



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: December 17, 2019

Applicant: Wayne LaRue Smith

Application Number: H2019-0049

Address: #511 Truman Avenue

Description of Work

New two-story mixed use structure totaling 3,000 square feet. First floor to be 400 sq. ft. of commercial facing Truman Avenue. Remaining 2,900 sq. ft to be residential. Three surface parking spaces at rear.

Site Facts

The site under review serves as a parking facility. Originally designated as parking area for 925 Duval Street, in 2006 the partners decided to sub divide the property and obtained approval for the Board of Adjustment for all necessary variances. A non-historic kiosk is located at the front yard.

Guidelines Cited on Review

- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15, 17, 22, 23, 24, and 25.

Staff Analysis

A Certificate of Appropriateness is under review for the construction of a two and a half-story mixed-use building. The design is based on traditional forms, with a full three bay front porch at both stories and a front gable end. The maximum building height is approximately 25'-6" to the ridge. The building will comply with all current zoning

setbacks and the site will provide for three parking spaces. A thirteen feet wide driveway gives vehicular access to the site.

The first floor front portion of the building will be dedicated for commercial use and will have double entrance doors and storefronts on each side. The rest of the first floor and all second floor are dedicated for two residential units.

Proposed materials for the finishes are wood siding, aluminum impact windows and doors and metal seam roof panels. The design also proposes Bahama aluminum shutters for all windows. All mechanical equipment is located at the rear.

Consistency with Cited Guidelines

Staff finds that the structure as designed will be the tallest building in the urban block. Having a front gable end proportioned with the width of the building will make the structure too height at the pedestrian level. Similar same land use structures adjacent to the site have hip roof, which makes those buildings read lower in height, as the ridge is set back from the line of sight. Staff discussed this design strategy with the applicant and find that this will help reducing the mass and height perception. Changing the roof form to a hipped one will put the eaves line as the highest point of the building at the pedestrian level. Other than the roof form issue previously discussed, staff finds that the proposed design meets the cited guidelines.

APPLICATION

RECEIVED
NOV 22 2019

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



NLH
City of Key West

1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA # HARC2019-0049	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:	511 Truman Avenue, Key West, FL 33040	
NAME ON DEED:	Ilan Friedman	PHONE NUMBER 305-773-3171
OWNER'S MAILING ADDRESS:	20201 East Country Club Dr., Apt. 703	EMAIL ilan101@gmail.com
	Aventura, FL 33180	
APPLICANT NAME:	Wayne LaRue Smith	PHONE NUMBER 305-296-0029
APPLICANT'S ADDRESS:	509 Whitehead St., Key West, FL 33040	EMAIL wsmith@thesmithlawfirm.com
APPLICANT'S SIGNATURE:	<i>Wayne LaRue Smith</i>	DATE 11/22/19

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:	Please refer to attached project description.
MAIN BUILDING:	
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 TO HARC@CITYOFKEYWEST-FL.GOV

PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

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:		
Parking lot with non-historic kiosk.		
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.

United Mexican States
Mexico City
Embassy of the United
States of America

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Ilan Friedman _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Wayne LaRue Smith _____
Please Print Name of Representative

to be the representative for this application and act on my/~~our~~ behalf before the City of Key West.

Signature of Owner

Signature of Joint Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this OCT 30 2019
Date

by Ilan Friedman _____
Name of Owner

He/She is ~~personally known to me~~ or has presented U.S. passport as identification.

Notary's Signature and Seal
Diane Rodríguez
Notarizing Officer
Mexico City
Name of Acknowledger, typed, printed or stamped
Mexico

Commission Number, if any

PRESIDENTIAL COMMISSIONS ARE PERMANENT

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, Wayne LaRue Smith, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

511 Truman Avenue, Key West, Florida 33040

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Wayne LaRue Smith
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this November 21, 2019 by _____
date

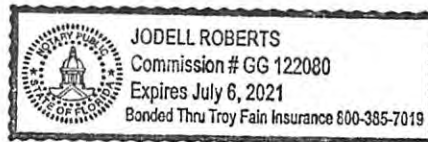
Wayne LaRue Smith
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

Joelle Roberts
Notary's Signature and Seal

Joelle Roberts
Name of Acknowledger typed, printed or stamped

66122080
Commission Number, if any



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:	511 Truman Avenue, Key West, Florida
PROPERTY OWNER'S NAME:	Ilan Friedman
APPLICANT NAME:	Wayne LaRue Smith

*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.***

PROPERTY OWNER'S SIGNATURE	Authorized Rep.	Wayne LaRue Smith 11-22-19 DATE AND PRINT NAME
----------------------------	-----------------	--

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolish non-historic and non-contributing ticket booth/kiosk on site (photo attached).

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>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);</p> <p>(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:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 40px;">(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.</p>

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 fo 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 structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

This small rental booth/kiosk does not significantly add to the historic character of neighborhood.

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

This small rental booth/kiosk does not significantly add to the historic relationship between buildings and open space.

(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.

This small rental booth/kiosk does not significantly add to the historic character of a site or the surrounding district or neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.

This small rental booth/kiosk is neither historic nor contributing.

November 19, 2019



The new building is a two story structure facing Truman Avenue. The total square footage of both floors is three thousand, three hundred (3,300) square feet with three surface parking spaces.

The first floor is four hundred (400) square feet of commercial space facing Truman Avenue, with nine hundred (900) square feet of residential directly behind, including surface parking. The second floor is residential, two thousand (2,000) square feet partially above the first floor commercial and also facing Truman.

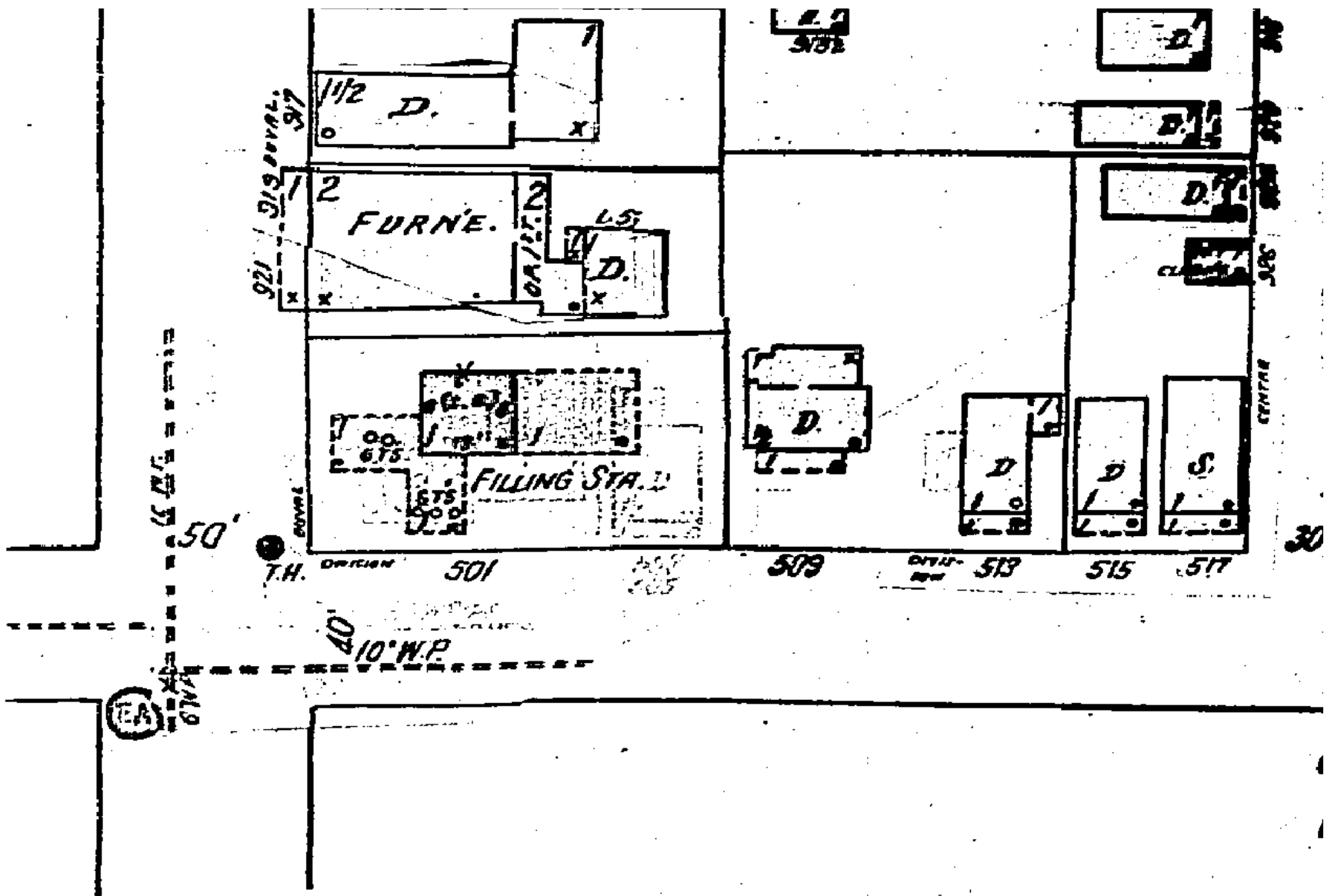
The height of the structure from grade to the peak of the gable roof is twenty five feet and 6 inches.

