



## **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

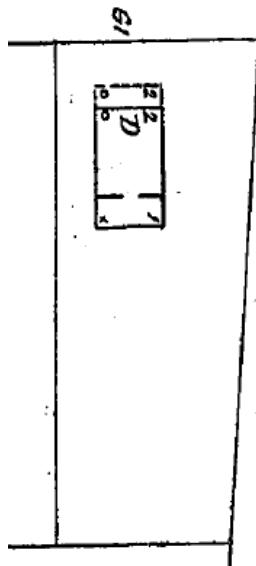
Address: 1410 Olivia Street

### **Description of Work:**

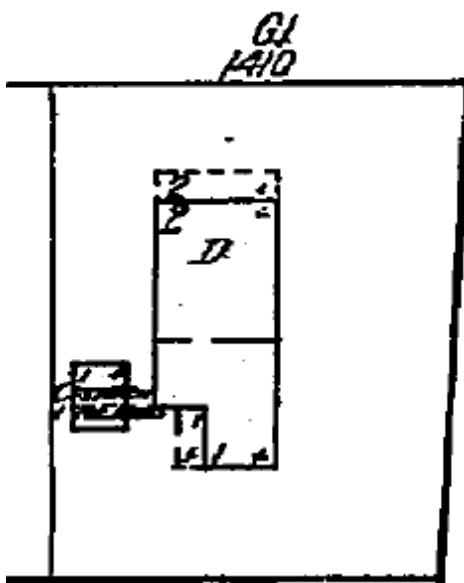
New one-story accessory structure on side of contributing structure.

### **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.

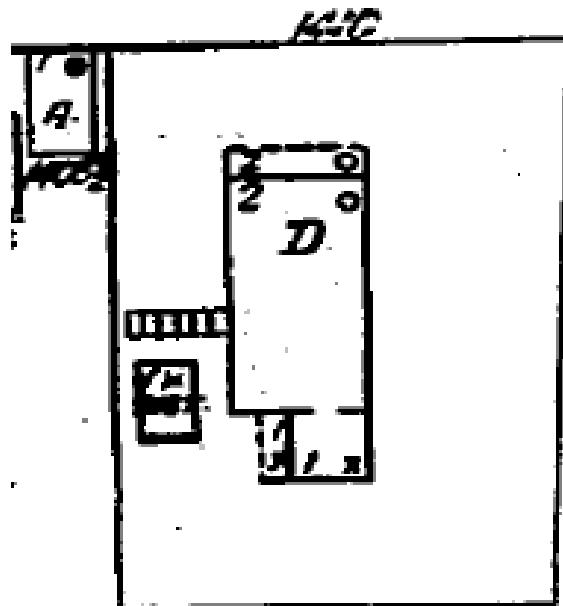


*Sanborn Map of property under review 1912.*

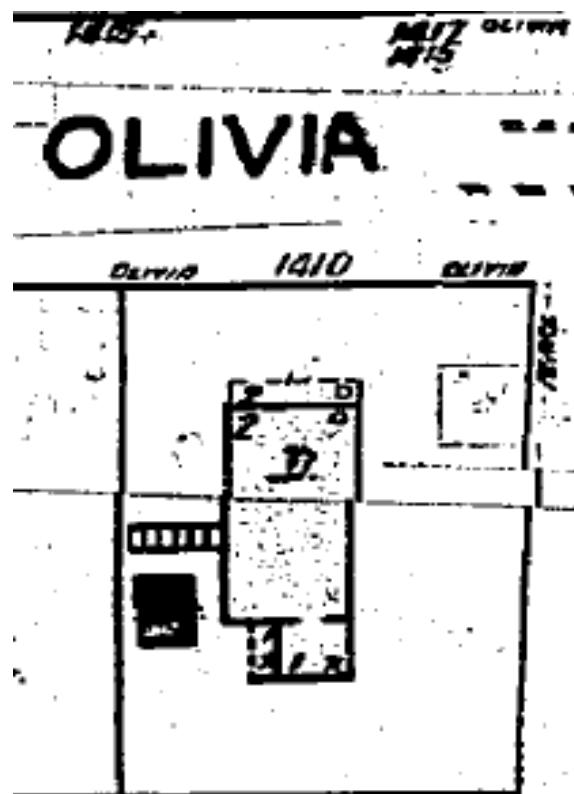


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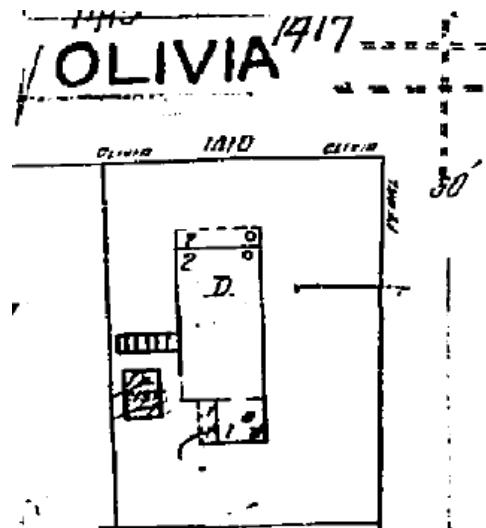
# OLIVIA



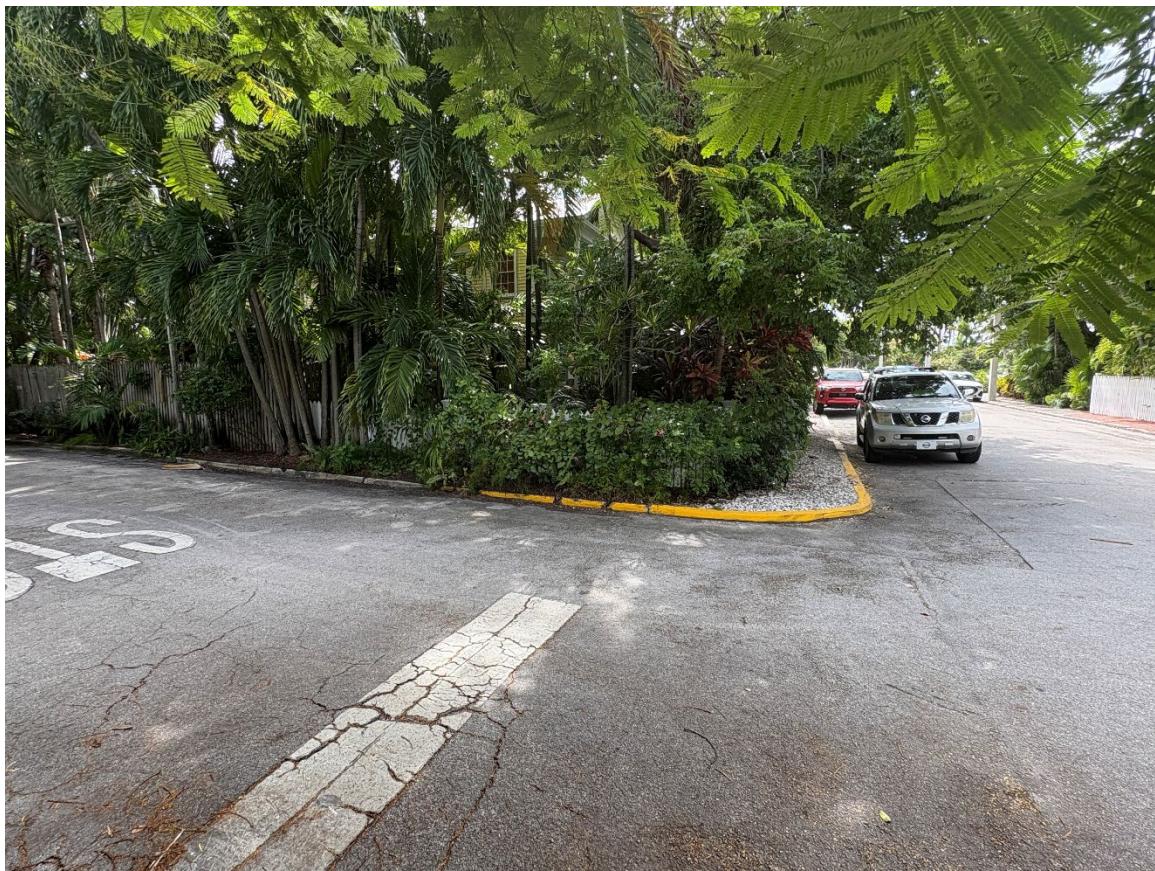
*Sanborn Map of property under review 1926.*



*Sanborn Map of property under review 1948.*



*Sanborn Map of property under review 1962.*



*Photo of Property under review from Pearl Street.*



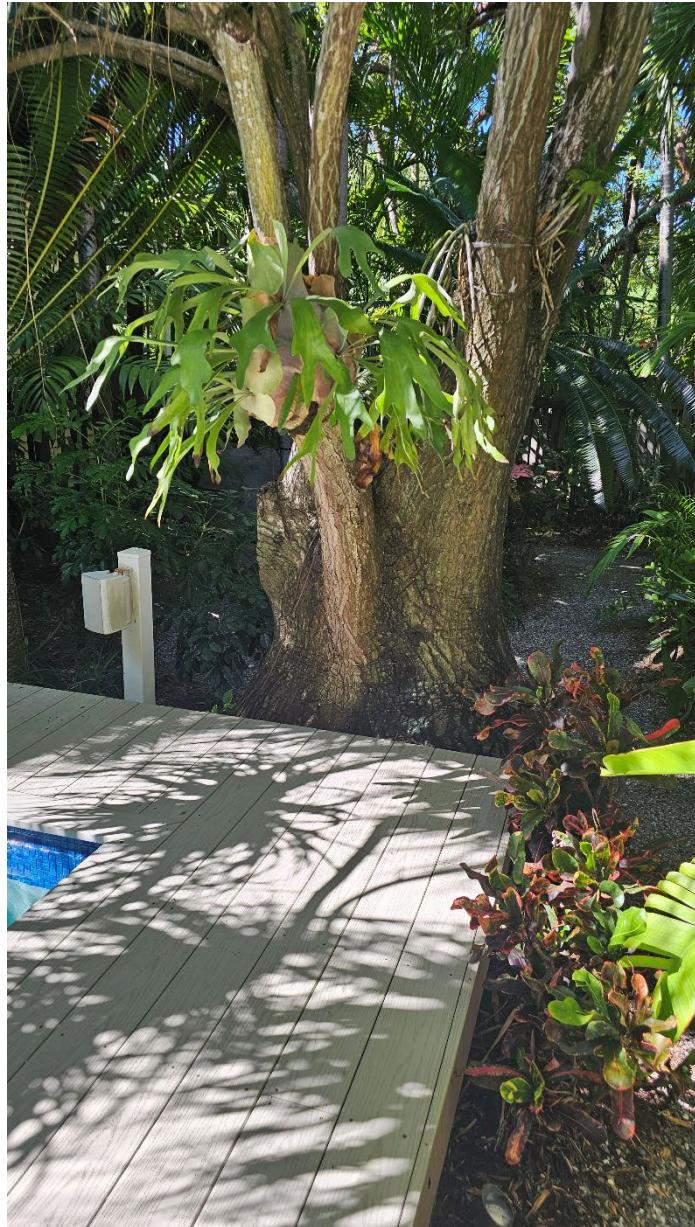
*Photo of Property under review from Pearl Street.*



