



**Historic Architectural Review Commission
Staff Report for Item 5**

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Jared Beck, AICP, FRP
Acting Historic Preservation Planner

Meeting Date: November 29, 2023

Applicant: Serge Mashtakov, Engineer

Application Number: H2023-0040

Address: 522 Elizabeth Street

Description of Work:

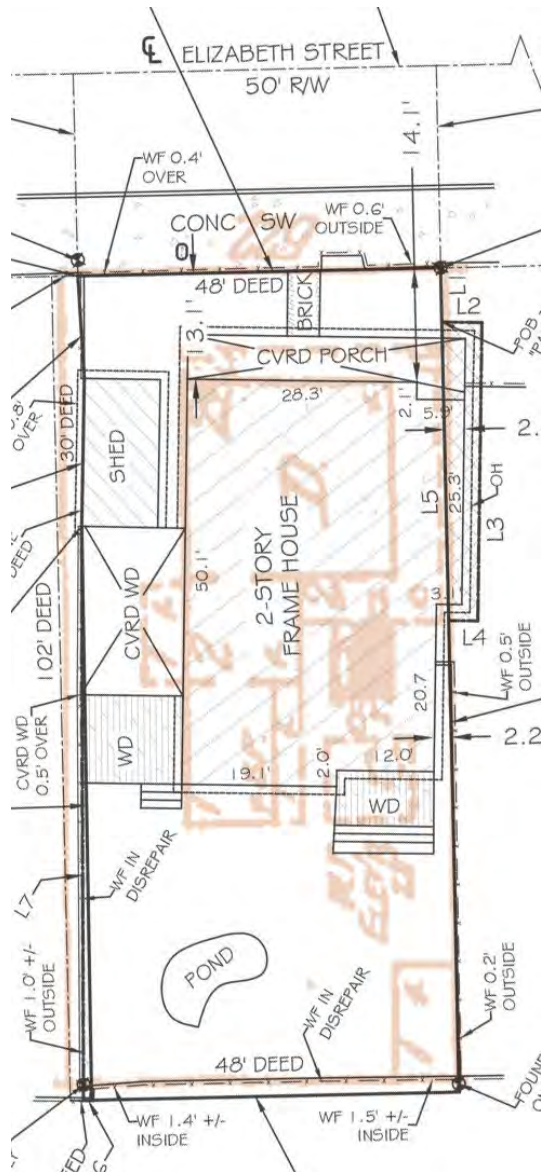
Demolition of a non-contributing side yard carport / storage structure, porch roof, and wood deck.

Site Facts:

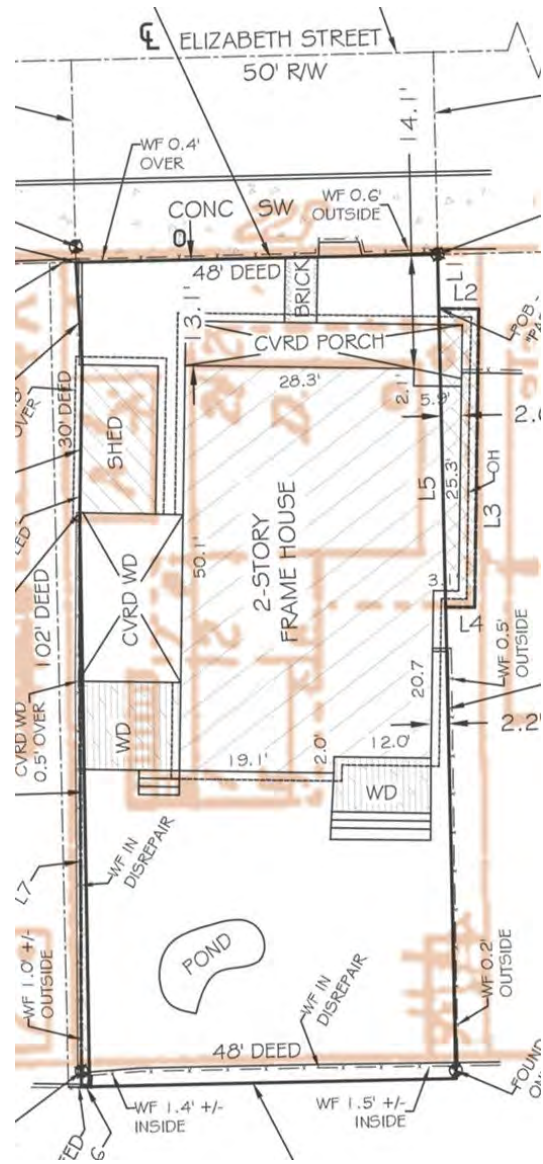
The primary structure on this site is contributing resource to the historic district. The two-story frame vernacular house was built c. 1889. It appears there have been minimal changes to the primary structure however, there have been multiple accessory structures, including the subject carport, porch, and rear addition constructed in addition to site improvements.

The referenced non-contributing carport / storage structure is a non-contributing, non-conforming structure that was constructed at some time between 1948 and 1962. At some time after 1965, additional modifications were made to the structure including construction of a wood deck and expansion of a shed roof connecting the carport / storage structure and the house. This application proposes to demolish the carport / storage structure, porch roof, and wood deck.

This house is undergoing extensive rehabilitation. Recent permits have been issued for Interior Renovation, Foundation, Electrical, Plumbing, Mechanical HVAC, and Roofing improvements. A Certificate of Appropriateness was previously approved for replacement of all windows and doors.



