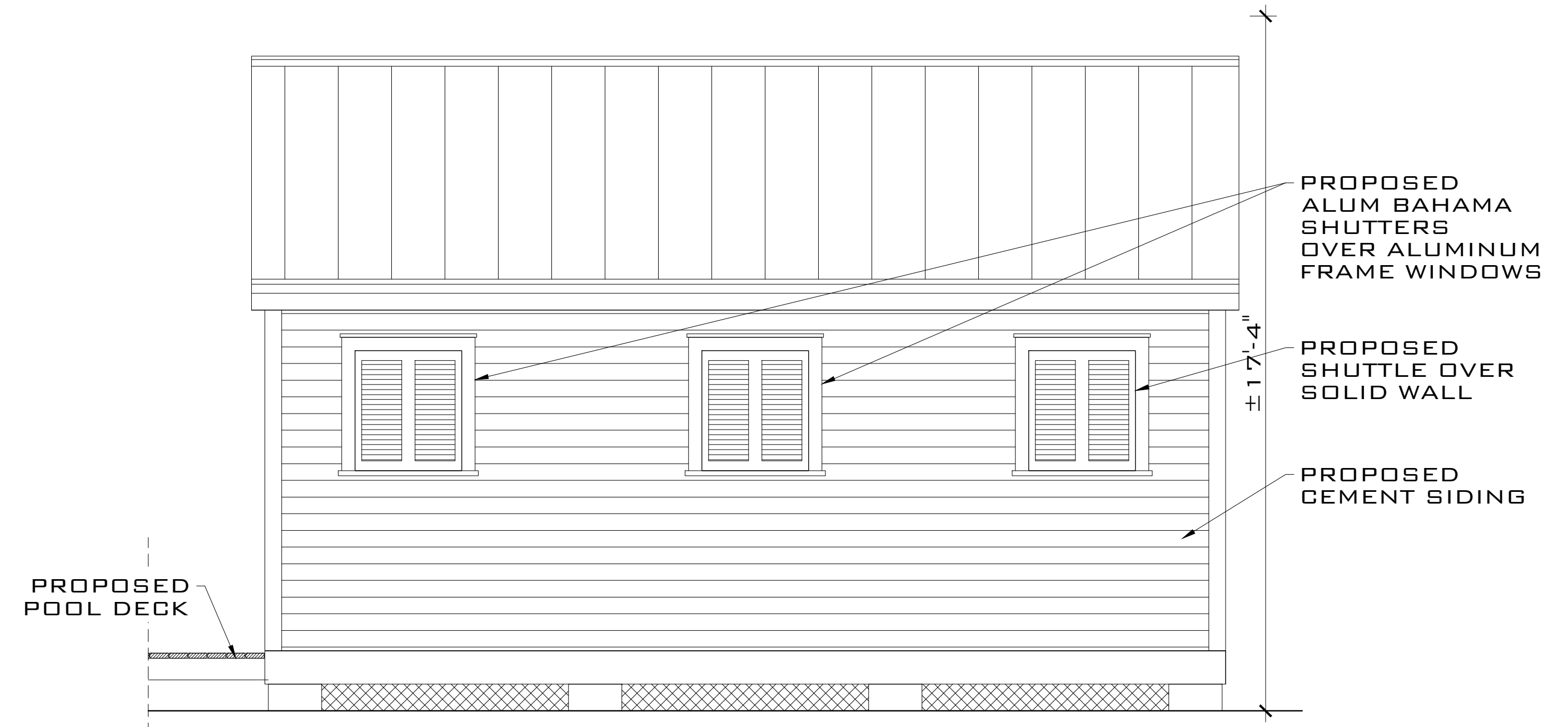
**PROPOSED LEFT ELEVATION  
(POOL HOUSE)**

SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION  
(POOL HOUSE)**

SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT ELEVATION  
(POOL HOUSE)**

SCALE: 3/8" = 1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
MADE BY SERGE MASHAKOV, PE ON THE  
DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE  
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BE USED FOR ANY PURPOSES UNLESS THE  
SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

