



Historic Architectural Review Commission Staff Report for Item 12

To: Acting Chairman Greg Oropeza and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 24, 2023

Applicant: City of Key West / Serge Mashtakov, Engineer

Application Number: H2023-0037

Address: Lazy Way Lane / Shrimptoat Sound Studio

Description of Work:

Renovations and structural repairs to building.

Site Facts:

The building under review is not listed in the Historic Architectural Survey but is historic. The cmu structure with a frame add-on was built in 1955. Originally built as a fish house, the structure became a recording studio when in the 1970's Jimmy Buffett rented it to the city. The building currently shows severe structural deterioration on its tie beams, parapet wall, roofing system and footers. Openings have been closed due to the use of the structure. The north elevation has been vandalized with hundreds of stickers.



Aerial circa 1970. Monroe County Library.



Current north elevation. Photograph by Janice Slivko.

Secretary of The Interior’s Standards and Guidelines Cited on Review:

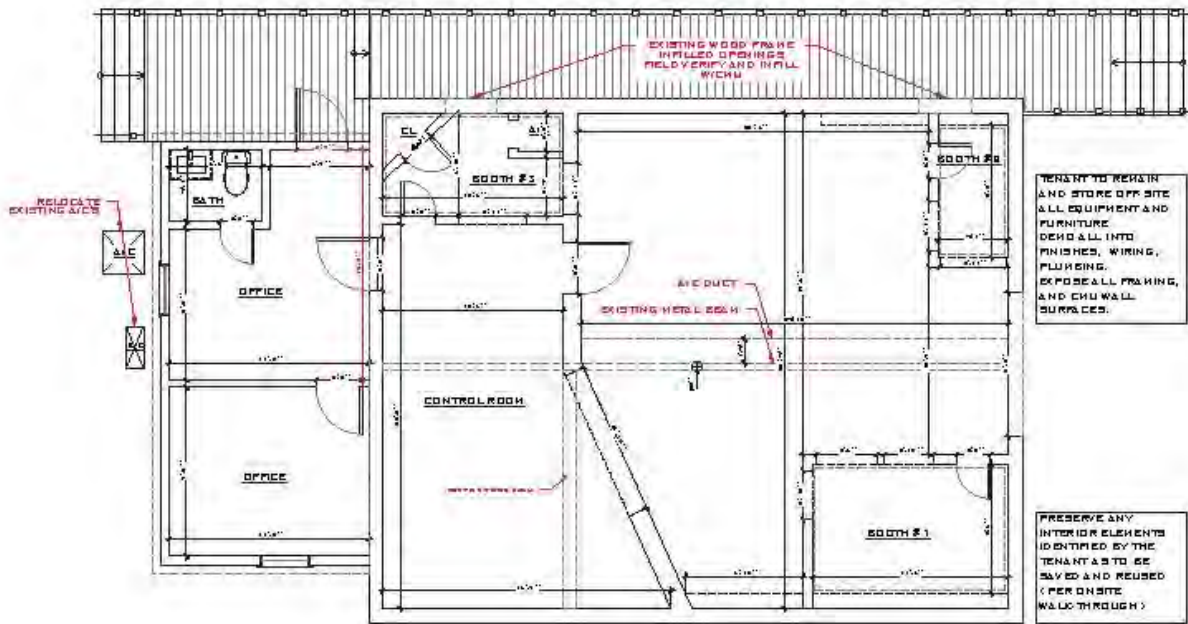
- SOIS (pages 16-23), specifically standards 1, 2, and 6.
- Building Exterior Masonry (page 25), specifically guidelines 1, 2, 5, and 6.
- Roofing (page 26), specifically guideline 4.
- Foundation and lattice infill (page 54), specifically guideline 4.

Staff Analysis:

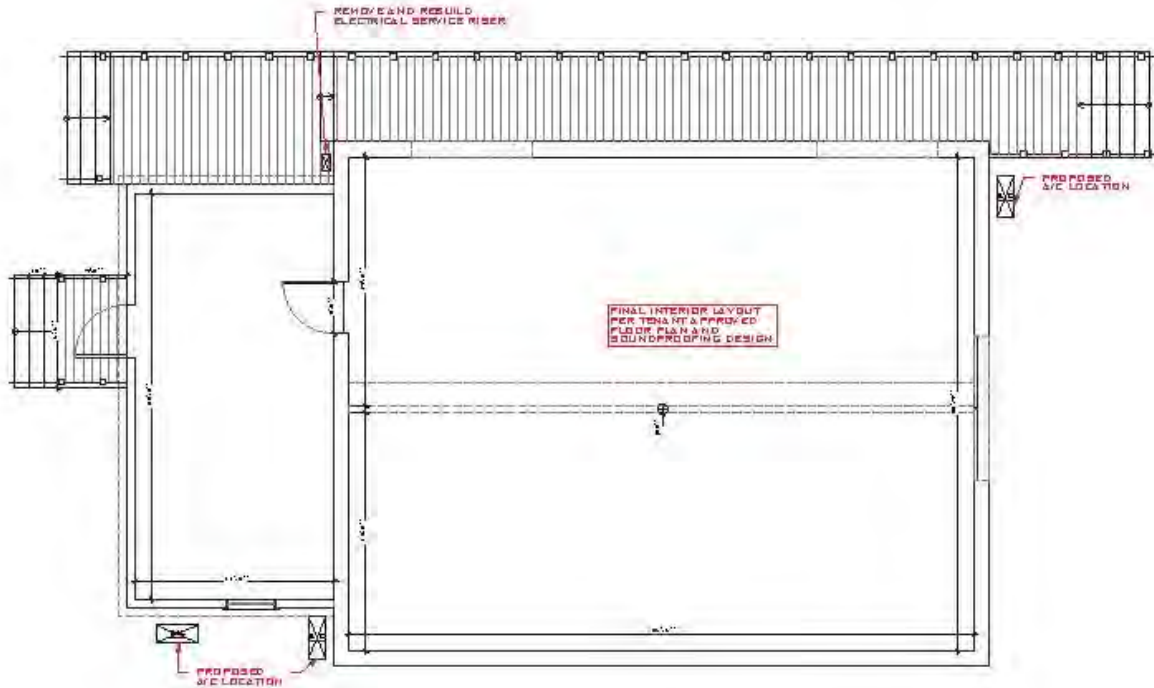
The Certificate of Appropriateness under review proposes major structural repairs to a city owned building. The structure will require new tie beams, parapet walls and new roofing, including structural components. All components will be replicated in material, profile, and finishes. In addition, current vegetation growth, stickers, and spalling in walls will be clean and corrected. The plans include the relocation of the entry door located at the wooden portion of the building, from the north elevation to the west elevation. This change will require entry steps and relocation of mechanical equipment.