The first floor will be poured concrete and the second floor will be frame construction. The exterior will be clad with ship lap wood siding (painted) and wood trim, standing metal seam roof, and aluminum louvers style shutters over the windows.

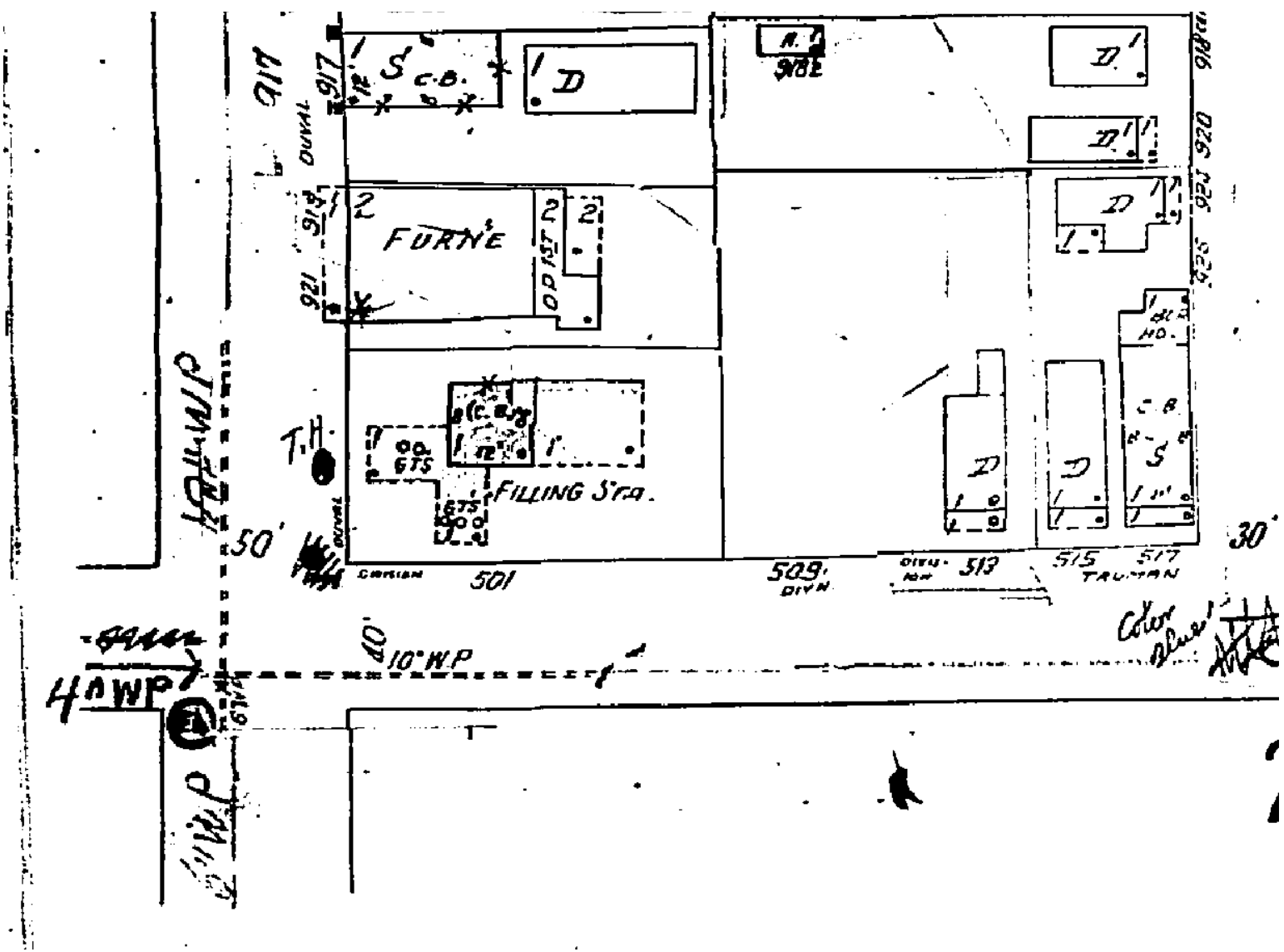
A handwritten signature in black ink, consisting of several overlapping, fluid strokes that form a stylized representation of the name "Peter Blitstein".

Peter Blitstein, Architect
Blitstein Design Associates

SANBORN MAPS



1948 Sanborn map



1962 Sanborn map

PROJECT PHOTOS

ATTACHMENT TO HARC CERTIFICATE OF APPROPRIATENESS:

DEMOLITION APPENDIX

511 TRUMAN AVENUE



View of 511 Truman Avenue site fronting Truman Avenue.
Small ticket booth/kiosk in site foreground.

EXISTING SITE PHOTOS

511 TRUMAN AVENUE



View of site fronting Truman Avenue. Small booth and tree in foreground, with view of Westerly side of open parking lot and fence and trees at rear of site. Eastern side lot fence is seen on the right.

EXISTING SITE PHOTOS

511 TRUMAN AVENUE



View of site fronting Truman Avenue. Small booth and tree in foreground, with view of Easterly side of open parking lot, side lot fence and trees at rear of site. Westerly side lot fence is seen on left.

EXISTING SITE PHOTOS

511 TRUMAN AVENUE



View from rear of site looking towards Truman Avenue. Open parking lot in foreground with small booth and tree at front of site.

SURVEY

SURVEY

GRAPHIC DESCRIPTION OF BOUNDARY AND IMPROVEMENTS, WITH AERIAL PHOTOGRAPH/LOCATION MAP OF 511 TRUMAN AVENUE

- ABBREVIATIONS:**
- A = ARC
 - A/C = AIR CONDITIONER
 - BLDG. = BUILDING
 - CB = CATCH BASIN
 - CBS = CONCRETE, BLOCK, STUCCO
 - CH = CHORD
 - CH BR = CHORD BEARING
 - C & G = CURB AND GUTTER
 - CLF = CHAIN LINK FENCE
 - CLR = CLEAR
 - CONC = CONCRETE
 - CP = CONCRETE POST
 - D° = DEGREE
 - D = DELTA
 - DIP = DUCTILE IRON PIPE
 - E = EAST
 - EB = ENGINEERING BUSINESS NUMBER
 - ELEV = ELEVATION
 - ELECT = ELECTRIC
 - ENC = ENCROACHMENT
 - EP = EDGE OF PAVEMENT
 - FIP = FOUND IRON PIPE
 - FPL = FLORIDA POWER AND LIGHT
 - FND = FOUND
 - I.P. = IRON PIPE
 - L = LENGTH
 - LB & R = SURVEYOR BUSINESS NUMBER
 - M & R = MEASURED AND RECORD
 - MEAS = MEASURED
 - MH = MANHOLE
 - N = NORTH
 - NO. = NUMBER
 - N & DISC = NAIL AND DISC
 - NO ID. = NO IDENTIFICATION NUMBER
 - N.T.S. = NOT TO SCALE
 - OBV = OBSERVED ANGLE
 - O/E = OVERHEAD ELECTRIC
 - O/E = OVERHEAD ELECTRIC
 - ORB = OFFICIAL RECORDS BOOK
 - O' = MINUTE OR FEET
 - O" = SECOND OR INCH
 - P = PLAT
 - PAV = PAVEMENT
 - PB = PLAT BOOK
 - PCC = POINT OF COMPOUND CURVATURE
 - PC = POINT OF CURVATURE
 - PG = PAGE
 - PL = PLANTER
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PI = POINT OF INTERSECTION
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCE
 - PT = POINT OF TERMINATION
 - PRC = POINT OF REVERSE CURVATURE
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - R = RADIUS OR RECORD
 - REG = REGULAR
 - RNG = RANGE
 - RLS = REGISTERED LAND SURVEYOR
 - R/W = RIGHT OF WAY
 - S = SOUTH
 - SEC = SECTION
 - STA = STATION
 - SWK = SIDEWALK
 - T = TANGENT
 - SS = SANITARY SEWER
 - TWP = TOWNSHIP
 - W = WEST
 - W = WITH
 - WF = WOOD FENCE
 - WM = WATER METER
 - WV = WATER VALVE
 - ZW = ZURWELLE-WHITTAKER, INC.

