Historic Architectural Review Commission
Staff Report for Item 8

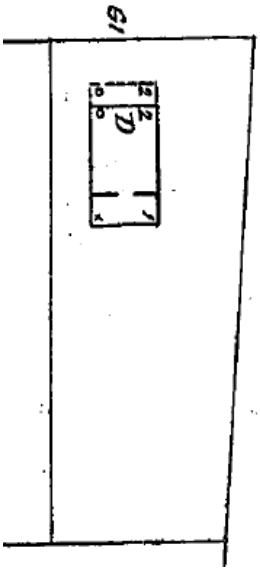
To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Matthew Crawford Historic Preservation Assistant
Meeting Date:	October 28, 2025
Applicant:	Serge Mastakov, PE
Application Number:	C2025-0084
Address:	1410 Olivia Street

Description of Work:

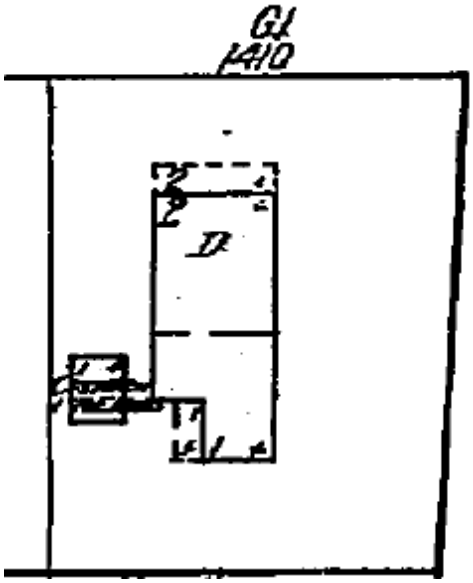
New one-story accessory structure on side of contributing structure.

Site Facts:

The building under review is listed as being constructed in 1938 according to the Property Appraisers website; however, this date is not supported by other sources. The house first appears on the 1899 Sanborn Map. The site contains a two-story wood-framed structure. Currently the house sits on piers and is located within an AE flood zone.



Sanborn Map of property under review 1912.



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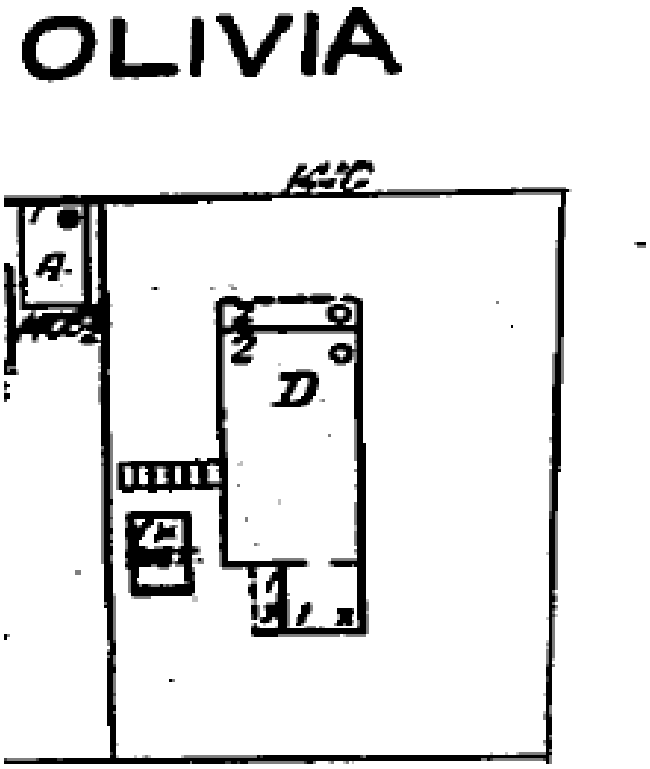
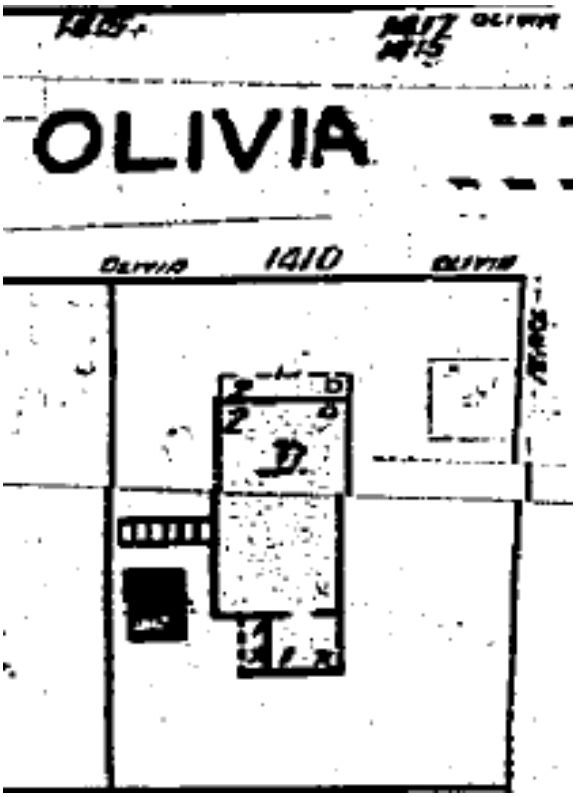
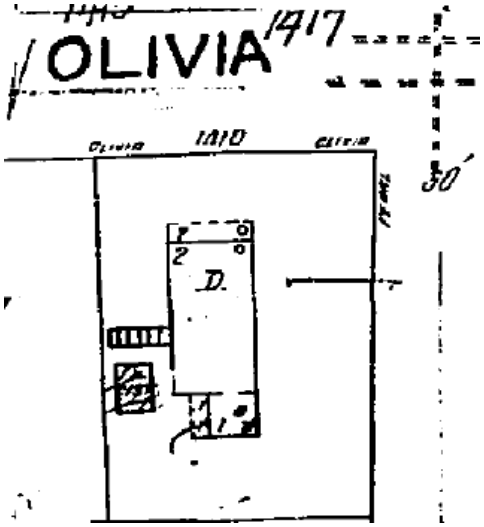


Sanborn Map of property under review 1926.



Sanborn Map of property under review 1948.



Sanborn Map of property under review 1962.

Photo of Property under review from Pearl Street.

Photo of Property under review from Pearl Street.

Photo of Property under review from Olivia Street.

Photo of Property under review from Olivia Street.

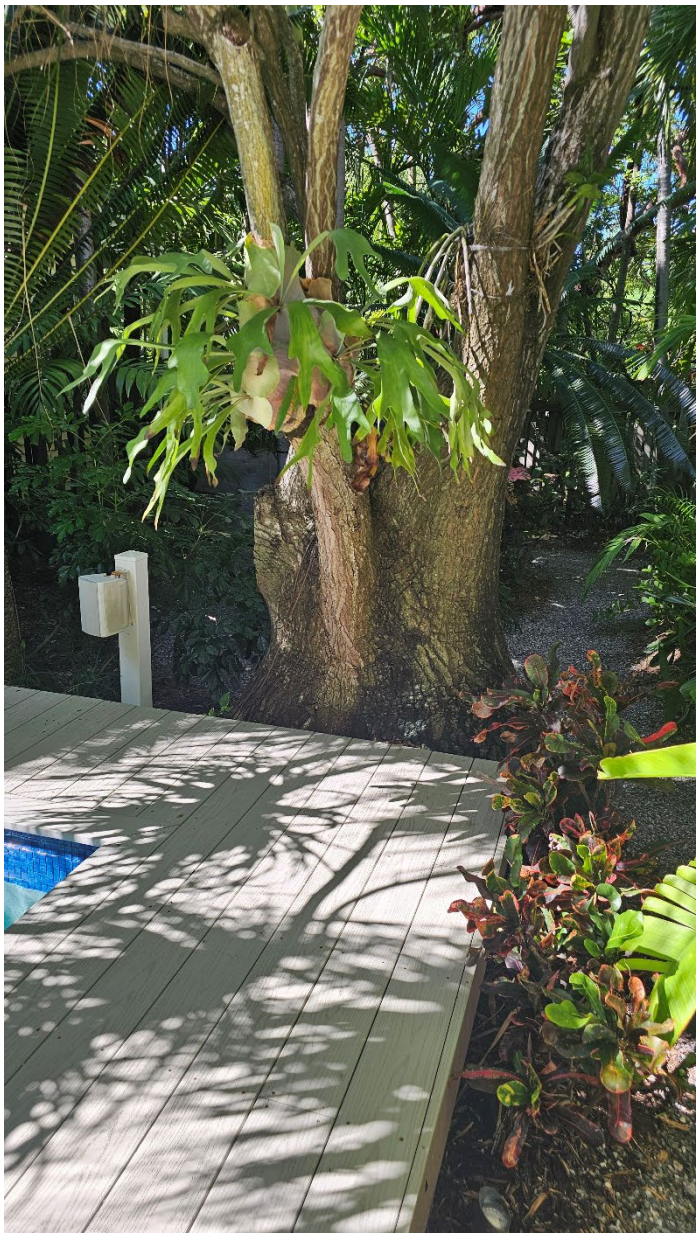
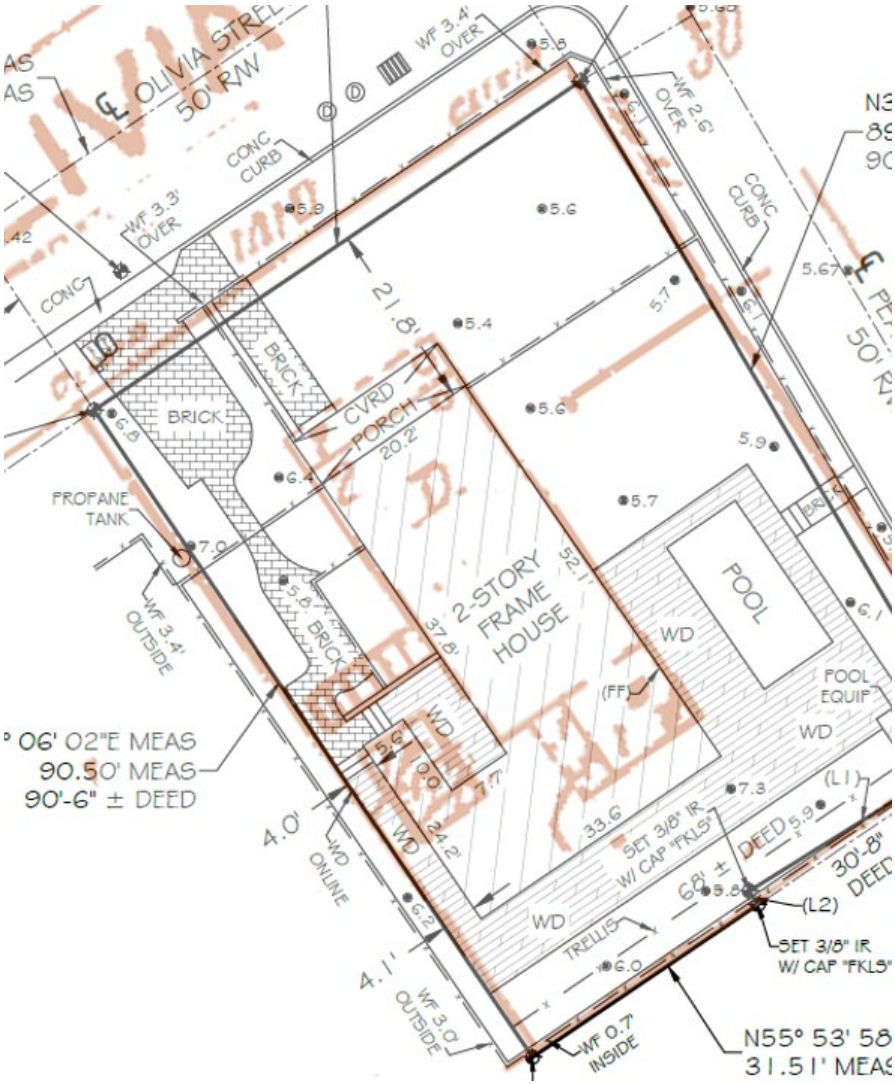