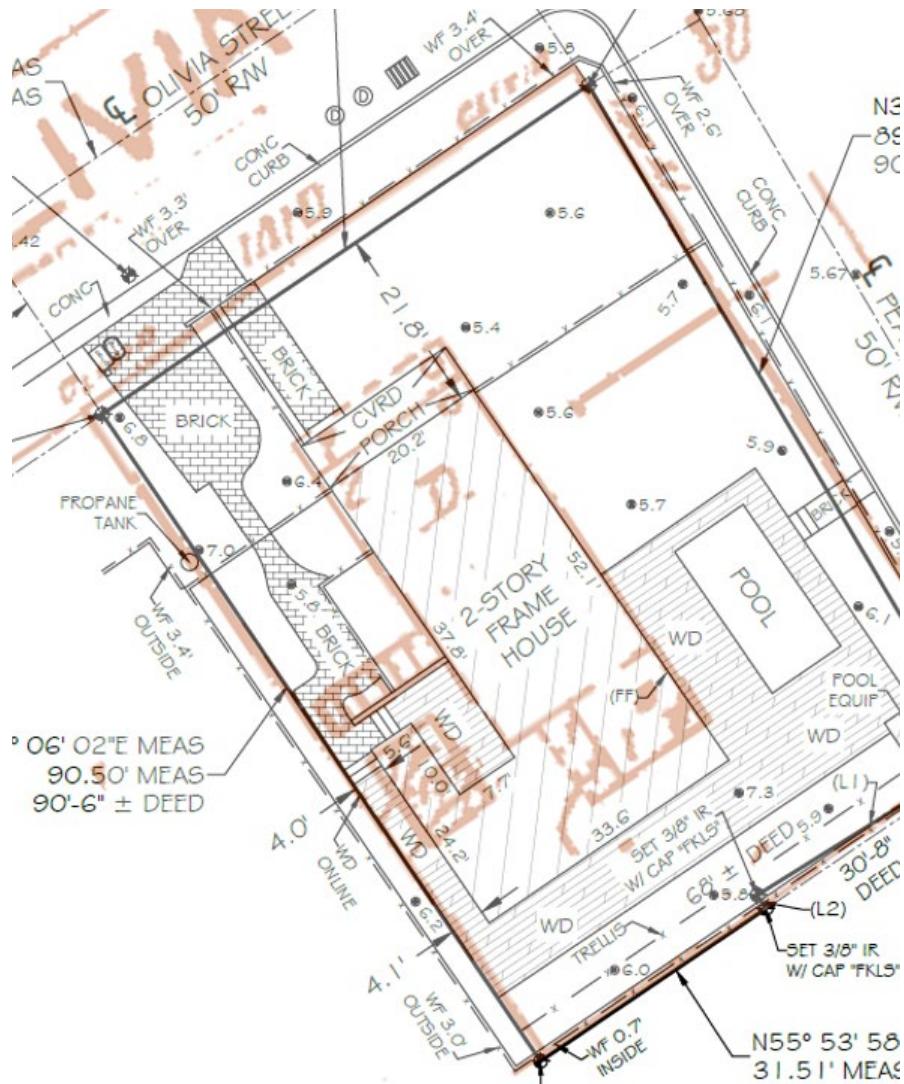
*Photo of Property under review from Olivia Street.*



*Photo of Property under review from Olivia Street.*



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



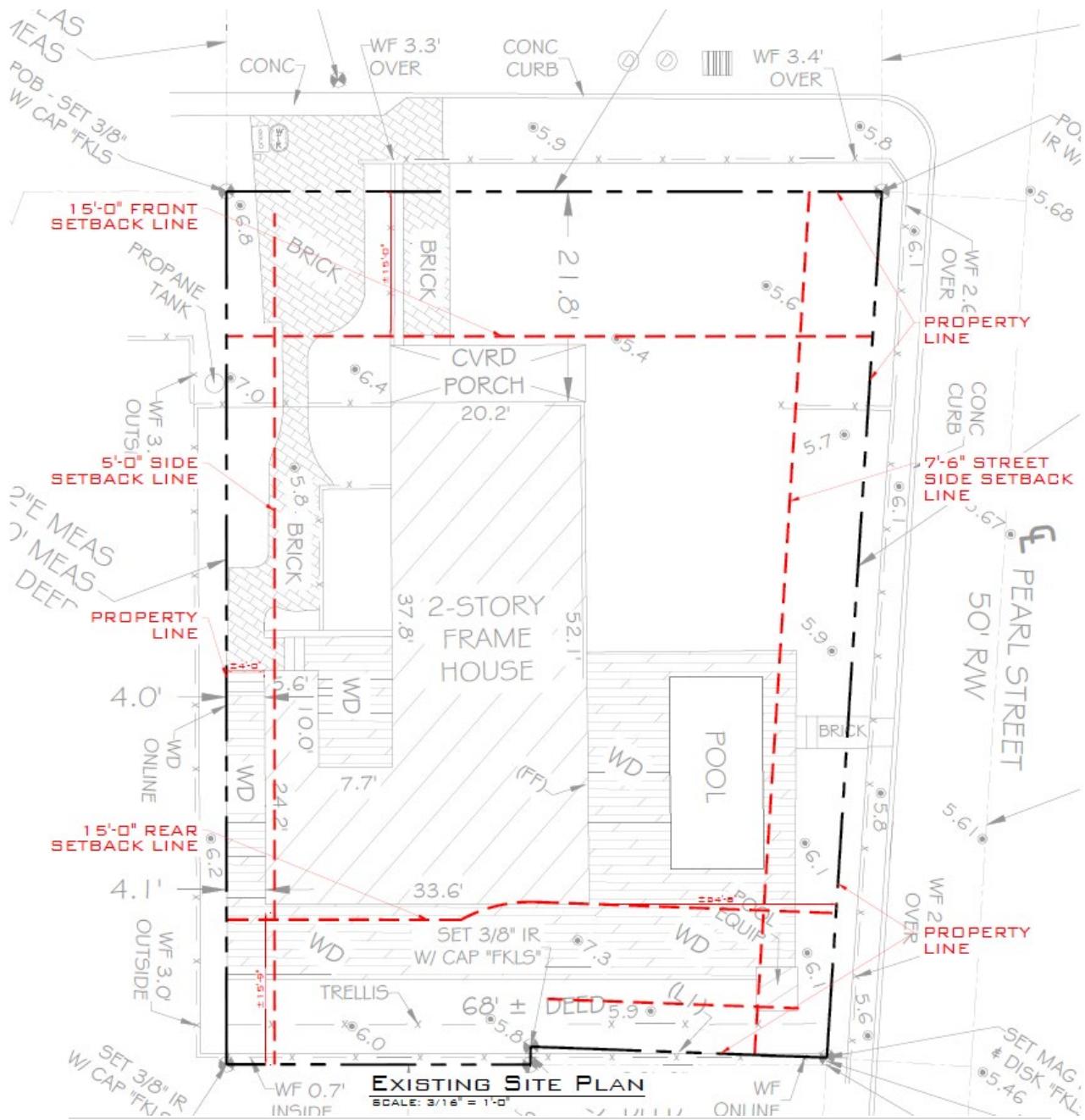
1962 Sanborn Map and current survey

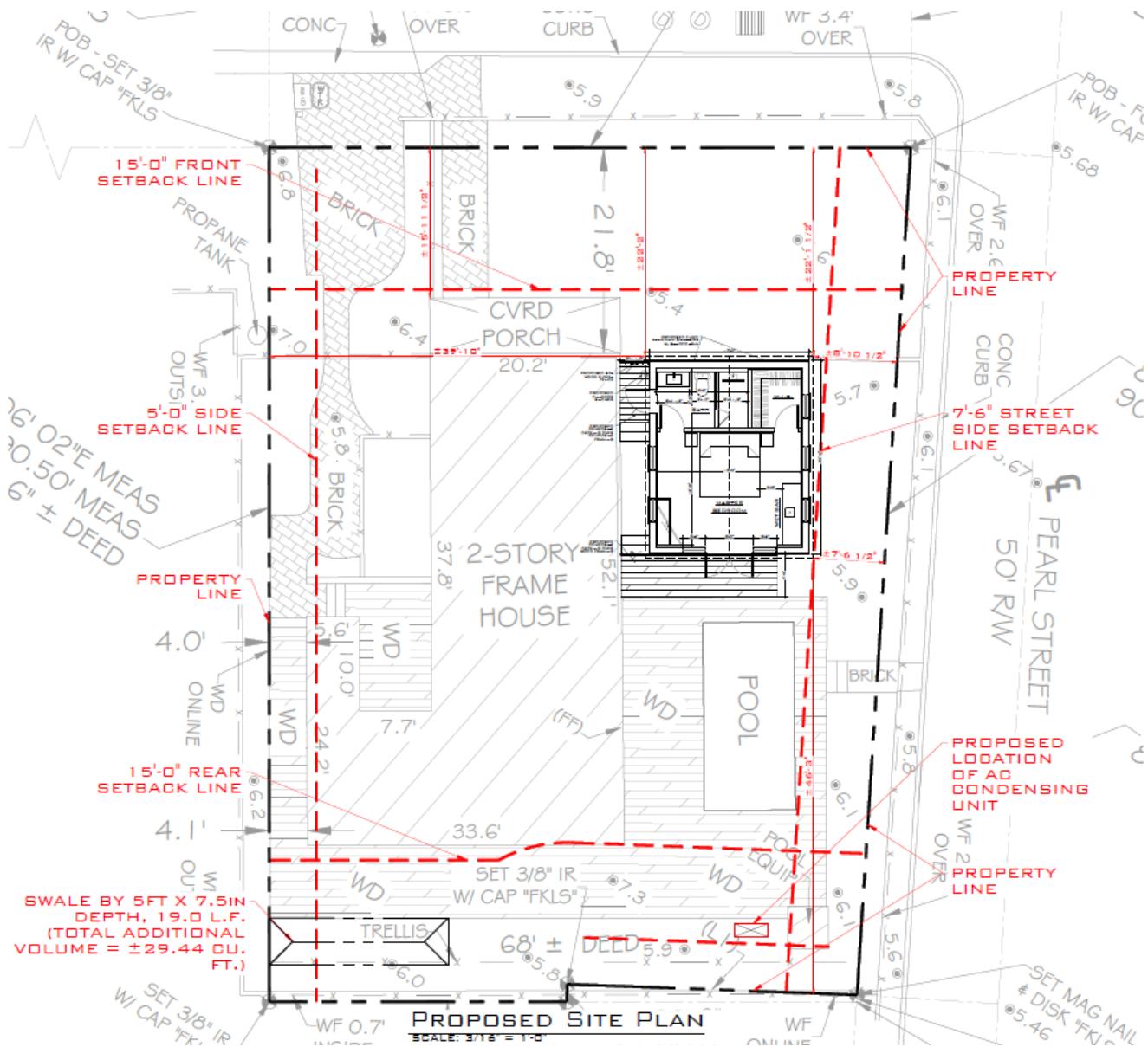
### Guidelines Cited on Review:

- 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

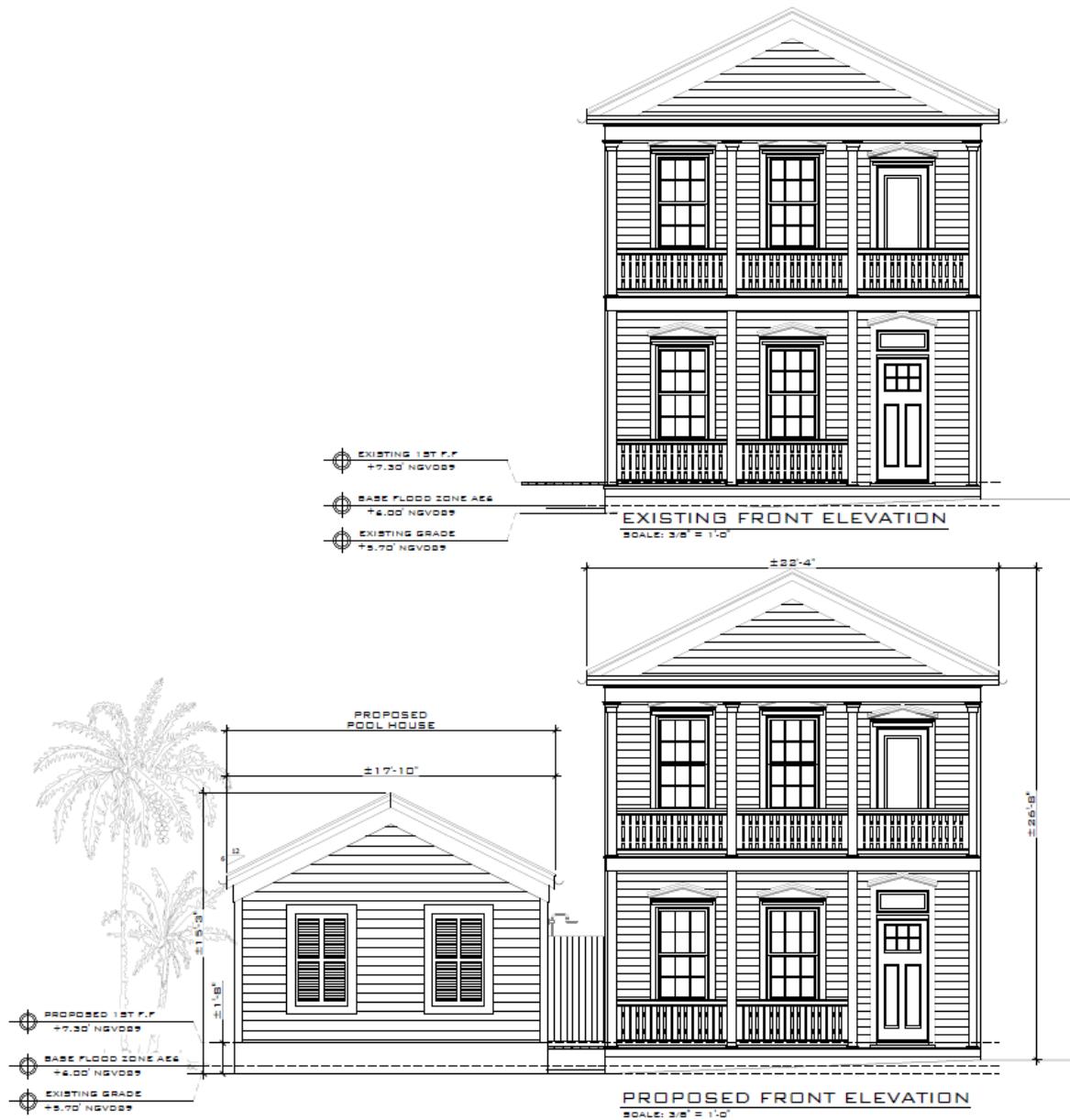
## **Staff Analysis:**

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.





Proposed Site Plan.



*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

**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 O'Neill	PHONE NUMBER 813-789-8184
OWNER'S MAILING ADDRESS:	13719 Chestersall Dr, Tampa FL 33624	
APPLICANT NAME:	Serge Mashtakov, PE	PHONE NUMBER 305-304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd	EMAIL serge@artibusdesign.com
APPLICANT'S SIGNATURE:	Key West, FL 33040 <i>Serge Mashtakov</i> 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

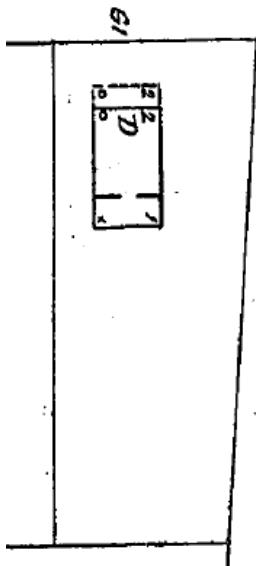
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

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

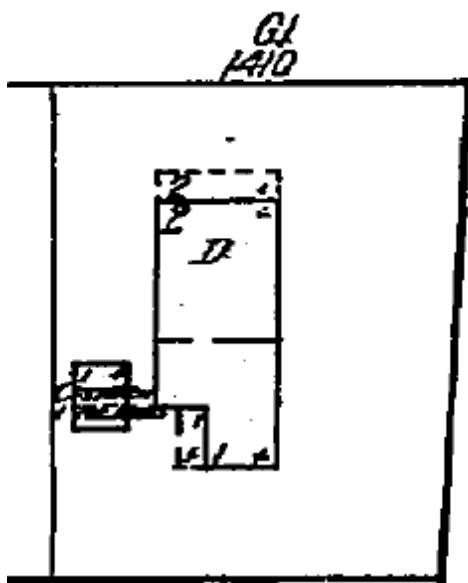
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input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

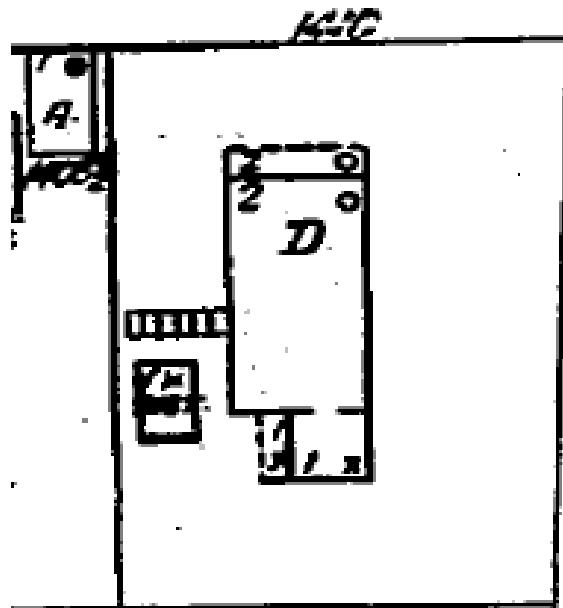


*Sanborn Map of property under review 1912.*

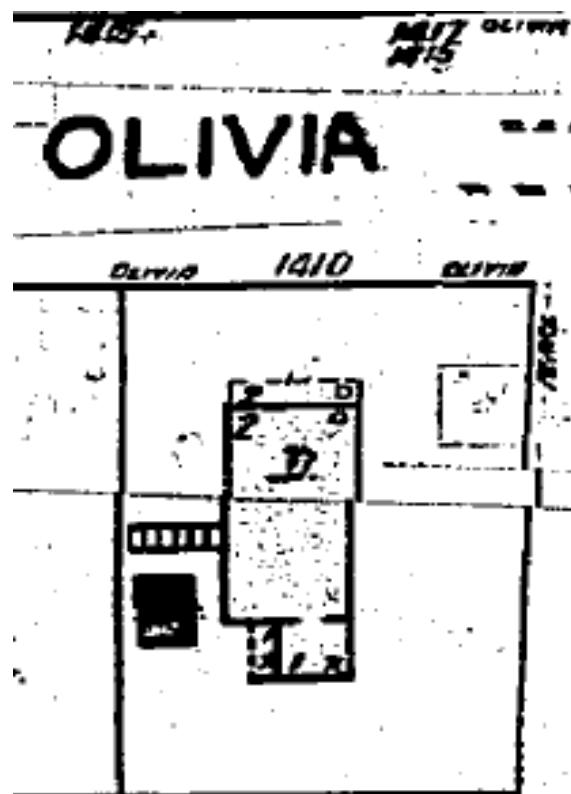


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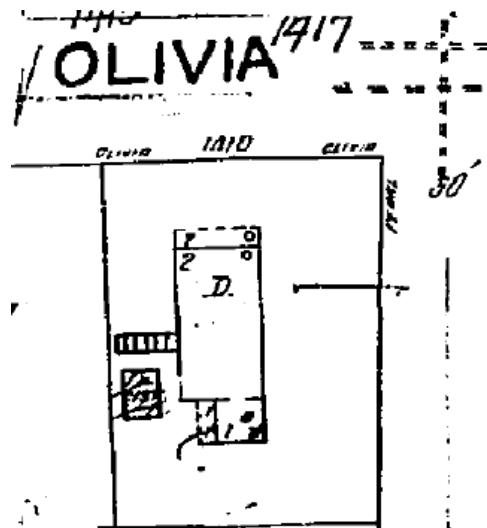
# OLIVIA



*Sanborn Map of property under review 1926.*



*Sanborn Map of property under review 1948.*



*Sanborn Map of property under review 1962.*

# PROJECT PHOTOS

















# SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON  $555^{\circ}53'58''W$  ASSUMED  
ALONG THE CENTERLINE OF  
OLIVIA STREET.