Current survey and 1912 Sanborn Map



Current survey and 1962 Sanborn Map



Front of the house circa 1965.



Front of the house, 2023.

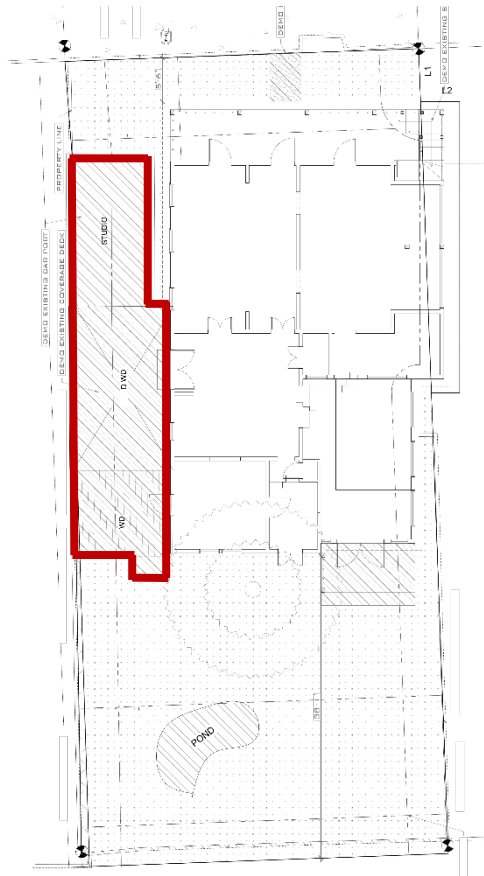
Ordinance Cited on Review:

- Section 102-217 (3), demolition for historic but non-contributing, non-historic or non-contributing buildings or structures of the Land Development Regulations for rear additions and carport.

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a side carport / storage structure, shed roof connecting the side carport / storage structure to the house, and a wood deck. The side carport / storage structure was constructed at some time between 1948 and 1962. Additional modifications were made to the structure at some time after 1965.

Additionally, what was likely an original awning above exterior doors on the house was altered and expanded to create a shed roof connecting the house to the carport / storage structure and a wood deck was constructed from the rear of the carport / storage structure to the rear of the house.



Structures proposed to be demolished highlighted in red.



Carport / storage structure view.



Shed roof, carport / storage structure view.

Since all proposed structures to be demolished under review are noncontributing elements to the principal house, the evaluation shall be based on section 102-218 (a) (1) and (2) of the Land Development Regulations, which requires the following criteria for demolitions:

- (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 criteria of section 102-125(1) through (9).*

The carport / storage structure and ancillary structures under review for demolition appear to be reasonably structurally sound based on photographs provided.

- (2) *For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

The applicant has submitted drawings as part of this review. If approved, HARC staff will review construction documents during building permitting for consistency with approved schematic plans.

The following is the criteria of section 102-125:

- (1) *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.*

Staff opine that the structures under review have no distinctive characteristics of a type or method of construction and are not significant elements of the historic house.

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

It is staff understanding that no significant events have ever happened in the site relevant to local, state, or national history.

- (3) *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 portions of the site in question have no significant value to the development, heritage, or cultural record of the city.

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

The site is not associated with any significant event.

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

The portions of the site in question do not exemplify the social, cultural, or historic heritage of the city.

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

The portions of the site in question cannot be considered fine example of a distinctive architectural style.

(7) 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.

This is not the case.

(8) 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; and

The portions of the site in question do not exemplify the remaining architectural type in its neighborhood and do not possess any significant visual features.

(9) Has not yielded, and is not likely to yield, information important in history.

The portions of the site in question do not yield important information in history.

Consistency with Guidelines Cited:

It is the staff's opinion that the request for demolition of the carport / storage structure, porch roof, and wood deck can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



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

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

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

ADDRESS OF PROPOSED PROJECT:

522 Elizabeth St, Key West, FL 33040

NAME ON DEED:

Blue Parrot Development LLC

PHONE NUMBER **917-709-1973**

OWNER'S MAILING ADDRESS:

2414 Beverly Rd, Wantagh NY 11793

EMAIL **richpesce@gmail.com**

APPLICANT NAME:

Serge Mashtakov, PE

PHONE NUMBER **305-304-3512**

APPLICANT'S ADDRESS:

3710 N Roosevelt Blvd

EMAIL **serge@artibusdesign.com**

Key West, FL 33040

APPLICANT'S SIGNATURE:

Serge Mashtakov

DATE **10/09/2023**

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: **Demolition of the existing accessory structure enclosed carport and construction of new open carport 1ft away from property line, sized to accommodate modern vehicle.**

MAIN BUILDING: **No work on main building structure is proposed.**

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): Open carport.	
PAVERS: N/A	FENCES: 6ft wood picket fence on right side.
DECKS:	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
N/A	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



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

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	522 Elizabeth St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Richard L. Pesce
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.

Richard L. Pesce	10/9/23 DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolishen of the existing accessory structure - an enclosed carport.

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.

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.

No distinctive architectural style is represented in the existing accessory structure.

(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.

Not part of the above.

(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.

Not a unique location.

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,
No historic information is yielded.

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.

(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.