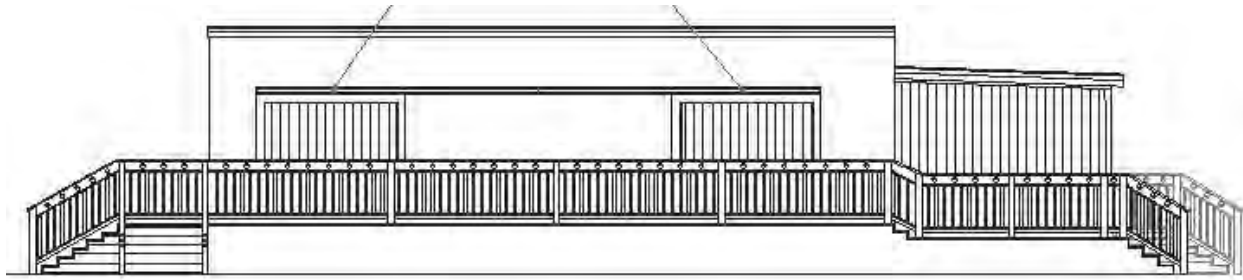
Existing conditions. Photographs by Janice Slivko.



EXISTING FLOOR PLAN (RECORDING STUDIO)
SCALE: 3/8" = 1'-0"



Existing and proposed site plans.



Proposed north elevation.

The design proposes the re installation of wood sliding doors on the north elevation, as the wall still have the upper channel in place. The design of those doors shall be like the ones found at the Schooner Warf building, which was also a fish house from the same period. Some of the existing footers are wooden supports that will be required to be removed and replaced with concrete piers.

Consistency with Cited Guidelines:

It is staff’s opinion that the proposed renovations and structural repairs are necessary to preserve the integrity of this historic building. The submitted design meets the cited standards and guidelines. Although this building is not listed as a contributing resource, its association with Jimmy Buffett qualifies it to be nominated. The HARC Inspector took photographs of all interiors as all of it will be removed while construction work takes place.

APPLICATION

RECEIVED
 SEP 25 2023
 BY: TK

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 # <u>HARC 2023-0037</u>	REVISION #	INITIAL & DATE <u>TK - 9/25/23</u>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	Lazy Way Ln, Key West, FL 33040		
NAME ON DEED:	City of Key West	PHONE NUMBER	305-809-3803
OWNER'S MAILING ADDRESS:	PO Box 1409, Key West FL 33041	EMAIL	kolson@cityofkeywest-fl.gov
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:	<u>Serge Mashtakov</u>	DATE	09/24/2023

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:	Major Remodeling of the existing recording studio building with major concrete spalling repairs Wood framing repairs, interior finishes replacement, relocation of the entry door, window and door replacement, roofing
MAIN BUILDING:	Major Remodeling interior and exterior
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): None	
PAVERS: Concrete landing for staircase	FENCES: None
DECKS: Wood frame deck with IPE decking new front door entry porch	PAINTING: White
SITE (INCLUDING GRADING, FILL, TREES, ETC): No grading is proposed. No fill. Tree protection	POOLS (INCLUDING EQUIPMENT): None
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC): New Air Conditioner Condensing units	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: <i>Historic but not listed as contributing.</i>		
FIRST READING FOR DEMO	SECOND READING FOR DEMO	
HARC STAFF SIGNATURE AND DATE	HARC CHAIRPERSON SIGNATURE AND DATE	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



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

HARC COA # <i>H-2023-0037</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	Lazy Way Ln, Key West, FL 33040
PROPERTY OWNER'S NAME:	City of Key West
APPLICANT NAME:	Serge Mashtakov, P.E. Artibus Design LLC

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

PROPERTY OWNER'S SIGNATURE		<i>Todd C. STOUGHTON A.C.M.</i>	<i>7/27/23</i>	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the structural elements, concrete tie beams together with a parapet walls,
Demolition of wood frame floors, timber piers, wood frame roofs, doors, windows.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
N/A
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.
N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

Building is associated with events of local, state and national history by housing a world famous "Shrimp Boat Sound Studio".

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

The building is associated with the life Jimmy Buffett the singer, songwriter and author and several other significant musicians creating and recording within the Studio walls.

(d) Is not the site of a historic event with significant effect upon society.

The building is a site of major historic events in music and entertainment history.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

The building exemplify the cultural, economic and historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

The structure portray the environment in an era. Being a commercial fishhouse originally in the 1950s and re-purposed for a small recording studio in the 1980s. Building has a distinctive architectural style for its era.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

Located in the heart of Key West Bight Marina - a The Key West Historic Seaport.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Does have a unique location and singular physical characteristics.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
Parts of the building to be demolished as part of the renovation are not likely to yield information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Historic character of the district and neighborhood will not be affected by the proposed demolition structural elements are to be rebuild in similar manner.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

The application does not requesting the demolition of the historic building, only significant parts of it..