- SURVEYOR'S NOTES:**
1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
 2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
 3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
 4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
 7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
 8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED
 9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
 10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT
 11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT
 12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929 UNLESS OTHERWISE NOTED
 13. BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)
 14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION)
 15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
 16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 17. ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.
 - COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET
 - SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET
 - RURAL LINEAR: 1 FOOT IN 5,000 FEET



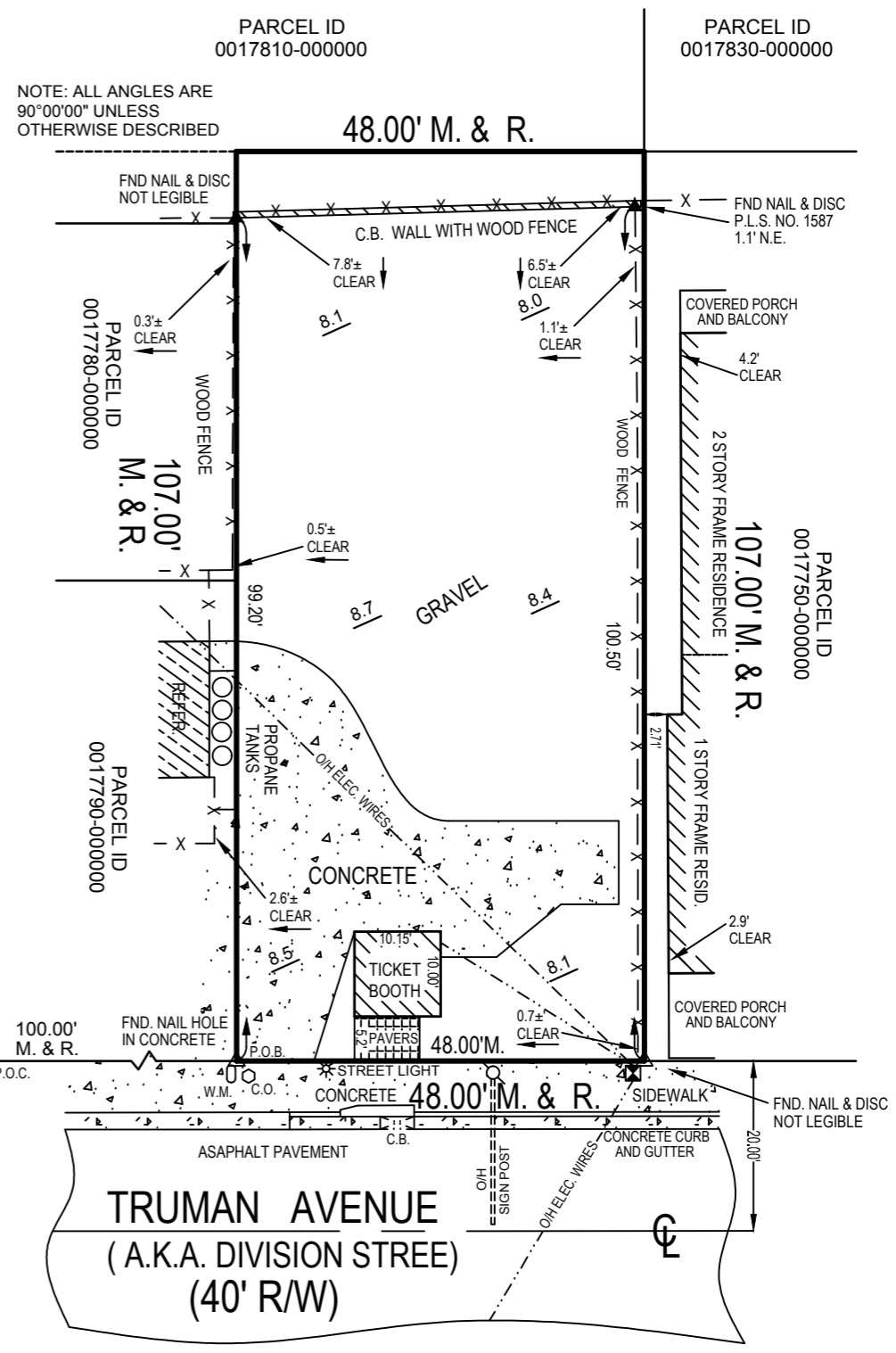
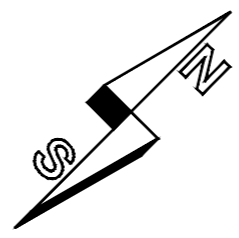
LEGAL DESCRIPTION:
On the Island of Key West and is Subdivision 10 and Part of Subdivisions 11 and 13 of E.O. Gwynn's Diagram of Lots 2 and 4, of Square 3, according to Simonton & Wall's Addition of the City of Key West, which said diagram is recorded in Book "H" on page 669, Monroe County Records, and more particularly described as follows:
Commencing at a point on the Northern side of Division and Duval Streets, 100 feet Northeasterly from the corner of Division and Duval Streets, and running thence Northeasterly along Division Street 48 feet; thence at right angles in a Northwesterly direction 107 feet; thence at right angles in a Southwesterly direction 48 feet; thence at right angles in a Southeasterly direction 107 feet to the place of beginning on Division Street. A/K/A 500 block (or 501) Truman Street, Key West, Florida.

BENCHMARK INFORMATION:
NOT REQUESTED

SURVEYORS NOTE:
SHEET SIZE 13"X19"

BOUNDARY SURVEY

511 TRUMAN AVENUE



FLOOD INFORMATION:

COMMUNITY NUMBER : 120168
 PANEL NUMBER : 12087C1516
 SUFFIX : K
 DATE OF FIRM : 02-18-2005
 FIRM ZONE : X
 BASE FLOOD ELEVATION : N/A

FIELD WORK INFORMATION:

DATE FIELD WORK : 11-12-2019
 DATE DRAFTING : 11-14-2019
 DATE SIGNED AND SEALED : 11-14-2019
 DATE OF ORIGINAL SURVEY : 02-19-1999

- SYMBOL LEGEND:**
- ☉ LIGHT POLE
 - CONC. POLE
 - ⊞ ELECTRIC BOX
 - ⊞ TRAFFIC SIGNAL BOX
 - ⊞ FIRE HYDRANT
 - ▨ STORM SEWER/CATCH BASIN
 - ⊞ WATER METER
 - SIGN
 - ⊞ TELEPHONE BOX
 - ⊞ WATER VALVE
 - EL. 7.05 ELEVATIONS
 - TRAFFIC LANE FLOW
 - ⊞ CENTER LINE
 - ⊞ MONUMENT LINE
 - ⊞ DIAMETER.



MONROE COUNTY SURVEYING & MAPPING, INC
 SURVEYORS & MAPPERS, CIVIL ENGINEERS
 A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
 1100 TRUMAN AVENUE, KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236
 PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

ILAN FRIEDMAN
511 TRUMAN AVENUE
KEY WEST, FL 33040

Eddie A. Martinez
EDDIE A. MARTINEZ
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS6755
 STATE OF FLORIDA

JOB No. N/A
 DRAWN: DRF
 FIELD BOOK: N/A
 REVISED: EAM
 SCALE: 1"=20'
 SHEET No. 1 OF 1

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:
 \\FRED\Island Surveying Data\Data MCSM\Drawings\Key West\Block 76\511 Truman Ave\511 TRUMAN.dwg

PROPOSED DESIGN

SITE PLAN

**511 TRUMAN AVENUE SITE AND PROPOSED IMPROVEMENTS OF
2-STORY COMMERCIAL AND 2-DWELLING UNIT STRUCTURE,
SURFACE PARKING, ACCESSORY DRIVEWAY, LANDSCAPING**

**GRAPHIC DESCRIPTION, FLOOR PLANS, RENDERINGS OF FRONT,
SIDE AND REAR OF STRUCTURE, FRONT CONTEXT ELEVATION,
LONGITUDINAL SECTIONS**

**STREET-SIDE PHOTOS OF 926 DUVAL ST., 925 DUVAL ST., 511
TRUMAN AVE., 513 TRUMAN AVE., AND 517 TRUMAN AVE.**

MIXED USE BUILDING FOR:

511 TRUMAN AVE.

KEY WEST, FLORIDA 33040

INDEX:

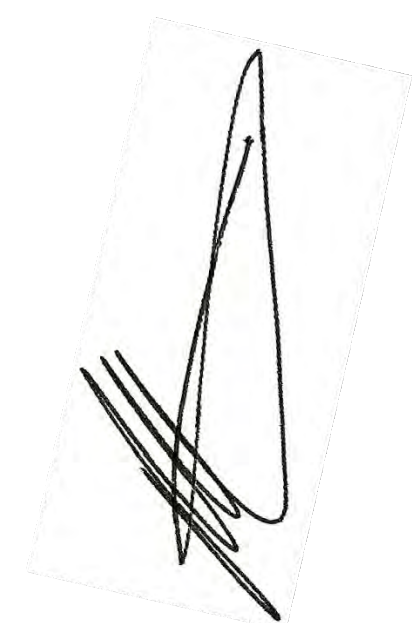
COVER
RENDERINGS

- A-1 SITE PLAN / SITE DATA
- A-2 FLOOR PLANS
- A-3 COLOR ELEVATIONS
- A-4 COLOR ELEVATIONS
- A-5 FRONT CONTEXT ELEVATION
- A-6 SECTIONS



285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

F.P./D.M./M.S.

sheet title

COVER

SCALE: AS SHOWN

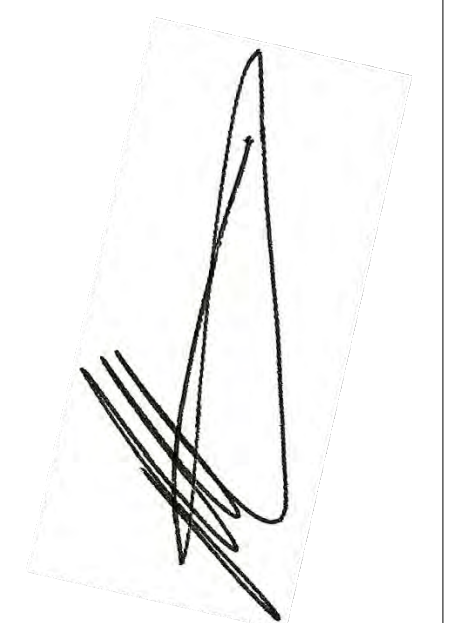
sheet number



BLITSTEIN
DESIGN architects

285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



project name

New mixed use
building for:

**511 TRUMAN
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sheet title

RENDERINGS

SCALE: AS SHOWN

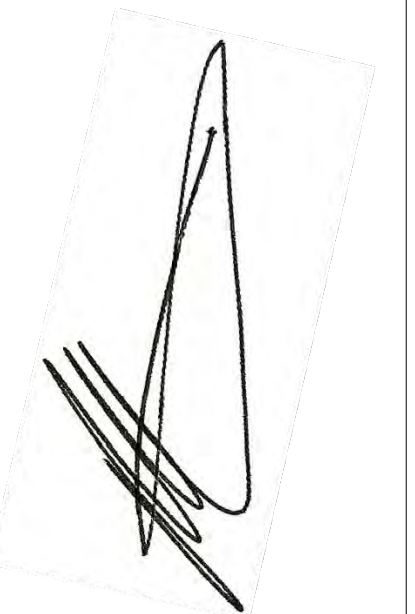
sheet number



BLITSTEIN
DESIGN architects

285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

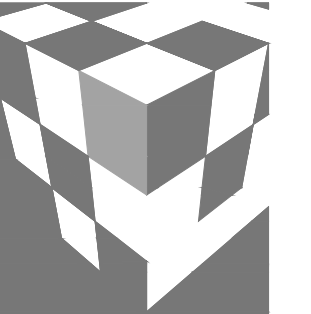
F.P./D.M./M.S.

sheet title

RENDERINGS

SCALE: AS SHOWN

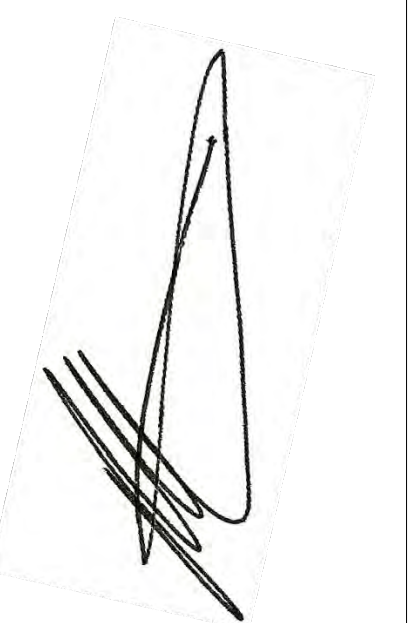
sheet number



BLITSTEIN
DESIGN architects

285 Sevilla Avenue
Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



project name

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**511 TRUMAN AVENUE,
KEY WEST, FL**

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F.P./D.M./M.S.

sheet title

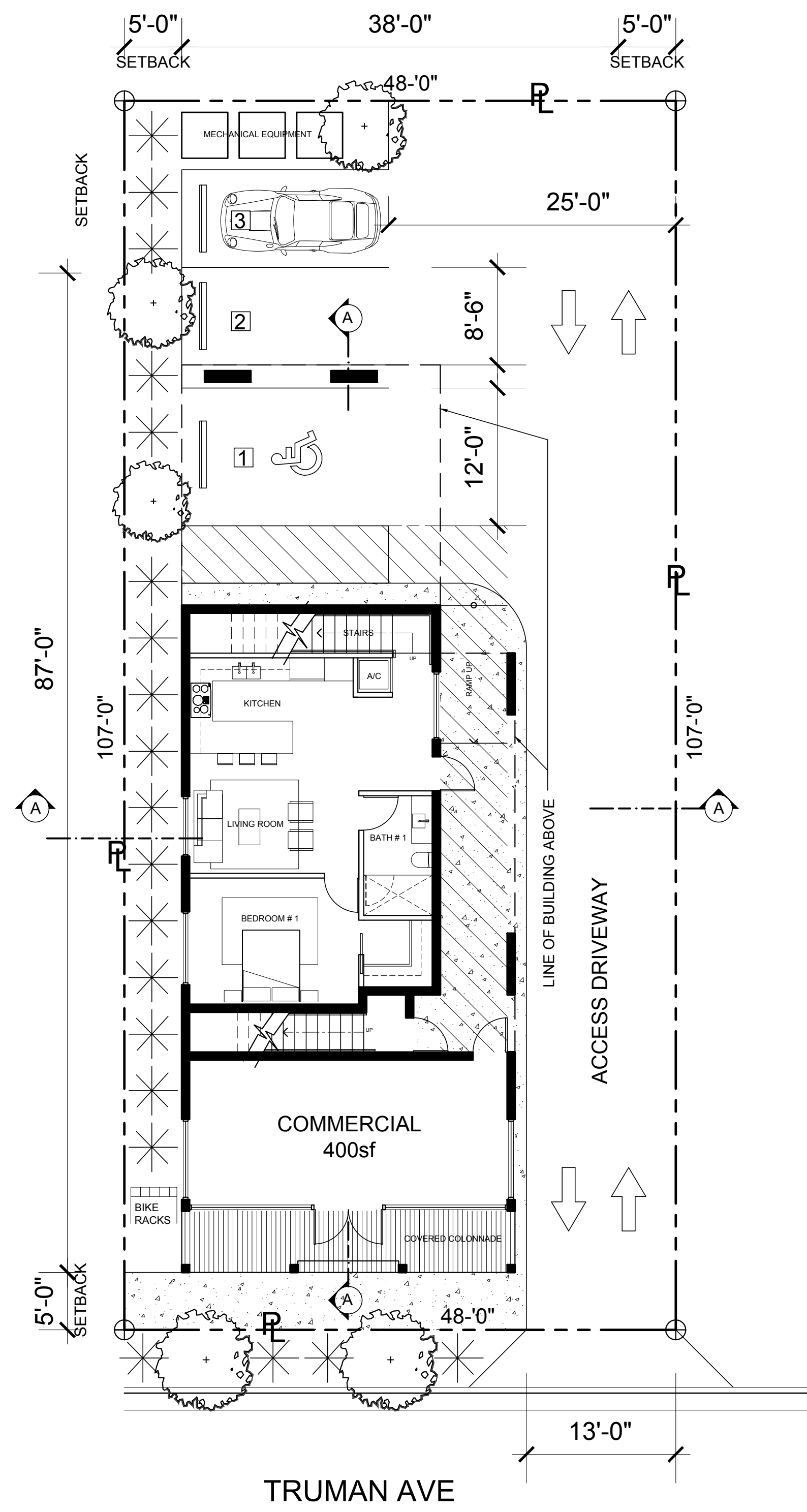
SITE PLAN

SCALE: AS SHOWN

sheet number

A-1

SITE DATA		
ZONING		
HRCC3	HISTORIC RESIDENTIAL COMMERCIAL CORE 3	
LOT AREA 5,136 sf (0.11 ACRES)		
PROPOSED USE MIXED USED BUILDING (COMMERCIAL + RESIDENTIAL)		
1 COMMERCIAL SPACE		
2 RESIDENTIAL UNITS		
MAX F.A.R. = 1.0	ALLOWED / REQ 5,136 sf	PROVIDED 3,300 sf
OPEN SPACE		3,009.35 sf
IMPERVIOUS SURFACE AREA	60% (3,081.6 sf)	2,176.65 sf
BUILDING COVERAGE	50% (2,568 sf)	2,128.65 sf
BUILDING HEIGHT	35'-0"	25'-6"
SETBACKS		
FRONT (TRUMAN AVENUE)	ALLOWED / REQ 5'-0" min	PROVIDED 5'-0"
SIDE	5'-0" min	5'-0"
SIDE	5'-0" min	14'-0"
REAR	15'-0" min	23'-0"
PARKING (TYP SPACE 8'-6"x18'-0") (HC SPACE 12'-0"x18'-0")		
TOTAL 2 UNITS	REQUIRED	PROVIDED
PARKING	2	2
H.C. (INCLUSIVE)	1	1
TOTAL	3	3