(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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BLUE PARROT DEVELOPMENT, LLC

Filing Information

Document Number	L21000521367
FEI/EIN Number	87-3959648
Date Filed	12/10/2021
State	FL
Status	ACTIVE

Principal Address

2414 BEVERLY ROAD
WANTAGH, NY 11793

Mailing Address

2414 BEVERLY ROAD
WANTAGH, NY 11793

Registered Agent Name & Address

RICHARD M. KLITENICK, ESQ.
1009 SIMONTON STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

RICHARD L. PESCE
2414 BEVERLY ROAD
WANTAGH, NY 11793

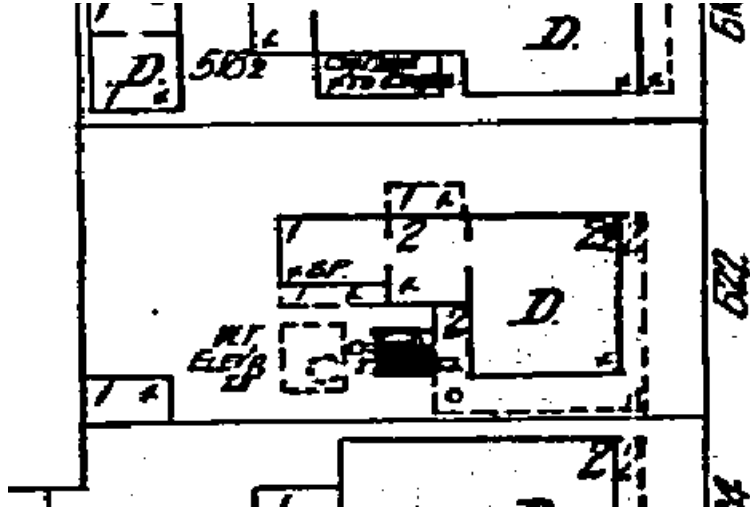
Annual Reports

Report Year	Filed Date
2022	07/18/2022
2023	01/23/2023

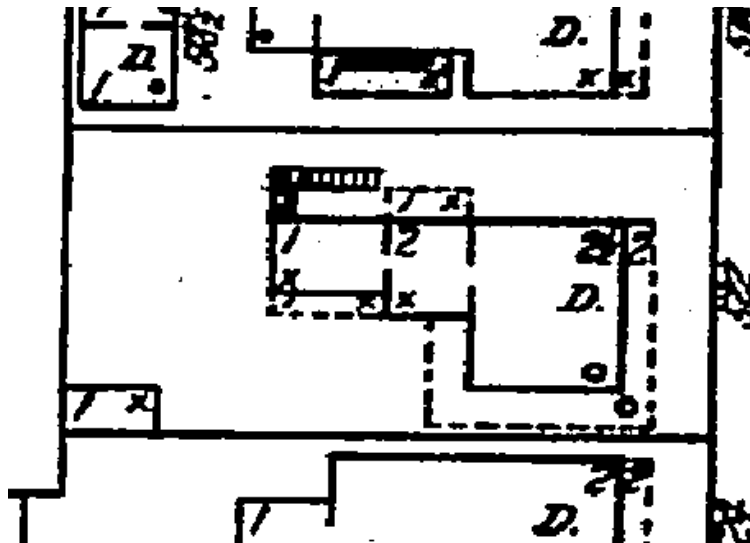
Document Images

SANBORN MAPS

