Historic Architectural Review Commission
Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: April 26, 2022

March 22, 2022 - Postponed

Applicant: Artibus Design

Address: #719 Fleming Street

Description of Work:
Demolition of non-historic accessory structure.

Site Facts:
The property under review contains a historic two-and-a-half-story frame vernacular principal structure and a non-historic one-story accessory structure. The principal structure is listed on our survey as contributing, with a year built circa 1886. The existing accessory structure was built without permits in 2020 and sits directly on the rear property line of 719 Fleming.

Ordinances Cited on Review:
- Section 102-217 (3), demolition for non-historic or non-contributing structures of the Land Development Regulations.
- Section 102-218, Criteria for demolitions.

Staff Analysis:
The Certificate of Appropriateness under review proposes the demolition of a non-historic accessory structure at the rear of the property. The proposed demolition would allow for the construction of a new one-story accessory structure that meets the required setbacks. Plans for the new accessory structure are under review as part of this application.

It is staff's opinion that the request for the demolition of the existing non-historic accessory structure shall be based on the demolition criteria of Chapter 102 Section 218(b) of the LDR's. The criteria state the following;

b) The historic architectural review commission shall not issue a certificate of appropriateness that would result in:

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

It is staff's opinion that the removal of the non-historic accessory structure will not have a negative effect on the character of the surrounding neighborhood.

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

The accessory structure is non-historic.

(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;

The accessory structure under review has not acquired historic significance that is important to the site or surrounding district.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

It is staff's opinion that the accessory structure in question will not qualify as a contributing element to the site or to the historic district in the near future.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the only required reading for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET

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

HARC COA #	REVISION #	INITIAL & DATE
2022-0005		TK
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	719 Fleming St Key West, FL 33040	
NAME ON DEED:	530 William Street LLC	**PHONE NUMBER**
OWNER'S MAILING ADDRESS:	6 Portage Rd, Florissant MO 63034	**EMAIL** david.meskerjr@me.com
APPLICANT NAME:	Serge Mashtakov P.E.	**PHONE NUMBER** (305) 304-3512
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd, Key West, FL 33040	**EMAIL** Serge@artibusdesign.com
APPLICANT'S SIGNATURE:	Serge Mashtakov	**DATE** 02/19/22

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 X INVOLVES A HISTORIC STRUCTURE: YES ___ NO X
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Demolition of the existing unpermitted enclosure pool house and construction of new 1 story pool house
MAIN BUILDING: No work on the principle structure is proposed.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

RECEIVED
FEB 22 2022
TK

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): Proposed one story wood frame pool house. +/-11'-1" wide, 27'-2" long	
PAVERS: Demolition of brick pavers in the driveway as shown to meet total impervious maximum and open space min. requirements	**FENCES:** N/A
DECKS: n/a	**PAINTING:** White paint or HARC approved pastel color Per approved submitted color
SITE (INCLUDING GRADING, FILL, TREES, ETC): No major grading is proposed.	**POOLS (INCLUDING EQUIPMENT):**
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	**OTHER:**

OFFICIAL USE ONLY:	**HARC COMMISSION REVIEW**	**EXPIRES ON:**
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___APPROVED ___NOT APPROVED ___DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

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

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	719 Fleming St Key West, FL 33040
PROPERTY OWNER'S NAME:	530 William St Key West, FL 33040
APPLICANT NAME:	David W. Mesker, Jr.

*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.***

Users, David Mesker Digitally signed by Users, David Mesker Date: 2022.02.23 10:38:07 -06'00' — 2/23/2022

PROPERTY OWNER'S SIGNATURE — **DATE AND PRINT NAME**

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolition of the existing unpermitted enclosure pool house and construction of new 1 story pool house

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.
(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.

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.

(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.

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

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

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

(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.

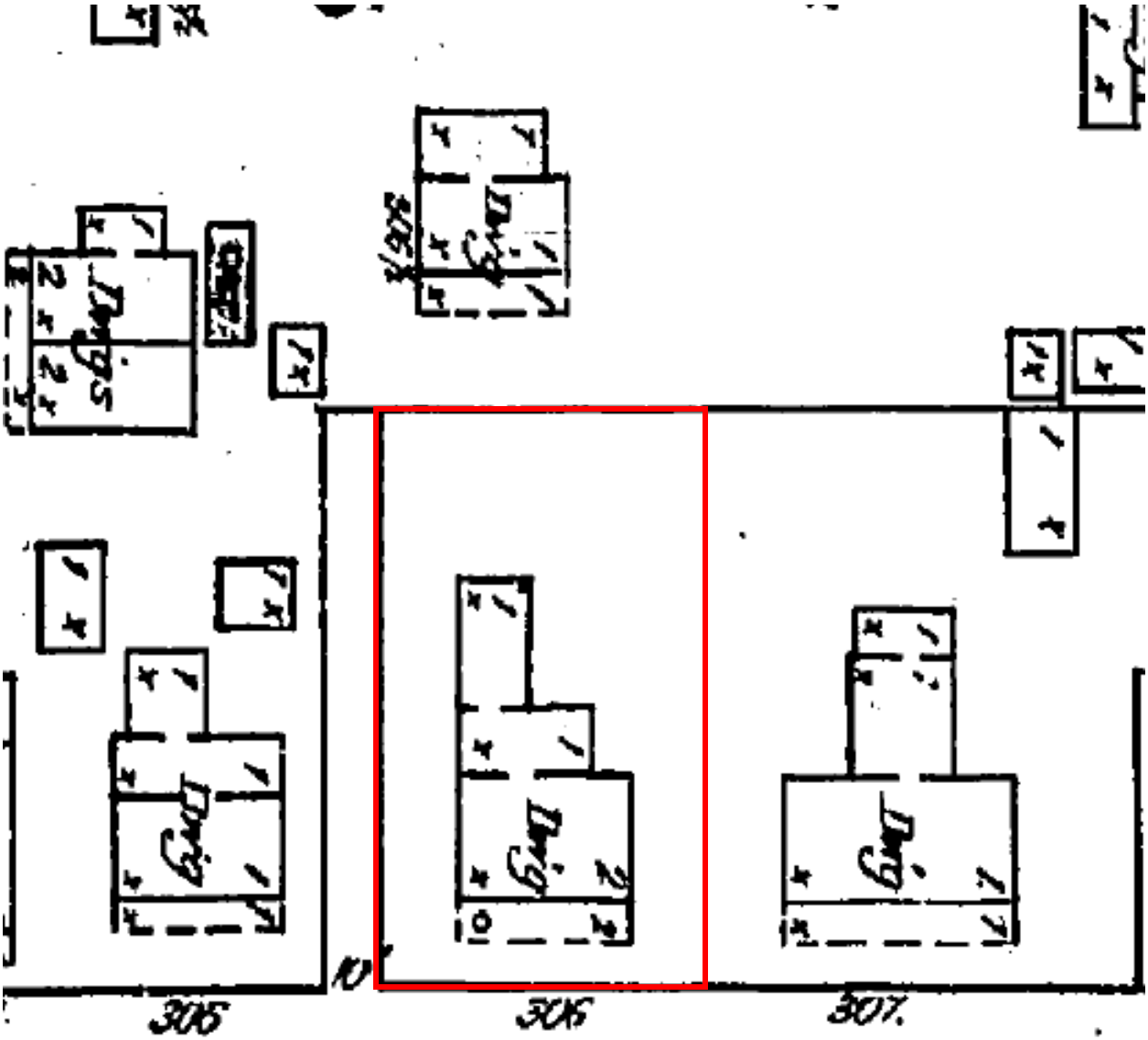
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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.

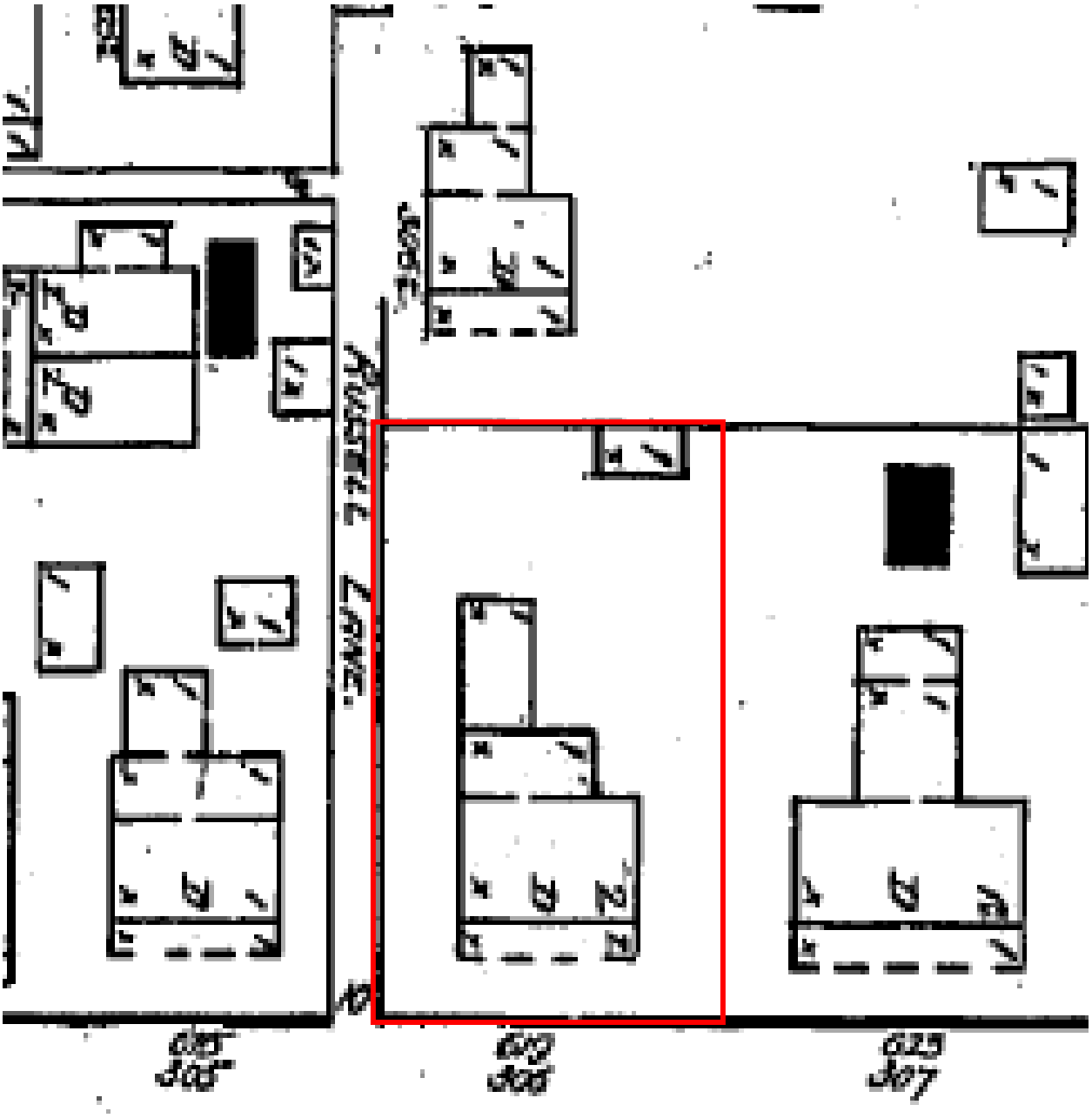
(i) Has not yielded, and is not likely to yield, information important in history,