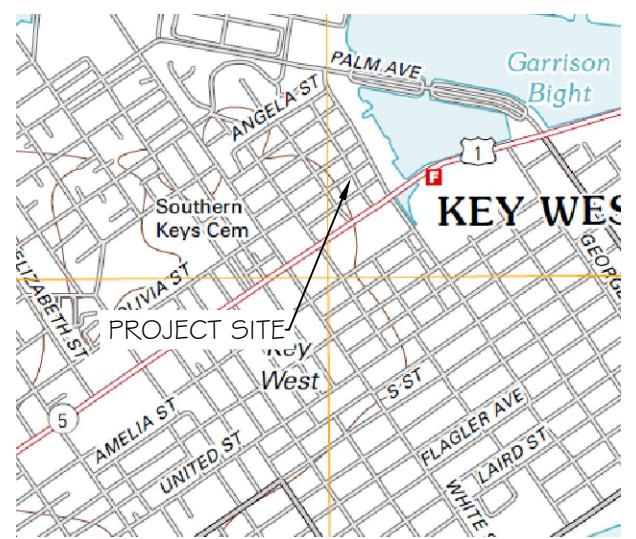
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

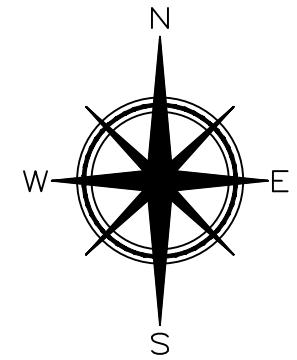
ADDRESS:  
1410 OLIVIA STREET,  
KEY WEST, FL 33040

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

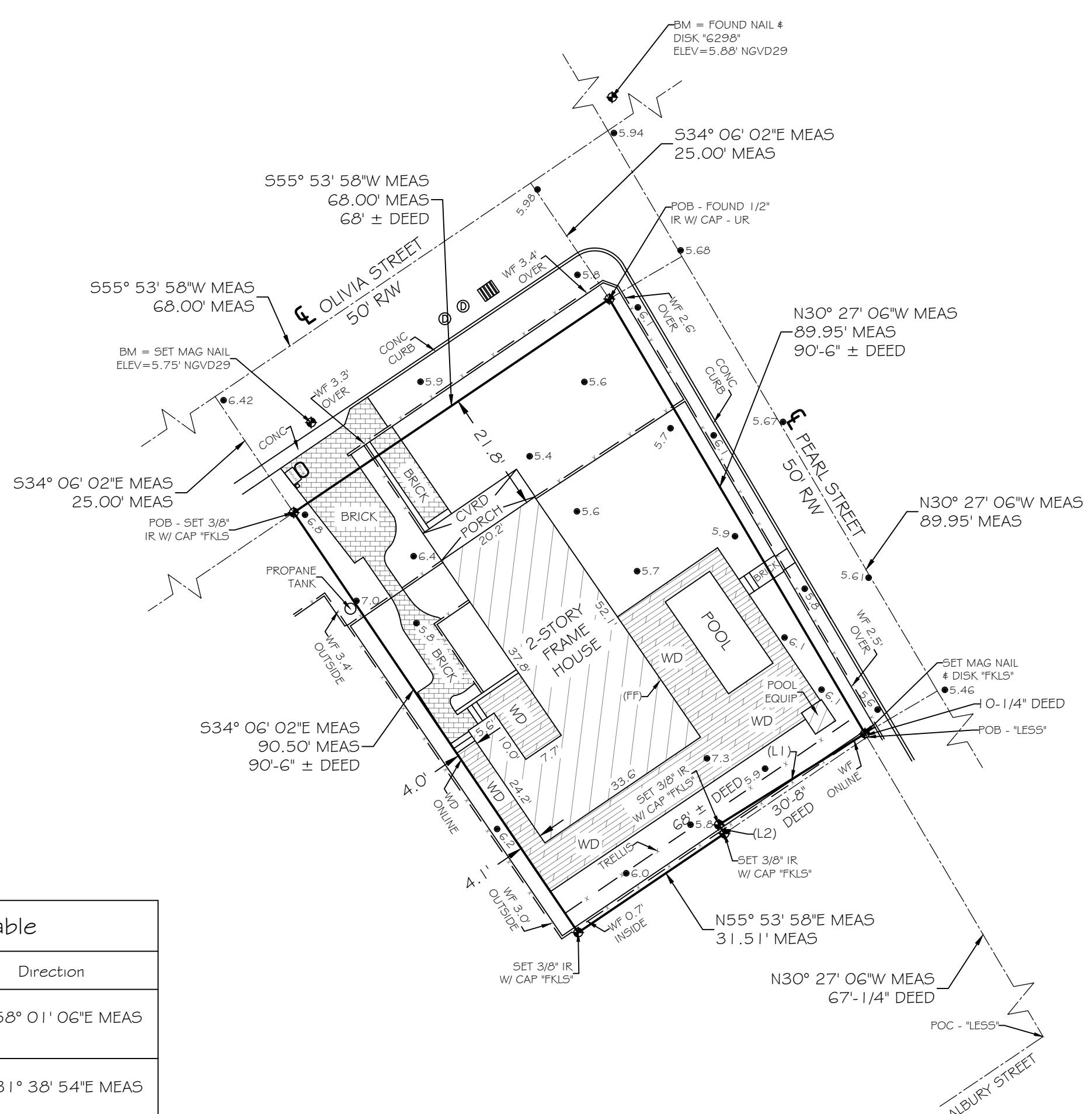
# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 05-T685-R25E



ASSUMED



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 1/2" 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. AA0020), 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

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- - CATCH BASIN
- ◎ - STORM MANHOLE
- - SPOT GRADE ELEVATION (TYPICAL)

1"=20'  
0 10 20 40

TOTAL AREA = 5,852.81 SQFT ±

## CERTIFIED TO -

CHARLES AND KAREN O'NEILL;

NOTE: FOUNDATIONS BEHIND THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HD = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2 CONCRETE CURB & GUTTER	IR = IRON PIPE	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	IR = IRON ROD	MON = MONUMENT
CBG = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTERLINE	LS = LANDSCAPING	R = RADIUS
CLP = CHAINLINK FENCE	MF = METAL FENCE	RAY = RADIAL OF WAY LINE
CM = CONCRETE MONUMENT	MHW = MEAN HIGH WATER LINE	SGCO = SANITARY SEWER CLEAN-OUT
CON = CONCRETE	MEAS = MEASURED	SW = SIDE WALK
CPP = CONCRETE POWER POLE	MM = METAL METER	TBM = TEMPORARY BENCHMARK
CVRD = COVERED	ME = METAL EASEMENT	TOP = TOP OF PILE
DEA = DRAINAGE EASEMENT	MEAS = MEASURED	TOS = TOE OF SLOPE
DEA = DRAINAGE EASEMENT	MEAS = MEASURED	TS = TRAFFIC SIGN
EL = ELEVATION	MEAS = MEASURED	TR = TYPICAL
ENCL = ENCLOSURE	MEAS = MEASURED	UR = UTILIZATION
EP = EASEMENT OF PROPERTY	MEAS = MEASURED	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	MEAS = MEASURED	WL = WOOD LANDING
FH = FIRE HYDRANT	MEAS = MEASURED	WPP = WOOD POWER POLE
FH = FIRE HYDRANT	MEAS = MEASURED	WV = WATER VALVE
FND = FOUND	MEAS = MEASURED	WV = WATER VALVE
FO = FENCE OUTSIDE	MEAS = MEASURED	
FOL = FENCE ON LINE	MEAS = MEASURED	
	PC = POINT OF CURVE	
	PCC = POINT OF COMPOUND CURVE	
	PCP = PERMANENT CONTROL POINT	
	PK = PARKER KALON MARKER	
	PL = POINT OF TURNING	
	PI = POINT OF INTERSECTION	

## 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 I, 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; thence at right angles in a Northeasterly direction 68 feet 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 I, 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  $\frac{1}{4}$  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  $\frac{1}{4}$  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.

SCALE: 1"=20'	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 201.4-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FIELD WORK DATE: 05/27/2025	
MAP DATE: 07/17/2025	
REVISION DATE: XX/XX/XXXX	
SHEET: 1 OF 1	
DRAWN BY: IDG	
JOB NO.: 25-113	