Photo within property looking towards Olivia Street showing area of proposed accessory structure.



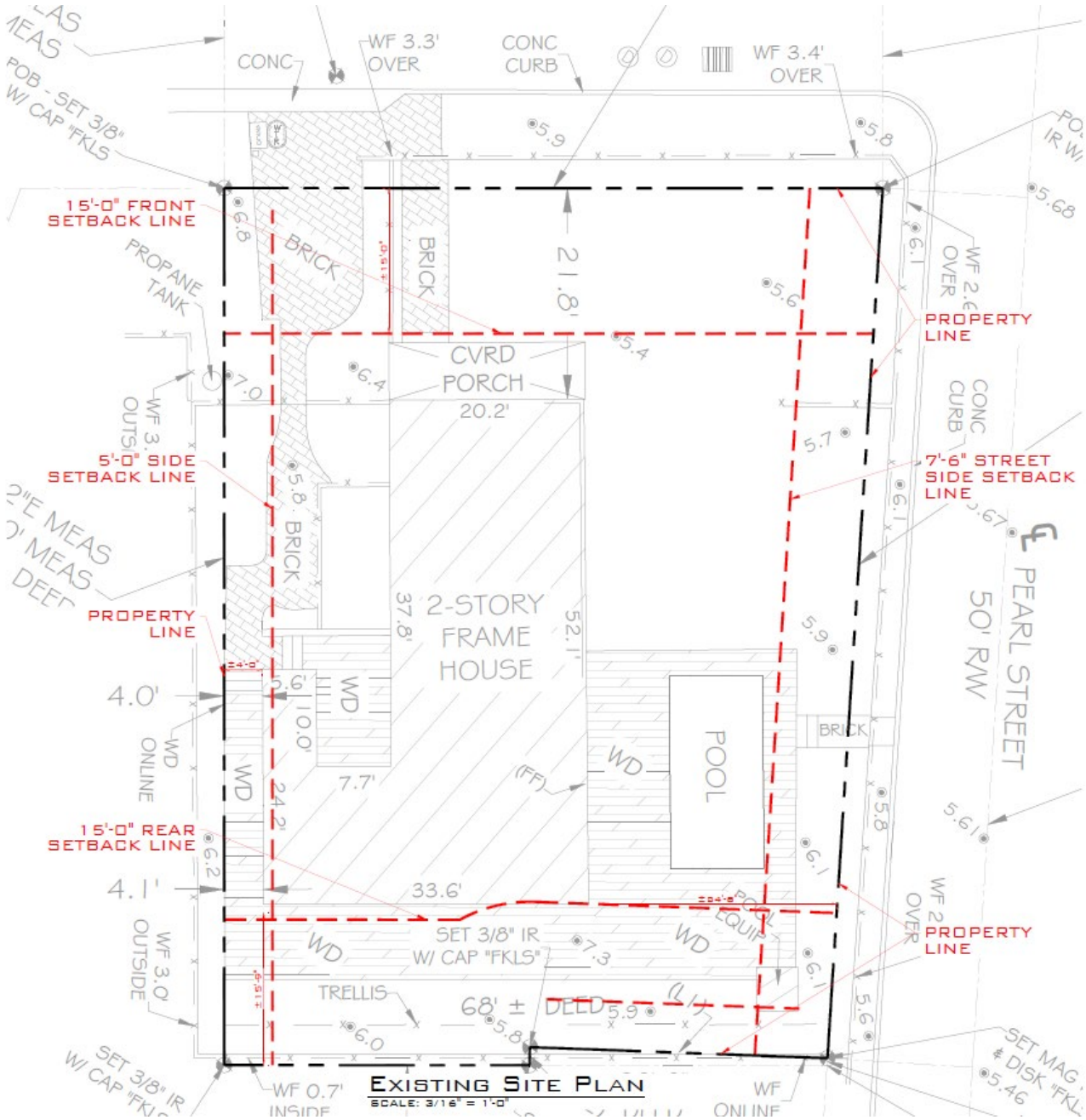
1962 Sanborn Map and current survey

Guidelines Cited on Review:

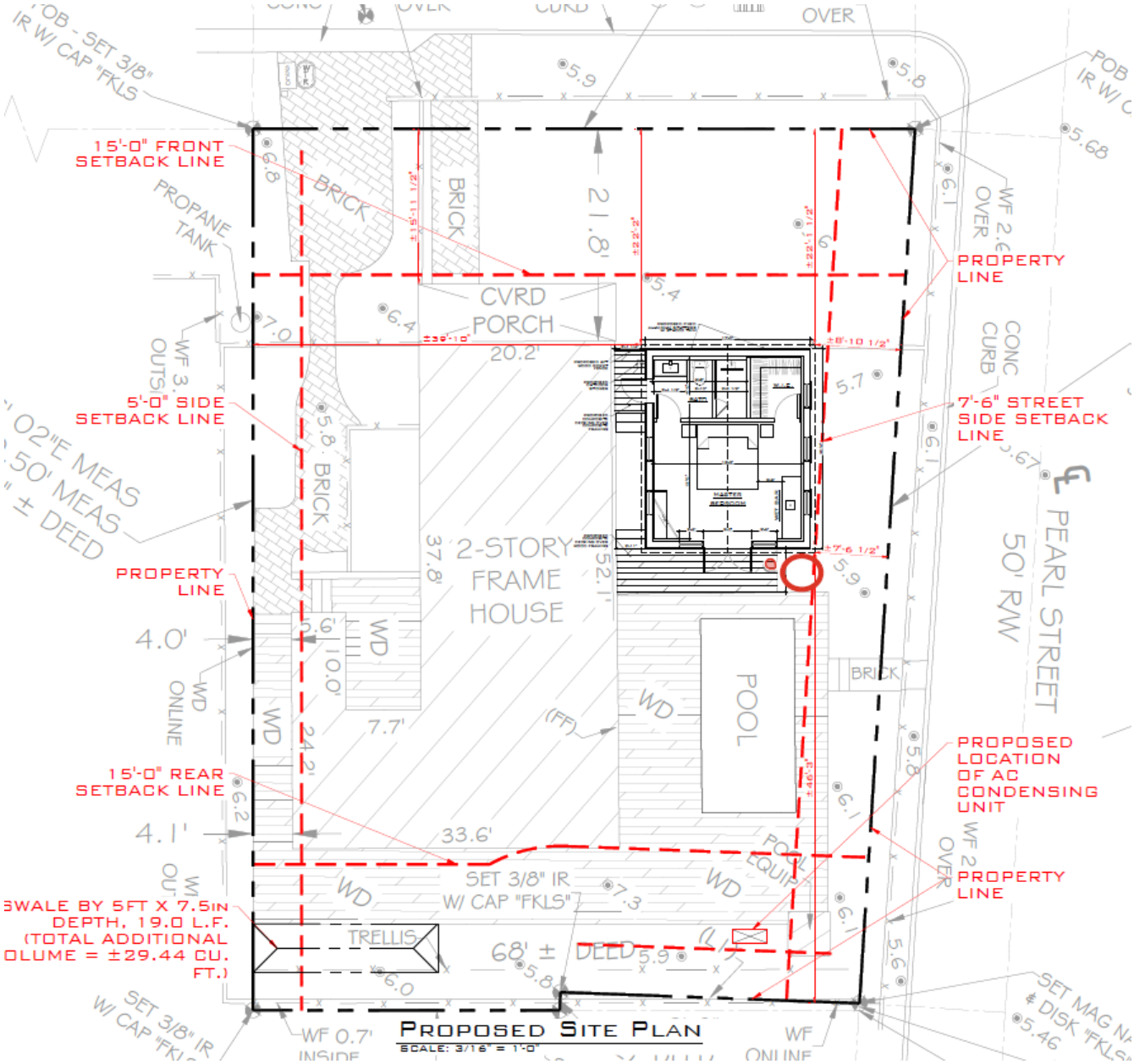
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-29l), specifically guidelines A (6, 7, 8, and 9).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 8, 9, and 12.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 22, 23, 24, and 25.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 2, 3, 4, 9

