



**Historic Architectural Review Commission
Staff Report for Item 14**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: July 25, 2017

Applicant: William P. Horn

Application Number: H17-03-0030

Address: #1116 Truman Avenue

Description of Work:

Demolition of rear addition and two non-historic balconies. Removal of non-historic porch enclosures.

Site Facts:

The building at 1116 Truman Avenue is a contributing resource, constructed in 1928 according to the survey. Staff disagrees with that date as the building seems to first appear on the 1899 Sanborn map – albeit set back from the front property line and with a one-story porch. When the 1899 Sanborn map and 1912 Sanborn map are overlaid, the buildings are almost identical. In 1912, the frame vernacular, two-story structure appears with a two-story porch on the front, but the 1926 Sanborn map shows the wraparound front porch that is in existence today. Again, the overlay of the maps show that it's the same building. By 1965, the second story of the porch was enclosed, as well as parts of the first story side porch. The house has been severely gutted, with no original windows left. The building has been neglected for many years.

Habitat for Humanity has purchased the house and will designate the existing three units as workforce housing. The project received a variance from the Planning Board on June 15, 2017.

Guidelines Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

As the elements to be demolished do not definitely appear in the c.1965 photograph or on the 1962 Sanborn map, the structures are not considered historic, and the demolition meets the following criteria:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will the demolition destroy the historic relationship between buildings or structures and open space. The demolition of the balconies will only help improve the relationship between buildings and open space.
- (3) This demolition will not affect the front building façade. Instead it will improve the front building façade and help return the building to a more appropriate street frontage.
- (4) Staff does not believe elements that are proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this request can be considered for demolition. Only one reading is required for demolition.

APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

www.cityofkeywest-fl.gov

| | | | | |
|--------------------|---------|------------------------|---|----------------|
| HARC PERMIT NUMBER | | BUILDING PERMIT NUMBER | | INITIAL & DATE |
| FLOODPLAIN PERMIT | | | | REVISION # |
| FLOOD ZONE | PANEL # | ELEV. L. FL. | SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ % | |

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

| | | |
|--|--|--------------|
| | | # OF UNITS |
| | | |
| | | PHONE NUMBER |
| | | EMAIL |
| | | |
| | | PHONE NUMBER |
| | | EMAIL |
| | | PHONE NUMBER |
| | | EMAIL |
| | | |

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ___ YES ___ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

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.

| |
|---|
| PROJECT TYPE: ___ ONE OR TWO FAMILY ___ MULTI-FAMILY ___ COMMERCIAL ___ NEW ___ REMODEL |
| ___ CHANGE OF USE / OCCUPANCY ___ ADDITION ___ SIGNAGE ___ WITHIN FLOOD ZONE |
| ___ DEMOLITION ___ SITE WORK ___ INTERIOR ___ EXTERIOR ___ AFTER-THE-FACT |

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

| | |
|--|---|
| I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT: | |
| OWNER PRINT NAME: | QUALIFIER PRINT NAME: |
| OWNER SIGNATURE: | QUALIFIER SIGNATURE: |
| Notary Signature as to owner: | Notary Signature as to qualifier: |
| STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. | STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____. |
| Personally known or produced _____ as identification. | Personally known or produced _____ as identification. |

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF-OVER TEAR-OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW

SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A / C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS. LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov
 INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

| ARCHITECTURAL FEATURES TO BE ALTERED: | ORIGINAL MATERIAL: | PROPOSED MATERIAL: |
|---------------------------------------|--------------------|--------------------|
| | | |
| | | |
| | | |
| | | |

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.
 DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: _____

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



This document applies only to those properties located within the City of Key West Historic Zoning Districts, properties outside the historic zoning districts which are listed as contributing in the Historic Architectural Survey and or properties listed in the National Register of Historic Places.

Applications must meet or exceed the requirements outlined by the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation and the Key West’s Historic Architectural Guidelines. Once submitted, the application shall be reviewed by staff for completeness and scheduled for presentation to the Historic Architectural Review Commission for the next available meeting, unless the demolition request is for a *bona fide* Code Compliance case, in which case staff may review and approve the demolition request. **The applicant must be present at this meeting. Any person that makes changes to an approved Certificate of Appropriateness must submit a new application with such modifications.**

The filing of this application does not ensure approval as submitted. Applications that do not possess the required submittals or documentation will be considered incomplete and will not be reviewed for approval.

CRITERIA FOR DEMOLITIONS

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.

OR THAT THE BUILDING OR STRUCTURE;

- (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.

- (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 a 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.

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

CITY OF KEY WEST
CERTIFICATE OF APPROPRIATENESS
APPENDIX FOR DEMOLITIONS
APPLICATION NUMBER H-____-____-____-_____



(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the Historic Architectural Review Commission.

(a) A complete construction plan for the site is included in this application

_____ Yes Number of pages and date on plans _____

_____ No Reason _____

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 structures 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; and

AND

(3) Removing an historic building or structure in a complex; or removing a building facade; 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.

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 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 there will be a final inspection required under this application. I also understand that any **changes to an approved Certificate of Appropriateness must be submitted for review.***

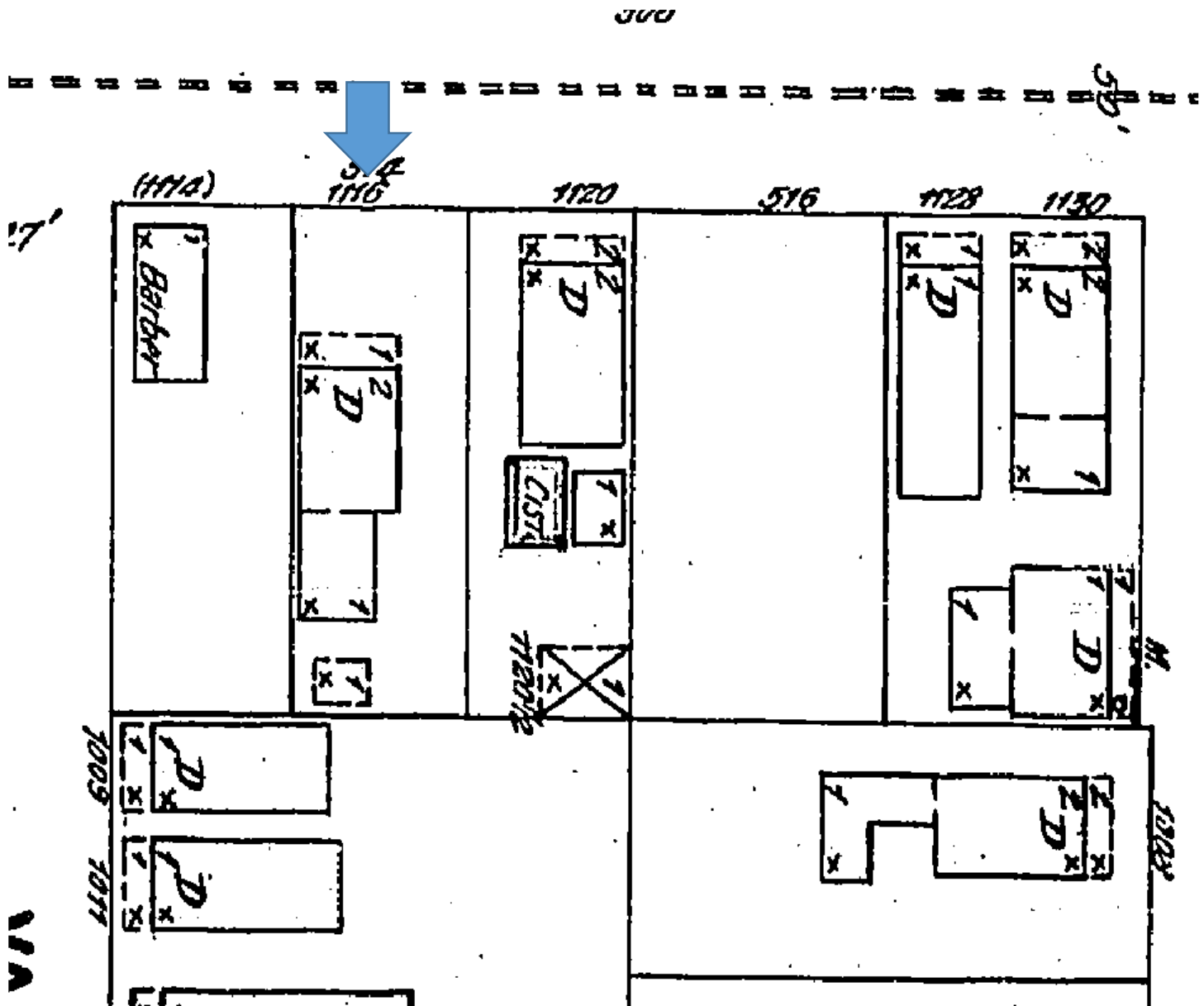
| | |
|-----------------------------|----------------------|
| PROPERTY OWNER'S SIGNATURE: | DATE AND PRINT NAME: |
|-----------------------------|----------------------|

OFFICE USE ONLY

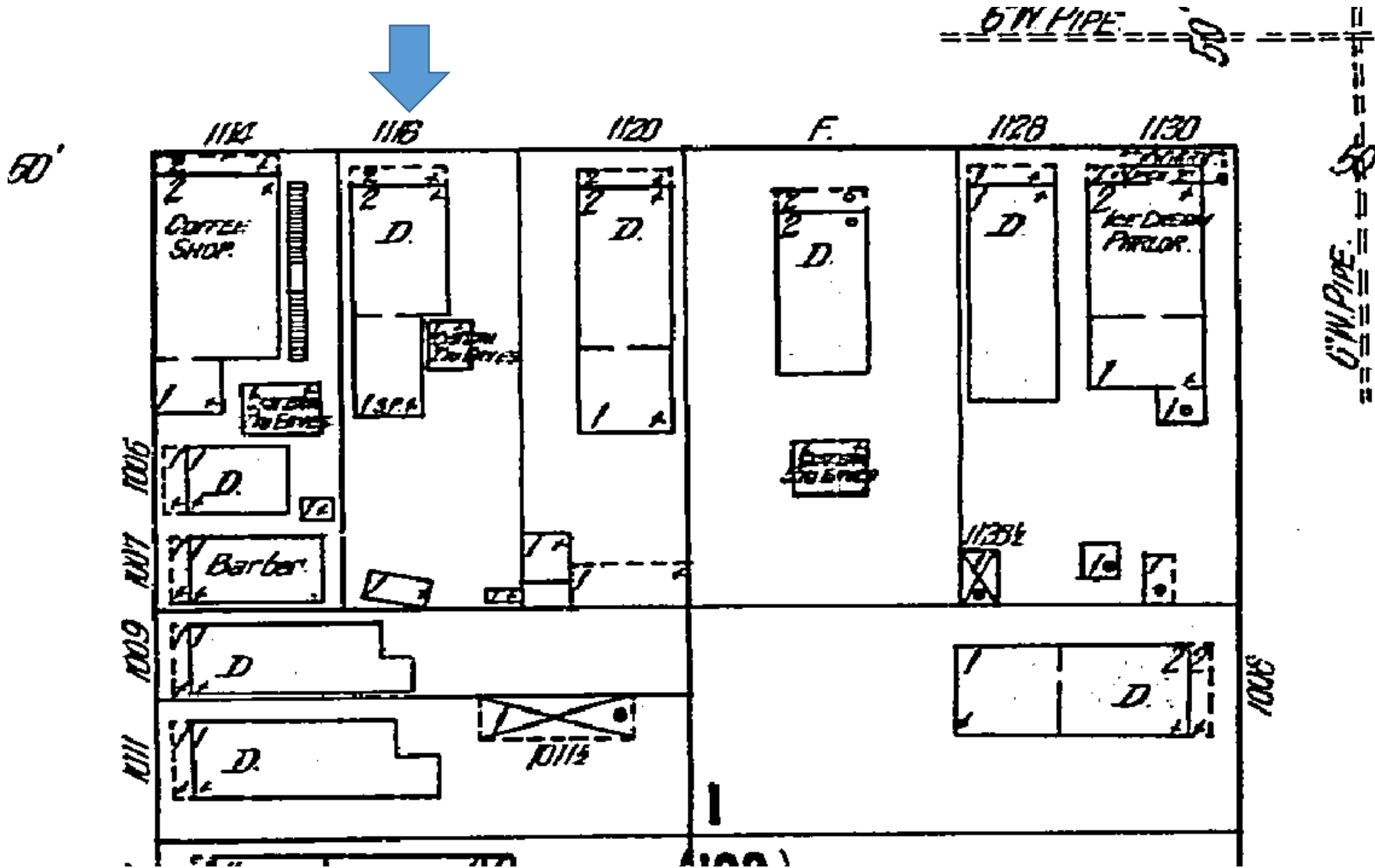
| BUILDING DESCRIPTION: | |
|--|--|
| <input type="checkbox"/> Contributing Year built _____ Style _____ Listed in the NRHP <input type="checkbox"/> Year _____ | |
| <input type="checkbox"/> Not listed Year built _____ Comments _____ | |

| | |
|--|----------------|
| <input type="checkbox"/> Reviewed by Staff on _____ <input type="checkbox"/> Notice of hearing posted _____ First reading meeting date _____ Second Reading meeting date _____ TWO YEAR EXPIRATION DATE _____ | Staff Comments |
|--|----------------|

