



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: April 22, 2025

Applicant: Serge Mashtakov P.E.

Application Number: C2025-0030

Address: 323 Petronia Street

Description of Work:

New one and a half story concrete block structure with pool, pool deck, and lanai in rear as well as site improvements.

Site Facts:

The building on this property is a non-historic concrete block structure constructed in 1977, set back from Petronia Street behind a 6-foot wall. The site contains a mix of residential and commercial (retail) units and includes two one-story concrete block structures, one two-story concrete block structure, a concrete parking area, and concrete walkways. Currently the lot is located within an X flood zone.



Photo of property under review. Property Appraisers website 06/29/18.



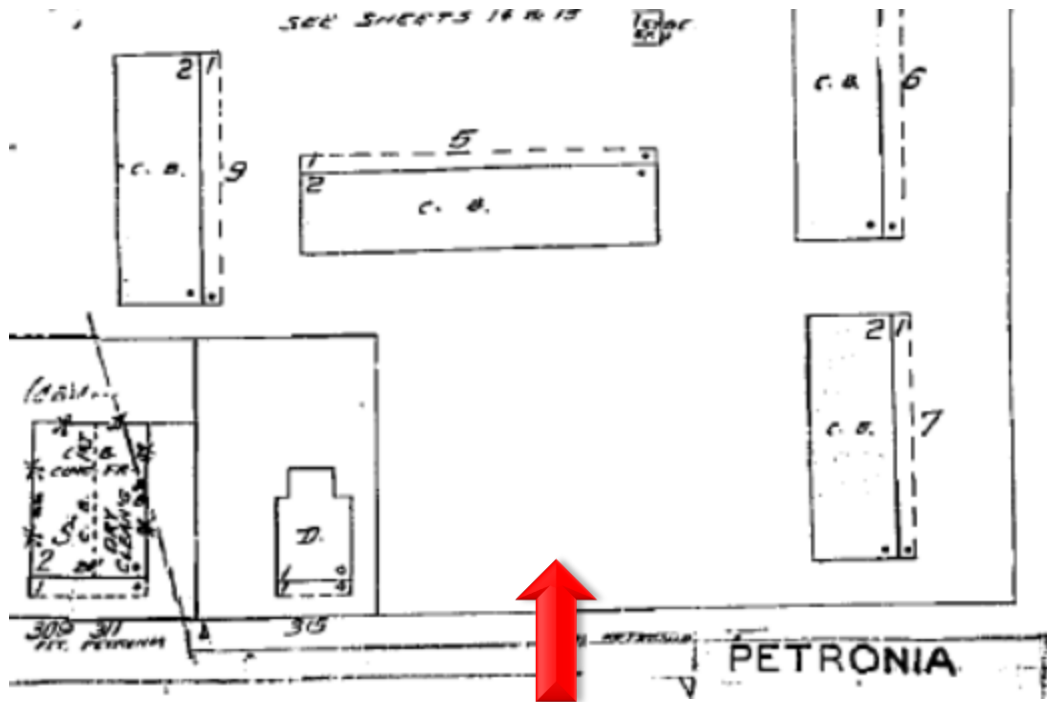
Photo of property under review. Property Appraisers website 06/29/18.



Photo of property under review. Front elevation.



Photo of property under review. Side view.



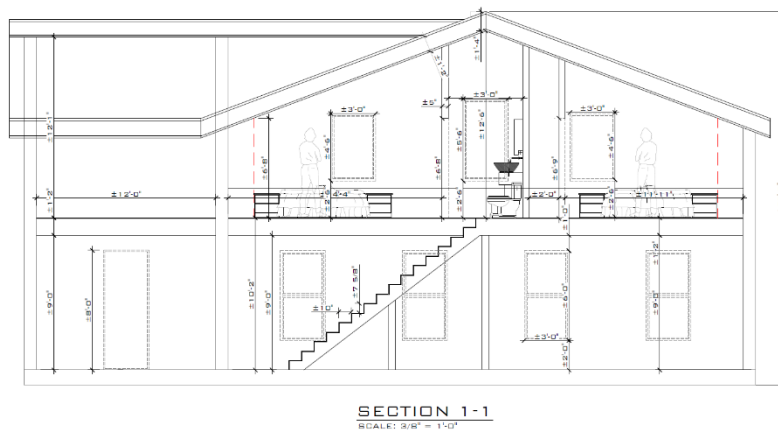
1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircase (pages 32-33), specifically guidelines 8, 9, 10, 11, and 12.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 15, 17, 18, 22, 23, 24, and 25.
- Guidelines for Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically the first paragraph, guidelines 1, 2, 3, and 4.
- Guidelines for Outbuildings (pages 40-41), specifically guidelines 1, 3, 4, 9, 10, and 11.
- Guidelines for Fences and walls (page 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.
- Guidelines for Air Conditioning Units, Antennas, Trash Facilities and Satellite Dishes (page 42-43), specifically guidelines 1, 5, 6, and 7.
- Guidelines for parking areas, landscaping & open space environment (page 43), specifically guidelines 2, 4, 5, 6, and 9.

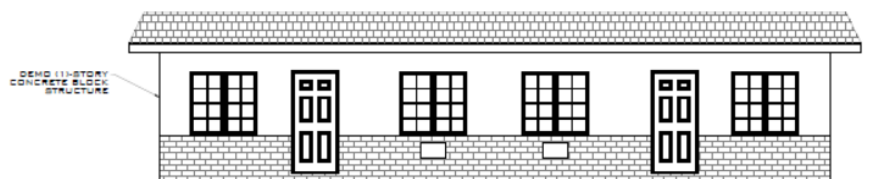
Staff Analysis:

A Certificate of Appropriateness is currently under review for a new structure proposed as a one-and-a-half story building. However, the plans reflect a full two-story structure. According to the definition, a half story must not exceed one-half the floor area of the floor immediately below and is typically located beneath a pitched roof. Therefore, it does not meet the criteria for a half story and should be considered a two-story structure. The existing structure has two separate units, while the proposed new construction will consist of a single-family residence with a total of five bedrooms.



Proposed section.

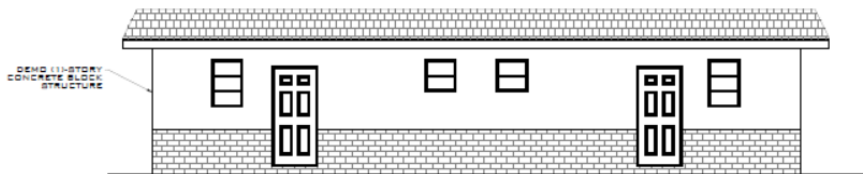
A covered porch is proposed on the left side of the front elevation, set back from the primary façade. The rear elevation will include aluminum sliding glass doors. The existing building has a height of 11 feet 2 inches, while the proposed structure will be 25 feet, making it taller than the existing non-historic mixed-use building on the property facing Petronia Street, which is 21 feet 1 inch tall. The new construction will feature 5V-crimp metal roofing, aluminum windows, an aluminum front door, an 8-by-8-inch wood post at the front porch, and cement siding.



Existing Front Elevation.



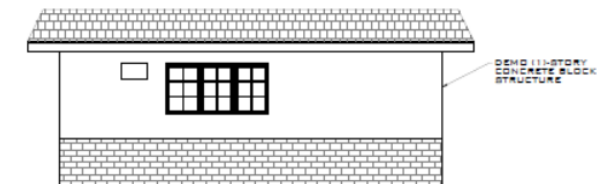
Proposed Front Elevation.



Existing Rear Elevation.



Proposed Rear Elevation.



Existing Left Elevation.

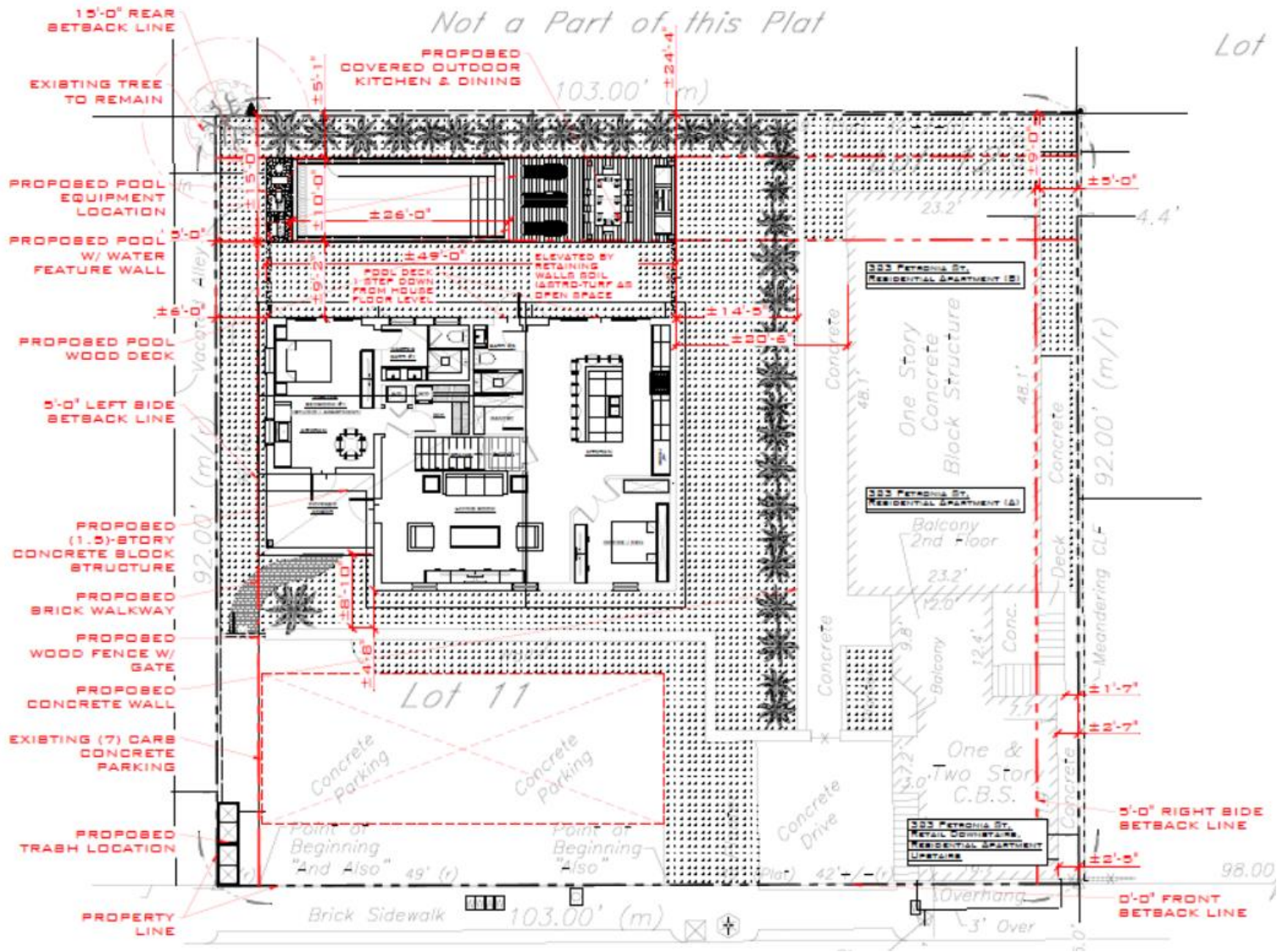


Proposed Left Elevation.

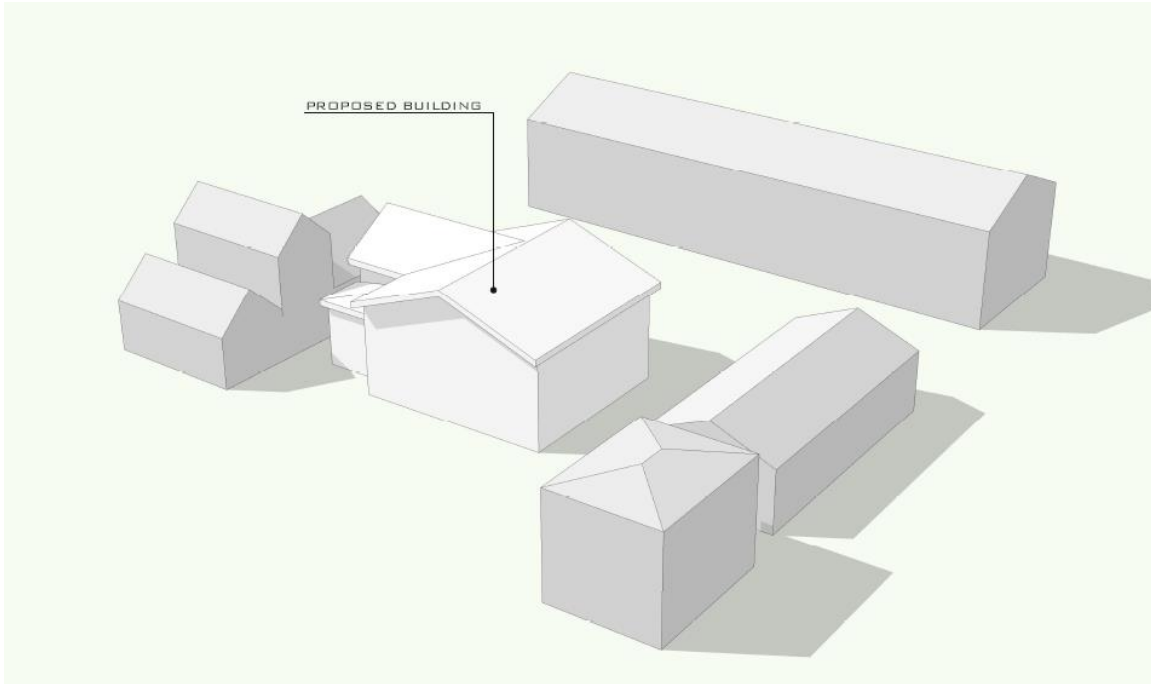


Proposed Streetscape.