Staff Analysis:

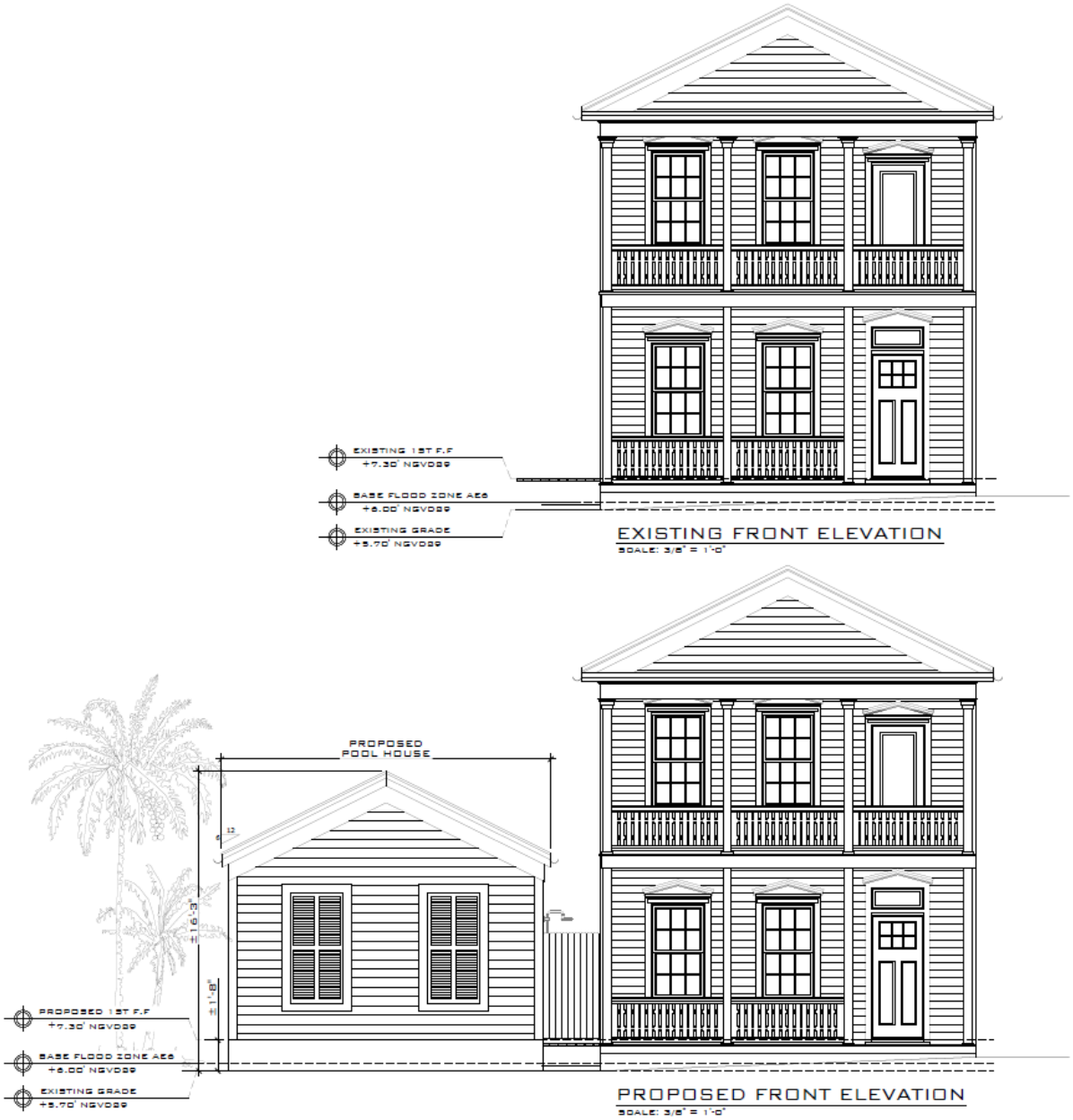
A Certificate of Appropriateness is currently under review for the construction of a new accessory structure on the side of the property. The proposed accessory structure will include a 5V-crimp metal roof, stucco siding, rear aluminum French doors, and aluminum windows, as shown in the submitted plans. The plans include living space, a wet bar, bathroom, and a closet.



Existing Site Plan.

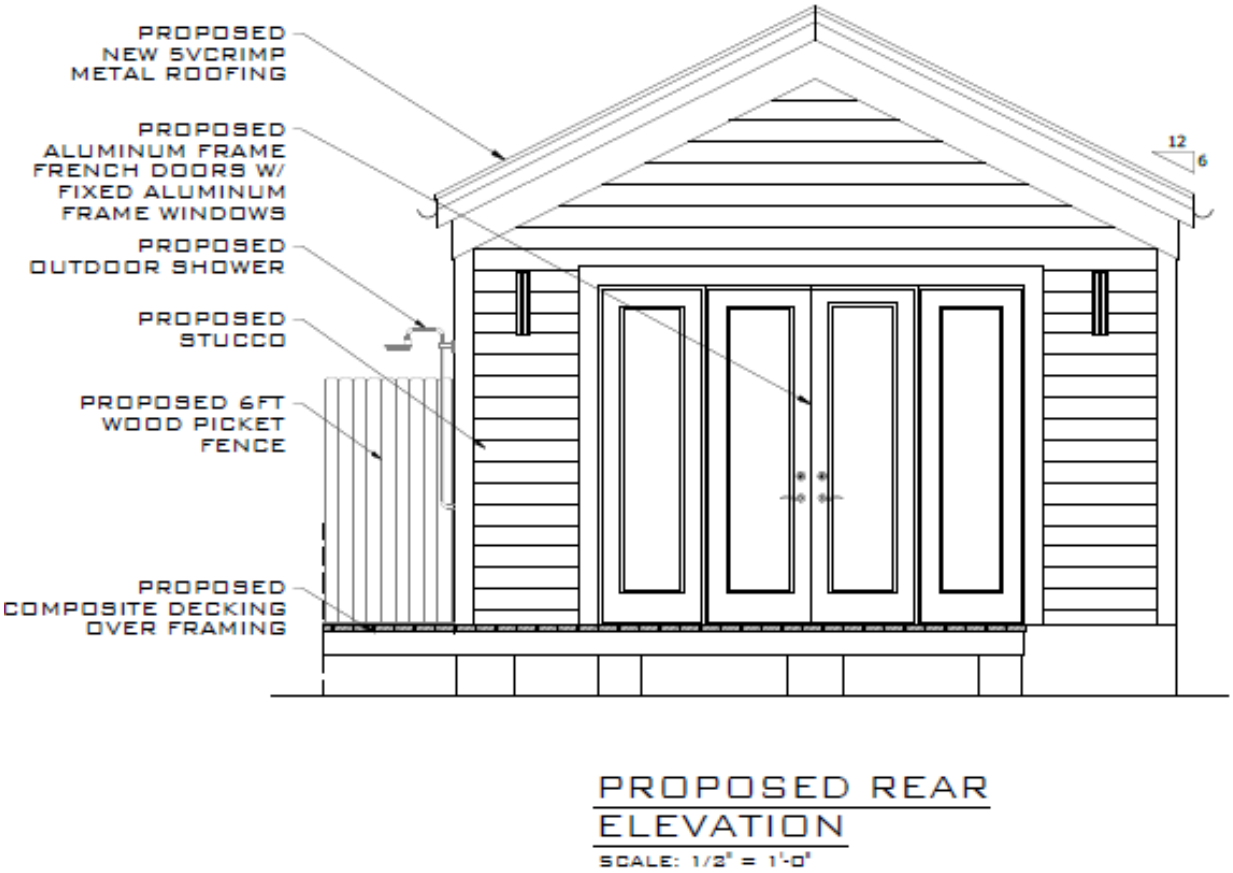


Proposed Site Plan.



Existing and Proposed Front Elevation.

Existing and Proposed Left Elevation.



Proposed Rear Elevation.

Consistency with Cited Guidelines:

Staff finds the design to follow many of the HARC guidelines. The use of traditional materials such as 5V-crimp roofing and six over six windows. While the accessory structure appears large, the design is subordinate in scale and will be shorter in height than the main building, which helps maintain a clear hierarchy between the two structures. If it is possible, staff suggests lowering the height or width of the proposed structure to help make this hierarchy clearer. The one point of concern is the proposed location of the accessory structure would be essentially in the front yard of the property, which goes against Guidelines 2 of Outbuildings. Staff asked the applicant if it would be possible to move the proposed structure back. However, there is a large ponytail Palm tree that would prevent this (denotated on the plans as a red circle). Staff would like to note that there is an existing four-foot fence along the property line that is in front of the accessory structure and is vegetated. This would provide some buffer from the viewshed of the proposed accessory structure.

