



**Historic Architectural Review Commission
Staff Report for Item 4**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Casey Burtch
Historic Preservation Planner II

Meeting Date: April 25, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0009

Address: 1233 Washington Street

Description of Work

A new one and a half-story single family dwelling unit on an empty lot within the historic district. New accessory structure. New pool, pool deck, and site improvements. All proposed new construction will be wood frame structures.

Site Facts

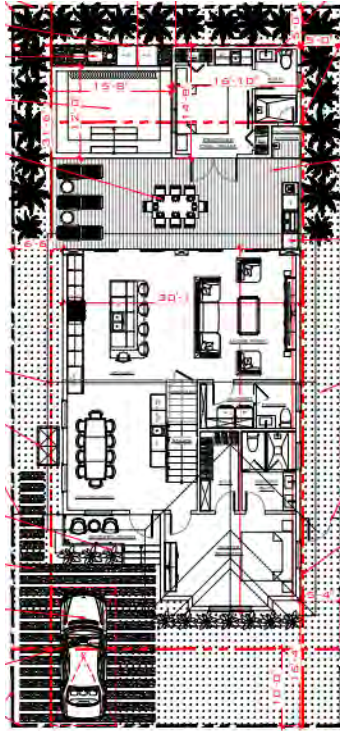
The site under review is a vacant lot within the historic district and was a split parcel from 1235 Washington Street, assigned to the new address in January 2023. The property is in AE 6 zone on the FEMA Flood Map. There is no evidence of a building on the property under review either on the 1948 or 1962 Sanborn Maps. Surrounding similar land use properties within the historic district only include the properties north or directly west of the property, except for the dwelling east, once part of the same parcel. Properties on the south side of Von Phister Street or east of Tropical Street are not part of the historic district.



The property under review circa 2023



1962 Sanborn Map and Current Survey



Washington St.

Proposed Plan



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

Proposed Front Elevation



PROPOSED WASHINGTON ST SIDE STREETScape
SCALE: 3/16" = 1'-0"

Proposed Streetscape



Proposed Site Cross Section with 1230 South Street, Shared Rear Property Line

Guidelines Cited on Review

- Building Exteriors, Wood (page 24), specifically guideline 2.
- Building Exteriors, Roofing (page 26), specifically guideline 3.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, and 25.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically guidelines 1 and 3.
- Outbuildings: Accessory Structures (page 40) specifically guidelines 1, 2, 3, and 9.
- Fences & Walls (page 41) specifically guidelines 1, 4, 5, 6, 8, and 9.
- Air Conditioning Units & Trash Facilities (page 42) specifically guidelines 1, 5, and 6.
- Parking Spaces, Landscaping, & Open Space Environment (page 43) specifically guidelines 3, 6, 7, and 9.

Staff Analysis

A Certificate of Appropriateness under review is for new construction of a single-family dwelling, accessory structure, pool, and site improvements. The proposed finished height of the principal structure will be 3'-4" taller than the height of the primary structure on the neighboring property at 1230 South Street which shares a rear property line. While the directly adjacent properties are one story dwellings, the historic contributing structure behind the proposed property is a one and a half story dwelling which staff opines fits within the context of the surrounding properties eligible for comparison. The proposed design includes a covered one-story front porch, approximately 12 feet wide or 40% of the front elevation, maximizing the entrance on the narrow property of the width of less than 43 feet. Roof forms include hip rooflines on the front elevation. The half story fits within the side gable roofline to accommodate more interior square footage without creating a full second story. In addition, the plan proposes an accessory structure at the rear of the property with a new pool and site features in between the primary and accessory structure.

All new construction materials include wooden structural elements for the front porch and pool deck, Hardie siding in the board and batten application, aluminum windows and doors, and 5 v-crimp for roofing finish. The plans also depict the installation of a driveway

towards the southwest portion of the lot, with concrete elements. The plans include a note for gravel or grass on the front and east side of the property.

Consistency with Guidelines Cited Guidelines

It is the staff's opinion that the proposed design conforms with cited guidelines. An element causing staff concern pertains to the finished materials for the front yard as it should be green space, where gravel is a proposed material consideration. The property has no evidence there has ever been a structure on this site based on all the years of the Sanborn Maps reviewed. The proposed design fits within the character of surrounding single-family homes. The scale, mass and proportions of the new construction are in keeping with similar land use structures within the area and the building elevation changes will not overshadow the existing historic context. The new front porch is an appropriate design solution that gives this house an urban frontage and connection to the historic district through the application of new construction on a historically vacant property.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 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:	1233 Washington St, Key West, FL 33040	
NAME ON DEED:	COBO WASHINGTON ST LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	1101 Johnson St, Key West FL 33040	EMAIL
APPLICANT NAME:	Serge Mashtakov P.E.	PHONE NUMBER (305) 304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd, Key West, FL 33040	EMAIL Serge@artibusdesign.com
APPLICANT'S SIGNATURE:	<i>Serge Mashtakov</i>	DATE 03/10/2023

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: New 1.5 story single family residence, Wood Frame Walls, Accessory Structure, Pool, Pool Deck
MAIN BUILDING: New detached 1.5 story single family residence.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

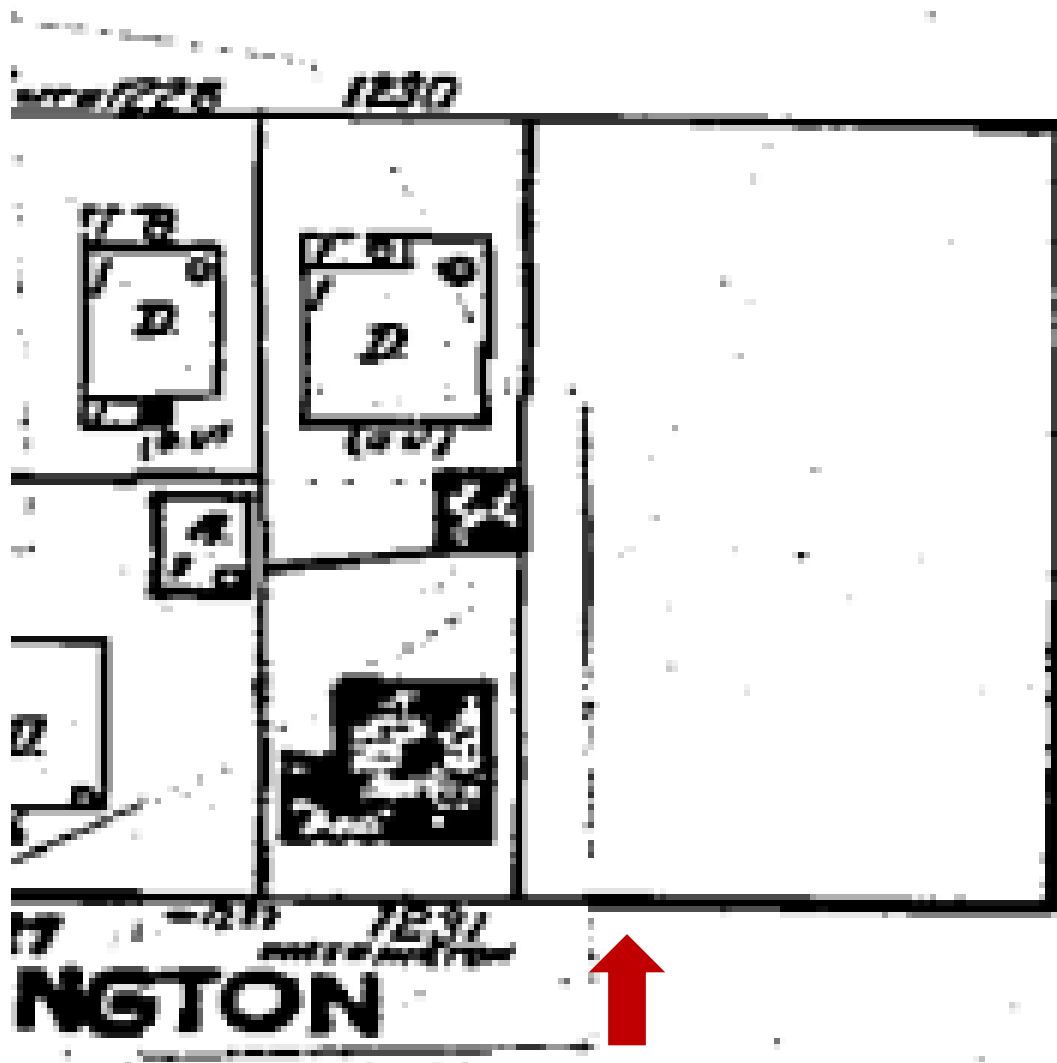
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): Accessory Structure, Pool House	
PAVERS: HARC approved concrete pavement	FENCES: Wood Picket Fences
DECKS: Wood frame rear composite decking rear and front porch.	PAINTING: White paint or HARC approved pastel color
	Per approved submitted color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Grading to level the site.	Residential in ground pool in the rear. Pool equipment
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