The plans also include a pool with a water feature wall, a pool deck, and a rear lanai with an outdoor kitchen and dining area. A six-foot wood picket fence is proposed along the sides and rear of the property. The right elevation will feature aluminum Bahama shutters over a solid wall. There will also be a new concrete wall providing separation from the adjacent one-story CMU structure. The existing CMU fence at the front of the property will remain but will be repaired and painted white. A designated trash area is proposed at the front of the property, toward the left side when viewed from Petronia Street. A new brick walkway will connect the structure to the existing parking area, and the soil in the rear yard will be elevated using retaining walls.



Proposed Site Plan.

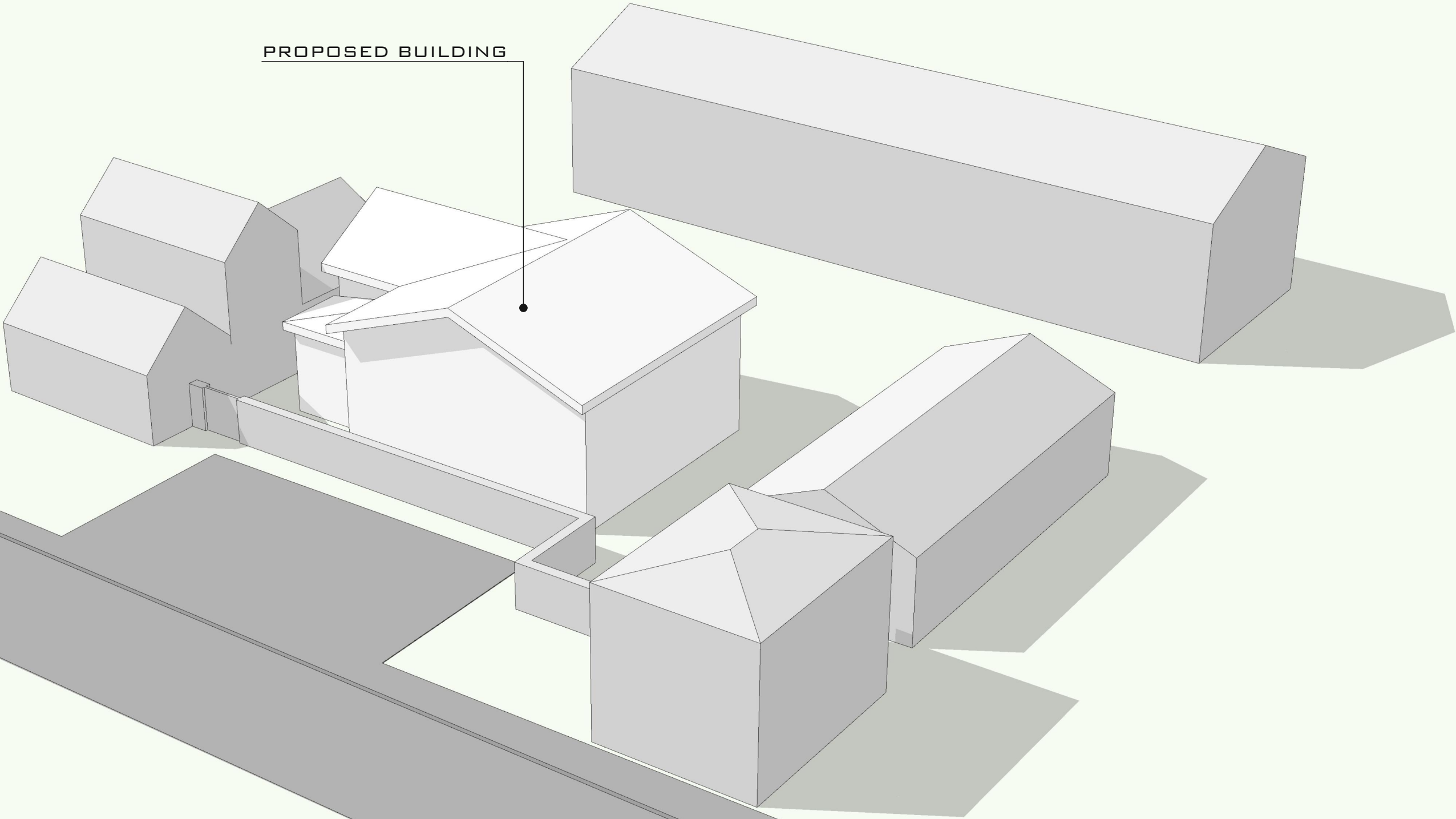


3d model showing proposed building.

Consistency with Cited Guidelines:

The proposed new construction, while described by the applicant as a one-and-a-half story building, reflects a full two-story structure and does not meet the definition of a half story as outlined in the guidelines. The proposed front porch is located on the left side of the façade and is set back from the primary elevation, rather than spanning the full width of the structure as is typical of traditional Key West architecture. However, the surrounding area includes a mix of commercial and residential structures, and the building is set back approximately 32 feet from the sidewalk, partially screened by an existing six-foot wall. Given these site conditions, staff finds that the overall scale, massing, and detailing are compatible with the surrounding context.

PROPOSED BUILDING



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:

323 Petronia St, Key West, FL 33040

NAME ON DEED:

CODE 74 LLC

PHONE NUMBER 480-650-6271

OWNER'S MAILING ADDRESS:

1201 S Ocean Dr, Apt 1212N, Hollywood FL
33019

EMAIL adrianlaza@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 03/25/2025

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 existing non-historic duplex and construction of new duplex

MAIN BUILDING: Demo existing. Build new CMU two family building with pool and lanai in rear

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 Lanain Structure in Rear	
PAVERS: N/A	FENCES: 6ft wood picket fence sides and rear
	Existing CMU Fence in front to remain, repair and paint white
DECKS: Composite Decking in rear	PAINTING: White or HARC Approved pastel color
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
No grading is proposed. No fill. Tree protection	Residential in-ground pool in rear
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
New A/C equipment	

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:	323 Petronia St, Key West, FL 33040
PROPERTY OWNER'S NAME:	Code 74 LLC
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.**

	3/25/2025 Adrian Laza
PROPERTY OWNER'S SIGNATURE	DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing non-historic two family structure

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

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

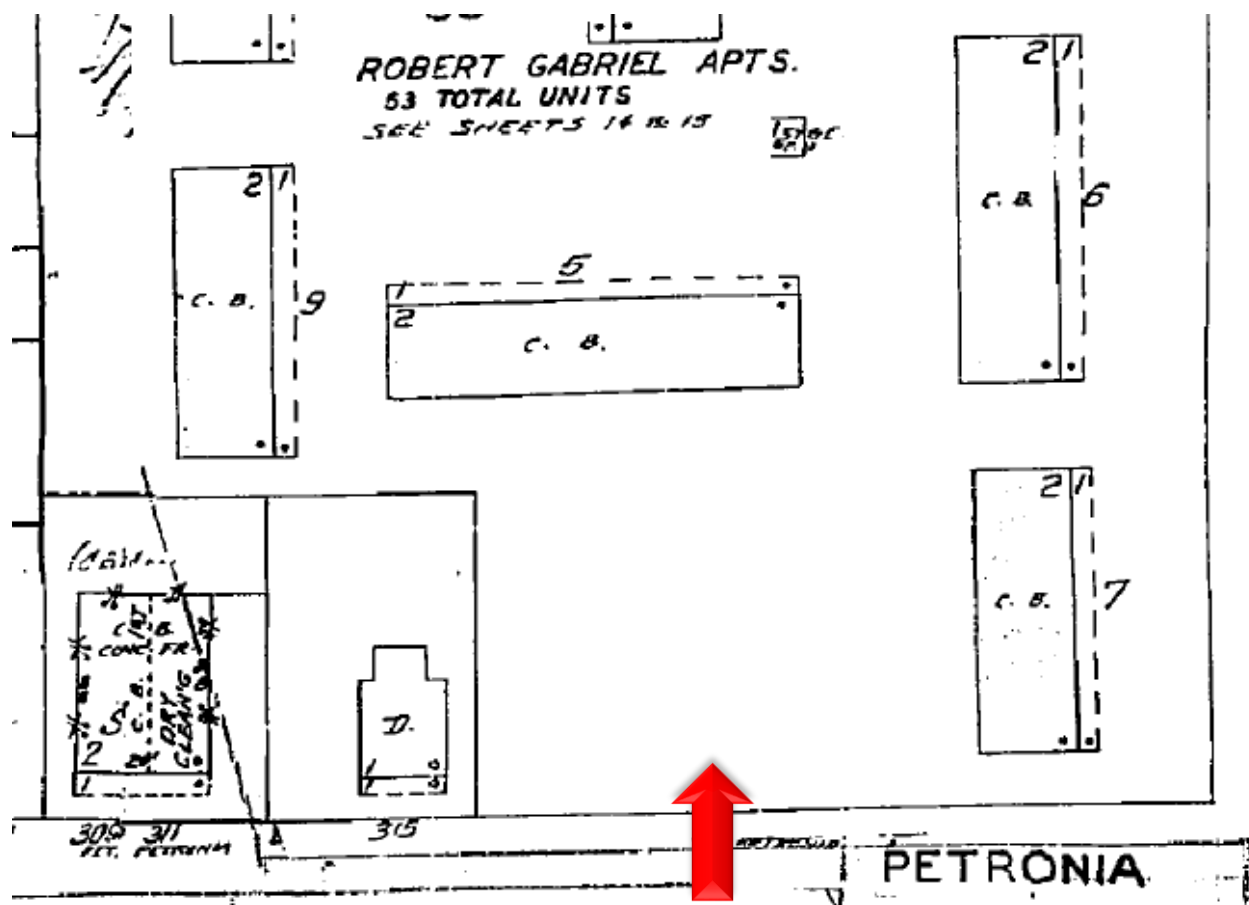
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
Building is not associated with events that have made any significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value 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.
The building has no significant character, interest or value.
(d) Is not the site of a historic event with significant effect upon society.
The building is not a site of major historic events.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(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

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 of a non-historic CMU structure erected approximately in 1978.
(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

SANBORN MAPS



1962 Sanborn Map.

PROJECT PHOTOS

323 PETRONIA ST
(FRONT SIDE VIEW)



323 PETRONIA ST
(REAR SIDE VIEW)



323 PETRONIA ST
(RIGHT SIDE VIEW)



323 PETRONIA ST
(LEFT SIDE VIEW)



323 PETRONIA ST
(UNITS A-B)



**323 PETRONIA ST
(RETAIL DOWNSTAIRS,
RESIDENTIAL APARTMENT UPSTAIRS)**



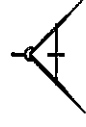
SURVEY

~~Assumed
1" = 20'~~



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

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of Lots 11 & 12, Square 1, Tract 3, and a portion of an alleyway, Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 323-325 Petronia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: February 20, 2025.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, and being a part of Tract Three (3) according to William A. Whitehead's Map of said Island, delineated in February, A.D., 1829, but better described as being Lot Twelve (12) of Square One (1) of said Tract Three (3):

Commencing at a point on the Northwest side of Petronia Street, Ninety-Eight (98) feet Southwesterly from the corner of Whitehead and Petronia Streets, and running along Petronia Street in a Southwesterly direction, Forty-Two (42) feet, more or less; thence at right angles in a Northwesterly direction Ninety-Two (92) feet; thence at right angles in a Northeasterly direction Forty-Two (42) feet; more or less; thence at right angles in a Southeasterly direction, Ninety-Two (92) feet to the point of beginning on Petronia Street.

ALSO;

On the Island of Key West, and known on Charles W. Tift's map of the city of Key West, delineated in July 1874 as Lot 11 in Square 1, Tract 3.

Commencing at a point on the Northwesterly side of Petronia Street, said point being distant 147 feet from the corner of Whitehead and Petronia Streets, run thence along Petronia Street in a Southwesterly direction 49 feet; thence at right angles in a Northwesterly direction 92 feet; thence at right angles in a Northeasterly direction 49 feet; thence at right angles in a Southeasterly direction 92 feet out to the Point of Beginning.

AND ALSO;

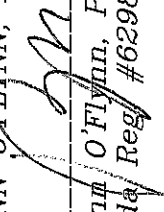
A parcel of land, being a part of an alley having a width of 5 feet, and being adjacent to Lot 11, Square 1, Tract 3, according to a diagram of said Tract 3, as recorded in Deed Book "F" at Page 621 of the Monroe County Public Records; said parcel described by metes and bounds as follows:

BEGIN at the SW'ly corner of the said Lot 11 and run thence in a NW'ly direction and along the SW'ly boundary line of the said Lot 11 for a distance of 92 feet; thence SW'ly and at right angles for a distance of 5 feet; thence SE'ly and at right angles for a distance of 92 feet to the NW'ly boundary line of Petronia Street; thence NE'ly and along the NW'ly boundary line of the said Petronia Street for a distance of 5 feet back to the POINT OF BEGINNING.