(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

SANBORN MAPS

ABETH

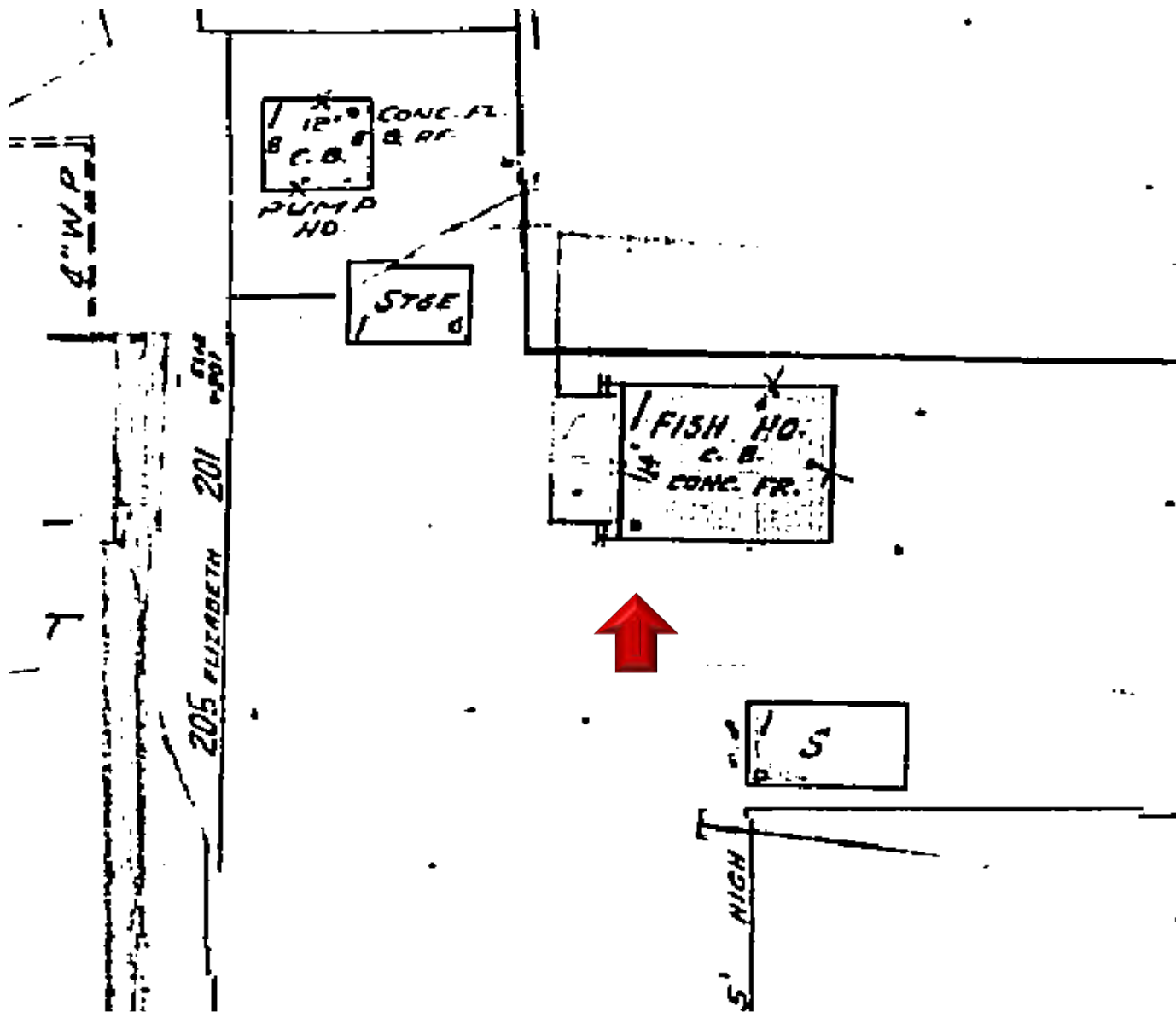
GENEVEY
SPINNING CO

CONC B

D



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



Key West Bight circa 1960. Monroe County Library.



Key West Bight circa 1970. Monroe County Library.



Aerial photograph from January 1978. Monroe County Library.

LAZY WAY LN (FRONT VIEW)



LAZY WAY LN (LEFT SIDE VIEW)



LAZY WAY LN
(RIGHT SIDE VIEW)



LAZY WAY LN
(REAR VIEW)



STRUCTURAL EVALUATION REPORT



ARTIBUS DESIGN
ENGINEERING AND PLANNING

Structural Evaluation Report
for existing one-story commercial building

Property Address:
"RECORDING STUDIO"
Lazy Way, Key West, FL 33040

AD Job#: 2107-08
City of Key West P.O.: 093677
Artibus Design
December 2021

Serge Mashtakov, PE, FL License No. 71480

Date

PAGE 1 OF 16

3710 N. ROOSEVELT BLVD,
KEY WEST, FL 33040

(305) 304-3512
INFO@ARTIBUSDESIGN.COM
WWW.ARTIBUSDESIGN.COM

RECORDING STUDIO. P.O.: 093677, CITY OF KEY WEST



Figure 1. Site Map

Introduction

Existing building is a one-story elevated over stem wall and on short piers structure with slab on grade, steel bar joist and wood frame low pitched roofs. The building is occupied by a Recording Studio. Front entry of the building is a wood frame shed style addition elevated on telephone pole style piers.

Building was built in 1955 and went through a remodeling in 1988-1991.

An opinion of current condition, estimated repairs together with a probable cost estimate are requested by the port management.

This report is based on the information gathered during the site inspection by Serge Mashtakov P.E. on June 29th, 2021.

Inspection Procedure

Structure was visually inspected from inside and outside. Only exposed elements were inspected, subgrade conditions and any covered elements were not inspected.

Background and Findings

Existing commercial building is approximately 30ft wide by 38ft long CMU (concrete masonry unit) structure with unreinforced blockwork topped by cast-in-place tie-beam and short parapet wall. Building height is ±12ft to the top of parapet wall. Roof system consists of steel truss running along the middle of the building and supported by 4" dia. round steel column and exterior walls on the ends. Low pitch roof rafters 2x8 wood members @ 16" o.c. are supported by the central beam and have ends embedded

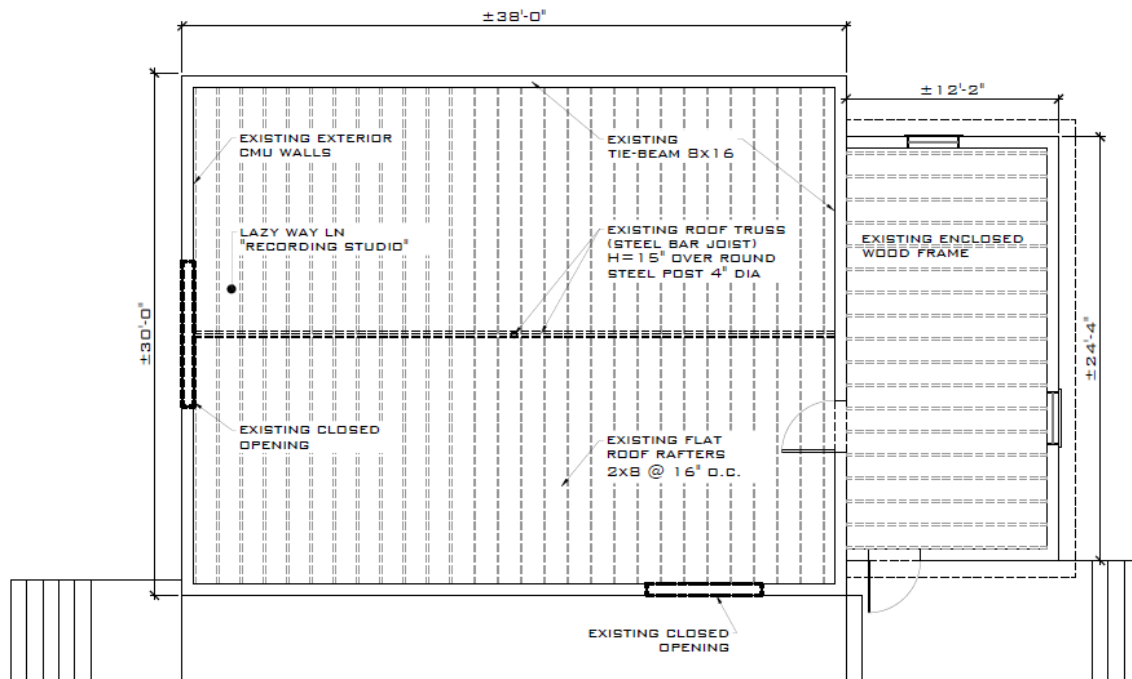


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into concrete above the tie-beam. There are evident concrete cracks on the tie beam around main building perimeter.