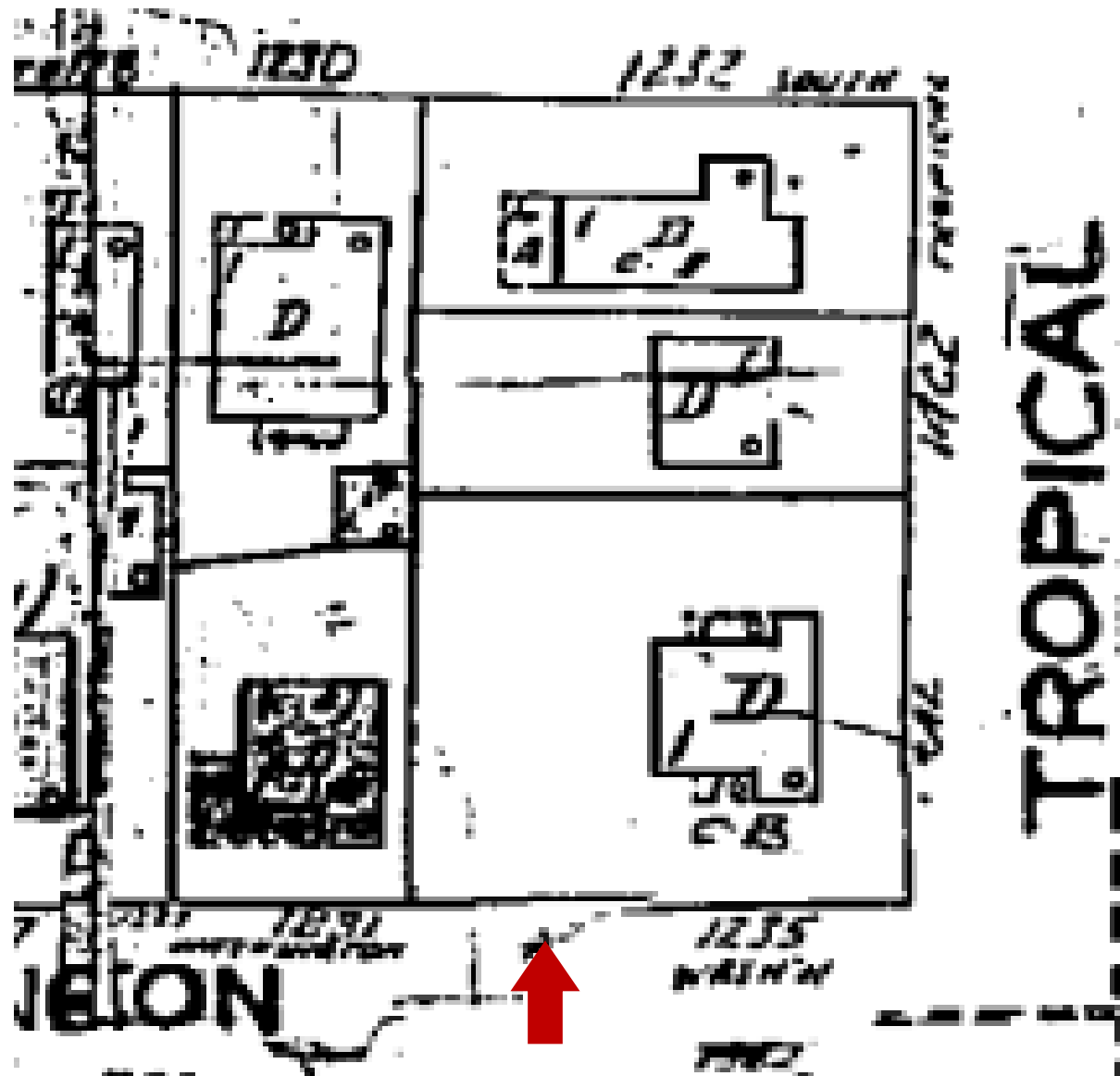
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



TROPICAL

1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

1 233 WASHINGTON ST
(VIEW FROM STREET)



1 233 WASHINGTON ST
(LEFT VIEW)



1 2 3 3 WASHINGTON ST
(RIGHT VIEW)

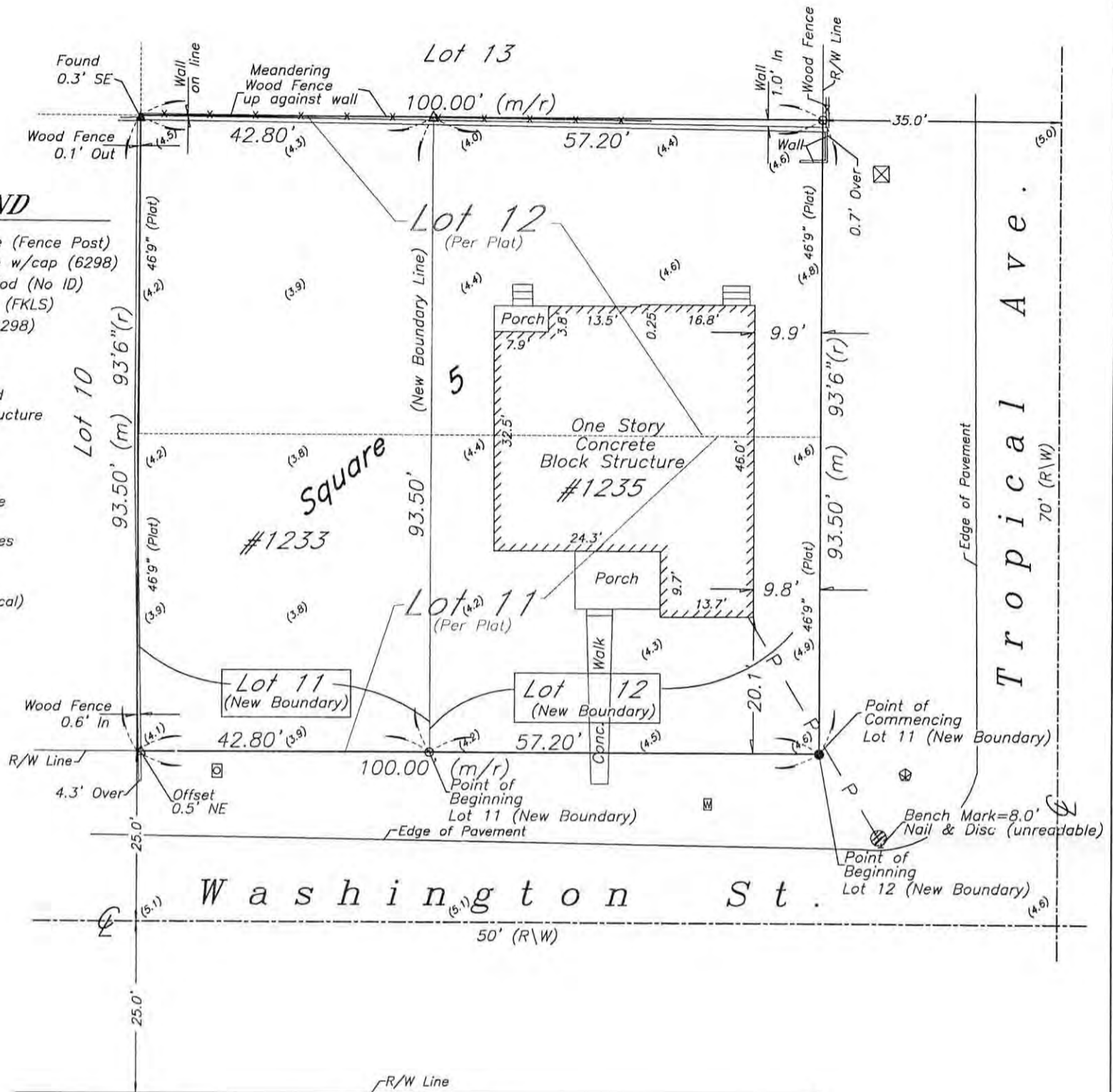


1 233 WASHINGTON ST
(REAR VIEW)



SURVEY

Boundary Survey Map of Lots 11 & 12, Square 5, of Tract 19, Wm. A. Gwynn's Plat of Tract 19