BOUNDARY SURVEY FOR: Code 74 LLC;

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

J. LYNN O'FLYNN, INC.

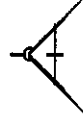

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298



3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 296-2244

February 21, 2025

PROPOSED DESIGN

HARC APPLICATION PLANS FOR 323 PETRONIA ST

SITE LOCATION



LOCATION MAP:

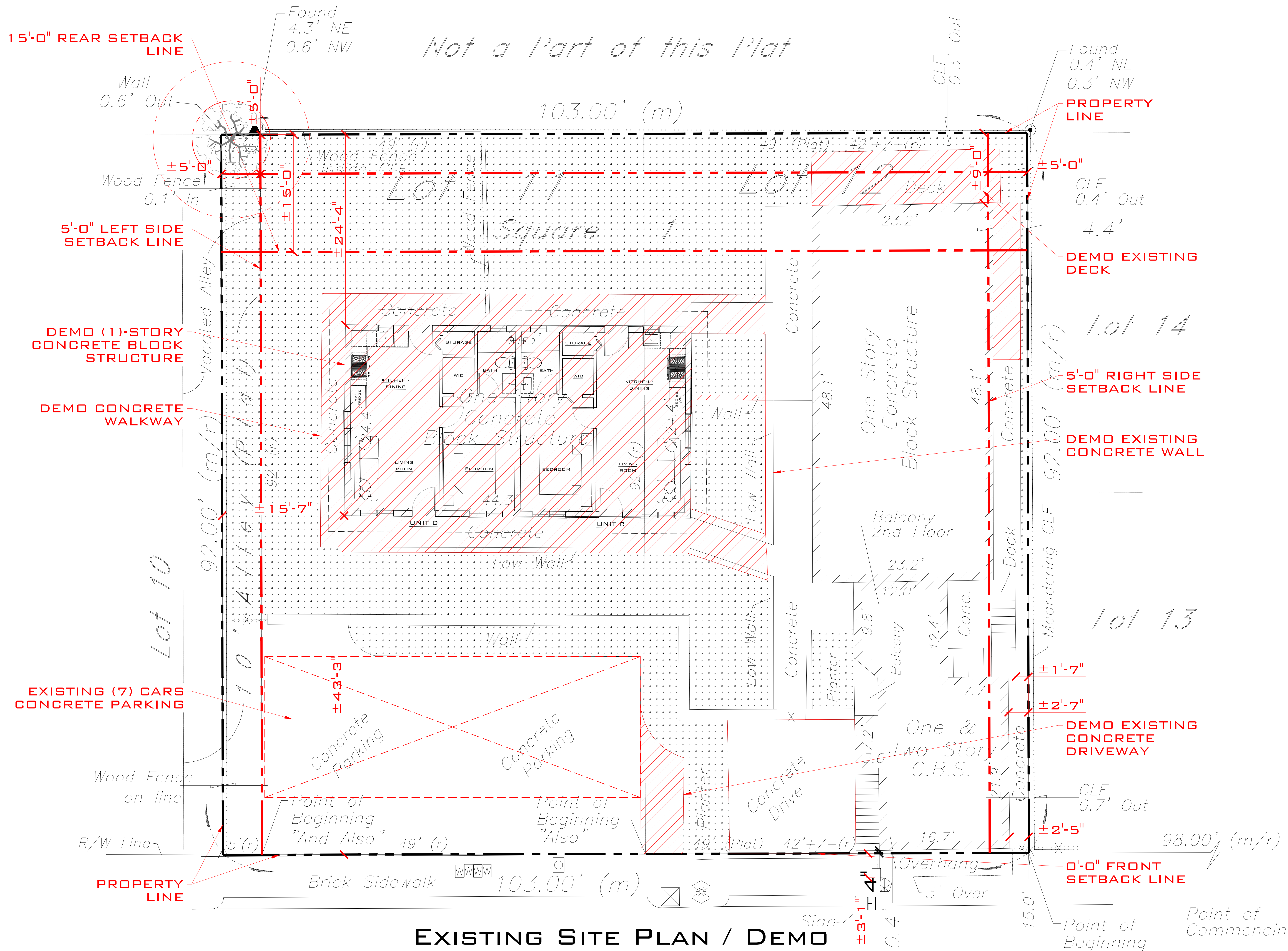
PROJECT LOCATION:
323 PETRONIA ST,
KEY WEST, FL 33040

CLIENT:
ADRIAN LAZA



Digitally signed
by Serge
Mashtakov
Date: 2025.03.21
12:27:45 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGE MASHTAKOV, P.E. 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) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835		
CLIENT: ADRIAN LAZA		
PROJECT: 323 PETRONIA ST		
SITE: 323 PETRONIA ST, KEY WEST, FL 33040		
TITLE: COVER		
SCALE: AS SHOWN 2412-07	DATE: 03/21/25 B-100	DRAWN: CA CHECKED: SAM REVISION: 1



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

THIS DRAWING HAS BEEN DIGITALLY SIGNED BY SERSE HANBAYDAR, PE ON THE DATE OF 05/21/2015. ANY ATTEMPT TO REPLICATE OR REPRODUCE THIS DOCUMENT OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ORIGINAL DESIGNER WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL SEAL AND LICENSE NO. 77-0435.

SERSE HANBAYDAR
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 77-0435

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

ARTIBUS Design
ENGINEERING AND PLANNING

ARTIBUS DESIGN

110 N. ROOSEVELT BLVD
WEST PALM BEACH, FL 33411
334-351-1232
WWW.ARTIBUSDESIGN.COM
30285

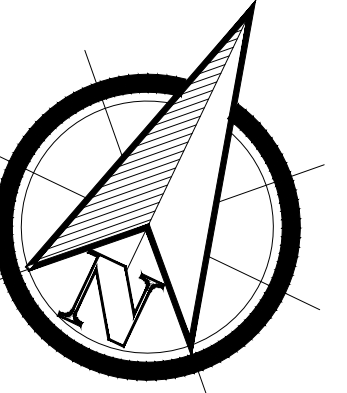
ADRIAN LAZA

323 PETRONIA ST

323 PETRONIA ST
KEY WEST, FL 33040

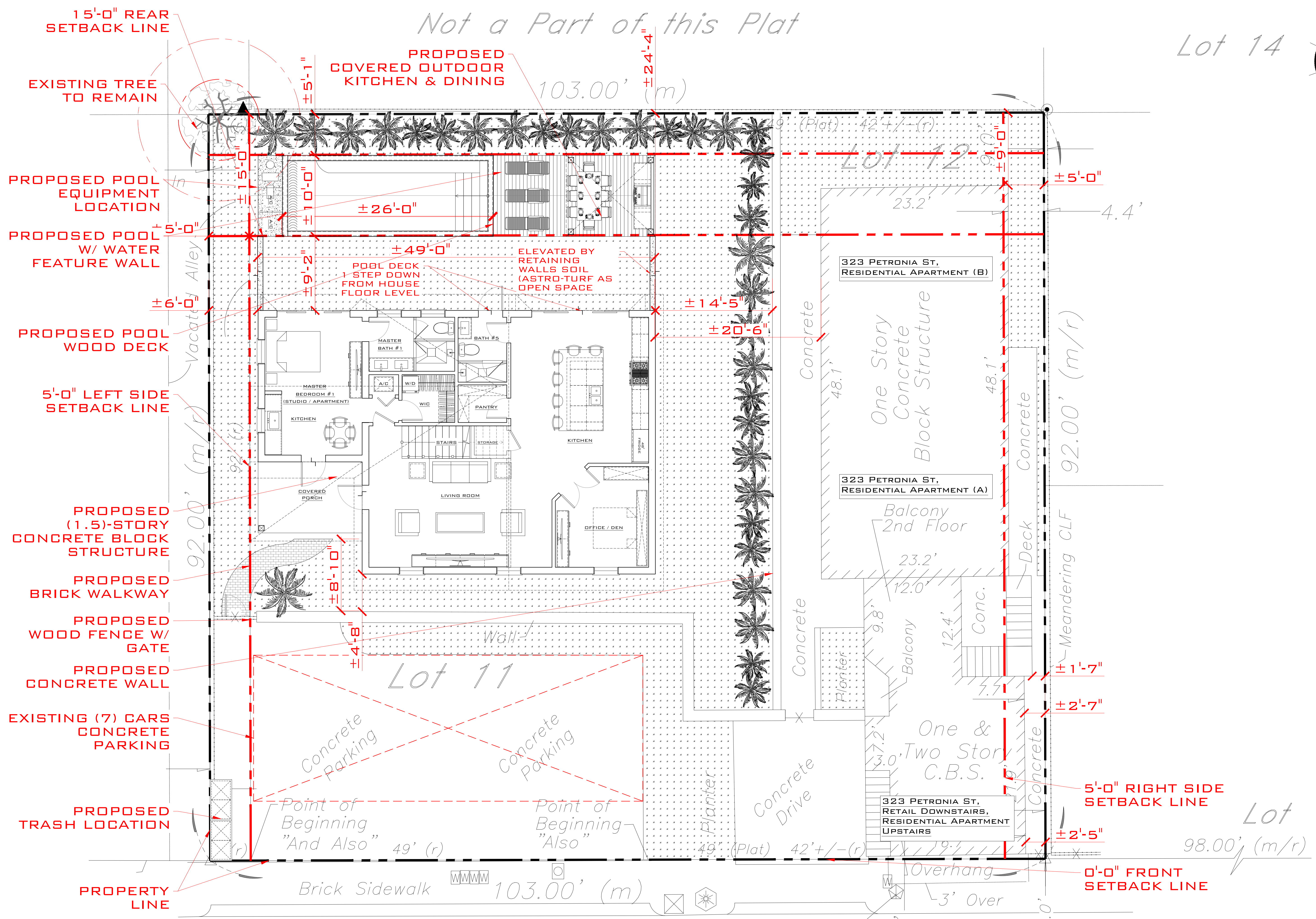
PROPOSED SITE PLAN

DATE	BY	SCALE	REVISION	APPROVED
05/21/2015	DS/21/25	0A		SEAN
05/21/2015	C-101			WETTER



Lot 14

Not a Part of this Plat



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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY M. HARTZOG, P.E. 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.			
GREGORY M. HARTZOG PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71488			
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.			
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ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: ADRIAN LAZA			
PROJECT: 323 PETRONIA ST.			
SITE: 323 PETRONIA ST. KEY WEST, FL 33040			
TITLE: PROPOSED SITE PLAN			
SCALE BY SHEET:	DATE:	DRAWN BY:	CHECKED BY:
2412-07	03/21/25	CA	SAH
PROJECT NO.	DRAWING NO.	REVISION:	
	C-101	1	

SITE DATA:

TOTAL SITE AREA: ±9,476.00 SQ.FT (0.207 ACRE)

LAND USE: HNC-3 (HISTORIC COMMERCIAL CORE)

FLOOD ZONE: X

SETBACKS

FRONT:

REQUIRED 0'-0"

EXISTING -3'-1"

PROPOSED NO CHANGES

LEFT SIDE:

REQUIRED 5'-0"

EXISTING ±15'-7"

PROPOSED ±6'-0"

RIGHT SIDE:

REQUIRED 5'-0"

EXISTING ±1'-7"

PROPOSED (NO CHANGES)

REAR:

REQUIRED 15'-0"

EXISTING ±9'-0"

PROPOSED (NO CHANGES)

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (5,685.6 SQ.FT.)

EXISTING 63.6% (±6,031.4 SQ.FT.)

PROPOSED 63.5% (±6,020.8 SQ.FT.)

(IMPROVEMENT)

EX. BUILDING: ±1,760.3 SQ.FT.

NEW BUILDING: ±1,536.5 SQ.FT.

POOL & EQ. PAD: ±290.0 SQ.FT.

CONCRETE WALKWAY: ±1,009.1 SQ. FT.

CONCRETE PARKING: ±1,424.9 SQ. FT.

TOTAL: ±6,020.8 SQ.FT.

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (3,790.4 SQ.FT.)

EXISTING 29.9% (±2,841.7 SQ.FT.)

PROPOSED 35.2% (±3,345.0 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 35% (3,316.6 SQ.FT.)

EXISTING 32.2% (±3,056.7 SQ.FT.)

PROPOSED 33.6% (±3,185.33 SQ.FT.)

(IMPROVEMENT)

15FT SETBACK AREA: 1545.0 SQ.FT

REQUIRED 60.0% MAX (±1545.0*0.6=927.0 SQ.FT.)

EXISTING 23.1% (±357.73 SQ.FT.)

PROPOSED 41.1% (±635.28 SQ.FT.)

PARKING CALCS:

RETAIL STORES: 1 SPACE PER (300 SQ.FT.)

630.1 SQ.FT. = 2.1 SPACES

4 SINGLE-FAMILY DWELLINGS: 2.0 SPACES.


EX. 7 SPACES,

PROPOSED: 7 SPACES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY GERSE MABITAGDY, P.E. 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.