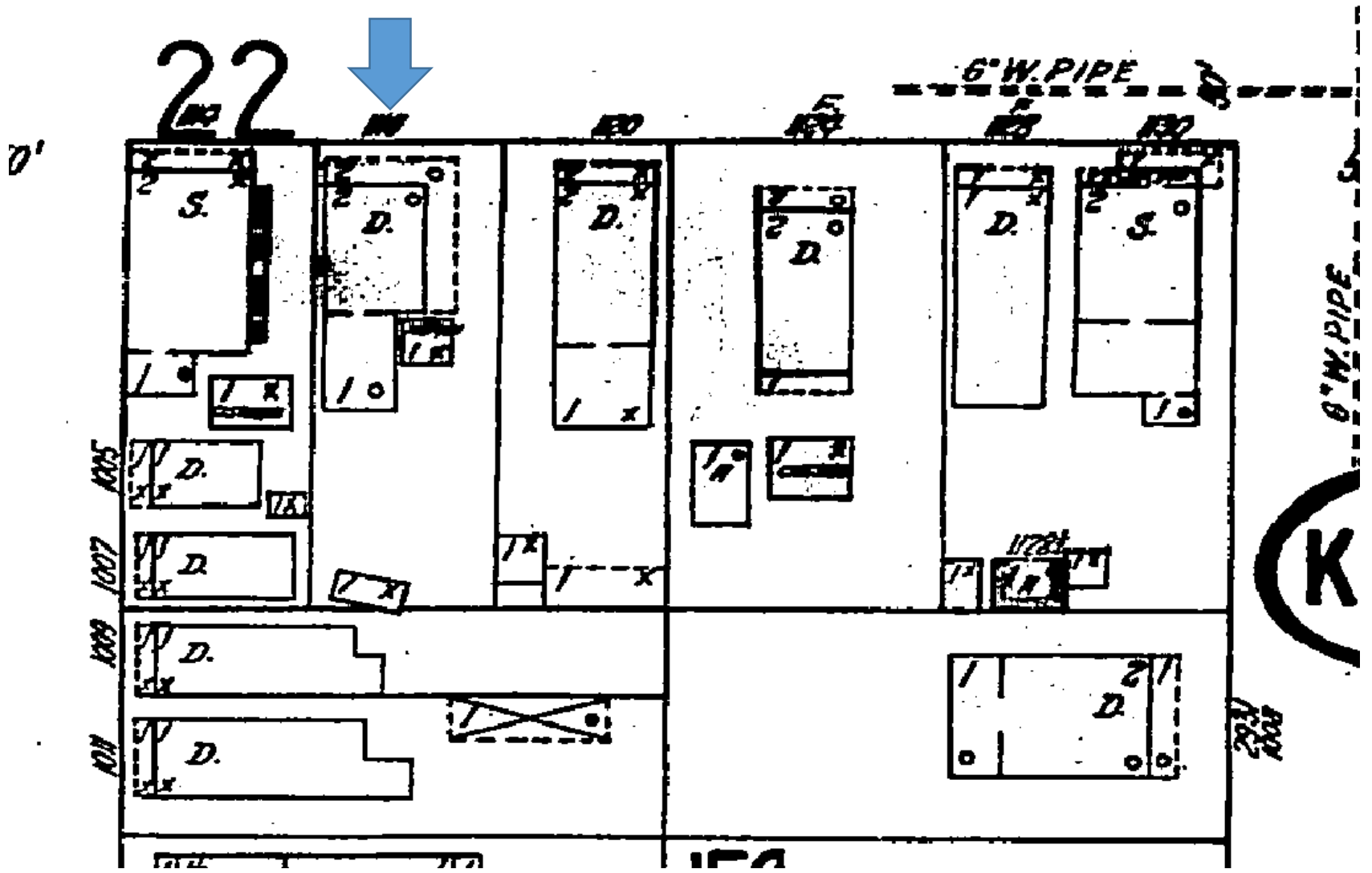
SANBORN MAPS



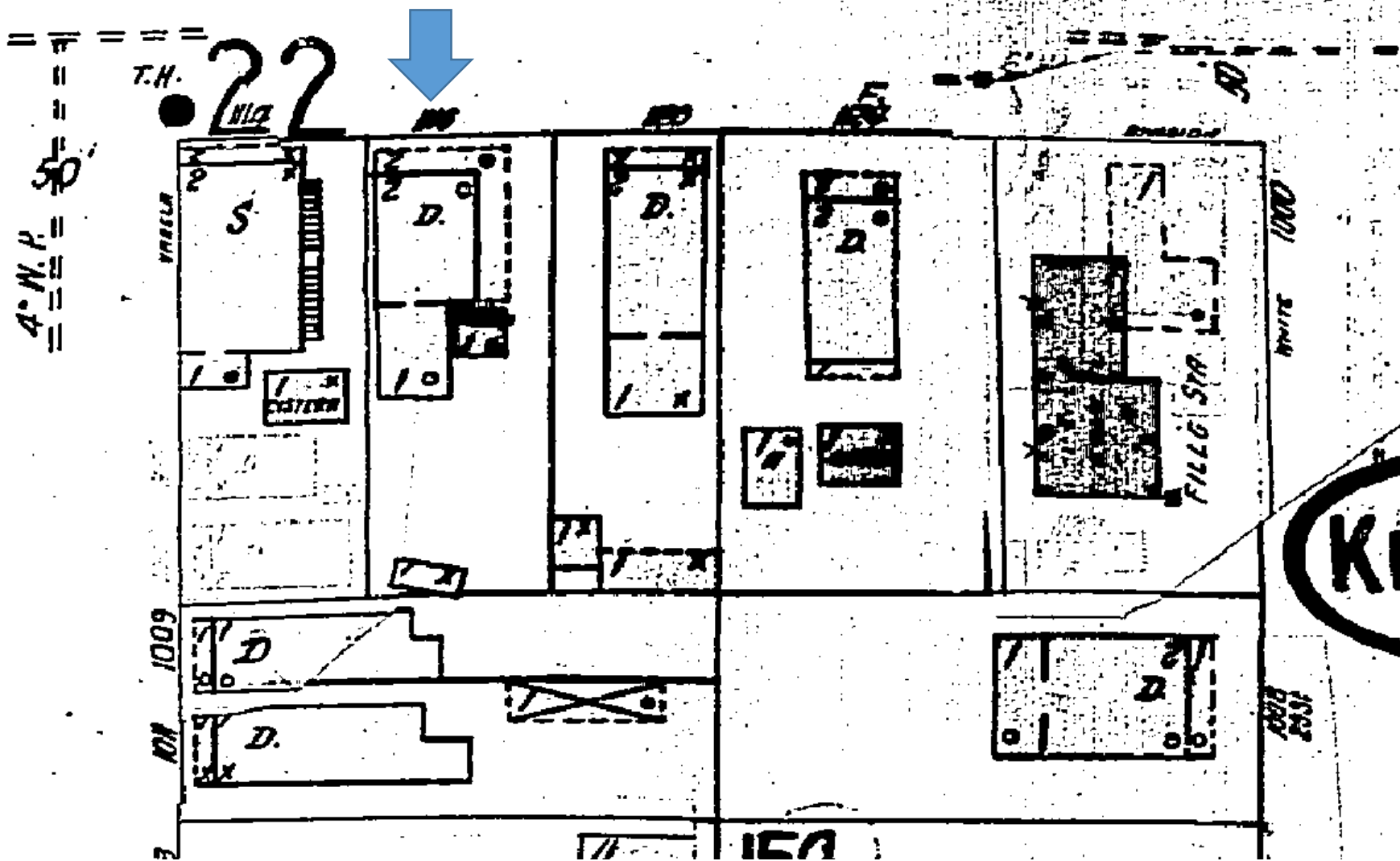
1899 Sanborn Map



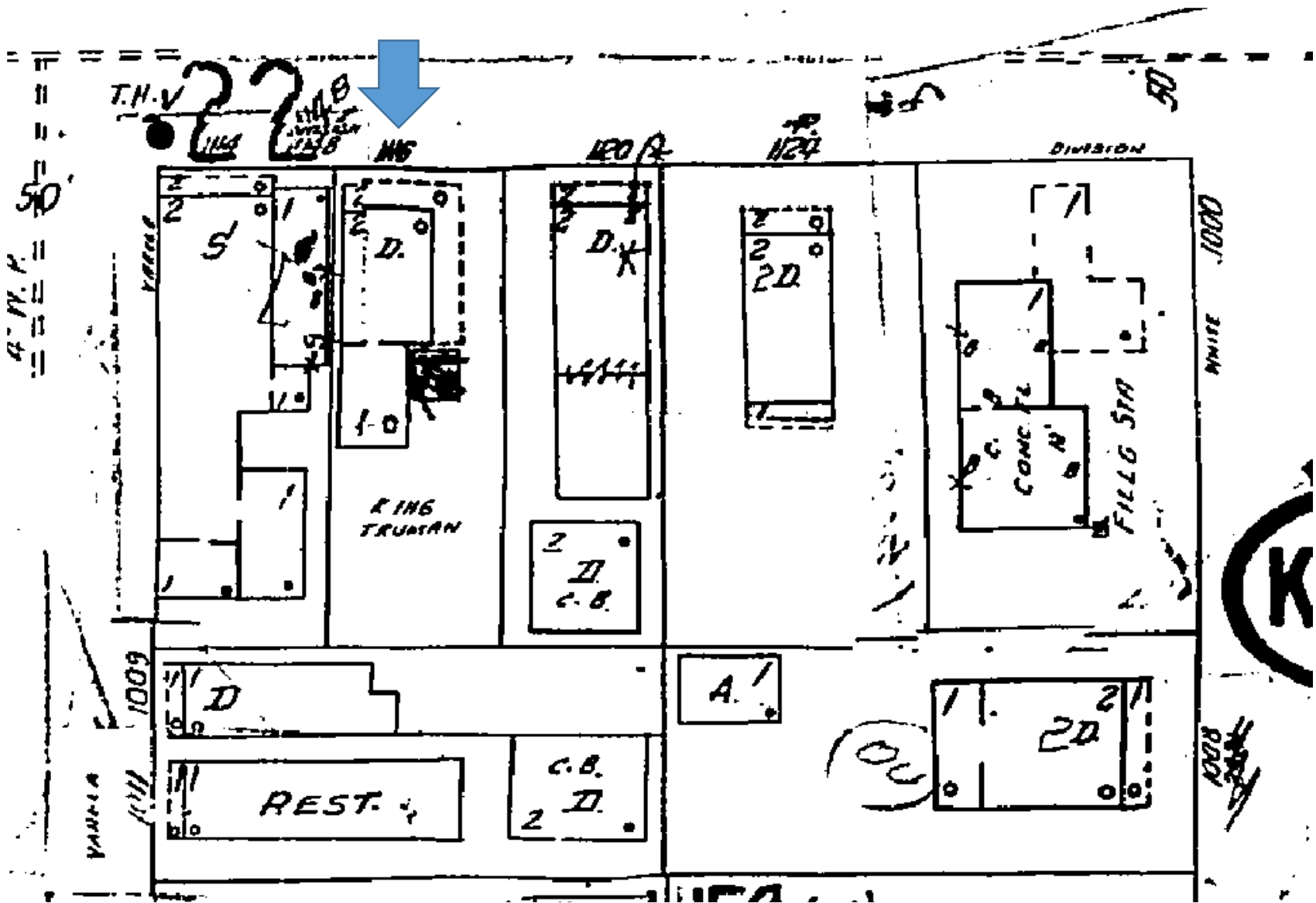
1912 Sanborn Map



1926 Sanborn Map

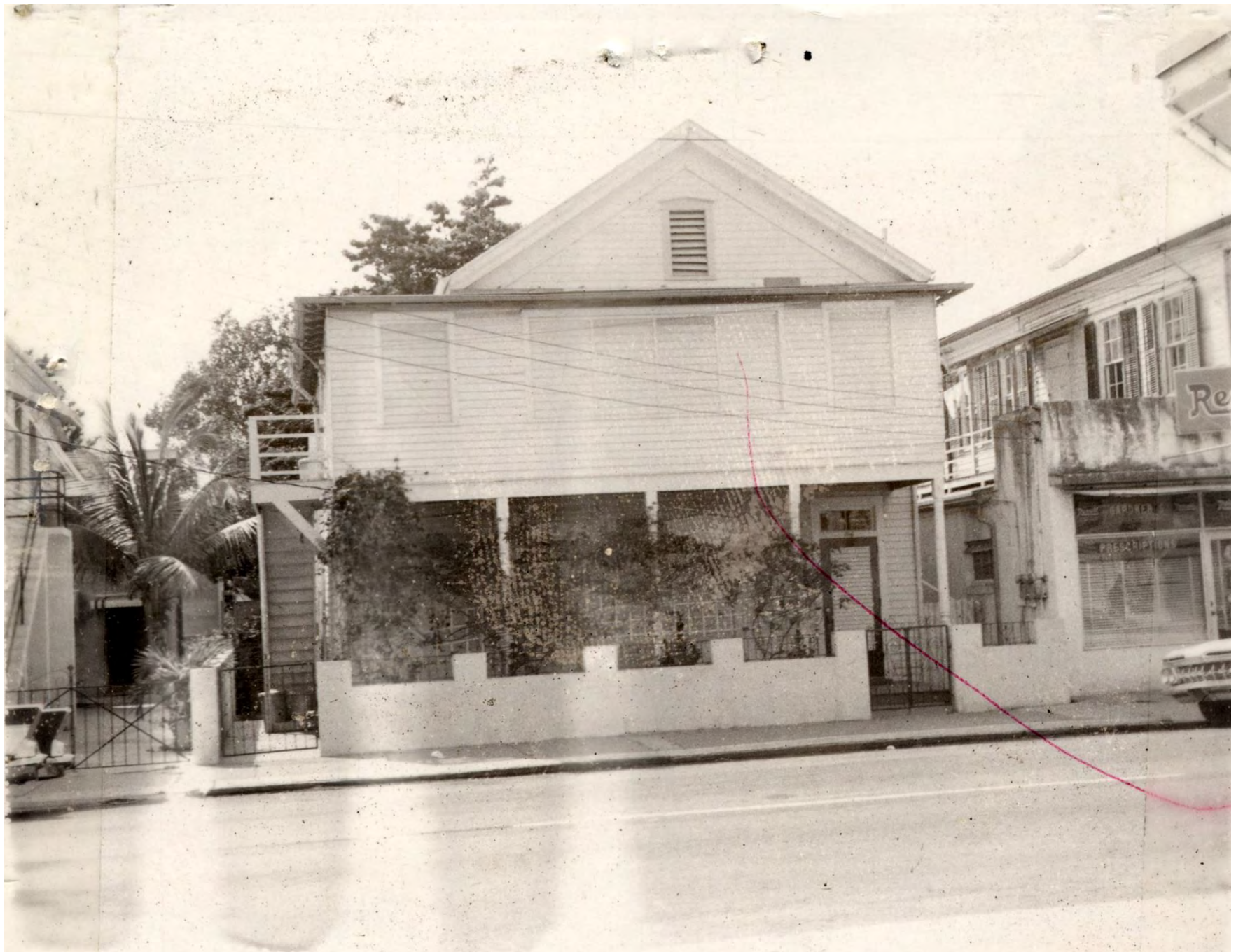


1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



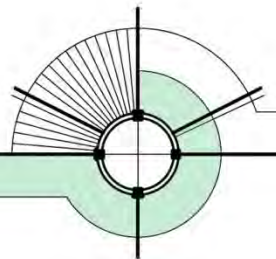
Property Appraiser's Photograph, c.1965. Monroe County Public Library.