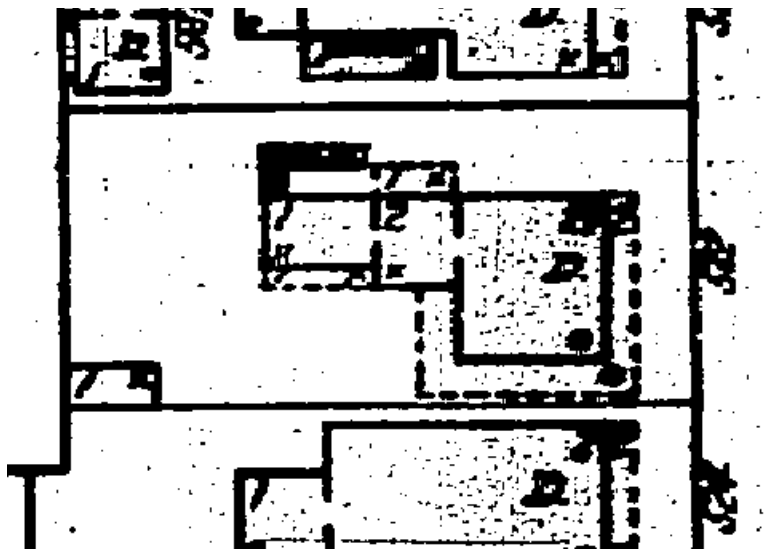
Sanborn Maps
522 Elizabeth Street



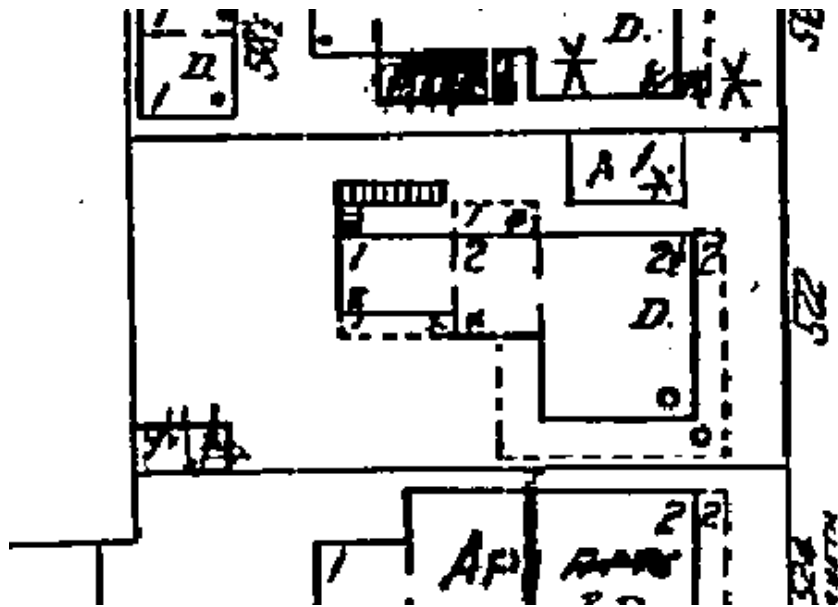
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS

522 ELIZABETH ST
(FRONT AND REAR VIEW)



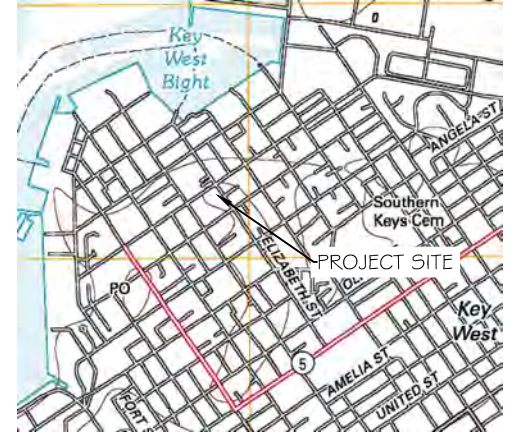
522 ELIZABETH ST
(RIGHT AND LEFT VIEW)



SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N32°05'37"W ASSUMED
ALONG THE CENTERLINE OF
ELIZABETH STREET.

MAP OF BOUNDARY SURVEY



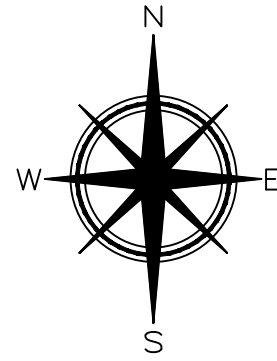
LOCATION MAP - NTS
SEC. 06-T685-R25E

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

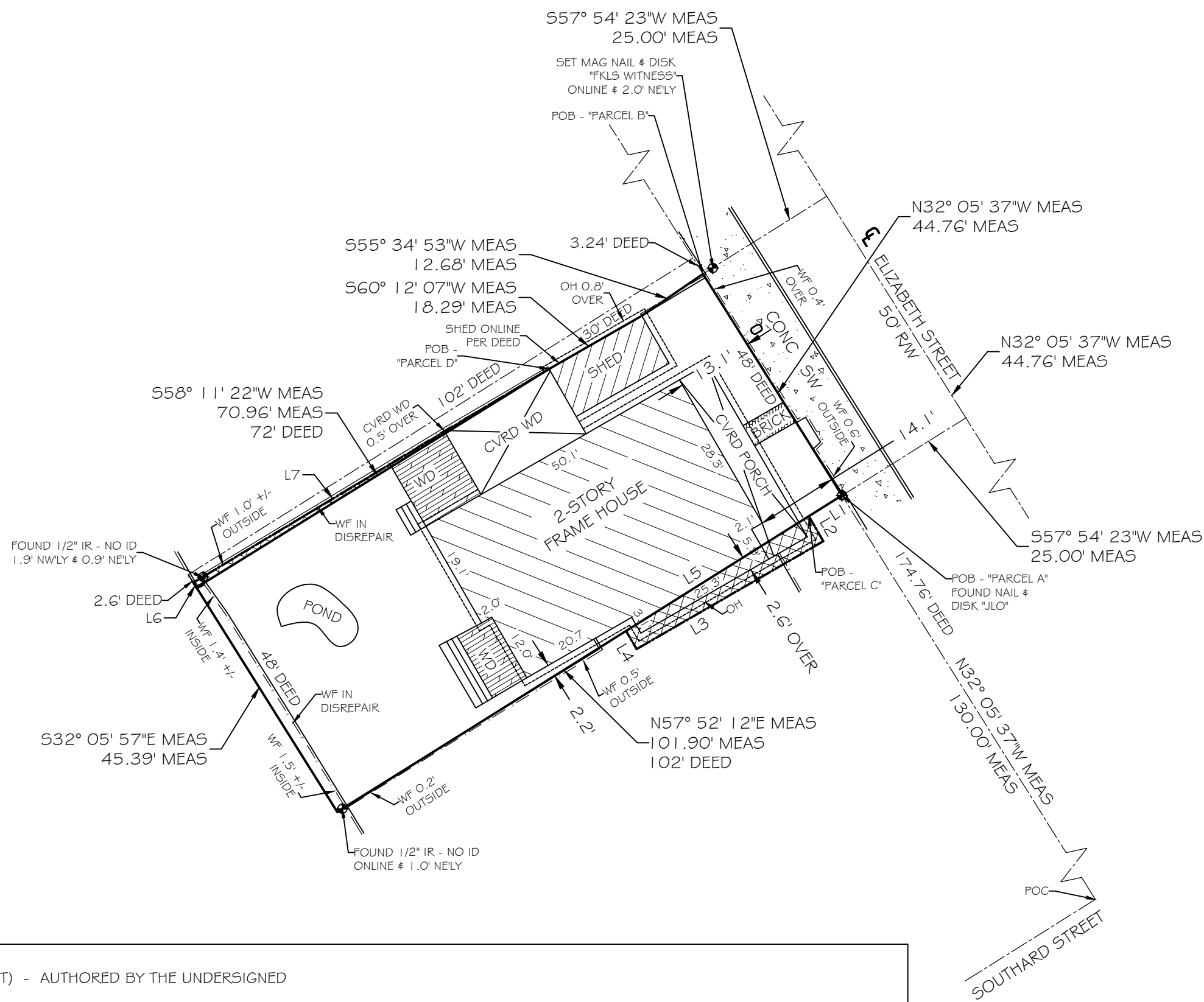
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
522 ELIZABETH STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A