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.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.

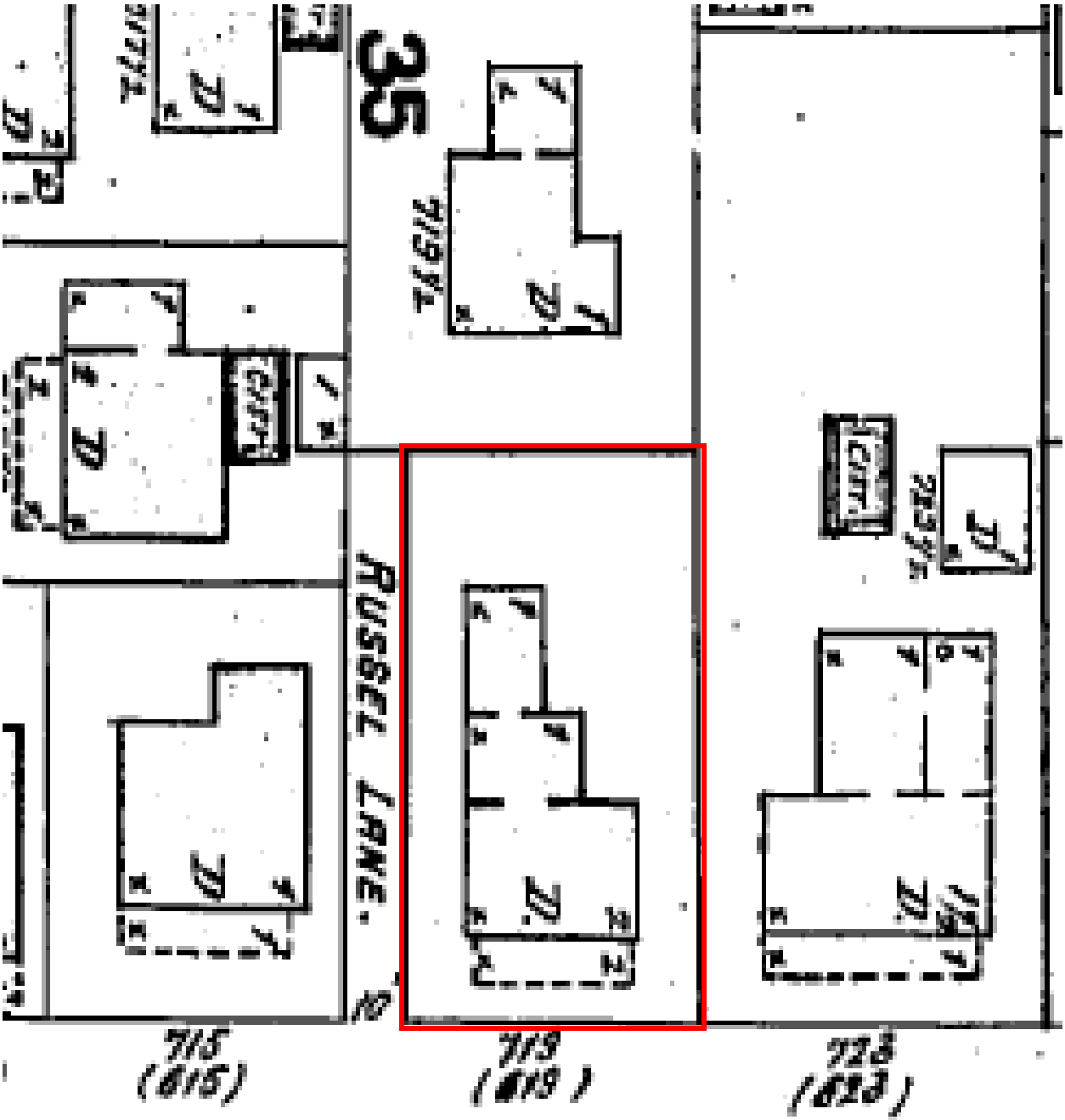
SANBORN MAPS



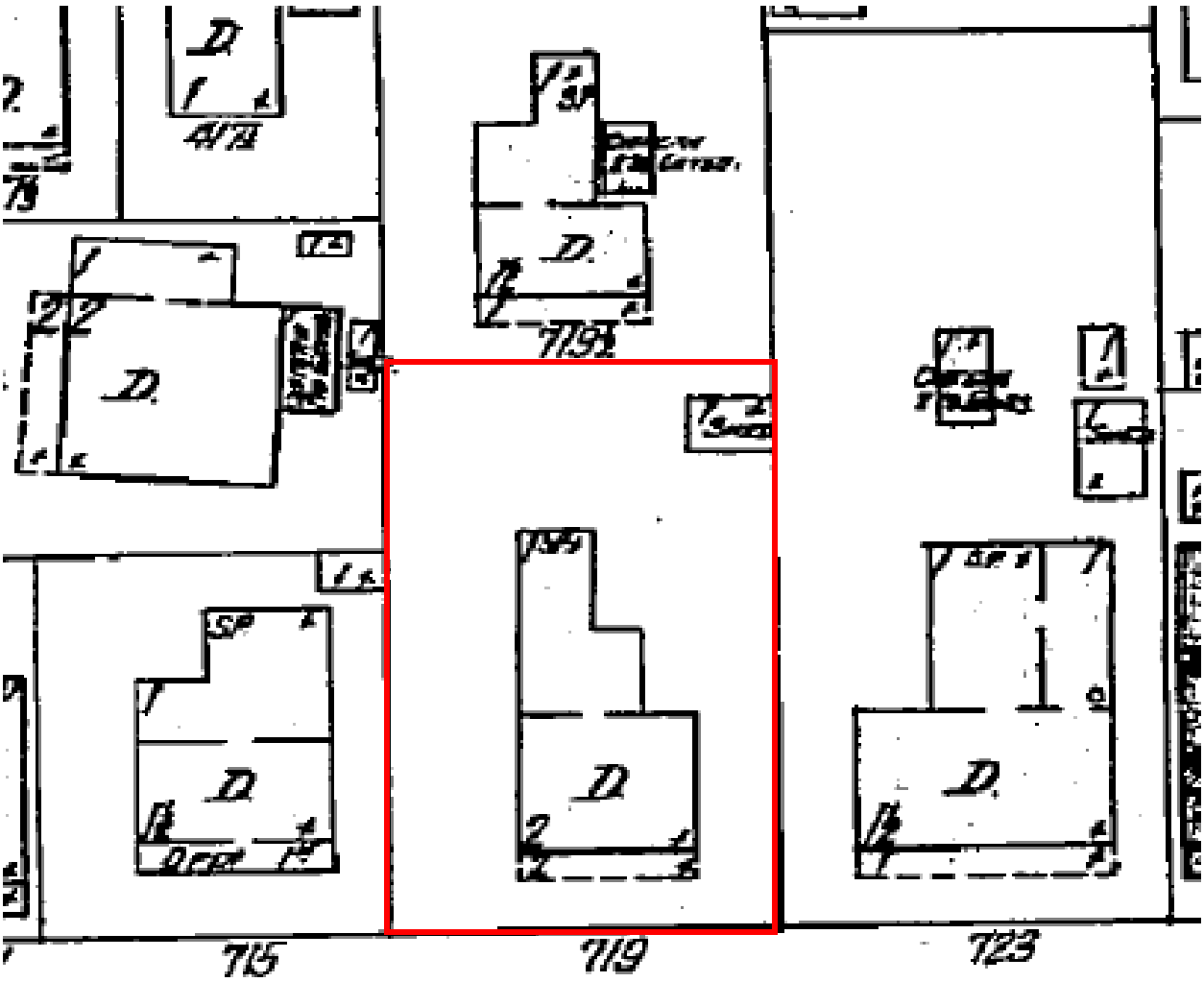
1889 Sanborn map with the property at 719 (306) Fleming Street indicated in red.