The wood frame shed is approximately 24.5ft by 12ft. Side addition height is approximately 7-8 ft. Roof pitch is $\pm 1:12$. Roof rafters are inaccessible 2x members covered with interior finishes. There are noticeable signs of foundation and framing failure, the addition is separating from the main structure.



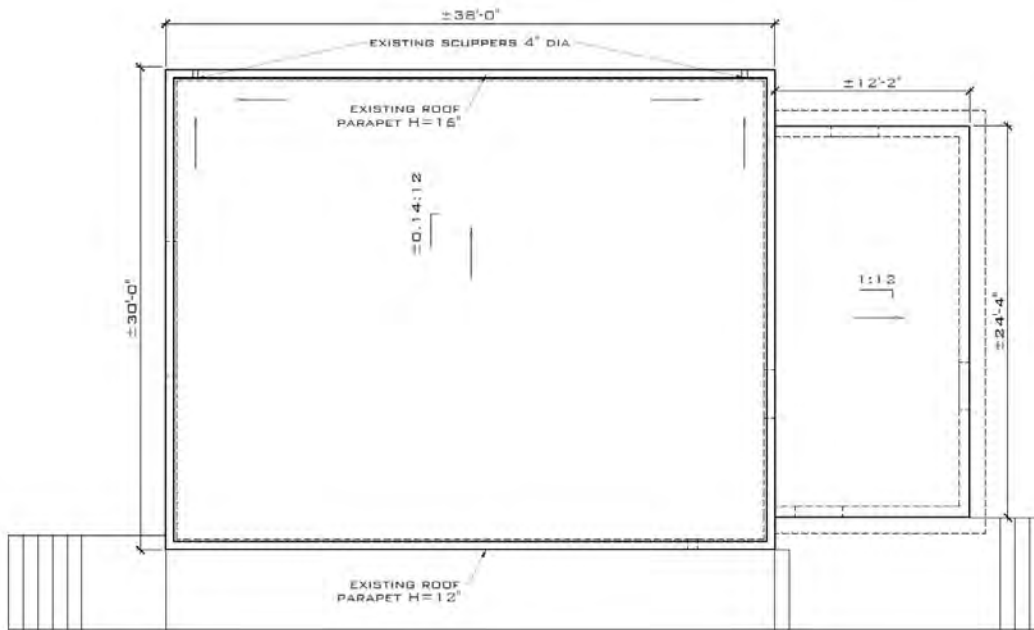
EXISTING FLOOR PLAN
SCALE: NTS

Figure 2a. Existing Structure Floor Plan



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EXISTING ROOF PLAN
SCALE: NTS

Figure 2b. Existing Structure Roof Plan



Figure 3. Partial Rear Elevation. Visible concrete damage – cracks along tie-beam.



Figure 4. Partial left side elevation. More cracks in the tie-beam.



Figure 5. Left side elevation. Tie-beam with damage above decorative sliding doors.



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Figure 6. Partial Front Elevation. Tie-beam with damage around the main building perimeter.



Figure 7. Existing roof scuppers are +/- 4" round pipe and undersized. Debris is clogging the drains and promote standing water along the South-East parapet wall. Recommending upsizing to 8x16 scuppers. Recently reinstalled 3-ply roofing is acceptable condition, however there is no sufficient pitch from the middle of the roof to the side scuppers and some standing water will remain and decrease roofing longevity. At the next re-roofing an installation of tapered insulation in form of "cricket" between two scuppers is recommended.



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Figure 8. Partial Front elevation. Cracks outside on the tie-beam. Please note that exterior cracks were patched with stucco over time and are not as obvious.



Figure 9. Heavy concrete damage, damaged tie beam (interior of the main building). Please note that on interior the cracks were not patched and are fully open.



Figure 10. Main Building - Interior view with damaged top of tie-beam at bar joist support. The delaminating (spalling) concrete cover was removed and rebar painted.



Figure 11. Addition to main building – Visible ceiling cracks along CMU wall. The addition is leaning away.



Figure 11. Main Building - Interior view. Existing truss support point over damaged tie-beam.



Figure 12. Main Building - Interior view with damaged tie-beam. Misc. damage to roof rafters by electrical conduit pipe.



Figure 13. Main Building - Interior view with failing tie-beam.



Figure 14. Addition to main building – Heavy damage of wood frame floor system. Perimeter sill beam is completely gone, and floor is supported by temporary shoring. Inadequate repairs of floor joists.



Figure 15. Same as above.



Figure 16. Same as above.



Figure 17. Damaged failing timber pile piers. In need of replacement.



Conclusions and Recommendations

In my professional opinion overall condition of the building is poor. Concrete tie-beam around entire building perimeter needs to be replaced, due to the fact that parapet wall above the tie-beam is short it is very likely that it will not survive the demolition of the supporting tie-beam and blockwork will lose its integrity. New parapet wall cast together with the tie-beam is recommended. Roofing membrane around wall perimeter will require significant repairs with proper parapet wall termination – a complete roofing replacement is recommended.

During the installation of new concrete tie-beam all roof framing above shall have temporary shoring from the interior.

The significant constrain is the presence of the sound proofing finishes on all walls and ceilings which will require replacement.

Also, there are several highly valuable and oversized musical and music recording instruments located in the building. Due to the high risk of damage during the construction (debris, dust, water and moisture) our recommendation is to move all of the building contents into off-site temporary storage. That work should be done and coordinate by the tenant – due to the significant monetary and historical value of the items.

New hurricane rated doors shall be installed behind the decorative gates to allow removal and returning of the equipment into the space. It is not clear if there is currently an operational door or gate there since it is covered on the interior by finishes and on the exterior by decorative barn style gates.

In my professional opinion the majority of wood floor system and foundations of the side addition require replacement, which includes new concrete piers, new sill beam and new floor joists to be sistered with new members supported by new ledger. It would be advisable to replace the floor deck entirely at the same time – but this will require a complete replacement of the floor finishes and removal of all items from the space interior.