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:	1410 Olivia St, Key West, FL 33040		
NAME ON DEED:	Charles T and Karen Diane ONeill	**PHONE NUMBER**	813-789-8184
OWNER'S MAILING ADDRESS:	13719 Chestersall Dr, Tampa FL 33624	**EMAIL**	chucko62@outlook.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**	09/17/2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS____ RELOCATION OF A STRUCTURE____ ELEVATION OF A STRUCTURE____
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES✓ NO____ INVOLVES A HISTORIC STRUCTURE: YES✓ NO____
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES____ NO✓

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: One Story Accessory Structure to the right of existing two story historical building.
MAIN BUILDING: N/A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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

ACCESSORY STRUCTURE(S): New slab on grade, CMU walls accessory structure, one story to the right of existing two story wood frame home	
PAVERS: N/A	**FENCES:** 6ft wood picket fence as shown.
DECKS: Composite Decking in rear and side	**PAINTING:** White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	**POOLS (INCLUDING EQUIPMENT):**
No grading is proposed. No fill. Tree protection	Existing Pool to remain
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	**OTHER:**
New A/C equipments	New concrete pad

OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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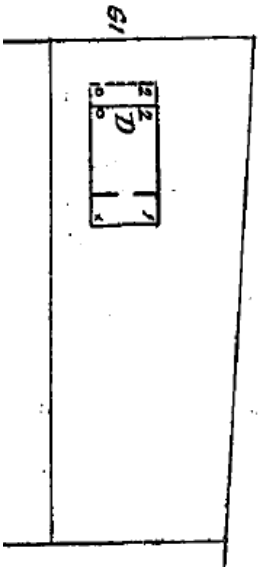
MEETING DATE:	__ APPROVED __ NOT APPROVED __ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



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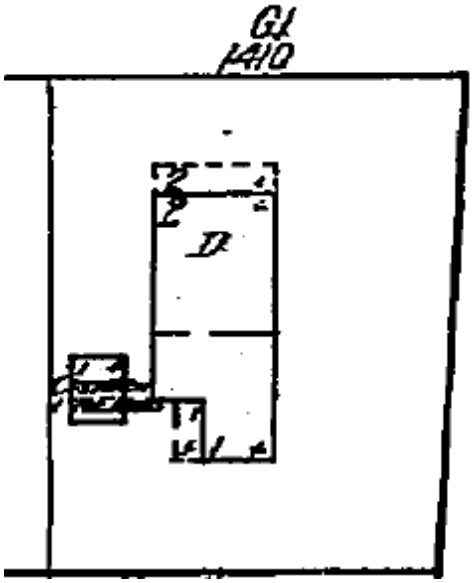

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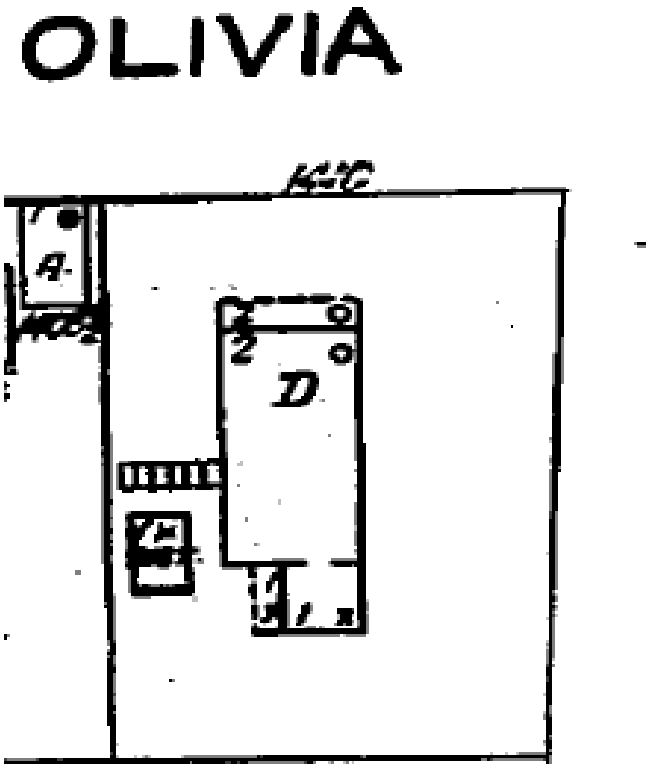

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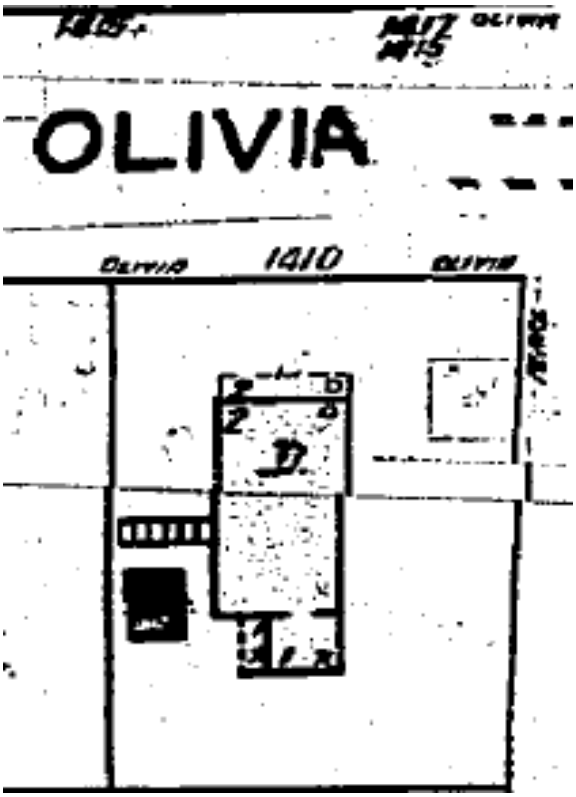

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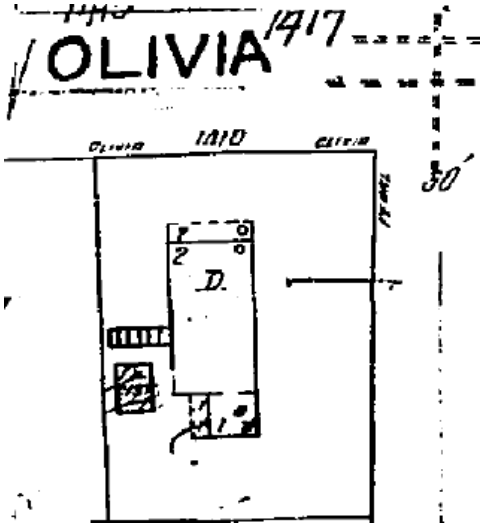


Sanborn Map of property under review 1962.

PROJECT PHOTOS

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON S55°53'58"W ASSUMED ALONG THE CENTERLINE OF OLIVIA STREET.

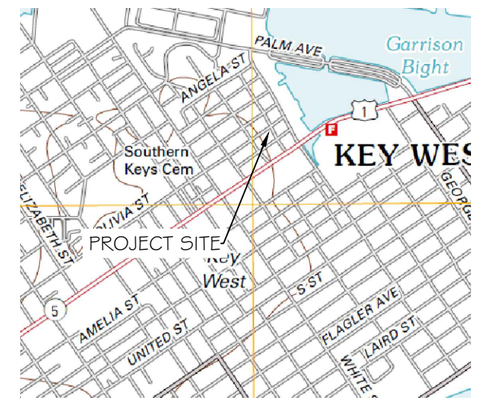
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

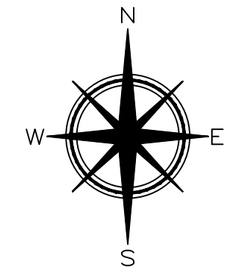
ADDRESS:
1410 OLIVIA STREET,
KEY WEST, FL 33040

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

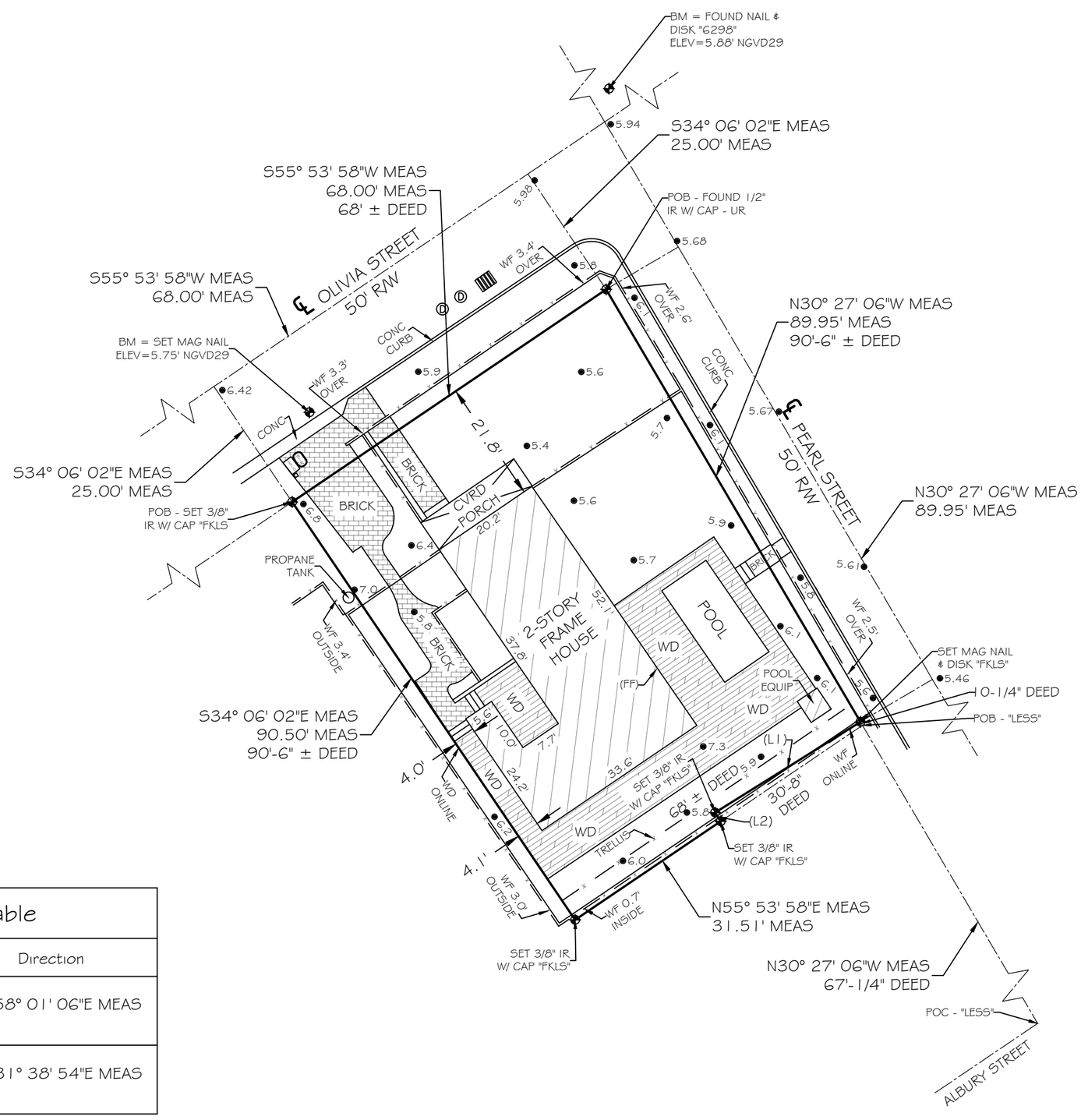
MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T68S-R25E



ASSUMED



Parcel Line Table		
Line #	Length	Direction
(L1)	30.71' MEAS 30'-8 1/2" DEED	N58° 01' 06"E MEAS
(L2)	1.92' MEAS 1'-11" DEED	S31° 38' 54"E MEAS

SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AA0020), ELEVATION= 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF)=7.5' (NGVD 1929)
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

LEGEND

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

1"=20'
0 10 20 40

TOTAL AREA =5,852.81 SQFT±

CERTIFIED TO -

CHARLES AND KAREN O'NEILL;

NOTE: FOUNDATIONS 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
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE (SEE NOTE)
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
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 AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	05/27/2025
MAP DATE	07/17/2025
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	IDG
JOB NO.:	25-113

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.