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 3/4" Iron Rod (No ID)
- ▲ Found Nail & Disc (FKLS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Concrete Utility Pole
- ⊙ Wood Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- ⊗ Water Meter
- (4.5) Spot Elevation (Typical)
- ⊗ Sewer Cleanout

- NOTES:**
1. The legal descriptions shown hereon were authored by the undersigned.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 1233-1235 Washington Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
 9. Date of field work: February 4, 2022, May 3, 2022 and November 25, 2022
 10. Ownership of fences is undeterminable, unless otherwise noted.
 11. Benchmark utilized: 872 4557 TIDAL 4

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of Lots 11 & 12, Square 5,
of Tract 19, Wm. A. Gwynn's Plat of Tract 19

BOUNDARY SURVEY OF:

Lot 11 (New Boundary):

A parcel of land on the Island of Key West and known as part of Lots 11 and 12 of Square 5 of Tract 19, according to W. A. Gwynn's Plat of said Tract 19, recorded by the TROPICAL BUILDING and INVESTMENT COMPANY in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Southwesterly right of way line of Tropical Avenue with the Northwesterly right of way line of Washington Street, and run thence Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 57.20 feet to the Point of Beginning; thence continue Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 42.80 feet; thence Northwesterly and at right angles for a distance of 93.50 feet; thence Northeasterly and at right angles for a distance 42.80 feet; thence Southeasterly and at right angles for a distance of 93.50 feet back to the Point of Beginning, containing 4002 square feet, more or less.

Lot 12 (New Boundary):

A parcel of land on the Island of Key West and known as part of Lots 11 and 12 of Square 5 of Tract 19, according to W. A. Gwynn's Plat of said Tract 19, recorded by the TROPICAL BUILDING and INVESTMENT COMPANY in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the intersection of the Southwesterly right of way line of Tropical Avenue with the Northwesterly right of way line of Washington Street, and run thence Southwesterly along the Northwesterly right of way line of the said Washington Street for a distance of 57.20 feet; thence Northwesterly and at right angles for a distance of 93.50 feet; thence Northeasterly and at right angles for a distance 57.20 feet to the Southwesterly right of way line of the said Tropical Avenue; thence Southeasterly and along the Southwesterly right of way line of the said Tropical Avenue for a distance of 93.50 feet back to the Point of Beginning, containing 5348 square feet, more or less.

BOUNDARY SURVEY FOR: Cobo Washington St LLC, a Florida limited liability company;

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

J. LYNN O'FLYNN, INC.

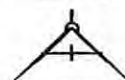
*J. Lynn O'Flynn, PSM
Florida Reg. #6298*

*February 9, 2022
May 9, 2022 -Subdivide, add Elevations
Restake/Update November 25, 2022
Update addresses January 26, 2023*

**THIS SURVEY
IS NOT
ASSIGNABLE**

Sheet Two of Two Sheets

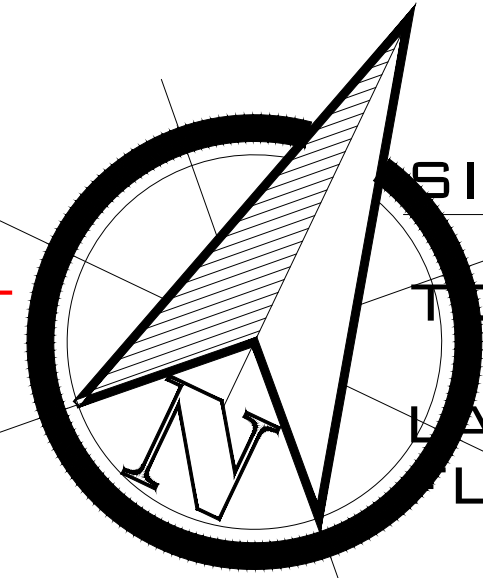
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8298

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

PROPOSED DESIGN



SITE DATA:

TOTAL SITE AREA: ±4,001.8 SQ.FT
 LAND USE: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 LOOD ZONE: AE6

SETBACKS

FRONT:	REQUIRED	EXISTING	PROPOSED
FRONT:	10'-0"	0'-0"	15'-0"
RIGHT SIDE:	5'-0"	0'-0"	5'-0"
LEFT SIDE:	5'-0"	0'-0"	5'-0"
REAR:	15'-0"	0'-0"	31'-6"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED:	EXISTING	PROPOSED
60% (±2,401.08 SQ.FT.)	00.0 % (±0,000 SQ.FT.)	16.5 % (±658.7 SQ.FT.)

(SPACE UNDER ELEVATED STRUCTURE IS CONSIDERED AS PERVIOUS)

MAXIMUM BUILDING COVERAGE:

REQUIRED	EXISTING	PROPOSED
40% (±1,600.72 SQ.FT.)	00.0 % (±0,000 SQ.FT.)	39.7% (±1,590.0 SQ.FT.)

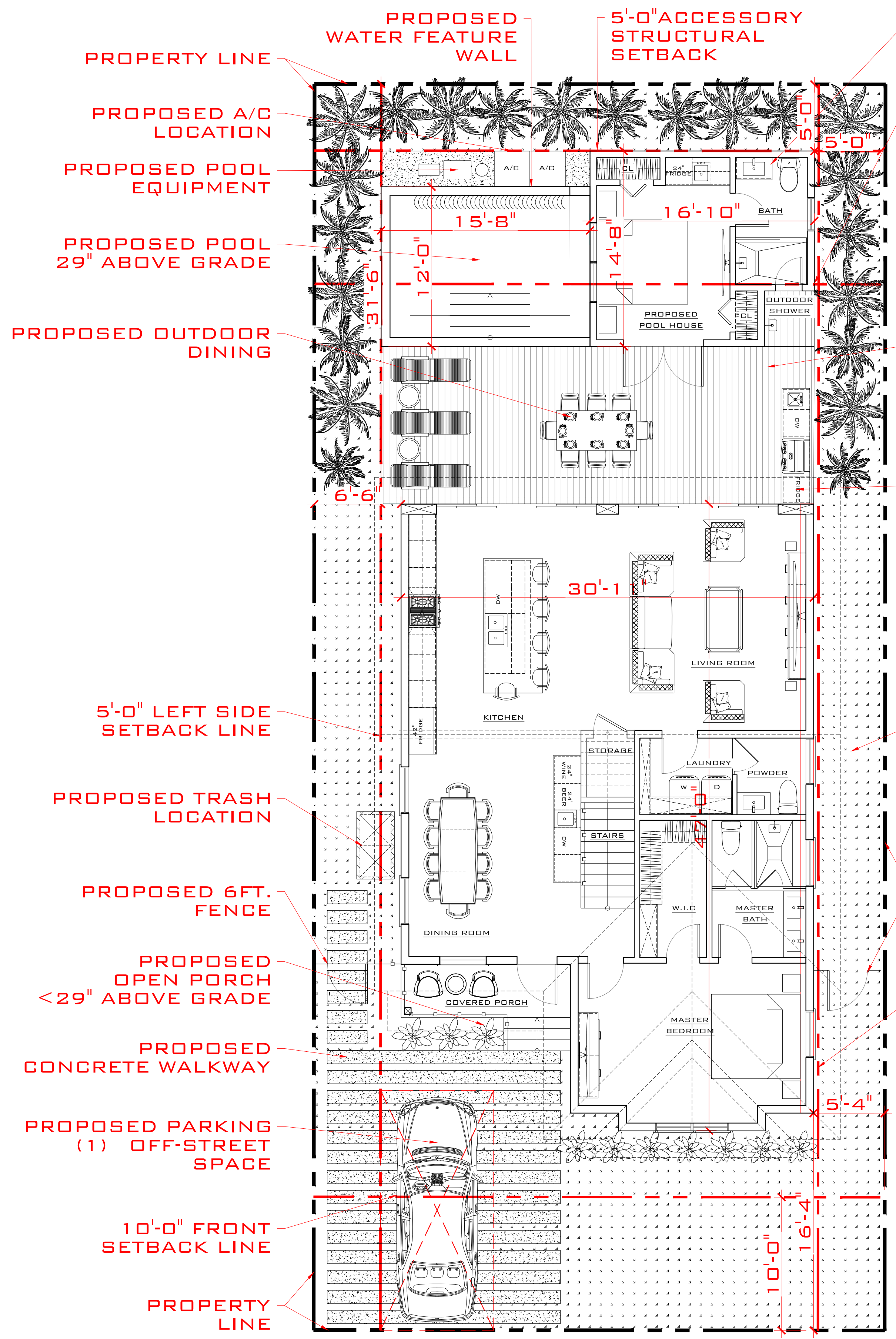
OPEN SPACE MINIMUM:

REQUIRED	EXISTING	PROPOSED
35% (±1,400.63 SQ.FT.)	100% (±3,973.7 SQ.FT.)	37.2% (±1,489.4 SQ.FT.)