1116 Truman Avenue
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

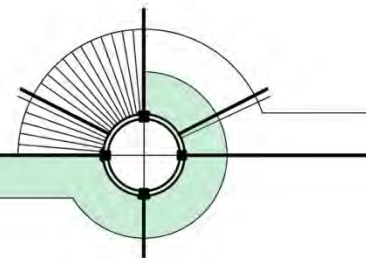




1116 Truman Avenue
FRONT VIEW

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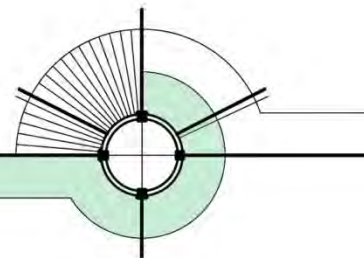




1116 Truman Avenue
FRONT COVERED PORCH

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

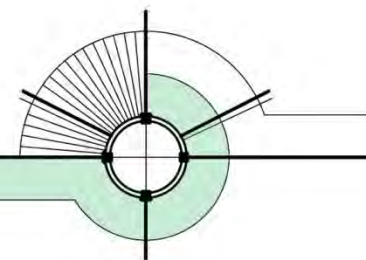




1116 Truman Avenue
PARTIAL SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

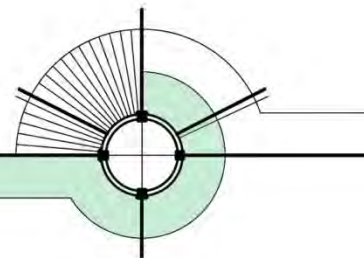
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





1116 Truman Avenue
PARTIAL SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

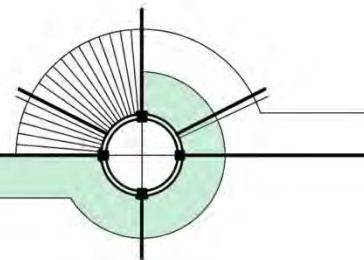




1116 Truman Avenue

FULL SIDE VIEW NOT ACCESSIBLE DUE TO LIMITED SPACE

WILLIAM P. HORN ARCHITECT, PA.

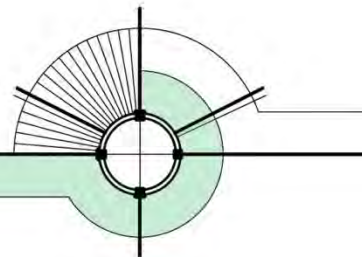




1116 Truman Avenue
REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

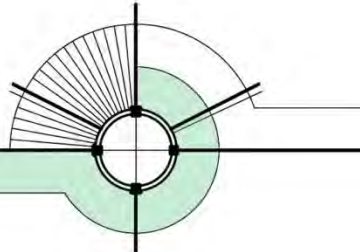




1127 Truman Avenue
LEFT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

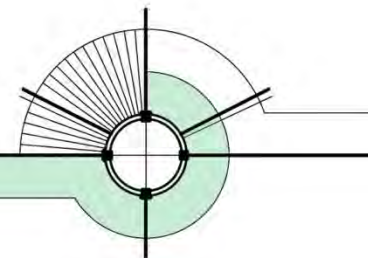




1114 Truman Avenue
RIGHT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM

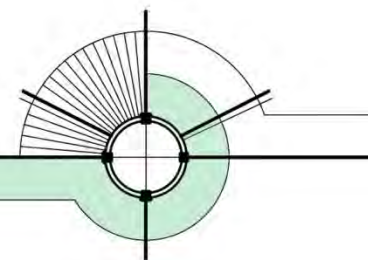




**1114 Truman Avenue
REAR PROPERTY**

WILLIAM P. HORN ARCHITECT, PA.

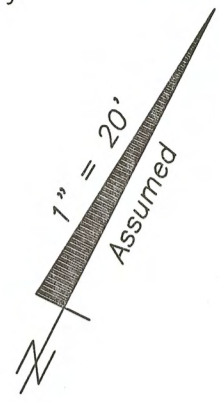
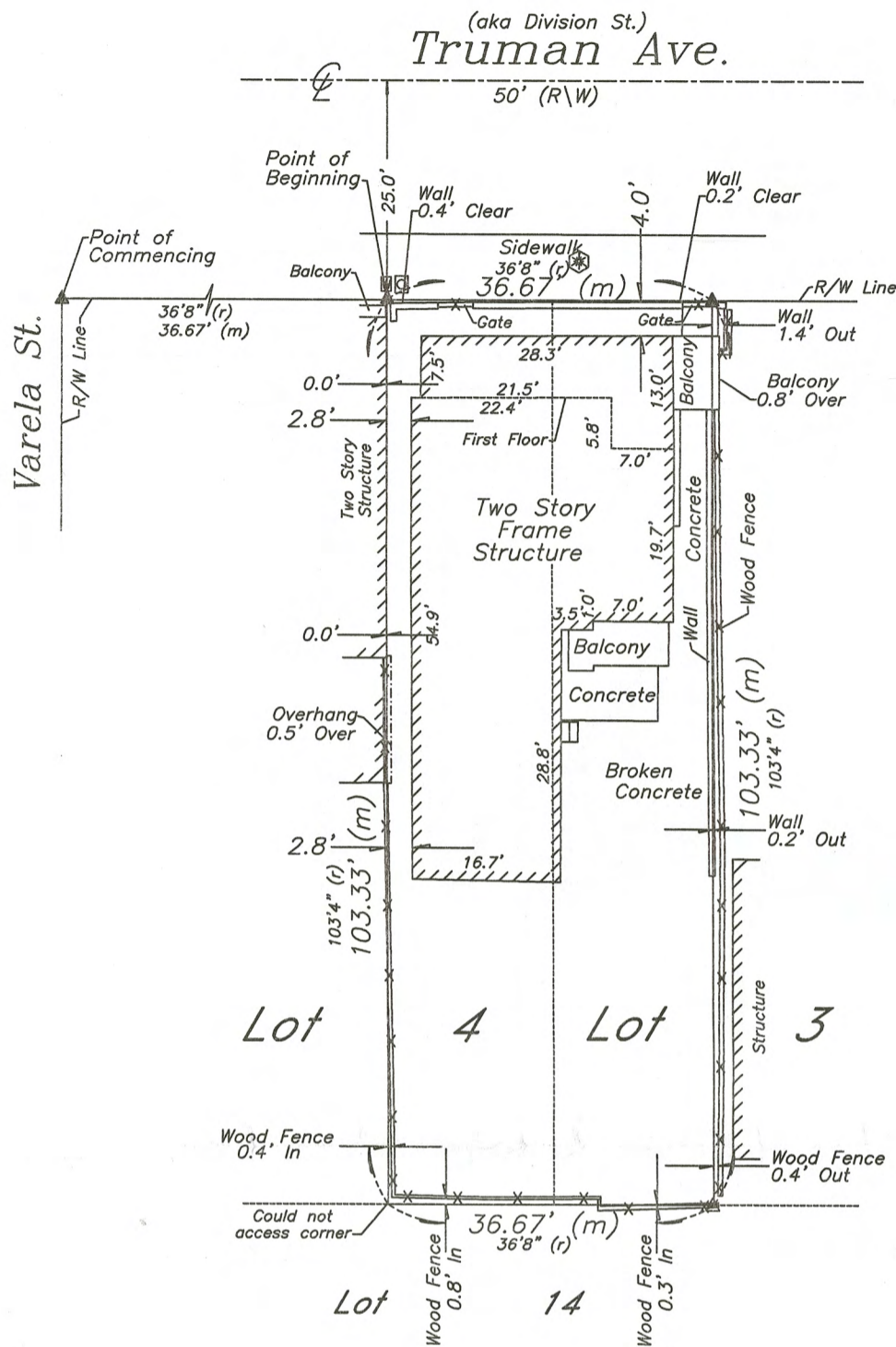
915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302 WWW.WILLIAMPHORNARCHITECTPA.COM





SURVEY

Boundary Survey Map of part of Lots 3 & 4,
Tract 13, Island of Key West, FL



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (RER)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊠ Sewer Cleanout
- ⊠ Water Meter
- ⊠ Light Post

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1116 Truman Avenue, 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: July 6, 2016
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: That certain lot or parcel of land in Tract thirteen (13) of the City of Key West, according to the map of said city delineated by Whitehead in 1829, but now better known as portion of Lots three (3) and Four (4) according to a division of said Tract by W. A. Gwynn, Co. Surveyor. Commencing Thirty-six (36) feet, Eight (8) inches from the corner of Division and Varela Streets, and runs along said Division Street Northeasterly Thirty-six (36) feet, Eight (8) inches; thence at right angles Southeasterly One Hundred and Three (103) feet, Four (4) inches; thence at right angles Southwesterly Thirty-six (36) feet, Eight (8) inches; thence at right angles Northwesterly One Hundred and Three (103) feet, Four (4) inches to the Place of Beginning.

BOUNDARY SURVEY FOR: Habitat for Humanity of Key West & the Lower Florida Keys;

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

August 30, 2016

THIS SURVEY
IS NOT
ASSIGNABLE

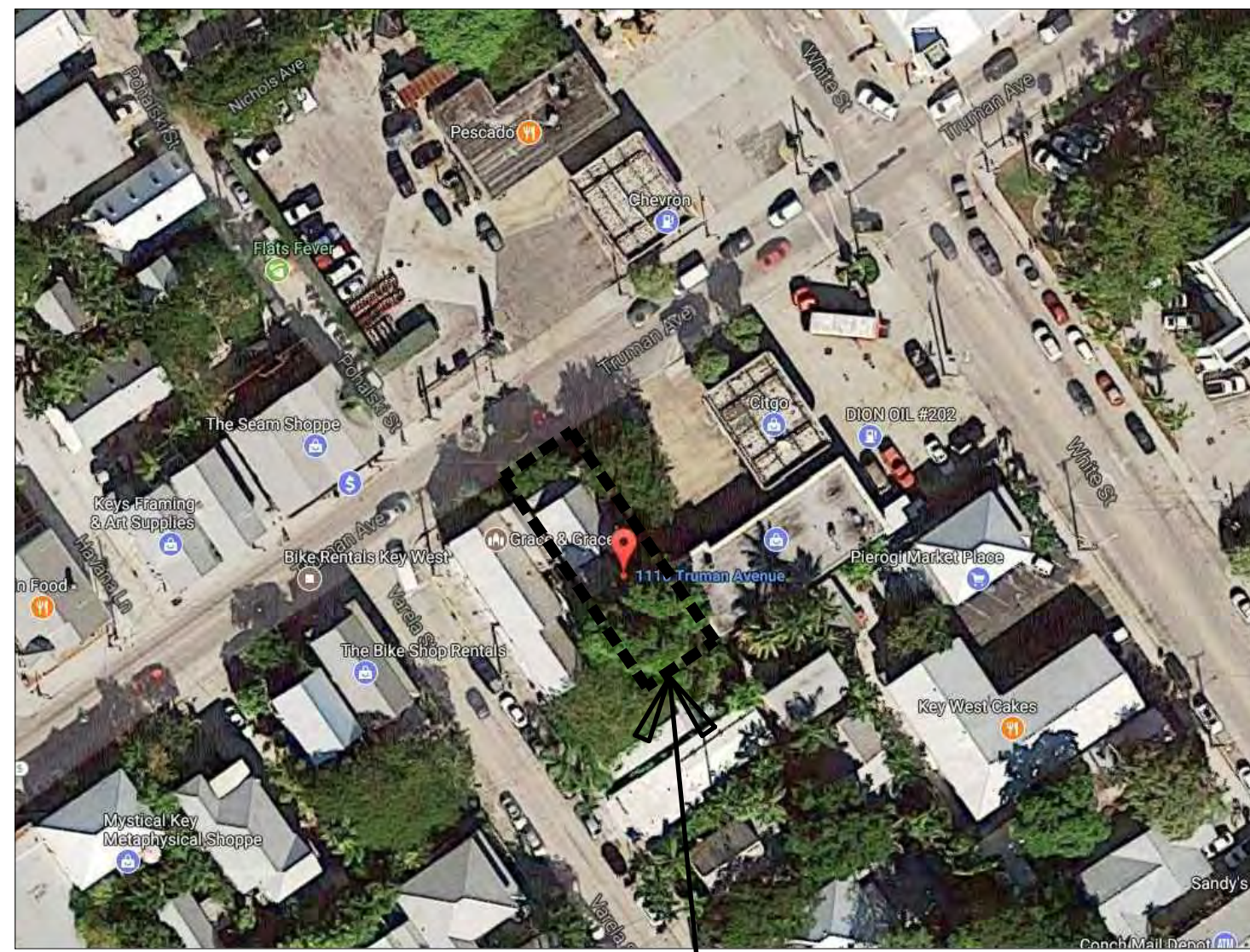
J. LYNN O'FLYNN, Inc.



