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## Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: July 27, 2022

Applicant: Artibus Design

Application Number: H2022-0028

Address: 220 Eanes Lane

### **Description of Work:**

Restoration of front porch. New covered rear porch. Replacement of doors and windows.

### **Site Facts:**

The site under review contains a one-story main house listed as a contributing resource to the historic district. The house was built circa 1933 and its north side yard abuts the Hemingway house property. During Hurricane Irma the front porch was severely damaged by a tree that fell over. Currently the concrete floor is the only remnant of the historic porch. A one-story shed structure was added to the rear of the house at some point.

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

- Building exteriors (page 24), specifically guideline 2.
- Windows (pages 20-30), specifically guideline 4.
- Additions and alterations (pages 37a-38k), specifically guidelines 32 and 33.
- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically first paragraph and guidelines 1 and 3.

### **Staff Analysis:**

The Certificate of Appropriateness under review proposes the reconstruction of a front porch that was destroyed in 2017 by Hurricane Irma. The plan proposes a three-bay porch with a low sloped

hip roof supported with 6” by 6” posts. The plan includes the removal of the concrete front porch floor and replaced with a wood frame deck supported with concrete piers. Wood entry steps will be aligned with the front porch’s central bay. Five v-crimp will be used as the finish material for the roof.



*Front porch after Hurricane Irma.*

The plans also include renovations to the house like new wood impact rated windows and a new wood entry door. Wood novelty siding will be repaired and replaced as needed. On the rear elevation a pair of aluminum sliders are proposed, as well as a new wood door and new pair of wood windows. In addition, the plan includes a new covered frame porch at the rear of the house. This new structure will be slightly lower in high than the house. The structure will comprise of a front gable roof supported with three 6” by 6” posts. Decking will be wood, and a hot tub will be located under the roof. The gable roof will be finished with 5 v-crimp metal panels.

### **Consistency with Cited Guidelines:**

It is staff’s opinion that the proposed design complies with cited guidelines, but the treatment of the front porch columns, which staff finds that they should not have capitals or bases, but to be of simple design as the circa 1965 photograph shows. Staff finds the proposed rear porch and house renovations consistent with current regulations.

# 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 # <i>2022-0028</i>	REVISION #	INITIAL & DATE <i>TAK/6/7/2022</i>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	220 Eanes Ln, Key West, FL 33040	
NAME ON DEED:	GONZALES JR DAVE L	PHONE NUMBER
OWNER'S MAILING ADDRESS:	716 Boalsburg Pike, Boalsburg PA 16827	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 03/28/2022

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Restoration of front porch. New Covered rear porch. Replacement of doors and windows.
<b>MAIN BUILDING:</b> New wood frame front porch (floor and roof). New doors and windows. Siding repairs
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>



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): N/A	
PAVERS: N/A	FENCES: n/a
DECKS: Wood frame wood decking front porch, Wood frame composite decking rear porch	PAINTING: White paint or HARC approved pastel color Per approved submitted color
SITE (INCLUDING GRADING, FILL, TREES, ETC): No major grading is proposed.	POOLS (INCLUDING 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.

# HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # . <span style="font-size: 1.2em; font-family: cursive;">2022-0028</span>	INITIAL & DATE <span style="font-size: 1.2em; font-family: cursive;">TAK</span>
ZONING DISTRICT	BLDG PERMIT #

<b>ADDRESS OF PROPOSED PROJECT:</b>	220 Eanes Ln, Key West, FL 33040
<b>PROPERTY OWNER'S NAME:</b>	GONZALES JR DAVE L
<b>APPLICANT NAME:</b>	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.***

	<span style="font-size: 1.2em; font-family: cursive;">DAVE Gonzales Jr 6/7/2022</span> <b>DATE AND PRINT NAME</b>
<b>PROPERTY OWNER'S SIGNATURE</b>	

<b>DETAILED PROJECT DESCRIPTION OF DEMOLITION</b>
Demolition of the non-historic shed located in the rear of the existing structure

<b>CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:</b>
<p><b>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):</b></p> <p>(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:</p> <p style="margin-left: 20px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p> <p>N/A</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 20px;">(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.</p> <p>N/A</p>

RECEIVED

JUN 07 2022

BY: TK

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.

Not associated with events of local, state nor national history.

(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.

No significant character, interest, or value is affected by the proposed demolition.

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

Property is not the site of a historic event.

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

No cultural, political, economic, social, or historic heritage of the city is affected by the demolition.

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

Does not portray the environment in an era of history.

(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.

N/A

(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.

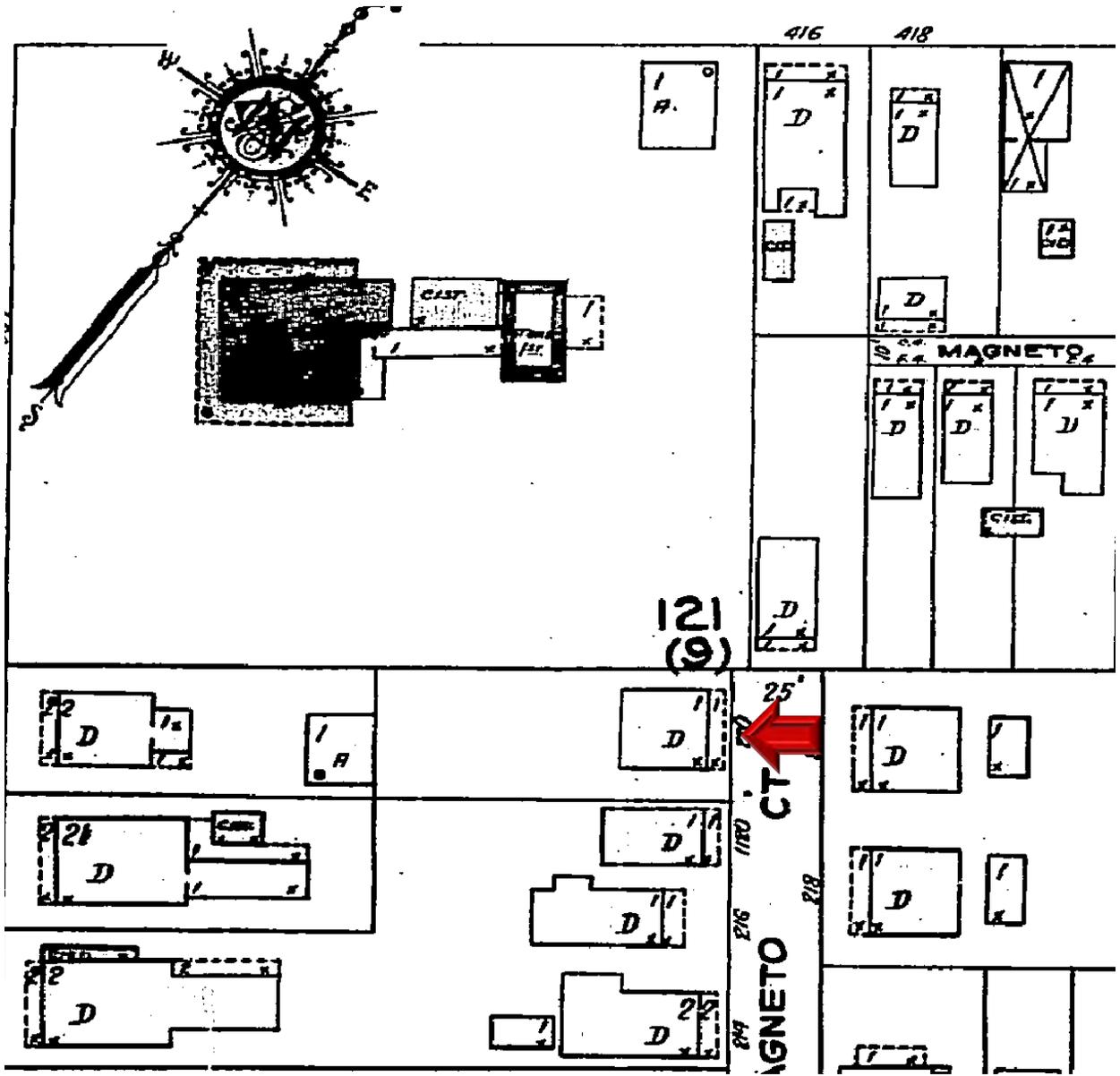
N/A

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.