REAR YARD COVERAGE 30% MAX
TOTAL AREA 1,192.1 SQ.FT.

REQUIRED MAX 357.63 SQ.FT.

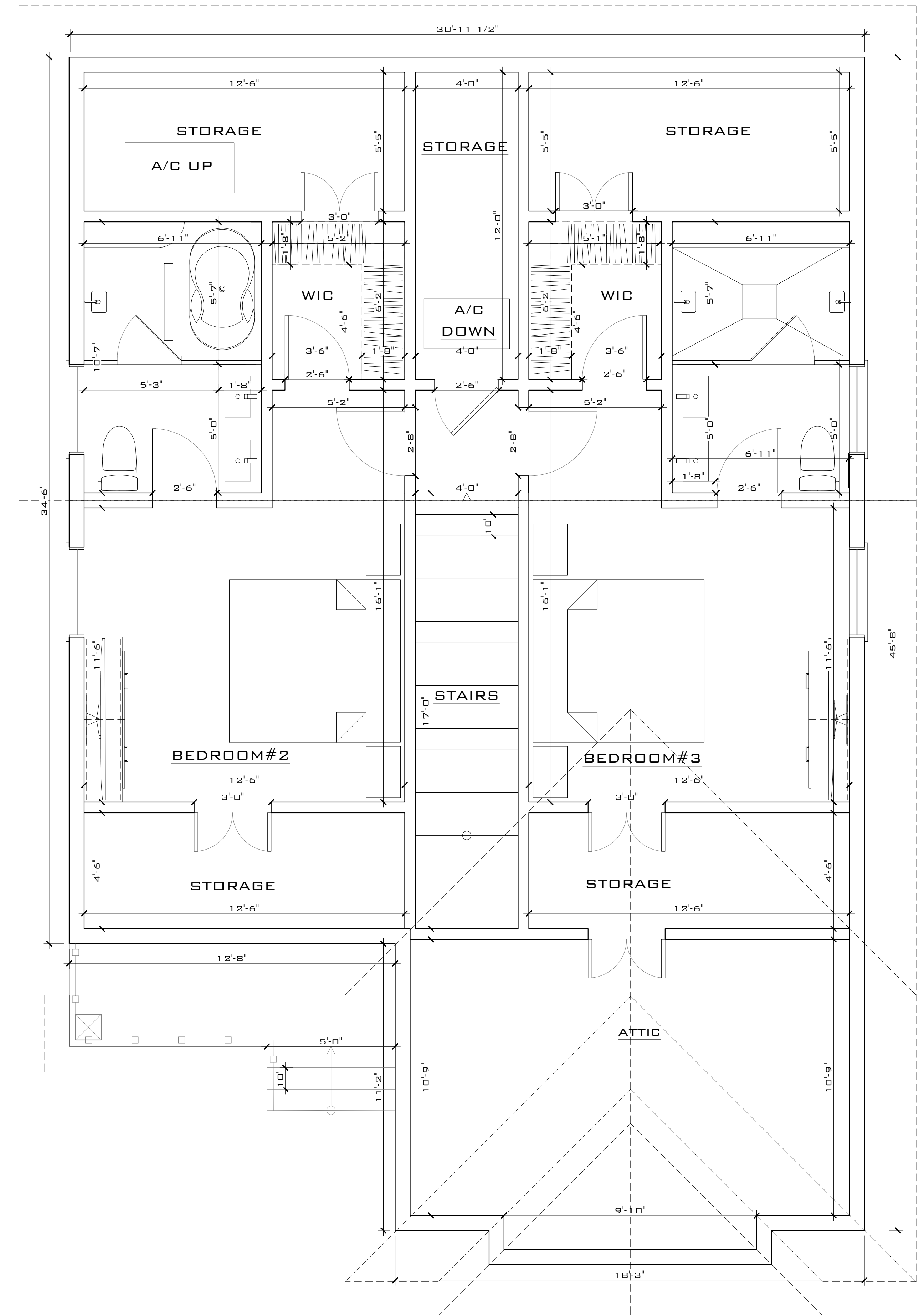
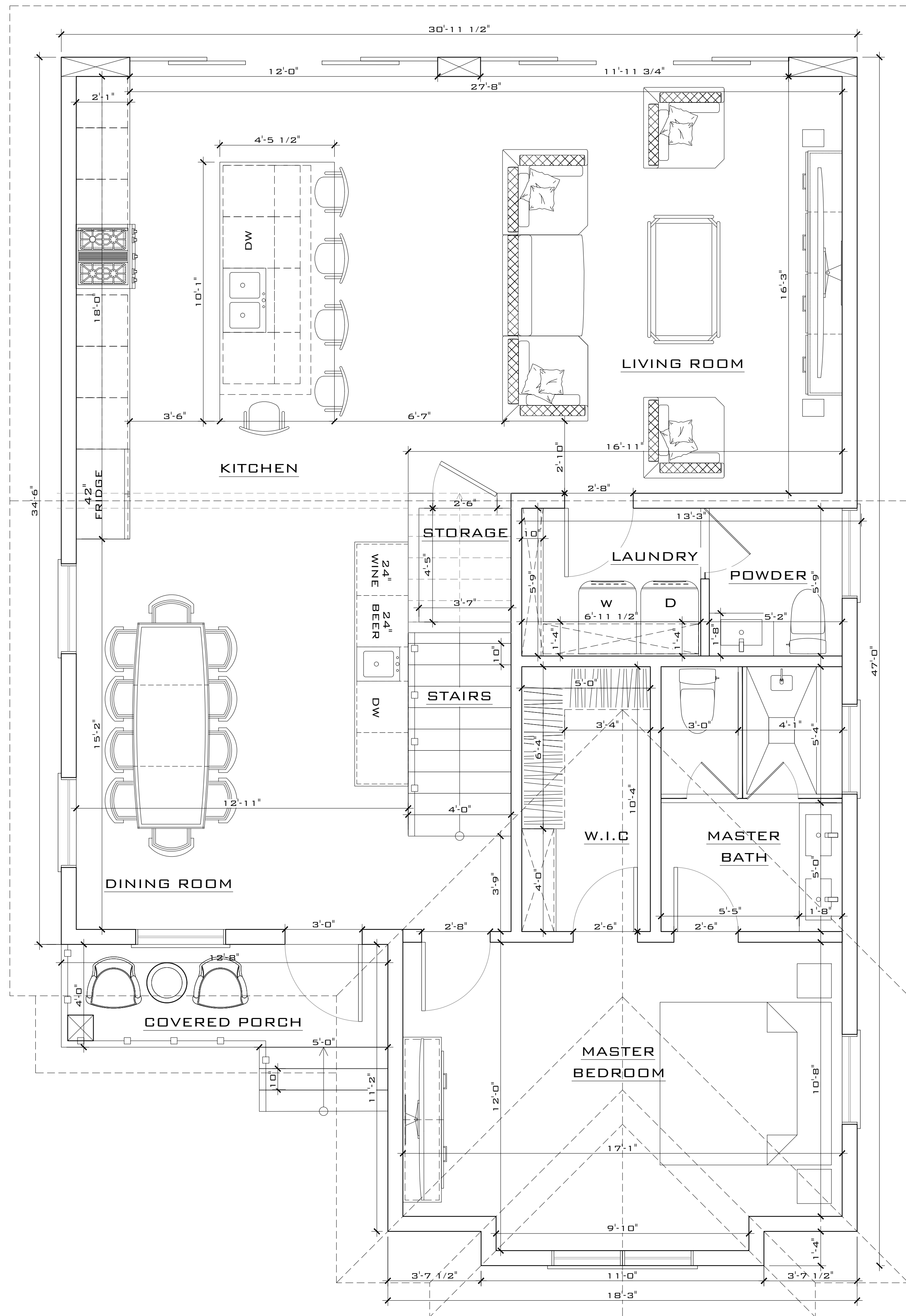
PROPOSED: 231.18 SQ.FT. 19.3%



Washington St.

