



Historic Architectural Review Commission Staff Report for Item 5

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: November 18, 2025

Applicant: Serge Mastakov, PE

Application Number: C2025-0084

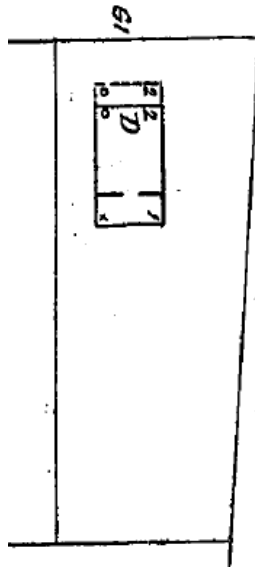
Address: 1410 Olivia Street

Description of Work:

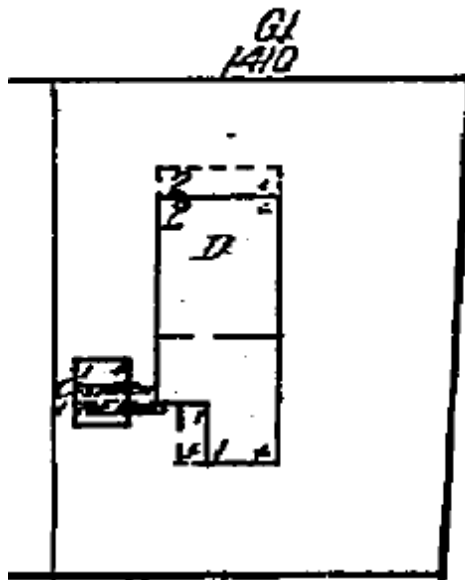
New one-story accessory structure on side of contributing structure.

Site Facts:

The building under review is listed as being constructed in 1938 according to the Property Appraisers website; however, this date is not supported by other sources. The house first appears on the 1899 Sanborn Map. The site contains a two-story wood-framed structure. Currently the house sits on piers and is located within an AE flood zone.

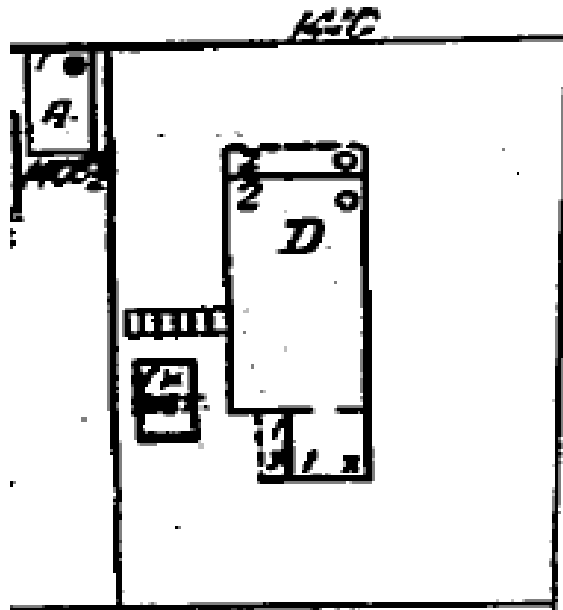


Sanborn Map of property under review 1912.

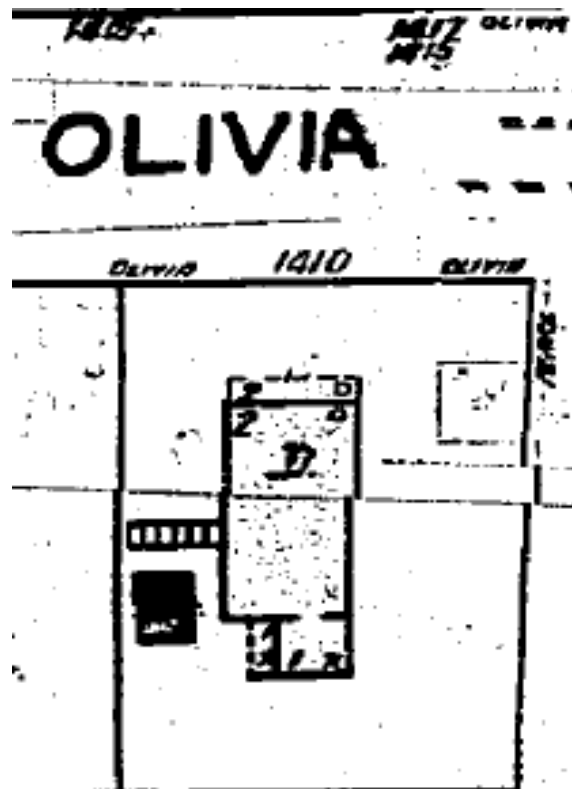


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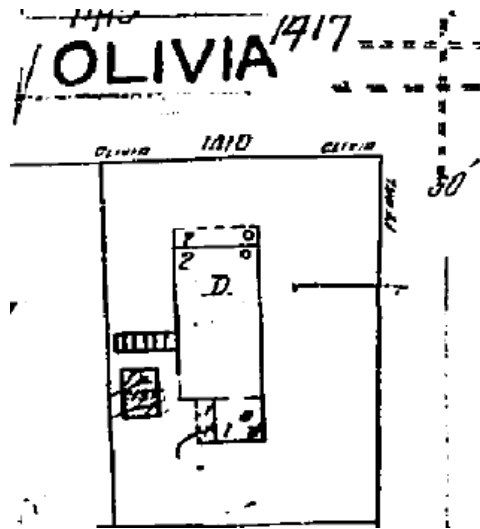
OLIVIA



Sanborn Map of property under review 1926.



Sanborn Map of property under review 1948.



Sanborn Map of property under review 1962.



Photo of Property under review from Pearl Street.



Photo of Property under review from Pearl Street.



Photo of Property under review from Olivia Street.



Photo of Property under review from Olivia Street.

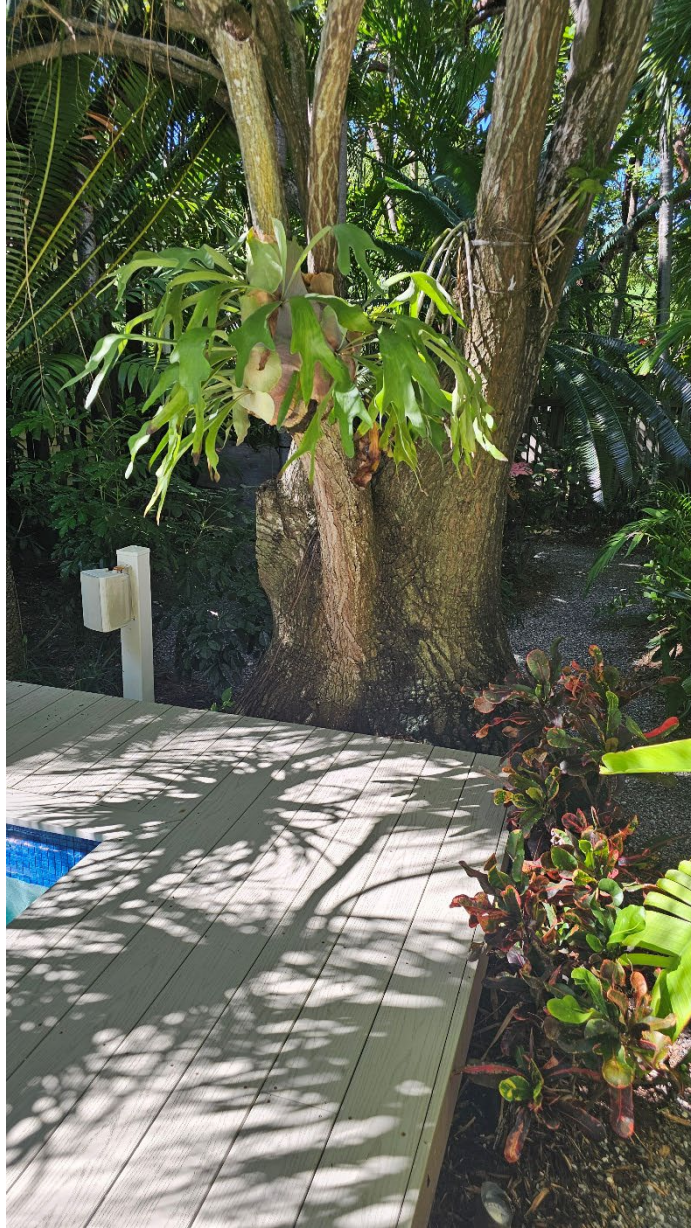
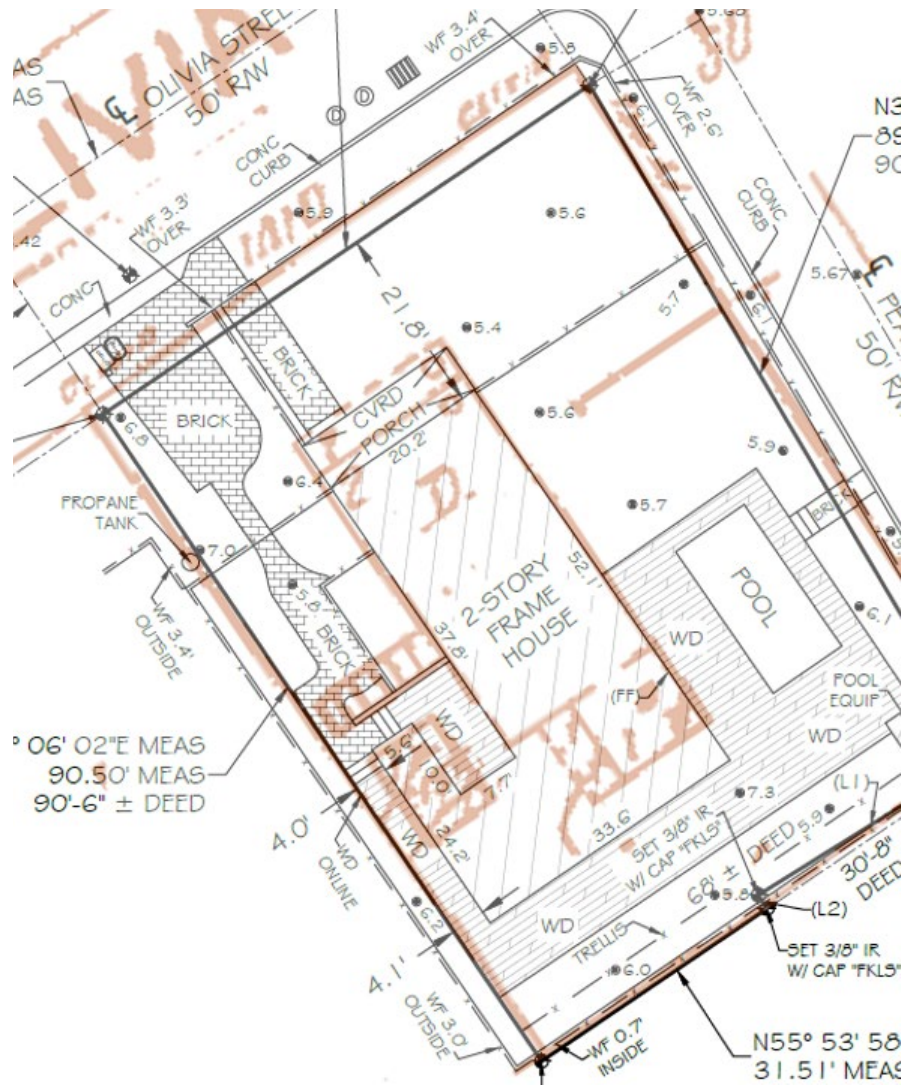


Photo within property looking towards Olivia Street showing area of proposed accessory structure.