ASSUMED



Parcel Line Table		
Line #	Length	Direction
L1	6.69'	S57° 52' 12"W
L2	4.93'	S30° 01' 13"E
L3	36.89'	S59° 58' 47"W
L4	3.58'	N30° 01' 13"W
L5	36.92'	N57° 52' 12"E
L6	1.00'	N32° 05' 57"W
L7	70.97'	N58° 59' 48"E

"PARCEL C" (EASEMENT) - AUTHORED BY THE UNDERSIGNED

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map delineated in February, AD 1829 as part of Lot Number 1, Square 49, and being more particularly described as follows:

Commencing at the point of intersection of the Northwestern Right of Way line of Southard Street and the Southwestern Right Of Way line of Elizabeth Street and thence N32°05'37"W along the said Southwestern Right of Way line of Elizabeth Street for a distance of 130.00 feet to the Northeastly corner of lands described in Official Records Book 561, at Page 1069 of the Public Records of Monroe County, Florida; thence S57°52'12"W along the Southeastly boundary line of the said lands described in Official Records Book 561, at Page 1069 of the Public Records of Monroe County, Florida, for a distance of 6.69 feet to the Point of Beginning of the parcel of land hereinafter described; thence S30°01'13"E for a distance of 4.93 feet to a point; thence S59°58'47"W for a distance of 36.89 feet; thence N30°01'13"W for a distance of 3.58 feet to a point on the Southeastly boundary line of the lands described in Official Records Book 561, at Page 1069 of the Public Records of Monroe County, Florida; thence N57°52'12"E along said Southeastly boundary line of the lands described in Official Records Book 561, at Page 1069 of the Public Records of Monroe County, Florida, for a distance of 36.92 feet back to the Point of Beginning. (Containing 156.99 Square Feet, more or less)

"PARCEL D" (EASEMENT) - AUTHORED BY THE UNDERSIGNED

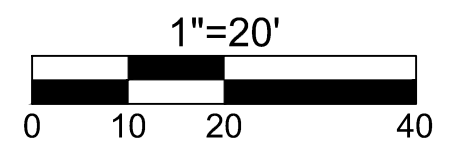
On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map delineated in February, AD 1829 as part of Lot Number 1, Square 49, and being more particularly described as follows:

Commencing at the point of intersection of the Northwestern Right of Way line of Southard Street and the Southwestern Right Of Way line of Elizabeth Street and thence N32°05'37"W along the said Southwestern Right of Way line of Elizabeth Street for a distance of 174.76 feet to the Northeastly corner of lands described in Official Records Book 1367, at Page 338 of the Public Records of Monroe County, Florida; thence along the Southeastly boundary line of the said lands described in Official Records Book 1367, at Page 338 of the Public Records of Monroe County, Florida, for the following Three (3) courses: S55°34'53"W for a distance of 12.68 to a point; thence S60°12'07"W for a distance of 18.29 feet to the Point of Beginning of the parcel of land hereinafter described; thence S58°11'22"W for a distance of 70.96 feet to the Southwestern corner of the said lands described in Official Records Book 1367, at Page 338 of the Public Records of Monroe County, Florida; thence N32°05'57"W along the Southwestern boundary line of the said lands described in Official Records Book 1367, at Page 338 of the Public Records of Monroe County, Florida, for a distance of 1.00 feet to the Southeastly face of an existing wood fence; thence N58°59'48"E and along the said Southeastly face of an existing wood fence for a distance of 70.97 feet back to the Point of Beginning. (Containing 35.48 Square Feet, more or less)

REVISION (1) - 03/09/2022 - REVISED CERTIFICATIONS & AUTHORED LEGAL DESCRIPTIONS

LEGEND

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



TOTAL AREA = 4,586.44 SQFT±

CERTIFIED TO -

Blue Parrot Development, LLC;
Prime Meridian Bank, ISAOA, ATIMA;
Richard M. Kitenick, PA;
Old Republic National Title Insurance Company;