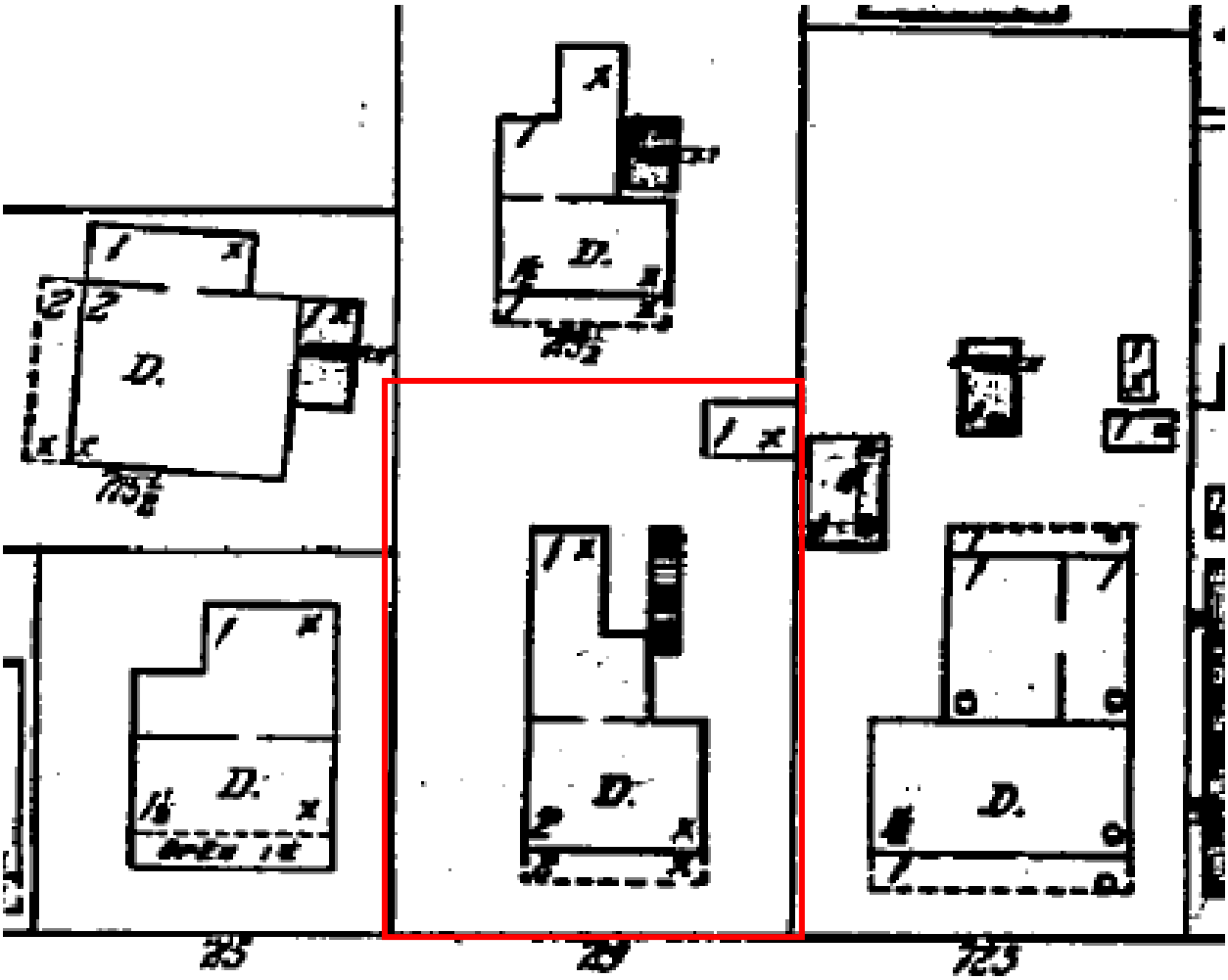
1892 Sanborn map with the property at 719 (619/306) Fleming Street indicated in red.



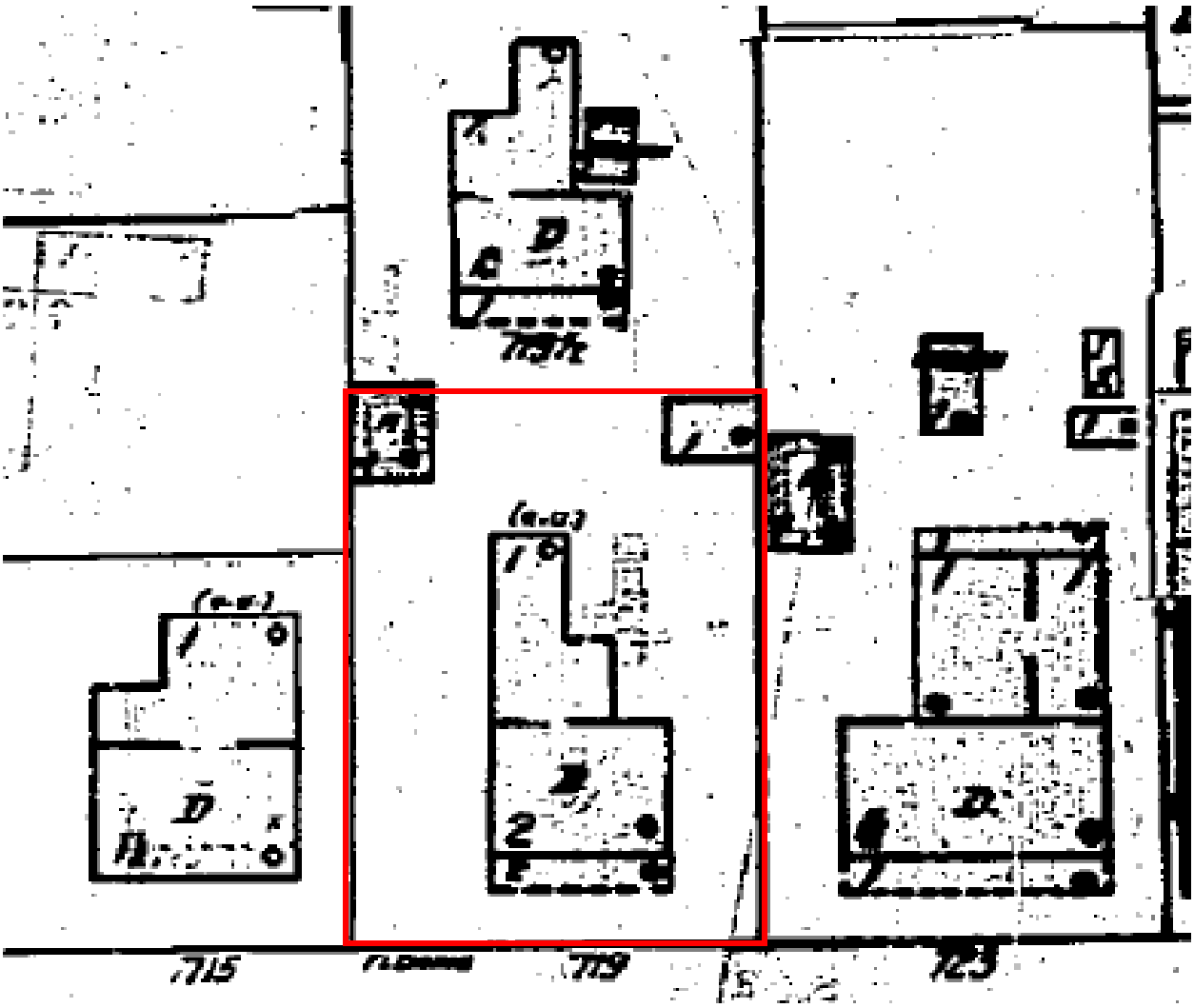
1899 Sanborn map with the property at 719 (619) Fleming Street indicated in red.



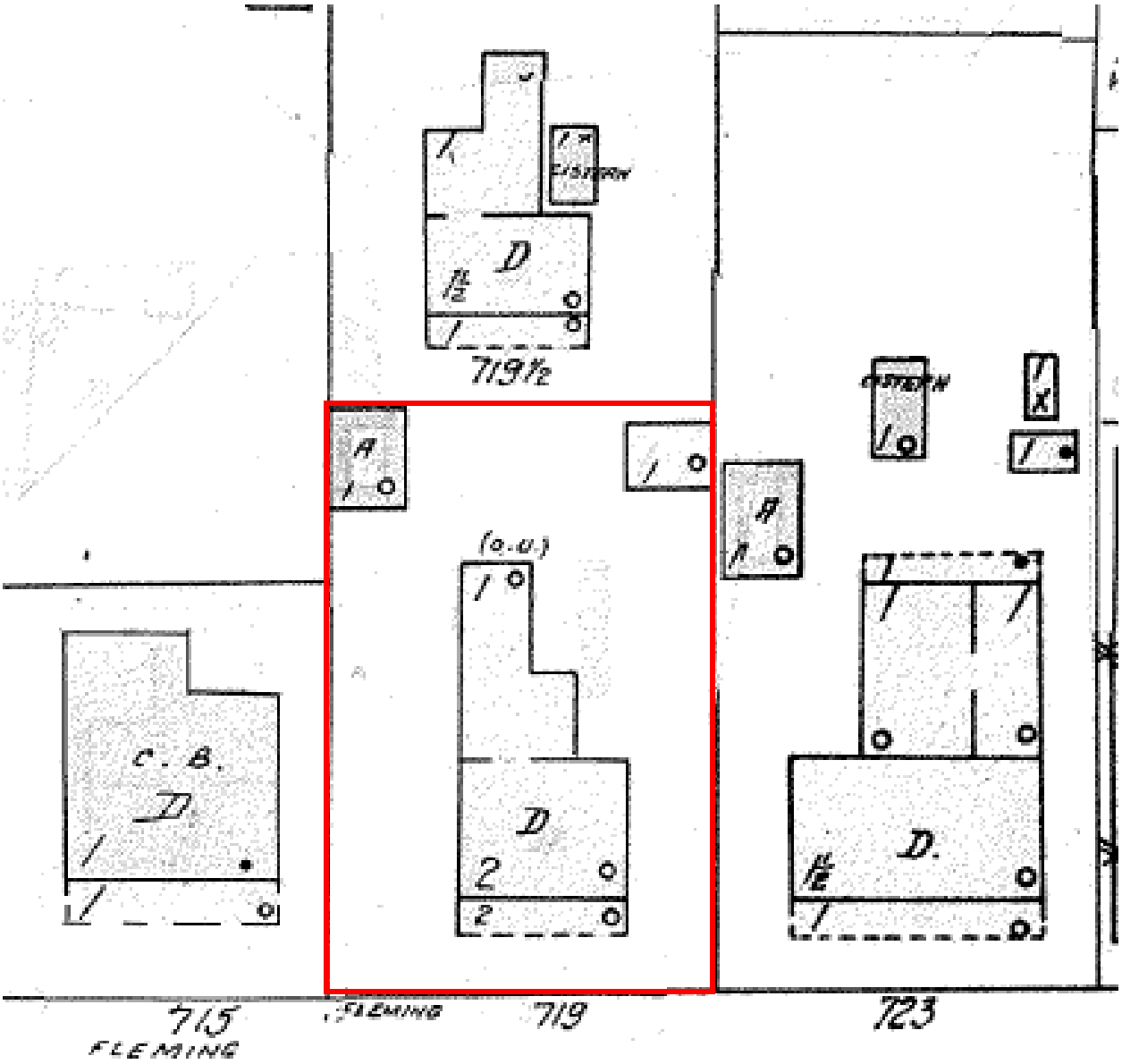
1912 Sanborn map with the property at 719 Fleming Street indicated in red.