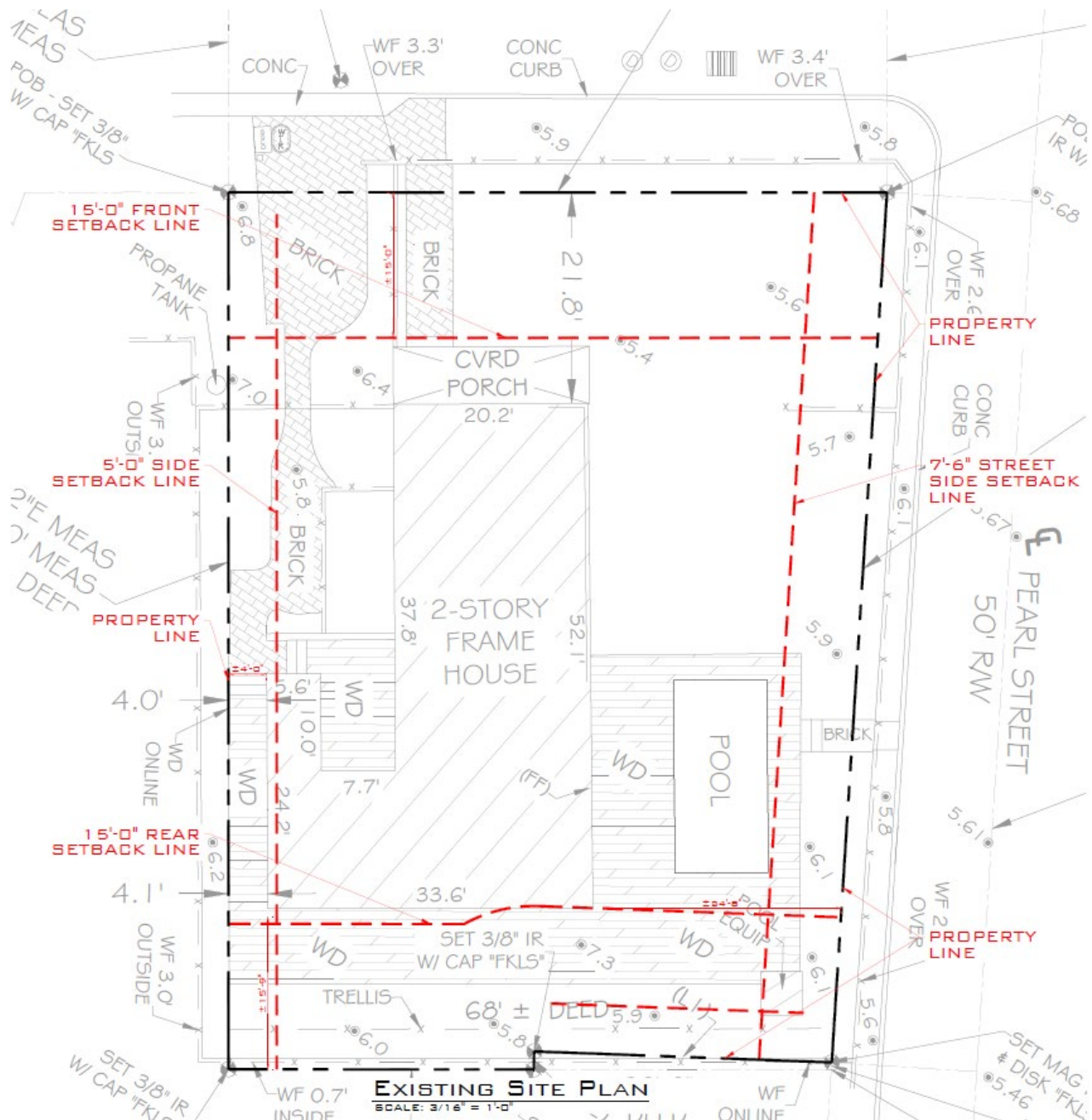
1962 Sanborn Map and current survey

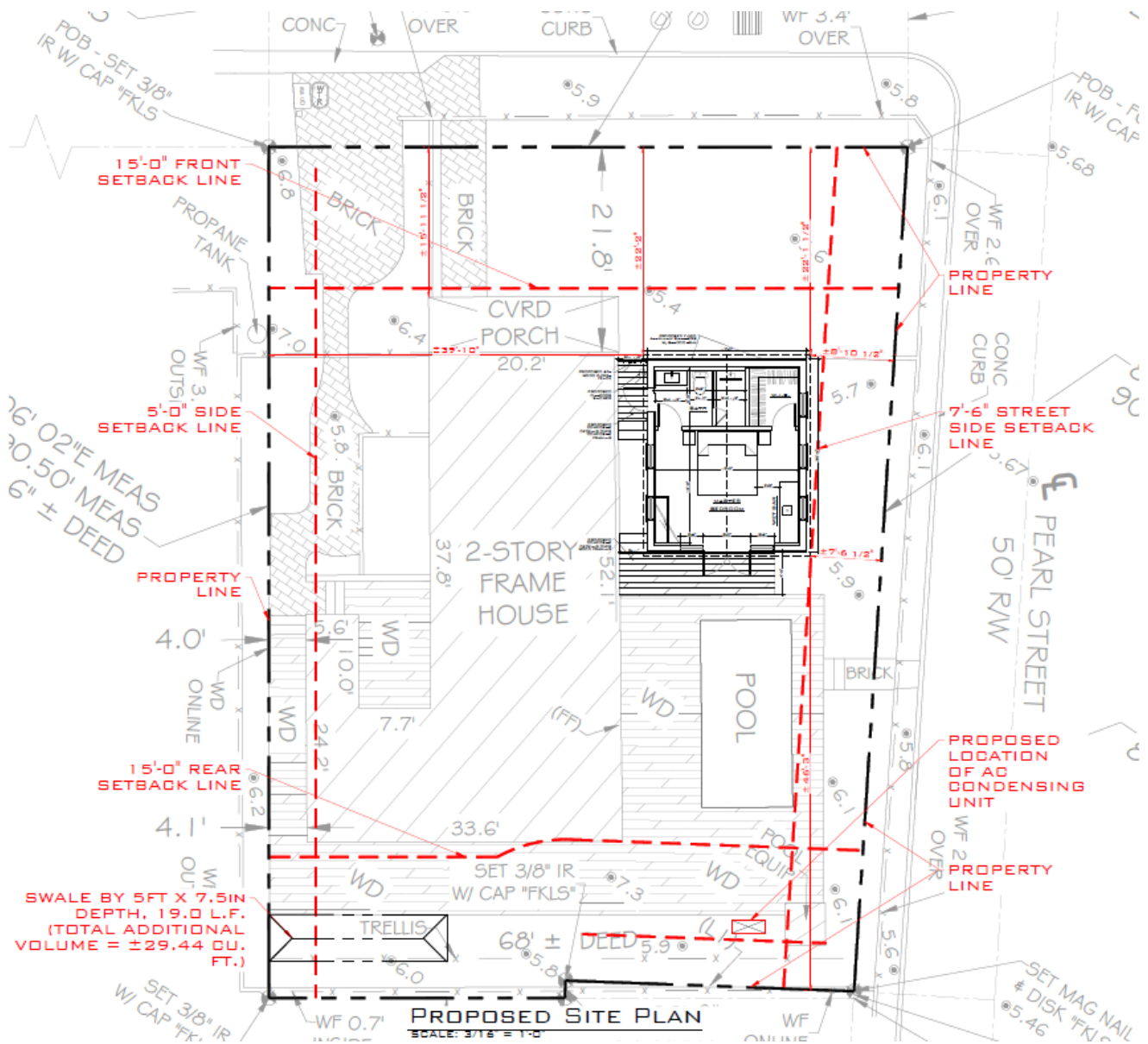
Guidelines Cited on Review:

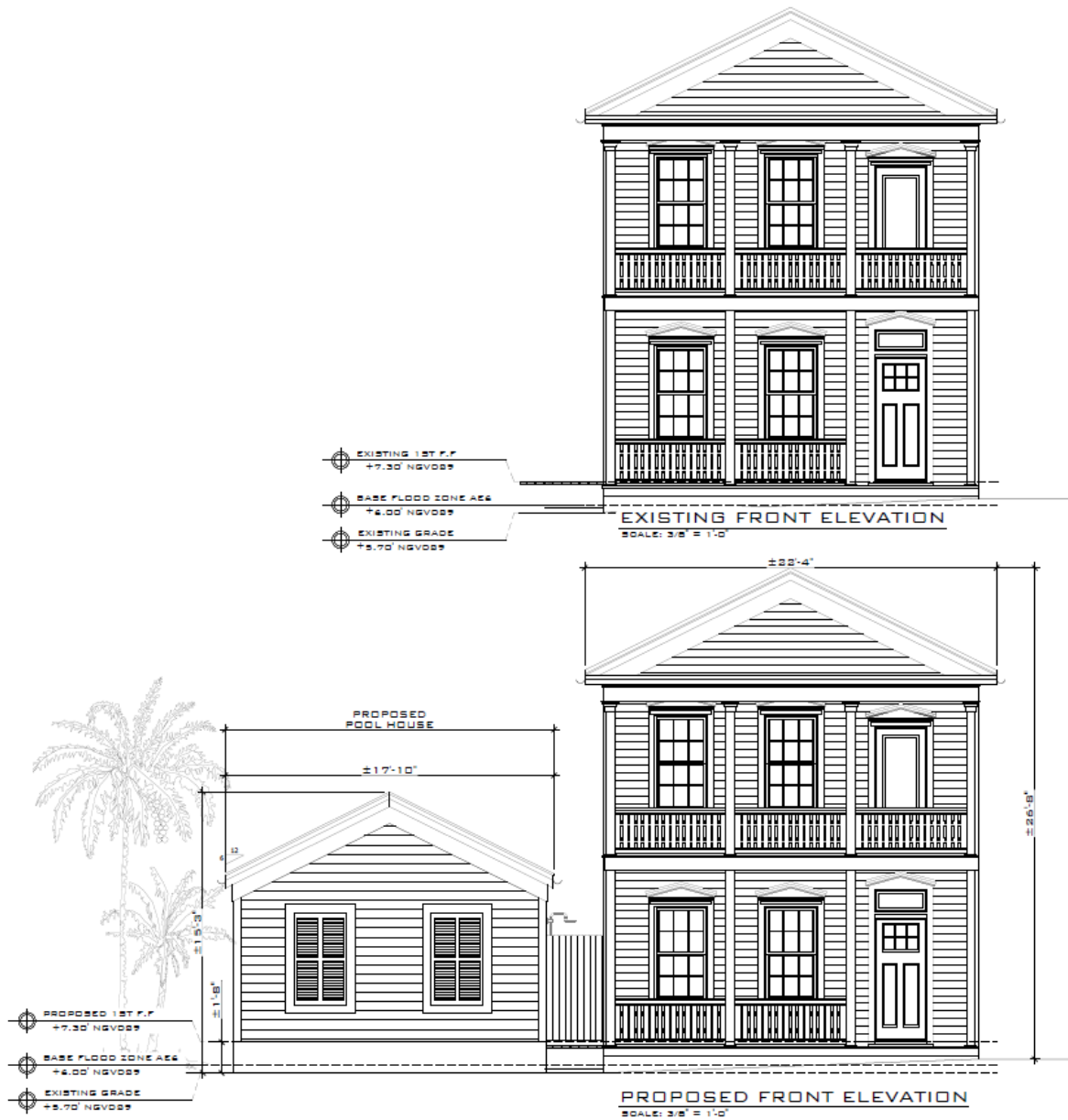
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A (6, 7, 8, and 9).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 8, 9, and 12.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 22, 23, 24, and 25.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 9

Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a new accessory structure on the side of the property. The proposed accessory structure will retain all previous materials and window and door locations as the October submittal. Plans have been updated to reflect staff and HARC Commission comments relating to the scale and location of the structure. The proposed accessory structure has been moved back 1'2" and the proposed height has been lowered by 1' since the previous submission.







Existing and Proposed Front Elevation.



Existing and Proposed Left Elevation.



PROPOSED REAR
ELEVATION

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

Proposed Rear Elevation.