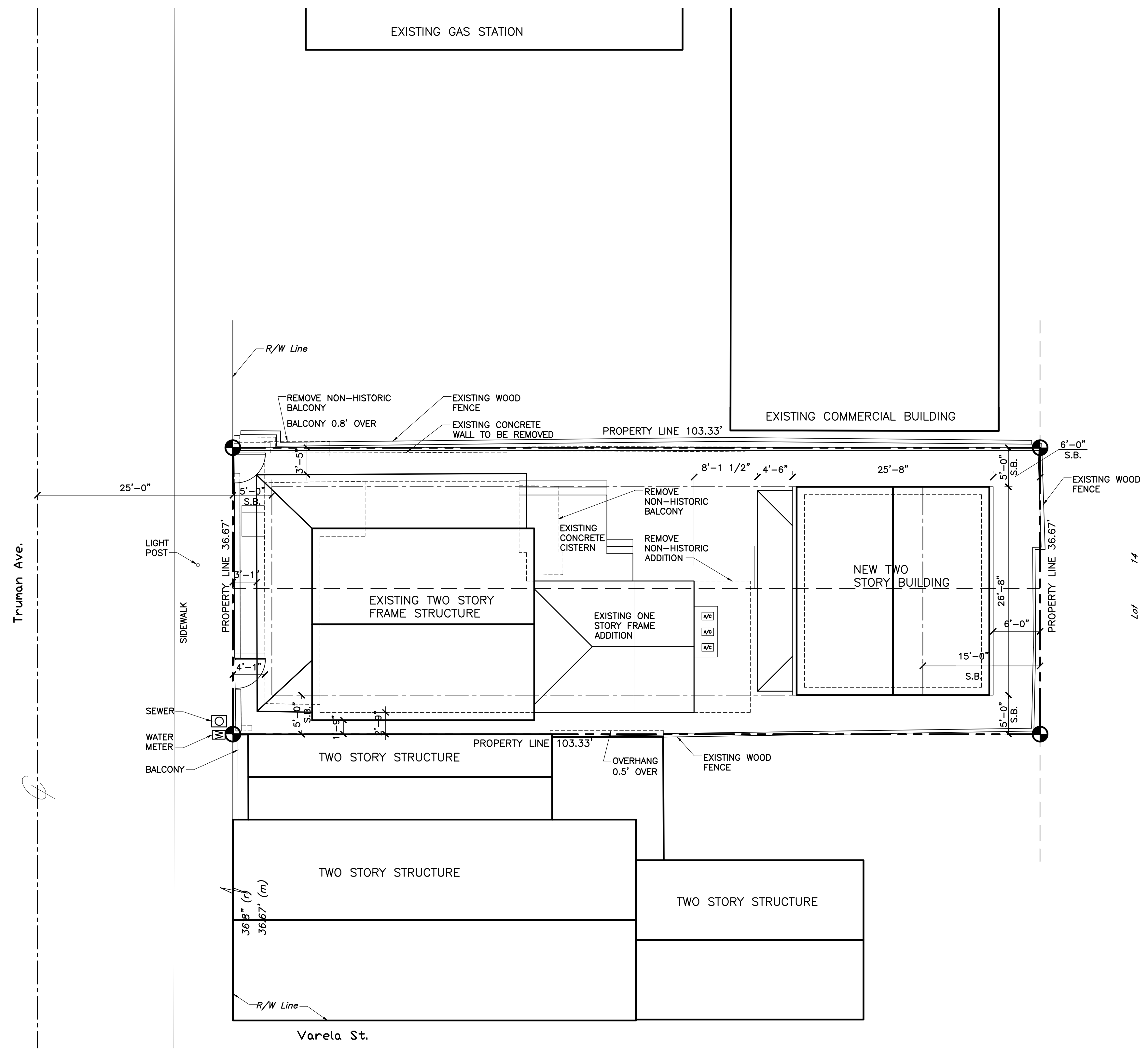
Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN



AREA OF WORK



PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 08-30-16 SCALE: 1/8"=1'-0"

| DRAWING LIST | |
|--------------|----------------------------|
| A-1 | PROPOSED SITE PLAN |
| A-2 | FIRST FLOOR PLAN |
| A-3 | SECOND FLOOR PLAN |
| A-4 | ELEVATIONS |
| A-4.1 | ELEVATIONS |
| C-1 | CONCEPTUAL DRAINAGE PLAN |
| EX-1 | EXISTING SITE PLAN |
| EX-2 | EXISTING FIRST FLOOR PLAN |
| EX-3 | EXISTING SECOND FLOOR PLAN |
| EX-4 | EXISTING ELEVATIONS |
| SURVEY | |

SITE DATA

| | |
|--|-----------------------------|
| SITE AREA: 3,789.11 S.F. (0.087 ACRES) | |
| ZONING DISTRICT: HNC-1 | |
| FLOOD ZONE: "X" | |
| RE NUMBER: 00032400-000000 | |
| HEIGHT: LIMIT = 35' MAX. | |
| EXISTING = 29'-8" | |
| PROPOSED = 29'-8" | |
| SETBACKS: | |
| FRONT SETBACK: | REQUIRED = 5'-0" |
| | EXISTING = 3'-1" |
| | PROPOSED = 3'-1" |
| SIDE SETBACK (WEST): | REQUIRED = 5'-0" |
| | EXISTING = 1'-9" |
| | PROPOSED = 1'-9" |
| SIDE SETBACK (EAST): | REQUIRED = 5'-0" |
| | EXISTING = 3'-5" |
| | PROPOSED = 3'-5" |
| REAR SETBACK: | REQUIRED = 15'-0" |
| | EXISTING = 37'-1" |
| | PROPOSED = 6'-0" (VARIANCE) |
| BUILDING COVERAGE AREA: | |
| ALLOWED : | 1,894.55 S.F. (50% MAX.) |
| EXISTING : | 1,680 S.F. (44.3%) |
| PROPOSED TOTAL: | 2,234 S.F. (59%) (VARIANCE) |
| IMPERVIOUS AREA: | |
| ALLOWED : | 2,273.46 S.F. (60% MAX.) |
| EXISTING : | 2,177 S.F. (57.4%) |
| PROPOSED: | 2,384 S.F. (63%) (VARIANCE) |
| LANDSCAPE AREA: | |
| REQUIRED: | 1,326.18 S.F. (35% MIN.) |
| EXISTING: | 1,612 S.F. (42.5%) |
| PROPOSED: | 1,405.11 S.F. (37%) |
| OPEN SPACE AREA: | |
| REQUIRED: | 1,326.18 S.F. (35% MIN.) |
| EXISTING: | 1,612 S.F. (42.5%) |
| PROPOSED: | 1,405.11 S.F. (37%) |

BUILDING DATA

| | COVERED | | ENCLOSED | | | |
|------------|-----------|-----------|------------|-----------|-----------|------------|
| | EX. BLDG. | NEW | EX. BLDG. | NEW | | |
| 1ST FLOOR: | 386 S.F.+ | 135 S.F.= | 521 S.F. | 957 S.F.+ | 559 S.F.= | 1,516 S.F. |
| 2ND FLOOR: | 146 S.F.+ | 135 S.F.= | 281 S.F. | 830 S.F.+ | 559 S.F.= | 1,389 S.F. |
| TOTAL: | 802 S.F. | | 2,905 S.F. | | | |

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

1116 Truman Avenue
Renovation+Addition
KEY WEST, FLORIDA.

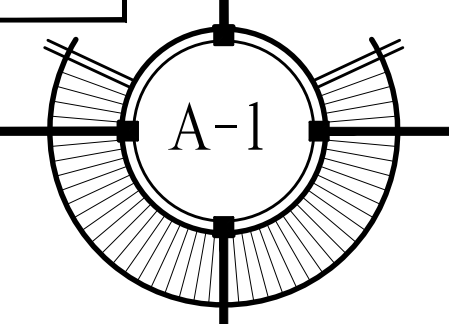
SEAL

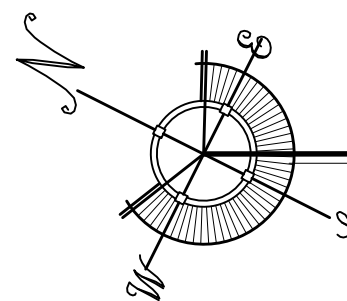
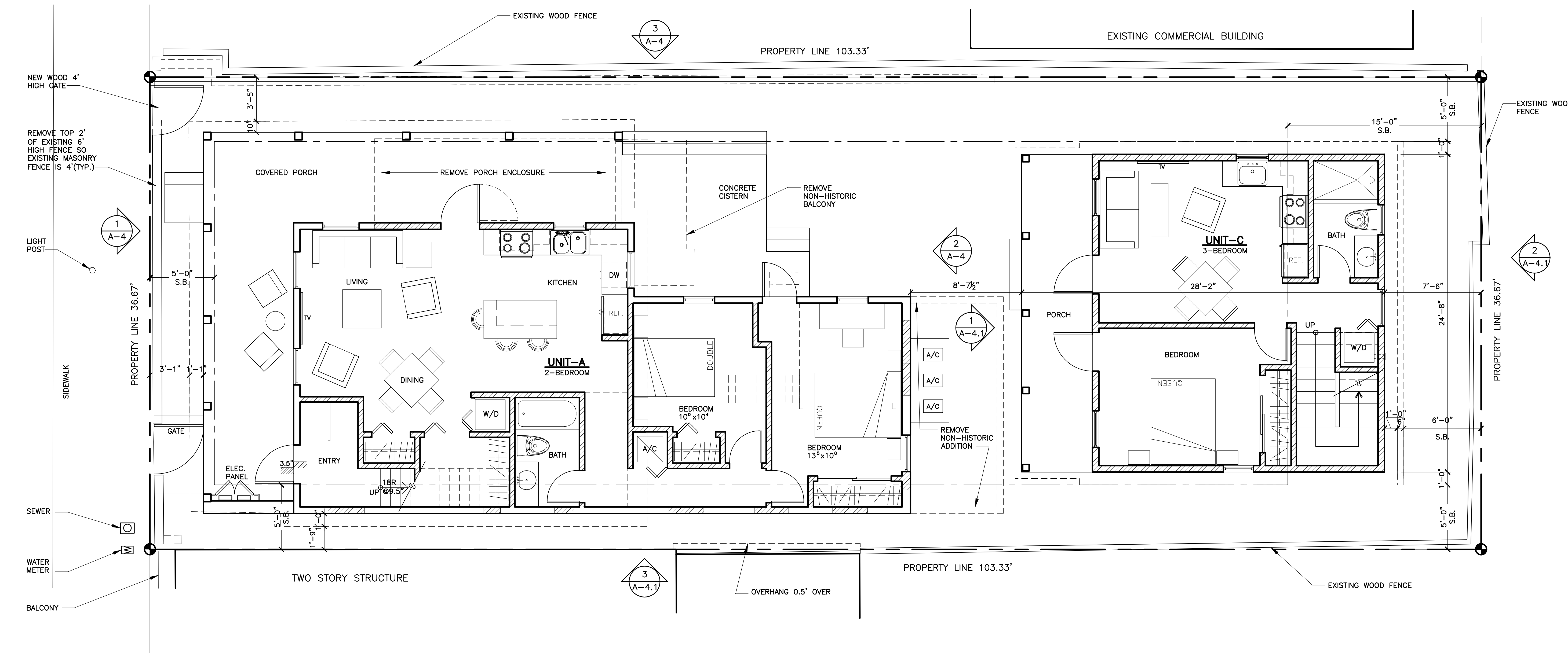
DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS

DRAWN BY
JW

PROJECT NUMBER
1614





PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 08-30-16
SCALE: 1/4"=1'-0"

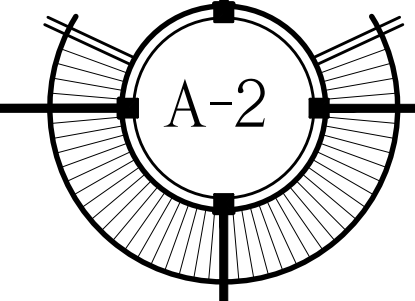
| WALL LEGEND | |
|-------------|------------------------|
| | EXISTING WALL CONST. |
| | NEW WALL |
| | EXISTING TO BE REMOVED |

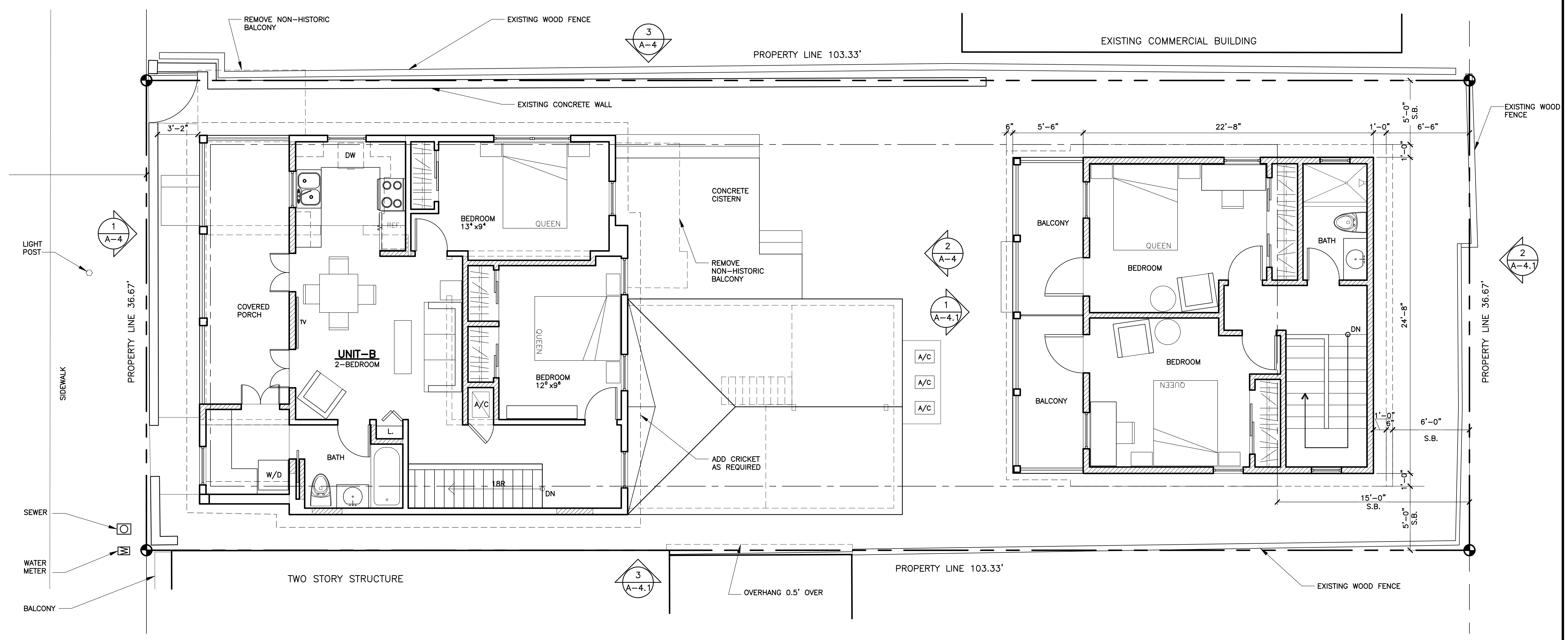
DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS