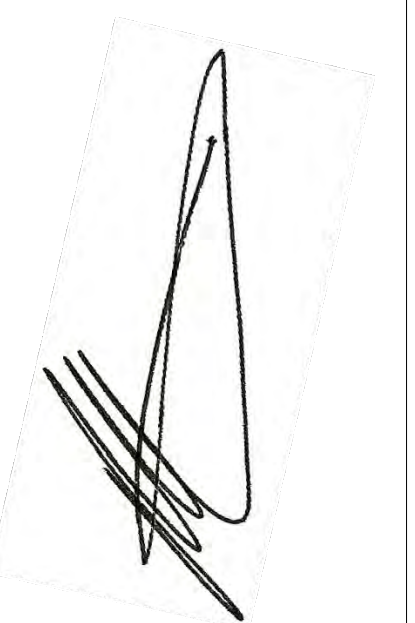




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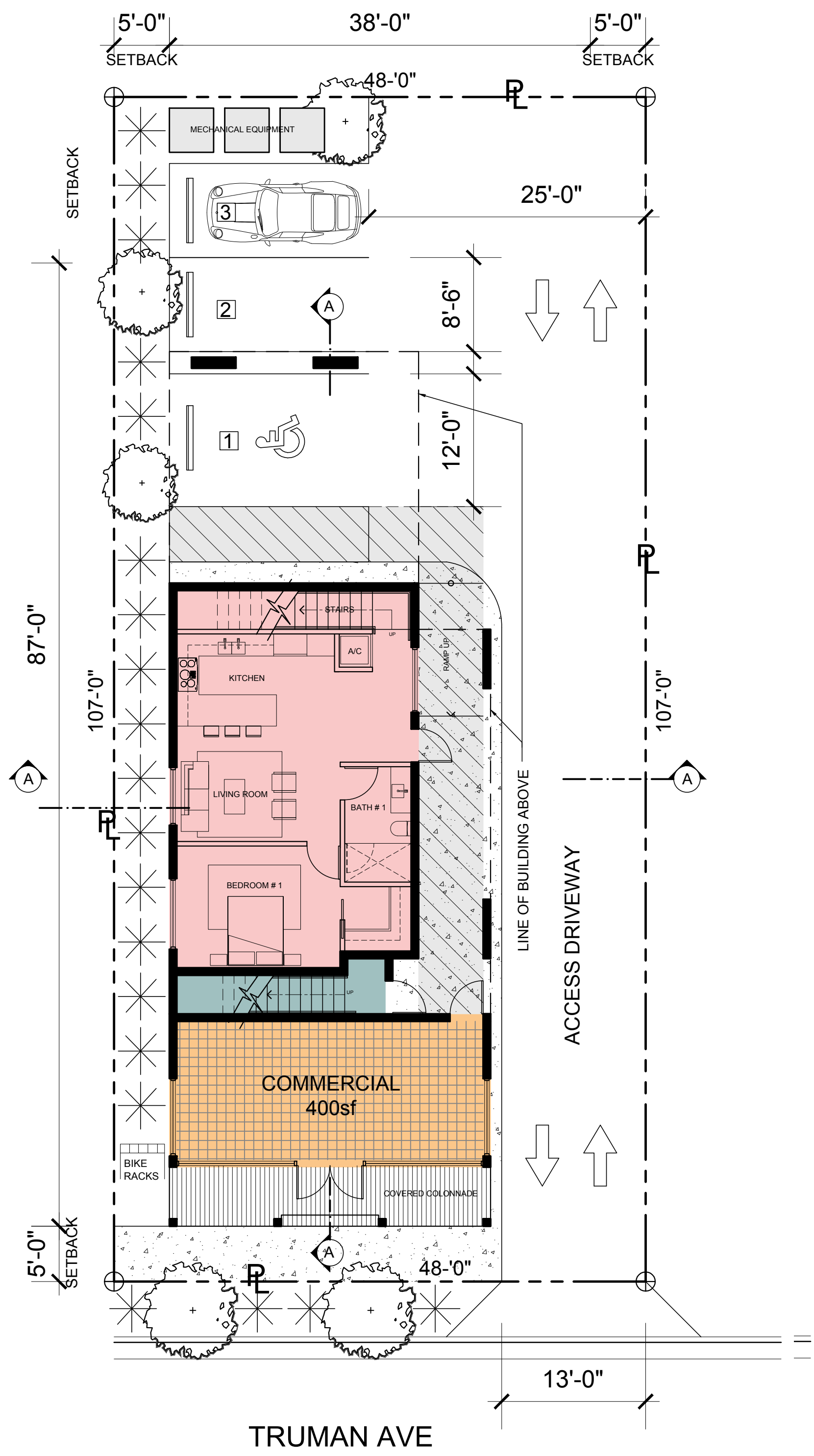
sheet title

FLOOR PLANS

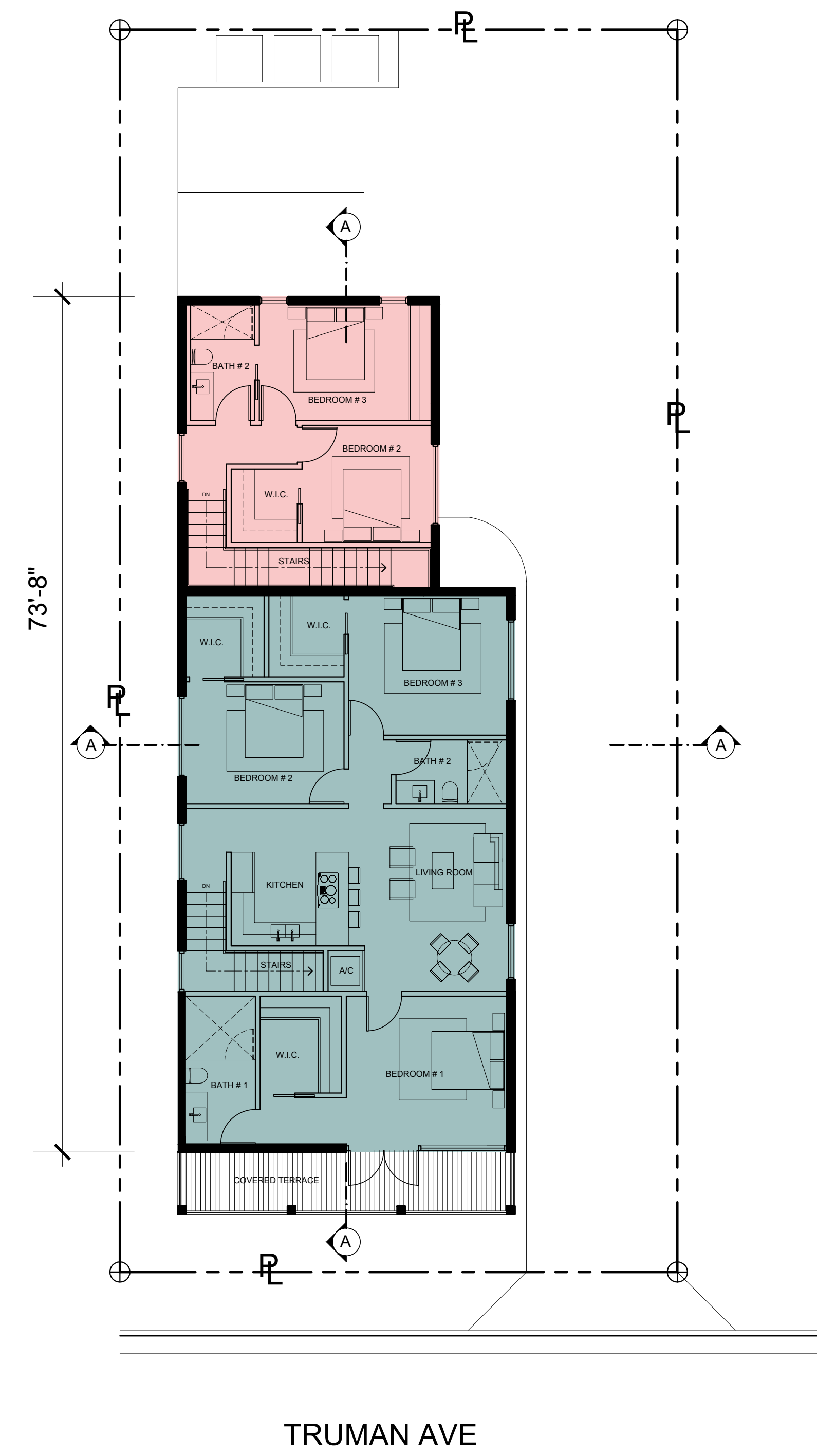
SCALE: AS SHOWN

sheet number

A-2



- UNIT A
(3 BED / 2 BATH)
- UNIT B
(3 BED / 2 BATH)
- COMMERCIAL

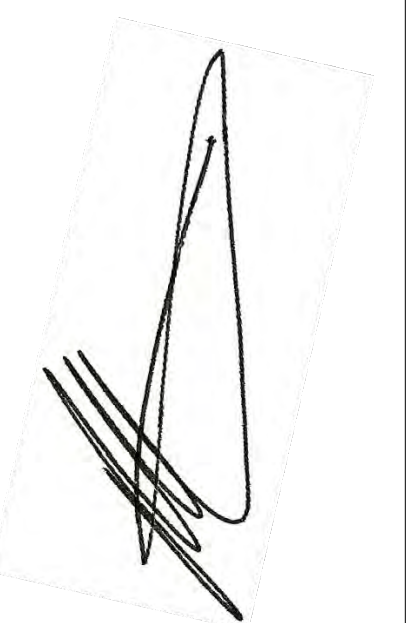




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SOUTH-EAST ELEVATION (FRONT)

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



NORTH-EAST ELEVATION

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

project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

F.P./D.M./M.S.