GERSE MABITAGDY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

THIS DRAWING IS NOT VALID WITHOUT THE
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 **ARTIBUS DESIGN**
ENGINEERING AND PLANNING

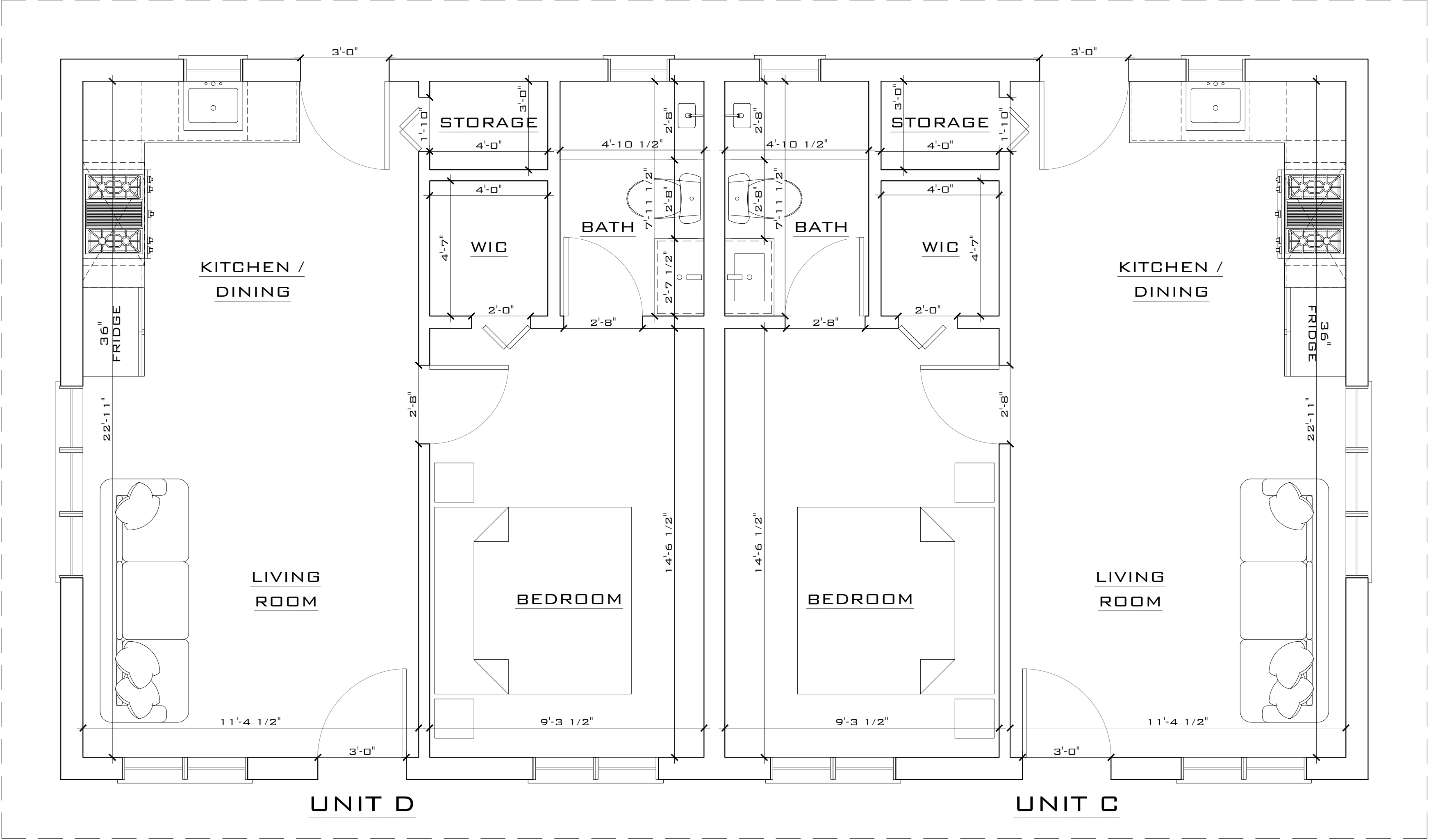
ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
ADRIAN LAZA

PROJECT:
323 PETRONIA ST

SITE:
**323 PETRONIA ST.
KEY WEST, FL 33040**

TITLE: SITE DATA			
SCALE BY SHEET:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/21/25	CA	SAH
PROJECT NO:	DRAWING NO	REVISION:	
2412-07	C-103	1	



EXISTING FLOOR PLAN

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

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SERGE MABINTAGDY
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

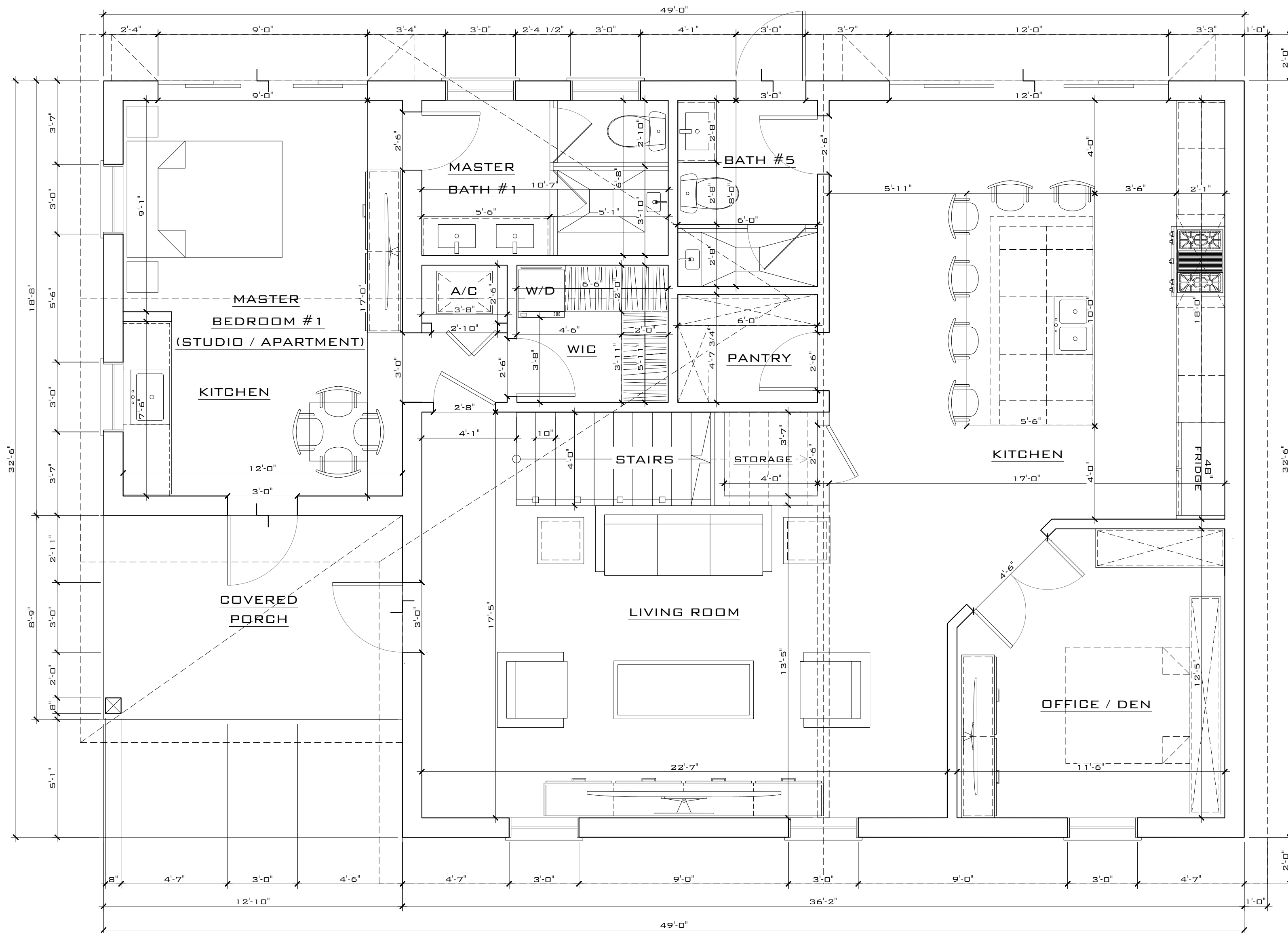
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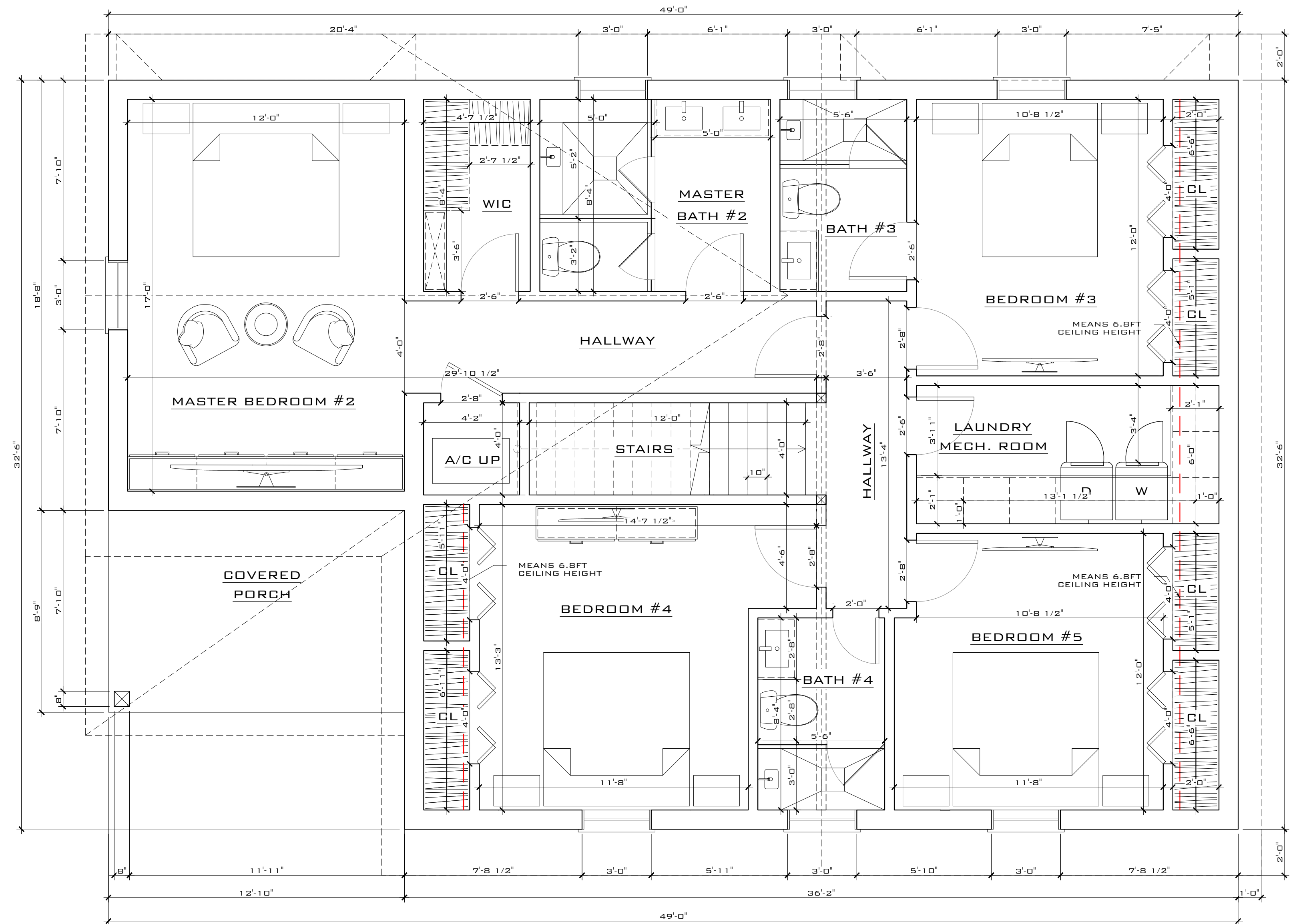
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CLIENT:
ADRIAN LAZA
PROJECT:
323 PETRONIA ST

SITE:
**323 PETRONIA ST.
KEY WEST, FL 33040**
TITLE:
EXISTING FLOOR PLAN
SCALE: AS SHOWN DATE: 03/05/25 DRAWN: CA CHECKED: SAM
PROJECT NO.: 2412-07 REVISED: 04/08/25 REVISION: 1



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



PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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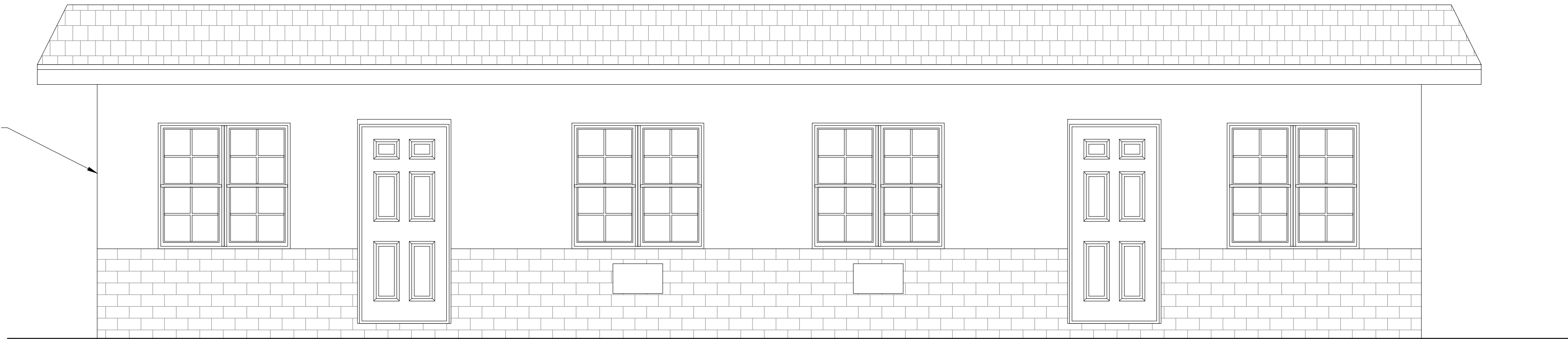
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CLIENT:
ADRIAN LAZA
PROJECT:
323 PETRONIA ST