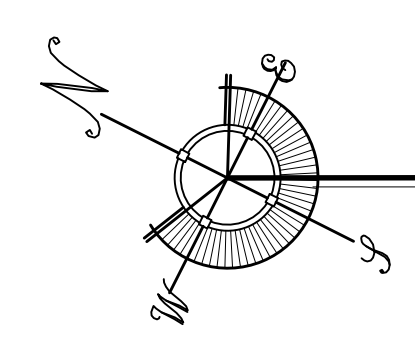
DRAWN BY
JW

PROJECT NUMBER
1614





PROPOSED SECOND FLOOR PLAN



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

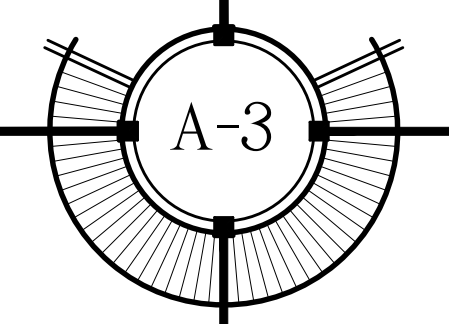
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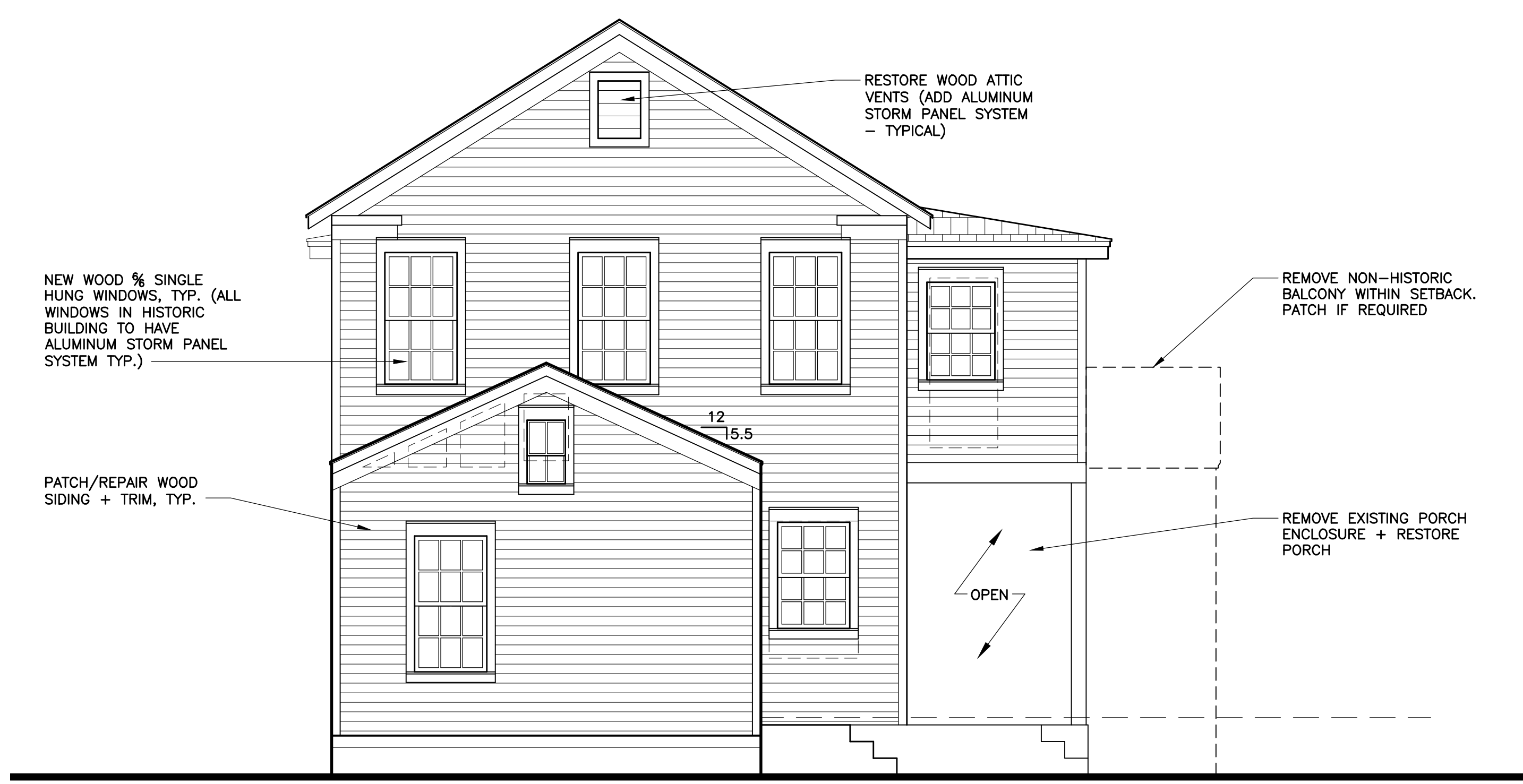
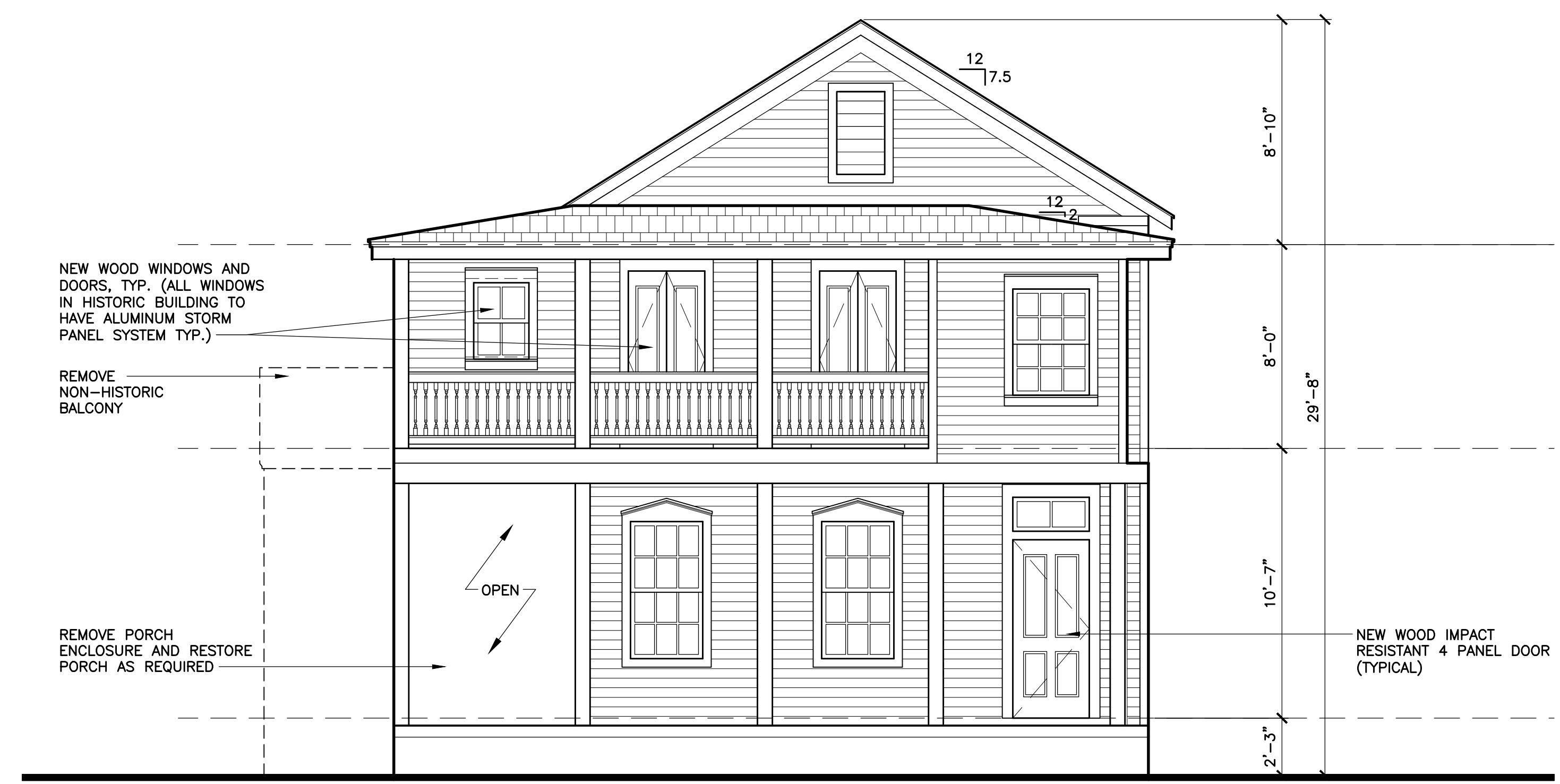
DATE
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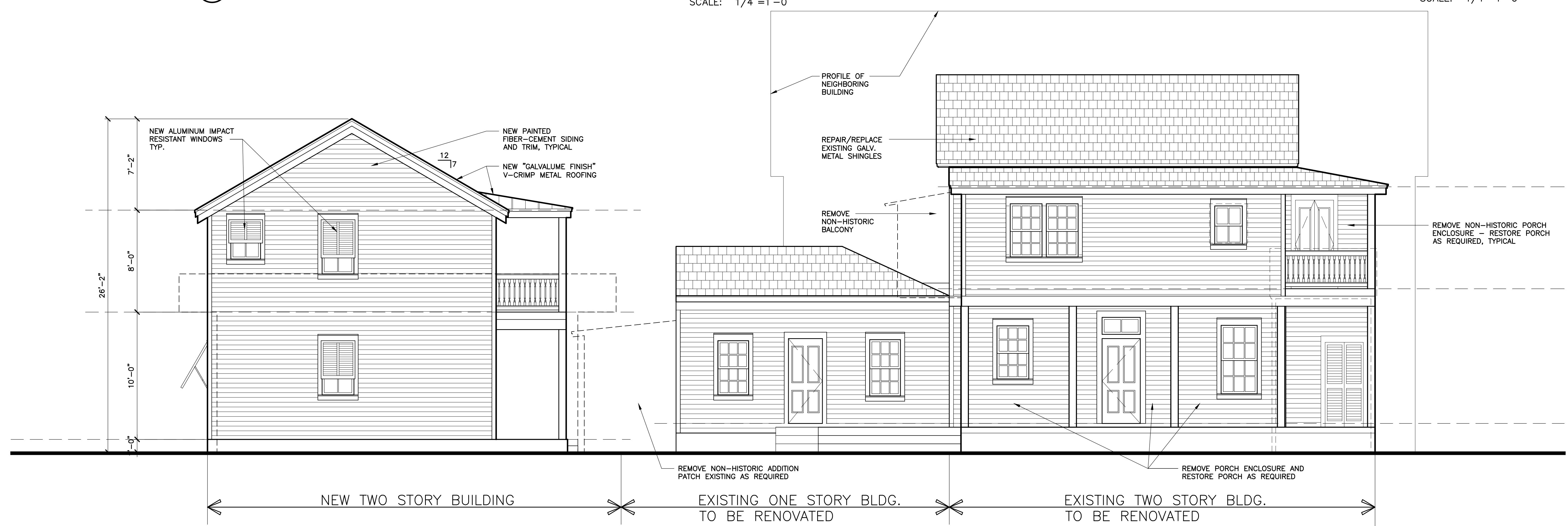