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
21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

LEGAL DESCRIPTION -

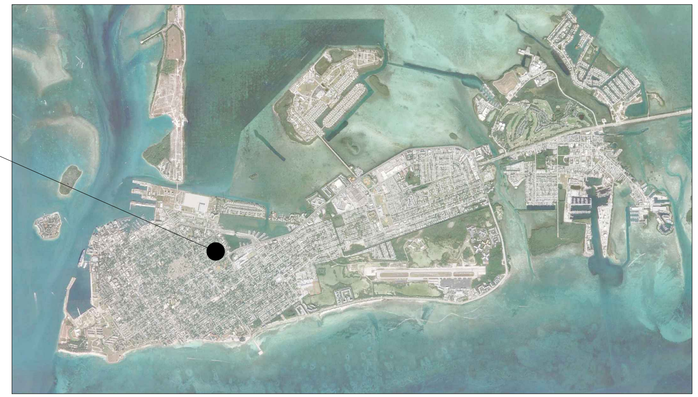
On the Island of Key West, and known as part of Lot 3, Square 3, of Benjamin Albury's Subdivision of Tract 7, recorded in Deed Book I, Page 389, Public Records of Monroe County, Florida. Commencing at the corner of Olivia and Pearl Streets, and running thence in a Southwesterly direction along Olivia Street 68 feet more or less; thence at right angles in a Southeasterly direction 90 feet and 6 inches more or less; thence at right angles in a Northeasterly direction 68 feet more or less to Pearl Street; thence in a Northwesterly direction along Pearl Street 90 feet and 6 inches more or less to the Point of Beginning.

LESS:
On the island of Key West and is part of Lot 3, Square 3, Tract 7, according to Benjamin Albury's Subdivision of Tract 7, recorded in Deed Book I, Page 389, Public Records of Monroe County, Florida, and is more particularly described as follows: From the intersection of the Northwest line of Albury Street and the Southwest line of Pearl Street, go Northwesterly along the Southwest line of Pearl Street a distance of 67 feet $\frac{1}{4}$ inch to a point which is the Point of Beginning; thence continue Northwesterly along the Southwest line of Pearl Street a distance of 10 and $\frac{1}{4}$ inches to a point; thence Southwesterly along a line making a deflection angle of 91 degrees 30 minutes with the prolongation of the previously described course a distance of 30 feet 8.5 inches to a point; thence Southeasterly along a line making a deflection angle of 89 degrees 40 minutes with the prolongation of the previously described course a distance of 1 foot 11 inches to a point; thence Northeasterly along a line making a deflection angle of 92 degrees 20 minutes with the prolongation of the previously described course a distance of 30 feet 8 inches back to the Point of Beginning.

PROPOSED DESIGN

HARC Permit Plans
FOR
Pool House

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1410 Olivia St,
Key West, FL 33040

CLIENT:
Charles O'Neil

This item has been digitally signed and sealed by Sergey Mashitakov on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sergey Mashitakov
Professional Engineer
State of Florida
License No. 71480

This drawing is not valid without the signature and original seal.

Artibus Design
Engineering and Planning

Artibus Design
3710 N. Roosevelt Blvd
Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30835

Client: Charles O'Neil

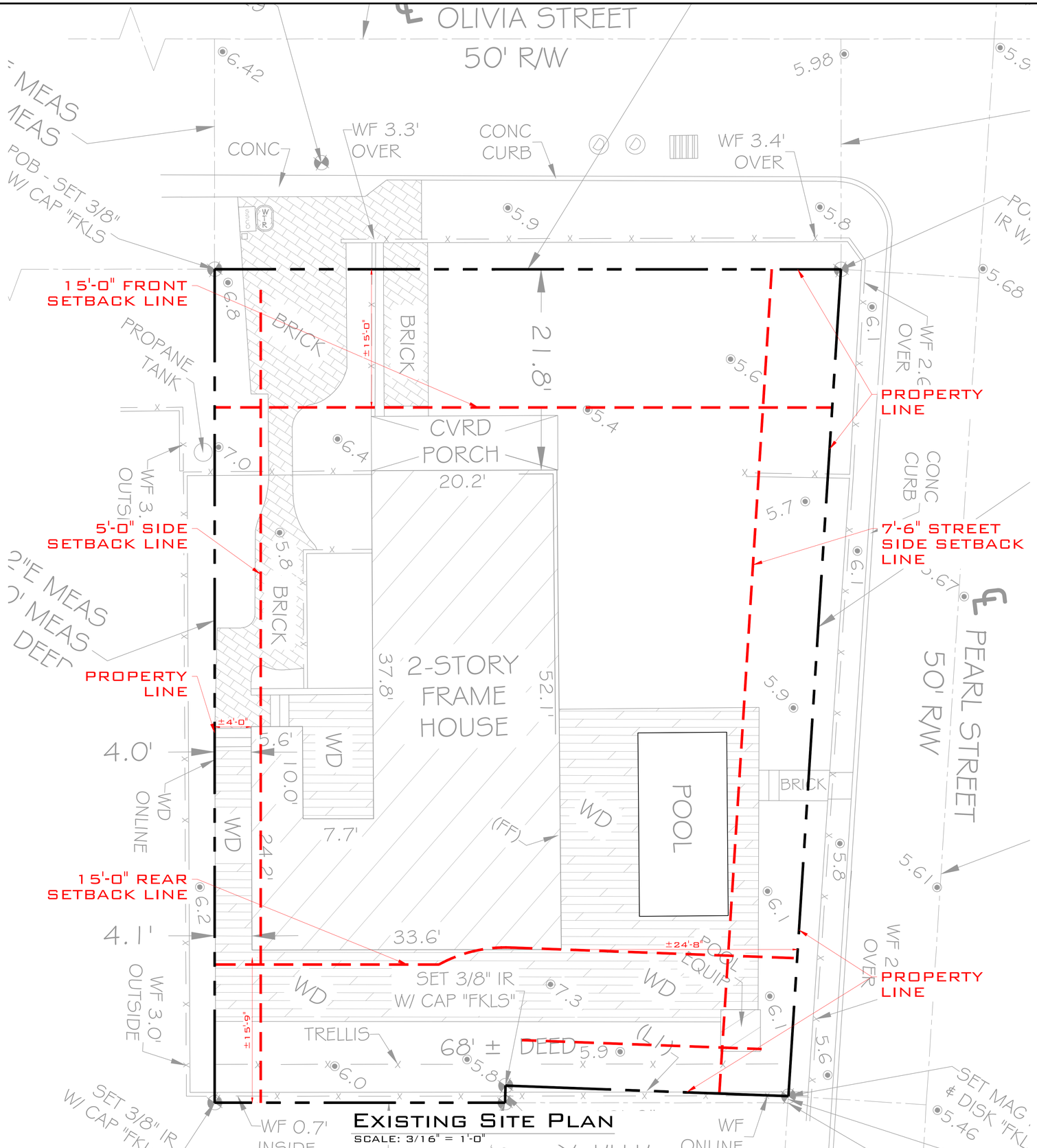
Project: Pool House

Site: 1410 Olivia St,
Key West, FL 33040

Title: COVER

Scale at sheet:	Date:	Drawn:	Checked:
AS SHOWN	09-17-25	SAM	SAM

Project No:	Drawing No:	Revision:
2509-01	G-101	1



Existing Site Plan

SCALE: 3/16" = 1'-0"

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Professional Engineer
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www.ArtibusDesign.com
CA # 30835