Consistency with Cited Guidelines:

Staff finds the design to be generally consistent with many of the HARC Guidelines. The design of the building keeps the use of traditional materials such as 5V-crimp roofing and six over six windows. The updated design addresses previous staff and HARC Commission concerns regarding the overall massing and location of the accessory structure. The structure has been shifted back approximately 1'-2" to reduce its visibility from the front of the main structure and to better comply with Guideline 2 of Outbuildings. Staff notes that the accessory structure cannot be moved further back without requiring the removal of the large ponytail palm on the property. The height has been reduced by approximately 1' to ensure the structure remains subordinate in scale to the main house. Staff further notes that lowering the height any more would disrupt the building's proportions and result in a visually compressed appearance.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 White Street
Key West, Florida 33040

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

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

ADDRESS OF PROPOSED PROJECT:

1410 Olivia St, Key West, FL 33040

NAME ON DEED:

Charles T and Karen Diane ONeill

PHONE NUMBER 813-789-8184

OWNER'S MAILING ADDRESS:

13719 Chestersall Dr, Tampa FL 33624

EMAIL chucko62@outlook.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:

Serge Mashtakov

DATE 09/17/2025

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: One Story Accessory Structure to the right of existing two story historical building.

MAIN BUILDING: N/A

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

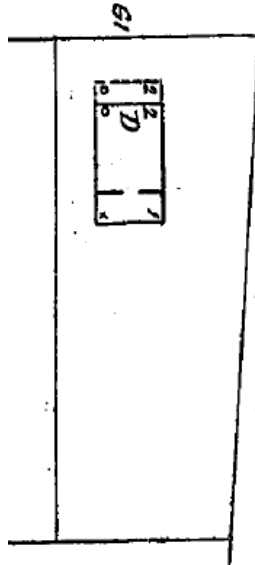
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): New slab on grade, CMU walls accessory structure, one story to the right of existing two story wood frame home	
PAVERS: N/A	FENCES:
	6ft wood picket fence as shown.
DECKS: Composite Decking in rear and side	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	Existing Pool to remain
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
New A/C equipments	New concrete pad

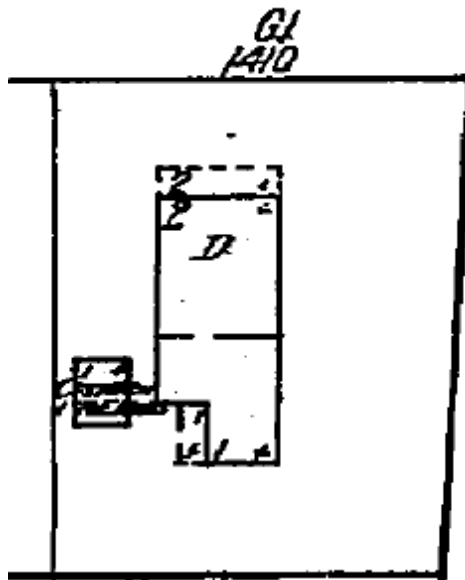
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input 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

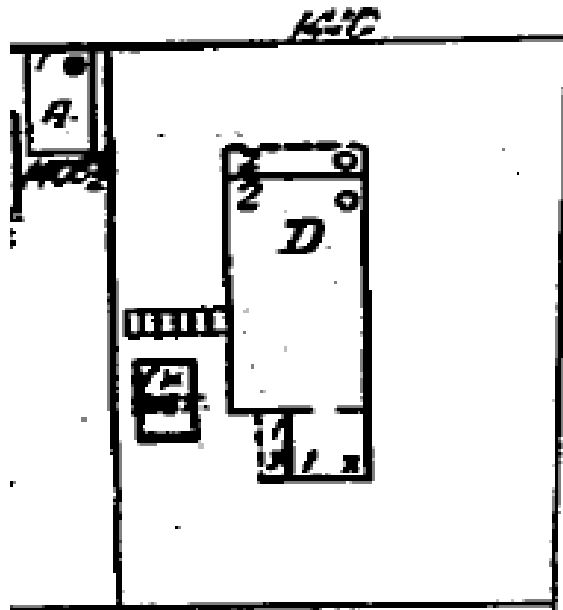


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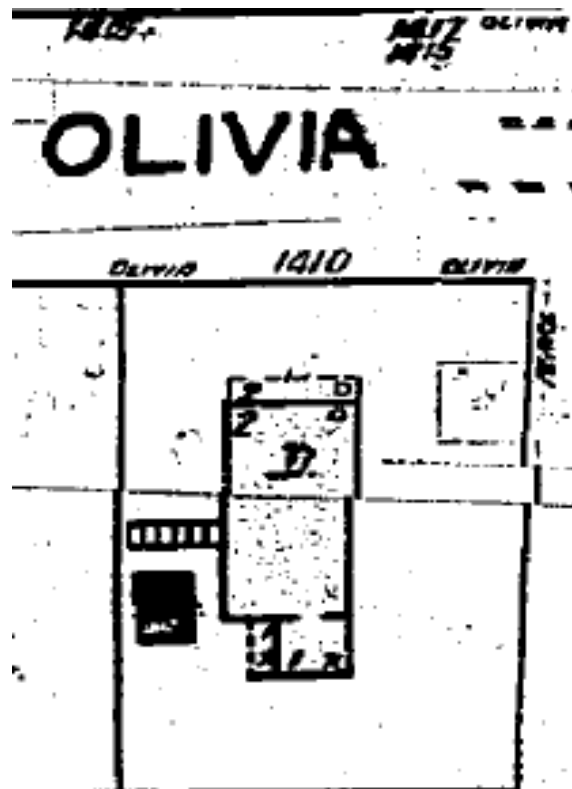


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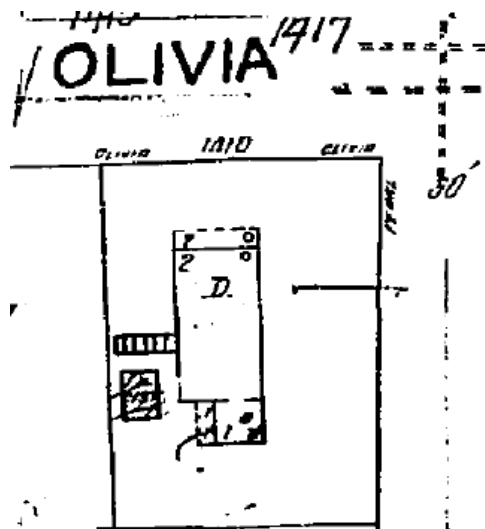
OLIVIA



Sanborn Map of property under review 1926.



Sanborn Map of property under review 1948.



Sanborn Map of property under review 1962.

PROJECT PHOTOS

















SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S55°53'58"W ASSUMED
ALONG THE CENTERLINE OF
OLIVIA STREET.

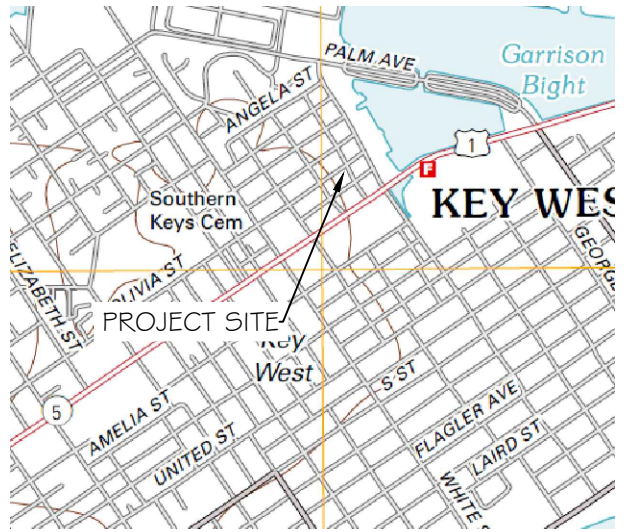
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

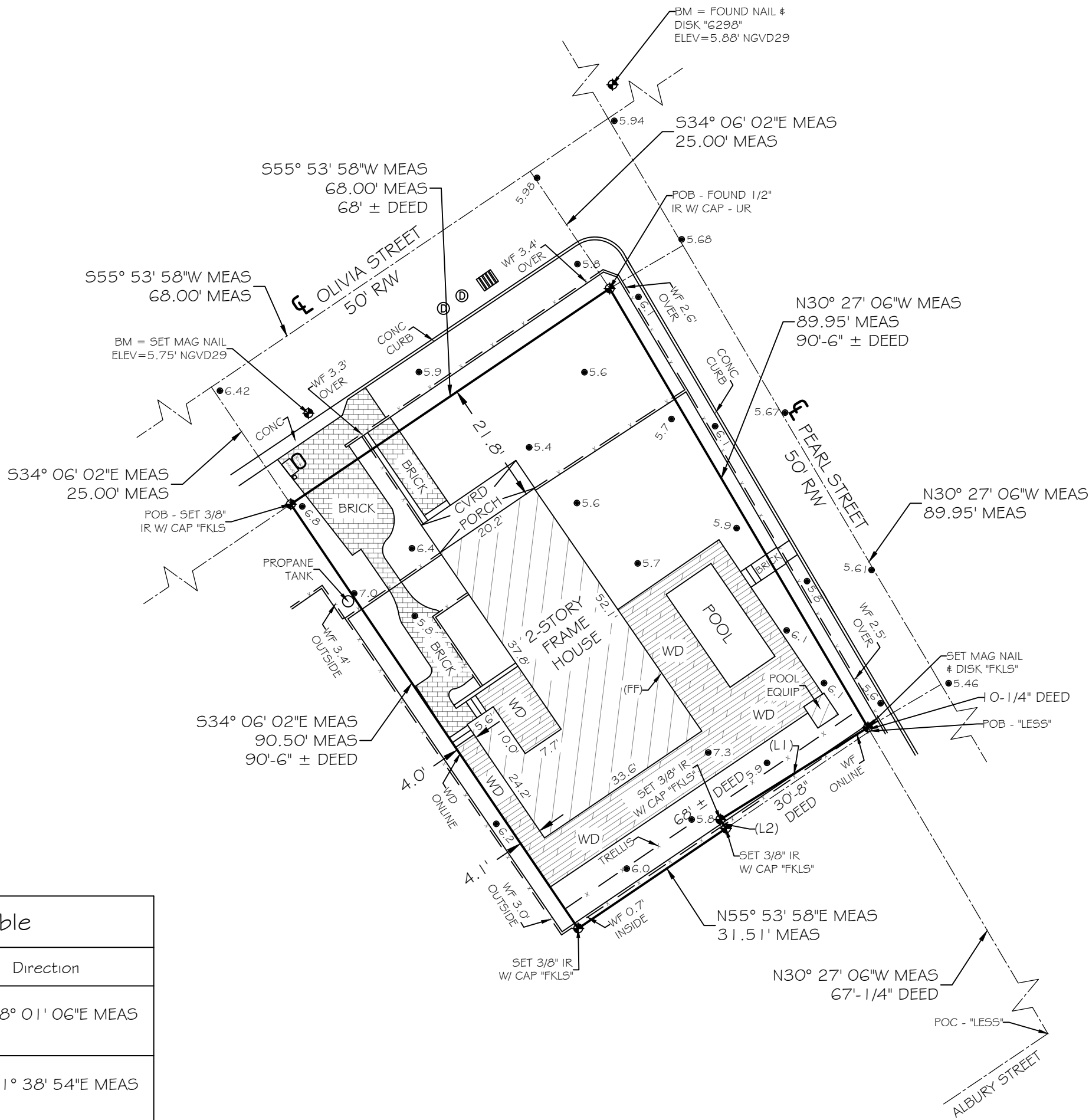
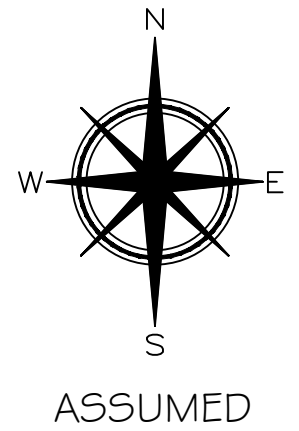
ADDRESS:
1410 OLIVIA STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T685-R25E



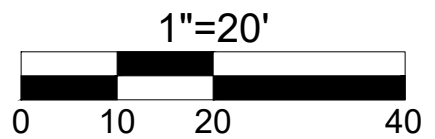
Parcel Line Table		
Line #	Length	Direction
(L1)	30.71' MEAS 30'-8 1/2" DEED	N58° 01' 06"E MEAS
(L2)	1.92' MEAS 1'-1 1" DEED	S31° 38' 54"E MEAS

SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAO020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF)=7.5' (NGVD 1929)
- 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.