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	GLW = GUY WIRE	PCC = POINT OF COMMENCEMENT
BO = BLOW OUT	HS = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RW = RIGHT OF WAY LINE
CLP = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOD = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
Δ = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
Δ = DELTA	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHV = OVERHEAD WIRES	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PF = FINISHED FLOOR ELEVATION	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	WF = WOOD FENCE
FF = FINISHED FLOOR ELEVATION	PM = PARKING METER	WH = WATER HEATER
PH = FIRE HYDRANT	PCC = POINT OF COMMENCEMENT	WM = WATER METER
PI = FENCE INSIDE	PCP = PERMANENT CONTROL POINT	WPF = WOOD POWER POLE
PND = FOUND	PK = PARKER KALON NAIL	WRACK LINE = LINE OF DEBRIS ON SHORE
PO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WV = WATER VALVE
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	

LEGAL DESCRIPTION -

"PARCEL A"

In the City of Key West, and known on the Map of said City delineated in February A.D. 1829 by William A. Whitehead and the map of said city delineated subsequently by Chas. W. Tift, as a part of Lot 1 in Square 49: Beginning at a point on of Elizabeth Street which is 130 ft. from the intersection of Southard and Elizabeth streets and running from thence in a NWly direction along the SWly Elizabeth Street 48 feet; thence at right angles in a SWly direction 102 feet; thence at right angles in a Southeastly direction 48 feet; thence at right angles in a Northeastly direction 102 feet to the point of beginning being the same land described in the Deed Records in Deed Book "Q" Pages 553-555 Public Records of Monroe County, Florida.

PARCEL "B" - LESS

A parcel of land on the Island of Key West, Florida and known on the Map of said Island delineated in February A.D. 1829 by William A. Whitehead as a part of Lot 1 in Square 49, said parcel being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the NWly right of way line of Southard Street with the SWly right of way line of Elizabeth Street and run thence NWly along the SWly right of way line of said Elizabeth Street for a distance of 174.76 feet to the Point of Beginning; thence continue NWly along the SWly right of way line of said Elizabeth Street for a distance of 3.24 feet; thence SWly and at right angles for a distance of 102 feet to the point of beginning being the same land described in the Deed Records in Deed Book "Q" Pages 553-555 Public Records of Monroe County, Florida.

SCALE: 1"=20'
FIELD WORK DATE: 1/23/2021
MAP DATE: 12/15/2021
REVISION DATE: 03/09/2022
SHEET 1 OF 1
DRAWN BY: IDG
JOB NO.: 21-566

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

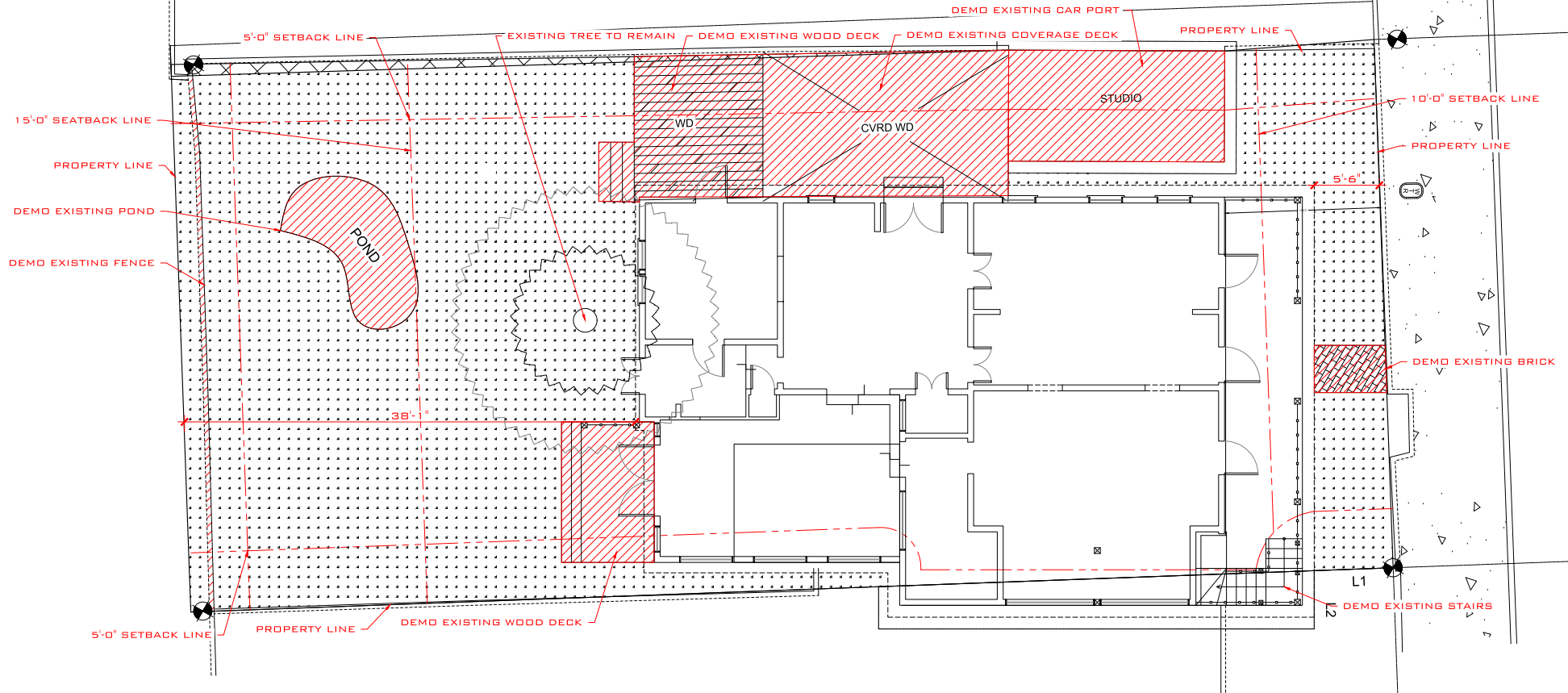
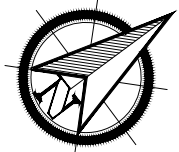
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