SERGE MASHAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71280

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

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
MIKEYLE LLC

PROJECT:  
B13 THOMAS ST

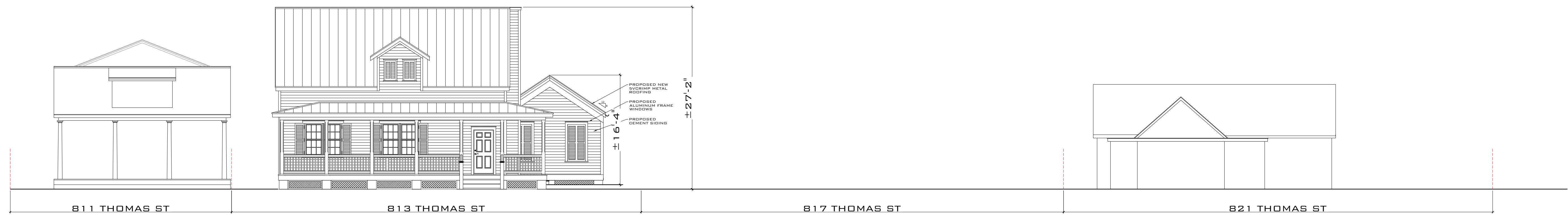
DATE:  
B13 THOMAS ST,  
KEY WEST, FL 33040

TITLE:  
PROPOSED POOL HOUSE

DATE/TITLE	DATE	DESIGN	DESIGN
AS SHOWN	05/16/24	CA	SAM
REVISION:	ISSUED FOR		REVISION
2405-01	A-105		1



**EXISTING STREETScape**  
SCALE: 1/8" = 1'-0"



**PROPOSED STREETScape**  
SCALE: 1/8" = 1'-0"

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STATE OF FLORIDA  
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(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