LEGEND

- 0 - WATER METER
- Sanitary Sewer Clean Out
- Mailbox
- Wood Power Pole
- Catch Basin
- Storm Manhole
- Spot Grade Elevation (Typical)



TOTAL AREA = 5,852.81 SQFT±

CERTIFIED TO -

CHARLES AND KAREN O'NEILL;

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

LEGAL DESCRIPTION -

On the Island of Key West, and known as part of Lot 3, Square 3, of Benjamin Albury's Subdivision of Tract 7, recorded in Deed Book 1, Page 389, Public Records of Monroe County, Florida. Commencing at the corner of Olivia and Pearl Streets, and running thence in a Southwesterly direction along Olivia Street 68 feet more or less; thence at right angles in a Southeasterly direction 90 feet and 6 inches more or less to Pearl Street; thence in a Northwesterly direction along Pearl Street 90 feet and 6 inches more or less to the Point of Beginning.

LESS:

On the island of Key West and is part of Lot 3, Square 3, Tract 7, according to Benjamin Albury's Subdivision of Tract 7, recorded in Deed Book 1, Page 389, Public Records of Monroe County, Florida, and is more particularly described as follows: From the intersection of the Northwest line of Albury Street and the Southwest line of Pearl Street, go Northwesterly along the Southwest line of Pearl Street a distance of 67 feet 1/4 inch to a point which is the Point of Beginning; thence continue Northwesterly along the Southwest line of Pearl Street a distance of 10 and 1/2 inches to a point; thence Southwesterly along a line making a deflection angle of 91 degrees 30 minutes with the prolongation of the previously described course a distance of 30 feet 8.5 inches to a point; thence Southeasterly along a line making a deflection angle of 89 degrees 40 minutes with the prolongation of the previously described course a distance of 1 foot 11 inches to a point; thence Northeasterly along a line making a deflection angle of 92 degrees 20 minutes with the prolongation of the previously described course a distance of 30 feet 8 inches back to the Point of Beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 05/27/2025
MAP DATE: 07/17/2025
REVISION DATE: XXXXXXXX
SHEET: 1 OF 1
DRAWN BY: IDG
JOB NO.: 25-113

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

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
SIGNER: ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

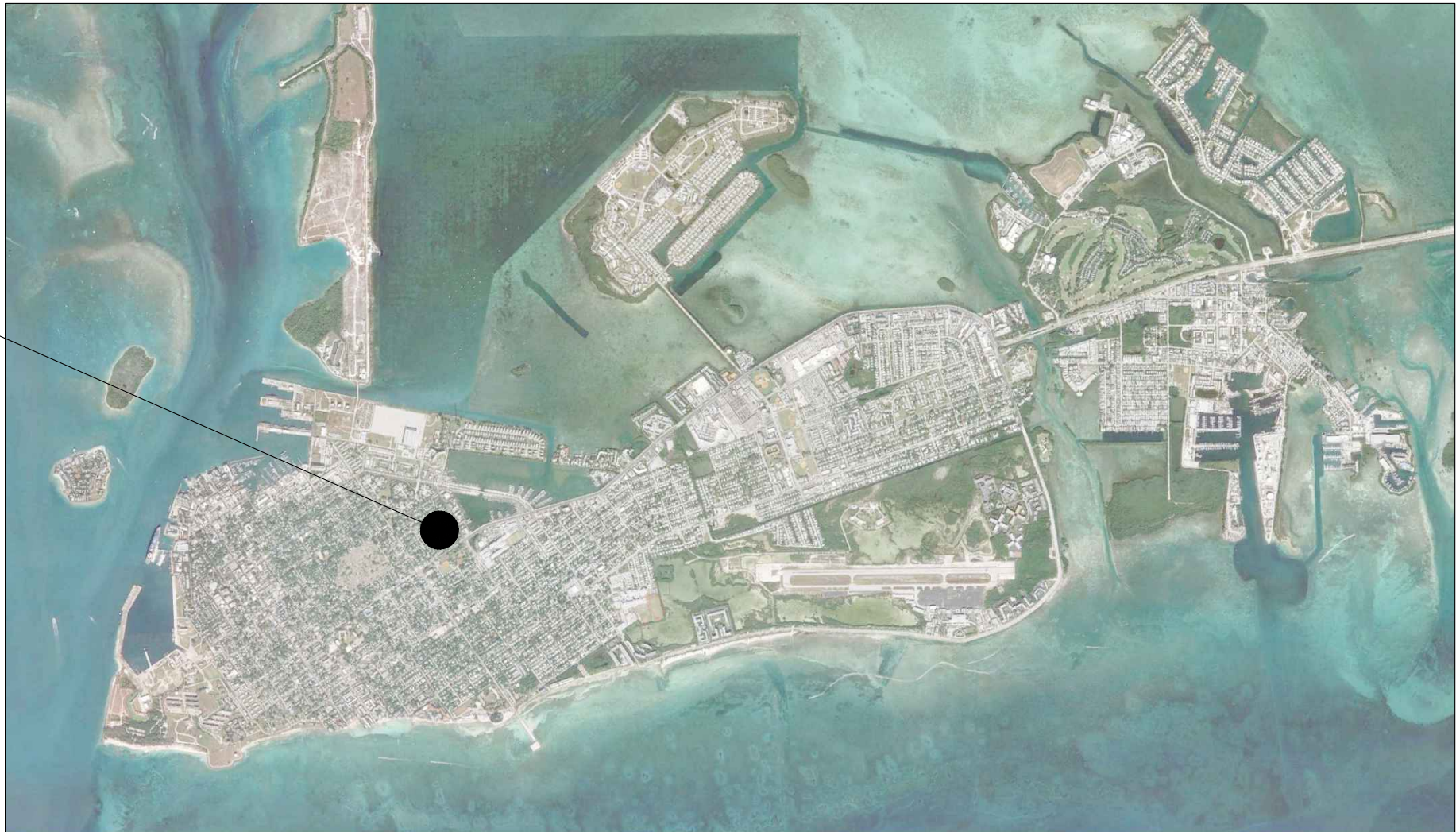


FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

PROPOSED DESIGN

HARC PERMIT PLANS FOR POOL HOUSE

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1410 OLIVIA ST,
KEY WEST, FL 33040

CLIENT:
CHARLES O'NEIL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY GREGG MANTAKOV, P.E. ON THE
DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

GREGG MANTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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

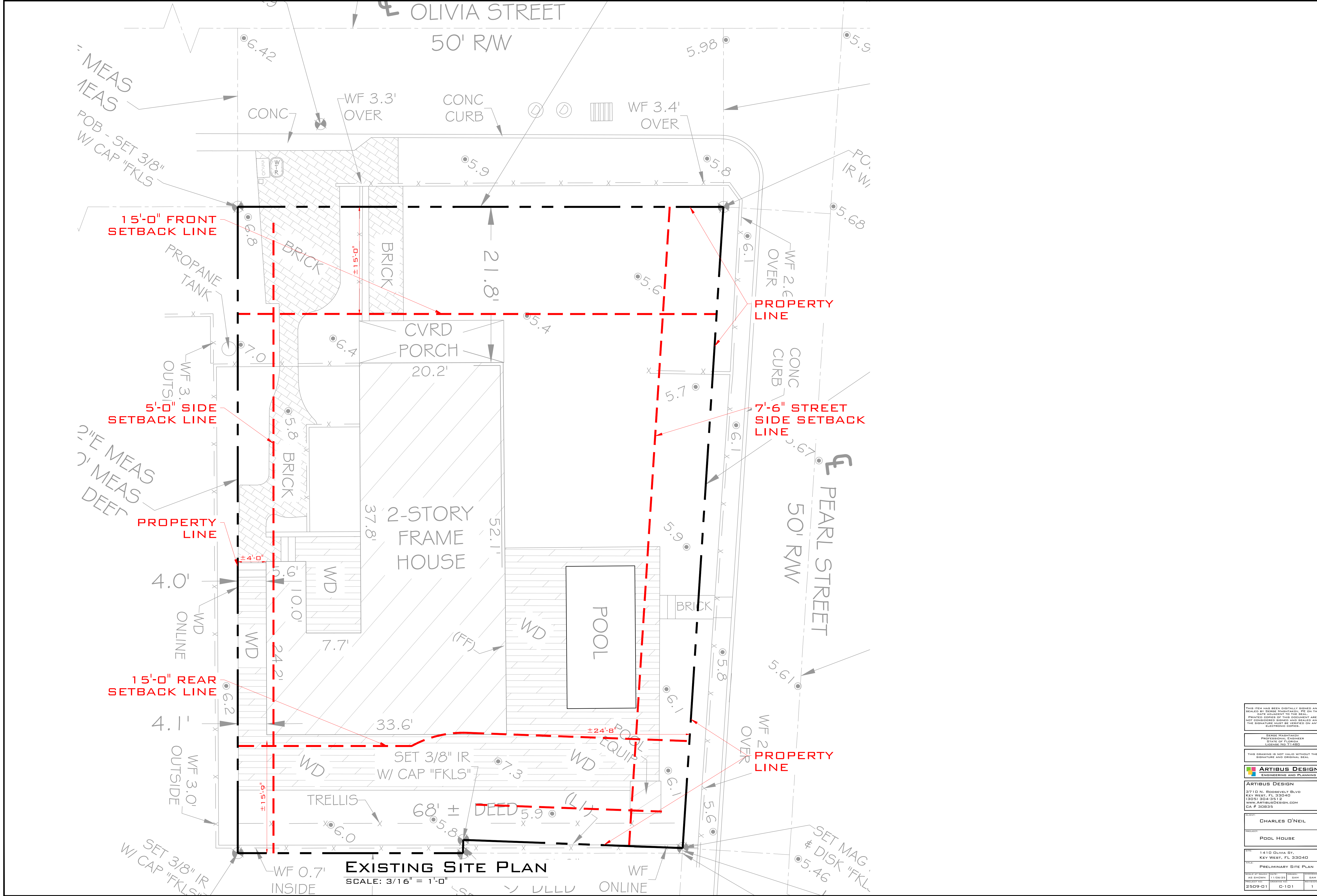
CLIENT:
CHARLES O'NEIL

PROJECT:
POOL HOUSE

SITE:
1410 OLIVIA ST,
KEY WEST, FL 33040

TITLE:
COVER

SCALE BY SHEET	DATE	DRAWN	CHECKED
AS SHOWN	11/06/25	SAM	SAM
PROJECT NO.	DRAWING NO.	REVISION	
2509-01	B-101		1



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY M. HARTMAN, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GREGORY M. HARTMAN
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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