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

REV	DESCRIPTION	BY	DATE
STATUS: FINAL			
 ARTIBUS DESIGN ENGINEERING AND PLANNING 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: LUIS COBO			
PROJECT: 1233 WASHINGTON ST			
SITE: 1233 WASHINGTON ST, KEY WEST, FL 33040			
TITLE: PROPOSED SITE PLAN			
SIGNATURE:	DATE:	SCALE:	DATE:
BRUCE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480			



REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

CLIENT:
Luis Cobo

PROJECT:
1233 WASHINGTON ST

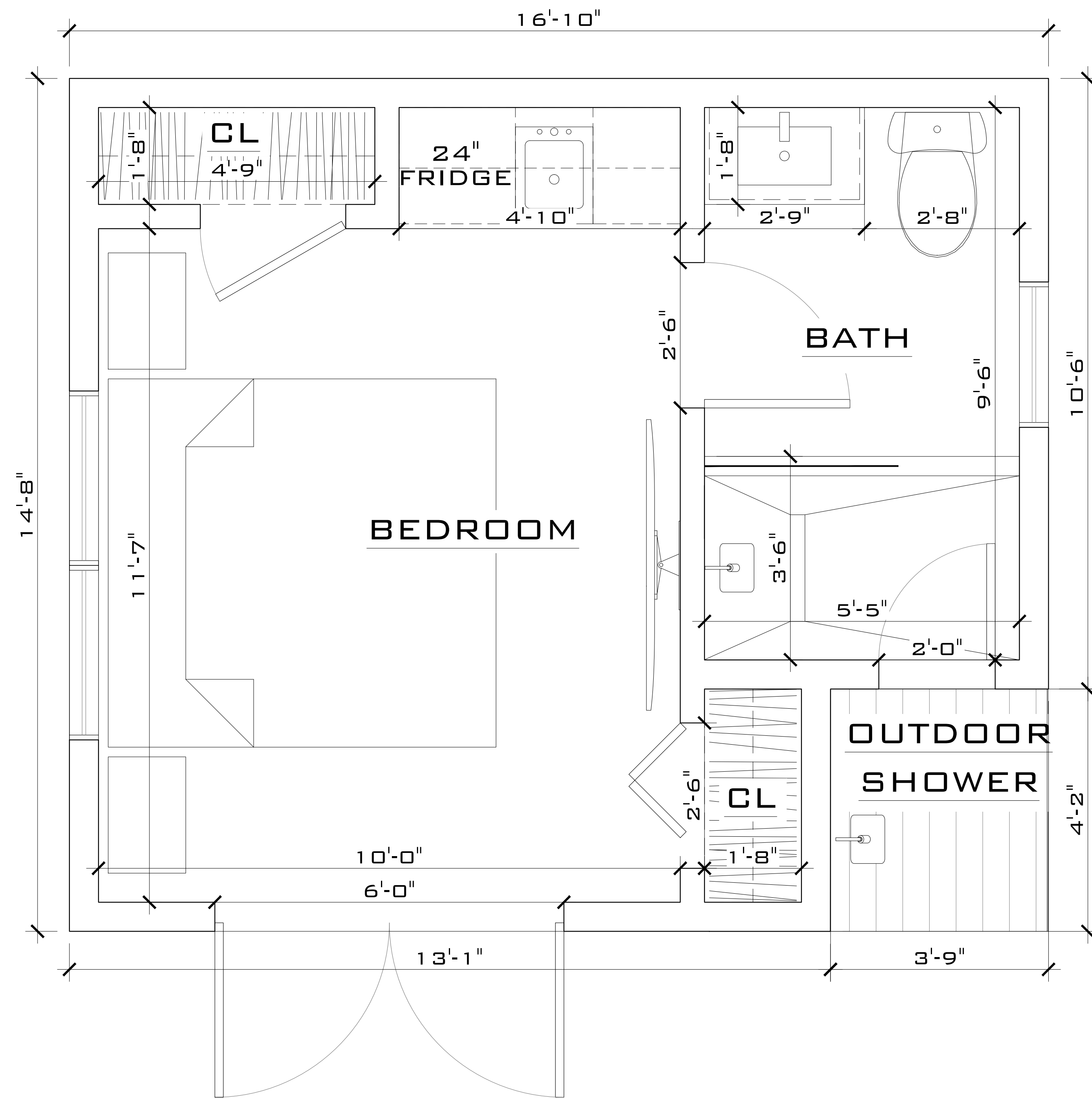
DATE:
**1233 WASHINGTON ST,
KEY WEST, FL 33040**

TITLE:
FLOOR PLANS

DATE: 2203-06
SCALE: AS SHOWN
PROJECT: 2203-06
SHEET: A-101
TOTAL SHEETS: 1

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

SIGNATURE:
DATE:
SEAL:
2203-06
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



PROPOSED FLOOR PLAN (POOL HOUSE)

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

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

CLIENT:
LUIS COBO

PROJECT:
1233 WASHINGTON ST

DATE:
**1233 WASHINGTON ST,
KEY WEST, FL 33040**

TITLE:
**POOL HOUSE
SECTION**

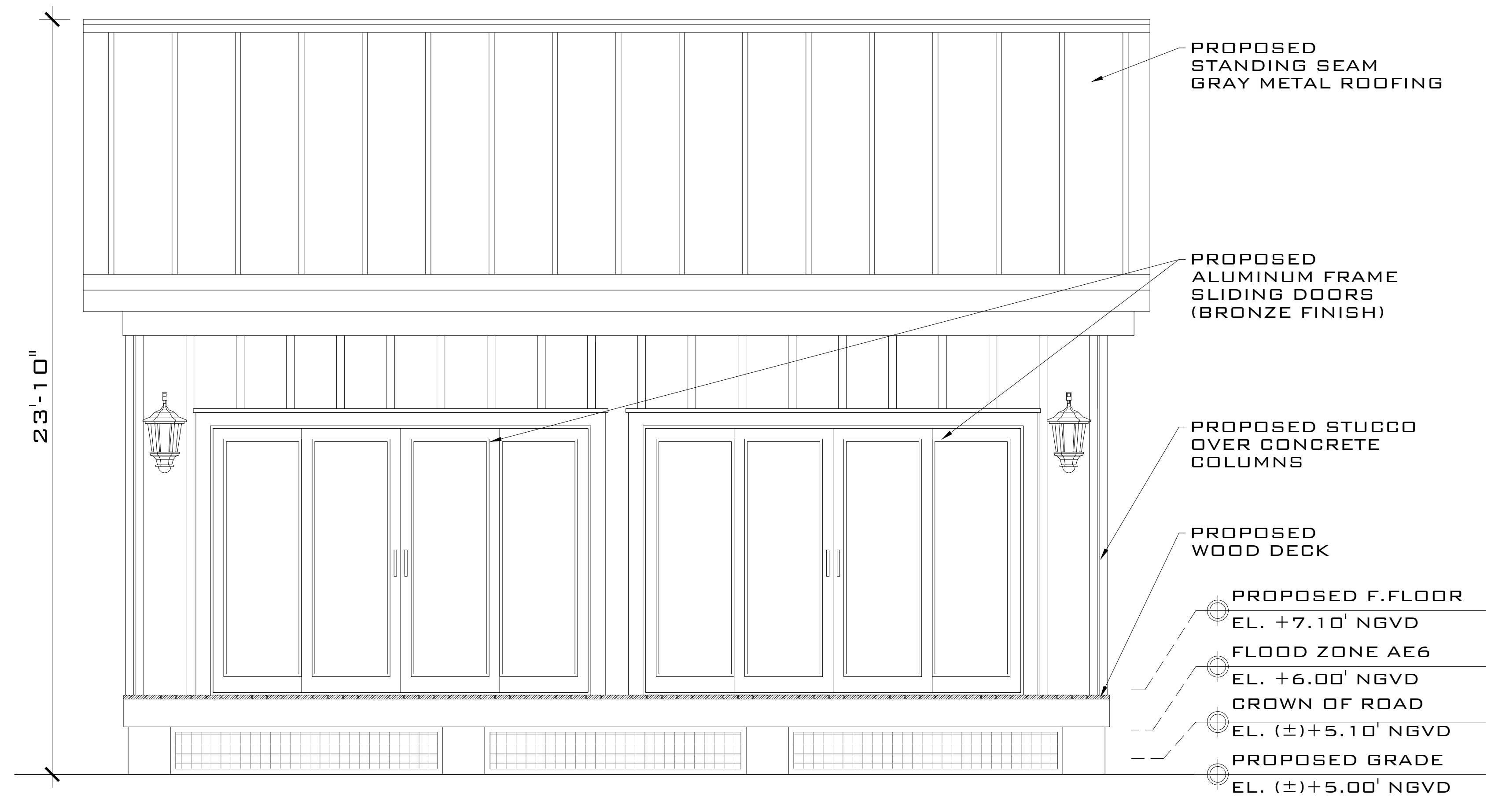
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PROJECT NO.:	2203-06	DATE:	03/10/23	DESIGN:	DA
				REVISION:	1

SIGNATURE:
DATE:

BRUCE MASHATAKY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



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



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

REV	DESCRIPTION	BY	DATE
STATUS	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