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

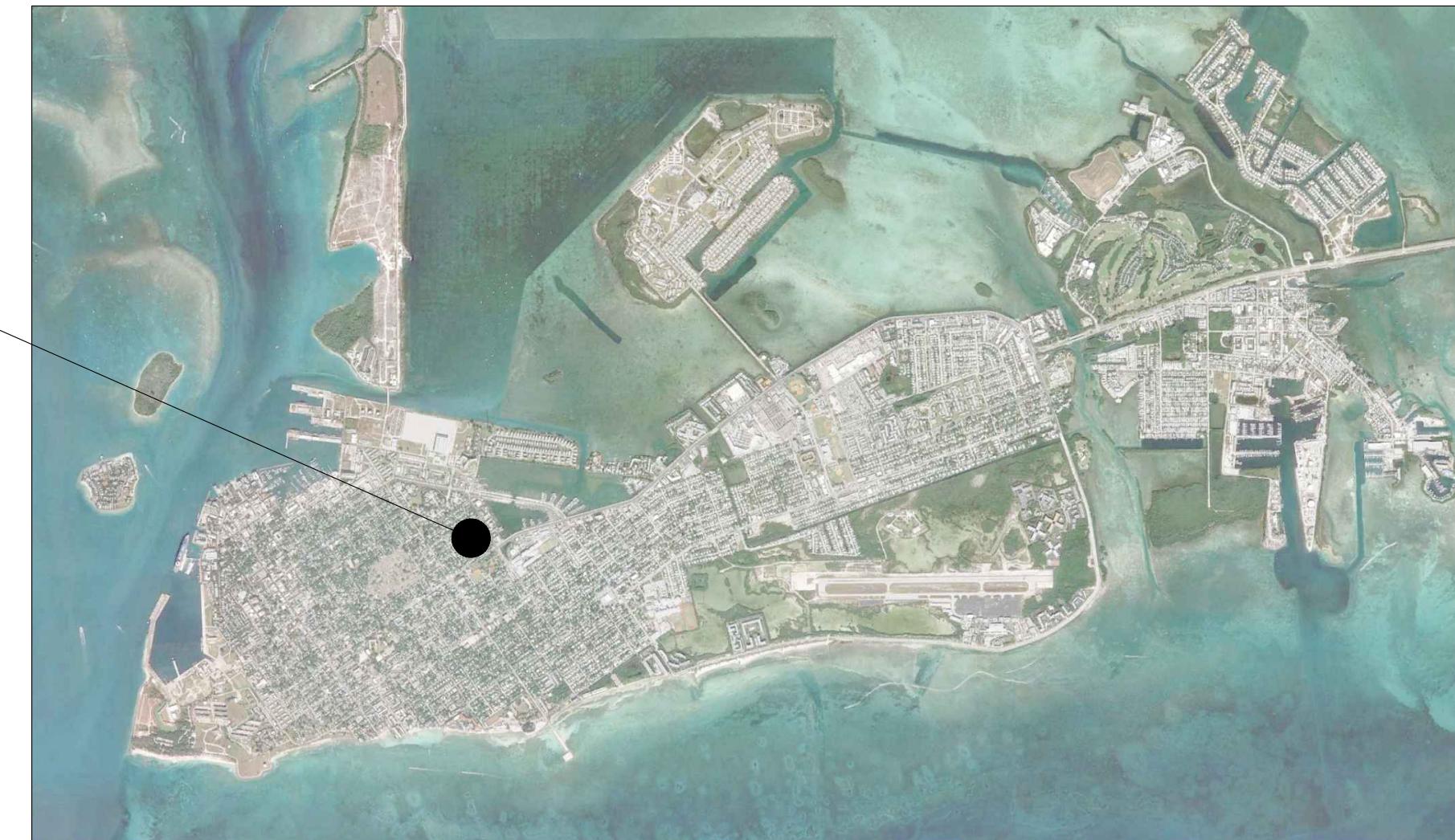


FLORIDA KEYS  
LAND SURVEYING  
2140 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSemail@gmail.com

# PROPOSED DESIGN

# HARC PERMIT PLANS FOR POOL HOUSE

SITE LOCATION

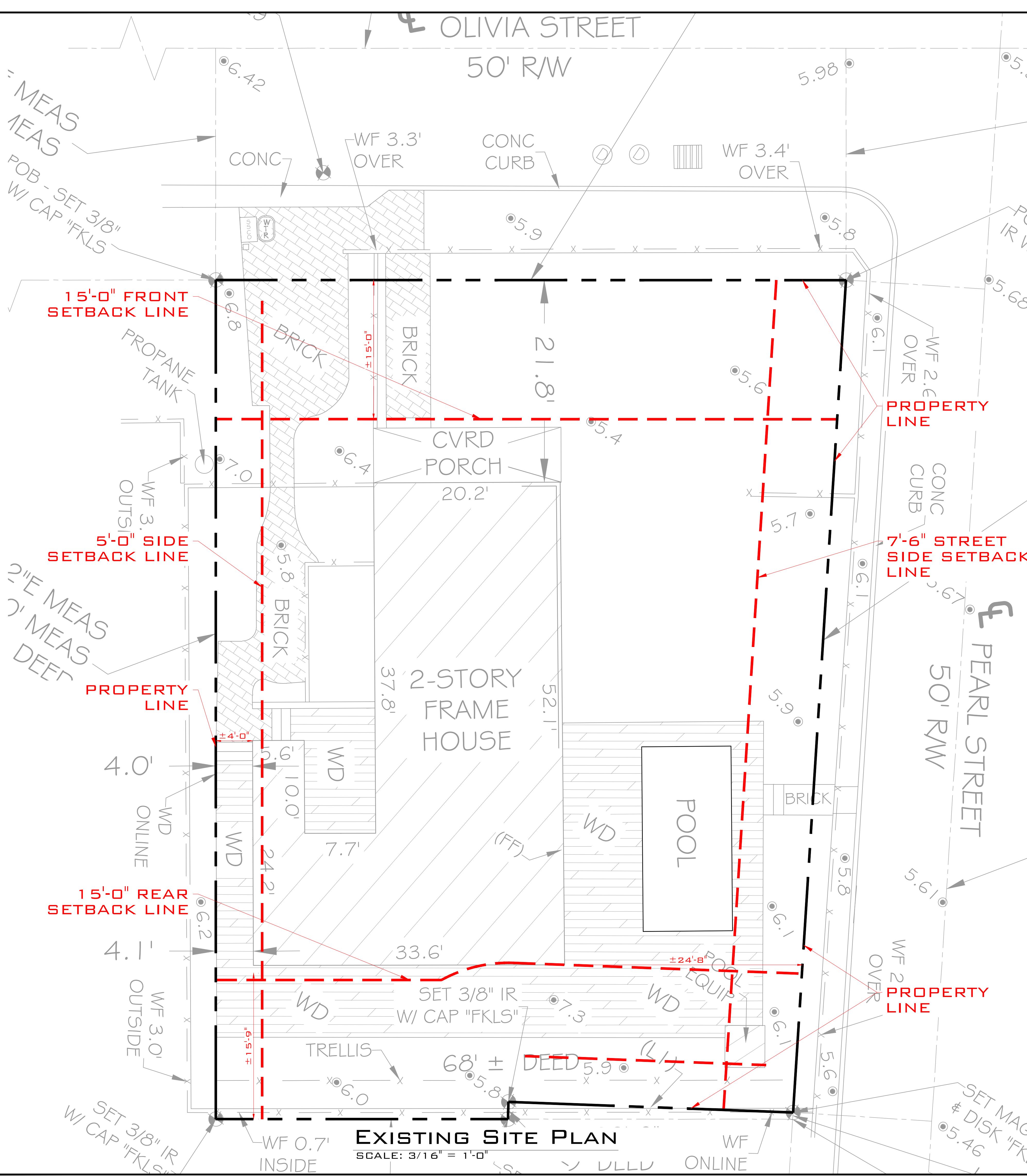


LOCATION MAP:

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

CLIENT:  
CHARLES O'NEIL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND MAILED AS A PROOF OF MAILING DATE. THE DATE ADJACENT TO THE SEAL PRINTED ON THE DRAWING IS THE DATE THAT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE AND SEAL ARE NOT CONSIDERED SIGNED AND SEALED ON ANY ELECTRONIC COPIES.	
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSURE NO 7148D	
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL	
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING	
ARTIBUS DESIGN 3710 N. RODEVELY BLVD KEY WEST, FL 33040 (305) 294-1101 www.ARTIBUSDESIGN.COM CA # 30835	
CLIENT:	CHARLES O'NEIL
PROJECT:	POOL HOUSE
ADDR:	1410 OLIVIA ST, KEY WEST, FL 33040
TITLE:	COVER
DATE OF DRAWN:	11/06/23
AS SHOWN:	SAM
PROJECT NO:	2509-01
DRAWING NO:	0-101
REVISION:	1



THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
SEALED BY SERGE MASHTAKOV, PE 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.

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

SIGNATURE AND ORIGINAL SEAL

---

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
710 N. ROOSEVELT BLVD  
EY WEST, FL 33040  
305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
A # 30835

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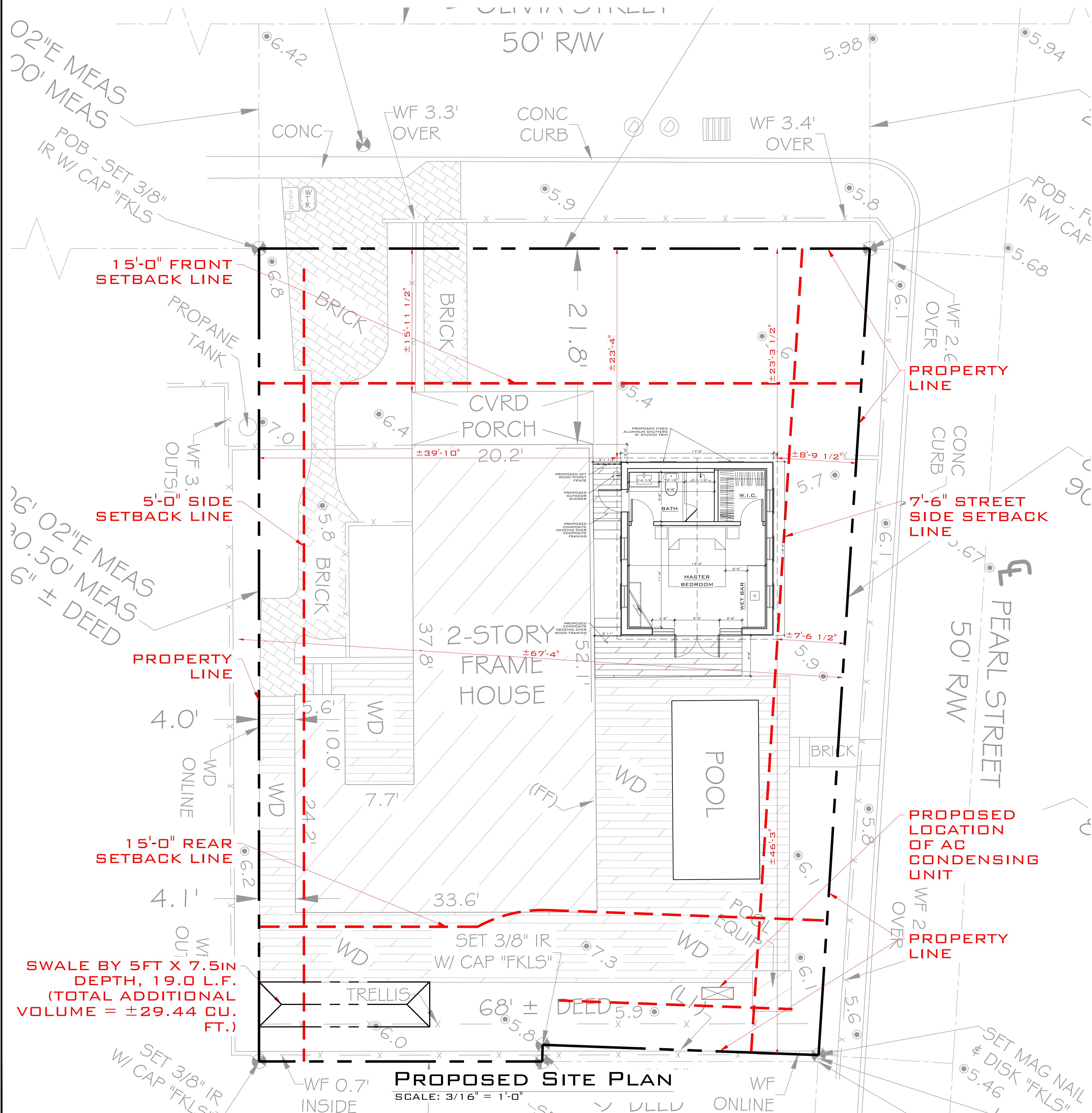
CLIENT:

CHARLES O'NEIL

TE: 1410 OLIVIA ST,  
KEY WEST, FL 33040

PRELIMINARY SITE PLAN

SCALE AT 36X24:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/06/25	SAM	SAM
PROJECT NO.:	DRAWING NO.:	REVISION	
509-01	C-101	1	



<u>SITE DATA:</u>		
TOTAL SITE AREA:	$\pm 5,851.17$ SQ.FT	
LAND USE:	HMDR	ACCESSORY STRUCTURE:
FLOOD ZONE:	AE6	
<u>SETBACKS</u>		
FRONT:		FRONT:
REQUIRED	10'-0"	REQUIRED
EXISTING	15'-0"	PROPOSED
PROPOSED	NO CHANGES	22'-2"
STREET SIDE:		STREET SIDE:
REQUIRED	7'-5"	REQUIRED
EXISTING	24'-8"	PROPOSED
PROPOSED	7'-6"	7'-6"
RIGHT SIDE:		RIGHT SIDE:
REQUIRED	5'-0"	REQUIRED
EXISTING	4'-0"	PROPOSED
PROPOSED	NO CHANGES	39'-10"
REAR:		REAR:
REQUIRED	15'-0"	15'-0"
EXISTING	15'-9"	46'-3"
PROPOSED	NO CHANGES	
<u>MAXIMUM IMPERVIOUS SURFACE RATIO:</u>		
REQUIRED:	60%	(3,510.70 SQ.FT.)
EXISTING	10.83%	( $\pm 634.09$ SQ.FT.)
PROPOSED	16.6%	( $\pm 968.8$ SQ.FT.)
(SPACE UNDER ELEVATED STRUCTURE IS CONSIDERED AS PERVERIOUS)		
POOL & EQ. PAD:	$\pm 211.4$ SQ.FT.	
CONCRETE WALKWAY:	$\pm 422.7$ SQ. FT.	
A/C EQ. PAD:	$\pm 4.7$ SQ.FT.	
POOL HOUSE:	$\pm 330.00$ SQ.FT.	
TOTAL:	$\pm 968.8$ SQ.FT.	
<u>MAXIMUM BUILDING COVERAGE:</u>		
REQUIRED	40%	(2,340.47 SQ.FT.)
EXISTING	24.54%	( $\pm 1,435.8$ SQ.FT.)
PROPOSED	30.16%	( $\pm 1,764.9$ SQ.FT.)
<u>OPEN SPACE MINIMUM:</u>		
REQUIRED	35%	(2,047.9 SQ.FT.)
EXISTING	44.95%	( $\pm 2,630.0$ SQ.FT.)
PROPOSED	39.56%	( $\pm 2,314.7$ SQ.FT.)

**MONROE COUNTY**  
**RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

- Determine Total Impervious Coverage on site:**

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

Roof/slabs	A	ft <sup>2</sup>	Sidewalks	D	ft <sup>2</sup>	
Decks / Patios	B	ft <sup>2</sup>	Pool/Deck	E	ft <sup>2</sup>	
Driveways	C	ft <sup>2</sup>	Other	F	634.09 ft <sup>2</sup>	
<b>Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)</b>						634.09 <b>1a</b>

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

Roof/slabs	A	ft <sup>2</sup>	Sidewalks	D	ft <sup>2</sup>	
Decks / Patios	B	ft <sup>2</sup>	Pool/Deck	E	ft <sup>2</sup>	
Driveways	C	ft <sup>2</sup>	Other	F	354.66 ft <sup>2</sup>	
<b>Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)</b>						354.66 <b>1b</b>

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

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

**Determine “Disturbed Area” [(114-3(f)(2) 4)]**

5,851.17	ft <sup>2</sup>	-	ft <sup>2</sup>	=	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.

**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 <sup>2</sup>	X	0.083	=	4a	ft <sup>3</sup>	Swale Volume
Disturbed Area								

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

5,851.17	3	ft <sup>2</sup>	X	0.208	X	16.90%	2	% =	4b	ft <sup>3</sup>	Swale Volume
Disturbed Area						% of Impervious Coverage					

**c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only)**

  - When the total lot impervious coverage remains below 40% after the additional development:

354.66	1b	ft <sup>2</sup>	X	0.083	=	29.44	4c1	ft <sup>3</sup>	Added Swale Volume
Impervious Coverage PROPOSED						Swale Volume			

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

354.66	1b	ft <sup>2</sup>	X	0.208	=	4c2	ft <sup>3</sup>	Added Swale Volume
Impervious Coverage PROPOSED						Swale Volume		

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

5.00	ft	X	0.63	ft	) / 2 =	1.56	ft <sup>2</sup>	Cross Sectional Area**
Width		Depth						

29.44	ft <sup>3</sup>	/	1.56	ft <sup>2</sup>	=	18.84	ft	Swale Length
Swale Volume			Cross Sectional Area					

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

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

PROPOSED FIXED  
ALUMINUM SHUTTERS  
W/ STUCCO TRIM

PROPOSED  
6FT  
WOOD PICKET  
FENCE

PROPOSED  
OUTDOOR  
SHOWER

PROPOSED  
COMPOSITE  
DECKING OVER  
COMPOSITE  
FRAMING

PROPOSED  
COMPOSITE  
DECKING OVER  
WOOD FRAMING

17'-0"

2'

3'-4 1/2"

2'-10"

3'-3 1/2"

5'-6"

BATH

W.I.C.

15'-2"

11'-4"

MASTER  
BEDROOM

2'-6"

5'-0"

2'-6"

WET BAR

4'-6"

5.7

5.6

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SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENCE NO 7148D

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(305) 294-1000  
www.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:

CHARLES O'NEIL

PROJECT:

POOL HOUSE

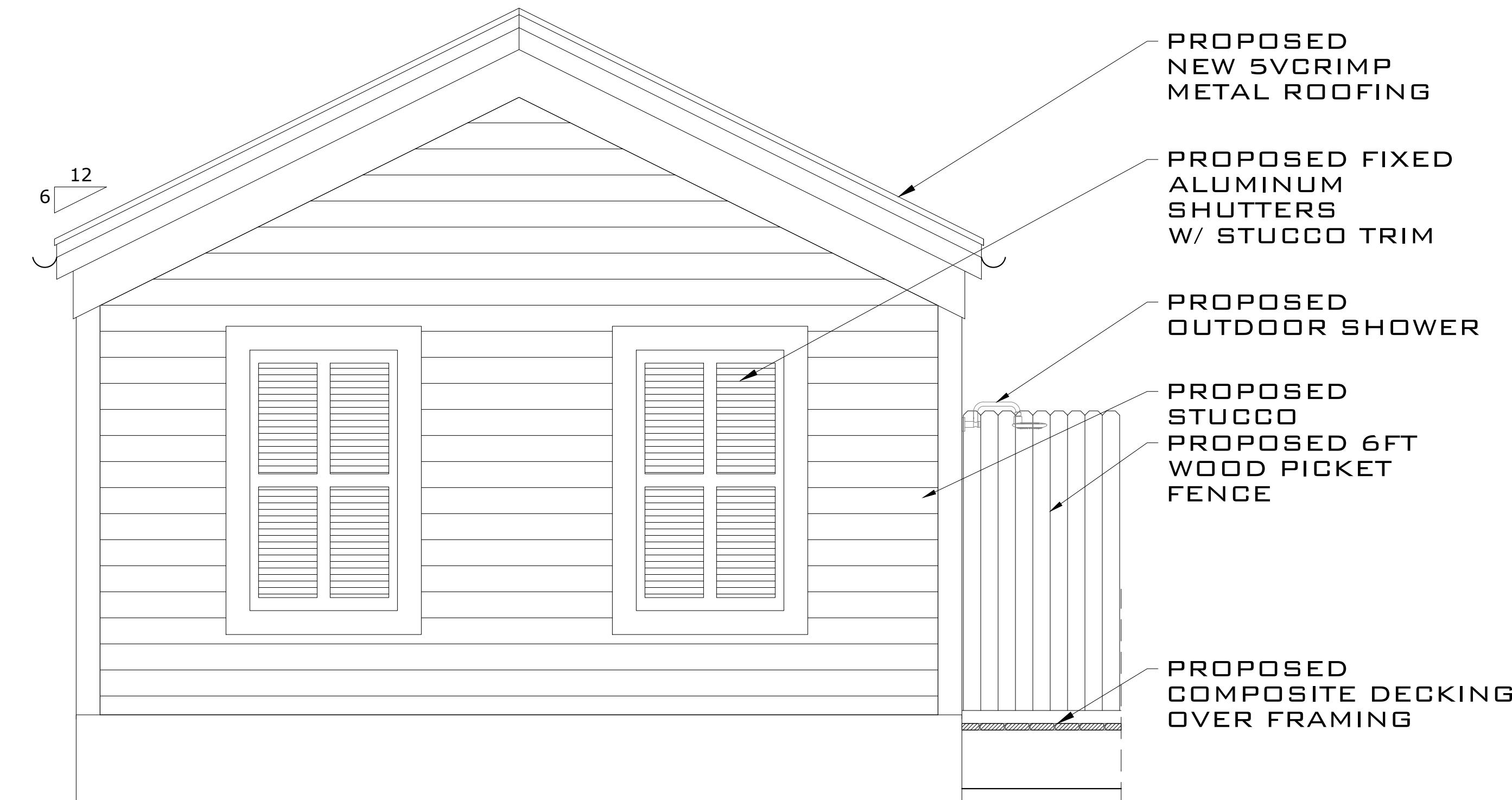
1410 OLIVIA ST.