Currently the roof of the principal structure consists of a 3-ply membrane installed over low pitch roof deck with two scuppers of a small diameter (4"). The size of scuppers is prone to closing by debris and may result in standing water intrusion into interior or even damage to supporting structure. Our recommendation on upsizing to 8"x16" scuppers and installation of downspouts to direct water away from the walls. The steel trusses, posts and visible roof framing elements are in satisfactory condition.

In one location along the boardwalk – a wood frame infill of a former wall opening is evident with cracks forming along the joint. It would be advisable to infill this opening with CMU or cast-in-place section to prevent future repair work to the damaged framing.

Significant electrical conduit re-work will be needed since a lot of wiring is located along the tie-beam in need of replacement.

Sincerely,
Artibus Design LLC
Serge Mashtakov, P.E.
President



ARTIBUS DESIGN

ENGINEERING AND PLANNING

Lazy Way Ln - Record Studio - Structural Improvements Opinion of Probable Cost

Item No	Work Description	Estimated Unit Cost	Quantity	Unit	Total
1	Mobilization & Demobilization	\$15,000.00	1	EA	\$15,000.00
2	Light Shoring/reshoring of the existing roof structure and walls	\$4.00	1430	SQ.FT.	\$5,720.00
3	Concrete Spalling Repair/Replacement of all tie-beam and parapet wall above 8"x40" +/- 136LF	\$350.00	303	CU.FT.	\$106,050.00
4	Installation of new ledgers instead of the embedding rafters into new concrete, new hangers	\$35.00	136	LF	\$4,760.00
5	Installation of large hurricane doors behind decorative barn doors	\$16,000.00	1	L.S.	\$16,000.00
6	New decorative barn doors HARC approved style to cover new doors	\$8,000.00	1	L.S.	\$8,000.00
7	New single ply membrane roofing over tapered insulation and new anchoring sheet	\$20.00	1140	SQ.FT.	\$22,800.00
8	New roofing over parapet and coping	\$80.00	136	LF	\$10,880.00
9	Replacement of roof scuppers and downspouts	\$1,500.00	2	EA	\$3,000.00
10	Restoration of stucco	\$12.00	600	SQ.FT.	\$7,200.00
11	New concrete piers and strip foundation under the the outer edge of wood frame structure	\$18,000.00	1	L.S.	\$18,000.00
12	Complete replacement of the wood frame floor system of the side addition including new flooring and wall strapping	\$80.00	296	SQ.FT.	\$23,680.00
13	Restoration of wall to floor beam attachment in the addition, (interior and exterior)	\$50.00	50	LF	\$2,500.00
14	Drywall restoration in the side addition	\$6,000.00	1	L.S.	\$6,000.00
15	Interior painting	\$6,000.00	1	L.S.	\$6,000.00
16	Priming and painting building (two coats latex paint)	\$12,000.00	1	L.S.	\$12,000.00
17	Misc electrical work - maintaining all existing fixtures, video system, panel and service (rough estimate)	\$10,000.00	1	EA	\$10,000.00

Note: Moving of the interior equipment and restoration of interior sound proofing products **are not** included.

\$277,590.00

Contingency and unforeseen items	10%	\$27,759.00
Engineering and Project administration	5%	\$13,879.50