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ENGINEERING AND PLANNING

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

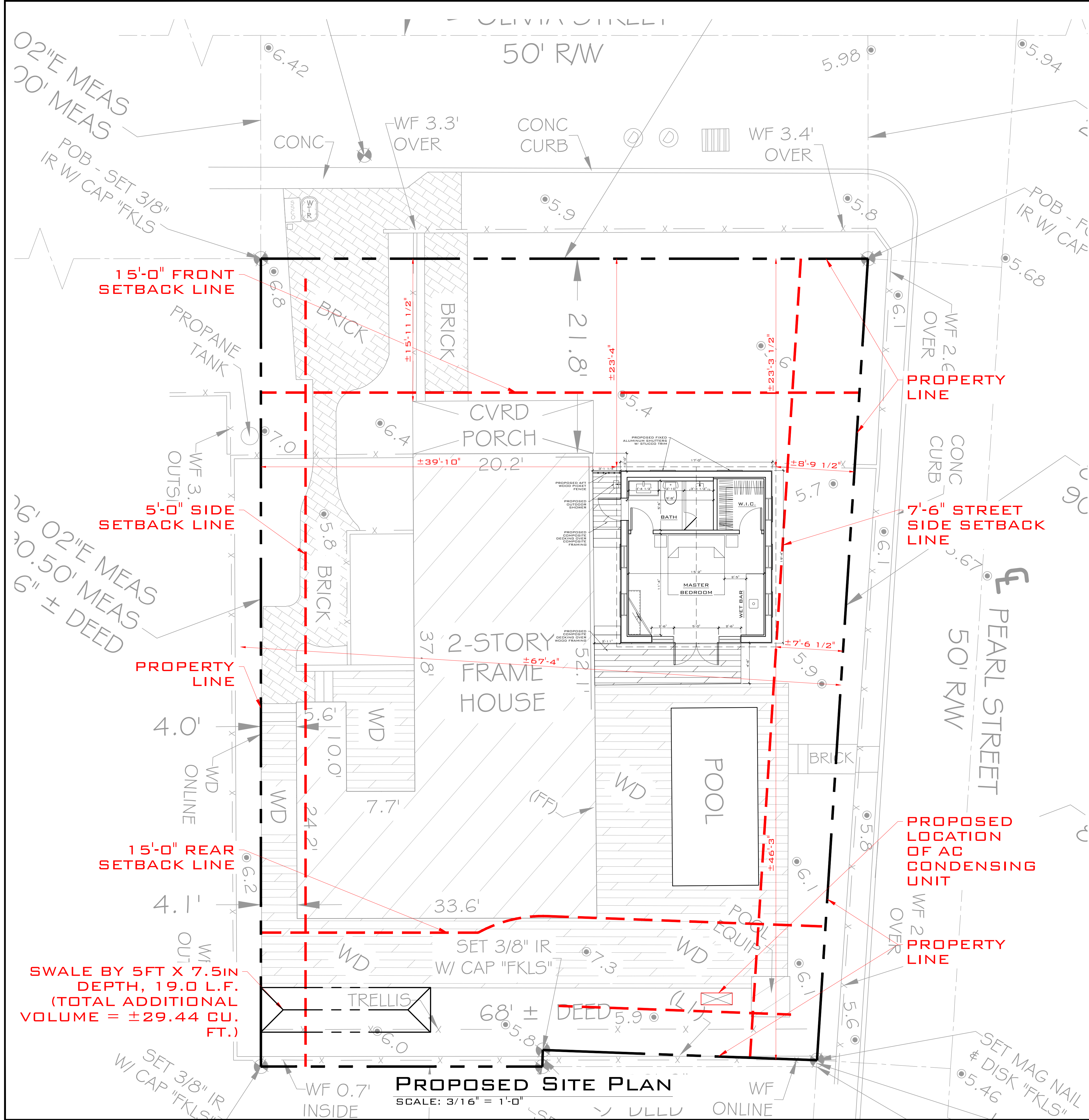
CLIENT: CHARLES O'NEIL

PROJECT: POOL HOUSE

SITE: 1410 OLIVIA ST.
KEY WEST, FL 33040

TITLE: PRELIMINARY SITE PLAN

DATE BY	DATE	DATE	DATE
AS SHOWN	11/05/25	SAH	SAH
PREPARED BY	2509-01	C-101	1



SITE DATA:

TOTAL SITE AREA:		±5,851.17 SQ.FT	
LAND USE:	HMDR	ACCESSORY STRUCTURE:	
FLOOD ZONE:	AE6		
<u>SETBACKS</u>		<u>SETBACKS</u>	
FRONT:		FRONT:	
REQUIRED	10'-0"	REQUIRED	10'-0"
EXISTING	15'-0"	PROPOSED	22'-2"
PROPOSED	NO CHANGES		
STREET SIDE:		STREET SIDE:	
REQUIRED	7'-5"	REQUIRED	7'-5"
EXISTING	24'-8"	PROPOSED	7'-6"
PROPOSED	7'-6"		
RIGHT SIDE:		RIGHT SIDE:	
REQUIRED	5'-0"	REQUIRED	5'-0"
EXISTING	4'-0"	PROPOSED	39'-10"
PROPOSED	NO CHANGES		
REAR:		REAR:	
REQUIRED	15'-0"	REQUIRED	15'-0"
EXISTING	15'-9"	PROPOSED	46'-3"
PROPOSED	NO CHANGES		

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED:	60% (3,510.70 SQ.FT.)
EXISTING	10.83% (±634.09 SQ.FT.)
PROPOSED	16.6% (±968.8 SQ.FT.)
(SPACE UNDER ELEVATED STRUCTURE IS CONSIDERED AS PERVIOUS)	
POOL & EQ. PAD:	±211.4 SQ.FT.
CONCRETE WALKWAY:	±422.7 SQ. FT.
A/C EQ. PAD:	±4.7 SQ.FT.
POOL HOUSE:	±330.00 SQ.FT.

TOTAL: ±968.8 SQ.FT.

MAXIMUM BUILDING COVERAGE:

REQUIRED	40% (2,340.47 SQ.FT.)
EXISTING	24.54% (±1,435.8 SQ.FT.)
PROPOSED	30.16% (±1,764.9 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED	35% (2,047.9 SQ.FT.)
EXISTING	44.95% (±2,630.0 SQ.FT.)
PROPOSED	39.56% (±2,314.7 SQ.FT.)



**MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	ft	Sidewalks	D	ft
Decks / Patios	B	ft	Pool/Deck	E	ft
Driveways	C	ft	Other	F	ft
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)					634.09

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	ft	Sidewalks	D	ft
Decks / Patios	B	ft	Pool/Deck	E	ft
Driveways	C	ft	Other	F	ft
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)					354.66

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)	988.75	1
--	--------	---

2. Determine Percentage of Impervious Coverage on site:

988.75	1	ft ²	/	5,851.17	ft ²	=	16.90%	2	% of Impervious Coverage
Total Impervious Coverage		Total Lot Area							

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

5,851.17	ft ²	-	ft ²	=	5,851.17	3	Disturbed Area
Total Lot Area Native Vegetation - If no BMP enter "0"							
For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.							

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

a. For a NEW home with less than 40% Impervious Coverage, use:													
5,851.17	3	ft ²	X	0.083	=	4a	ft ³	Swale Volume					
Disturbed Area													
b. For a NEW home with 40% or greater Impervious Coverage, use:													
5,851.17	3	ft ²	X	0.208	X	16.90%	2	% =	4b	ft ³	Swale Volume		
Disturbed Area										% 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:													
354.66	1b	ft ²	X	0.083	=	29.44	4c1	ft ³	Added Swale Volume				
Impervious Coverage PROPOSED												Swale Volume	
2. When the new development increases the total lot impervious area to 40% or above:													
354.66	1b	ft ²	X	0.208	=	73.77	4c2	ft ³	Added Swale Volume				
Impervious Coverage PROPOSED												Swale Volume	

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

Determine Swale Length (Swale side slopes must be no steeper than 4:1)						
5.00	ft X	0.63	ft) / 2 =	1.56	ft ²	Cross Sectional Area**
Width		Depth				
29.44	ft ³ /	1.56	ft ² =	18.84	ft	Swale Length
Swale Volume		Cross Sectional Area		(*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)		
Enter A, a, b, c1 or c2						

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

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GERRIE MANTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71488

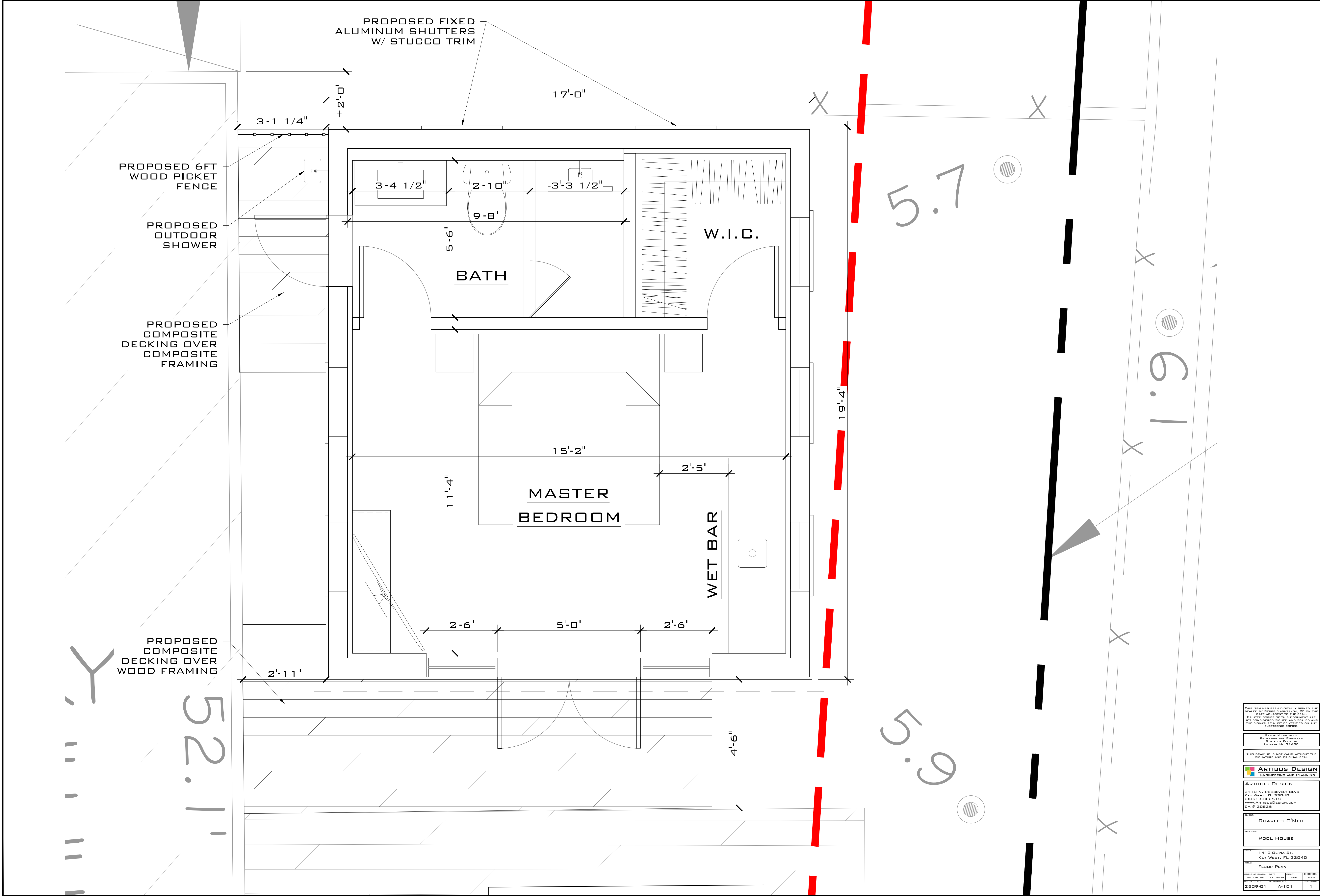
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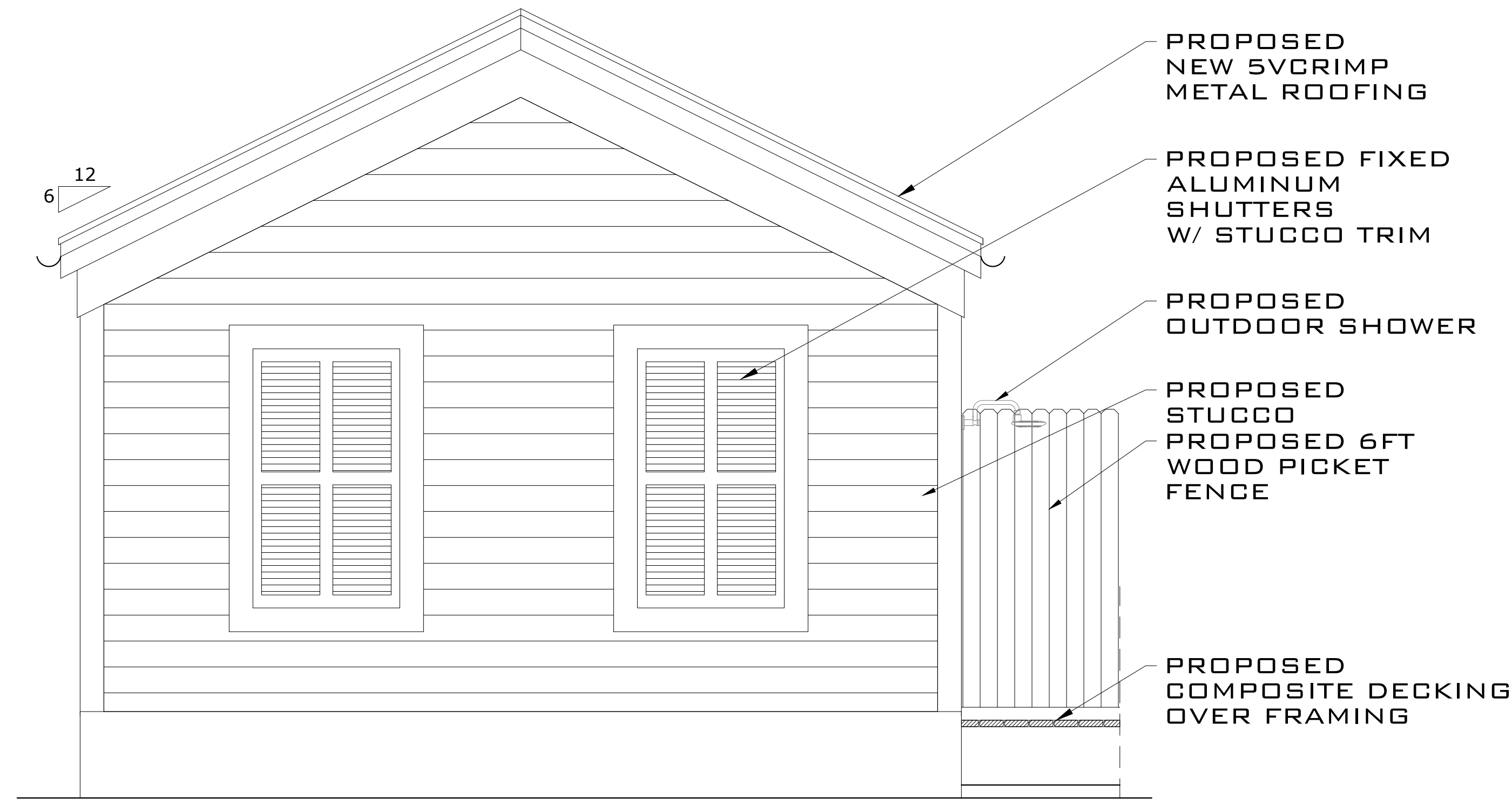
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: CHARLES O'NEIL
PROJECT: POOL HOUSE