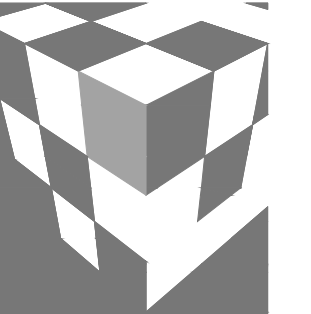
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**EXTERIOR
ELEVATIONS**

SCALE: AS SHOWN

sheet number

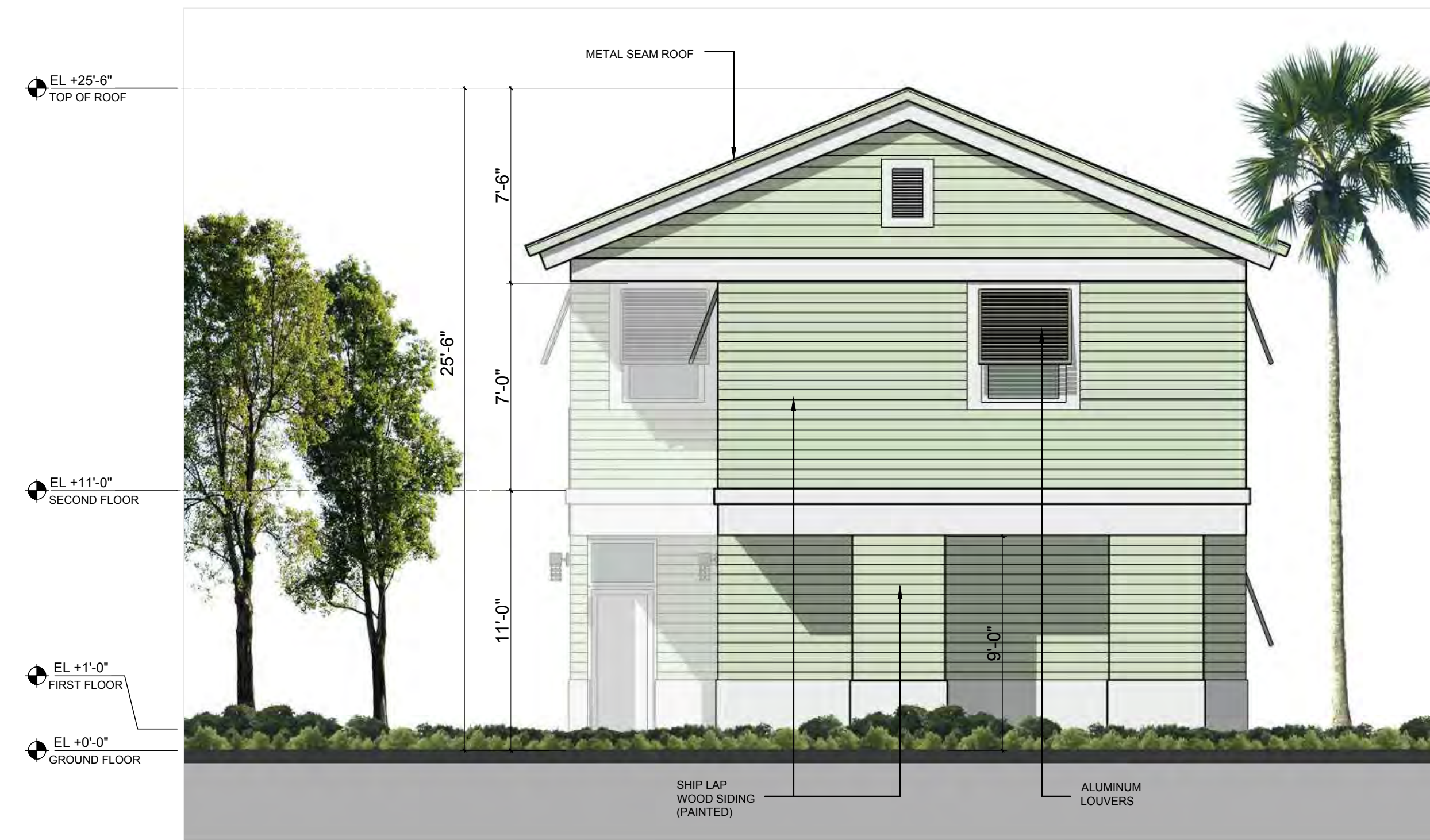
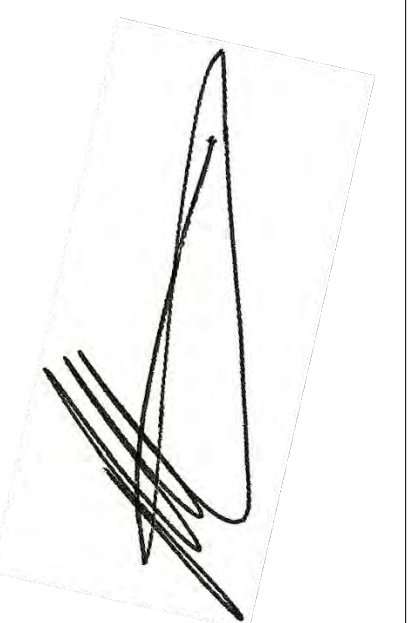
A-3



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PETER BLITSTEIN
LIC. No. - AR0007570



NORTH-WEST ELEVATION (REAR)

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



SOUTH-WEST ELEVATION

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

project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

F.P./D.M./M.S.

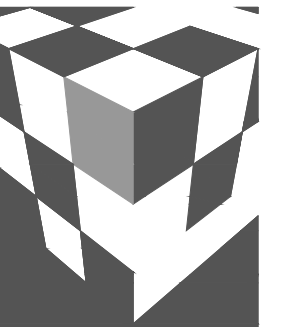
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**EXTERIOR
ELEVATIONS**

SCALE: AS SHOWN

sheet number

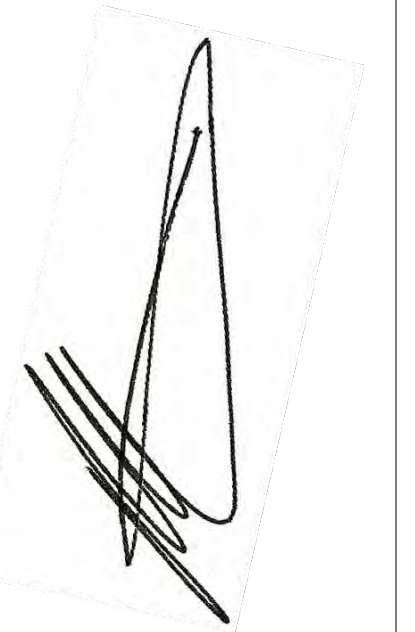
A-4



BLITSTEIN
DESIGNarchitects

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PETER BLITSTEIN
LIC. No. - AR0007570



project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

F.P./D.M./M.S.