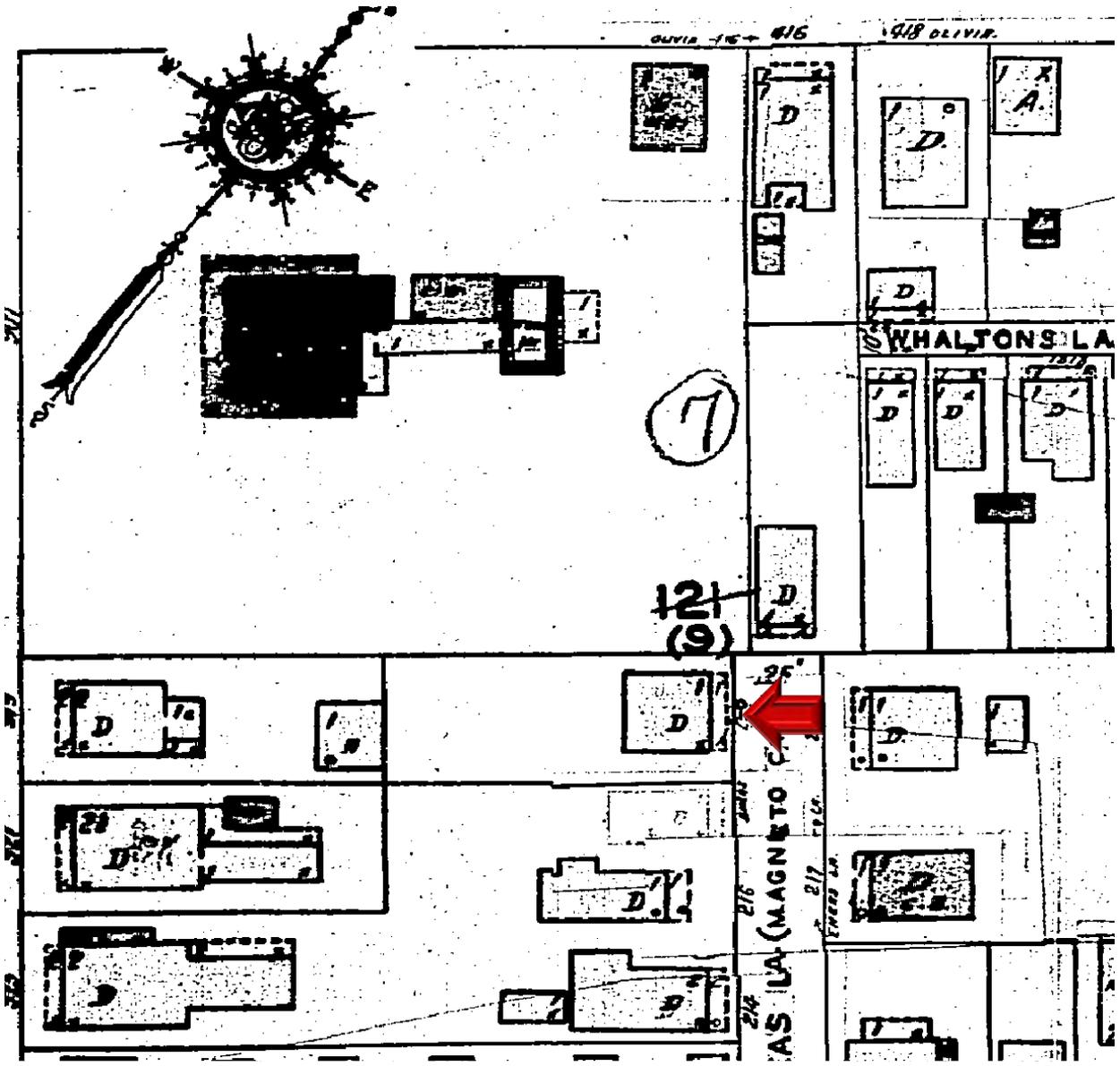
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

<b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b>
<b>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):</b>
(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.
The shed is not important in defining the overall historic character of a district.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
No historic relationship between other buildings or structures and open space.
(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.
Not defining to the historic character of a site or the surrounding district.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Does not qualify as contributing structure.