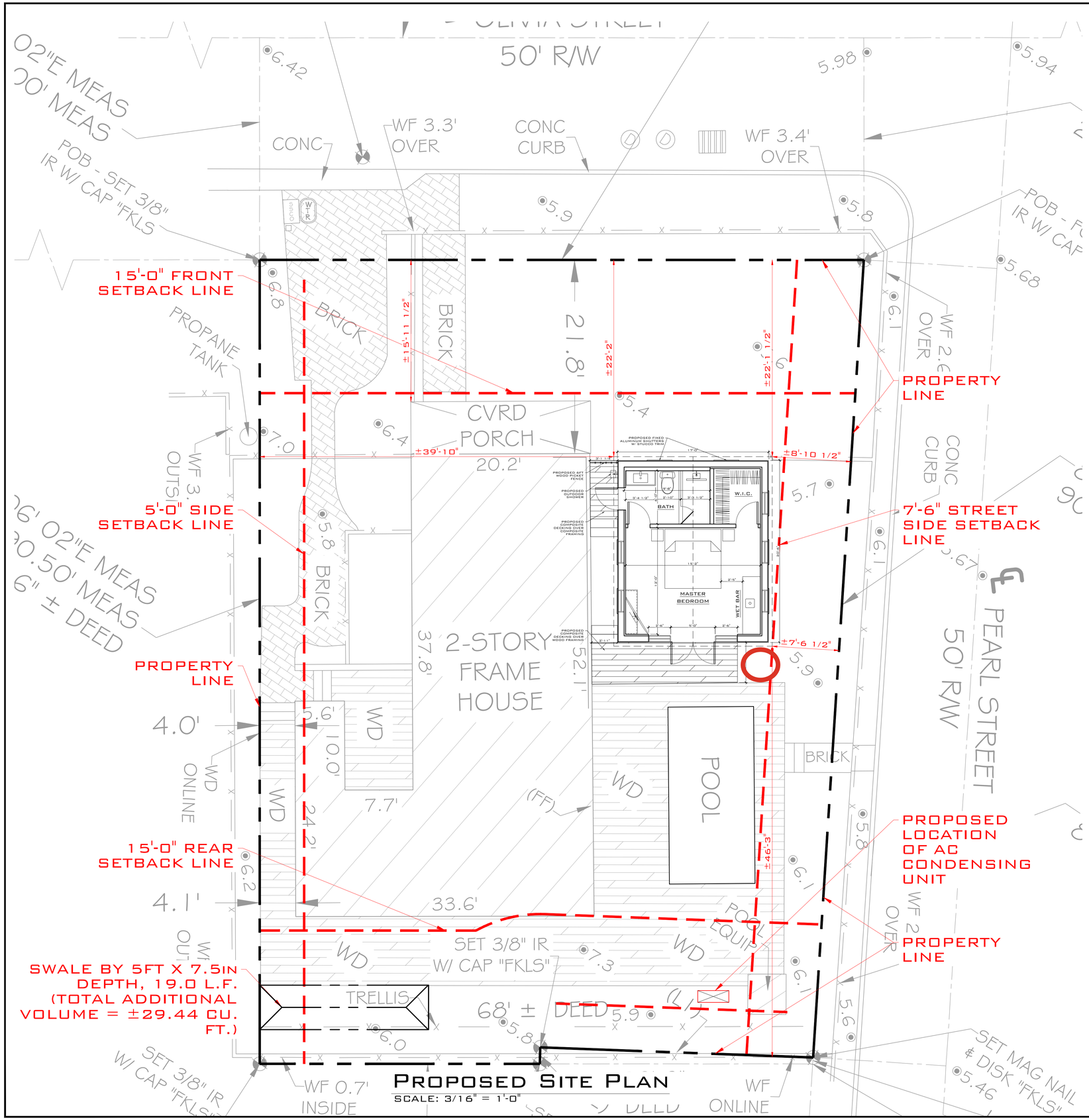
Client: Charles O'Neil

Project: Pool House

Site: 1410 Olivia St.
Key West, FL 33040

Title: Preliminary Site Plan

Scale at sheet	Date	Drawn	Checked
As shown	09/17/25	SAM	SAM
Project no.	Drawing no.	Revision
2509-01	C-101	1



PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

SITE DATA:

TOTAL SITE AREA:	±5,851.17 SQ.FT		
LAND USE:	HMDR	ACCESSORY STRUCTURE:	
FLOOD ZONE:	AE6		
SETBACKS		SETBACKS	
FRONT:		FRONT:	
REQUIRED	10'-0"	REQUIRED	10'-0"
EXISTING	15'-0"	PROPOSED	22'-2"
PROPOSED	NO CHANGES	STREET SIDE:	
STREET SIDE:		REQUIRED	7'-5"
REQUIRED	7'-5"	PROPOSED	7'-6"
EXISTING	24'-8"	RIGHT SIDE:	
PROPOSED	7'-6"	REQUIRED	5'-0"
RIGHT SIDE:		PROPOSED	39'-10"
REQUIRED	5'-0"	REAR:	
EXISTING	4'-0"	REQUIRED	15'-0"
PROPOSED	NO CHANGES	PROPOSED	46'-3"
REAR:			
REQUIRED	15'-0"		
EXISTING	15'-9"		
PROPOSED	NO CHANGES		

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED:	60% (3,510.70 SQ.FT.)
EXISTING	10.83% (±634.09 SQ.FT.)
PROPOSED	16.9% (±988.8 SQ.FT.)
	(SPACE UNDER ELEVATED STRUCTURE IS CONSIDERED AS PERVIOUS)
POOL & EQ. PAD:	±211.4 SQ.FT.
CONCRETE WALKWAY:	±422.7 SQ. FT.
A/C EQ. PAD:	±4.7 SQ.FT.
POOL HOUSE:	±350.00 SQ.FT.
TOTAL:	±988.8 SQ.FT.

MAXIMUM BUILDING COVERAGE:

REQUIRED	40% (2,340.47 SQ.FT.)
EXISTING	24.54% (±1,435.8 SQ.FT.)
PROPOSED	30.50% (±1,784.9 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED	35% (2,047.9 SQ.FT.)
EXISTING	44.95% (±2,630.0 SQ.FT.)
PROPOSED	39.21% (±2,294.7 SQ.FT.)

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	ft²	Sidewalks	D	ft²	
Decks / Patios	B	ft²	Pool/Deck	E	ft²	
Driveways	C	ft²	Other	F	634.09 ft²	
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)						634.09 1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	ft²	Sidewalks	D	ft²	
Decks / Patios	B	ft²	Pool/Deck	E	ft²	
Driveways	C	ft²	Other	F	354.66 ft²	
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)						354.66 1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) 988.75 1

2. Determine Percentage of Impervious Coverage on site:

988.75 1 ft² (Total Impervious Coverage) / 5,851.17 ft² (Total Lot Area) = 16.90% 2 *% of Impervious Coverage*

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

5,851.17 ft² (Total Lot Area) - ____ ft² (Native Vegetation - If no BMP enter "0") = 5,851.17 3 *Disturbed Area*

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:

5,851.17 3 ft² (Disturbed Area) X 0.083 = 4a ft³ *Swale Volume*

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

5,851.17 3 ft² (Disturbed Area) X 0.208 X 16.90% 2 (% of Impervious Coverage) = 4b ft³ *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:

354.66 1b ft² (Impervious Coverage PROPOSED) X 0.083 = 29.44 4c1 ft³ (Swale Volume) *Added Swale Volume*

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

354.66 1b ft² (Impervious Coverage PROPOSED) X 0.208 = 4c2 ft³ (Swale Volume) *Added Swale Volume*

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

(5.00 ft (Width) X 0.63 ft (Depth)) / 2 = 1.56 ft² **Cross Sectional Area****

29.44 ft³ (Swale Volume Either 4 - a, b, c1 or c2) / 1.56 ft² (Cross Sectional Area) = 18.84 ft **Swale Length**

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

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGE MASHTAKOV ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

CLIENT: CHARLES O'NEIL

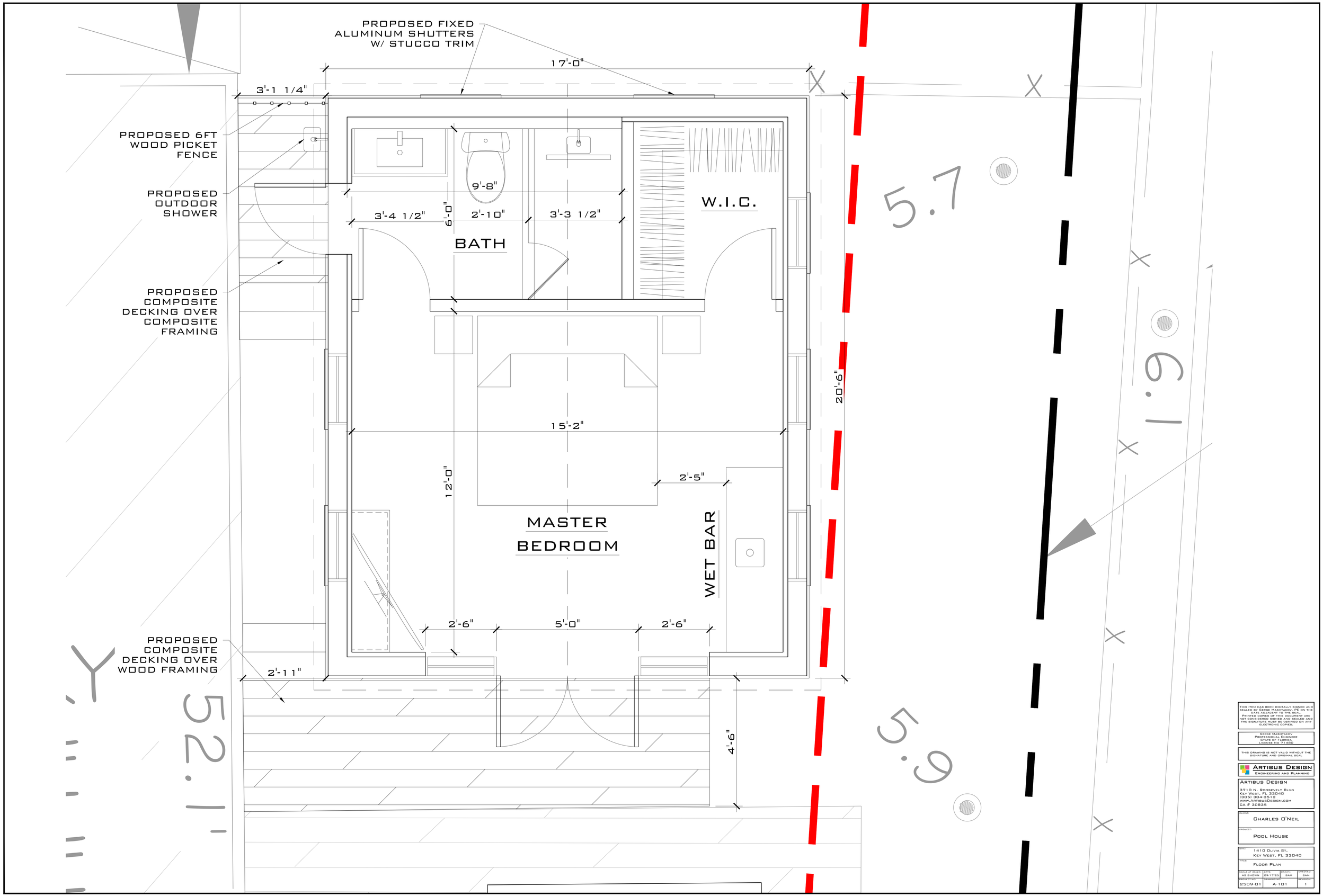
PROJECT: POOL HOUSE

SITE: 1410 OLIVIA ST, KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 24X36	DATE	DRAWN	CHECKED
AS SHOWN	09-17-25	SAM	SAM