DRAWN BY: SAH
CHECKED BY: SAH
DATE: 11/05/25
PROJECT NO.: 2509-01
SHEET NO.: C-102
TOTAL SHEETS: 1

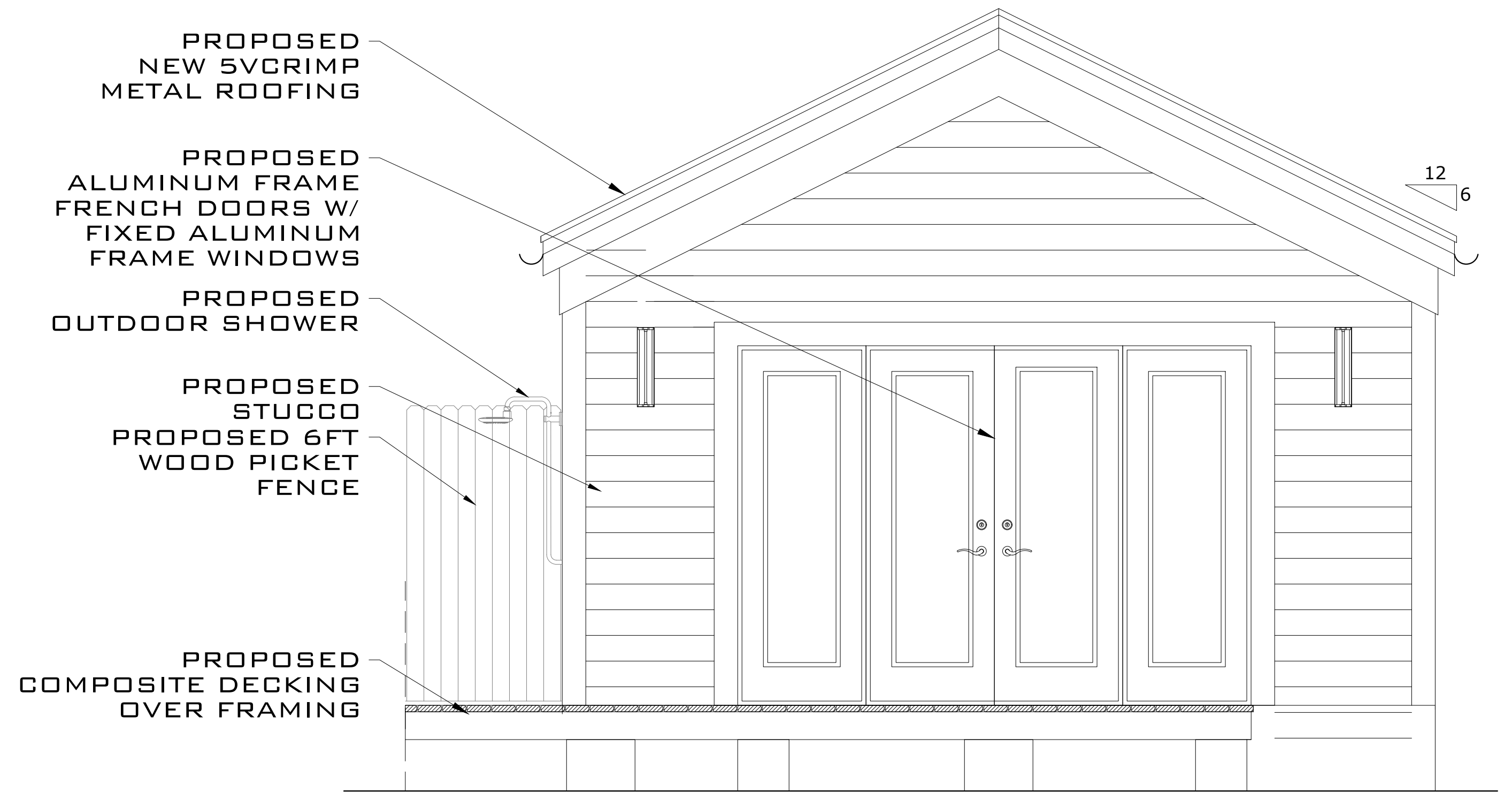


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ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: CHARLES O'NEIL			
PROJECT: POOL HOUSE			
SITE: 1410 OLIVIA ST. KEY WEST, FL 33040			
TITLE: FLOOR PLAN			
SCALE BY SHEET: 2509-01	DATE: 11/06/25	DRAWN BY: SAM	CHECKED BY: SAM
PROJECT NO.:	DATE:	REVISION:	1