KEY WEST, FL 33040

FLOOR PLAN

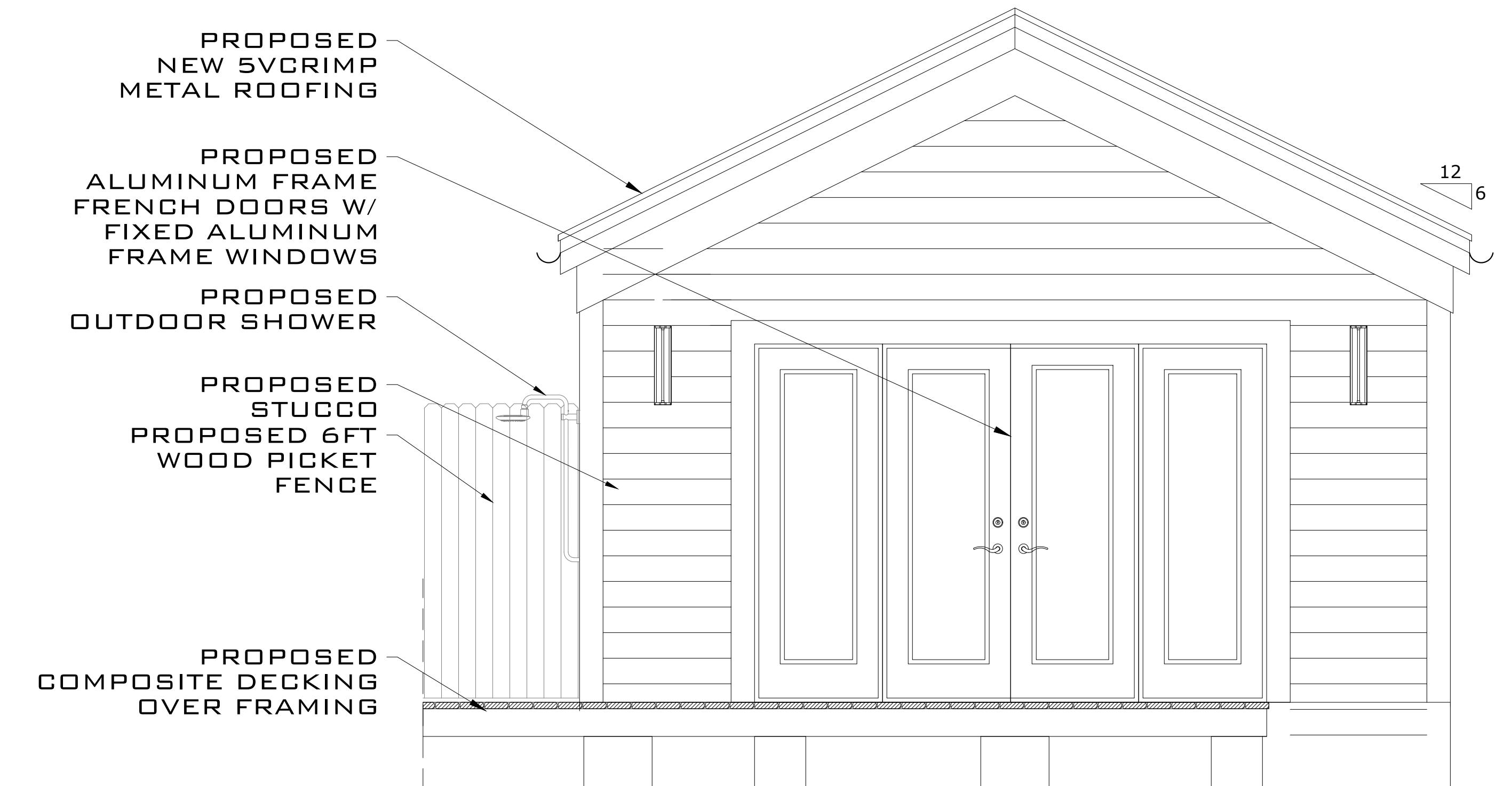
DATE: 11/06/23 DRAWN: SAM CHECKED: SAM

PROJECT NO: 2509-01 DRAWING NO: A-101 REVISION: 1



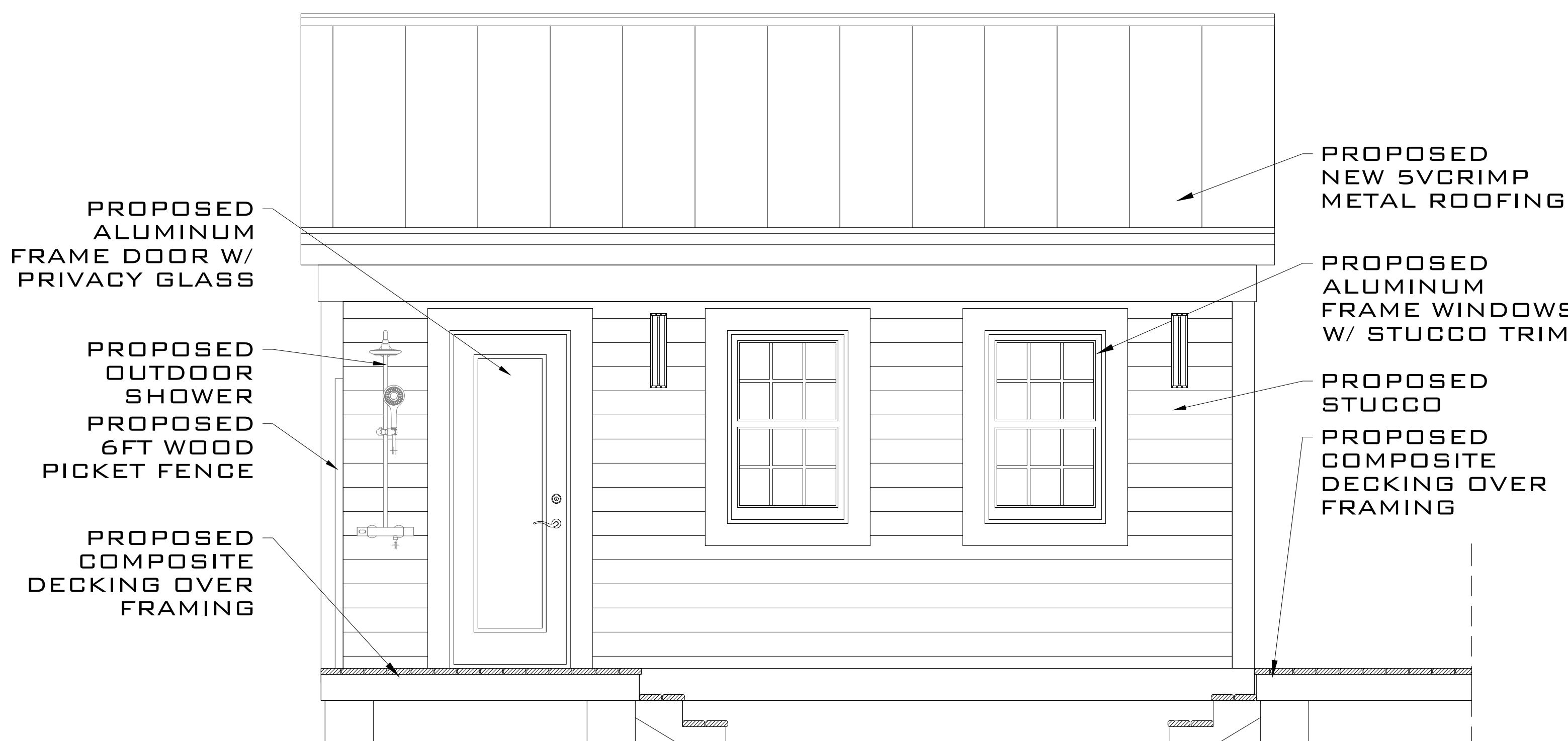
**PROPOSED FRONT ELEVATION**

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



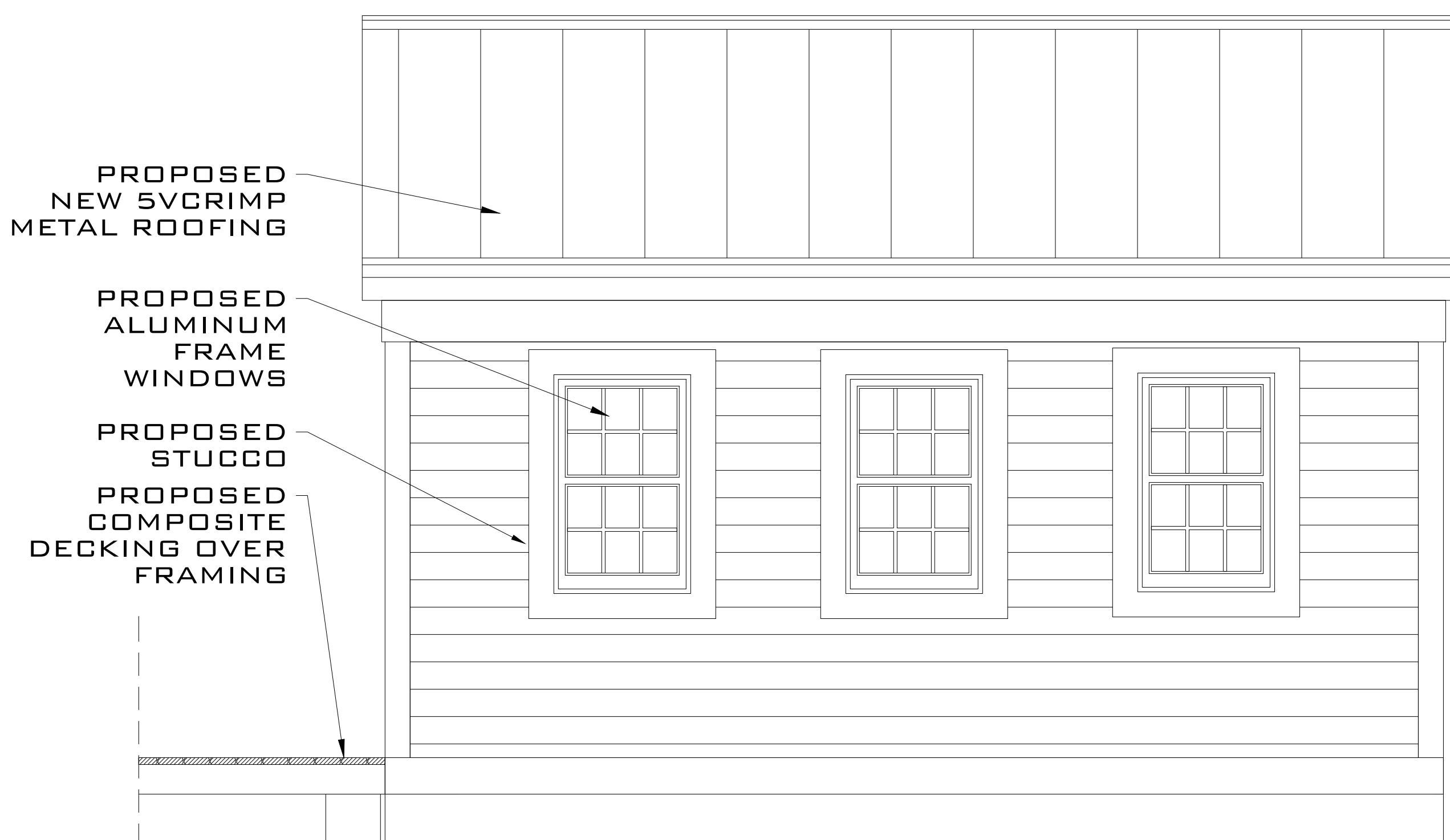
**PROPOSED REAR ELEVATION**

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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STATE OF FLORIDA  
LICENCE NO 7148D