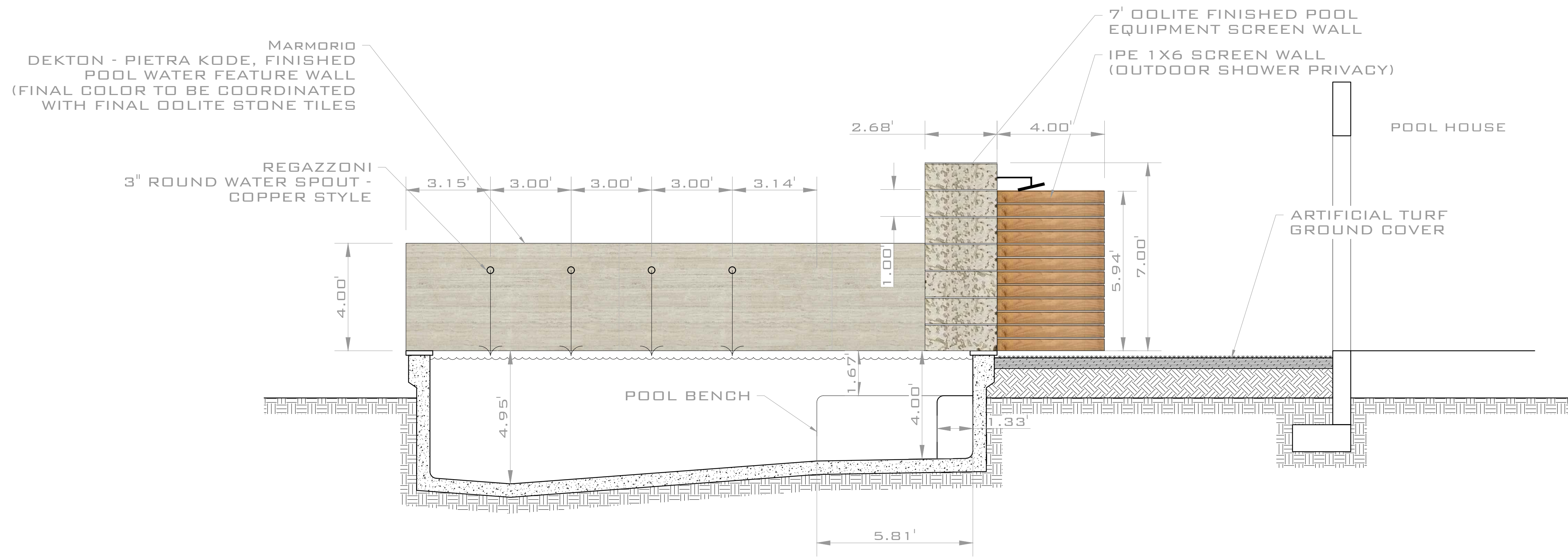
CLIENT:  
MIKEKYLE LLC

PROJECT:  
B13 THOMAS ST

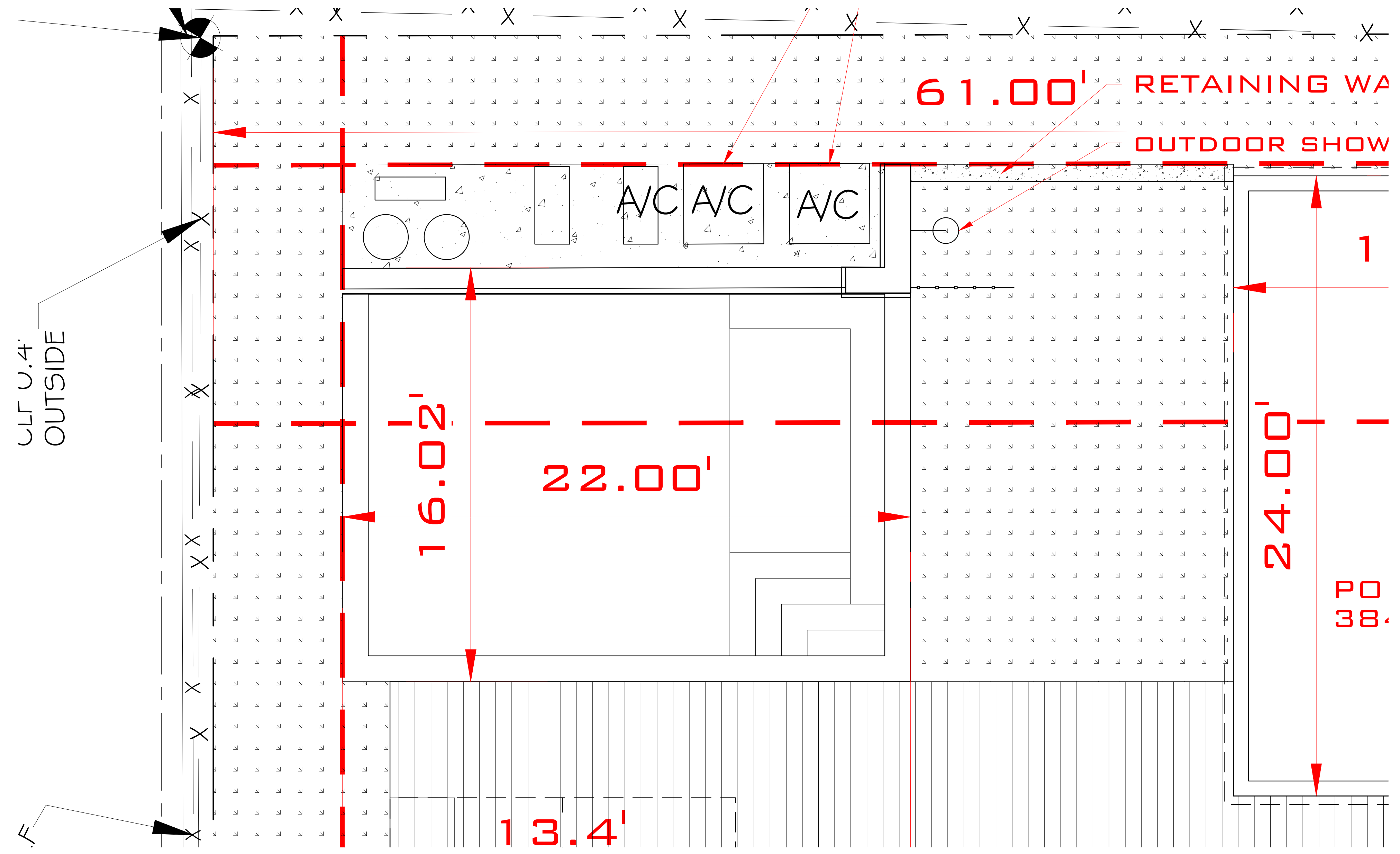
DATE: B13 THOMAS ST,  
KEY WEST, FL 33040