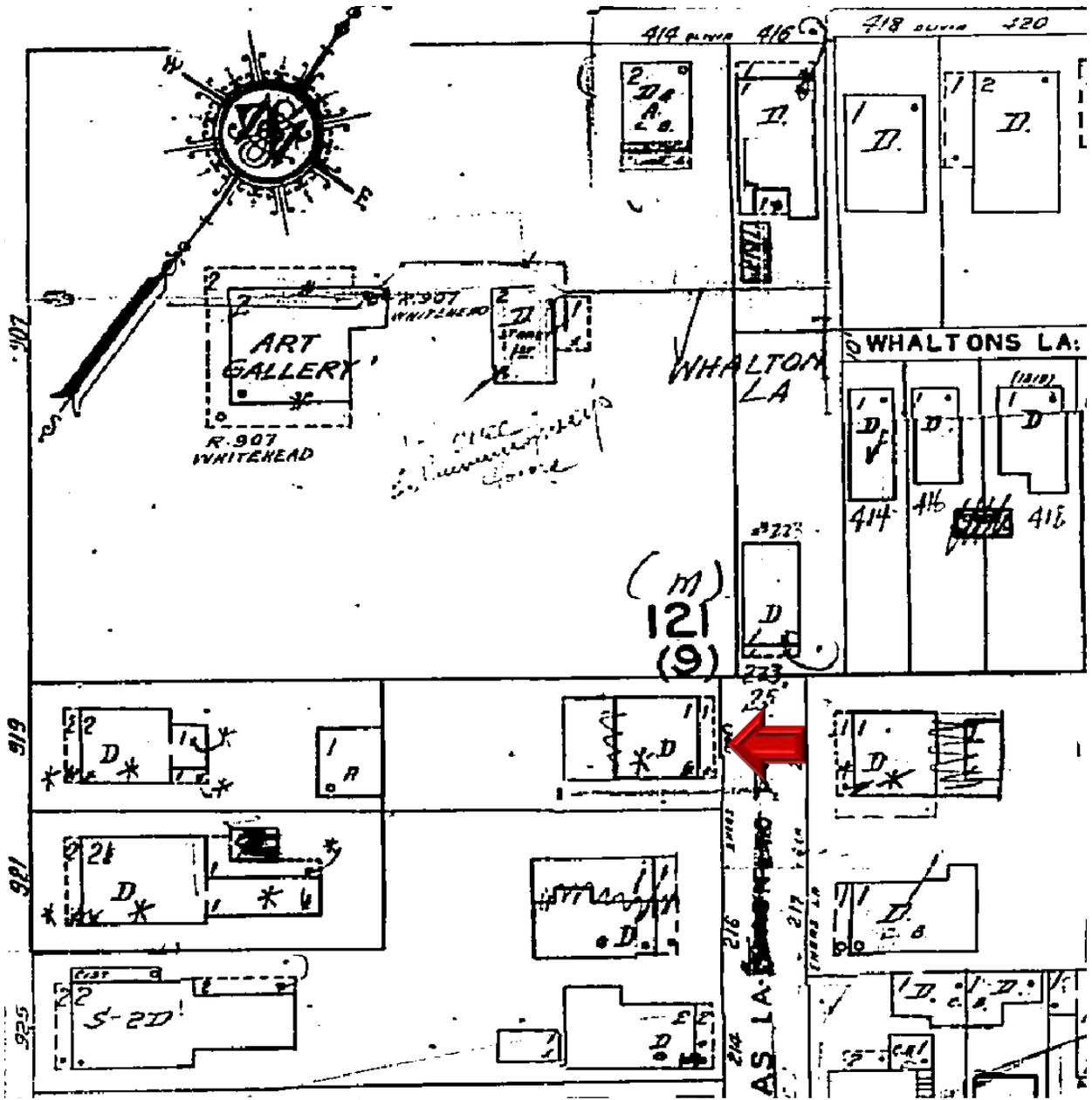
# SANBORN MAPS



Sanborn Map 1926

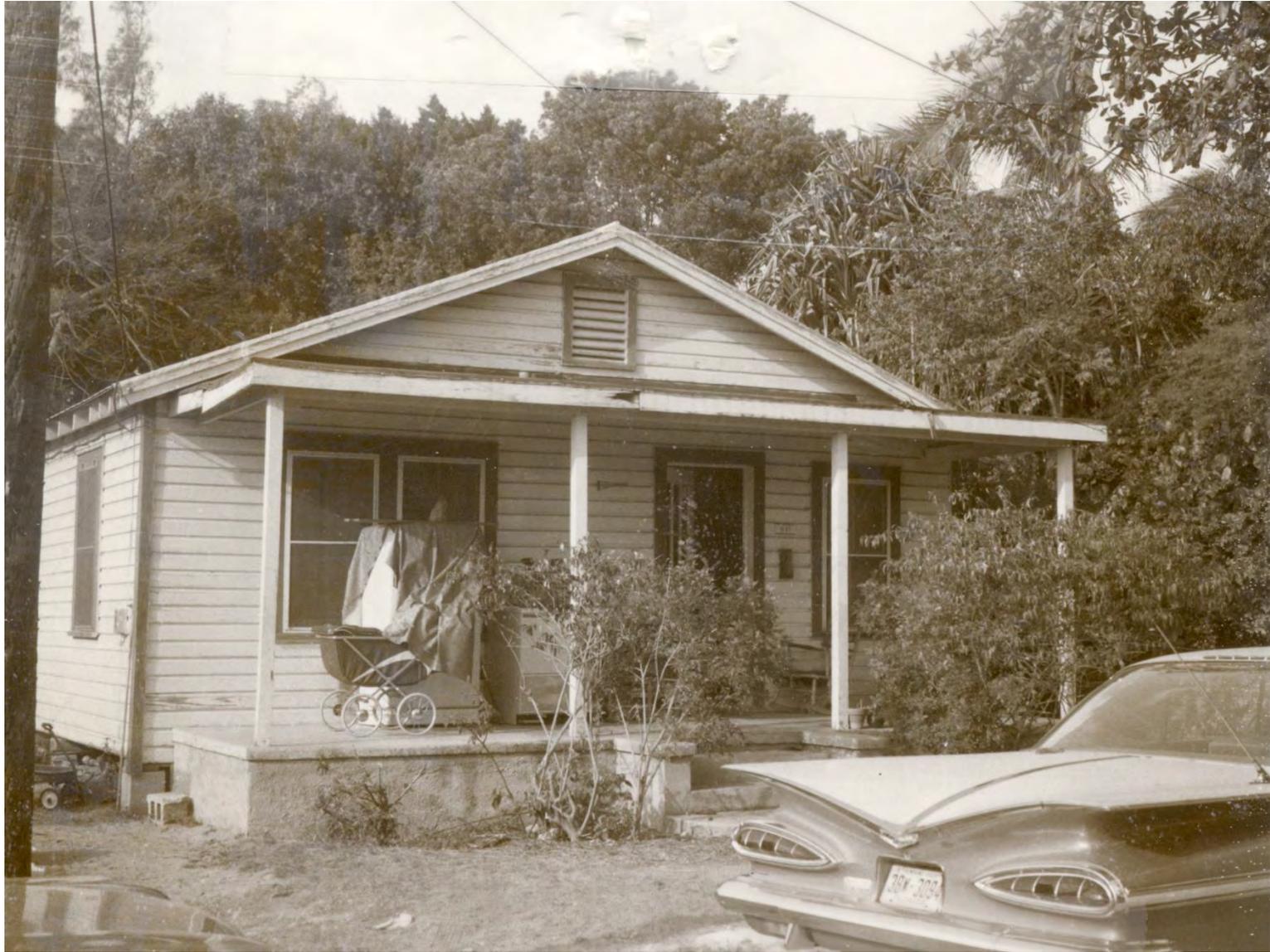


Sanborn Map 1948



Sanborn Map 1962

# PROJECT PHOTOS



**220 Eanes Lane circa 1965. Monroe County Library.**







# Diamond Dave



## Diamond Dave



Sep 15, 2017 · Key West, FL · 

Found the walkway to the house



Home



Watch



Marketplace



Gaming



Notifications



Menu



FRONT ELEVATION EXISTING CONDITIONS



REAR ELEVATION EXISTING CONDITIONS



RIGH SIDE ELEVATION EXISTING CONDITIONS



LEFT SIDE ELEVATION EXISTING CONDITIONS

# SURVEY

# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N35°07'50"W ASSUMED  
ALONG THE CENTERLINE OF  
EANES LANE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

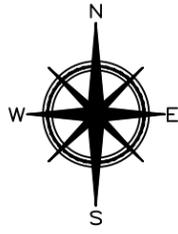
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
220 EANES LANE  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X

## LEGEND

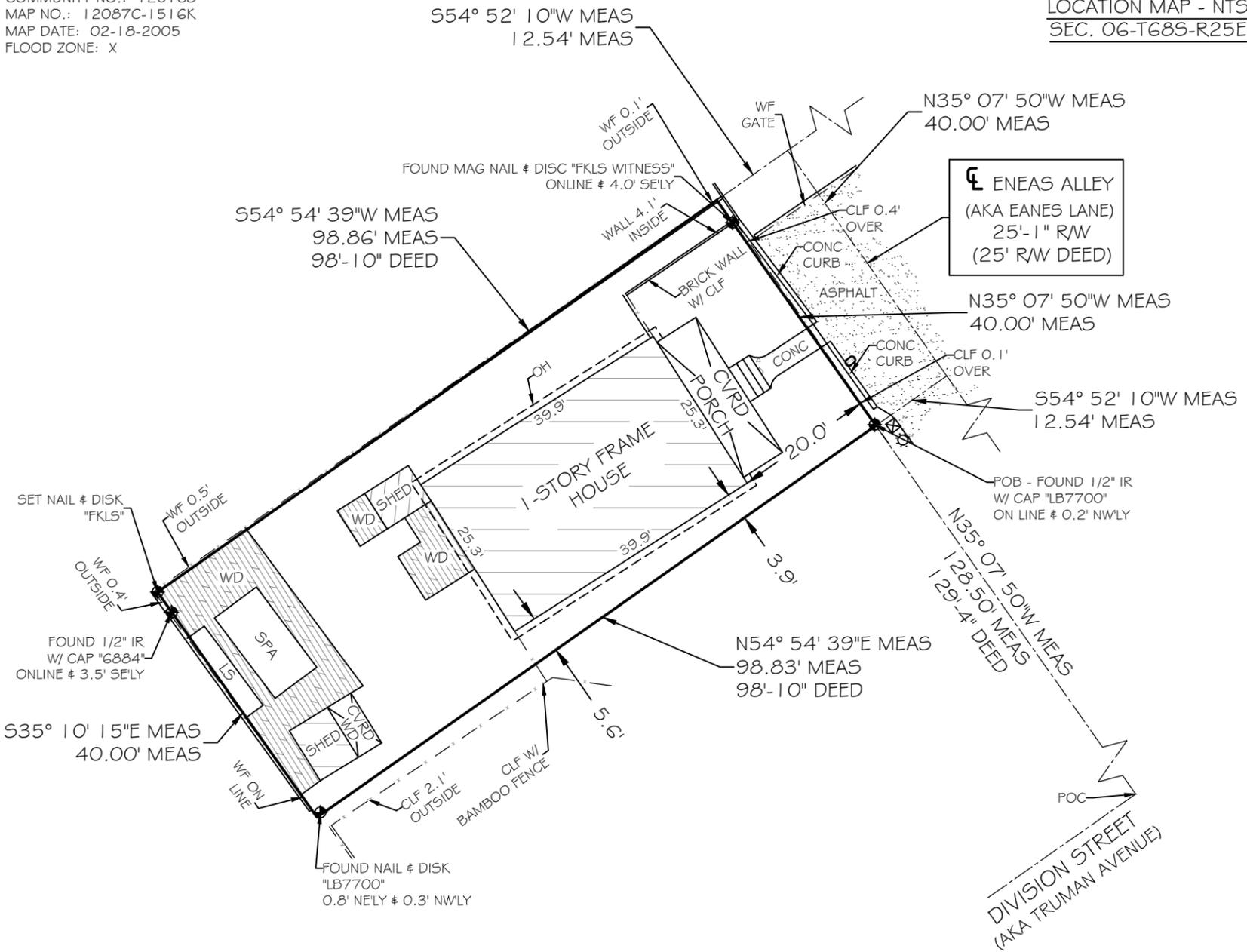
- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