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



**FLORIDA KEYS
LAND SURVEYING**
21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLSEmail@gmail.com

PROPOSED DESIGN



EXISTING SITE PLAN (DEMO)
 SCALE: 1/4" = 1'-0"



Digitally signed
 by Serge
 Mashtakov
 Date: 2023.10.09
 13:04:54 -04'00'

DATE: FINAL	DATE: 10/09/2023
ARTIBUS DESIGN	
ARTIBUS DESIGN 2718 N. BURNING BLDG 250 WEST FL 33040 305.224.2512 2000 JEFFERSON DR CA 9 30035	
RICHARD L. PESCE	
522 ELIZABETH ST	
KEY WEST, FL 33040	
SITE PLAN	
DATE: 10/09/2023	SCALE: 1/4" = 1'-0"
PROJECT: 2204-01	SHEET: 0-101
TOTAL SHEETS: 1	CURRENT SHEET: 1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., November 29, 2023, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW CARPORT. DEMOLITION OF EXISTING CARPORT.

#522 ELIZABETH STREET

Applicant – Serge Mashtakov Application #H2023-0040

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 OLEM 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: 522 ELIZABETH STREET, KEY WEST, FL 33040 on the _____ day of _____, 20____.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5:00pm, NOVEMBER 29, 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 H2023-0040.

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

Signed Name of Affiant:

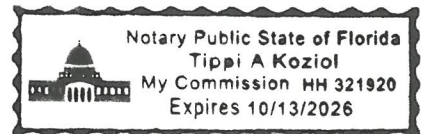
[Signature]
Date: 11.20.23
Address: 3311 N. ROOSEVELT BLVD
City: KEY WEST
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 20 day of November, 2023.

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

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Tippi A. Koziol
Notary Public - State of Florida (seal)
My Commission Expires: 10/13/2026



Public Meeting Notice
NEW COUNCIL REVISIONS OF EXISTING
LAND USE
ZONING ORDINANCE
HOLDING HEARING

DOGBO



LOT | JOB

PERMIT | BLDG.LIC

THE ORIGINAL PAPERLESS



Public Meeting Notice

DOOR-BOX

LOT	JOB
NAME	BLK LIC.

WARNING
REMOVING
CONSTRUCTION AND
TRASHES
WILL BE PROSECUTED
TO THE FULL
EXTENT OF THE LAW

1026

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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 00008970-000000
 Account# 1009237
 Property ID 1009237
 Millage Group 10KW
 Location Address 522 ELIZABETH St, KEY WEST
 Legal Description KW PT LOT 1 SQR 49 Q-553 OR561-1069 OR1367-338 OR1367-340 OR3163-1868 OR3224-1107
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY TRIPLEX (0803)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BLUE PARROT DEVELOPMENT LLC
 2414 Beverly Rd
 Wantagh NY 11793

[SPLESCIA THOMAS A](#)
 390 Clocks Blvd
 Massapequa NY 11758

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$418,124	\$424,557	\$290,420	\$295,342
+ Market Misc Value	\$1,043	\$1,043	\$1,043	\$1,043
+ Market Land Value	\$1,070,544	\$770,628	\$584,302	\$535,460
= Just Market Value	\$1,489,711	\$1,196,228	\$875,765	\$831,845
= Total Assessed Value	\$1,489,711	\$1,086,771	\$445,939	\$424,823
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,489,711	\$1,196,228	\$420,939	\$399,823

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$770,628	\$424,557	\$1,043	\$1,196,228	\$1,086,771	\$0	\$1,196,228	\$0
2021	\$584,302	\$290,420	\$1,043	\$875,765	\$445,939	\$25,000	\$420,939	\$429,826
2020	\$535,460	\$295,342	\$1,043	\$831,845	\$424,823	\$25,000	\$399,823	\$407,022
2019	\$522,797	\$300,265	\$1,043	\$824,105	\$420,424	\$25,000	\$395,424	\$403,681
2018	\$589,729	\$300,265	\$1,043	\$891,037	\$397,630	\$25,000	\$426,265	\$439,772

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
MULTI RES DRY (080D)	4,586.00	Square Foot	42.7	102

Buildings

Building ID	644	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1924
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	1993
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	5096	Roof Type	GABLE/HIP
Finished Sq Ft	3248	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	SFT/HD WD
Condition	POOR	Heating Type	NONE with 0% NONE

Perimeter	400	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	1
Depreciation %	35	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	1,008	0	128
FLA	FLOOR LIV AREA	3,248	3,248	572
OPU	OP PR UNFIN LL	243	0	90
OPF	OP PRCH FIN LL	477	0	156
OUF	OP PRCH FIN UL	120	0	52
TOTAL		5,096	3,248	998