PROJECT NO.	DRAWING NO.	REVISION
2509-01	C-102	1



This item has been digitally signed and sealed by Serge Mashtakov, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Serge Mashtakov
Professional Engineer
State of Florida
License No 71480

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Artibus Design
Engineering and Planning

Artibus Design
3710 N. Roosevelt Blvd
Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30835

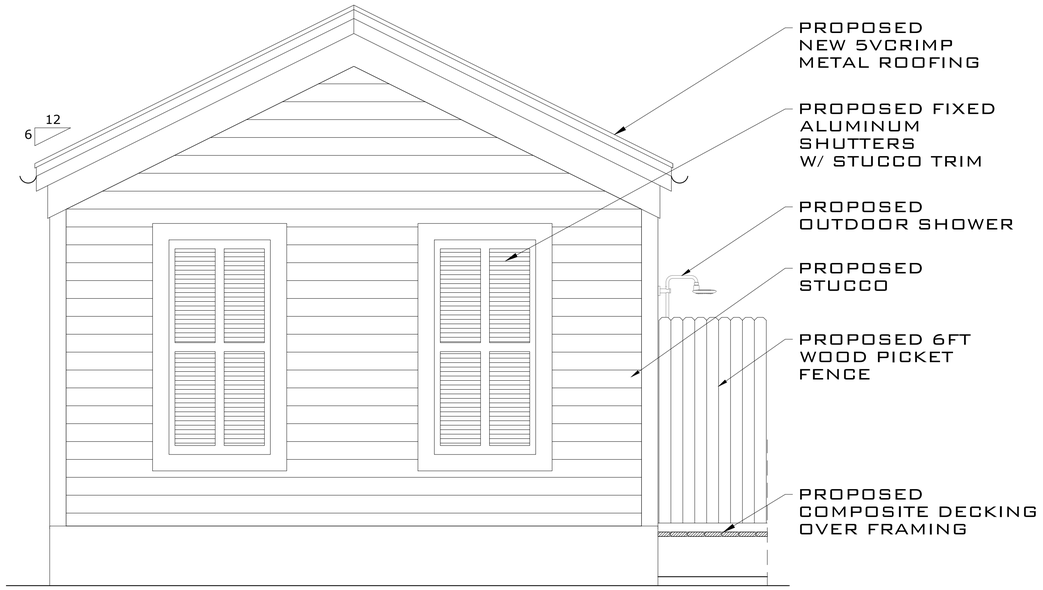
Client: Charles O'Neil

Project: Pool House

Site: 1410 Olivia St.
Key West, FL 33040

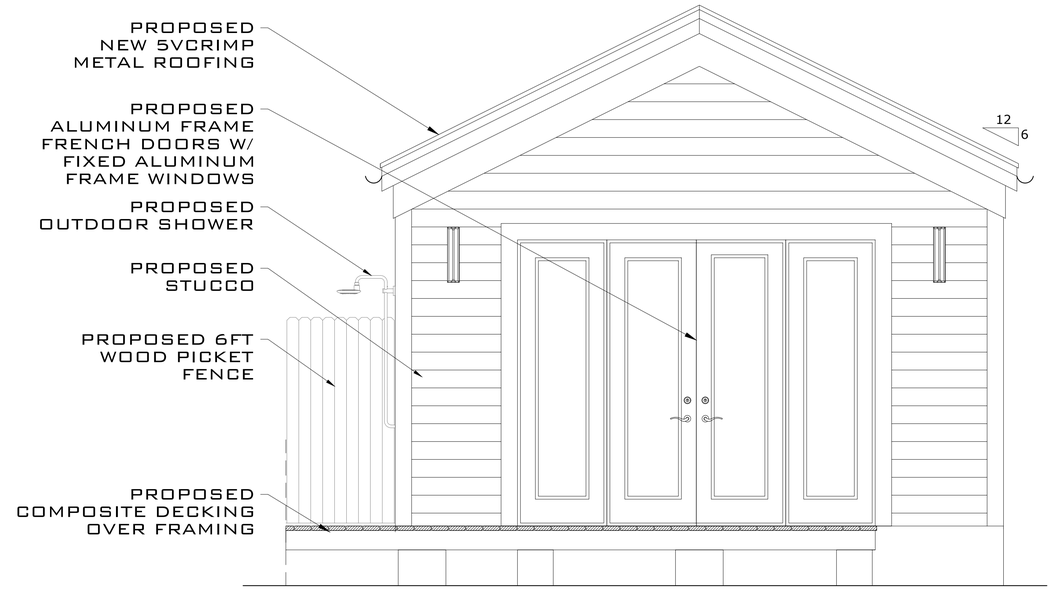
Title: Floor Plan

Scale at 24x36	Date	Drawn	Checked
As Shown	09-17-25	SAM	SAM
Project No	Drawing No	Revision	
2509-01	A-101	1	



PROPOSED FRONT ELEVATION

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

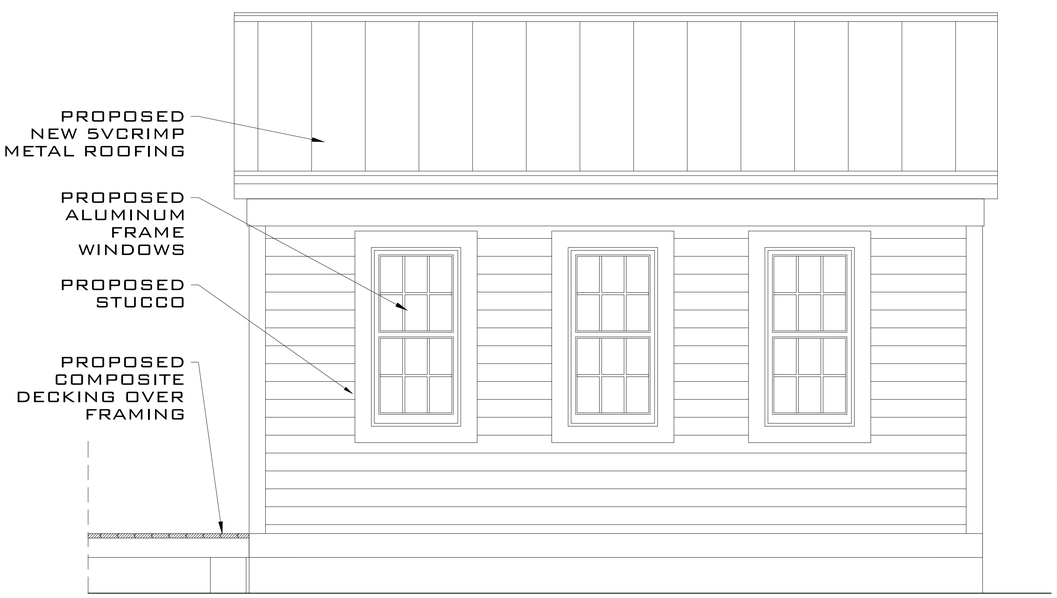


PROPOSED REAR ELEVATION

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

PROPOSED RIGHT ELEVATION

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



PROPOSED LEFT ELEVATION

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

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

CLIENT: CHARLES O'NEIL

PROJECT: POOL HOUSE

SITE: 1410 OLIVIA ST, KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09-17-25	SAM	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2509-01	A-102		1

EXISTING FRONT ELEVATION

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

PROPOSED FRONT ELEVATION

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

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CA # 30835

CLIENT:
CHARLES O'NEIL

PROJECT:
POOL HOUSE

SITE:
1410 OLIVIA ST,
KEY WEST, FL 33040

TITLE:
ELEVATIONS

SCALE AT 24x36:	DATE:	DRAWN:	CHECKED:
AS SHOWN.	09-17-25	SAM	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2509-01	A-103	1

EXISTING LEFT ELEVATION

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

PROPOSED LEFT ELEVATION

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

This item has been digitally signed and sealed by Serge Mashtakov, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Serge Mashtakov
Professional Engineer
State of Florida
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Engineering and Planning

Artibus Design
3710 N. Roosevelt Blvd
Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30835

Client: Charles O'Neil

Project: Pool House

Site: 1410 Olivia St.
Key West, FL 33040

Title: Elevations

Scale at 24x36	Date	Drawn	Checked
As shown	09-17-25	SAM	SAM

Project no	Drawing no	Revision
2509-01	A-104	1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. October 28, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY ACCESSORY STRUCTURE ON SIDE OF CONTRIBUTING STRUCTURE.

#1410 OLIVIA STREET

Applicant – Serge Mashtakov, PE Application #C2025-0084

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

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 _____ OLEH AMBROZIAK, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1410 OLIVIA ST, KEY WEST, FL 33040 on the 28 day of OCTOBER, 2025.

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

   The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 5:00PM, OCTOBER 28, 2025.

   The legal notice(s) is/are clearly visible from the public street adjacent to the property.

   The Certificate of Appropriateness number for this legal notice is C2025-0084.

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

Signed Name of Affiant: _____
Date: 10/17/2025
Address: 3710 N ROOSEVELT BLVD
City: KEY WEST
State, Zip: FL - 33040

The forgoing instrument was acknowledged before me on this 2 day of _____, 20____.