DATE: 323 PETRONIA ST.
KEY WEST, FL 33040
TITLE: PROPOSED FLOOR PLAN
SCALE: AS SHOWN DATE: 03/21/25 DRAWN: CA CHECKED: SAM
PROJECT NO: 2412-07 DRAWING NO: A-103 REVISION: 1

DEMO (1)-STORY
CONCRETE BLOCK
STRUCTURE



PROPOSED FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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

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LICENSE NO. 71480

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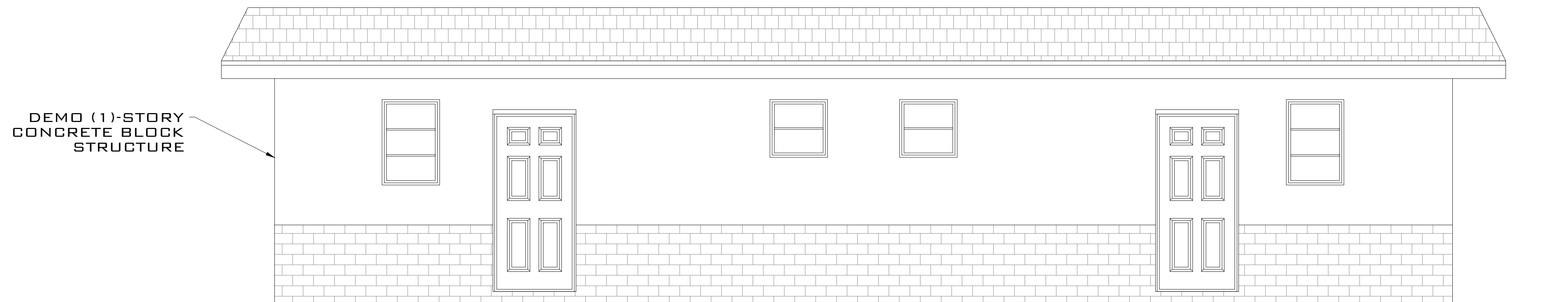
CLIENT:
ADRIAN LAZA

PROJECT:
323 PETRONIA ST

SITE:
323 PETRONIA ST.
KEY WEST, FL 33040

TITLE:
PROPOSED ELEVATION

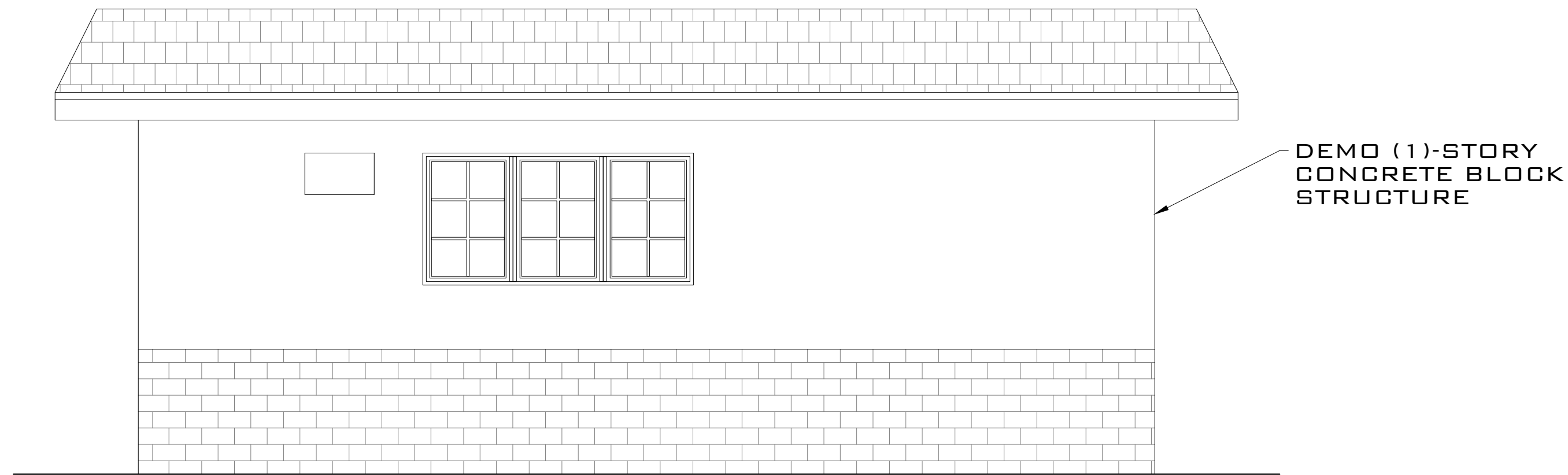
SCALE BY:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/21/25	GA	SAH
PROJECT NO.:	2412-07	DRAWING NO.:	A-103
		REVISION:	1



PROPOSED REAR ELEVATION



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PROPOSED LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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

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STATE OF FLORIDA
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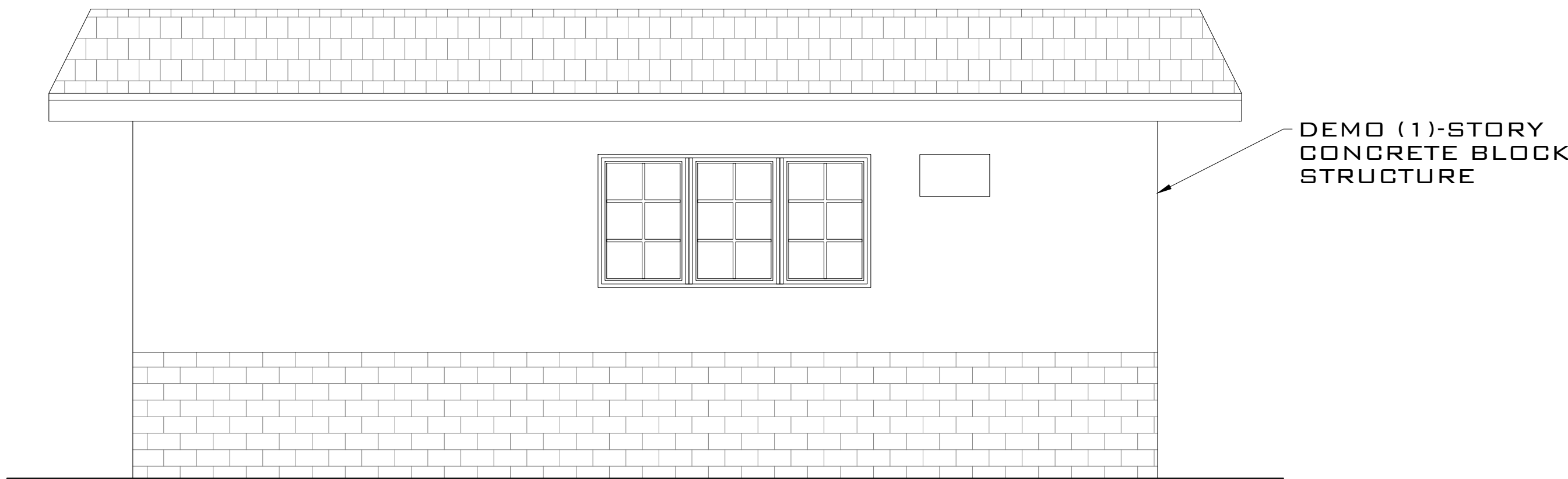
CLIENT:
ADRIAN LAZA

PROJECT:
323 PETRONIA ST

SITE:
323 PETRONIA ST.
KEY WEST, FL 33040

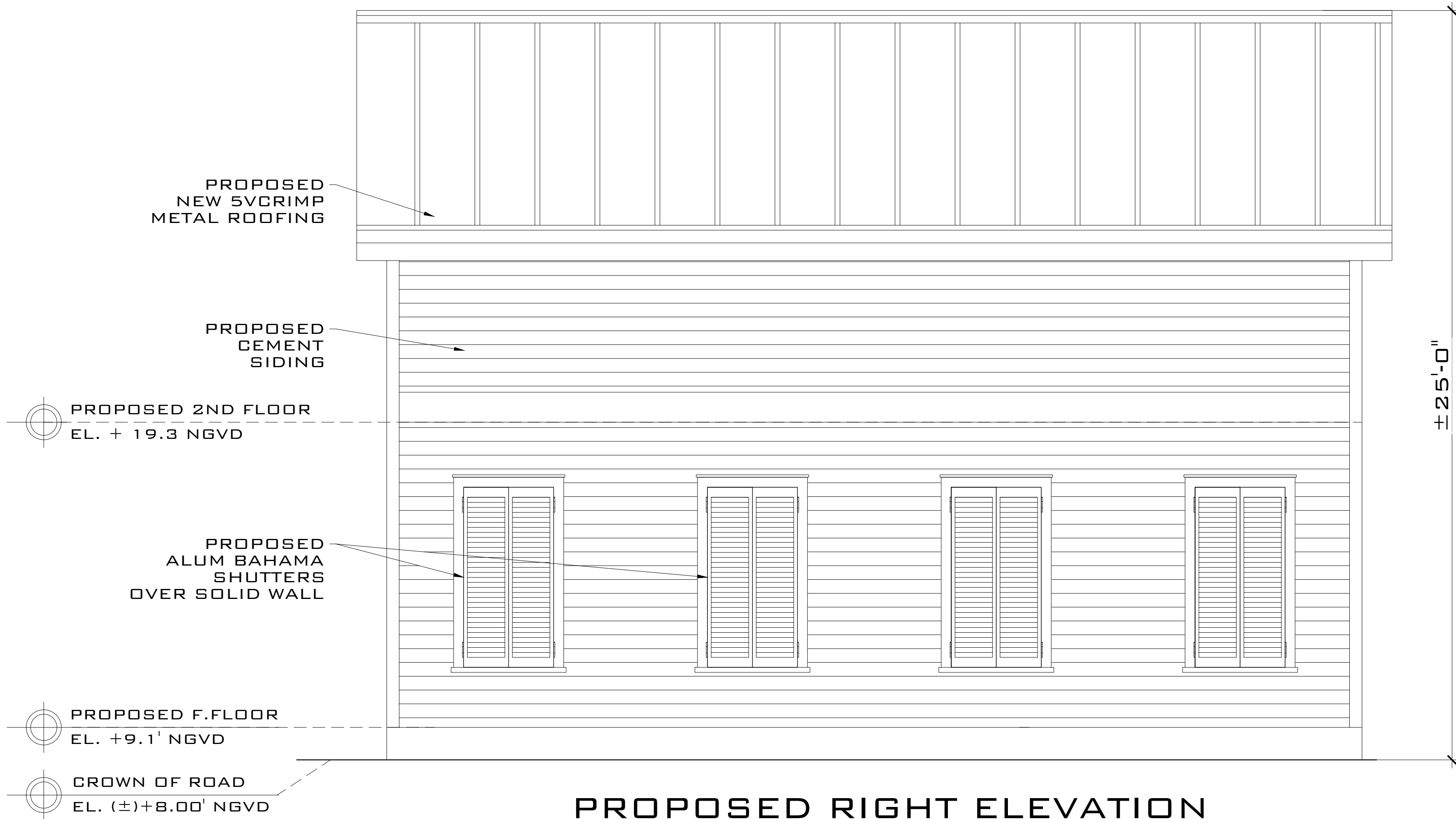
TITLE:
PROPOSED ELEVATION

SCALE BY:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/21/25	GA	SAH
PROJECT NO:	DRAWING NO:	REVISION:	
2412-07	A-105		1



PROPOSED RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

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GERRIE MANTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71488

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CLIENT:
ADRIAN LAZA

PROJECT:
323 PETRONIA ST

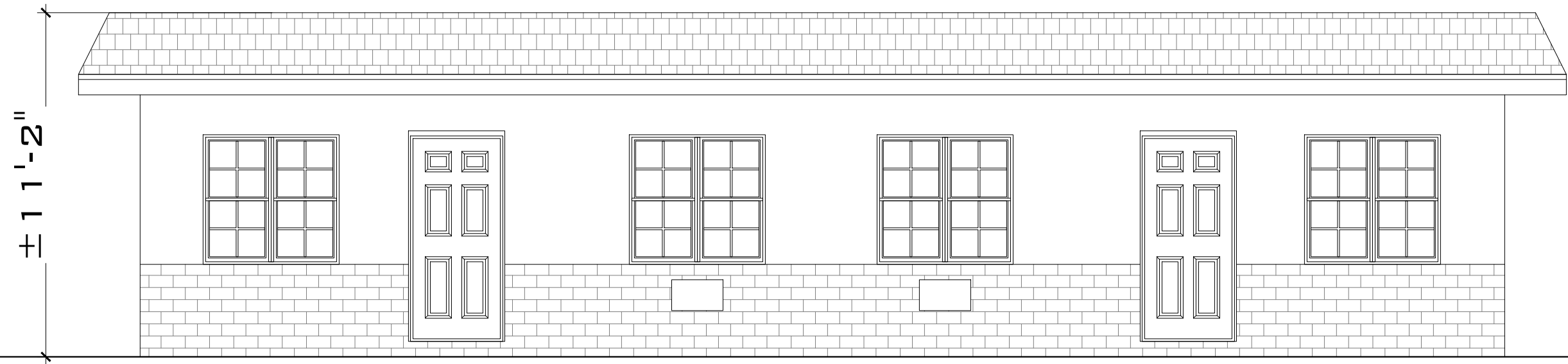
SITE:
**323 PETRONIA ST.
KEY WEST, FL 33040**