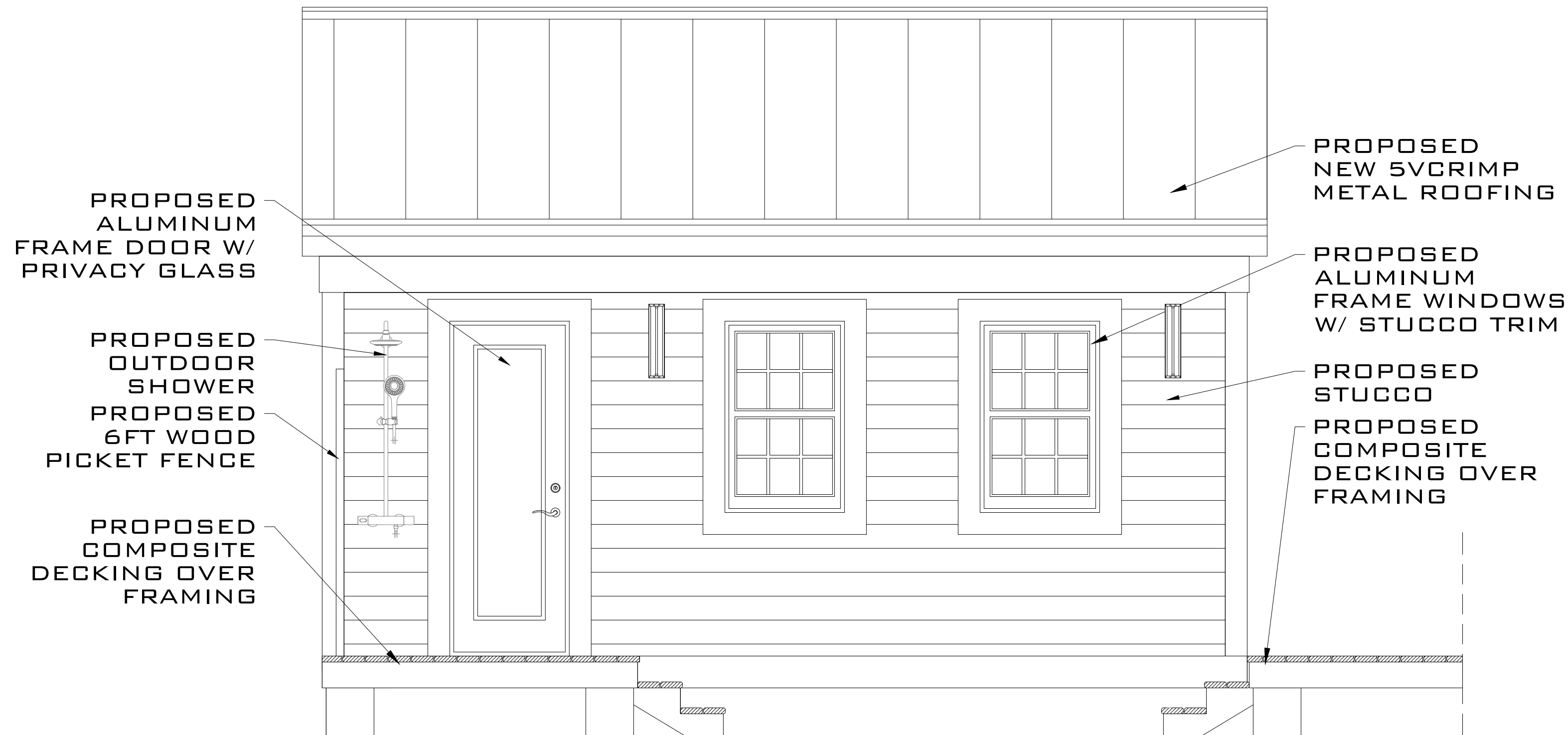
PROPOSED FRONT ELEVATION

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



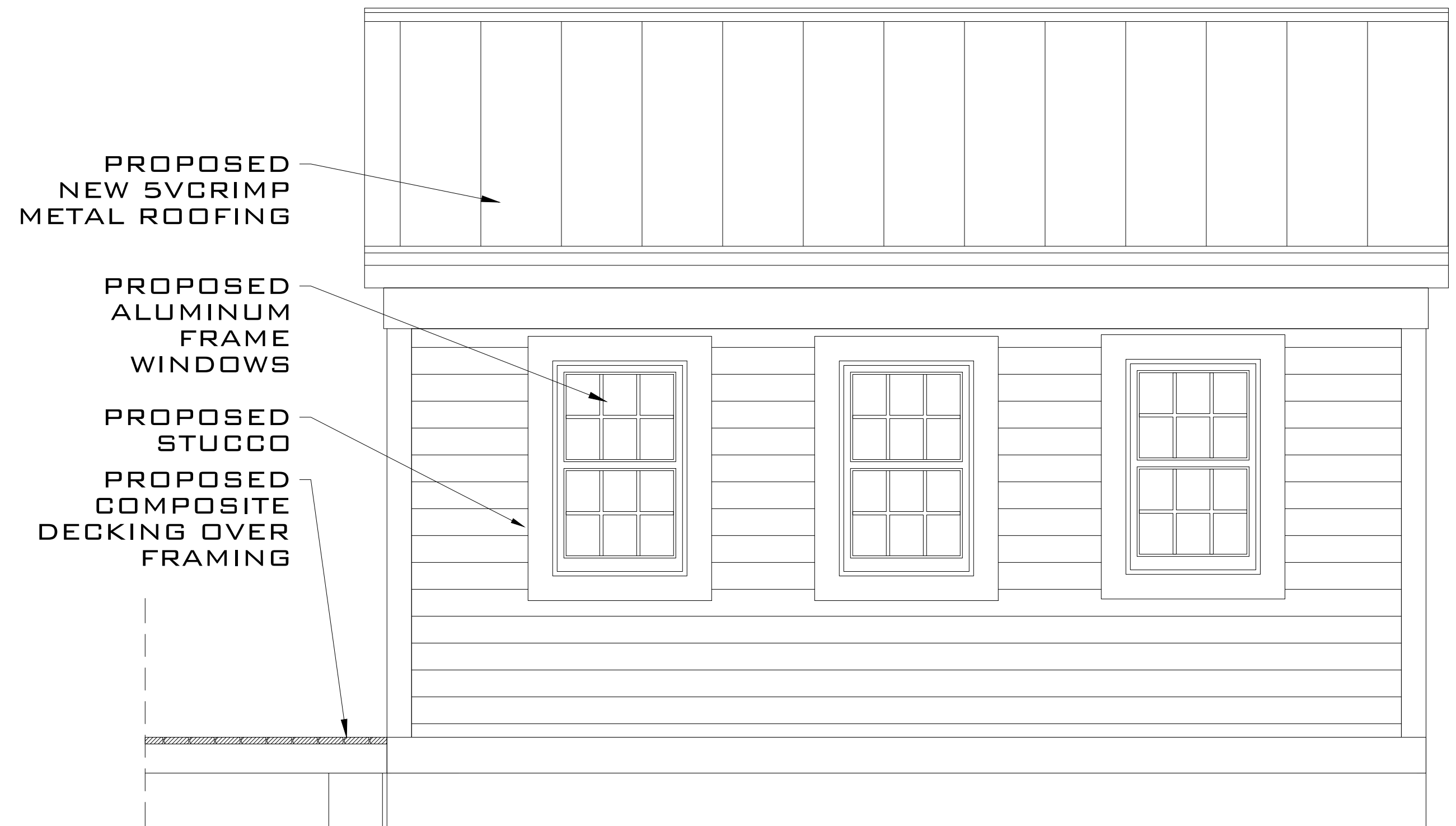
PROPOSED REAR ELEVATION

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



PROPOSED RIGHT ELEVATION

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



PROPOSED LEFT ELEVATION

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

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GREGORY M. HARTMAN
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STATE OF FLORIDA
LICENSE NO. 71480

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KEY WEST, FL 33040
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WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: CHARLES O'NEIL

PROJECT: POOL HOUSE

DATE: 1410 OLIVIA ST.
KEY WEST, FL 33040

TITLE: ELEVATIONS

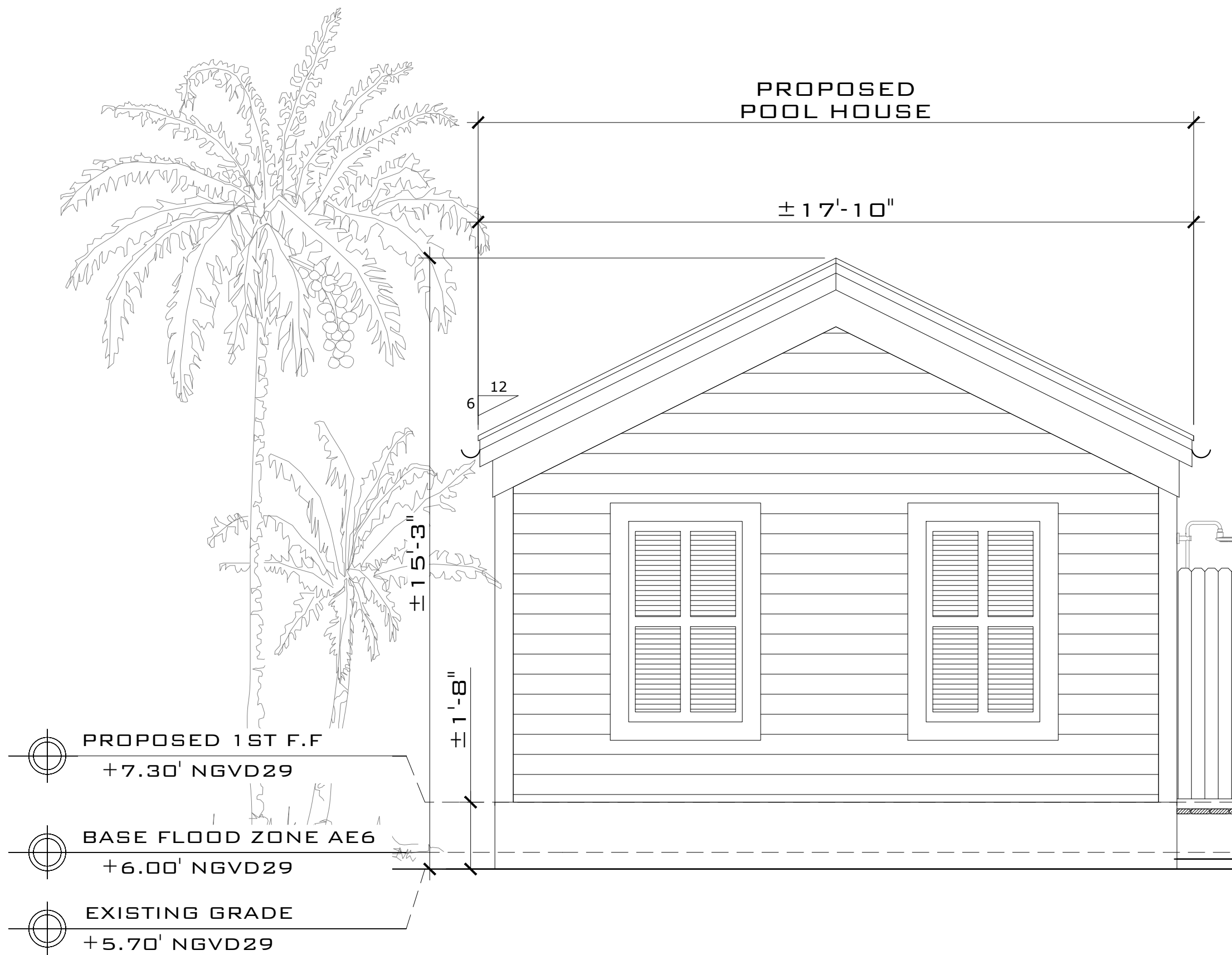
SCALE BY SHEET	DATE	DRAWN	CHECKED
AS SHOWN	11/05/25	SAH	SAH
PROJECT NO.	2509-01	DATE	1

EXISTING 1ST F.F
+7.30' NGVD29

BASE FLOOD ZONE AE6
+6.00' NGVD29

EXISTING GRADE
+5.70' NGVD29

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



PROPOSED 1ST F.F
+7.30' NGVD29

BASE FLOOD ZONE AE6
+6.00' NGVD29

EXISTING GRADE
+5.70' NGVD29

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

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GERRIE MABITAKODY PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480			
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ARTIBUS DESIGN 3710 N. RODRIGUEZ BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: CHARLES O'NEIL			
PROJECT: POOL HOUSE			
SITE: 1410 OLIVIA ST. KEY WEST, FL 33040			
TITLE: ELEVATIONS			
SCALE BY SHEET: AS SHOWN 2509-01	DATE: 11/06/25	DRAWN BY: SAM	CHECKED BY: SAM
PROJECT NO. A-103	DATE 1	REVISION 1	



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



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

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GERSE MARITAKODY
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STATE OF FLORIDA
LICENSE NO. 71480

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CLIENT:
CHARLES O'NEIL

PROJECT:
POOL HOUSE

SITE:
1410 OLIVIA ST.
KEY WEST, FL 33040

TITLE:
ELEVATIONS

SCALE BY SHEET:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/06/25	SAM	SAM
PROJECT NO.:	DATE:	REVISION:	REVISION:
2509-01	A-104		1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. November 18, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY ACCESSORY STRUCTURE ON SIDE OF CONTRIBUTING STRUCTURE.

#1410 OLIVIA STREET

Applicant – Serge Mashtakov, PE Application #C2025-0084

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared FILEH 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:
1417 OLIVIA STREET, KEY WEST, FL 33040 on the
18 day of NOVEMBER, 2025.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5:00pm, November 18, 2025.

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 C2025-0084.

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

Signed Name of Affiant:

FILEH AMBROZIAK
Date: 11/11/25
Address: 3310 N ROOSEVELT BLVD
City: KEY WEST
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 12 day of
NOV., 2025.

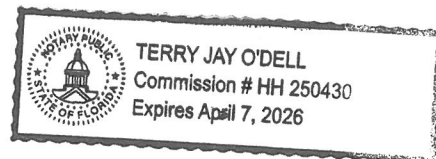
By (Print name of Affiant) Ambrozian who is
personally known to me or has produced ID as
identification and who did take an oath.

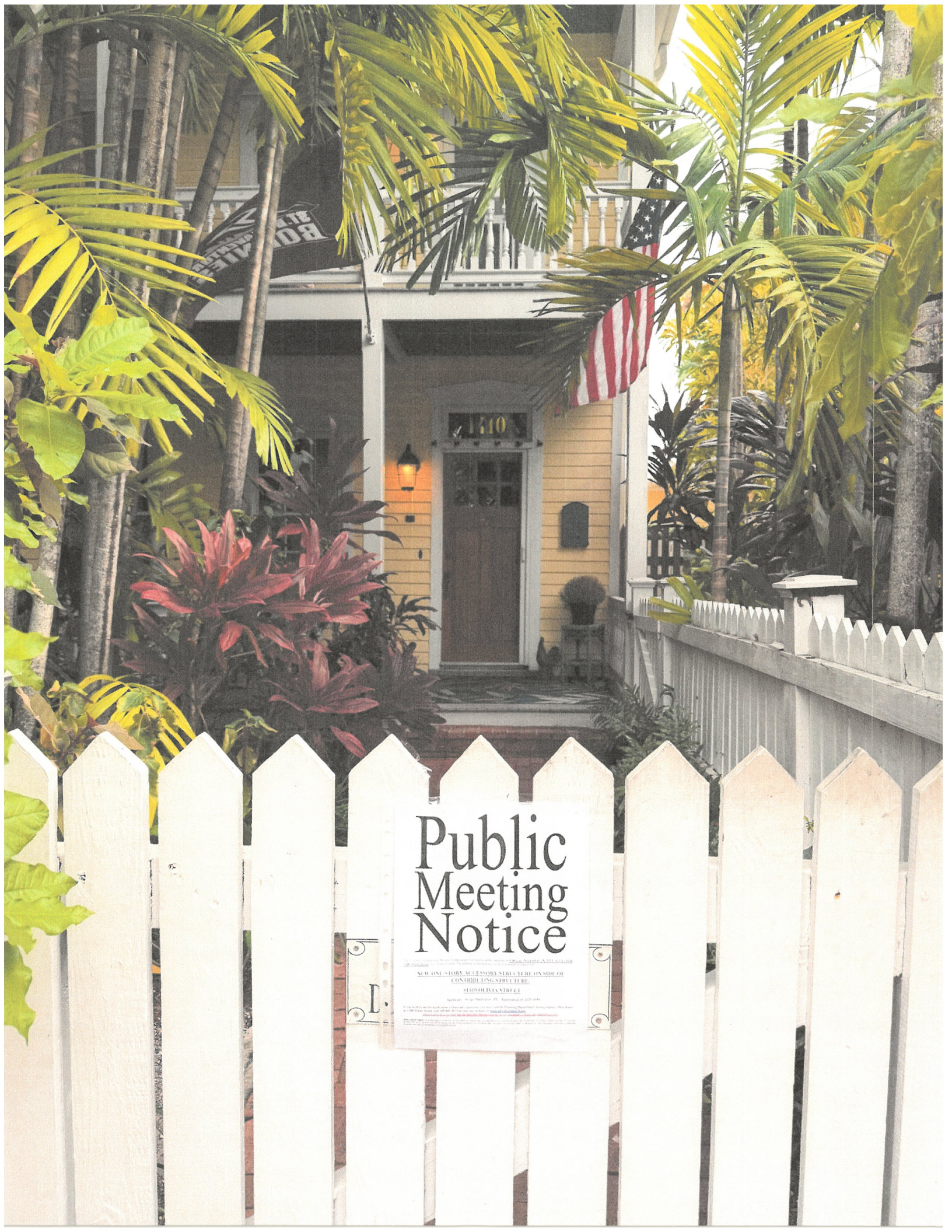
NOTARY PUBLIC

Sign Name: Terry O'Dell
Print Name: Terry O'Dell

Notary Public - State of Florida (seal)