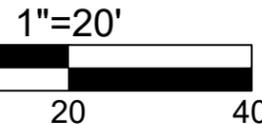
ASSUMED



LOCATION MAP - NTS  
SEC. 06-T689-R25E



EANES ALLEY (AKA EANES LANE)  
25'-1" R/W  
(25' R/W DEED)



TOTAL AREA = 3,953.76 SQFT ±

## LEGAL DESCRIPTION -

On the Island of Key West and known as Lot 14, according to diagram of a Subdivision of lots 3 and 4 of Square 9 of Tract 4, which diagram is recorded in Book "I" of Deeds, page 130, Monroe County Records, said Lot commencing 129 feet 4 inches from Division Street on the Southwest side of an alley way 25 feet wide and running thence along said alley way in a Northwesterly direction 40 feet; thence Southwesterly 98 feet 10 inches; thence Southeasterly 40 feet; thence Northeasterly 98 feet 10 inches to point of beginning.

## CERTIFIED TO -

David Gonzales;

- NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- |                                   |  |                                      |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GUY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| C & G = 2' CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  |                                      |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | PT = POINT OF TANGENT                |
| CL = CENTERLINE                   | LS = LANDSCAPING                               | R = RADIUS                           |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                                   | RAW = RIGHT OF WAY LINE              |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED                                | SSCO = SANITARY SEWER CLEAN-OUT      |
| CONC = CONCRETE                   | MF = METAL FENCE                               | SW = SIDE WALK                       |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE                    | TBM = TEMPORARY BENCHMARK            |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOB = TOP OF BANK                    |
| DELTA = CENTRAL ANGLE             | NTS = NOT TO SCALE                             | TOS = TOE OF SLOPE                   |
| DEASE = DRAINAGE EASEMENT         | OH = ROOF OVERHANG                             | TS = TRAFFIC SIGN                    |
| EL = ELEVATION                    | OHW = OVERHEAD WIRES                           | TYP = TYPICAL                        |
| ENCL = ENCLOSURE                  | PC = POINT OF CURVE                            | UR = UNREADABLE                      |
| EP = EDGE OF PAVEMENT             | PCP = POINT OF COMPOUND CURVE                  | UE = UTILITY EASEMENT                |
| FF = FINISHED FLOOR ELEVATION     | PCF = PERMANENT CONTROL POINT                  | UR = UNREADABLE                      |
| FH = FIRE HYDRANT                 | PK = PARKER KALON NAIL                         | UW = UTILITY EASEMENT                |
| FI = FENCE INSIDE                 | POB = POINT OF BEGINNING                       | WD = WOOD DECK                       |
| FND = FOUND                       | PI = POINT OF INTERSECTION                     | WF = WOOD FENCE                      |
| FO = FENCE OUTSIDE                |  | WL = WOOD LANDING                    |
| FOL = FENCE ON LINE               |  | WM = WATER METER                     |
|                                   |  | WPP = WOOD POWER POLE                |
|                                   |  | WRACK LINE = LINE OF DEBRIS ON SHORE |
|                                   |  | WV = WATER VALVE                     |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	04/03/2020
MAP DATE	05/22/2020
REVISION DATE	04/03/2020
SHEET	1 OF 1
DRAWN BY:	MPB
JOB NO.:	20-246

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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

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

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



**FLORIDA KEYS LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSEmail@Gmail.com

# PROPOSED DESIGN

# CONSTRUCTION DOCUMENTS FOR 220 EANES LN

SITE LOCATION



PROJECT LOCATION:  
220 EANES LN  
KEY WEST, FL 33040

CLIENT:  
DAVE GONZALES

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
KEY WEST, FL33040

TITLE: COVER

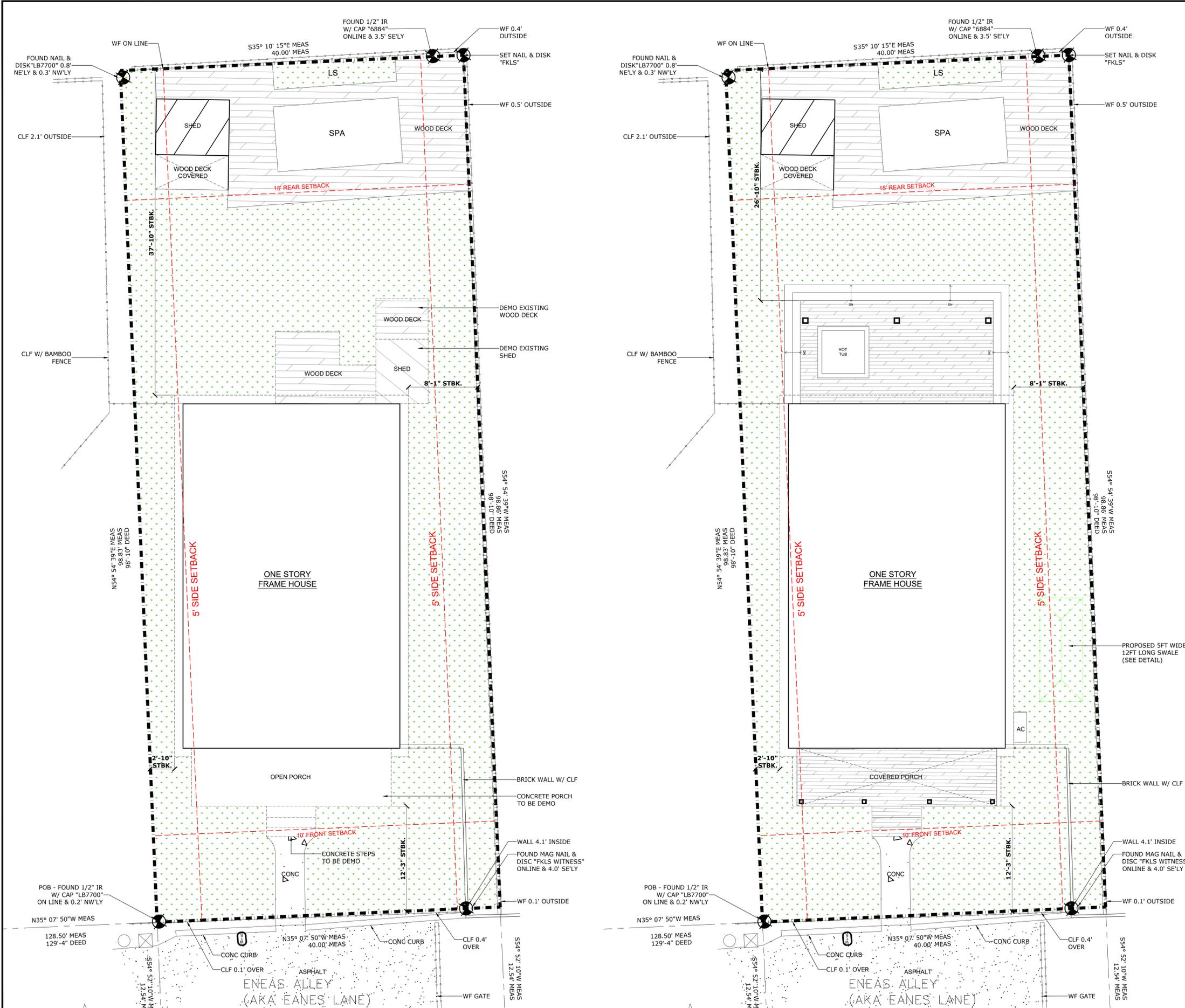
SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/26/22	VF	SM

PROJECT NO:	DRAWING NO:	REVISION:
2112-10	G-100	1

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SEBIE MARIAPADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07480



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

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

SITE DEVELOPMENT SUMMARY

**SITE DATA:**

TOTAL SITE AREA: 3,969 SQ.FT  
 LAND USE: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL  
 FLOOD ZONE: ZONE D

**SETBACKS - TWO STORY RESIDENCE**

**FRONT:**  
 REQUIRED: 10'-0"  
 EXISTING: ±12'-3"  
 PROPOSED: NO CHANGE

**SIDE:**  
 REQUIRED: 5'-0"  
 EXISTING: ±8'-1"  
 PROPOSED: NO CHANGE

**SIDE:**  
 REQUIRED: 5'-0"  
 EXISTING: ±2'-10"  
 PROPOSED: NO CHANGE

**REAR:**  
 REQUIRED: 15'-0"  
 EXISTING: ±37'-10"  
 PROPOSED: ±26'-10"

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60% MAX. (2,381.4 SQ.FT.)  
 EXISTING: 40.2% (±1,595 SQ.FT.)  
 PROPOSED: 44.5% (±1,767 SQ.FT.)