TITLE:
PROPOSED ELEVATION

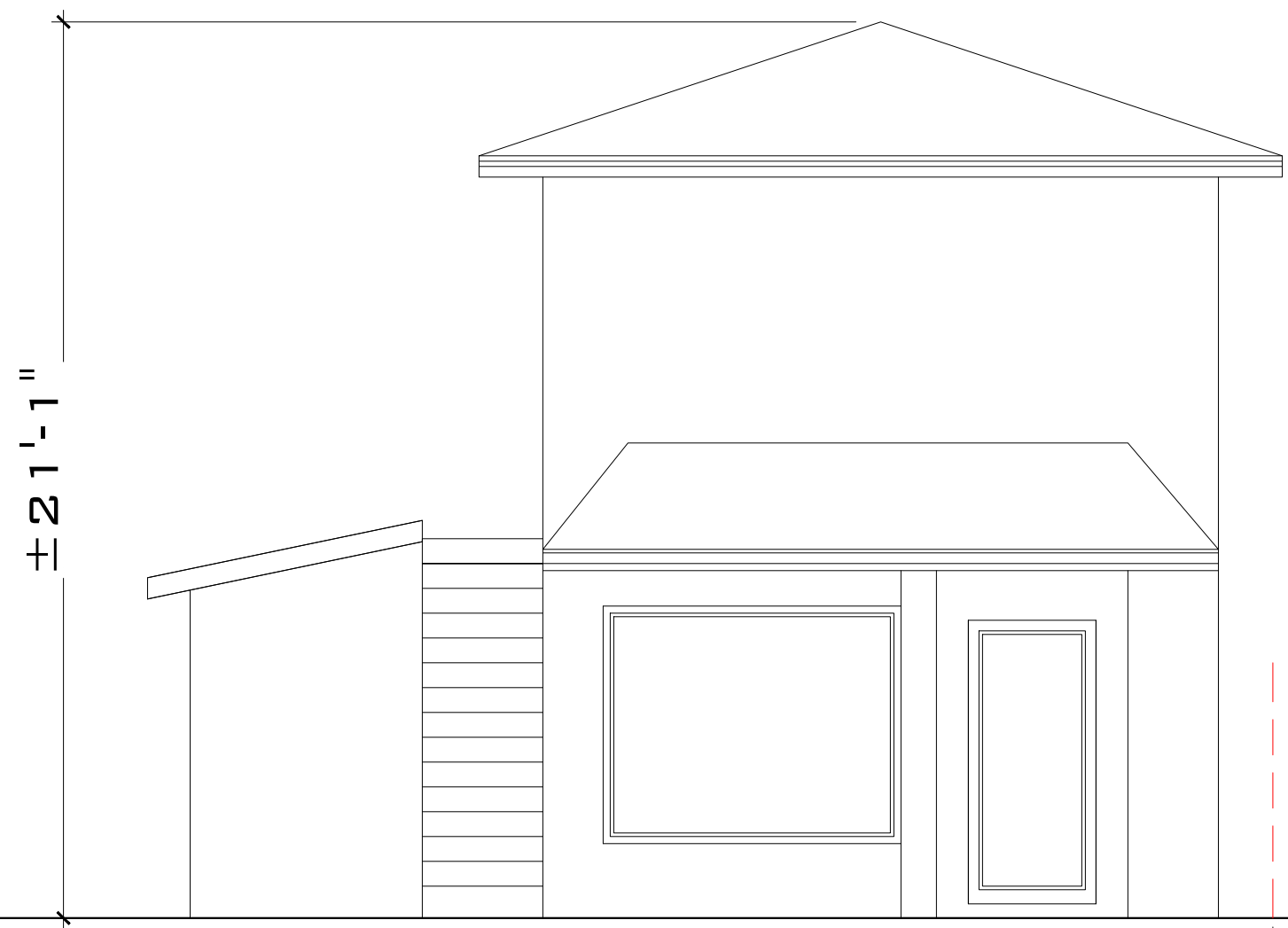
SCALE BY: SAUER	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/21/25	GA	SAH
PROJECT NO:	DRAWING NO:	REVISION:	
2412-07	A-105		1



319 PETRONIA ST



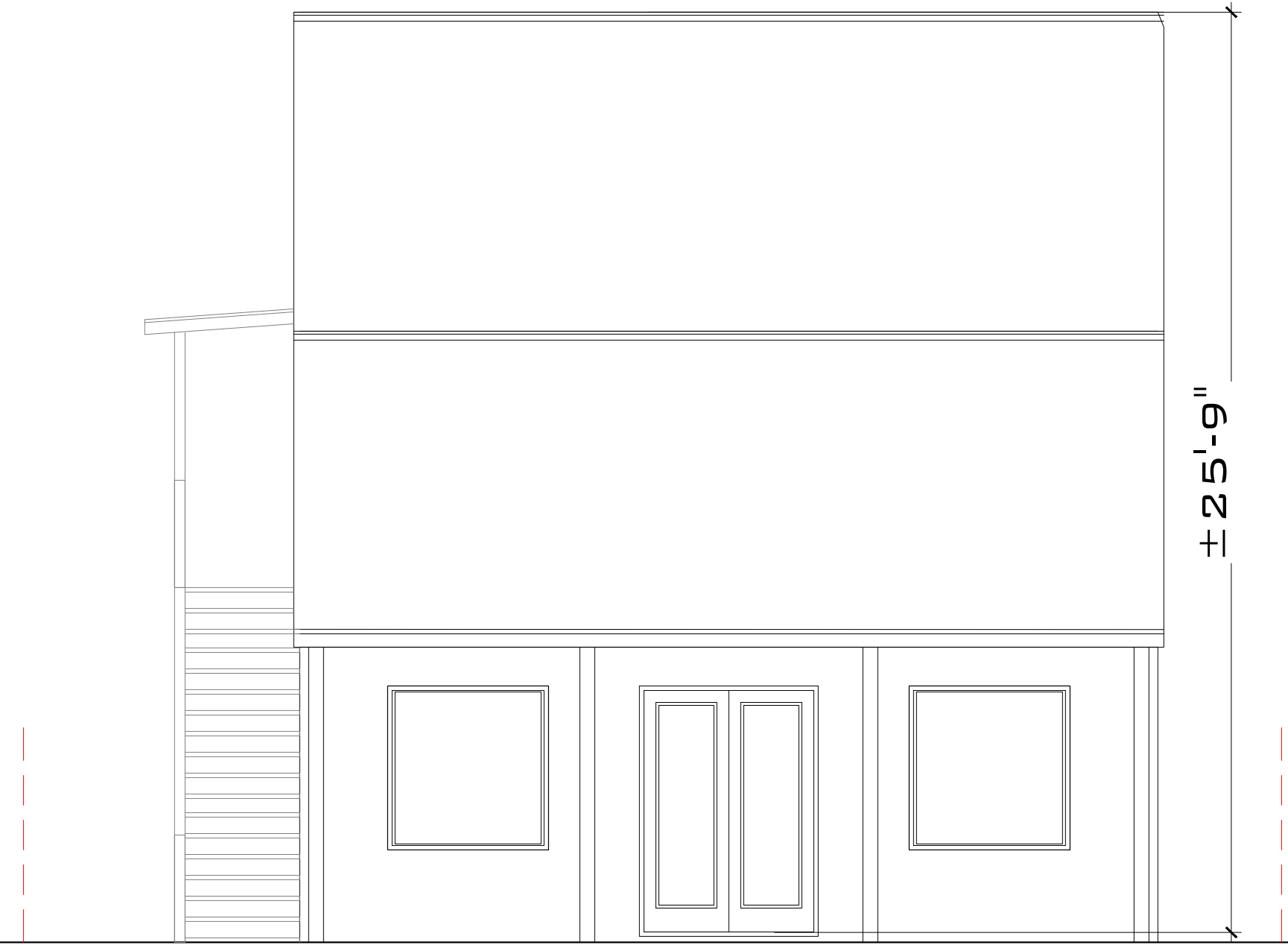
323 PETRONIA ST



±21'-1"

EXISTING STREETSCAPE

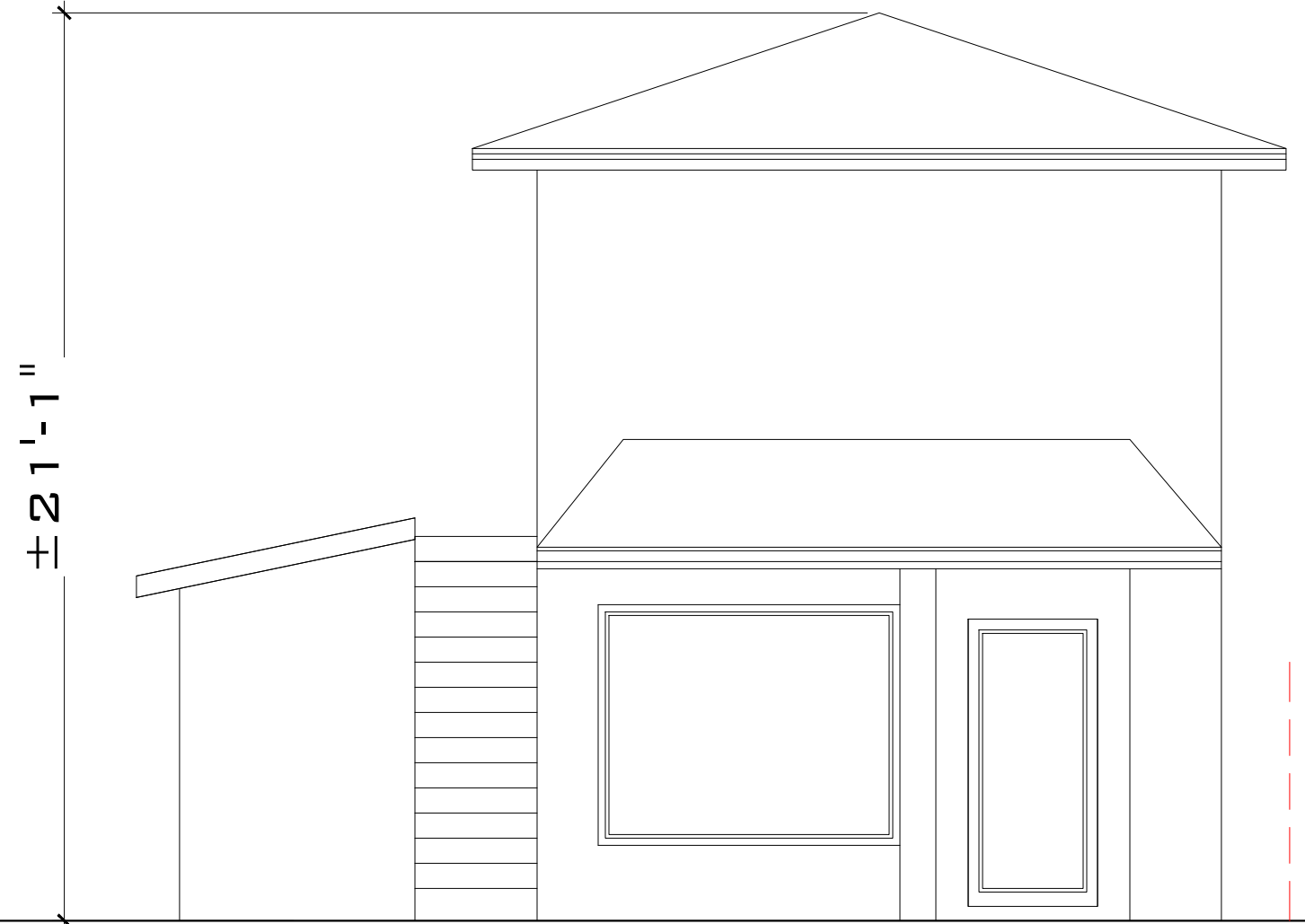
SCALE: 3/16" = 1'-0"



319 PETRONIA ST



323 PETRONIA ST



±21'-1"

PROPOSED STREETSCAPE

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

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STATE OF FLORIDA
LICENSE NO. 71488