My Commission Expires: April 7, 2026





Public Meeting Notice

City of Honolulu, Department of Planning and Economic Development, 1500 Ala Moana Boulevard, Suite 200, Honolulu, HI 96813-2000

NEW ONE-STORY ACCESSORY STRUCTURE ON SIDE OF CONTRIBUTING STRUCTURE

2100 OLIVIA STREET

Maplewood - Single Detached - 10,000 sq. ft. - 1997-1998

For more information on this project, please contact the Planning Department, Planning Office, at 1500 Ala Moana Boulevard, Suite 200, Honolulu, HI 96813-2000. You may also contact the Planning Department at (808) 525-1234. A public meeting will be held on Thursday, October 10, 2008, at 7:00 PM, at the Planning Department, Planning Office, 1500 Ala Moana Boulevard, Suite 200, Honolulu, HI 96813-2000. The meeting is open to the public. The purpose of the meeting is to provide an opportunity for the public to provide input on the proposed project. The meeting will be held in the Planning Department, Planning Office, 1500 Ala Moana Boulevard, Suite 200, Honolulu, HI 96813-2000. The meeting is open to the public. The purpose of the meeting is to provide an opportunity for the public to provide input on the proposed project.

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PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

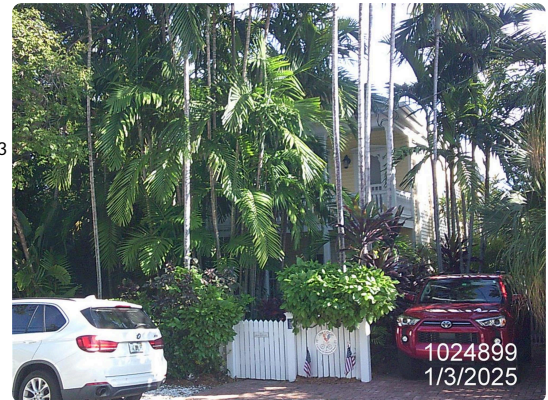
Disclaimer

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 00024090-000000
Account# 1024899
Property ID 1024899
Millage Group 10KW
Location 1410 OLIVIA St, KEY WEST
Address
Legal KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 3 SQR 3 TR 7 H2-300 OR570-213
Description OR789-636 789-637 OR789-639 OR792-1571 OR793-1245 OR842-2359 OR844-964 OR1013-2437 OR3084-1527 OR3118-0596 OR3304-0065
(Note: Not to be used on legal documents.)
Neighborhood 6284
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

ONEILL CHARLES T
13719 Chestersall Dr
Tampa FL 33624

ONEILL KAREN DIANE
13719 Chestersall Dr
Tampa FL 33624

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$792,274	\$788,059	\$761,353	\$778,272
+ Market Misc Value	\$37,214	\$36,190	\$37,258	\$38,327
+ Market Land Value	\$1,397,610	\$1,397,610	\$1,256,970	\$918,555
= Just Market Value	\$2,227,098	\$2,221,859	\$2,055,581	\$1,735,154
= Total Assessed Value	\$2,227,098	\$2,099,536	\$1,908,669	\$1,735,154
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,227,098	\$2,221,859	\$2,055,581	\$1,735,154

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,397,610	\$788,059	\$36,190	\$2,221,859	\$2,099,536	\$0	\$2,221,859	\$0
2023	\$1,256,970	\$761,353	\$37,258	\$2,055,581	\$1,908,669	\$0	\$2,055,581	\$0
2022	\$918,555	\$778,272	\$38,327	\$1,735,154	\$1,735,154	\$0	\$1,735,154	\$0
2021	\$624,090	\$971,908	\$39,394	\$1,635,392	\$1,635,392	\$0	\$1,635,392	\$0
2020	\$641,670	\$762,092	\$40,464	\$1,444,226	\$1,407,972	\$25,000	\$1,382,972	\$36,254
2019	\$775,718	\$628,286	\$41,531	\$1,445,535	\$1,376,317	\$25,000	\$1,351,317	\$69,218
2018	\$747,150	\$635,765	\$42,599	\$1,425,514	\$1,350,655	\$25,000	\$1,325,655	\$74,859

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)	5,860.00	Square Foot	68	90

Buildings

Building ID	1861	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2515	Roof Type	IRR/CUSTOM
Finished Sq Ft	2275	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	358	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	13	Grade	550
Interior Walls	DRYWALL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	240	0	0
FLA	FLOOR LIV AREA	2,275	2,275	0
TOTAL		2,515	2,275	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1986	1987	4 x 160	1	640 SF	2
FENCES	1996	1997	6 x 70	1	420 SF	2
BRICK PATIO	2007	2008	12 x 20	1	240 SF	2
BRICK PATIO	2007	2008	4 x 20	1	80 SF	2
UTILITY BLDG	2007	2008	4 x 4	1	16 SF	3
RES POOL	2007	2008	11 x 21	1	231 SF	4
WOOD DECK	2015	2016	0 x 0	1	917 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/16/2024	\$2,800,000	Warranty Deed	2483720	3304	0065	01 - Qualified	Improved		
8/6/2021	\$100	Quit Claim Deed	2334140	3118	0596	11 - Unqualified	Improved		
3/26/2021	\$1,800,000	Warranty Deed	2310648	3084	1527	01 - Qualified	Improved		
5/1/1987	\$242,000	Warranty Deed		1013	2437	U - Unqualified	Improved		
5/1/1979	\$89,500	Conversion Code		793	1245	Q - Qualified	Improved		

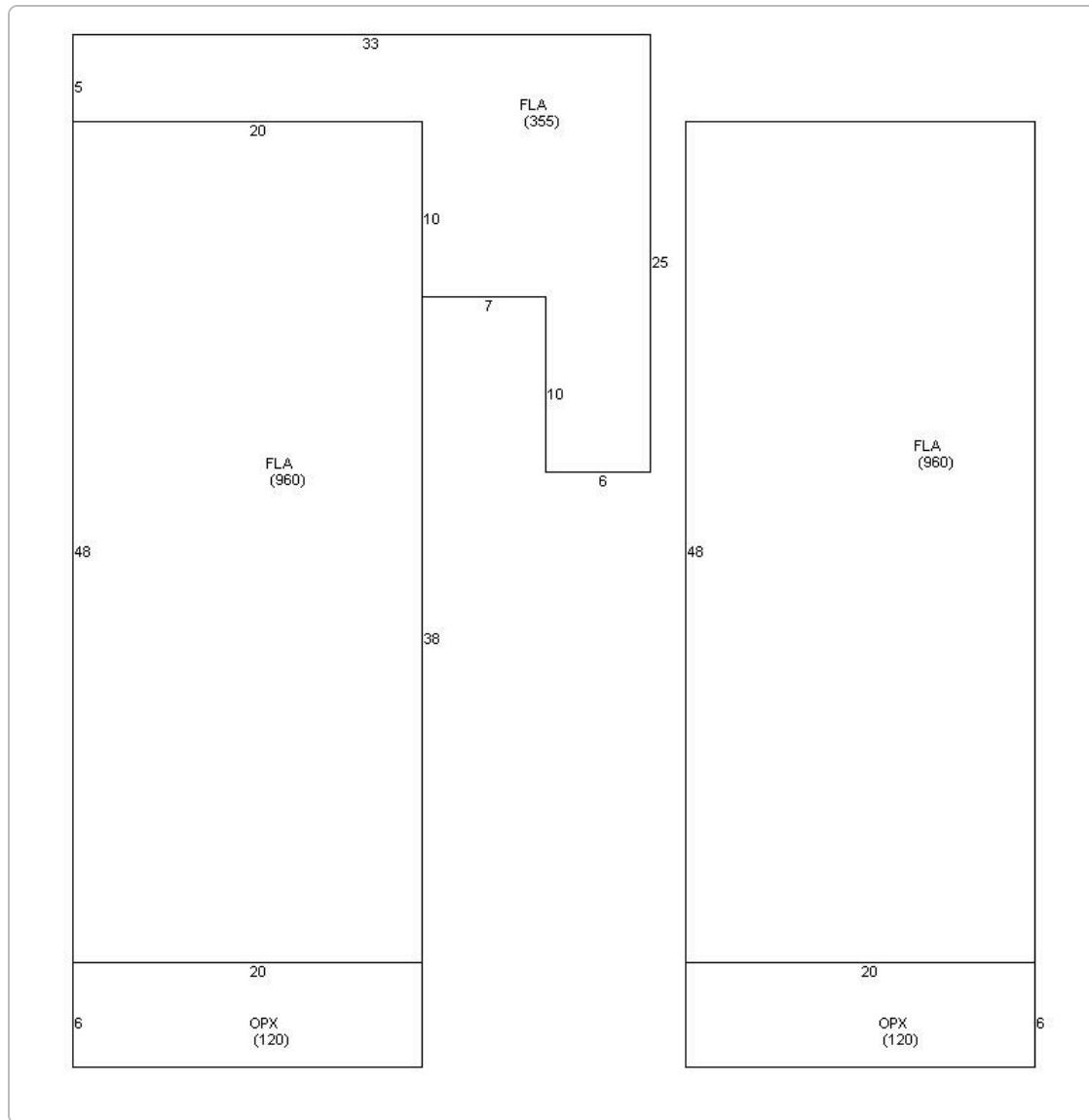
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
14-2818	11/19/2014	Completed	\$19,400		REMOVE 6 CORAL COLUMNS REPLACE WITH FOOTERS AND PIERS BUILD 6' X 20' DECK REPAIR SILL AND SIDING
14-2818	06/17/2014	Completed	\$12,000		R & R COMPOSITE DECKING 1000SF
8-990	04/04/2008	Completed	\$1,500		INSTALL BRICK PAVER WALKWAY & PATIO 250SF
06-6836	01/04/2007	Completed	\$2,950	Residential	ROUGH-IN & TRIM OUT KITCHEN SINK & WASHER
07-0006	01/03/2007	Completed	\$6,200		WIRE NEW KITCHEN 36 SF,NO NEW LOAD
06-5548	10/30/2006	Completed	\$80,000	Residential	DEMO REAR PORCH, REPLACE DECK, BUILD ADDITION & STORAGE SHED, INSTALL NEW KITCHEN.
04-1191	07/30/2004	Completed	\$2,000	Residential	ATF - INSTALL PAVERS
03-0417	02/11/2003	Completed	\$3,000	Residential	RED TAG - REPAINT
02-3229	12/02/2002	Completed	\$2,000	Residential	REPLACE SEWER LATERAL
00-0889	04/07/2000	Completed	\$8,500	Residential	REPAIR 850 SF METAL SHING
98-0853	05/01/1998	Completed	\$1,200	Residential	METAL ROOF
98-0853	03/30/1998	Completed	\$1,200	Residential	ROOF REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



2025 TRIM Notice (PDF)

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Contact Us

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