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1944	1945	6 x 4	1	24 SF	2
BRICK PATIO	1974	1975	10 x 10	1	100 SF	2
FENCES	1997	1998	4 x 80	1	320 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/8/2023	\$464,300	Warranty Deed	2417162	3224	1107
3/25/2022	\$1,610,000	Warranty Deed	2367789	3163	1868
2/1/1973	\$25,000	Conversion Code		561	1069

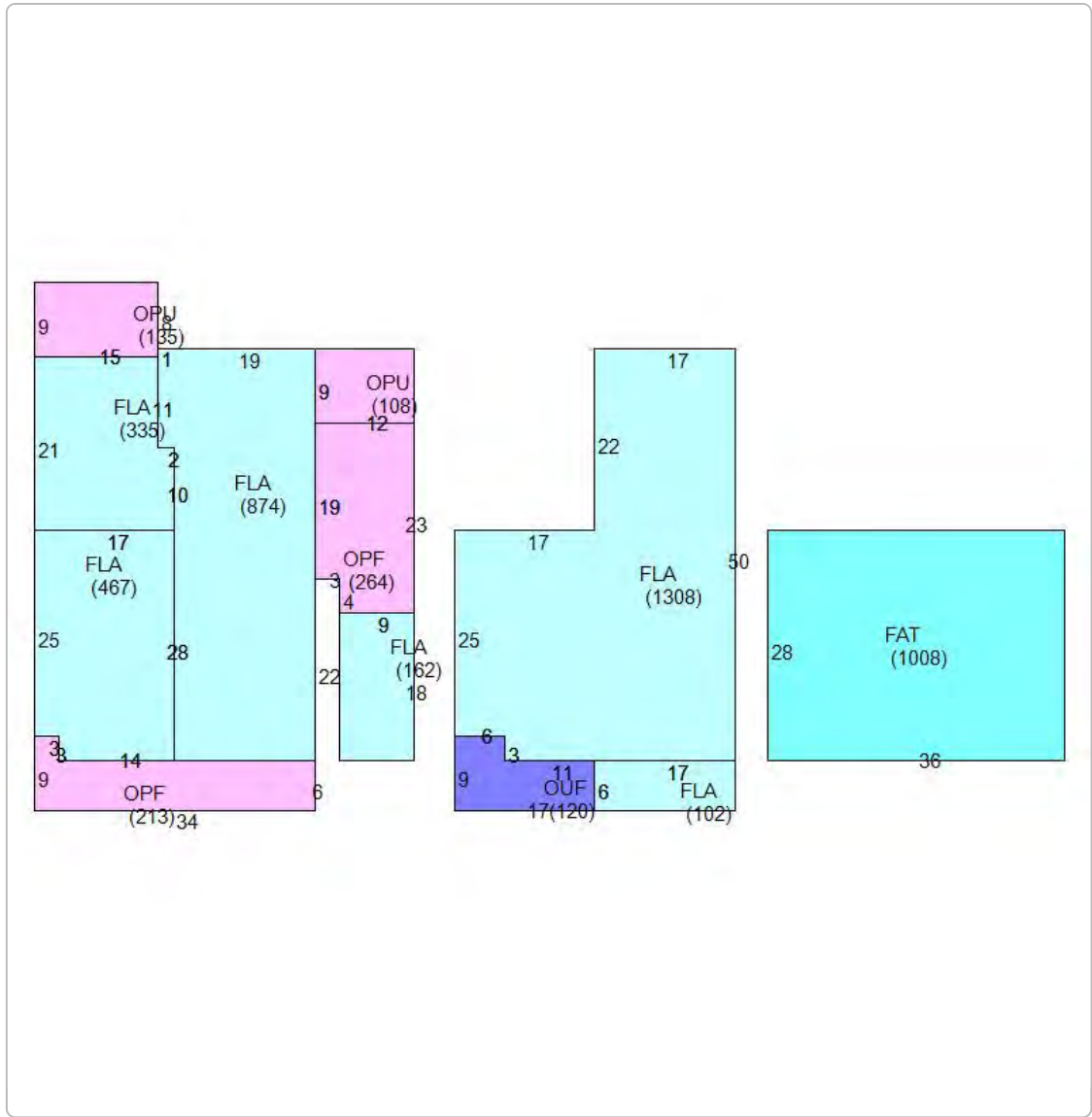
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
23-1682	6/20/2023		\$45,000	Residential
BLD2023-0584	5/25/2023		\$31,000	Residential
23-1205	5/4/2023		\$8,850	Residential
23-1078	4/19/2023		\$67,000	Residential
BLD2023-0569	3/15/2023		\$12,000	Residential
22-3295	1/31/2023		\$68,000	Residential
22-1167	11/4/2022	9/15/2022	\$0	Residential
22-2286	9/23/2022		\$85,000	Residential
07-0015	1/5/2007	6/5/2007	\$2,000	Residential
05-5646	12/9/2005	7/24/2006	\$1,200	Residential
05-4813	11/3/2005	7/24/2006	\$1,200	Residential
01-1912	6/1/2001	8/1/2003	\$4,000	Residential
96-4602	12/2/1996	11/2/1998	\$500	Residential
96-4005	10/7/1996	11/2/1998	\$900	Residential
96-2368	6/6/1996	11/2/1998	\$2,000	Residential
B95-0770	3/1/1995	10/1/1995	\$2,000	Residential

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





Map



TRIM Notice

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

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[Contact Us](#)