1926 Sanborn map with the property at 719 Fleming Street indicated in red.



1948 Sanborn map with the property at 719 Fleming Street indicated in red.



1962 Sanborn map with the property at 719 Fleming Street indicated in red.

PROJECT PHOTOS



1965 photo showing the main building at 719 Fleming Street.

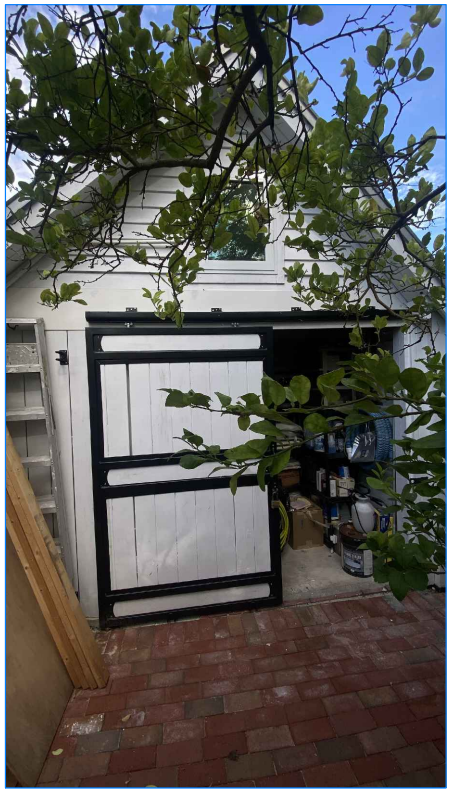
719 Fleming St, Pool House



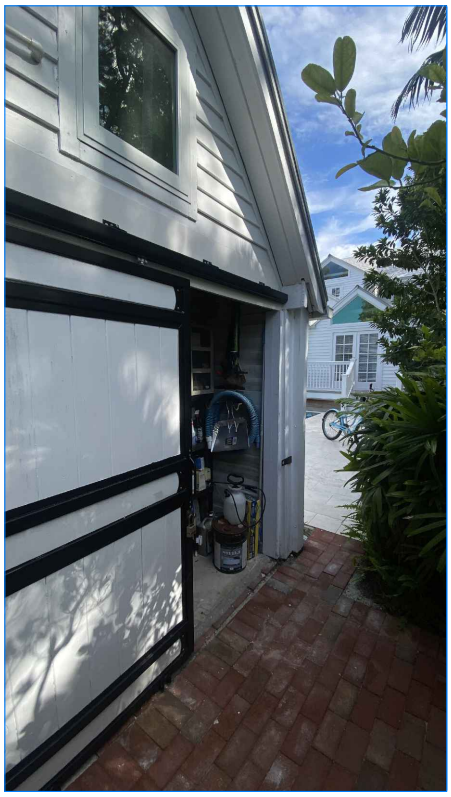
FRONT VIEW



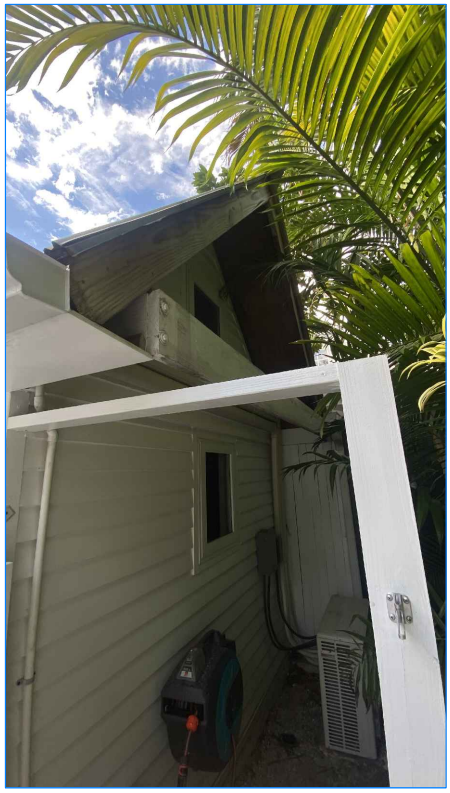
719 Fleming St, Pool House



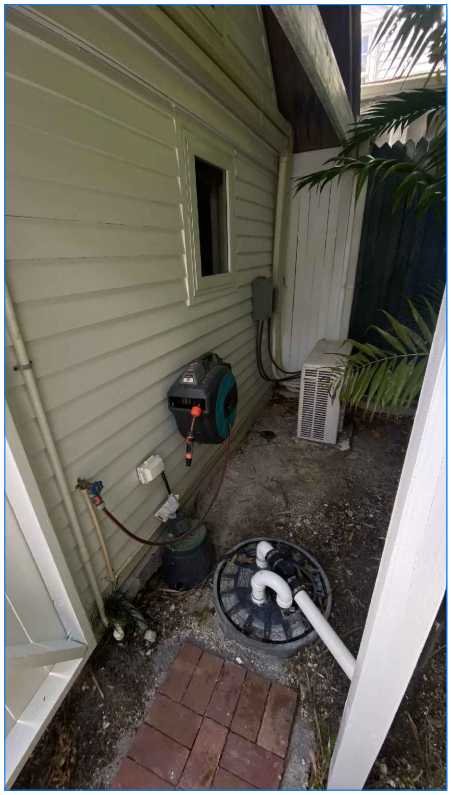
LEFT SIDE VIEW



719 Fleming St, Pool House



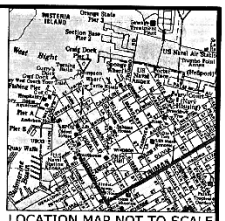
RIGHT SIDE VIEW



SURVEY

MAP OF BOUNDARY SURVEY

PART OF LOT 1 SQUARE 25
WILLIAM A. WHITEHEAD'S MAP
OFFICIAL RECORDS BOOK 2867, PAGE 387
MONROE COUNTY, FLORIDA



BEARING BASE:
N/A FIELD MEASURED ANGLES

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
719 FLEMING STREET
KEY WEST, FLORIDA 33040

LEGAL DESCRIPTION:
On the Island of Key West and known as a part of Lot 1, Square 35, according to William A. Whitehead's map of said Island delineated in February, A.D., 1829, said parcel being further described by metes and bounds as follows:
COMMENCE at the intersection of the Southwesterly right of way boundary line of William Street with the Northwesterly right of way boundary line of Fleming Street and run thence in a Southwesterly direction along the right of way line of the said Fleming Street for a distance of 140.0 feet to the Point of Beginning; thence continue in a Southwesterly direction along the right of way line of the said Fleming Street for a distance of 60.0 feet; thence at right angles in a Northwesterly direction for a distance of 107.0 feet; thence at right angles in a Northeasterly direction for a distance e of 60.0 feet; thence at right angles in a Southeasterly direction for a distance of 107.0 feet back to the Point of Beginning.

SUBJECT ALSO TO A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, OVER THE FOLLOWING DESCRIBED EASEMENT

On the Island of Key West and known as a part of Lot 1, Square 35, according to William A. Whitehead 's map of said Island delineated in February, A.D., 1829, said parcel being further described by metes and bounds as follows:
COMMENCE at the intersection of the Southwesterly right of way boundary line of William Street with the Northwesterly right of way boundary line of Fleming Street and run thence in a Southwesterly direction along the right of way line of the said Fleming Street for a distance of 188.0 feet to the Point of Beginning; hence continue in a Southwesterly direction along the right of way line of the said Fleming Street for a distance of 12.0 feet; thence at right angles in a Northwesterly direction for a distance of 107.0 feet; thence at right angles in a Northeasterly direction for a distance of 12.0 feet; thence at right angles in a Southeasterly direction for a distance of 107.0 feet back to the Point of Beginning.