CLIENT:
LUIS COBO

PROJECT:
1233 WASHINGTON ST

DATE:
**1233 WASHINGTON ST,
KEY WEST, FL 33040**

TITLE:
PROPOSED ELEVATION

SIGNATURE:	DATE:	DRAWN:	CHECKED:
DATE:	AS SHOWN:	DATE:	DATE:
2203-06	03/10/23	DA	SAH
2203-06	A-103	REVISION:	1

SEBASTIAN MASHATKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



PROPOSED LEFT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

REV	DESCRIPTION	BY	DATE
	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

DESIGNER:
LUIS COBO

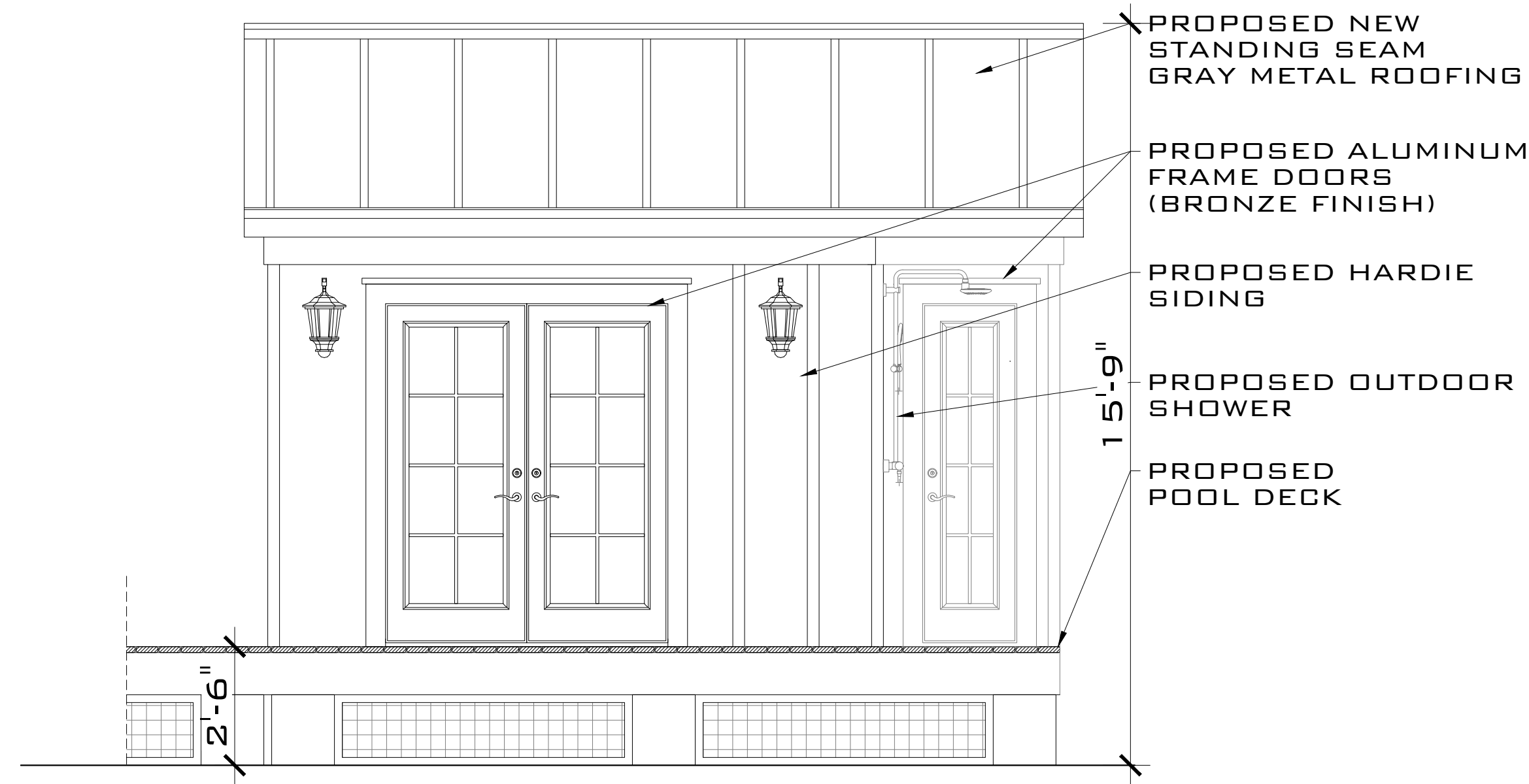
PROJECT:
1233 WASHINGTON ST

DATE:
1233 WASHINGTON ST,
KEY WEST, FL 33040

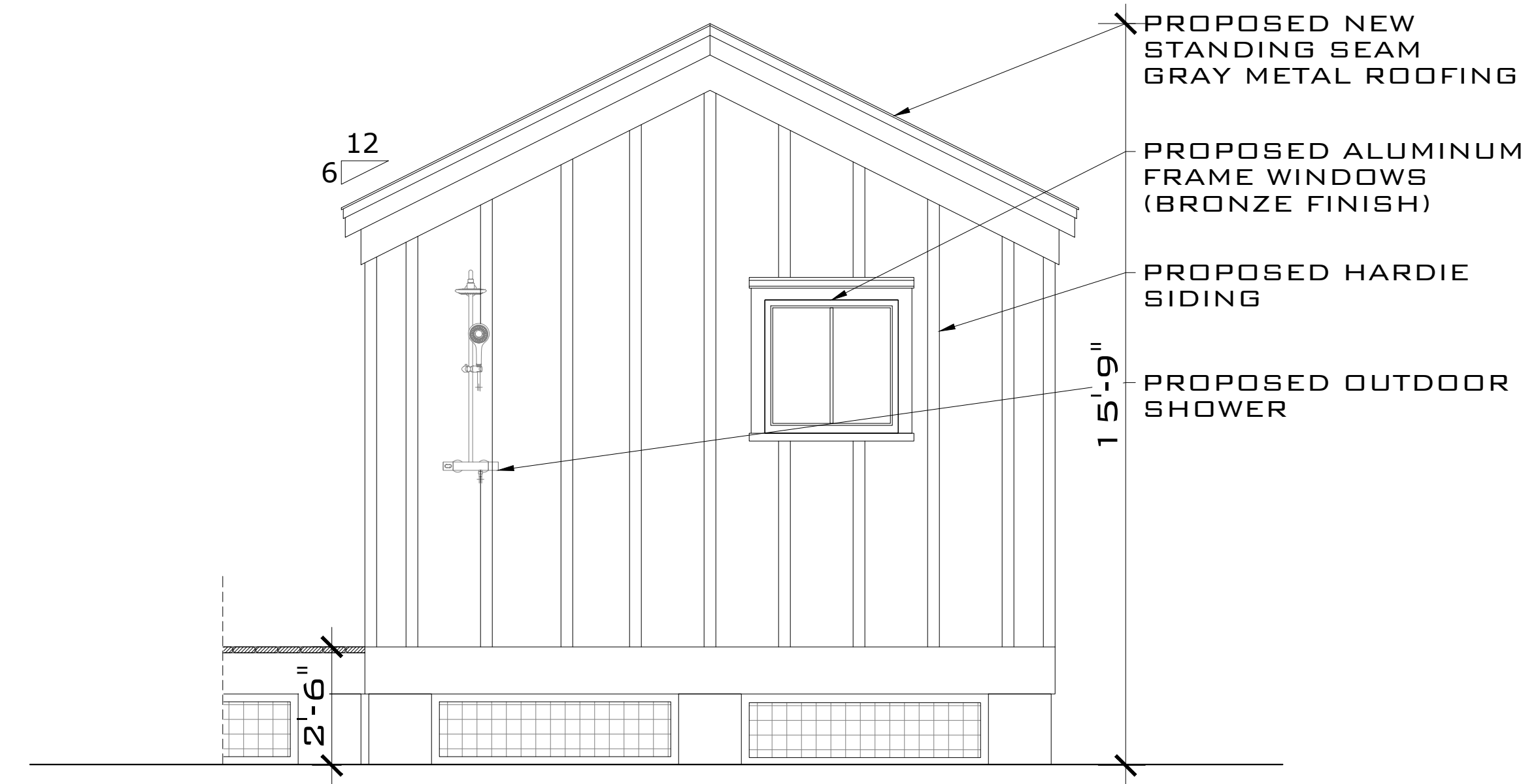
TITLE:
PROPOSED ELEVATION

DATE:	DESIGNED BY:	DATE:	CHECKED BY:	DATE:	DATE:
2203-06	AS SHOWN	03/10/23	DA	SAH	