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

NOTARY PUBLIC
Sign Name: _____
Print Name: Patrick Dominick Mobley
Notary Public - State of Florida (seal)
My Commission Expires: 11/7/2027

PATRICK DOMINICK MOBLEY
Commission # HH 462261
Expires November 7, 2027

1410
Public
Meeting
Notice
NEW ONE-STORY ACCESSORY STRUCTURE ON SIDE OF
CONTRIBUTING STRUCTURE.
#1410 OLIVIA STREET
Applicant – Serge Mashiakov, PE Application #C2025-0084
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Public
Meeting
Notice
1410

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID	00024090-000000
Account#	1024899
Property ID	1024899
Millage Group	10KW
Location Address	1410 OLIVIA St, KEY WEST
Legal Description	KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 3 SQR 3 TR 7 H2-300 OR570-213 OR789-636 789-637 OR789-639 OR792-1571 OR793-1245 OR842-2359 OR844-964 OR1013-2437 OR3084-1527 OR3118-0596 OR3304-0065 (Note: Not to be used on legal documents.)
Neighborhood	6284
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	05/68/25
Affordable Housing	No

Owner

ONEILL CHARLES T
13719 Chestersall Dr
Tampa FL 33624

ONEILL KAREN DIANE
13719 Chestersall Dr
Tampa FL 33624

Valuation

		2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$792,274	$788,059	$761,353	$778,272
+	Market Misc Value	$37,214	$36,190	$37,258	$38,327
+	Market Land Value	$1,397,610	$1,397,610	$1,256,970	$918,555
=	Just Market Value	**$2,227,098**	**$2,221,859**	**$2,055,581**	**$1,735,154**
=	Total Assessed Value	**$2,227,098**	**$2,099,536**	**$1,908,669**	**$1,735,154**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$2,227,098**	**$2,221,859**	**$2,055,581**	**$1,735,154**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$1,397,610	$788,059	$36,190	$2,221,859	$2,099,536	$0	$2,221,859	$0
2023	$1,256,970	$761,353	$37,258	$2,055,581	$1,908,669	$0	$2,055,581	$0
2022	$918,555	$778,272	$38,327	$1,735,154	$1,735,154	$0	$1,735,154	$0
2021	$624,090	$971,908	$39,394	$1,635,392	$1,635,392	$0	$1,635,392	$0
2020	$641,670	$762,092	$40,464	$1,444,226	$1,407,972	$25,000	$1,382,972	$36,254
2019	$775,718	$628,286	$41,531	$1,445,535	$1,376,317	$25,000	$1,351,317	$69,218
2018	$747,150	$635,765	$42,599	$1,425,514	$1,350,655	$25,000	$1,325,655	$74,859

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,860.00	Square Foot	68	90

Buildings

Building ID	1861	**Exterior Walls**	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	**Year Built**	1938
Building Type	S.F.R. - R1 / R1	**EffectiveYearBuilt**	2012
Building Name		**Foundation**	CONC BLOCK
Gross Sq Ft	2515	**Roof Type**	IRR/CUSTOM
Finished Sq Ft	2275	**Roof Coverage**	METAL
Stories	2 Floor	**Flooring Type**	SFT/HD WD
Condition	GOOD	**Heating Type**	FCD/AIR DUCTED
Perimeter	358	**Bedrooms**	3
Functional Obs	0	**Full Bathrooms**	2
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	13	**Grade**	550
Interior Walls	DRYWALL	**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	240	0	0
FLA	FLOOR LIV AREA	2,275	2,275	0
TOTAL		**2,515**	**2,275**	**0**

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1986	1987	4 x 160	1	640 SF	2
FENCES	1996	1997	6 x 70	1	420 SF	2
BRICK PATIO	2007	2008	12 x 20	1	240 SF	2
BRICK PATIO	2007	2008	4 x 20	1	80 SF	2
UTILITY BLDG	2007	2008	4 x 4	1	16 SF	3
RES POOL	2007	2008	11 x 21	1	231 SF	4
WOOD DECK	2015	2016	0 x 0	1	917 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/16/2024	$2,800,000	Warranty Deed	2483720	3304	0065	01 - Qualified	Improved		
8/6/2021	$100	Quit Claim Deed	2334140	3118	0596	11 - Unqualified	Improved		
3/26/2021	$1,800,000	Warranty Deed	2310648	3084	1527	01 - Qualified	Improved		
5/1/1987	$242,000	Warranty Deed		1013	2437	U - Unqualified	Improved		
5/1/1979	$89,500	Conversion Code		793	1245	Q - Qualified	Improved		

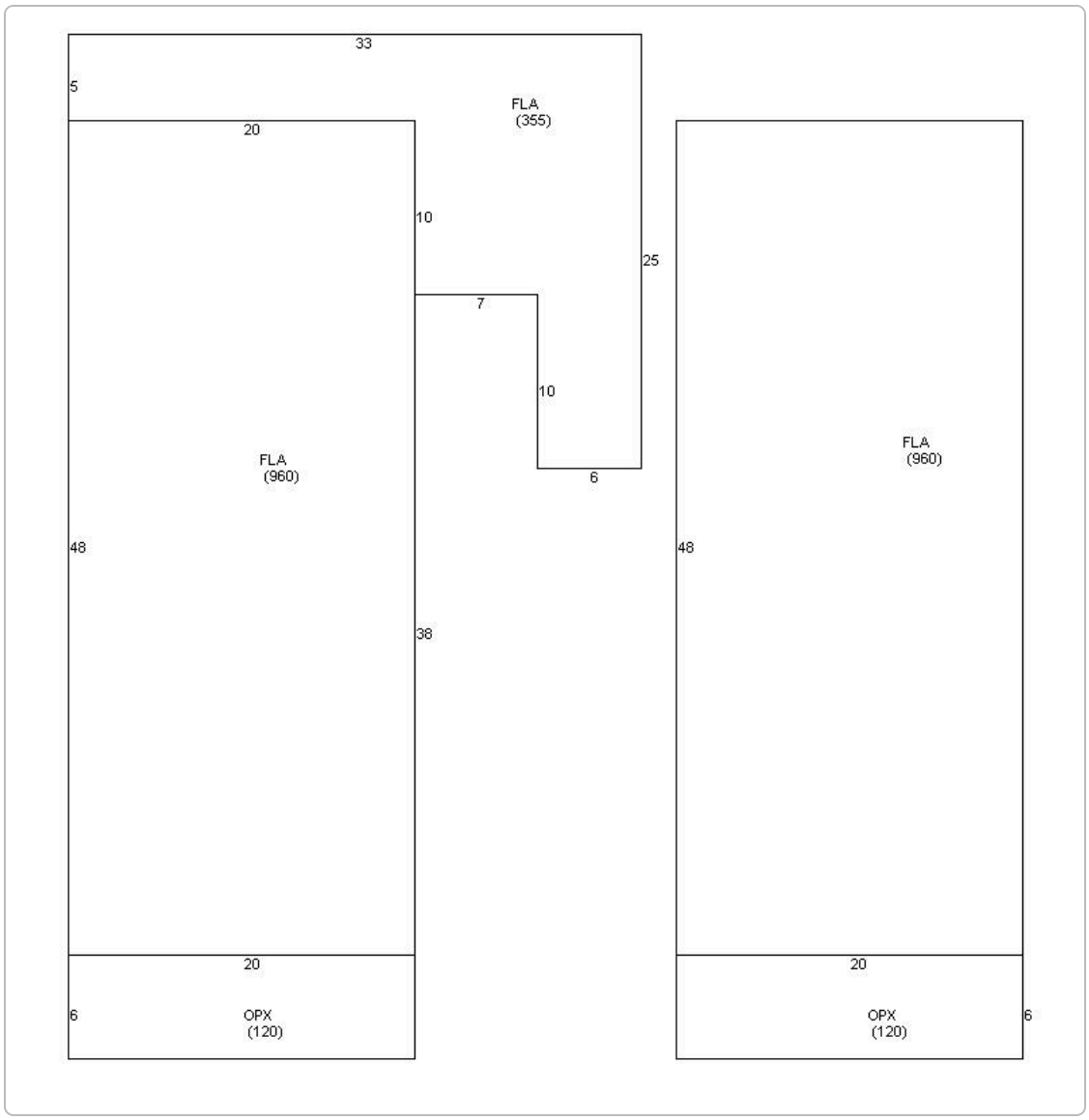
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
14-2818	11/19/2014	Completed	$19,400		REMOVE 6 CORAL COLUMNS REPLACE WITH FOOTERS AND PIERS BUILD 6' X 20' DECK REPAIR SILL AND SIDING
14-2818	06/17/2014	Completed	$12,000		R &R COMPOSITE DECKING 1000SF
8-990	04/04/2008	Completed	$1,500		INSTALL BRICK PAVER WALKWAY & PATIO 250SF
06-6836	01/04/2007	Completed	$2,950	Residential	ROUGH-IN & TRIM OUT KITCHEN SINK & WASHER
07-0006	01/03/2007	Completed	$6,200		WIRE NEW KITCHEN 36 SF,NO NEW LOAD
06-5548	10/30/2006	Completed	$80,000	Residential	DEMO REAR PORCH, REPLACE DECK, BUILD ADDITION & STORAGE SHED, INSTALL NEW KITCHEN.
04-1191	07/30/2004	Completed	$2,000	Residential	ATF - INSTALL PAVERS
03-0417	02/11/2003	Completed	$3,000	Residential	RED TAG - REPAINT
02-3229	12/02/2002	Completed	$2,000	Residential	REPLACE SEWER LATERAL
00-0889	04/07/2000	Completed	$8,500	Residential	REPAIR 850 SF METAL SHING
98-0853	05/01/1998	Completed	$1,200	Residential	METAL ROOF
98-0853	03/30/1998	Completed	$1,200	Residential	ROOF REPAIRS

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


33
5
FLA
(355)
20
10
25
7
10
6
FLA
(960)
48
38
20
6
OPX
(120)
FLA
(960)
48
20
OPX
(120)
6

Photos

1024899
1/3/2025

Map

TRIM Notice

2025 TRIM Notice (PDF)

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/17/2025, 1:59:30 AM

Contact Us

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