TOTAL ESTIMATE **\$319,228.50**

SURVEY

TOPOGRAPHIC SURVEY

LAZY WAY LANE & A PORTION OF ELIZABETH STREET

KEY WEST, MONROE COUNTY, STATE OF FLORIDA

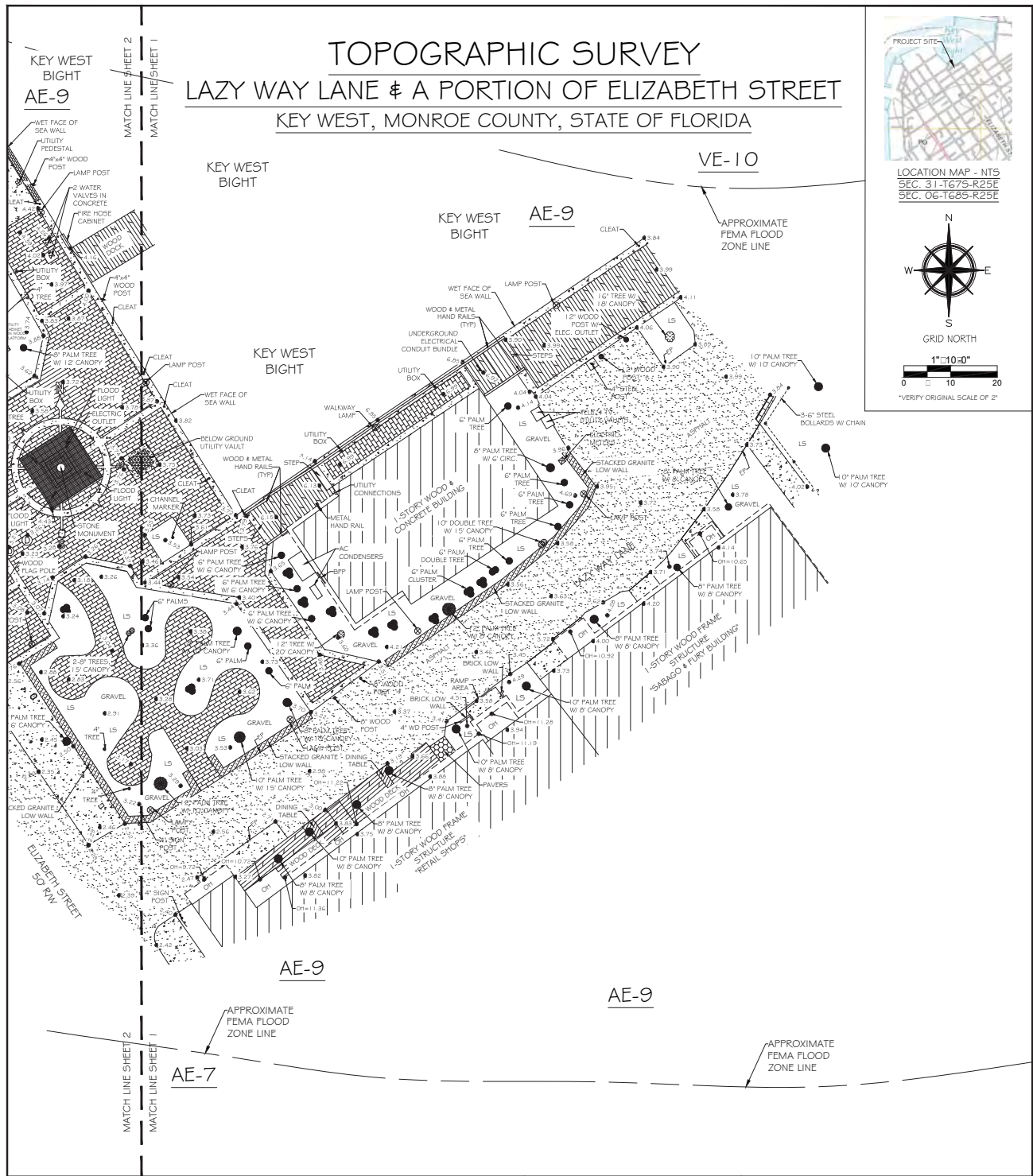


LOCATION MAP - NTS
SEC. 31-T675-R25E
SEC. 06-T685-R25E



GRID NORTH
1"=10'-0"
0 10 20

*VERIFY ORIGINAL SCALE OF 2"



SURVEYORS NOTES

THIS IS NOT A BOUNDARY SURVEY. ANY BOUNDARY OR RIGHT OF WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND ARE A GRAPHICAL REPRESENTATION OF THE BOUNDARY BASED ON THE RECOVERY OF SUFFICIENT BOUNDARY MONUMENTATION TO SPATIALLY DEFINE THE BOUNDARY LINES. NO ATTEMPT WAS MADE TO RESOLVE CONFLICTS BETWEEN THE RECOVERED BOUNDARY INFORMATION AND THE OCCUPATIONAL LINES.

HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION, EAST ZONE 60001).

COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2-CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. (PROXIMATE VERT).

METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK. (PROXIMATE VERT).

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK; DESIGNATION 672 4500 TIDAL BASK, F.I.D. AA0006, ELEVATION 14.32' NGVD 1929).

ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

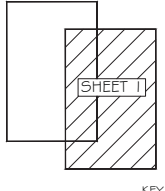
STREET ADDRESS: LAZY WAY LANE & ELIZABETH STREET, KEY WEST, FL 33040.

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.

ALL FIELD DATA WAS ACQUIRED BETWEEN 11/05/2015 - 1/11/2016.

COMMUNITY NO.: 1201 G2
MAP NO.: 12007C1216K
MAP DATE: 02-14-2016
FLOOD ZONE: VE 4 AE
BASE ELEVATION: VE10 & AE9

REVISION (1) - 05/11/2016 - ADDED APPROXIMATE FEMA FLOOD ZONE LINES



HATCH LEGEND

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADDITIONAL PRIORITIES BEEN RESEARCHED TO DETERMINE OVERRIPTS OR HAZARDS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS 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 WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

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 MAPPING IN CHAPTER 11-F, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.001, FLORIDA STATUTES AND COMPLIED WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:
ERIC A. O'NEIL, PROFESSIONAL SURVEYOR AND MAPPING, LSA 7647

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPING.

SYMBOL LEGEND:	
	WATER VALVE
	WATER METER
	WELL TEST STATION
	WATER BACKFLOW PREVENTER
	4" WATER MAIN
	6" FIRE LINE
	REGULATION CONTROL VALVE
	WOOD UTILITY POLE
	WOOD 4" W/ POST
	WOOD POST
	PALM TREE
	PALM TREE CLUSTER
	TREE

FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

TOPOGRAPHIC SURVEY OF LAZY WAY LANE & A PORTION OF ELIZABETH STREET KEY WEST, MONROE COUNTY, STATE OF FLORIDA		
DATE: 01/12/2016	SURVEY BY: EAI	PROJECT: CKW PO#080574
REVISION DATE: 05/12/2016	DRAWN BY: MPB	H. SCALE: 1"=10'
BOOK:	CHECKED BY:	SHEET 1 OF 2

PROPOSED DESIGN

HARC APPLICATION FOR LAZY WAY LN - RECORDING STUDIO

SITE LOCATION



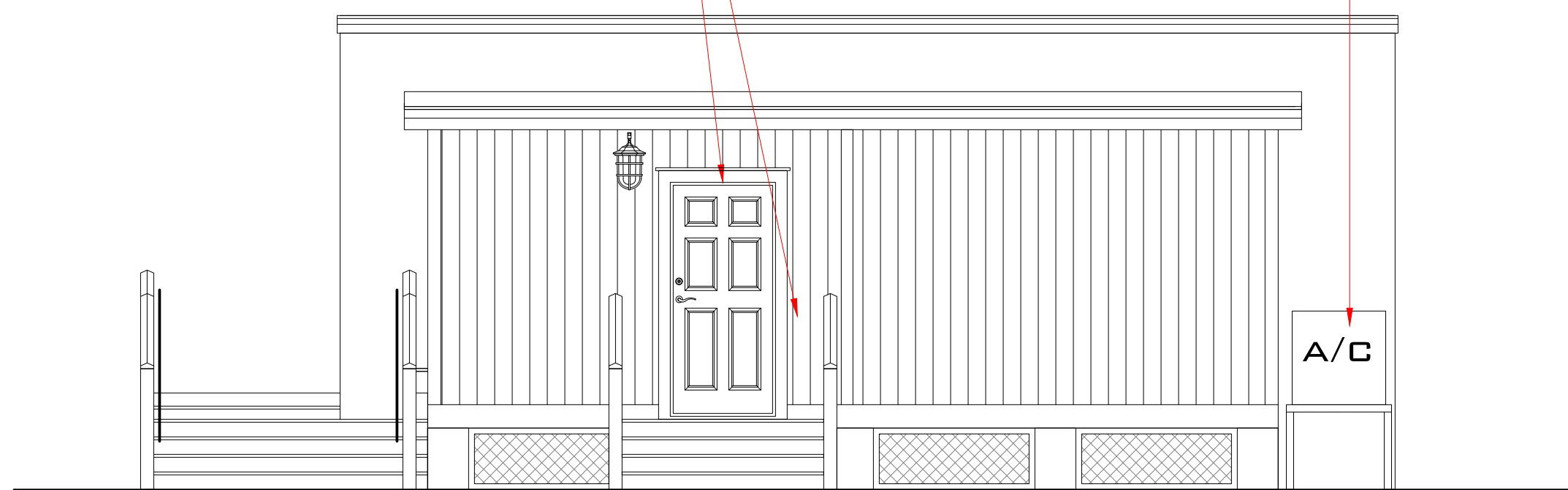
LOCATION MAP:

PROJECT LOCATION:
LAZY WAY LN,
KEY WEST, FL 33040

CLIENT:
CITY OF KEY WEST

REV	DESCRIPTION	BY	DATE
STATUS: FINAL			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.			
CLIENT: CITY OF KEY WEST			
PROJECT: RECORDING STUDIO			
SITE: LAZY WAY LN, KEY WEST, FL 33040			
TITLE: GEN NOTES			
SIGNATURE:	DATE:	SCALE:	REVISION:
BRUCE MASHITACOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480	AS SHOWN 09/24/23 2309-02	0A 5-101	SAMP RETENTION 1

PROPOSED WOOD STAIRS & WOOD RAILING
 PROPOSED ALUMINUM FRAME DOOR
 PROPOSED A/C LOCATION



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

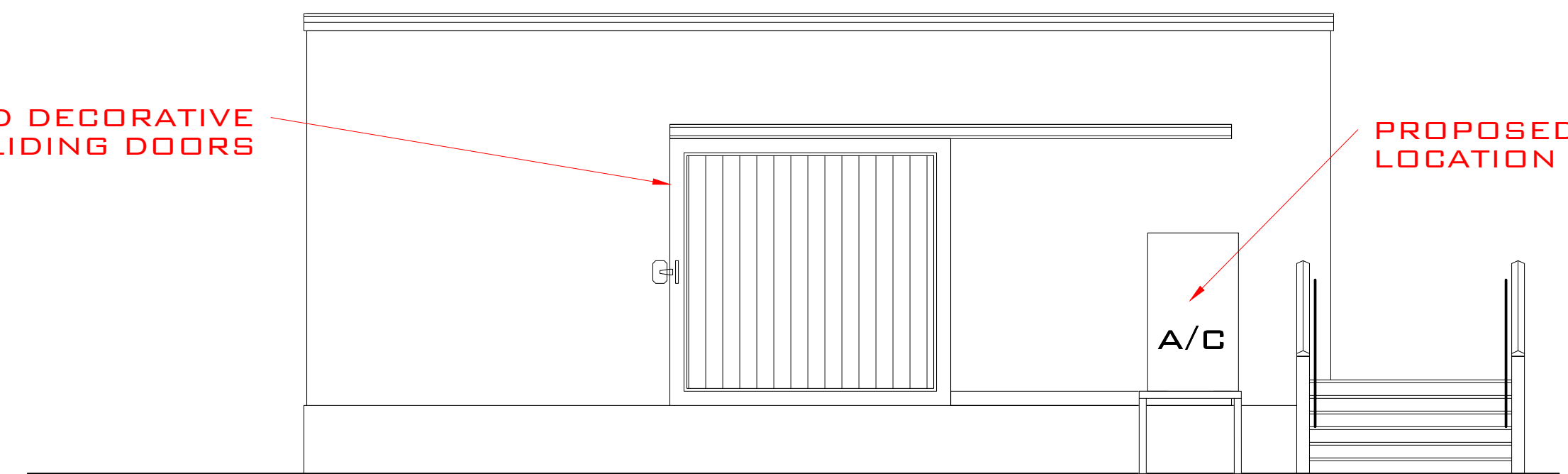
PROPOSED ALUMINUM FRAME IMPACT WINDOW
 PROPOSED A/C LOCATION
 PROPOSED WOOD STAIRS & WOOD RAILING



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

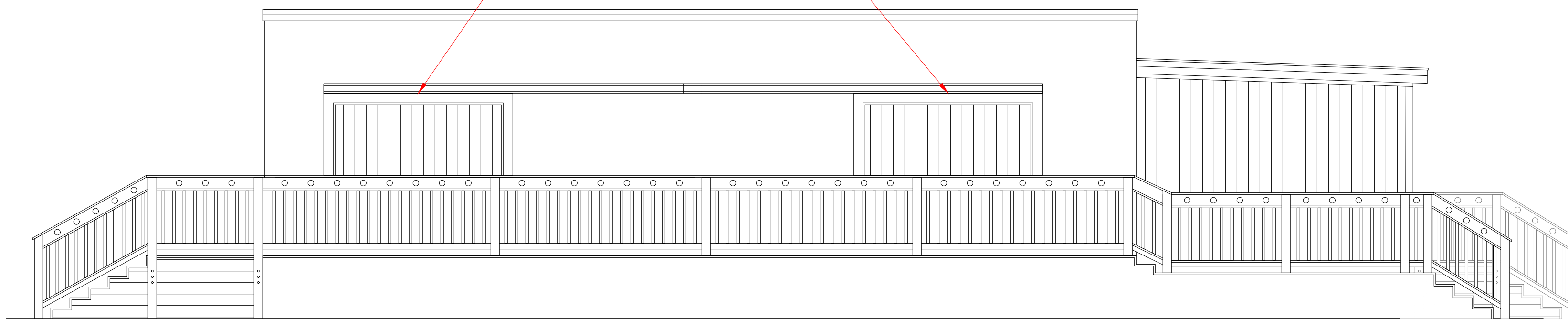
PROPOSED DECORATIVE WOOD SLIDING DOORS

PROPOSED A/C LOCATION



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

PROPOSED DECORATIVE WOOD SLIDING DOORS



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

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

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

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:	CITY OF KEY WEST	
PROJECT:	RECORDING STUDIO	
SITE:	LAZY WAY LN. KEY WEST, FL 33040	
TITLE:	PROPOSED FLOOR PLAN	
DATE:	SCALE:	DATE:
2309-02	AS SHOWN 1/4" = 1'-0"	09-24-23
DESIGNER:	DRAWN:	CHECKED:
SAH	SAH	SAH
PROJECT NO.:	DATE:	REVISION:
2309-02	A-101	1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., October 24, 2023, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS AND STRUCTURAL REPAIRS TO BUILDING. DEMOLITION OF TIE BEAMS AND PARAPET WALLS, TIMBER PIERS, AND WOOD FRAME ROOF DUE TO EXTREME DETERIORATION.

LAZY WAY

Applicant – Serge Mashtakov, Engineer Application #H2023-0037

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 Enid Torregrosa Silva, 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: Gray Way Shrimphoat Sound Studio on the 18 day of October, 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 October 24, 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 H2023-0037

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

Signed Name of Affiant:

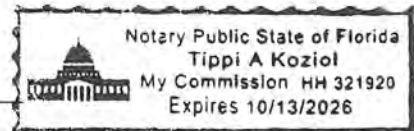
[Signature]
Date: October 18, 2023
Address: 1300 White Street
City: Key West
State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 18th day of October, 2023.