CERTIFIED TO:
719 Fleming Street, LLC, a Florida Limited Liability Company
Spottswood, Spottswood, Spottswood & Sterling, PLLC
Chicago Title Insurance Company

GENERAL NOTES
1.) 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.
2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

ABBREVIATIONS:

BFP	= BACK-FLOW PREVENTER	NAVD	= NORTH AMERICAN VERTICAL DATUM 1988
BO	= BLOW OUT	NGS	= NATIONAL GEODETIC SURVEY
C	= CALCULATED	NGVD	= NATIONAL GEODETIC VERTICAL DATUM (1929)
CA	= CENTRAL ANGLE	OHW	= OVERHEAD WIRES
CL	= CENTERLINE	P	= PLAT
CLF	= CHAINLINK FENCE	PID	= PERMANENT IDENTIFIER
D	= DEED	POB	= POINT OF BEGINNING
EB	= ELECTRIC BOX	POC	= POINT OF COMMENCEMENT
EM	= ELECTRIC METER	R	= RADIUS
(F)	= FIELD	ROL	= ROOF OVERHANG LINE
FFE	= FINISHED FLOOR ELEVATION	SCO	= SANITARY CLEAN-OUT
FH	= FIRE HYDRANT	SMH	= SANITARY MANHOLE
FI	= FENCE INSIDE	SV	= SEWER VALVE
FO	= FENCE OUTSIDE	TOB	= TOP OF BANK
FOL	= FENCE ON LINE	TOS	= TOE OF SLOPE
GI	= GRATE INLET	UPC	= UTILITY POLE CONCRETE
GL	= GROUND LEVEL	UPM	= UTILITY POLE METAL
GW	= GUY WIRE	UPW	= UTILITY POLE WOOD
L	= ARC LENGTH	WDF	= WOOD FENCE
LE	= LOWER ENCLOSURE	WM	= WATER METER
LP	= LIGHT POLE	WV	= WATER VALVE
LS	= LANDSCAPING		
M	= MEASURED		
MHWL	= MEAN HIGH WATER LINE		

LINES NOT TO SCALE
PLATTED LOT LINES
PLASTIC FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES
UTILITY POLE WOOD
UTILITY POLE CONC.

SCALE:	1"=20'
FIELD WORK DATE:	01/30/19
REVISION DATE:	-/-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	19012301

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

PROPOSED DESIGN

Construction Plans
FOR
719 Fleming St



LOCATION MAP:

PROJECT LOCATION:
719 Fleming St,
Key West, FL 33040

CLIENT:
DAVID MESKER

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Signature:

Date:

Serge Mashtakov
Professional Engineer
State of Florida
License No 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

Artibus Design
Engineering and Planning

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

CLIENT: DAVID MESKER

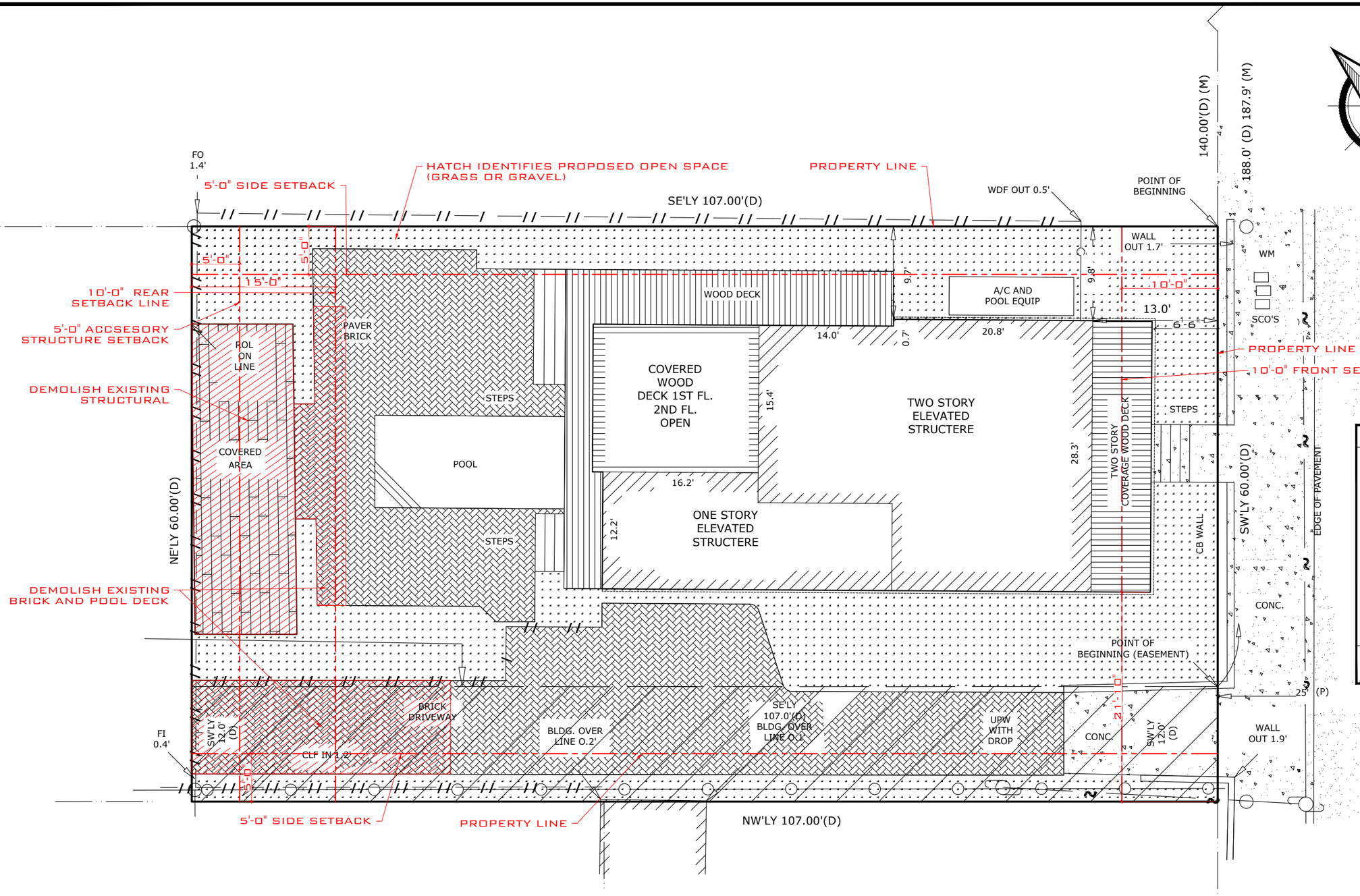
PROJECT: 719 Fleming St

SITE: 719 Fleming St
Key West, FL 33040

TITLE: Cover

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/31/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2201-06	G-100	1



EXISTING SITE PLAN / DEMO

SCALE: 3/32" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Signature:

Date:

Serge Mashtakov
Professional Engineer
State of Florida
License No 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

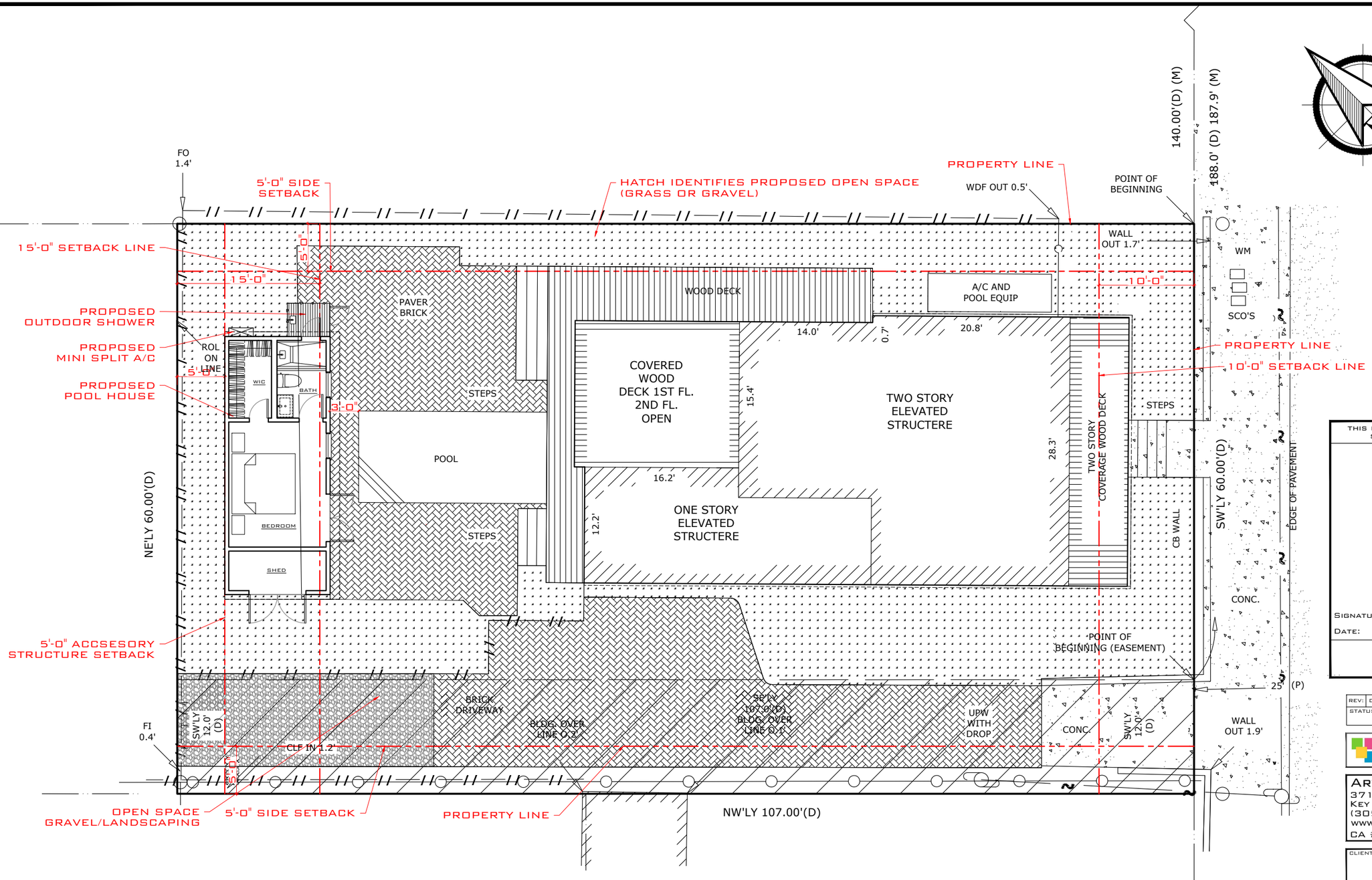
CLIENT: DAVID MESKER

PROJECT: 719 Fleming St

SITE: 719 Fleming St,
Key West, FL 33040

TITLE: Existing Site Plan

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/31/22	OA	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2201-06	C-101		1



PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

CLIENT: DAVID MESKER

PROJECT: 719 FLEMING ST

SITE: 719 FLEMING ST, KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/31/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2201-06	C-102	1

SITE DATA:

TOTAL SITE AREA: ±6,420.00 SQ.FT

LAND USE: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: X

SETBACKS

FRONT:
REQUIRED 10'-0"
EXISTING 6'-10"
PROPOSED NO CHANGES

LEFT SIDE:
REQUIRED 5'-0"
EXISTING 21'-10"
PROPOSED NO CHANGES

RIGHT SIDE:
REQUIRED 5'-0"
EXISTING 9'-6"
PROPOSED NO CHANGES

REAR:
REQUIRED 15'-0"
EXISTING 41'-10"
PROPOSED 15'-0"

ACCESSORY STRUCTURE SETBACK
EXISTING: 0'-0"
PROPOSED 5'-0"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (3,852.00 SQ.FT.)
EXISTING 65.35 % (±4,193.99 SQ.FT.)
PROPOSED 59.00 % (±3,787.44 SQ.FT.)
IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (3,210.00 SQ.FT.)
EXISTING 30.94 % (±1,986.83 SQ.FT)
PROPOSED 30.96% (±1,988.0 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 35% (2,247.00 SQ.FT.)
EXISTING 29.07% (±1866.3 SQ.FT.)
PROPOSED 35.39% (±2,272.32 SQ.FT)
IMPROVEMENT

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

CLIENT: DAVID MESKER

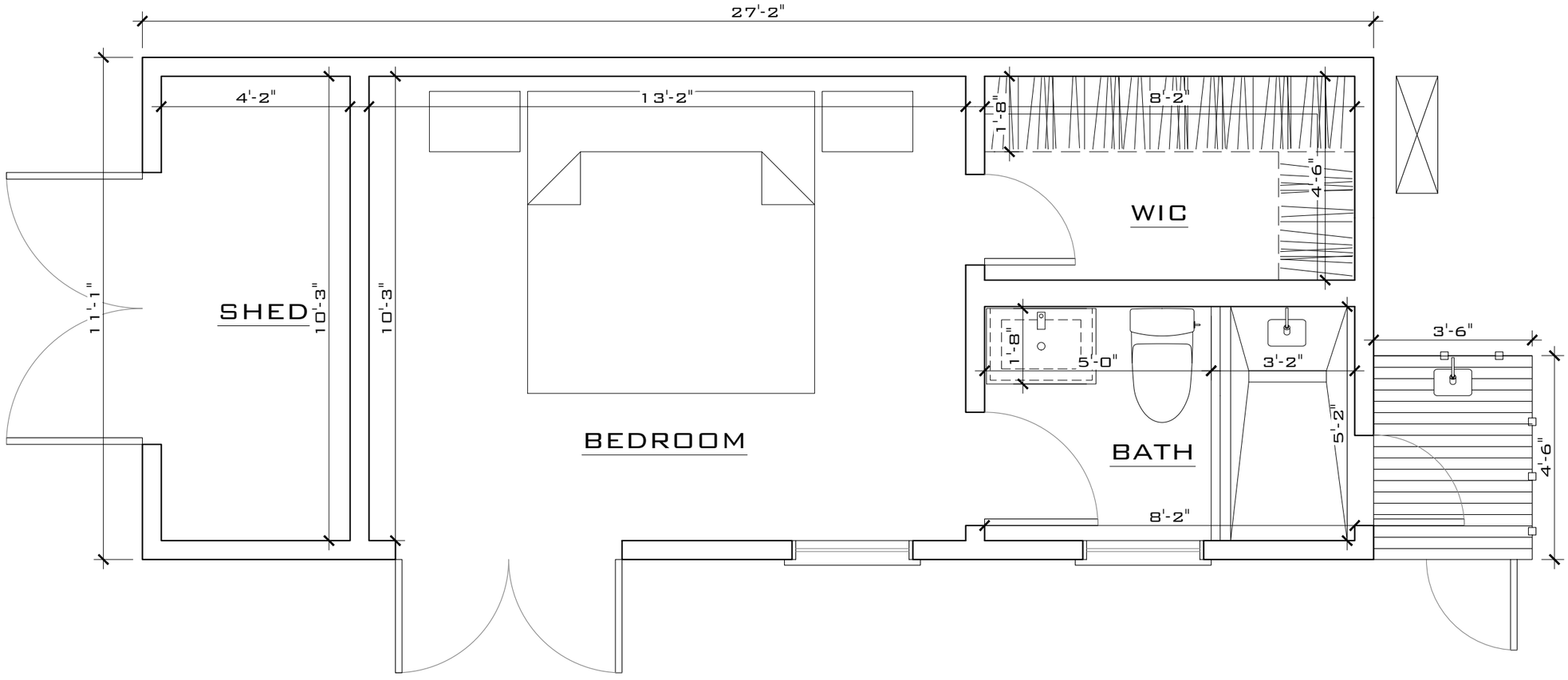
PROJECT: 719 FLEMING ST

SITE: 719 FLEMING ST,
KEY WEST, FL 33040

TITLE: SITE DATA

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/31/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2201-06	C-103	1



PROPOSED FLOOR PLAN (POOL HOUSE)

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Signature:

Date:

Serge Mashtakov
Professional Engineer
State of Florida
License No 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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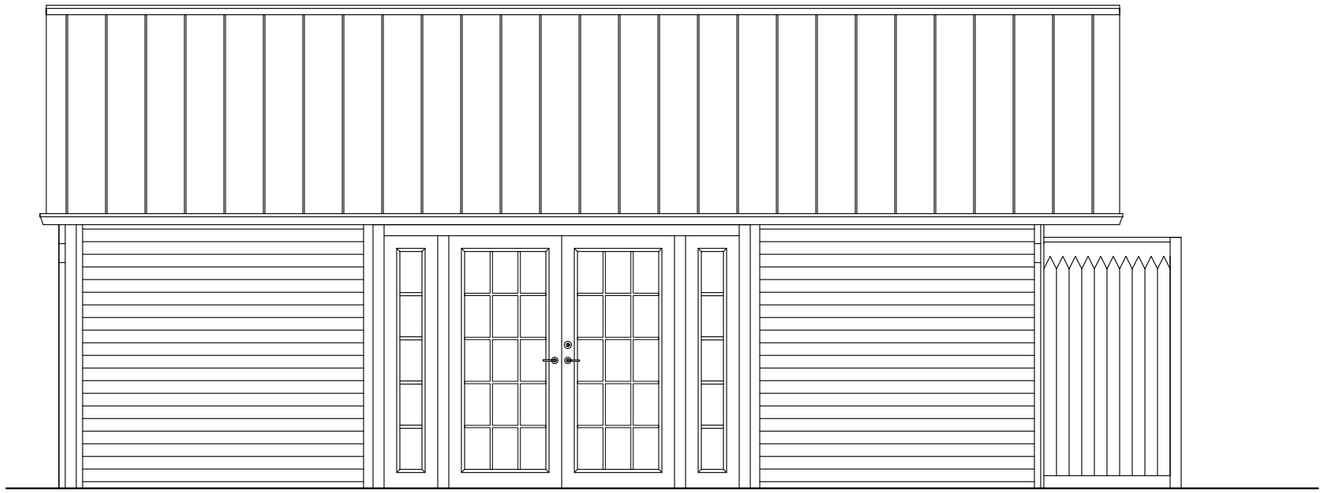
PROJECT: 719 Fleming St

SITE: 719 Fleming St,
Key West, FL 33040

TITLE: Proposed Floor Plan

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/31/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2201-06	A-101	1



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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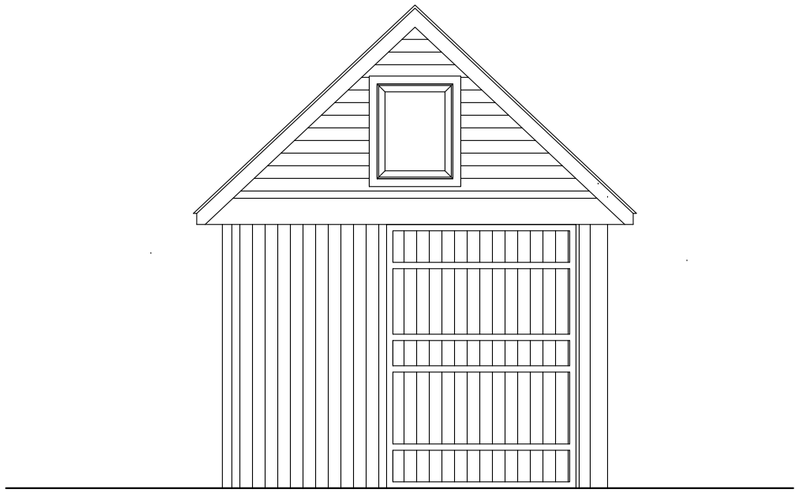
PROJECT: 719 FLEMING ST

SITE: 719 FLEMING ST, KEY WEST, FL 33040

TITLE: ELEVATIONS

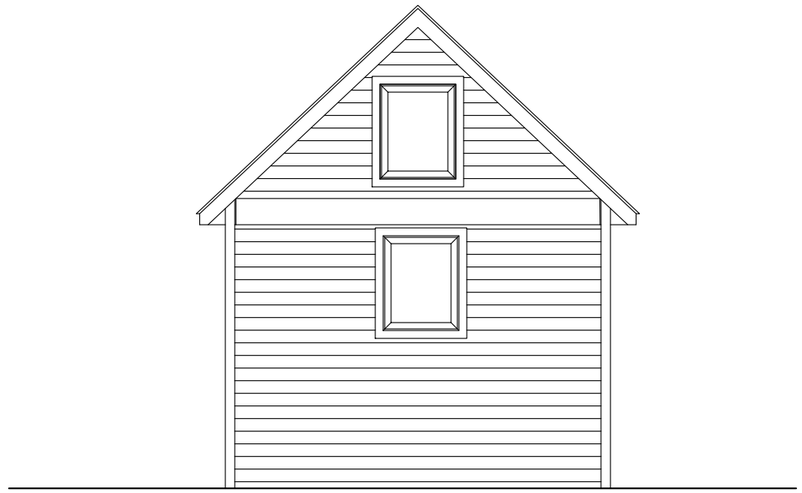
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/31/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2201-06	A-102	1