sheet title

**EXTERIOR
CONTEXT
ELEVATIONS**

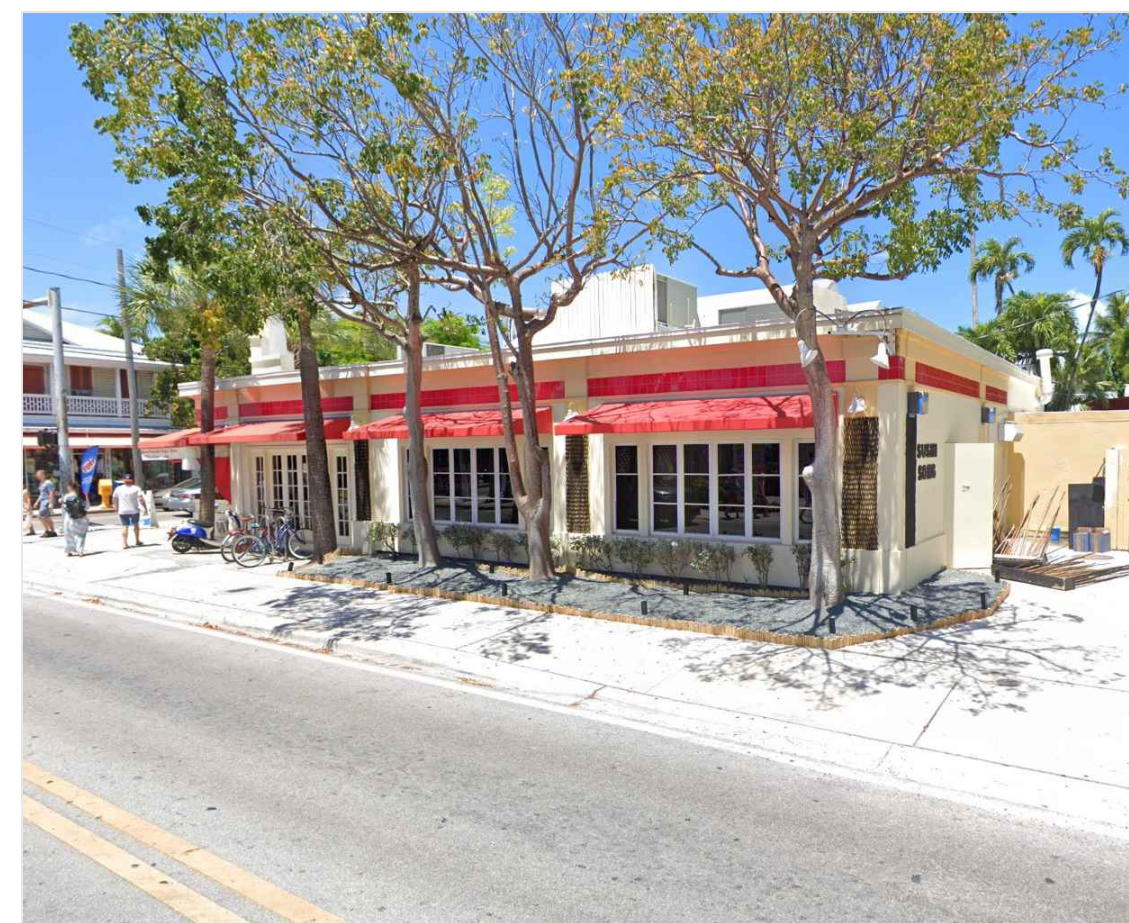
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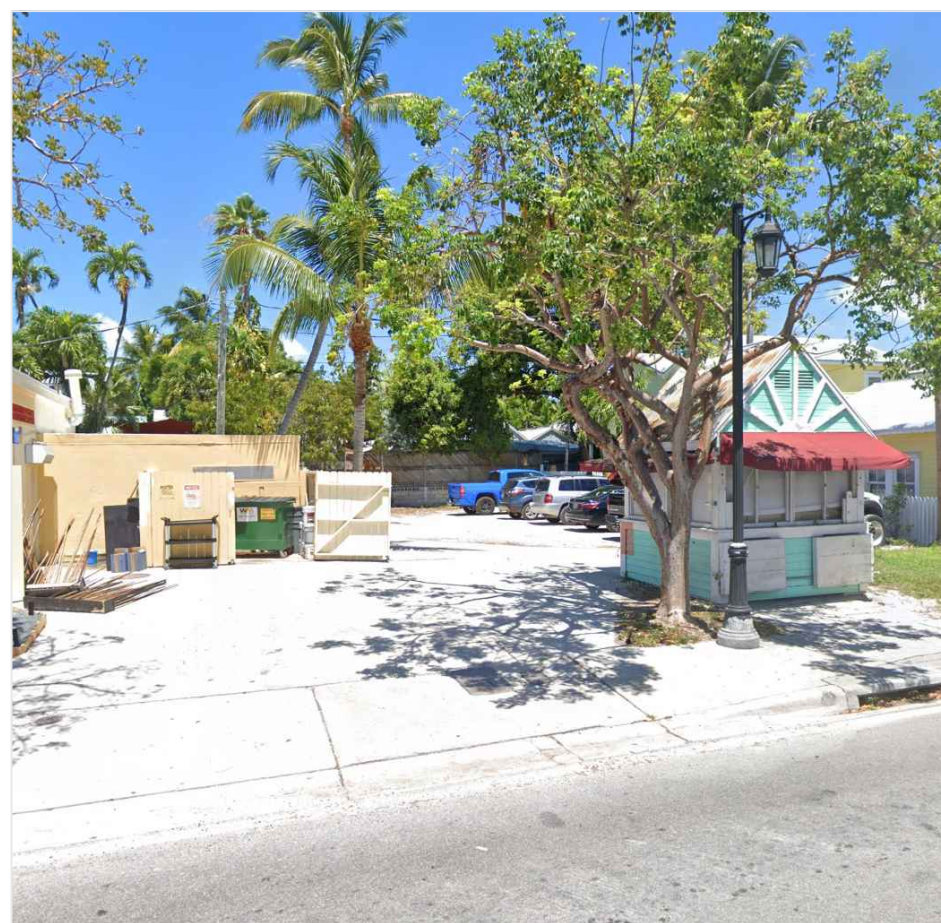
A-5



926 DUVAL ST



925 DUVAL ST



511 TRUMAN AVE.



513 TRUMAN AVE.

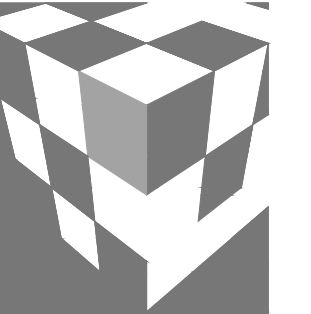


517 TRUMAN AVE.



FRONT CONTEXT ELEVATION (TRUMAN AVENUE)

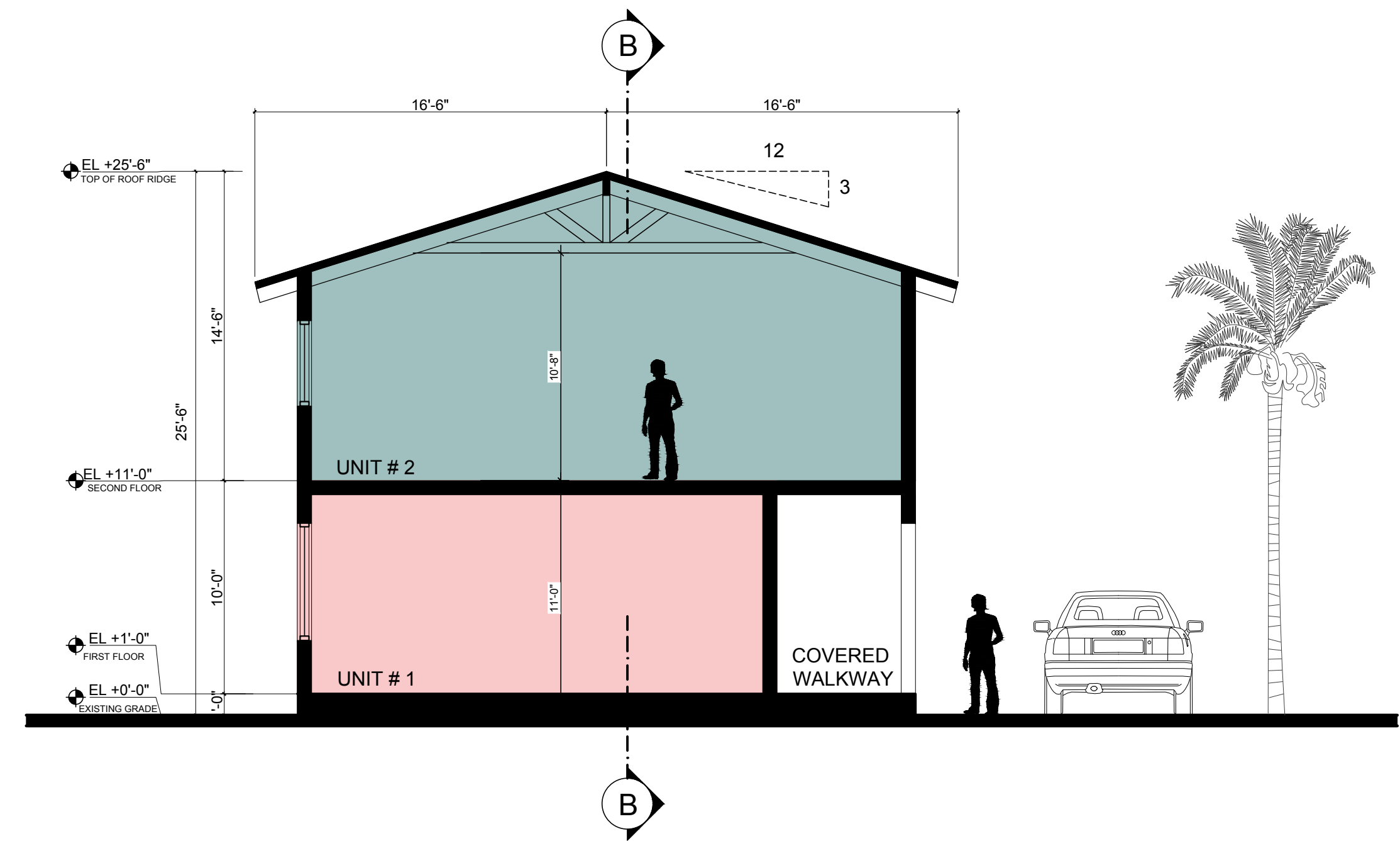
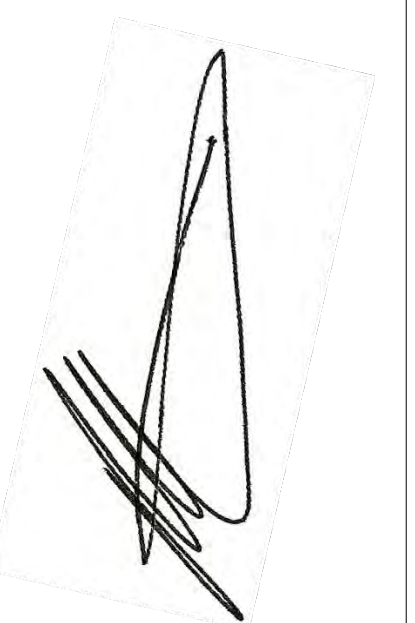
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DESIGN architects