1
A-4
PROPOSED FRONT ELEVATION - EXISTING BUILDING

2
A-4
PROPOSED REAR ELEVATION - EXISTING BUILDING

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

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



3
A-4
PROPOSED SIDE ELEVATION

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

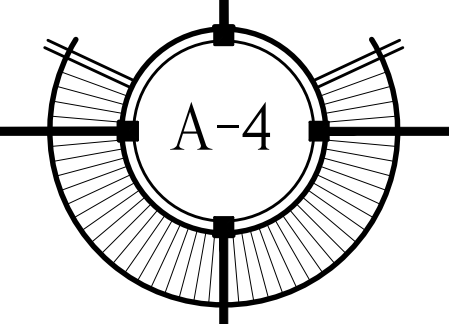
SEAL

DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS

DRAWN BY
JW

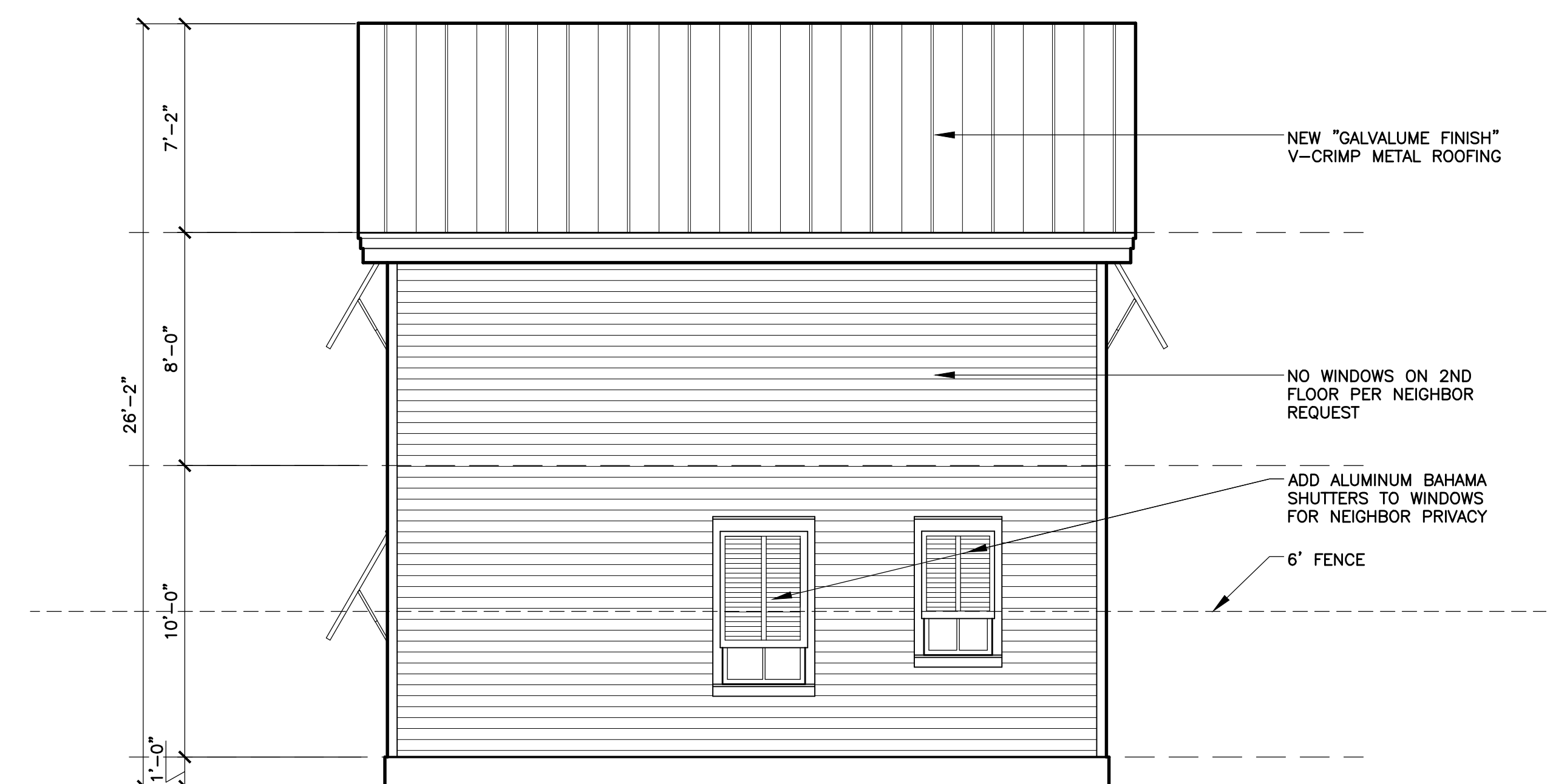
PROJECT NUMBER
1614





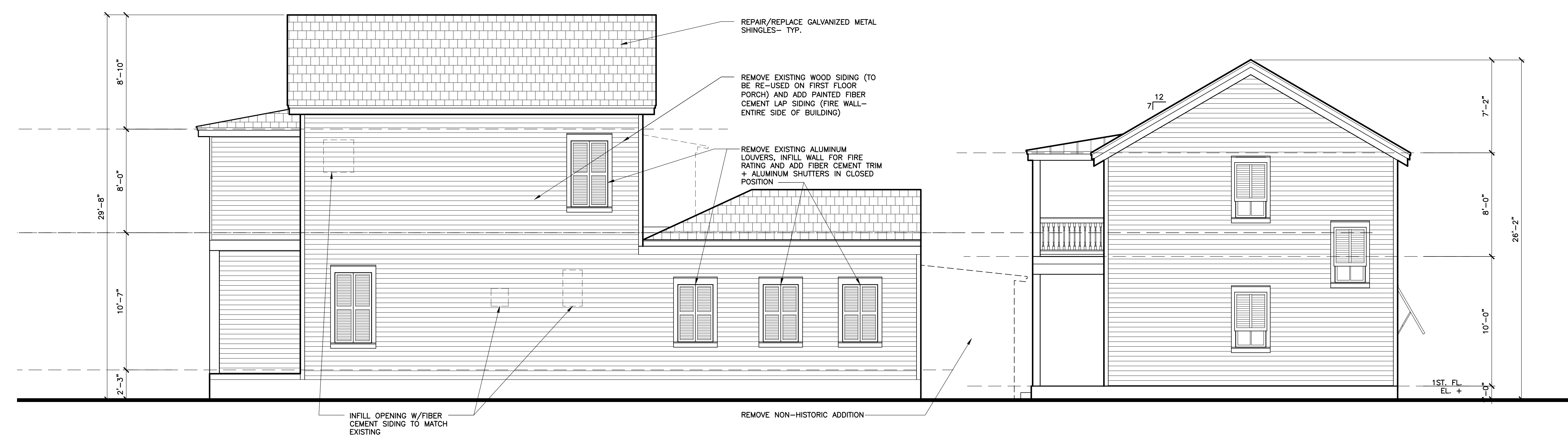
1
A-4.1
PROPOSED FRONT ELEVATION - NEW BUILDING

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



2
A-4.1
PROPOSED REAR ELEVATION - NEW BUILDING

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



3
A-4.1
PROPOSED SIDE ELEVATION

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

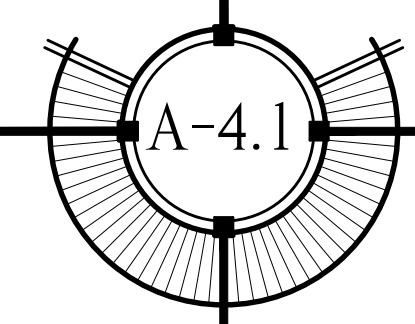
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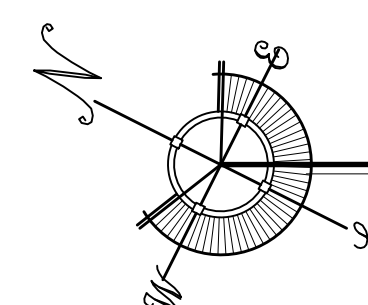
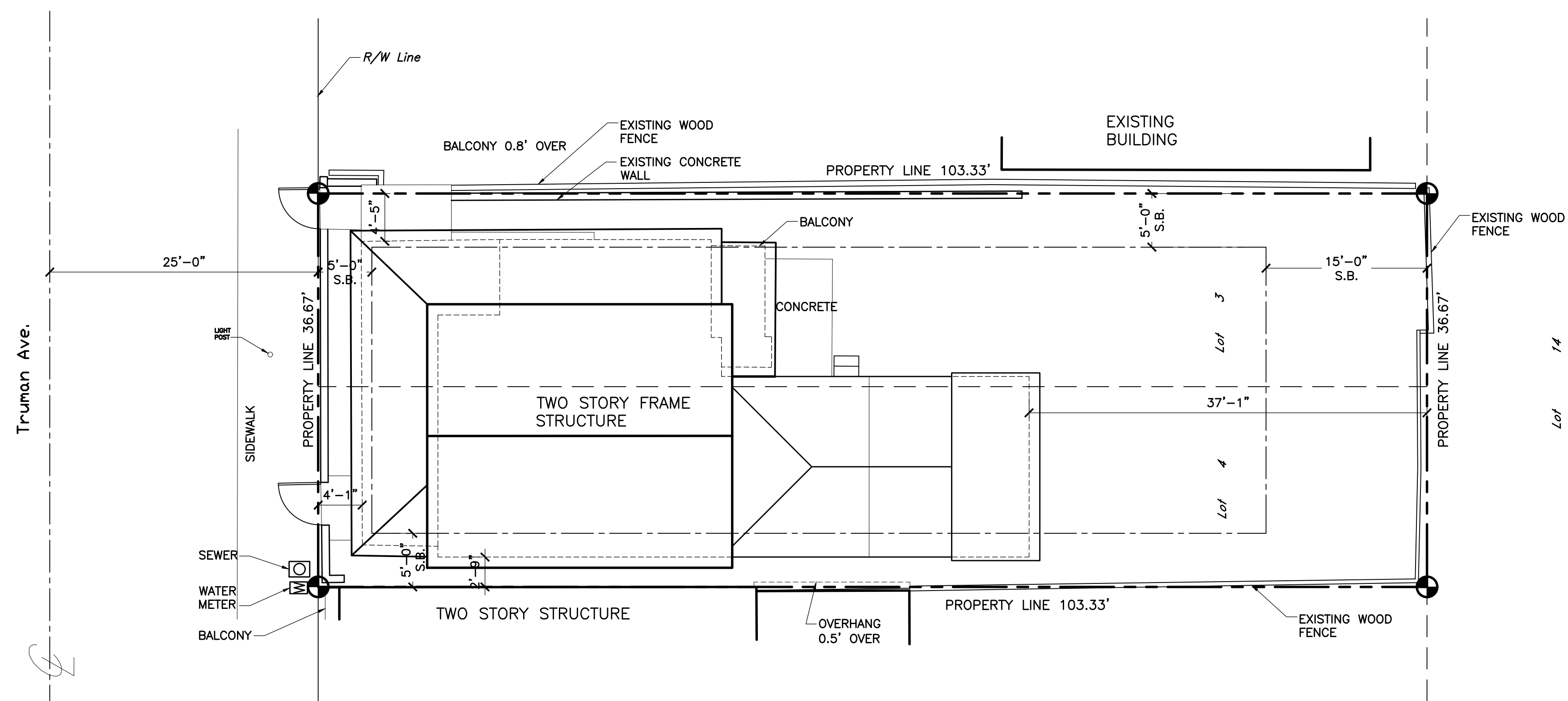
DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS

DRAWN BY
JW

PROJECT NUMBER
1614





EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED
ON 08-30-16

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

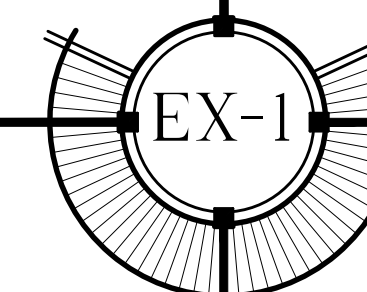
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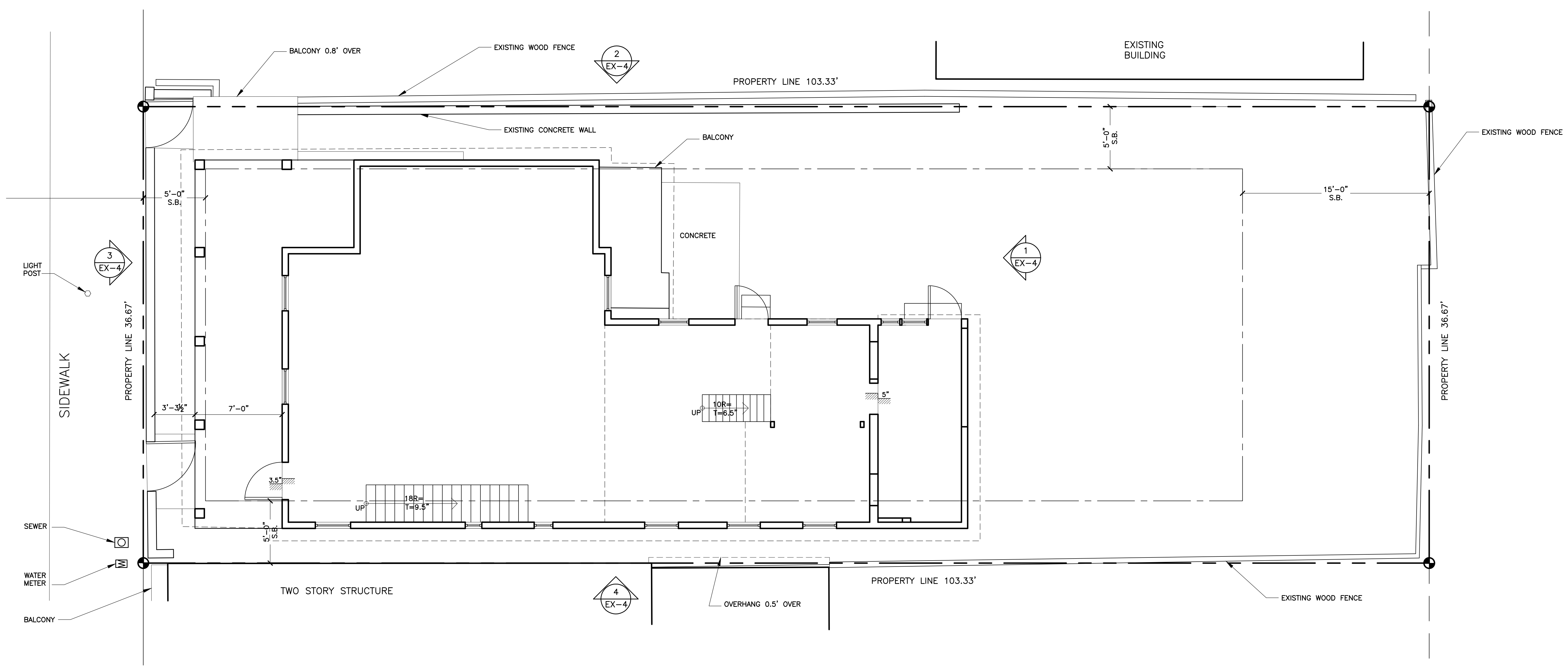
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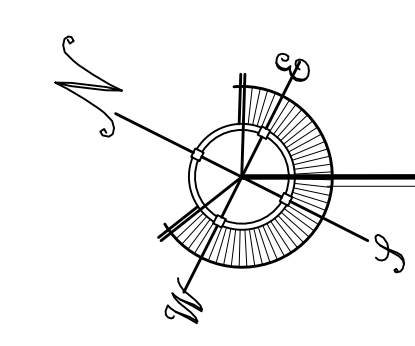
SEAL _____

DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS _____

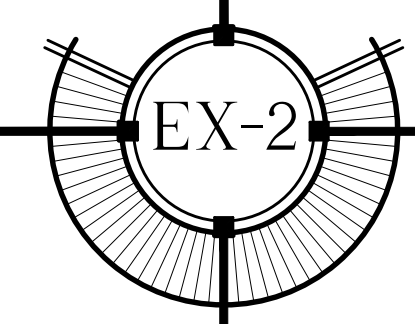
DRAWN BY
JW

PROJECT NUMBER
1614



EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED ON 08-30-16 SCALE: 1/4"=1'-0"