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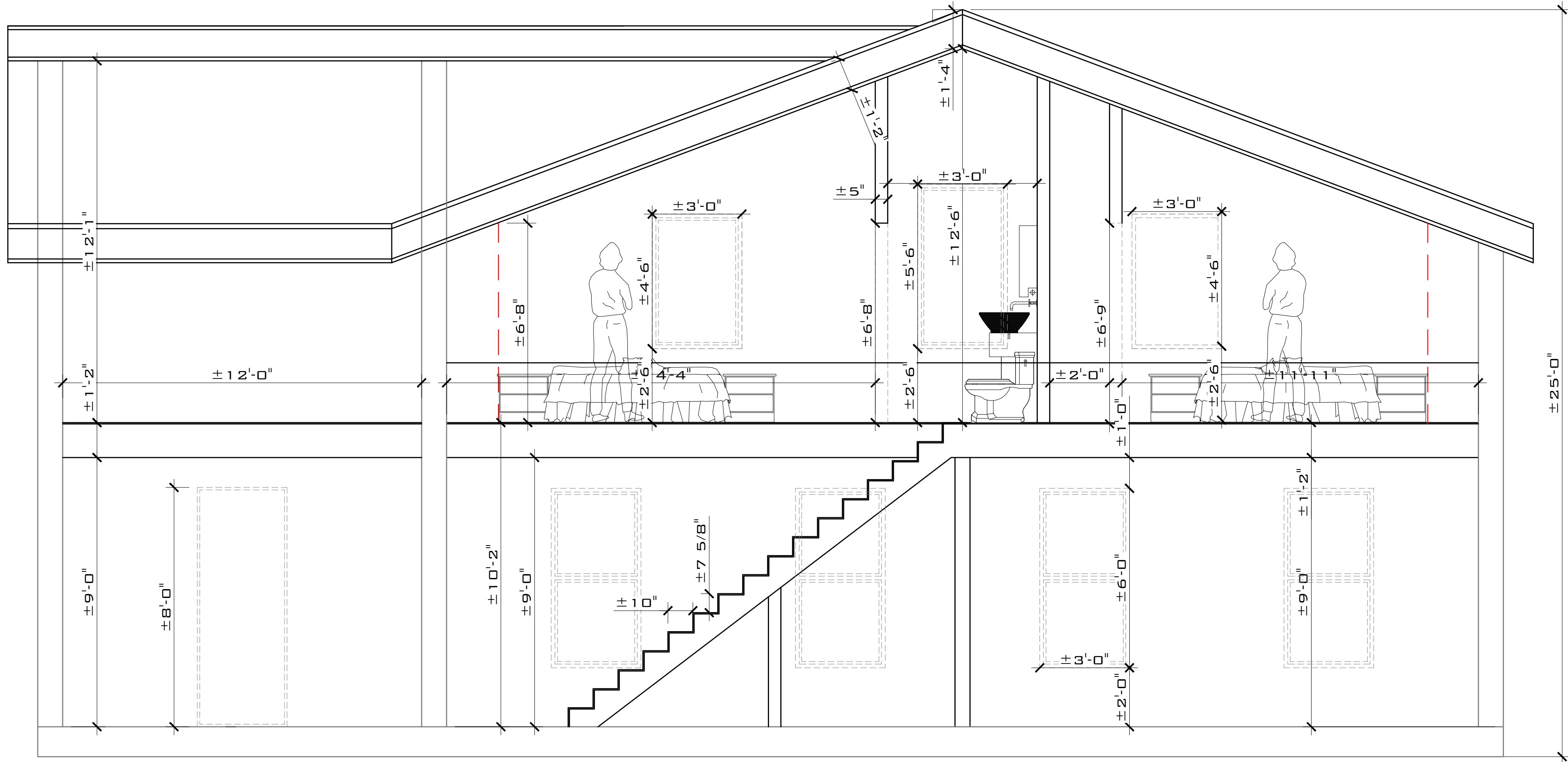
CLIENT:
ADRIAN LAZA

PROJECT:
323 PETRONIA ST

SITE:
**323 PETRONIA ST,
KEY WEST, FL 33040**

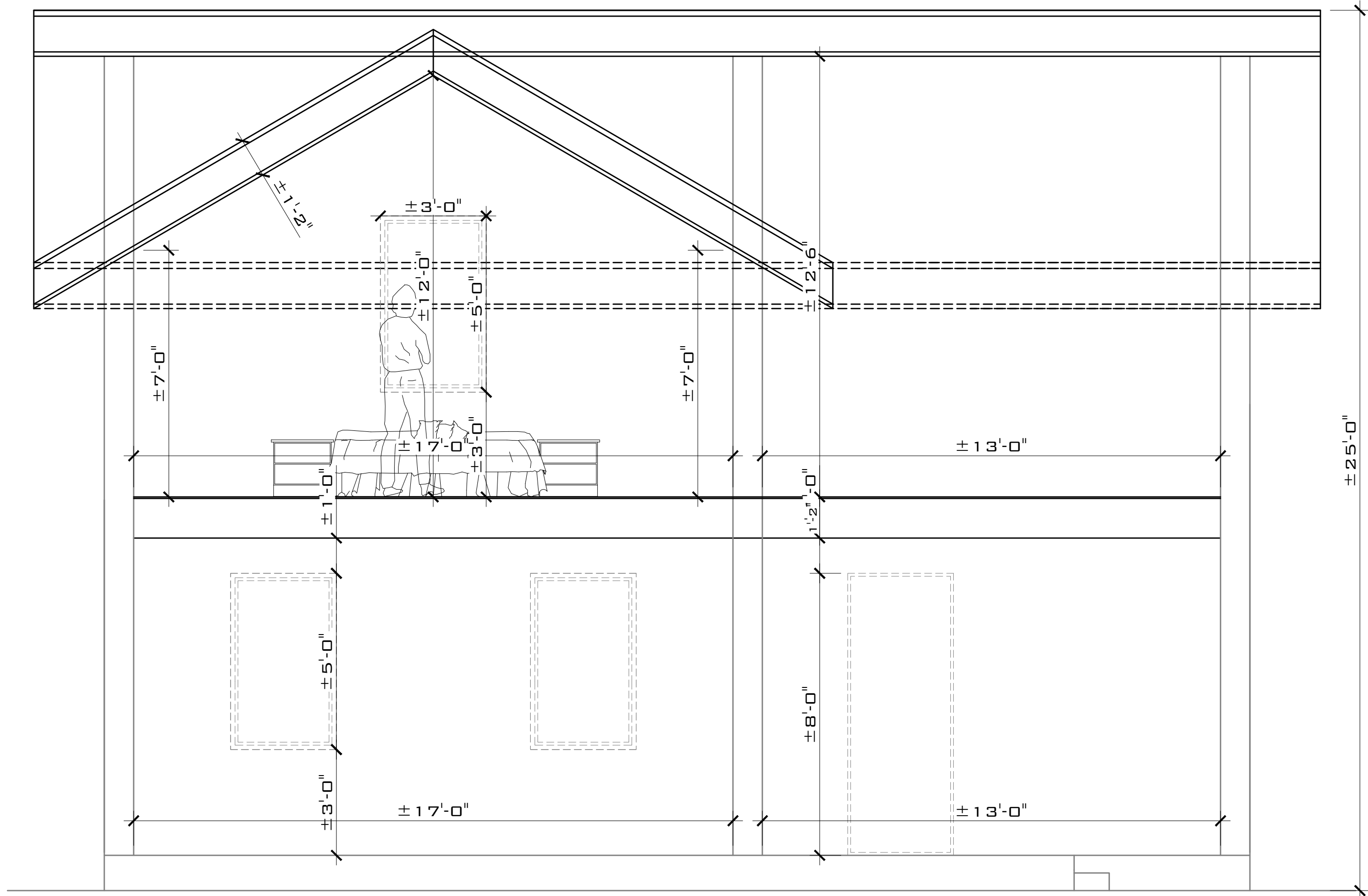
TITLE:
STREETSCAPE

SCALE: AS SHOWN	DATE: 03/21/25	DRAWN: CA	CHECKED: SAM
PROJECT NO: 2412-07	ISSUED: A-106	REVISION:	1



SECTION 1-1

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



SECTION 1-2

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

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GREGORY M. HARTZOG
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

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KEY WEST, FL 33040
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WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
ADRIAN LAZA
PROJECT:
323 PETRONIA ST

DATE: 323 PETRONIA ST.
KEY WEST, FL 33040
TITLE: SECTIONS
SCALE: AS SHOWN DATE: 03/21/25 DRAWN: CA CHECKED: SAM
PROJECT NO: 2412-07 REVISED: A-107 REVISION: 1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., April 22, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE AND A HALF STORY CONCRETE BLOCK STRUCTURE WITH POOL, POOL DECK, AND LANAI IN REAR AS WELL AS SITE IMPROVEMENTS. DEMOLITION OF EXISTING ONE-STORY NON-HISTORIC DUPLEX, SMALL PORTION OF DRIVEWAY, CONCRETE WALL, AND DECK.

#323 PETRONIA STREET

Applicant – Serge Mashtakov Application #C2025-0030

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

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:
323 PETRONIA ST, KEYWEST, FL - 33040 on the
22 day of APRIL, 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 5:00 PM, APRIL 22, 2025, 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 C2025-0030.

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

Signed Name of Affiant:

[Signature]
Date: 04/17/25

Address: 3710 N ROOSEVELT BLVD

City: _____

State, Zip: _____

The forgoing instrument was acknowledged before me on this _____ 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: _____

Notary Public - State of Florida (seal)

My Commission Expires: _____

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., April 22, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE AND A HALF STORY CONCRETE BLOCK STRUCTURE WITH POOL, POOL DECK, AND LANAI IN REAR AS WELL AS SITE IMPROVEMENTS, DEMOLITION OF EXISTING ONE-STORY NON-HISTORIC DUPLEX, SMALL PORTION OF DRIVEWAY, CONCRETE WALL, AND DECK.

#323 PETRONIA STREET

Applicant – **Serge Mashtakov** Application #**C2025-0030**

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

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3 2 3

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., April 22, 2015, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE AND A HALF STORY CONCRETE BLOCK STRUCTURE WITH POOL, POOL DECK AND LANTERN BEAR AS WELL AS SITE IMPROVEMENTS, DEMOLITION OF EXISTING ONE STORY NON-HISTORIC DUPLEX, SMALL PORTION OF DRIVEWAY, CONCRETE WALL AND DECK.

8331 PETRONIA STREET

Applicant - Serge Mashakov

Application AC 2015-0030

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 305-965-3975 or visit our website at www.kwplanning.com.

THE NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL FURTHER INFORMATION

ALL APPLICANTS - 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 ADA number at 305-965-3975 or the ADA Coordinator at 305-965-3975 at least two business days in advance for any changes necessary, including hearing location, to ensure full accessibility.

323

PRIVATE
PROPERTY
NO TRESPASSING



**PRIVATE
PROPERTY**
NO TRESPASSING

**Public
Meeting
Notice**

323

WARNING
Security
Cameras In Use



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 00013300-000000
 Account# 1013692
 Property ID 1013692
 Millage Group 11KW
 Location 323 PETRONIA St, KEY WEST
 Address
 Legal KWL T 11-12 SQR 1 TR 3 AND PT ADJ VACATED ALLEY A5-469 G-181 OO-82 G16-97
 Description OR18-128/29 OR285-43/45 OR695-787 OR1464-902/06 OR1951-161/63 OR1951-164/65 OR1951-166/67 OR2515-1263/70 OR2530-226 OR2533-2158/59 OR2533-2162/64 OR2533-2165/66 OR2664-156/57 OR2899-513/15
 (Note: Not to be used on legal documents.)
 Neighborhood 32060
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



1013692-20180629

Owner

[CODE 74 LLC](#)
 1201 S Ocean Dr
 Apt 1212N
 Hollywood FL 33019

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$399,404	\$391,456	\$399,555	\$343,594
+ Market Misc Value	\$12,046	\$12,046	\$12,046	\$12,046
+ Market Land Value	\$1,998,295	\$1,998,295	\$1,998,295	\$1,453,305
= Just Market Value	\$2,409,745	\$2,401,797	\$2,409,896	\$1,808,945
= Total Assessed Value	\$2,335,125	\$2,122,841	\$1,929,856	\$1,754,415
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,409,745	\$2,401,797	\$2,409,896	\$1,808,945

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,998,295	\$399,404	\$12,046	\$2,409,745	\$2,335,125	\$0	\$2,409,745	\$0
2023	\$1,998,295	\$391,456	\$12,046	\$2,401,797	\$2,122,841	\$0	\$2,401,797	\$0
2022	\$1,998,295	\$399,555	\$12,046	\$2,409,896	\$1,929,856	\$0	\$2,409,896	\$0
2021	\$1,453,305	\$343,594	\$12,046	\$1,808,945	\$1,754,415	\$0	\$1,808,945	\$0
2020	\$1,235,310	\$347,567	\$12,046	\$1,594,923	\$1,594,923	\$0	\$1,594,923	\$0
2019	\$1,380,118	\$351,530	\$12,046	\$1,743,694	\$1,743,694	\$0	\$1,743,694	\$0
2018	\$1,159,490	\$368,115	\$12,046	\$1,539,651	\$1,352,341	\$0	\$1,539,651	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	4,508.00	Square Foot	49	92
MULTI RES DRY (080D)	4,968.00	Square Foot	0	0

Buildings

Building ID	39596	Exterior Walls	C.B.S.	
Style		Year Built	1959	
Building Type	1 STORY STORES / 11C	EffectiveYearBuilt	2002	
Building Name		Foundation		
Gross Sq Ft	716	Roof Type		
Finished Sq Ft	660	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	148	Bedrooms	0	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	30	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	660	660	0
OUU	OP PR UNFIN UL	56	0	0
TOTAL		716	660	0

Building ID	62785	Exterior Walls	C.B.S.	
Style		Year Built	1978	
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1982	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	1125	Roof Type	MANSARD	
Finished Sq Ft	1125	Roof Coverage	TAR & GRAVEL	
Stories	1 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	NONE with 0% NONE	
Perimeter	140	Bedrooms		
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	42	Grade	500	
Interior Walls	DRYWALL	Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,125	1,125	140
TOTAL		1,125	1,125	140

Building ID	924	Exterior Walls	C.B.S.
Style		Year Built	1977
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1999
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1296	Roof Type	FLAT OR SHED
Finished Sq Ft	1104	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	AVERAGE	Heating Type	CONVECTION with 0% NONE
Perimeter	142	Bedrooms	4
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	32	Grade	500
Interior Walls	WD PANL/CUSTOM	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,104	1,104	0
OPF	OP PRCH FIN LL	192	0	0
TOTAL		1,296	1,104	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1984	1985	0 x 0	1	2 UT	2
WALL AIR COND	1986	1987	0 x 0	1	1 UT	1
CONC PATIO	1984	1985	0 x 0	1	1080 SF	2
FENCES	1984	1985	0 x 0	1	270 SF	4
CONC PATIO	1984	1985	0 x 0	1	1080 SF	2
FENCES	1984	1985	0 x 0	1	270 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/29/2018	\$1,571,000	Warranty Deed	2162404	2899	513	05 - Qualified	Improved	BLUE PETRONIA LLC	
12/19/2013	\$880,000	Warranty Deed		2664	156	05 - Qualified	Improved		
8/31/2011	\$100	Warranty Deed		2533	2162	11 - Unqualified	Improved		