**BUILDINGS CONCRETE & STEPS** ± 1,587 SF  
**CONCRETE & STEPS** ± 53 SF  
**SPA** ± 111 SF  
**AC PADS** ± 10 SF  
**BRICK WALL** ± 6 SF

**TOTAL** ± 1,767 SF

**MAXIMUM BUILDING COVERAGE:**

REQUIRED: 40% MAX. (±1,587.6 SQ.FT.)  
 EXISTING: 32.2% (±1,278 SQ.FT.)  
 PROPOSED: 40% (±1,587.0 SQ.FT.)

**MINIMUM OPEN SPACE:**

REQUIRED: 35% MIN. (±1,389.2 SQ.FT.)  
 EXISTING: 59.8% (±2,374 SQ.FT.)  
 PROPOSED: 54.6% (±2,167 SQ.FT.)

**MAXIMUM HEIGHT:** 25 FT + 5 FT NONHABITABLE = 30 FT MAX.  
 PROPOSED: NO CHANGE

**REAR SETBACK COVERAGE:** <30% (± 181.8 SQ.FT.)  
 TOTAL AREA: 606 SQ.FT.  
 COVERED BY BUILDING: 14.7% (±89 SQ.FT.)  
 PROPOSED: NO CHANGE

REV:	DESCRIPTION:	BY:	DATE:



**ARTIBUS DESIGN**  
 3710 N. ROOSEVELT BLVD  
 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

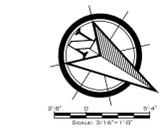
CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
 KEY WEST, FL 33040

TITLE: SITE PLAN

SCALE AT 24X36: AS SHOWN	DATE: 05/26/22	DRAWN: VF	CHECKED: SM
PROJECT NO: 2112-10	DRAWING NO: C-101	REVISION: 1	



SIGNATURE:  
 DATE:  
 BEBIE MARSHADY  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71481



# MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

### 1. Determine Total Impervious Coverage on site:

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

Roof/slabs	A	1,595.00	ft <sup>2</sup>	Sidewalks	D	0.00	ft <sup>2</sup>
Decks / Patios	B	0.00	ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>
Driveways	C	0.00	ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>
<b>Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)</b>						1,595.00	<b>1a</b>

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

Roof/slabs	A	172.00	ft <sup>2</sup>	Sidewalks	D	0.00	ft <sup>2</sup>
Decks / Patios	B	0.00	ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>
Driveways	C	0.00	ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>
<b>Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)</b>						172.00	<b>1b</b>

<b>Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)</b>						1,767.00	<b>1</b>
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### 2. Determine Percentage of Impervious Coverage on site:

$$\frac{1,767.00 \text{ ft}^2}{3,969.00 \text{ ft}^2} = 44.52\% \text{ \% of Impervious Coverage}$$

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

$$3,969.00 \text{ ft}^2 - 0.00 \text{ ft}^2 = 3,969.00 \text{ ft}^2 \text{ Disturbed Area}$$

Total Lot Area

Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

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

#### a. For a NEW home with less than 40% Impervious Coverage, use:

$$3,969.00 \text{ ft}^2 \times 0.083 = 329.83 \text{ ft}^3 \text{ Swale Volume}$$

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

$$3,969.00 \text{ ft}^2 \times 0.208 \times 44.52\% = 367.83 \text{ ft}^3 \text{ Swale Volume}$$

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

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

$$172.00 \text{ ft}^2 \times 0.083 = 14.28 \text{ ft}^3 \text{ Added Swale Volume}$$

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

$$172.00 \text{ ft}^2 \times 0.208 = 35.78 \text{ ft}^3 \text{ Added Swale Volume}$$

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

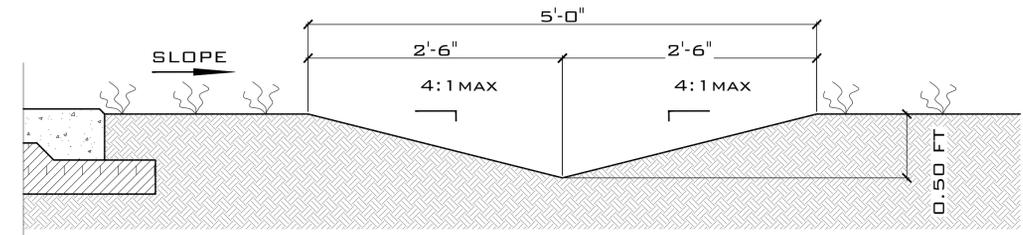
$$\left( \frac{5.00 \text{ ft} \times 0.50 \text{ ft}}{2} \right) = 1.25 \text{ ft}^2 \text{ Cross Sectional Area**}$$

$$\frac{14.28 \text{ ft}^3}{1.25 \text{ ft}^2} = 11.42 \text{ ft} \text{ Swale Length}$$

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.)



TYPICAL 8'-0" FT. SWALE DETAIL (WIDTH VARIES)  
SCALE: 1"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
KEY WEST, FL 33040