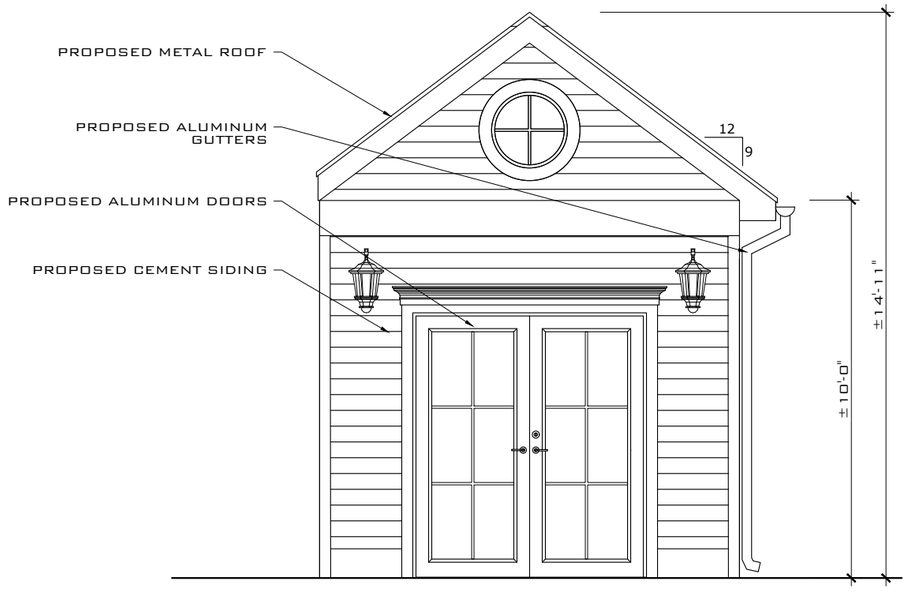
EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"



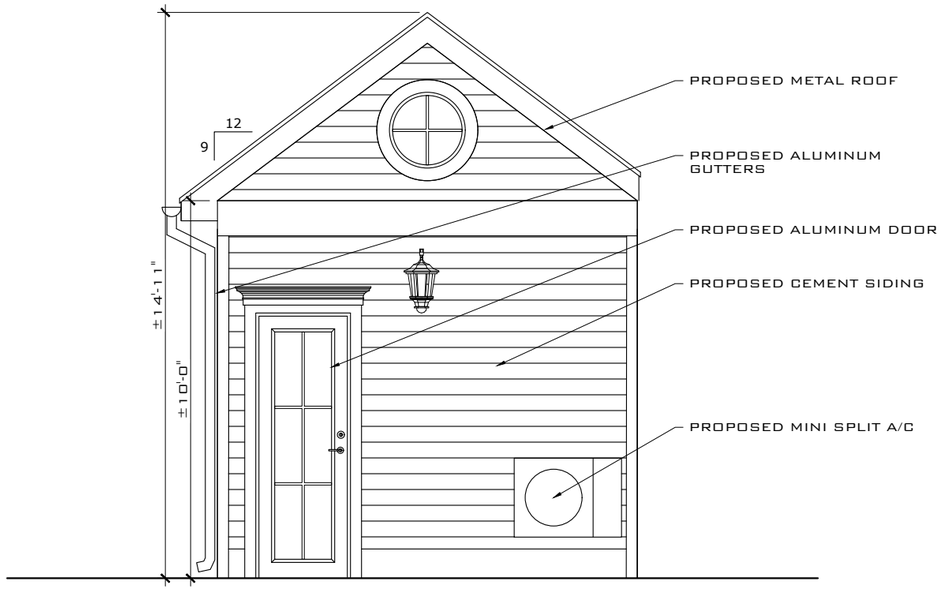
EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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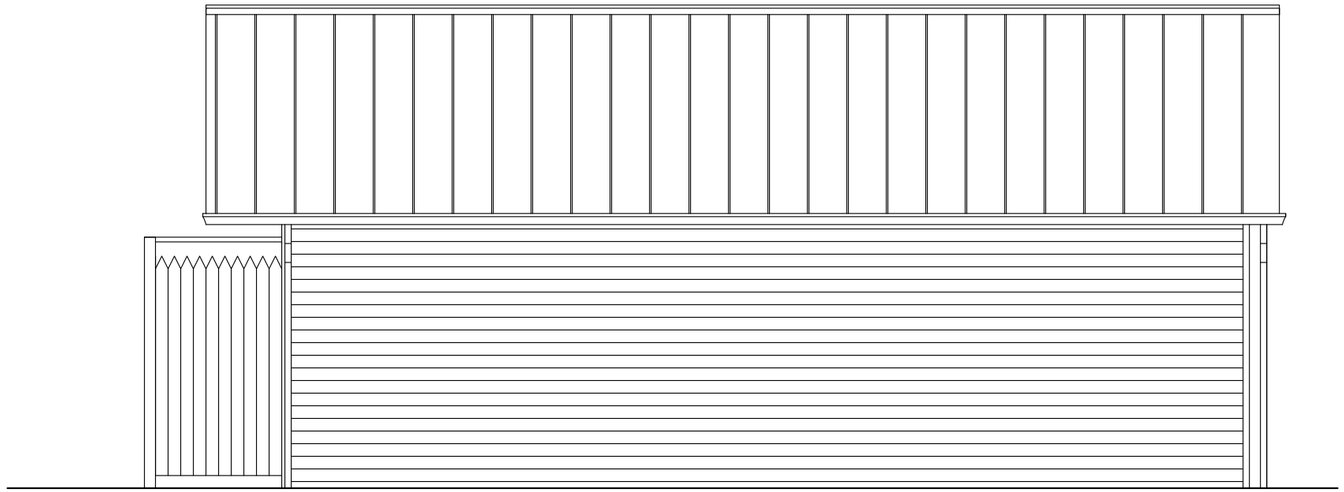
PROJECT: 719 FLEMING ST

SITE: 719 FLEMING ST, KEY WEST, FL 33040

TITLE: ELEVATIONS

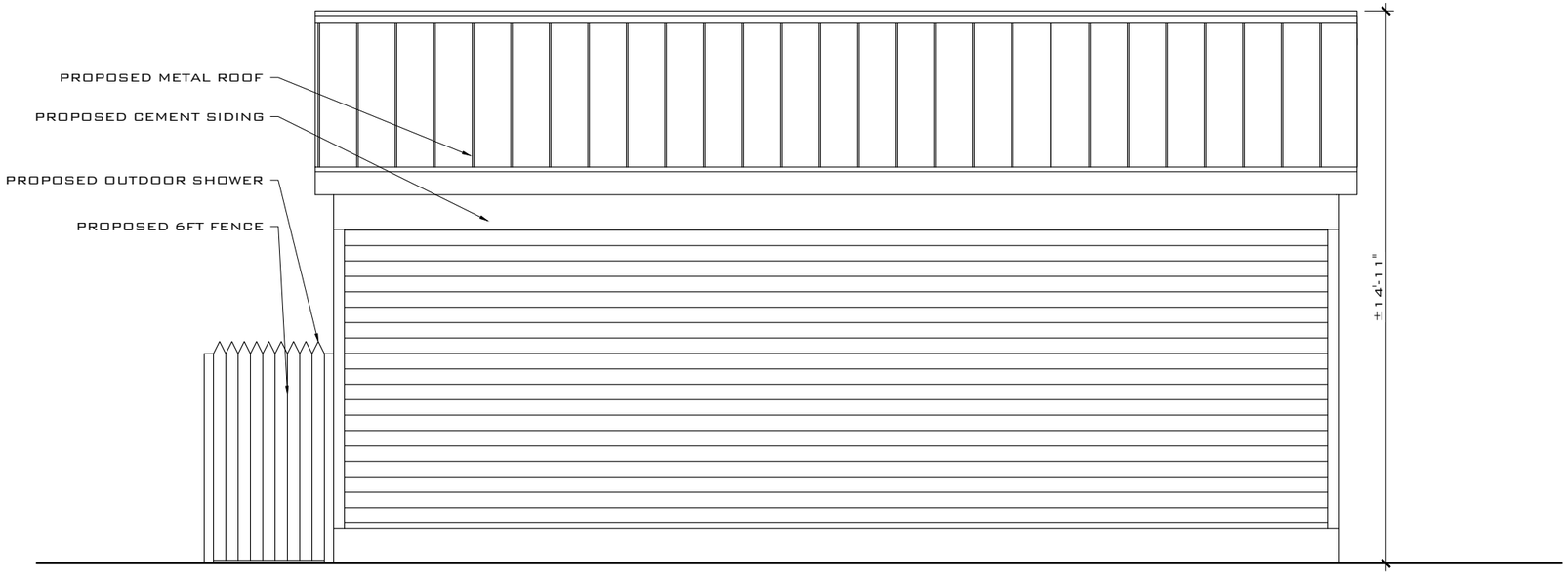
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/31/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2201-06	A-103	1