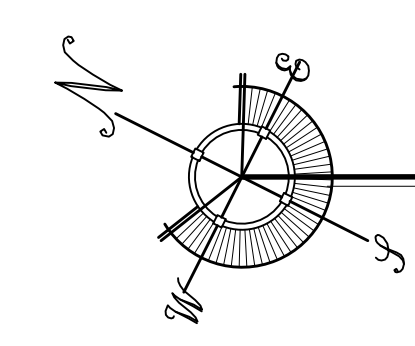
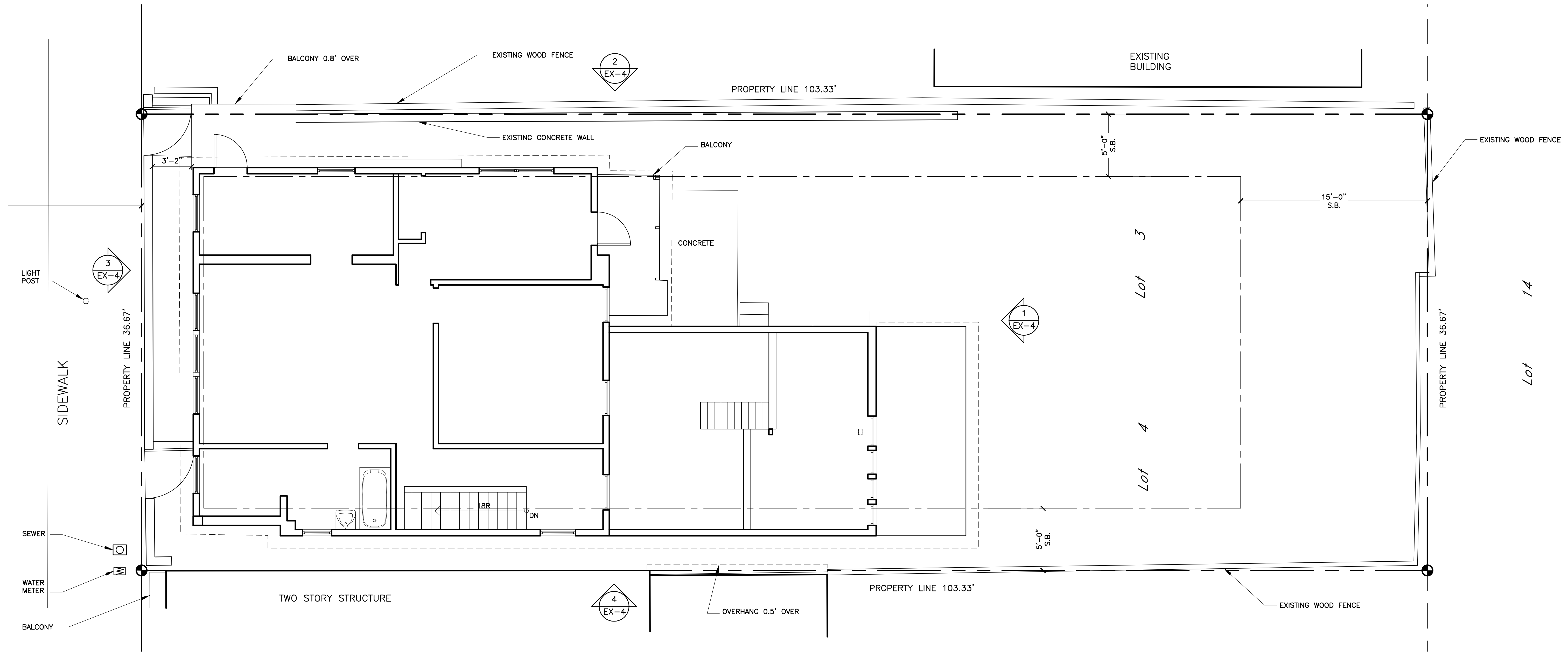
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DATE _____
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REVISIONS _____

DRAWN BY _____
JW

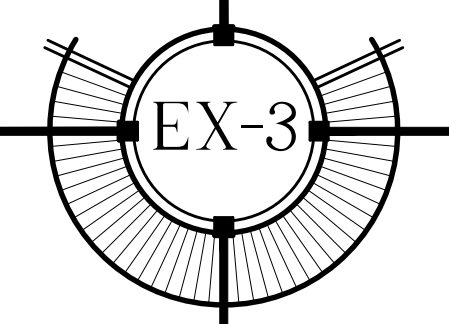
PROJECT
NUMBER _____
1614

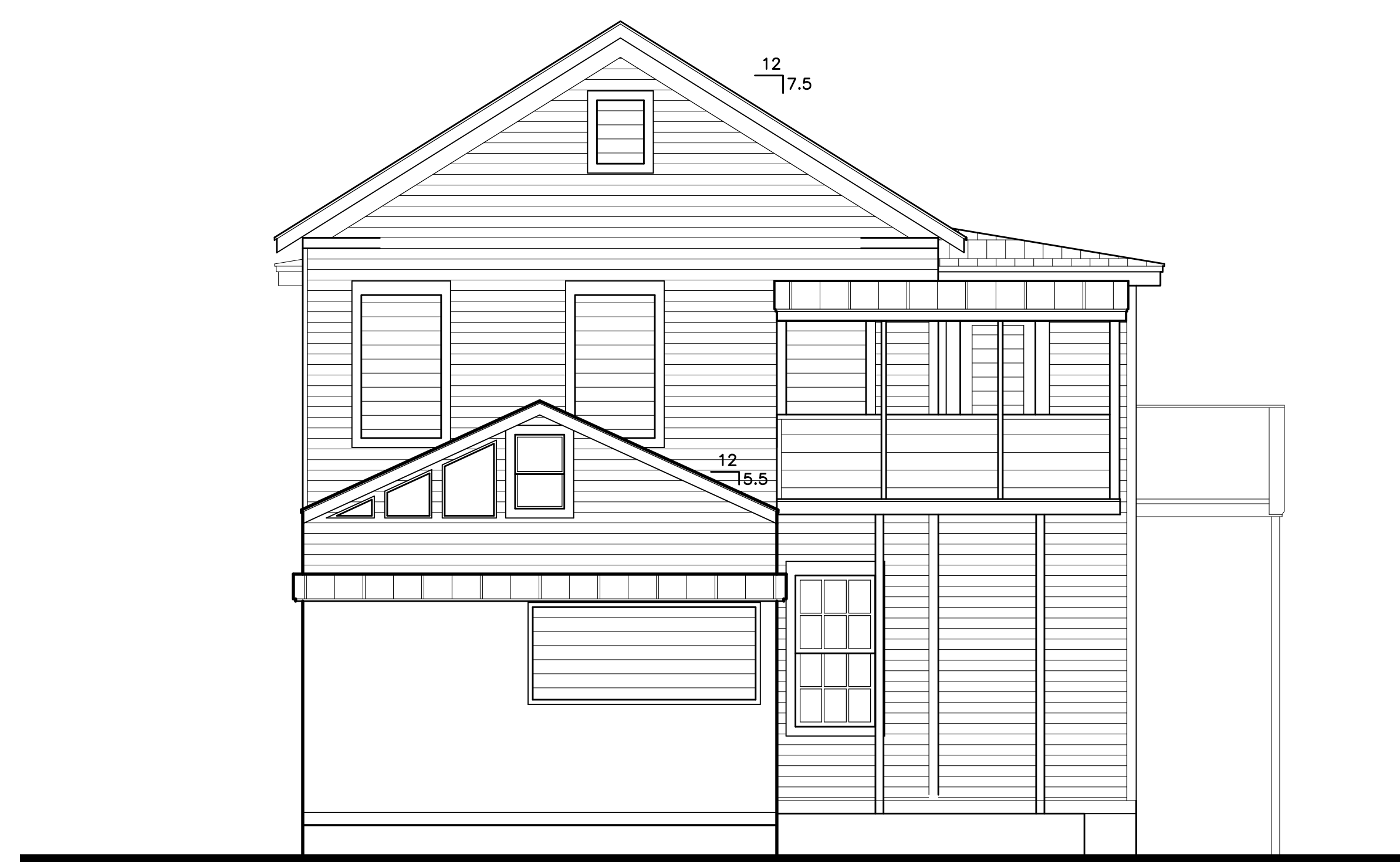


EXISTING SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM
SURVEY PREPARED BY J. LYNN O'FLYNN, INC. DATED
ON 08-30-16

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





EXISTING REAR ELEVATION

1
EX-4

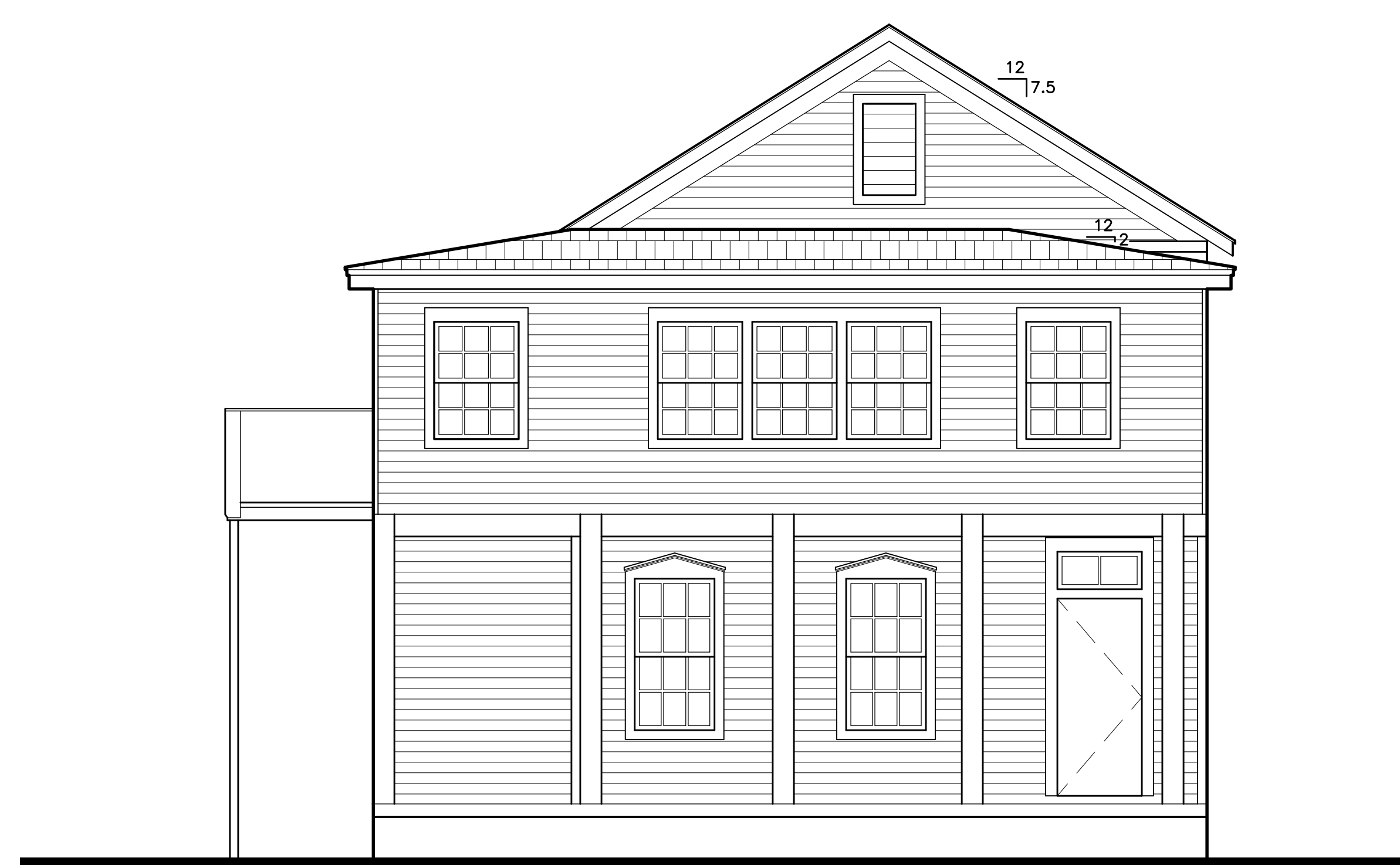
SCALE: 1/4"=1'-0"



EXISTING SIDE ELEVATION

2
EX-4

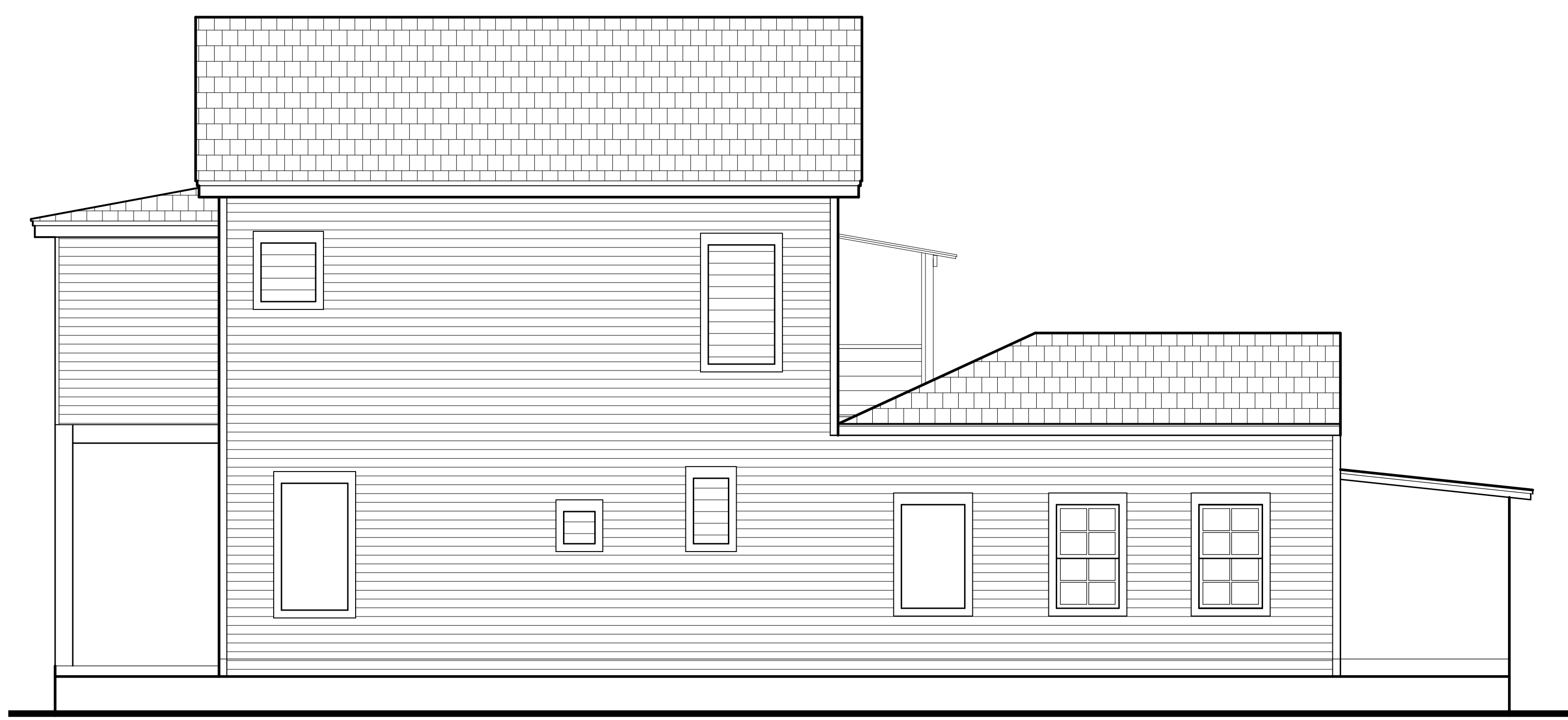
SCALE: 1/4"=1'-0"



EXISTING FRONT ELEVATION

3
EX-4

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



EXISTING SIDE ELEVATION

4
EX-4

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

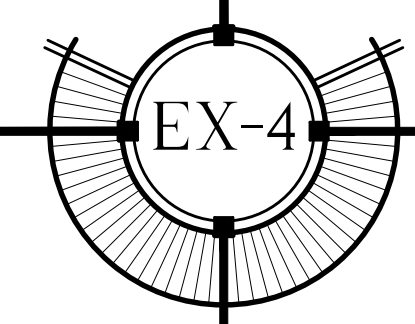
SEAL _____

DATE
09-19-16
03-28-17 VARIANCE
06-26-17 HARC

REVISIONS _____

DRAWN BY
JW

PROJECT
NUMBER
1614



PLANNING BOARD RESOLUTION

**PLANNING BOARD
RESOLUTION NO. 2017-26**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO MINIMUM REAR YARD SETBACK REQUIREMENTS, MAXIMUM BUILDING COVERAGE, AND IMPERVIOUS SURFACE RATIO ON PROPERTY LOCATED AT 1116 TRUMAN AVENUE (RE # 00032400-000000) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL-TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-810(6)(c), 122-810(4)(c), AND 122-810(4)(b) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to renovate an existing two-story structure and existing one-story rear addition, and construct a new two-story structure on the property located at 1116 Truman Avenue (RE # 000032400-000000); and

WHEREAS, Section 122-810 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum rear yard setback is fifteen feet (15) feet, that the maximum building coverage permitted is fifty (50) percent, and that the impervious surface ratio is sixty (60) percent; and

WHEREAS, the proposed rear yard setback requirements is 6' from the 15 feet minimum required, the proposed building coverage is fifty-nine (59) percent over the required fifty (50) percent, and the proposed impervious surface ratio is sixty-three (63) percent; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 15, 2017; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which



Chairman


Planning Director

are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted is the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the

variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for minimum front yard setback, maximum building coverage, and impervious surface ration in order to renovate an existing two-story structure and existing one-story rear addition, and construct a new two-story structure on property located within Historic Neighborhood Commercial-Truman/Simonton (HNC-1) Zoning District pursuant to Sections 90-395, 122-810 (6) (c), 122-810 (4) (c) and 122-810 (4) (b) and of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Section 3. It is a condition of this variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.