TITLE: SWALE CALCS

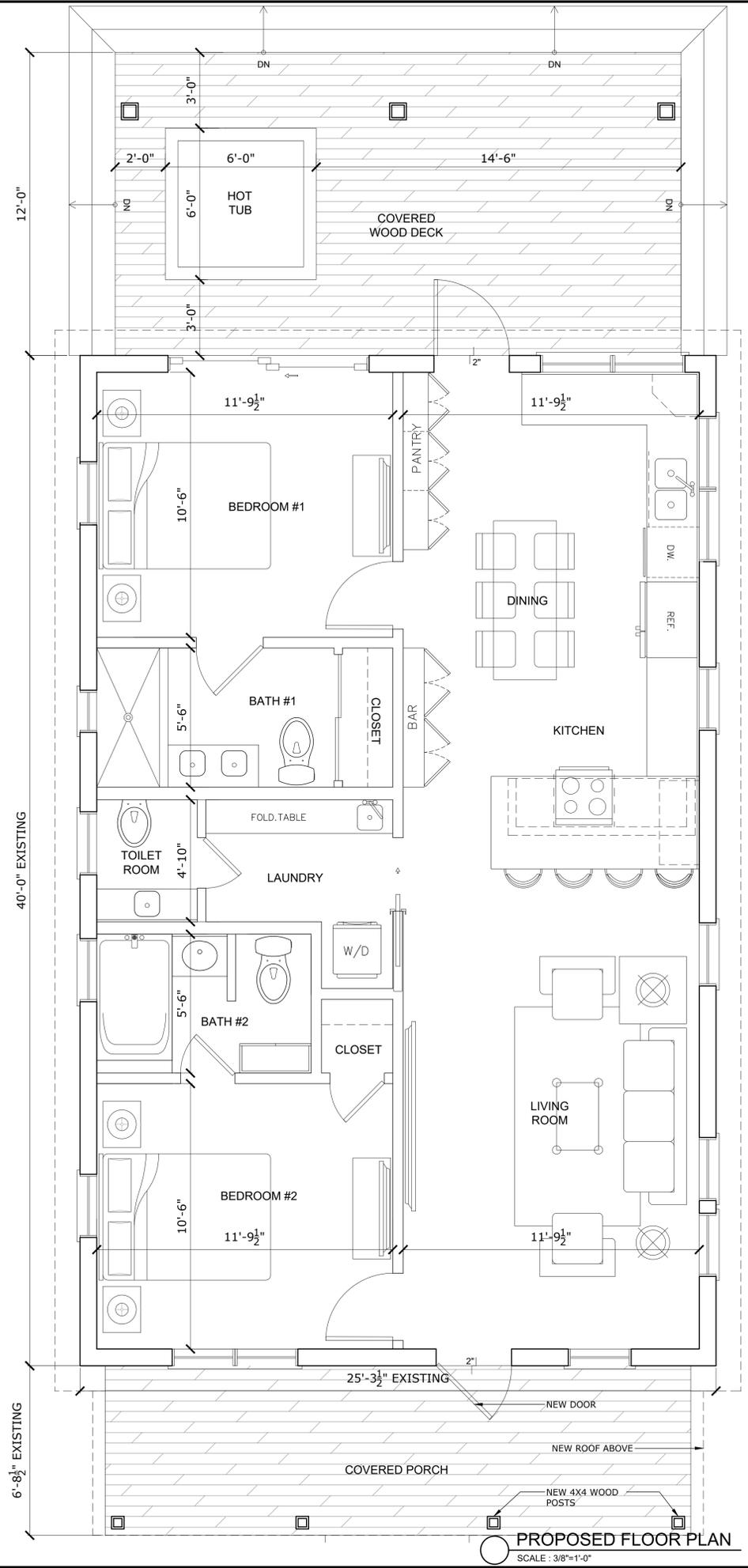
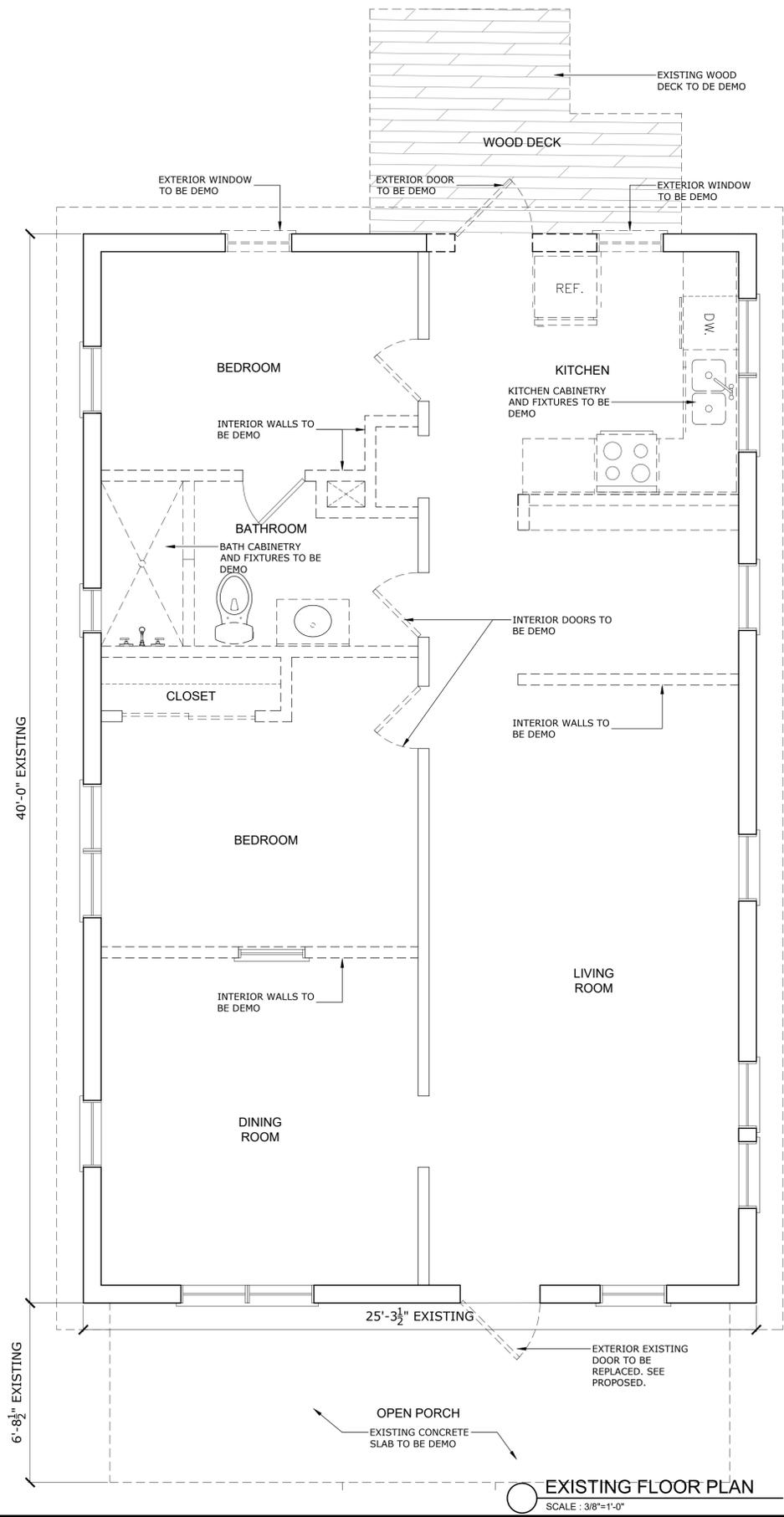
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AS SHOWN	05/26/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	C-102	1	

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SIGNATURE:  
DATE:

SEBIE MANSFAROV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482

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



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CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
 KEY WEST, FL 33040

TITLE: FLOOR PLANS

SCALE AT 24X36: AS SHOWN	DATE: 05/26/22	DRAWN: VF	CHECKED: SM
PROJECT NO: 2112-10	DRAWING NO: A-101	REVISION: 1	

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 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 07481



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SEBIE MARSHADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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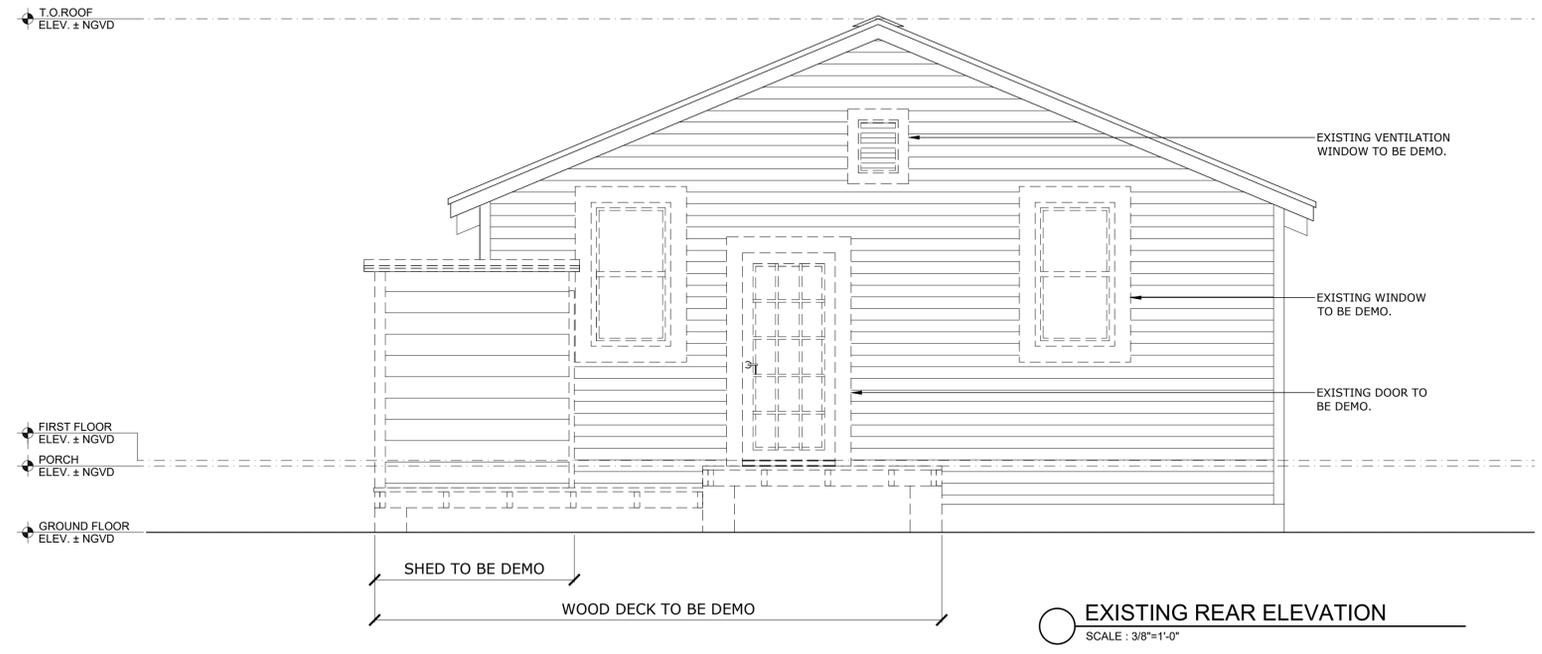
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PROJECT: 220 EANES LN