TITLE:  
STREETScape

DATE/TITLE	DATE	DESIGN	DRAWN	CHECKED
AS SHOWN	05/16/24	CA	SAH	
PROJECT NO.	2405-01	ISSUED FOR	A-106	REVISION
				1



**PRELIMINARY POOL SECTION**  
SCALE: NTS



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 SEALED BY SERGE MASHATKOV, P.E. ON THE  
 DATE ADJACENT TO THE SEAL.  
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SERGE MASHATKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71280

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ARTIBUS DESIGN  
 3710 N. RODRIGUEZ BLVD  
 KEY WEST, FL 33040  
 (305) 304-3312  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT:  
 MIKEKYLE LLC

PROJECT:  
 B13 THOMAS ST

DRAWN: B13 THOMAS ST.  
 KEY WEST, FL 33040

TITLE:  
 CONCEPTUAL SITE PLAN

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/30/24	DA	SAM
PROJECT NO.:	DRAWING NO.:		REVISION:
2309-07	E-101		1



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., Tuesday, June 25, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ACCESSORY BUILDING AT REAR OF PROPERTY.**  
**NEW REAR PORCH, POOL AND POOL DECK AT REAR.**  
**NEW SLIDING DOORS AT REAR OF MAIN HOUSE.**

**#813 THOMAS STREET**

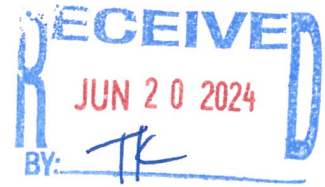
**Applicant – Serge Mashtakov, Engineer    Application #H2024- 0020**

**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.

# HARC POSTING AFFIDAVIT



STATE OF FLORIDA:  
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 813 THOMAS ST, KEY WEST FL - 33040 on the 19 day of JUNE, 2024.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5:00 pm, Tuesday, June 25, 2024.

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

The Certificate of Appropriateness number for this legal notice is H 2024- 00217.

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

**Signed Name of Affiant:**

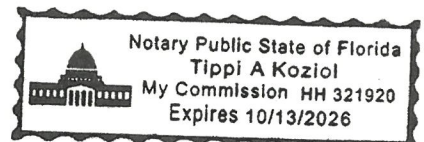
[Signature]  
 Date: 06/19/24  
 Address: 3710 N ROOSEVELT BLVD,  
 City: KEY WEST  
 State, Zip: FL - 33040

The forgoing instrument was acknowledged before me on this 20 day of June, 2024.

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

**NOTARY PUBLIC**

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



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting on **Thursday, June 25, 2014**, at **7:00 PM, 1000 White Street, Key West, Florida**. The purpose of the hearing will be to consider a request for:

**NEW ACCESSORY BUILDING AT REAR OF PROPERTY;**  
**NEW REAR PORCH, POOL AND POOL DECK AT REAR;**  
**NEW SLIDING DOORS AT REAR OF MAIN HOUSE.**

**8313 THOMAS STREET**

Applicant - **Sergii Makhov, Engineer** Application #121216-0019

If you wish to see the application or have any questions, you may call the Planning Department during regular office hours at 305-291-5900 or visit our website at [www.keywest.com](http://www.keywest.com).  
Public Hearing: **6:30 PM - 8:00 PM** (Open House: **1:00 PM - 5:00 PM**, **5:30 PM - 8:00 PM**)

Any interested party may object to the proposed project at the public hearing. If you wish to do so, you must file an objection with the Commission at least 10 days before the public hearing. The Commission will consider all objections and make a decision on the proposed project.