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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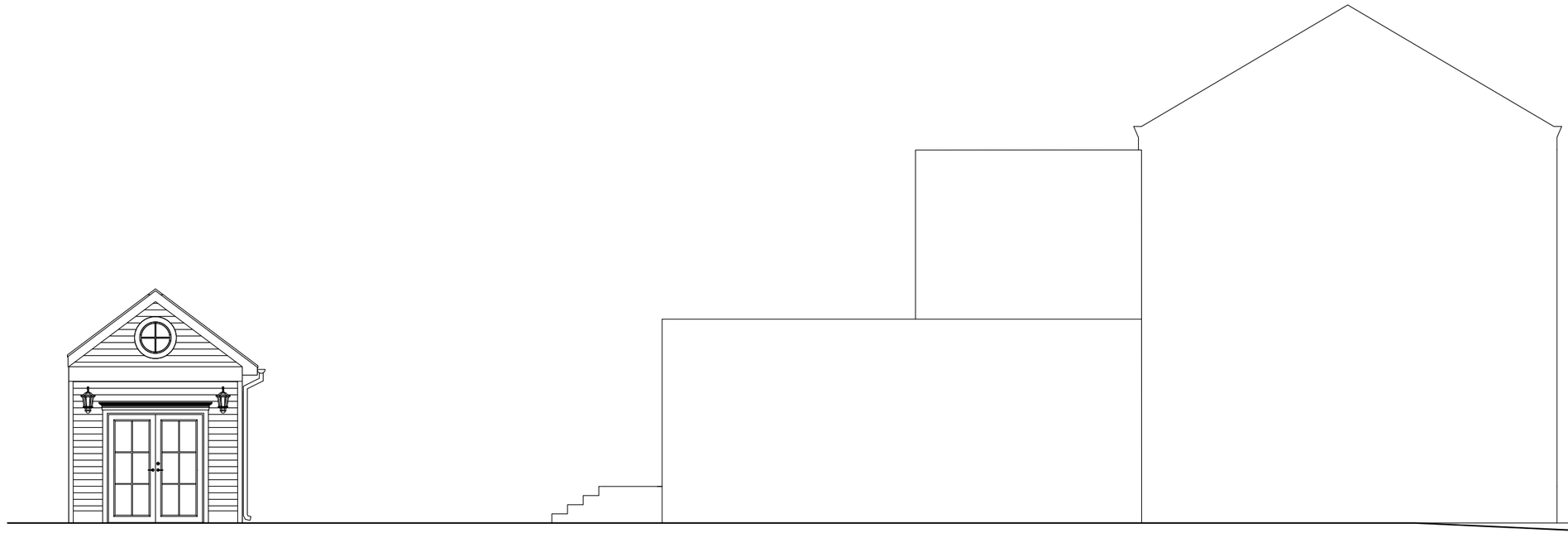
PROJECT: 719 FLEMING ST

SITE: 719 FLEMING ST, KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/31/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2201-06	A-104	1



LEFT SIDE OVERALL VIEW

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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

CLIENT: DAVID MESKER

PROJECT: 719 FLEMING ST

SITE: 719 FLEMING ST,
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/31/22	OA	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2201-06	A-105		1

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 22, 2022 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY ACCESSORY STRUCTURE. DEMOLITION OF NON-HISTORIC ACCESSORY STRUCTURE.

#719 FLEMING STREET

Applicant – Artibus Design Application #H2022-0005

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 Artibus Design, 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: 719 Fleming Street on the 11 day of March, 2022.

   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 22 of March, 2022.

   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 # H2022-0005

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

Signed Name of Affiant: Artibus Design
Date: 03/11/2022
Address: 3710 N. Roosevelt Blvd
City: Key West
State, Zip: 33040

The forgoing instrument was acknowledged before me on this 16th day of March, 2022.

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

NOTARY PUBLIC
Sign Name:
Print Name: Veronica Cleare
Notary Public - State of Florida (seal)
My Commission Expires: 1/25/2025

VERONICA CLEARE
Commission # HH 084046
Expires January 25, 2025
Bonded Thru Troy Fain Insurance 800-385-7019


719
Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID	00006010-000100
Account#	8792786
Property ID	8792786
Millage Group	10KW
Location Address	719 FLEMING St, KEY WEST
Legal Description	KW PT LOT 1 SQR 35 OR1190-1470/71 OR1199-1055/59(RES NO 91-526) OR1337-1087/88 OR1450-1822/24C OR1971-2183/84 OR2152-1931/32 OR2867-387/88 OR2947-2053 OR2976-0011 (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No



Owner

530 WILLIAM STREET LLC
6 Portage Rd
Florissant MO 63034

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	$1,572,612	$1,572,612	$1,163,012	$1,165,933
+	Market Misc Value	$45,490	$46,653	$47,815	$44,905
+	Market Land Value	$855,658	$849,109	$881,787	$787,991
=	Just Market Value	$2,473,760	$2,468,374	$2,092,614	$1,998,829
=	Total Assessed Value	$2,473,760	$2,468,374	$2,092,614	$1,998,829
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	$2,473,760	$2,468,374	$2,092,614	$1,998,829

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	6,420.00	Square Foot	60	107

Buildings

Building ID	34117
Style	2 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	4022
Finished Sq Ft	2272
Stories	2 Floor
Condition	AVERAGE
Perimeter	288
Functional Obs	0
Economic Obs	0
Depreciation %	2
Interior Walls	WALL BD/WD WAL
Exterior Walls	CUSTOM
Year Built	1933
Effective Year Built	2018
Foundation	WD CONC PADS
Roof Type	GABLE/HIP
Roof Coverage	METAL
Flooring Type	SFT/HD WD
Heating Type	FCD/AIR DUCTED with 0% NONE
Bedrooms	4
Full Bathrooms	3
Half Bathrooms	1
Grade	650
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	592	0	200
FHS	FINISH HALF ST	588	0	98
FLA	FLOOR LIV AREA	2,272	2,272	400
OPU	OP PR UNFIN LL	282	0	134
OUU	OP PR UNFIN UL	288	0	68
TOTAL		4,022	2,272	900

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1986	1987	1	341 SF	1
BRICK PATIO	1986	1987	1	1284 SF	2
CUSTOM PATIO	2006	2007	1	424 SF	4
BRICK PATIO	2008	2009	1	162 SF	2
FENCES	1987	1988	1	582 SF	5
CUSTOM POOL	2006	2007	1	231 SF	4
RW2	1965	1966	1	153 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/18/2019	$100	Warranty Deed	2229450	2976	0011	11 - Unqualified	Improved
1/22/2019	$3,000,000	Warranty Deed	2205065	2947	2053	01 - Qualified	Improved
7/31/2017	$2,400,000	Warranty Deed	2133593	2867	387	01 - Qualified	Improved
9/8/2005	$1,775,000	Warranty Deed		2152	1931	Q - Qualified	Improved
1/1/1995	$418,300	Warranty Deed		1337	1087	Q - Qualified	Improved
11/1/1991	$285,000	Warranty Deed		1190	1470	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0999	11/17/2018	12/28/2018	$0	Residential	ROUGH IN 1 BATH ROOM, 1/2 5 FIX AND RESET F/S
17-4871	1/11/2018	12/28/2018	$80,000	Residential	REMODEL KITCHEN, OPEN WALLS AND INSTALL 12 DOORS, ADD BATH UPSTAIRS, ENCLOSE 110SF OF PORCH, ADD 2 WINDOWS, REMOVE BEARING WALL
14-3472	7/22/2014	7/12/2017	$1,000	Residential	REMOVE AND REPLACE PORCH POST THAT IS ROTTED AND DAMAGED FROM TERMITE INFESTATION. AREA AFFECTED IS A 6" x 6" CORNER POST AND HEADER WITH APPORX.
13-2183	5/21/2013	5/21/2013	$700	Residential	INSTALLING HALF ROUND GALVANIZED GUTTER ON FRONT TOP PORCH. THE DOWN SPOUT WILL BE ON THE SIDE OF THE HOUSE.
8-2227	6/23/2008	12/15/2008	$1,200		INSTALL 160SF OF PAVER DRIVEWAY ENTRANCE, REPLACING CONCRETE
07-0174	2/15/2007	8/6/2008	$5,000	Residential	ENCLOSE SECOND DECK FOR CLOSET AND BATHROOM
07-0176	1/31/2007	8/6/2008	$5,000	Residential	INSTALL FIVE NEW FIXTURES FOR 1 1/2 BATHROOMS
07-0177	1/31/2007	8/6/2008	$3,000	Residential	INSTALL APPROX 150 SQ FT OF V-CRIMP ROOFING
06-6216	11/20/2006	12/22/2006	$2,500		RE-SURFACE POOL
06-6017	11/1/2006	12/22/2006	$2,200		REMOVE OLD PAVERS INSTALL TUMBLED MARBLE PAVERS 400SF
06-4498	7/31/2006	12/22/2006	$2,500		INSTALL NEW ELECTRICAL
06-1805	4/25/2006	12/22/2006	$38,000		DEMO OLD PORCH BLD NEW 2 LEVEL PORCH WITH SUNDECK
06-0493	1/31/2006	12/22/2006	$300		RUN COPPER LINE TO RANGE
05-4566	10/13/2005	12/22/2006	$1,500	Residential	INSTALL WIRING FOR NEW A/C
05-4431	10/6/2005	12/22/2006	$16,350	Residential	INSTALL TWO A/C
02/3059	11/14/2002	11/25/2002	$200	Residential	REPLACE ROTTON WOOD
98-3718	11/20/1998	8/13/1999	$800	Residential	ROOF REPAIRS
E95-0219	1/1/1995	10/1/1995	$648	Residential	ALARM SYSTEM
	1/1/1900		$0		

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


10
FLA
4
33
OPU
(282)
12
16
16
OPX
(256)
16
34
8
8
FLA Yr=2018
(112)
14
14
51
8
5
FLA
(1060)
21
28
OPX
(168)
6
16
OUU
(288)
18
14
14
9
FLA
(840)
21
21
28
6
28
FHS
(588)
21

Photos


719 FLEMING ST

Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

No data available for the following modules: Exemptions.

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User Privacy Policy
GDPR Privacy Notice

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Last Data Upload: 2/23/2022, 2:29:48 AM

Version 2.3.177