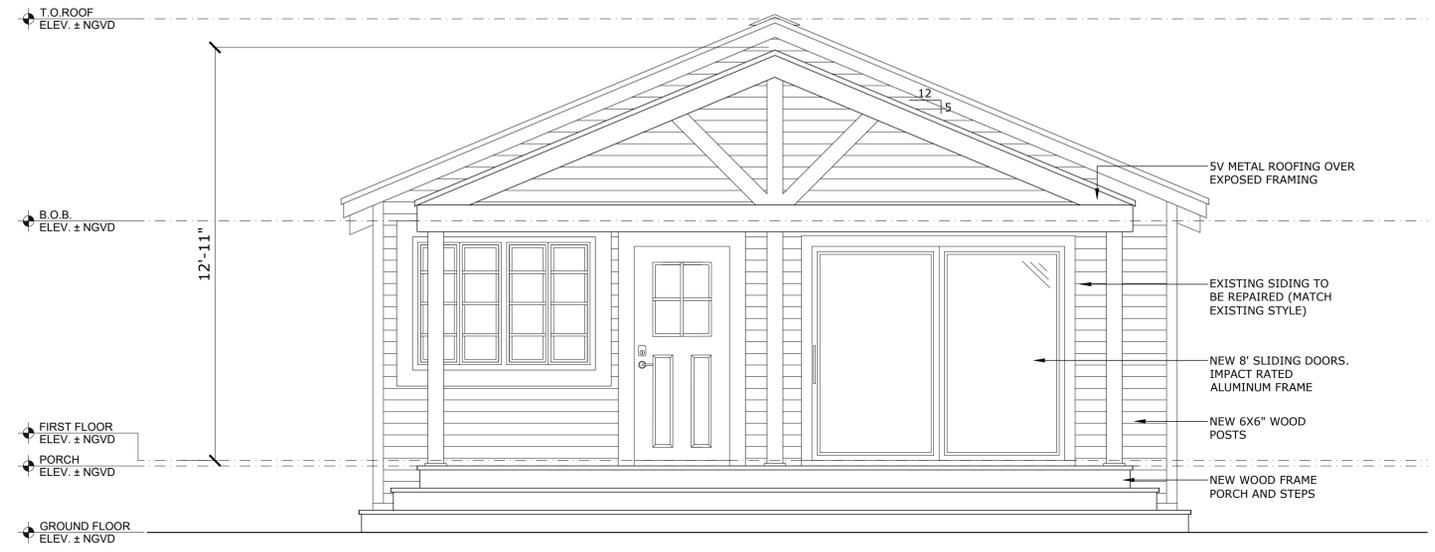
SITE: 220 EANES LN  
KEY WEST, FL33040

TITLE: ELEVATIONS

SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/27/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	A-201	1	



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CLIENT: DAVE GONZALES  
PROJECT: 220 EANES LN

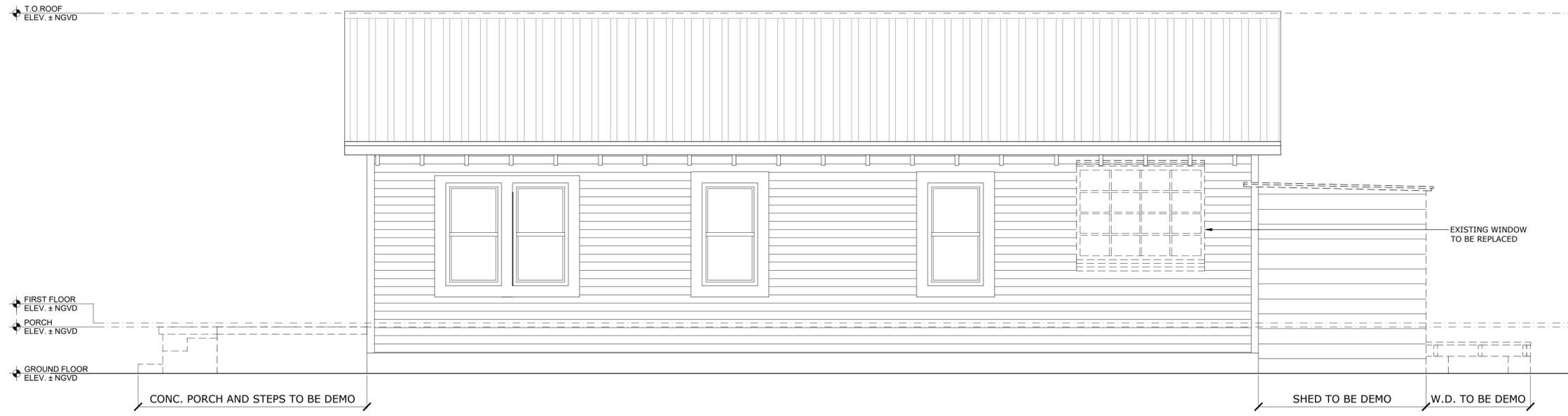
SITE: 220 EANES LN  
KEY WEST, FL33040  
TITLE: ELEVATIONS

SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/27/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	A-202	1	

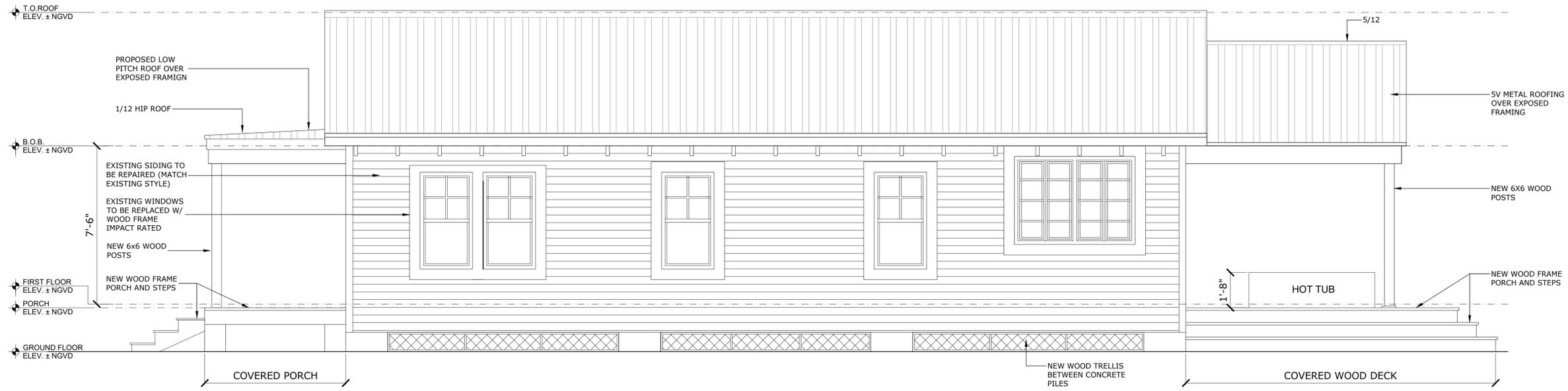
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DATE:

SEBIE MARIAPADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
KEY WEST, FL33040