**Public Meeting Notice**  
[Small, illegible text below the title]

# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### 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 00014280-000000  
 Account# 1014664  
 Property ID 1014664  
 Millage Group 11KW  
 Location Address 813 THOMAS St, KEY WEST  
 Legal Description KW PT LOT 9 SQR 1 TR 3 OR262-253/55 OR677-643/44 OR1662-369 OR1960-871 OR2124-189 OR2402-617 OR3265-0945  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

MIKEYLE LLC  
 646 S 2nd St  
 Milwaukee WI 53204

### Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$642,181	\$656,776	\$580,707	\$612,968
+ Market Misc Value	\$10,391	\$10,637	\$10,884	\$11,131
+ Market Land Value	\$1,160,952	\$704,184	\$570,960	\$551,928
= Just Market Value	\$1,813,524	\$1,371,597	\$1,162,551	\$1,176,027
= Total Assessed Value	\$617,279	\$599,300	\$581,845	\$573,812
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$592,279	\$574,300	\$556,845	\$548,812

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$704,184	\$656,776	\$10,637	\$1,371,597	\$599,300	\$25,000	\$574,300	\$500,000
2021	\$570,960	\$580,707	\$10,884	\$1,162,551	\$581,845	\$25,000	\$556,845	\$500,000
2020	\$551,928	\$612,968	\$11,131	\$1,176,027	\$573,812	\$25,000	\$548,812	\$500,000
2019	\$578,573	\$492,338	\$11,414	\$1,082,325	\$560,912	\$25,000	\$535,912	\$500,000
2018	\$579,041	\$517,586	\$11,696	\$1,108,323	\$550,454	\$25,000	\$525,454	\$500,000

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)	5,856.00	Square Foot	61	96

### Buildings

<b>Building ID</b>	1010	<b>Exterior Walls</b>	HARDIE BD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	2002
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2011
<b>Building Name</b>		<b>Foundation</b>	CONC BLOCK
<b>Gross Sq Ft</b>	2606	<b>Roof Type</b>	IRR/CUSTOM
<b>Finished Sq Ft</b>	1865	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	GOOD	<b>Heating Type</b>	FCD/AIR DUCTED
<b>Perimeter</b>	280	<b>Bedrooms</b>	3
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	13	<b>Grade</b>	550
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	1

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	632	0	0
FLA	FLOOR LIV AREA	1,865	1,865	0
OOU	OP PR UNFIN UL	88	0	0
SBF	UTIL FIN BLK	21	0	0
<b>TOTAL</b>		<b>2,606</b>	<b>1,865</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	1272 SF	1
FENCES	2002	2003	4 x 61	1	244 SF	2
CONC PATIO	2002	2003	0 x 0	1	40 SF	2
BRICK PATIO	2009	2010	0 x 0	1	755 SF	5

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/6/2024	\$1,675,000	Warranty Deed	2453467	3265	0945	99 - Unqualified	Improved		
2/23/2009	\$700,000	Warranty Deed		2402	617	02 - Qualified	Improved		