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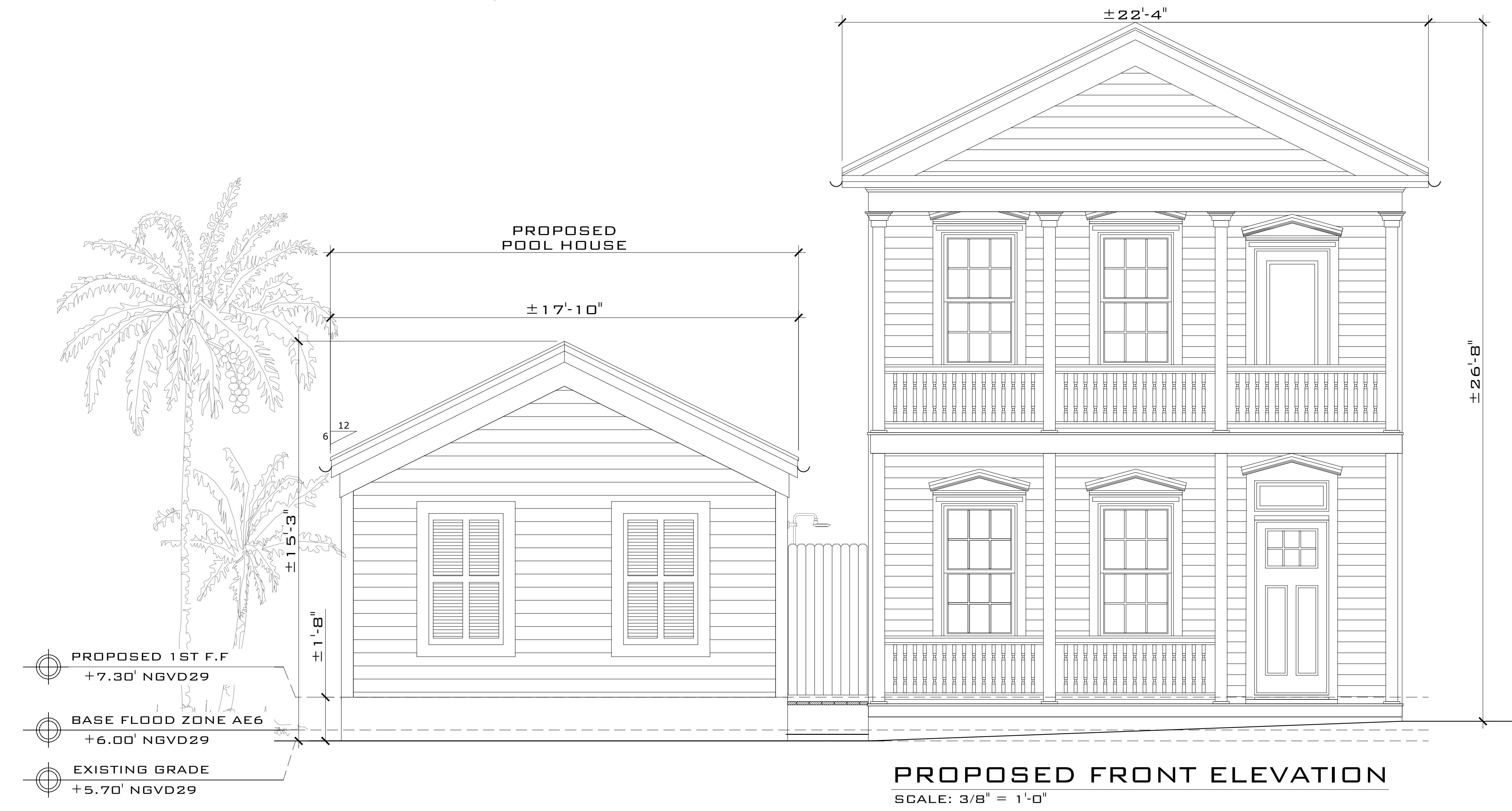
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CA # 30835

CLIENT: CHARLES O'NEIL  
PROJECT: POOL HOUSE

1410 OLIVIA ST.  
KEY WEST, FL 33040  
TITLE: ELEVATIONS

DATE: 11/06/23 DRAWN: SAM CHECKED: SAM  
AS SHOWN DRAWING NO: 2509-01 DRAWN BY: A-102  
PROJECT NO: 2509-01 REVISION: 1



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CA # 30835

CLIENT: CHARLES O'NEIL

PROJECT: POOL HOUSE

1410 OLIVIA ST.  
KEY WEST, FL 33040

ELEVATIONS

DATE: 11/06/23 DRAWN BY: SAM CHECKED BY: SAM  
AS SHOWN DRAWING NO: 2509-01 PROJECT NO: 2509-01  
REVISION: A-103



EXISTING LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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

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CA # 30835

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PROJECT: POOL HOUSE

1410 OLIVIA ST.  
KEY WEST, FL 33040  
ELEVATIONS

DATE: 11/06/23 DRAWN BY: SAM CHECKED BY: SAM  
AS SHOWN DRAWING NO: 2509-01 REVISION: 1  
PROJECT NO: 2509-01 DRAWING NO: A-104 REVISION: 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](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARCF 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 ILEH AMBROZIAK, who, first being duly sworn, on oath, deposes 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:

1410 OLIVIA STREET, KEY WEST, FL 33041 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:**

Amelia Ambroziak  
Date: 11/11/25  
Address: 370 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) Amelia Ambroziak who is personally known to me or has produced ID as identification and who did take an oath.

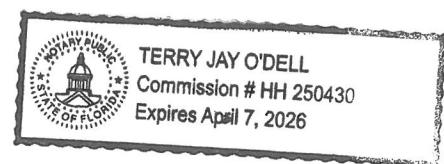
**NOTARY PUBLIC**

Sign Name: Terry O'Dell

Print Name: Terry O'Dell

Notary Public - State of Florida (seal)

My Commission Expires: April 7, 2026





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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 Description	KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 3 SQR 3 TR 7 H2-300 OR570-213 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 Housing	No



### 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	<b>\$2,227,098</b>	<b>\$2,221,859</b>	<b>\$2,055,581</b>	<b>\$1,735,154</b>
= Total Assessed Value	<b>\$2,227,098</b>	<b>\$2,099,536</b>	<b>\$1,908,669</b>	<b>\$1,735,154</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$2,227,098</b>	<b>\$2,221,859</b>	<b>\$2,055,581</b>	<b>\$1,735,154</b>

### 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	Effective Year Built	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 Pl	0
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>
OPX	EXC OPEN PORCH	240	0
FLA	FLOOR LIV AREA	2,275	2,275
<b>TOTAL</b>		<b>2,515</b>	<b>2,275</b>
			<b>0</b>

**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

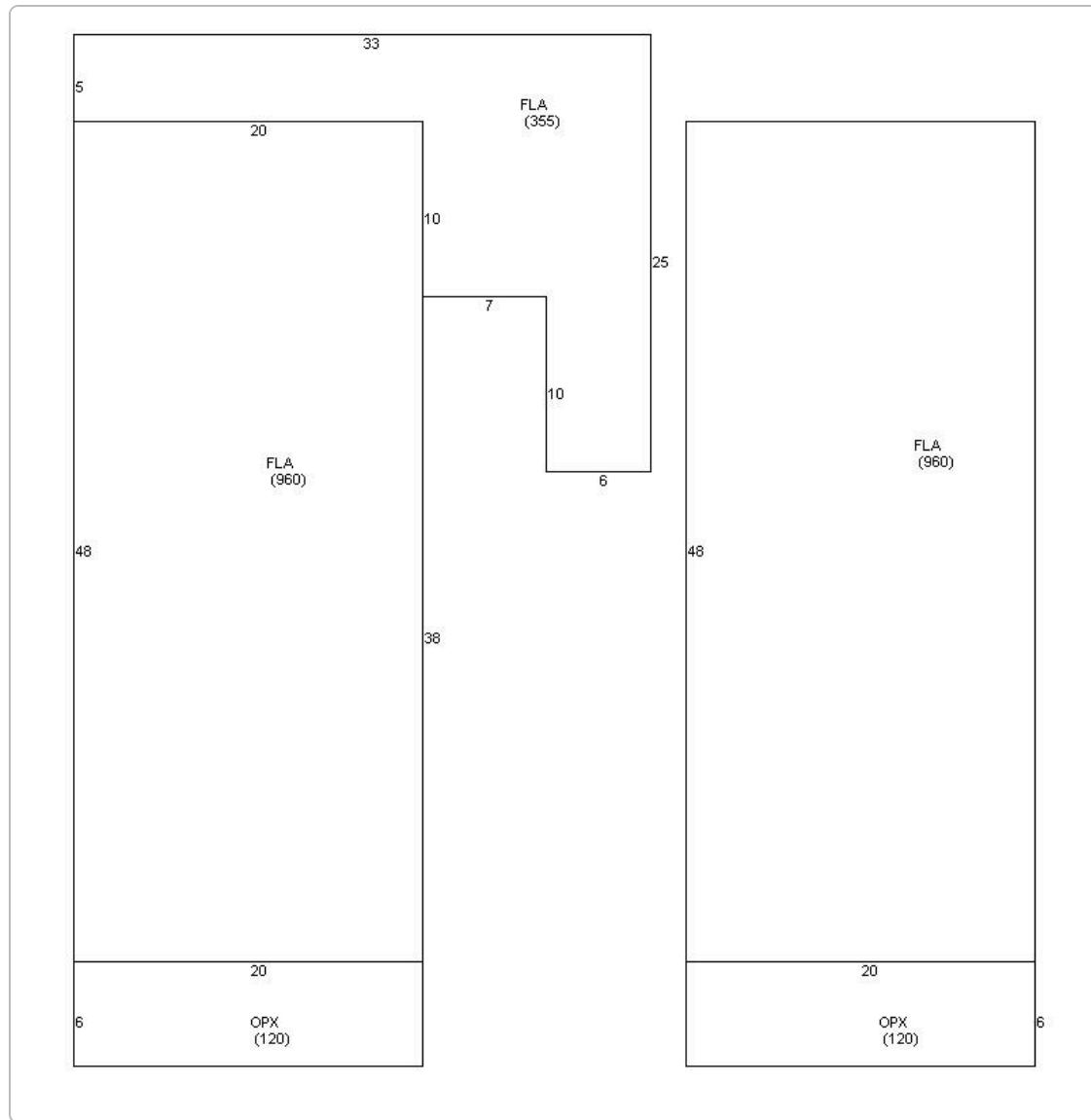
**Sales**

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
				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



**Map****TRIM Notice**[2025 TRIM Notice \(PDF\)](#)

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