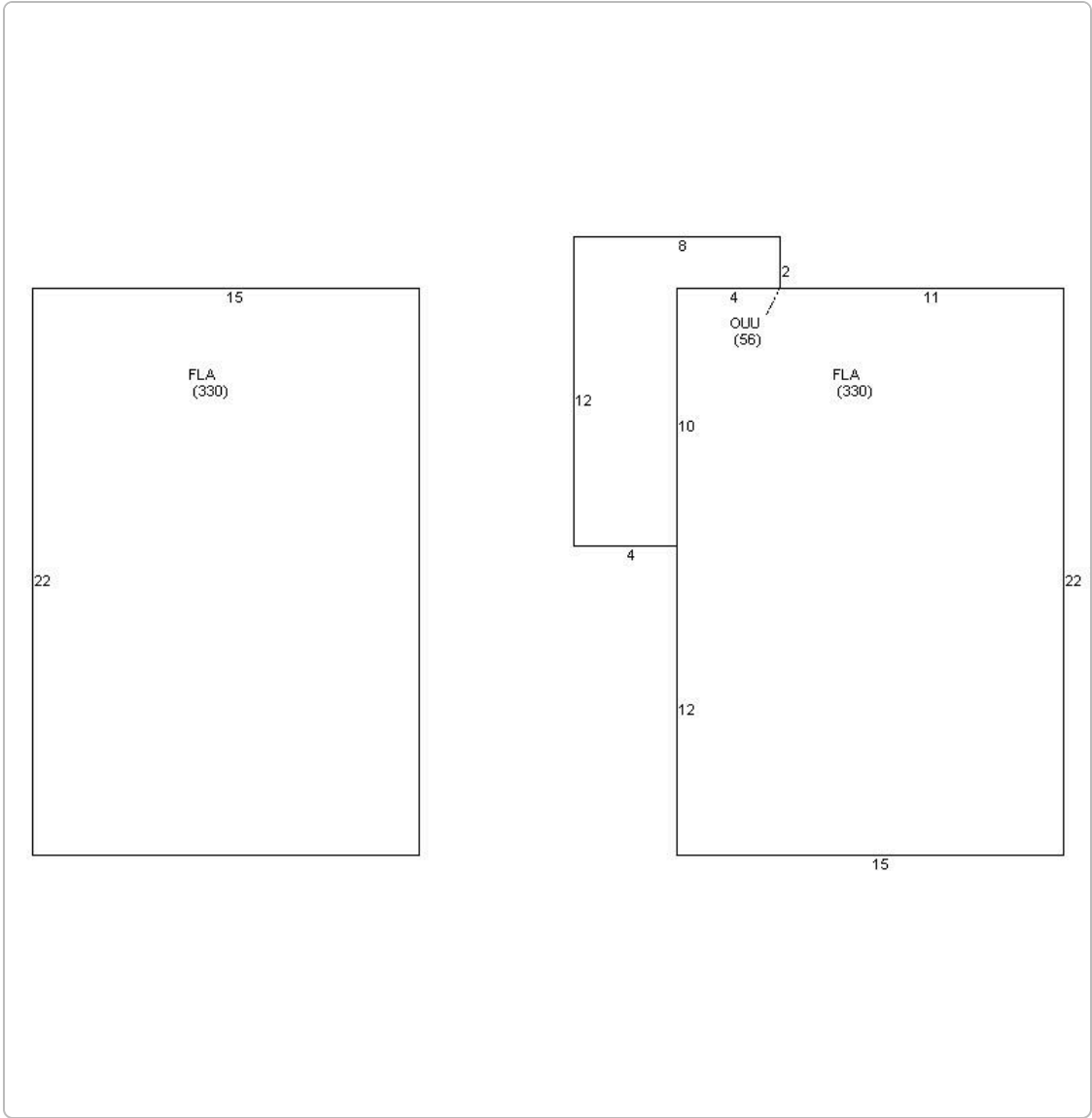
Permits

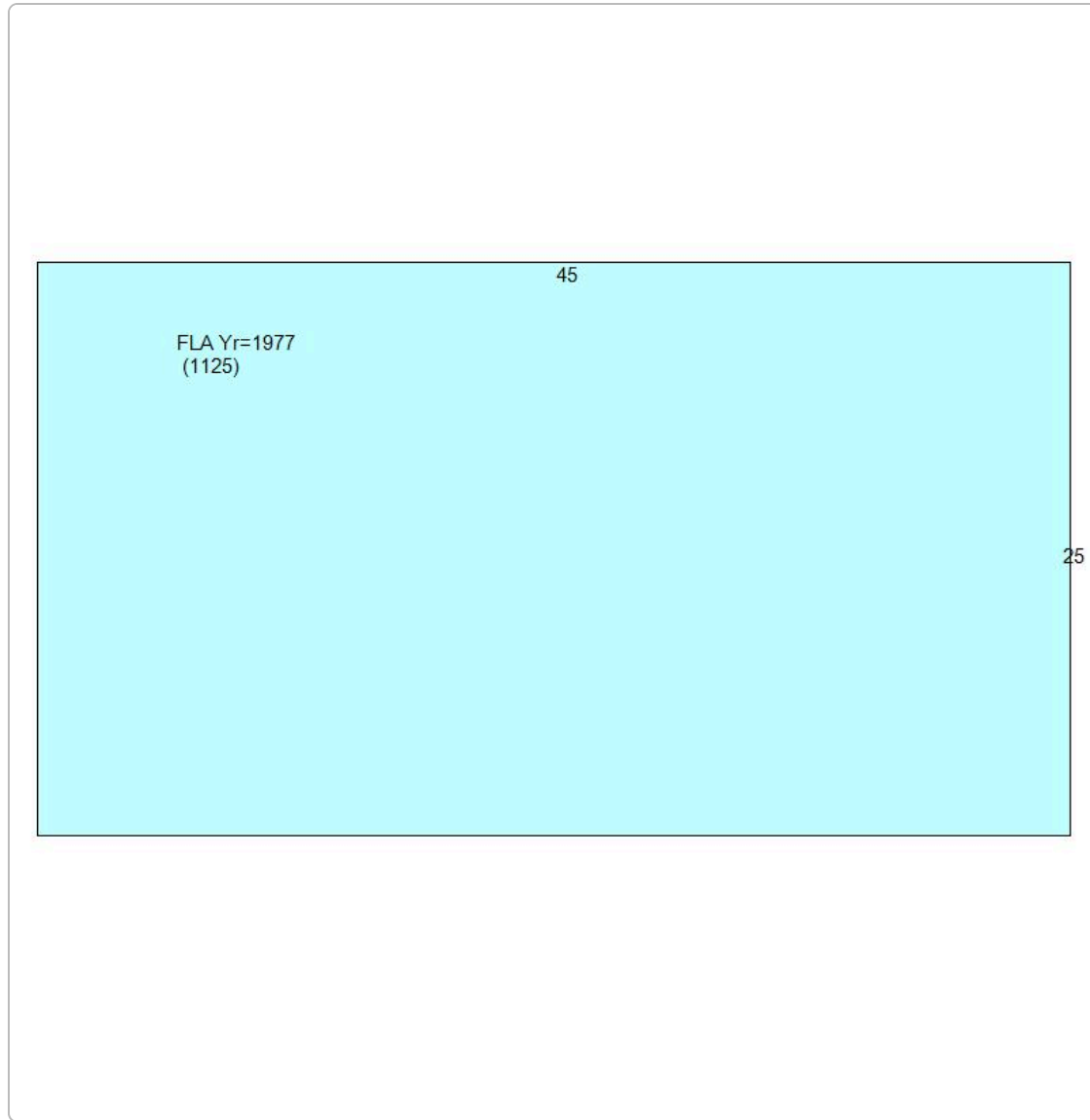
Number	Date Issued	Status	Amount	Permit Type	Notes
14-1011	03/18/2014	Active	\$4,088	Commercial	INSTALL 525SF OF 26 G V-CRIMP METAL ROOFING.
14-0263	02/20/2014	Completed	\$6,500	Commercial	REMOVE BARBER EQUIPMENT, 6LF INTERIOR WALL/CLOSET DOOR, 300SF ACOUSTIC CEILING, TILE AND WOOD WALL PANELING. INSTALL 200SF NEW 1/2" DRYWALL OVER MASONRY WALL, RECONFIGURE CLOSET W/NEW DOOR, 300SF 2 LAYER 5/0" TYPE DRYWALL CEILING/INSTALL CEILING HUNG DISPLAY AT FRONT WINDOW, REPAINT EXTERIOR FACADE.
14-0264	02/20/2014	Active	\$1,500	Commercial	RELOCATE ONE TOILET, ONE LAV. AND REPLACE WATER HEATER.
14-0265	02/20/2014	Active	\$3,200	Commercial	REWIRE EIGHT RECEPTACLES, FIVE TRACKLIGHTS, ONE EXIT EMERGENCY LIGHT AND HOOK UP WALL A/C.
12-3312	09/11/2012	Completed	\$1,850	Residential	INSTALL 5/8 PLYWOOD ROOF SHEATING OVER EXISTING SHEATING (1200 SF).
9900557	02/17/1999	Completed	\$700		ROOF REPAIRS
9603081	07/01/1996	Completed	\$2,000		ROOFING

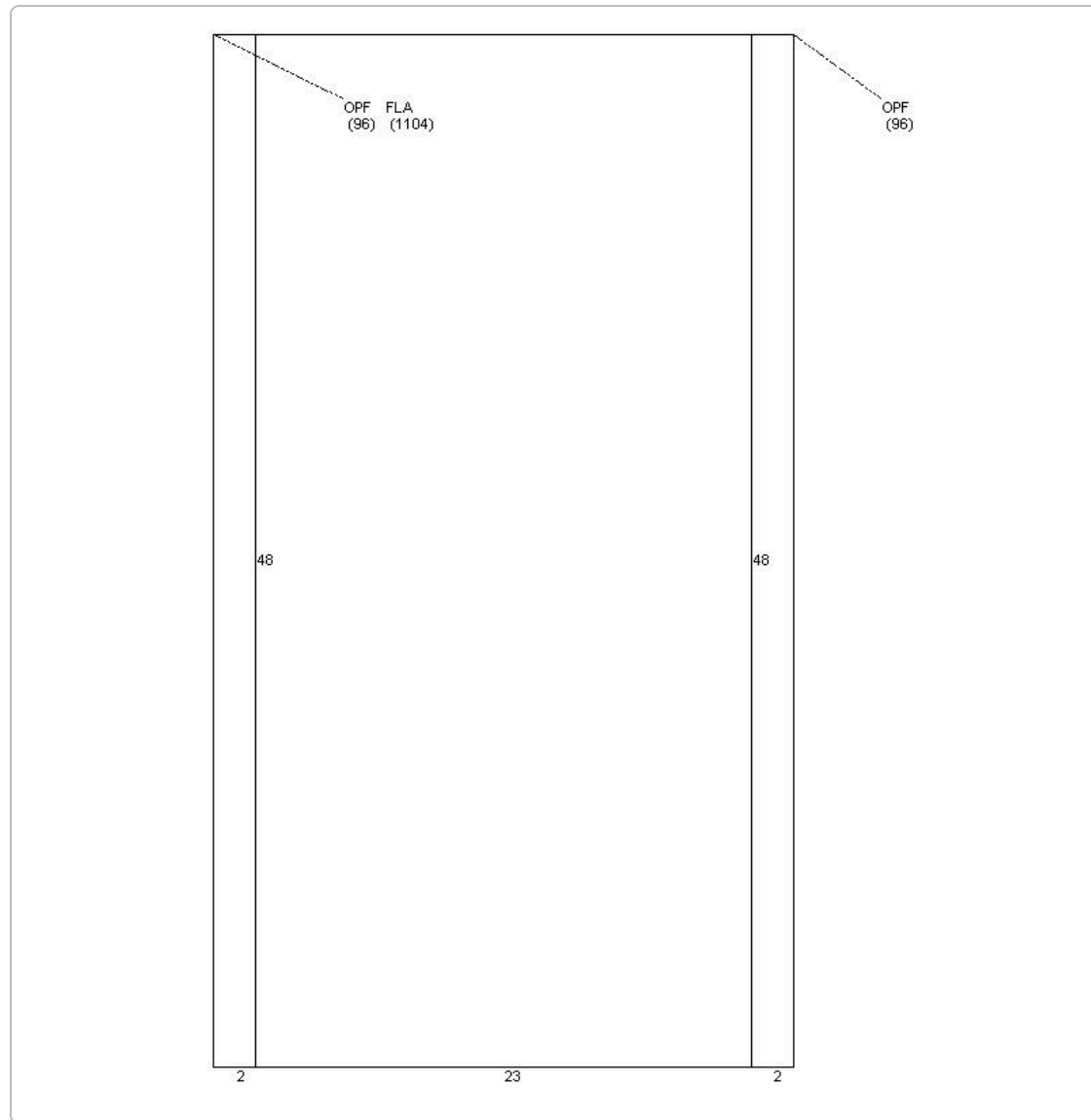
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Sketches (click to enlarge)







Photos



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