**Permits**

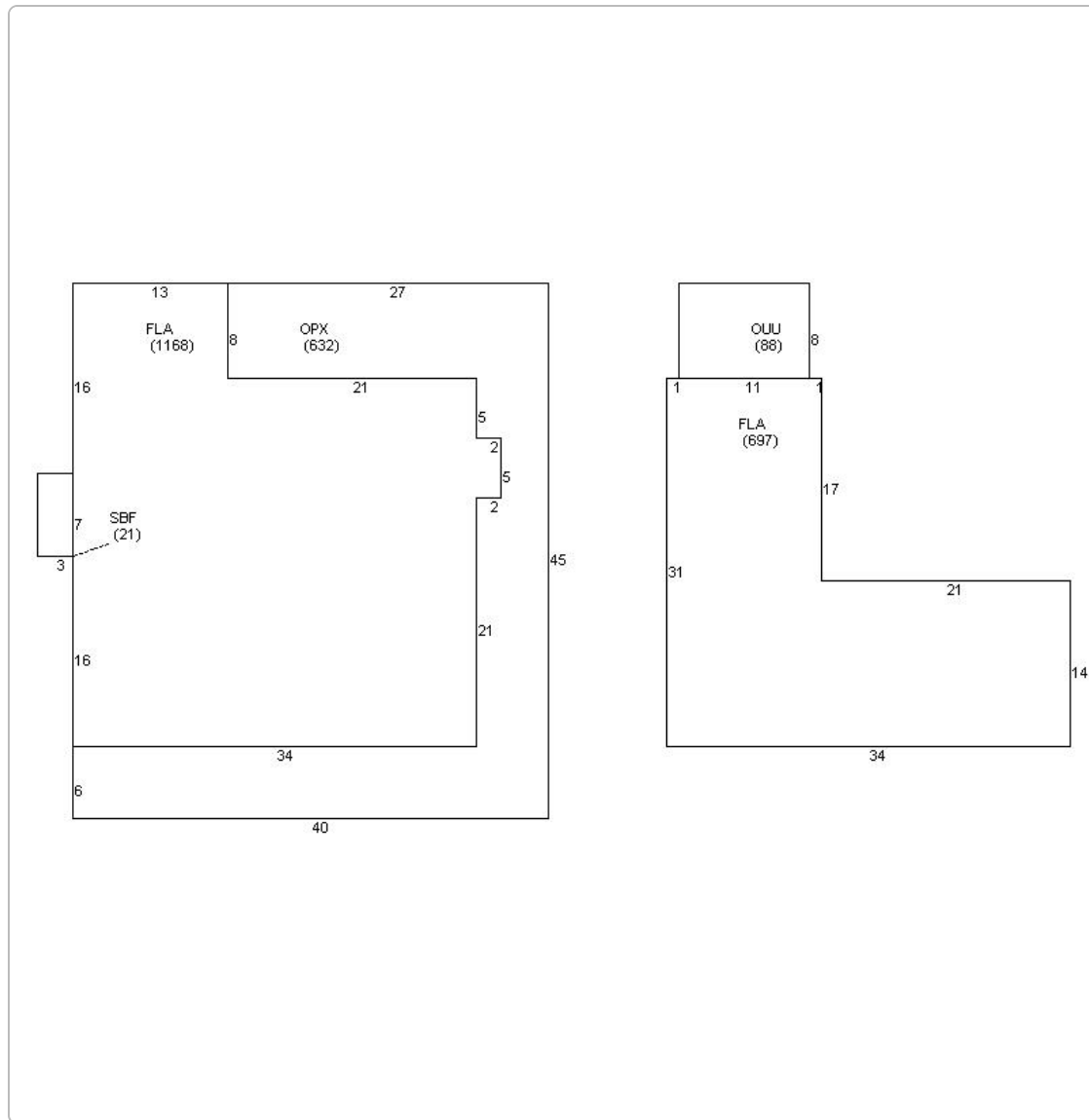
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
24-0030	4/15/2024		\$0	Residential	White PORCH / RAILINGS / FENCE: White SHUTTERS
09-2015	7/6/2009	2/10/2010	\$2,265		INSTALL 755SF OF GREY 4X8 PAVERS. INSTALL DRIVEWAY DOWN SIDE OF HOUSE. 15X15 PATIO
01-1699	5/10/2001	2/11/2002	\$150,000		NEW SFR

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 5/16/2024, 5:27:40 AM

Contact Us