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

NOTARY PUBLIC

Sign Name: Tippi Akonah
Print Name: Tippi A. Koziol



Notary Public - State of Florida (seal)
My Commission Expires: _____

Public
Meeting
Notice



PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00072082-003902
 Account# 9073747
 Property ID 9073747
 Millage Group 12KW
 Location Address LAZY WAY Ln, KEY WEST
 Legal KW PT SQR 11 (JIMMY BUFFETT RECORDING STUDIO LEASE) G42-467/68
 Description OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99
 (Note: Not to be used on legal documents.)
 Neighborhood 32120
 Property Class ONE STORY OFFICE (1700)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[CITY OF KEY WEST](#)
 PO Box 1409
 Key West FL 33041

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$81,757	\$81,757	\$84,482	\$84,482
+ Market Misc Value	\$456	\$456	\$456	\$456
+ Market Land Value	\$783,640	\$587,730	\$587,730	\$587,730
= Just Market Value	\$865,853	\$669,943	\$672,668	\$672,668
= Total Assessed Value	\$623,260	\$566,600	\$515,091	\$468,265
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$865,853	\$669,943	\$672,668	\$672,668

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$587,730	\$81,757	\$456	\$669,943	\$566,600	\$0	\$669,943	\$0
2021	\$587,730	\$84,482	\$456	\$672,668	\$515,091	\$0	\$672,668	\$0
2020	\$587,730	\$84,482	\$456	\$672,668	\$468,265	\$0	\$672,668	\$0
2019	\$391,820	\$88,570	\$456	\$480,846	\$425,696	\$0	\$480,846	\$0
2018	\$306,421	\$80,120	\$456	\$386,997	\$386,997	\$0	\$386,997	\$0

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
COMMERCIAL WATERFRON (100W)	1,781.00	Square Foot	0	0

Buildings

Building ID	44457	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1955
Building Type	OFFICE BLD-1 STORY / 17C	EffectiveYearBuilt	1991
Building Name		Foundation	
Gross Sq Ft	1478	Roof Type	
Finished Sq Ft	1478	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	162	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,478	1,478	0
TOTAL		1,478	1,478	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1988	1989	0x0	1	1 UT	1
WALL AIR COND	1988	1989	0x0	1	1 UT	2

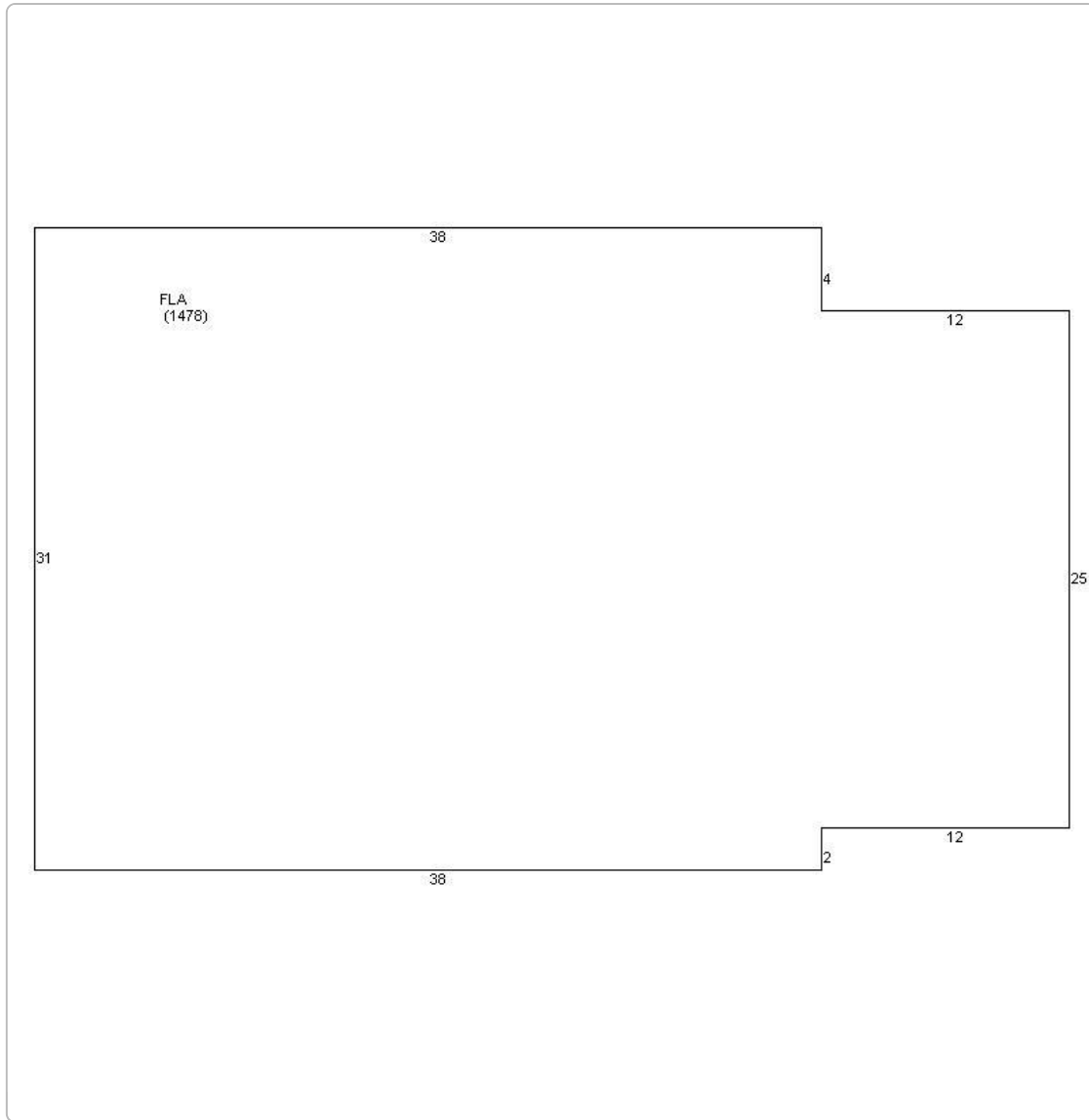
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-2383	8/15/2022		\$8,000	Commercial	REMOVE AND REPLACE A 5 TON SPLIT AC SYSTEM. SAME FOR SAME- EMERGENCY INSTALL. (SHRIMP BOAT SOUND STUDIO).
07-2235	5/7/2007	6/5/2007	\$4,200		1000SF OF M/B RUBBER ROLL ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Sales.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 10/17/2023, 4:02:28 AM

[Contact Us](#)