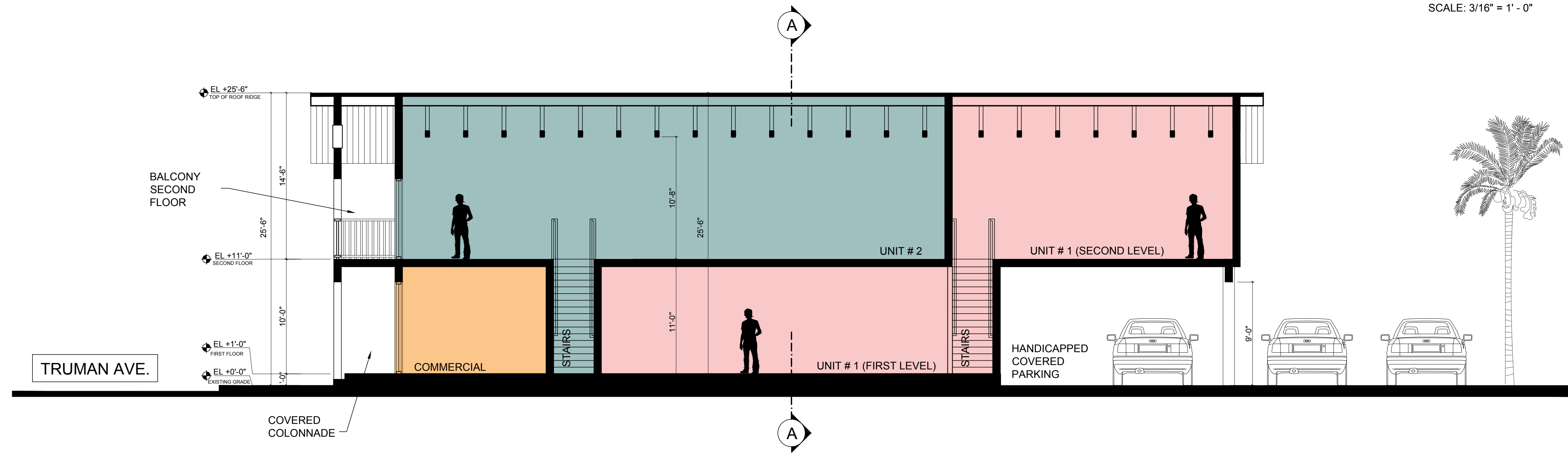
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Coral Gables, FL
33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570



TRANSVERSAL SECTION (A - A)

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



LONGITUDINAL SECTION (B - B)

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

project name

New mixed use
building for:

**511 TRUMAN
AVENUE,
KEY WEST, FL**

date

revisions

drawn by

F.P./D.M./M.S.

sheet title

SECTIONS

SCALE: AS SHOWN

sheet number

A-6

MISCELLANEOUS INFORMATION

RESOLUTION NO. 06-125

VARIANCE: 925 DUVAL ST - 511 TRUMAN AVE

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE SEPARATION OF A DUVAL STREET RESTAURANT AND MULTI-BOOTH SITE FROM ITS TRUMAN AVENUE PARKING AND LANDSCAPE/OPEN SPACE SITE (EACH HAVING A DIFFERENT OWNER) BY GRANTING VARIANCES TO BUILDING SETBACK, BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, LANDSCAPING, OPEN SPACE AND OFF-STREET PARKING REGULATIONS FOR PROPERTY IN THE HRCC-3, HISTORIC RESIDENTIAL COMMERCIAL CORE - DUVAL STREET OCEANSIDE ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, FOR PROPERTY LOCATED AT 925 DUVAL STREET AND 511 TRUMAN AVENUE, KEY WEST, FLORIDA (RE# 00017790-000000 AND 00017750-000000)

WHEREAS, the Board of Adjustment finds that special conditions and circumstances exist which 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 Board of Adjustment finds that the special conditions do not result from the action or negligence of the applicant; and

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

WHEREAS, the Board of Adjustment finds that the grant of the variance 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 Board of Adjustment 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 shall be considered grounds for the issuance of a variance; and

WHEREAS, the Board of Adjustment finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors.

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

Section 1. That variances to BUILDING SETBACK, BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, LANDSCAPING, OPEN SPACE AND OFF-STREET PARKING regulations for property in the HRCC-3, HISTORIC RESIDENTIAL COMMERCIAL CORE - DUVAL STREET OCEANSIDE Zoning District, under the Code of Ordinances of the City of Key West, Florida, are hereby granted as follows to: SECTION 122-750(6)(c.) OF 14.1 FEET, FROM THE 15 FEET MINIMUM REAR BUILDING SETBACK REQUIRED TO THE 0.9 FEET PROPOSED, FOR A DISTANCE OF 16 FEET (EXISTING COOLER ADDITION); SECTION 122-750(4)(a.), OF 2.5 PERCENT FROM THE 50 PERCENT MAXIMUM BUILDING COVERAGE ALLOWED, TO THE 52.5 PERCENT PROPOSED; SECTION 122-750(4)(b.), OF 27.5 PERCENT, FROM THE 60 PERCENT ALLOWED MAXIMUM IMPERVIOUS SURFACE RATIO, TO THE 87.5 PERCENT PROPOSED; SECTION 108-412, OF 11 PERCENT, FROM THE 20 PERCENT MINIMUM LANDSCAPING REQUIRED TO THE 9 PERCENT PROPOSED; SECTION 108-346, OF 11 PERCENT, FROM THE 20 PERCENT MINIMUM OPEN SPACE REQUIRED TO THE 9 PERCENT PROPOSED; AND SECTIONS 108-572 AND 108-573, TO ALLOW REMOVAL OF ALL VEHICLE PARKING SPACES (9 EXISTING, INCLUDING 3 MINIMUM REQUIRED SPACES), TO ALLOW A DRIVEWAY TO BECOME ONE PARKING SPACE, AND TO ADD 8 BICYCLE SPACES ON THE REMAINING RESTAURANT SITE. THE PURPOSE OF THE REQUEST IS TO ALLOW

THE SEPARATION OF A DUVAL STREET RESTAURANT AND MULTI-BOOTH SITE FROM ITS TRUMAN AVENUE PARKING AND LANDSCAPE/OPEN SPACE SITE (EACH HAVING A DIFFERENT OWNER) FOR PROPERTY LOCATED AT 925 DUVAL STREET AND 511 TRUMAN AVENUE, KEY WEST, FLORIDA (RE# 00017790-000000 AND 00017750-000000).

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the 12-month period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance

shall be of no force or effect.

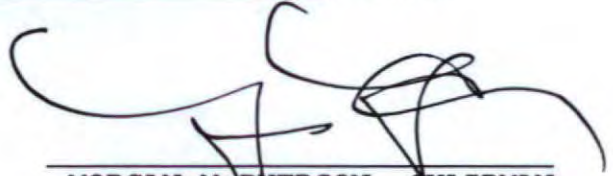
Section 4. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. 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.

Read and passed on first reading at a regular meeting held this 5th day of April, 2006.

Authenticated by the presiding officer and Clerk of the Board on 6th day of April, 2006.

Filed with the Clerk on April 6, 2006.



MORGAN MCPHERSON, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH CITY CLERK

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., December 17, 2019 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW TWO-STORY MIXED-USE STRUCTURE TOTALING 3,300 SQUARE FEET. FIRST FLOOR TO BE 400SF OF COMMERCIAL FACING TRUMAN AVENUE. REMAINING 2,900SF TO BE RESIDENTIAL. 3 SURFACE PARKING SPACES AT THE REAR. DEMOLITION OF EXISTING NON-HISTORIC KIOSK.
#511 TRUMAN AVENUE

Applicant – Wayne LaRue Smith Application #H2019-0049

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

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.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared _____
Jodell Roberts_____, 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:
511 Truman Avenue, Key West, FL__on the _6th____ day of _December_,
2019.

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 _December 17_, 2019_____.

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 #H2019-
0049_____.

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

Signed Name of Affiant:

Jodell Roberts
Date: 12/6/2019
Address: 509 Whitford Street
City: Key West
State, Zip: FL. 33040

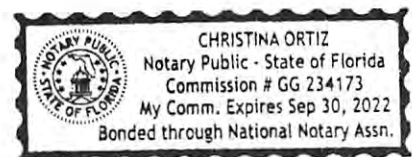
The forgoing instrument was acknowledged before me on this 10th day of
December, 2019.

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

NOTARY PUBLIC

Sign Name: Christina Ortiz
Print Name: _____

Notary Public - State of Florida (seal)
My Commission Expires: _____



POSTING PHOTOS



PROPERTY APPRAISER INFORMATION



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 00017750-000000
 Account# 1018201
 Property ID 1018201
 Millage Group 10KW
 Location 511 TRUMAN Ave, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 8 TR 4 OR245-276/77 OR507-56 OR769-173 OR899-346 OR1115-378/79QC
 Description OR1115-380/81 OR1117-464/65 OR1497-520/21 OR1818-1155/57Q/C(LG)
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property Class PARKING LOT (2800)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

FRIEDMAN ILAN
 C/O SMITH LAW FIRM
 509 WHITEHEAD ST STE 3
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,162	\$1,220	\$1,278	\$1,394
+ Market Land Value	\$752,167	\$729,826	\$342,263	\$342,752
= Just Market Value	\$753,329	\$731,046	\$343,541	\$344,146
= Total Assessed Value	\$415,684	\$377,895	\$343,541	\$334,071
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$753,329	\$731,046	\$343,541	\$344,146

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,136.00	Square Foot	48	107

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	1999	2000	1	144 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/11/2002	\$73,000	Quit Claim Deed		1818	1155	P - Unqualified	Vacant
12/1/1997	\$87,400	Warranty Deed		1497	0520	H - Unqualified	Improved
12/1/1989	\$1	Warranty Deed		1115	380	M - Unqualified	Vacant
12/1/1983	\$1	Warranty Deed		899	346	M - Unqualified	Vacant
2/1/1972	\$10,000	Conversion Code		769	173	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
02/2434	9/12/2002		\$1		AWNINGS

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge).

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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[GDPR Privacy Notice](#)



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