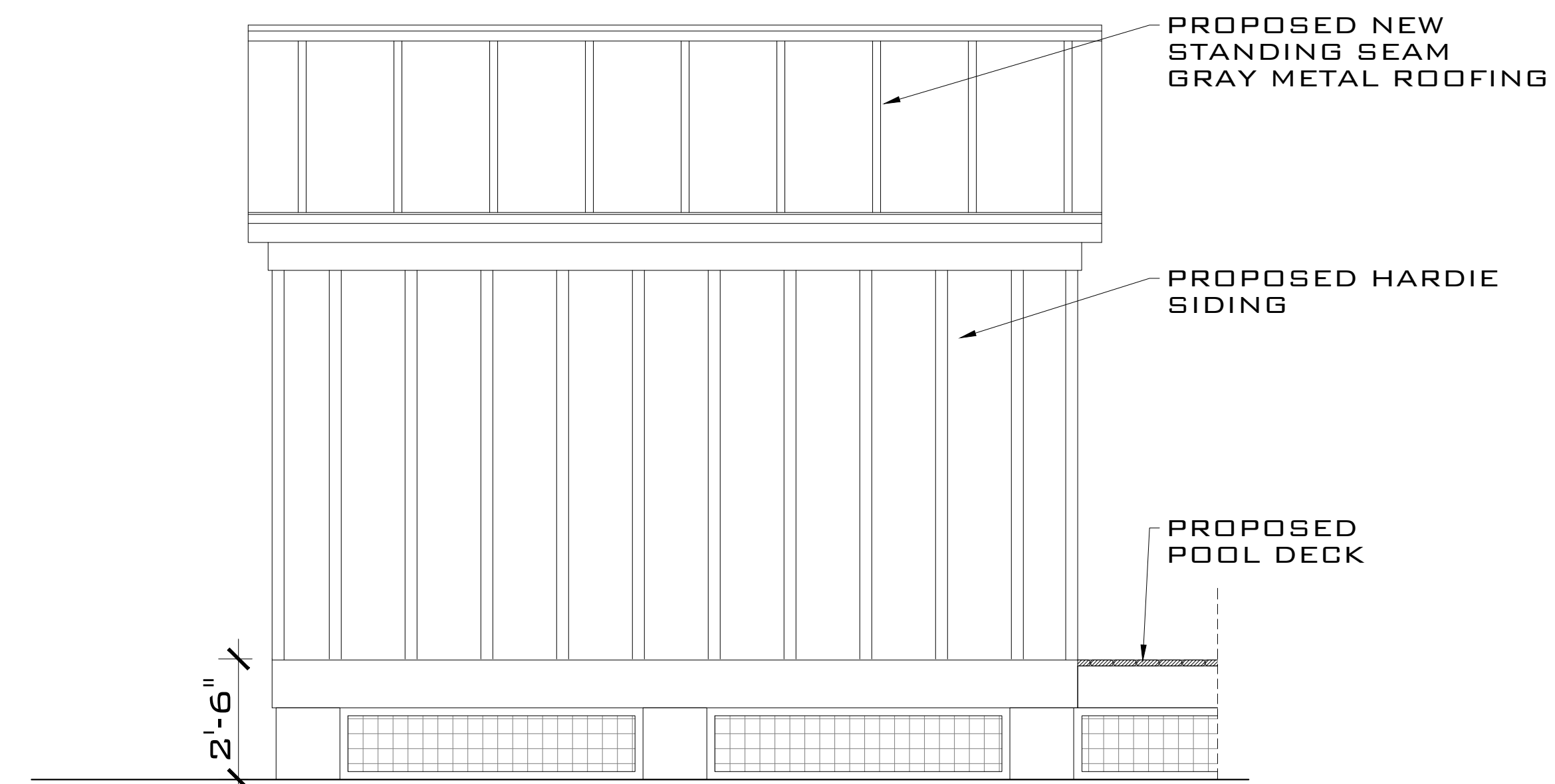
BRUCE MASHUTACOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480



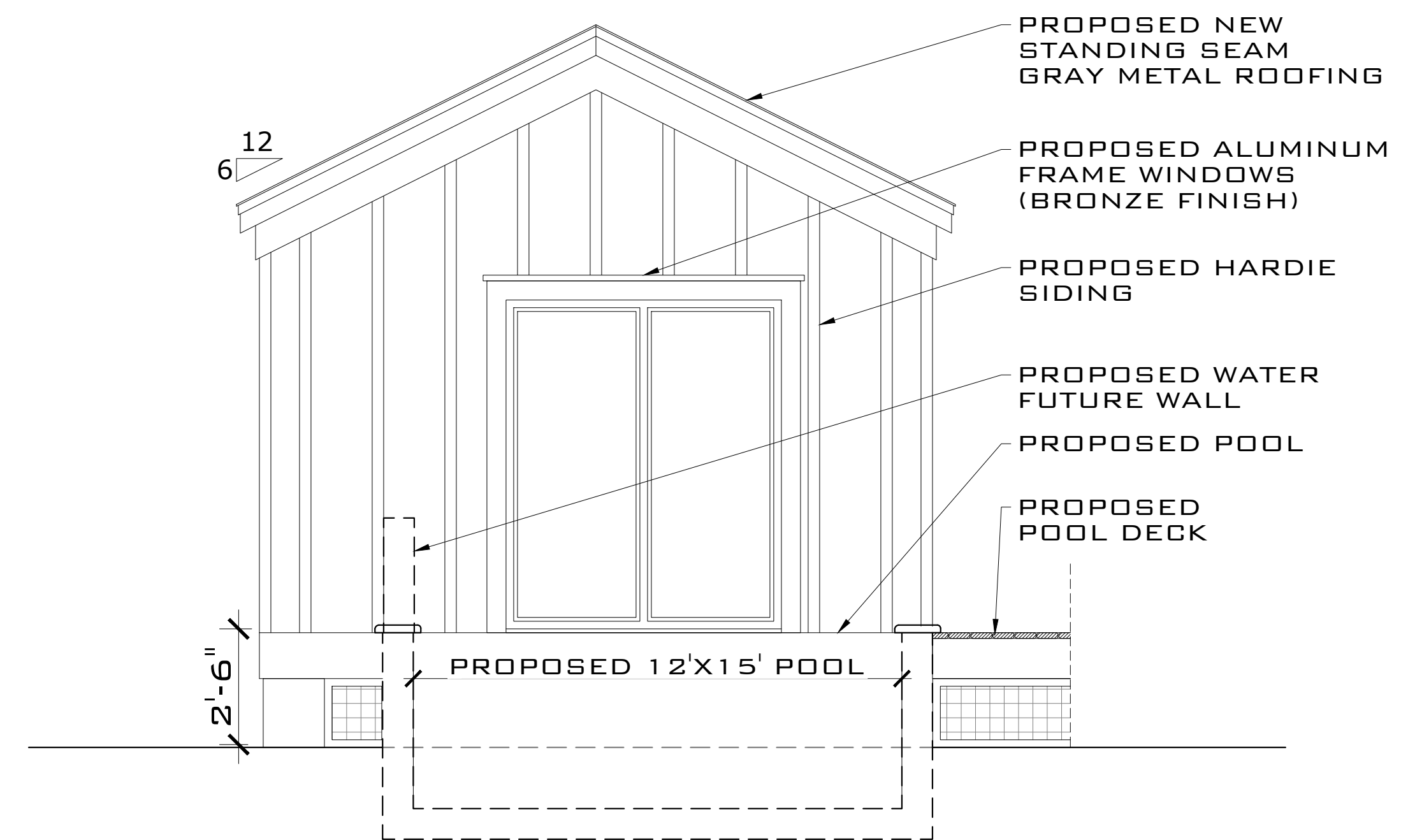
PROPOSED FRONT ELEVATION (POOL HOUSE)
SCALE: 3/8" = 1'-0"



PROPOSED RIGHT ELEVATION (POOL HOUSE)
SCALE: 3/8" = 1'-0"



PROPOSED REAR ELEVATION (POOL HOUSE)
SCALE: 3/8" = 1'-0"



PROPOSED LEFT ELEVATION (POOL HOUSE)
SCALE: 3/8" = 1'-0"

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT:	LUIS COBO		
PROJECT:	1233 WASHINGTON ST		
DATE:	1233 WASHINGTON ST, KEY WEST, FL 33040		
TITLE:	POOL HOUSE		
SIGNATURE:	DATE:	SCALE:	PROJECT:
DATE:	2203-06	A-105	1
BRUCE MASHUTZKY PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480			



EXISTING WASHINGTON ST SIDE STREETScape
 SCALE: 3/16" = 1'-0"