Chairman


Planning Director

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

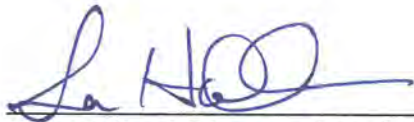


Chairman

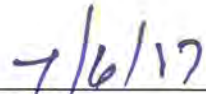

Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 15th day of June 2017.

Authenticated by the Chairman of the Planning Board and the Planning Director;




Sam Holland, Planning Board Chairman

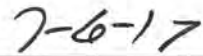


Date

Attest:



Patrick Wright, Planning Director



Date

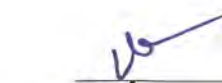

Filed with the Clerk:



Cheryl Smith, City Clerk



Date


Chairman

Planning Director

MISCELLANEOUS INFORMATION

RESOLUTION NO. 16-347

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, NOMINATING THREE PROJECTS LOCATED AT 716 EISENHOWER DRIVE, 1116 TRUMAN AVENUE AND 209 OLIVIA STREET, BY HABITAT FOR HUMANITY OF KEY WEST AND THE LOWER FLORIDA KEYS, INC., TO THE MONROE COUNTY LAND AUTHORITY FOR FUNDING IN THE AMOUNT OF \$860,000.00 FOR THE PURPOSE OF PROTECTING AND BUILDING WORKFORCE AND AFFORDABLE HOUSING UNITS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission has determined that there exists a critical shortage of workforce and affordable housing available in the City of Key West; and

WHEREAS, Habitat for Humanity of Key West and the Lower Florida Keys is a non-profit organization seeking funding from the Land Authority for three workforce housing projects in the 2016-17 fiscal year, to construct or preserve up to 26 affordable housing units in Key West and the Lower Keys; and

WHEREAS, the City Commission supports the expenditure of \$400,000.00 for construction of three workforce housing units (60 to 80% AMI) at 1116 Truman Avenue, the expenditure of up to \$400,000.00 to retire the acquisition loan Habitat holds with First State Bank for property on which 12 deed-restricted workforce

housing rental units exist at 716 Eisenhower Drive, and the expenditure of up to \$60,000.00 for critical home repairs to property located at 209 Olivia Street, currently occupied by low-income senior citizens;

WHEREAS, the use of Land Authority funds to retire the acquisition debt at 716 Eisenhower Drive, would in turn allow Habitat to use that property as collateral for a construction loan needed to build 10 new permanently affordable workforce homes on Big Coppitt Key; and

WHEREAS, the Monroe County Land Authority holds funds on behalf of the City of Key West that may be dedicated to the purchase of land and construction costs for the purpose of providing workforce housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That three projects by Habitat for Humanity of Key West and Lower Keys, Inc. -- located at 1116 Truman Avenue (\$400,000.00), 716 Eisenhower Drive (\$400,000.00) and 209 Olivia Street (\$60,000.00) -- are hereby nominated to the Monroe County Land Authority for funding in the total amount of \$860,000.00 for the purpose of providing and protecting workforce housing.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 15th day of November, 2016.

Authenticated by the Presiding Officer and Clerk of the Commission on 16th day of November, 2016.

Filed with the Clerk on November 16, 2016.

| | |
|------------------------------|------------|
| Mayor Craig Cates | <u>Yes</u> |
| Commissioner Sam Kaufman | <u>Yes</u> |
| Commissioner Clayton Lopez | <u>Yes</u> |
| Commissioner Richard Payne | <u>Yes</u> |
| Commissioner Margaret Romero | <u>No</u> |
| Commissioner Billy Wardlow | <u>Yes</u> |
| Commissioner Jimmy Weekley | <u>Yes</u> |



CRAIG CATES, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 25, 2017 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING TWO-STORY BUILDING WITH ONE-STORY REAR ADDITION. NEW TWO-STORY REAR BUILDING AND SITE WORK. DEMOLITION OF REAR ADDITION AND TWO NON-HISTORIC BALCONIES. REMOVAL OF NON-HISTORIC PORCH ENCLOSURES.

FOR- #1116 TRUMAN AVENUE

Applicant – William P. Horn

Application #H17-03-0030

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Creating Community Houses
Key West & Lower
Habitat
for Humanity

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Key West & Lo
Habitat
for Hum

Public
Meeting
Notice

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Joanna Walczak, 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:
1116 Truman Avenue on the 19th day of July, 2017.

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 July 25th, 2017.

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 H17-03-0030.

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

Signed Name of Affiant:

JOANNA WALCZAK

Date: 07/19/2017

Address: 8800 MALONEY AVE, APT. 11

City: KEY WEST

State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 19th day of July, 2017.

By (Print name of Affiant) Joanna Walczak who is personally known to me or has produced DL-W422-420-84-675-0 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Natalie L. Hill

Print Name: Natalie L. Hill

Notary Public - State of Florida (seal)

My Commission Expires: 11/29/2020



PROPERTY APPRAISER INFORMATION

Summary

Parcel ID 00032400-000000
 Account # 1033154
 Property ID 1033154
 Millage Group 10KW
 Location 1116 TRUMAN AVE , KEY WEST
 Address
 Legal KW GWYNN SUB 0-195 PT LOTS 3-4 SQR 1 TR 13 G11-402 OR739-403
 Description OR817-1294/95 OR1646-435/36 OR2655-235/36 OR2706-1881C/T
 OR2782-221/23
 (Note: Not to be used on legal documents)
 Neighborhood 6096
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

HABITAT FOR HUMANITY KEY WEST & THE LOWER
 KEYS INC
 PO Box 5873
 Key West FL 33045

Valuation

| | 2016 | 2015 | 2014 | 2013 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$72,437 | \$208,830 | \$207,533 | \$210,726 |
| + Market Misc Value | \$1,417 | \$1,452 | \$1,320 | \$1,320 |
| + Market Land Value | \$370,940 | \$411,559 | \$247,919 | \$175,450 |
| = Just Market Value | \$444,794 | \$621,841 | \$456,772 | \$387,496 |
| = Total Assessed Value | \$444,794 | \$502,449 | \$456,772 | \$387,496 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$444,794 | \$621,841 | \$456,772 | \$387,496 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------------------|-----------------|-------------|----------|-------|
| MULTI RES DRY (080D) | 3,788.00 | Square Foot | 36.7 | 103.3 |

Buildings

| | | | |
|----------------|----------------|-------------------|--------------------|
| Building ID | 2547 | Exterior Walls | ABOVE AVERAGE WOOD |
| Style | | Year Built | 1928 |
| Building Type | M.F. - R3 / R3 | Foundation | WD CONC PADS |
| Gross Sq Ft | 2474 | Roof Type | GABLE/HIP |
| Finished Sq Ft | 2141 | Roof Coverage | METAL |
| Stories | 2 Floor | Flooring Type | CONC S/B GRND |
| Condition | POOR | Heating Type | NONE with 0% NONE |
| Perimeter | 292 | Bedrooms | 5 |
| Functional Obs | 0 | Full Bathrooms | 3 |
| Economic Obs | 0 | Half Bathrooms | 0 |
| Depreciation % | 80 | Grade | 550 |
| Interior Walls | WALL BD/WD WAL | Number of Fire Pl | 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 2,141 | 2,141 | 0 |
| OPF | OP PRCH FIN LL | 238 | 0 | 0 |
| OUF | OP PRCH FIN UL | 95 | 0 | 0 |
| TOTAL | | 2,474 | 2,141 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|--------------|------------|-----------|----------|--------|-------|
| FENCES | 1978 | 1979 | 1 | 120 SF | 5 |
| UTILITY BLDG | 1978 | 1979 | 1 | 80 SF | 3 |

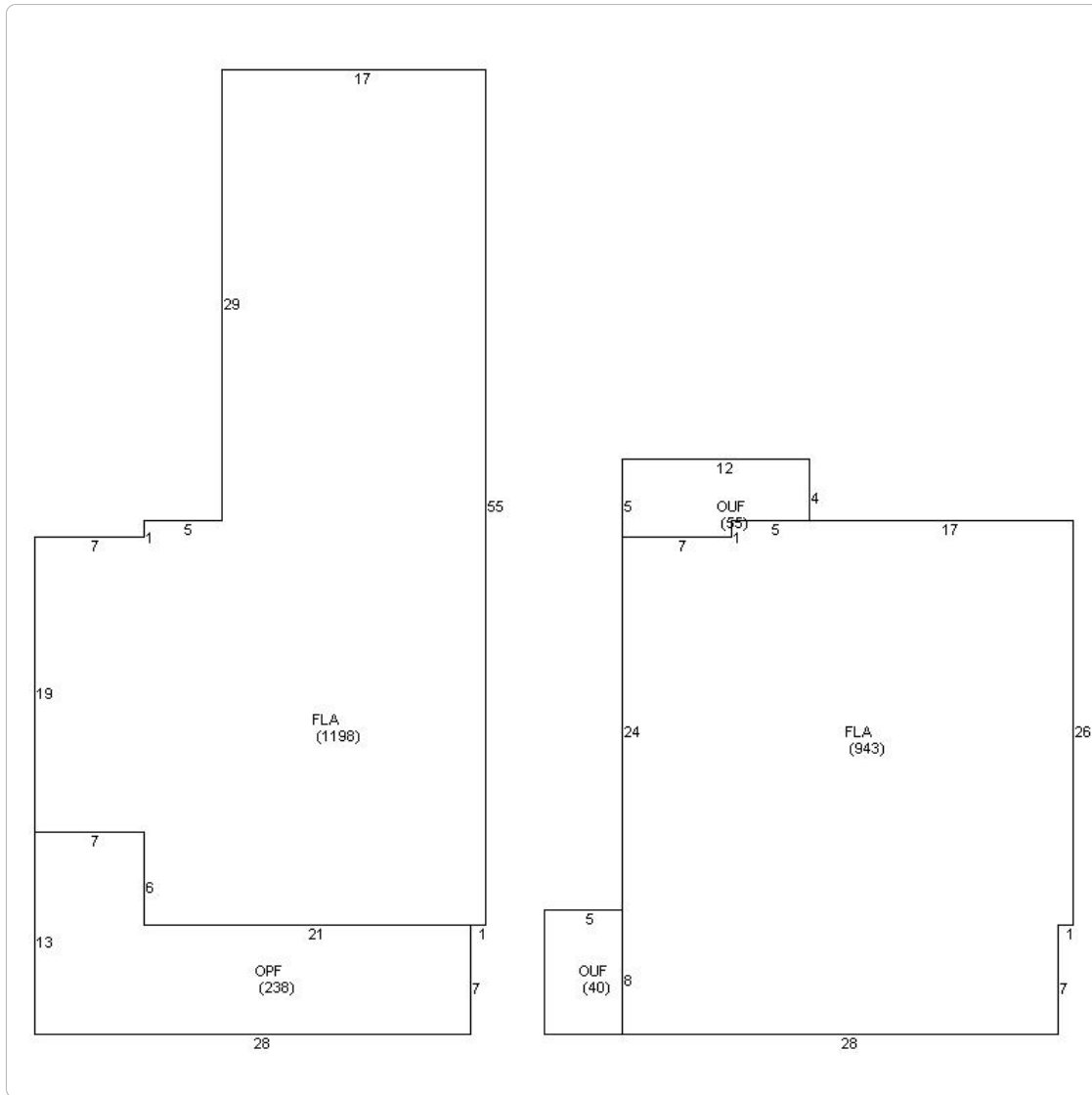
Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|----------------------|-------------------|-----------|-----------|--------------------|--------------------|
| 1/6/2016 | \$322,200 | Warranty Deed | | 2782 | 221 | 12 - Unqualified | Improved |
| 10/7/2014 | \$100 | Certificate of Title | | 2706 | 1881 | 12 - Unqualified | Improved |
| 6/10/2013 | \$0 | Quit Claim Deed | | 2655 | 235 | 12 - Unqualified | Improved |
| 7/17/2000 | \$285,000 | Warranty Deed | | 1646 | 0435 | Q - Qualified | Improved |
| 8/1/1980 | \$82,000 | Warranty Deed | | 817 | 1294 | Q - Qualified | Improved |
| 10/1/1977 | \$40,000 | Conversion Code | | 739 | 403 | Q - Qualified | Improved |

Permits

| Number ↕ | Date Issued ↕ | Date Completed ↕ | Amount ↕ | Permit Type ↕ | Notes ↕ |
|----------|---------------|------------------|----------|---------------|-----------|
| 03-3236 | 10/8/2003 | 11/8/2004 | \$5,500 | | INT RENOV |

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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