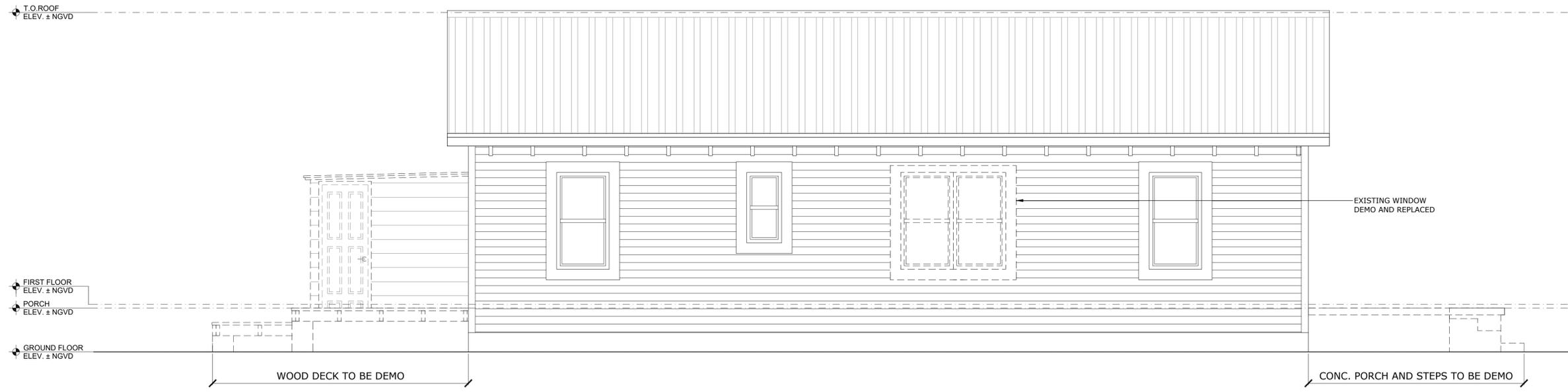
TITLE: ELEVATIONS

SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/27/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	A-203	1	

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



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 CA # 30835

CLIENT: DAVE GONZALES

PROJECT: 220 EANES LN

SITE: 220 EANES LN  
 KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 24X36:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/27/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2112-10	A-204	1	

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SIGNATURE:  
 DATE:

SEBIE MARIAPADY  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 07482

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., July 27, 2022 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, AT&T Uverse channel 99, or type this link into your browser: 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:

**RESTORATION OF FRONT PORCH. NEW COVERED REAR PORCH. REPLACEMENT OF DOORS AND WINDOWS. DEMOLITION OF NON-HISTORIC SHED AT REAR OF EXISTING STRUCTURE**  
**220 EANES LANE**

**Applicant – Artibus Design Application #H2022-0028**

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

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

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

# PROPERTY APPRAISER INFORMATION

# qPublic.net™ 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 00018070-000000  
 Account# 1018589  
 Property ID 1018589  
 Millage Group 11KW  
 Location 220 EANES Ln, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 9 TR 4 (LT14 L-130) G12-242 OR761-1197/98 OR1423-375  
 Description OR2837-1929 OR2861-1325/26 OR2875-255/59  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



1018589 220 EANES LN 11/30/17

## Owner

GONZALES JR DAVE L  
 716 Boalsburg Pike  
 Boalsburg PA 16827

RITTER ELIZABETH L  
 716 Boalsburg Pike  
 Boalsburg PA 16827

## Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$93,699	\$95,076	\$79,919	\$79,919
+ Market Misc Value	\$1,134	\$1,134	\$1,134	\$1,134
+ Market Land Value	\$468,431	\$452,816	\$482,483	\$482,483
= Just Market Value	\$563,264	\$549,026	\$563,536	\$563,536
= Total Assessed Value	\$556,712	\$549,026	\$563,536	\$563,536
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$531,212	\$523,526	\$538,036	\$538,036

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	3,953.00	Square Foot	0	0

## Buildings

Building ID 1328  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1098  
 Finished Sq Ft 960  
 Stories 1 Floor  
 Condition POOR  
 Perimeter 128  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 27  
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME  
 Year Built 1933  
 Effective Year Built 2002  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	960	960	128
OPU	OP PR UNFIN LL	138	0	58
TOTAL		1,098	960	186

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1932	1933	1	80 SF	3
CONC PATIO	1944	1945	1	45 SF	2
CH LINK FENCE	1964	1965	1	160 SF	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/19/2017	\$100	Quit Claim Deed	2139919	2875	255	11 - Unqualified	Improved
7/27/2016	\$0	Order (to be used for Order Det. Heirs, Probate in	2128799	2861	1325	11 - Unqualified	Improved

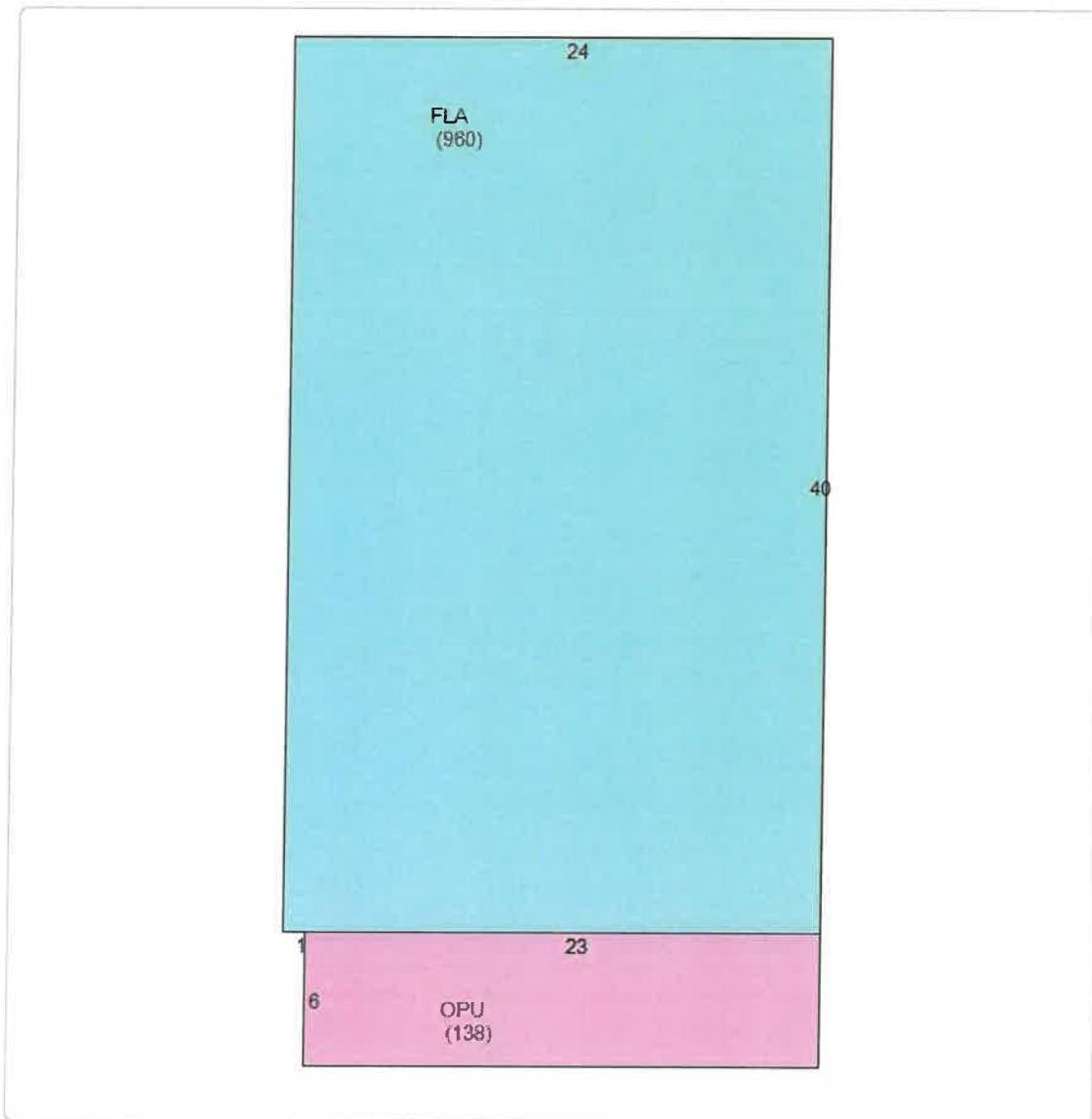
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9901976	6/11/1999	11/2/1999	\$5,600		12 SQS TIN SHINGLES

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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