PROPOSED WASHINGTON ST SIDE STREETScape
 SCALE: 3/16" = 1'-0"

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

SIGNATURE: _____
 DATE: _____
 BRUCE MASHATAKY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGN: LUIS COBO			
PROJECT: 1233 WASHINGTON ST			
SITE: 1233 WASHINGTON ST, KEY WEST, FL 33040			
TITLE: STREETScape			
DESIGNED BY:	DATE:	CHECKED BY:	DATE:
AS SHOWN	03/10/23	CA	SAH
PROJECT NO:	DATE PLOTTED:	SCALE:	REVISION:
2203-06	A-106		1



PROPOSED SITE CROSS SECTION
 SCALE: 3/16" = 1'-0"

REV	DESCRIPTION	BY	DATE
	FINAL		

ARTIBUS DESIGN
 ENGINEERING AND PLANNING

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

CLIENT:
LUIS COBO

PROJECT:
1233 WASHINGTON ST

SITE:
**1233 WASHINGTON ST,
 KEY WEST, FL 33040**

TITLE:
SCAPE

SIGNATURE:	DATE:	SCALE:	DATE:	DESIGN:	DATE:	REVISION:

SEBASTIAN MASHATAKY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

DATE:	PROJECT NO.	SCALE:	DATE:	REVISION:
2203-06	A-107			1

NOTICING

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: 1233 WASHINGTON STREET, KEY WEST, FL 33040 on the 17 day of April, 2023.

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 p.m., APRIL 25, 2023.

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 H2023-00009.

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

Signed Name of Affiant:

[Signature]
Date: 04/17/23
Address: 3710 N. Roosevelt Blvd
City: KEY WEST
State, Zip: 33040

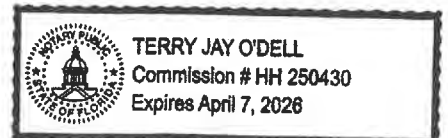
The forgoing instrument was acknowledged before me on this 17 day of April, 2023.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Terry O'Dell

Notary Public - State of Florida (seal)
My Commission Expires: April 7, 2026



Jessica Barroso
305.393.9900

Public Meeting Notice

NOTICE OF PUBLIC MEETING
THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY
WILL MEET AT THE COUNTY ADMINISTRATION CENTER, 1000
N.W. 11TH AVENUE, MIAMI, FLORIDA 33136, ON
WEDNESDAY, APRIL 15, 2014, AT 9:00 A.M.
FOR THE PURPOSE OF CONSIDERING THE
PROPOSED REZONING OF CERTAIN PARCELS
LOCATED IN THE CITY OF MIAMI, FLORIDA.

All Keys, Inc.

305.294.4200

c21allkeys.com

Each office independently owned and operated



Ask For
Jason Barroso 305-304-3473

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., April 25, 2023, at City Hall, 1300 White Street, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77. A 1:1 live chat channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for

**NEW 1.5 STORY SINGLE FAMILY RESIDENCE ON EMPTY LOT,
NEW ACCESSORY STRUCTURE, NEW POOL, POOL DECK, AND
SITE IMPROVEMENTS.**

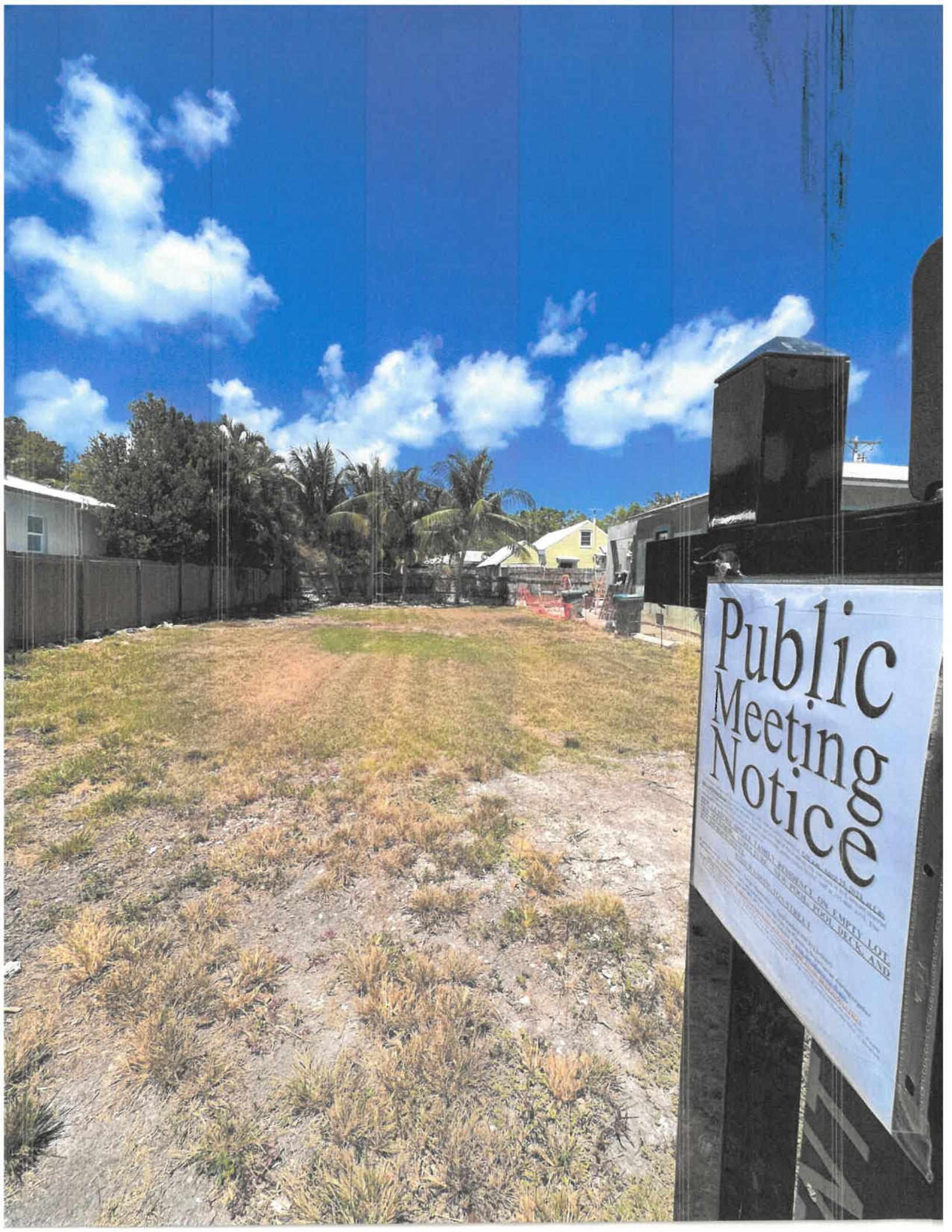
#1233 WASHINGTON STREET

Applicant - Serge Mashitakov Application #H2023-0009

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

THE OFFICE CAN BE REACHED FROM THE SITE UNTIL HARC FINAL DETERMINATION

FOR ASSISTANCE: If you are unable to reach the City of Key West for general information or requirements of the Americans with Disabilities Act (ADA), please contact the Office at 305-809-3975 or 305-809-3975 (TDD) or email to the ADA Coordinator at 305-809-3975. All fees are business days in advance.



Public Meeting Notice

FOR THE CITY OF MIAMI, FLORIDA
The City of Miami, Florida, is holding a public meeting to discuss the proposed development of a new residential building on the vacant lot located at the intersection of [Address] and [Address]. The meeting will be held on [Date] at [Time] at the [Location]. The meeting is open to the public and anyone interested in the proposed development. For more information, please contact the City of Miami at [Phone Number] or visit the City's website at [Website].

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00041420-000100
 Account# 9105083
 Property ID 9105083
 Millage Group 10KW
 Location Address 1233 WASHINGTON St, KEY WEST
 Legal Description PT LOTS 11 & 12 SQR 5 TR 19 KW TROPICAL BLDG AND INVESTMENT CO SUB PB1-34 OR92-345 OR1066-2336 OR1119-2310 OR1121-2046 OR2451-2097 OR2948-0480 OR3162-773 OR3160-2477
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class VACANT RES (0000)
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

Owner

[COBO WASHINGTON ST LLC](#)
 1101 Johnson St
 Key West FL 33040

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
PERMITTED SFR DRY (01DP)	4,002.00	Square Foot	0	0

View Tax Info

[View Taxes for this Parcel](#)

Map



No data available for the following modules: Valuation, Historical Assessments, Buildings, Yard Items, Sales, Permits, Sketches (click to enlarge), Photos, TRIM Notice.

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Version 2.3.251